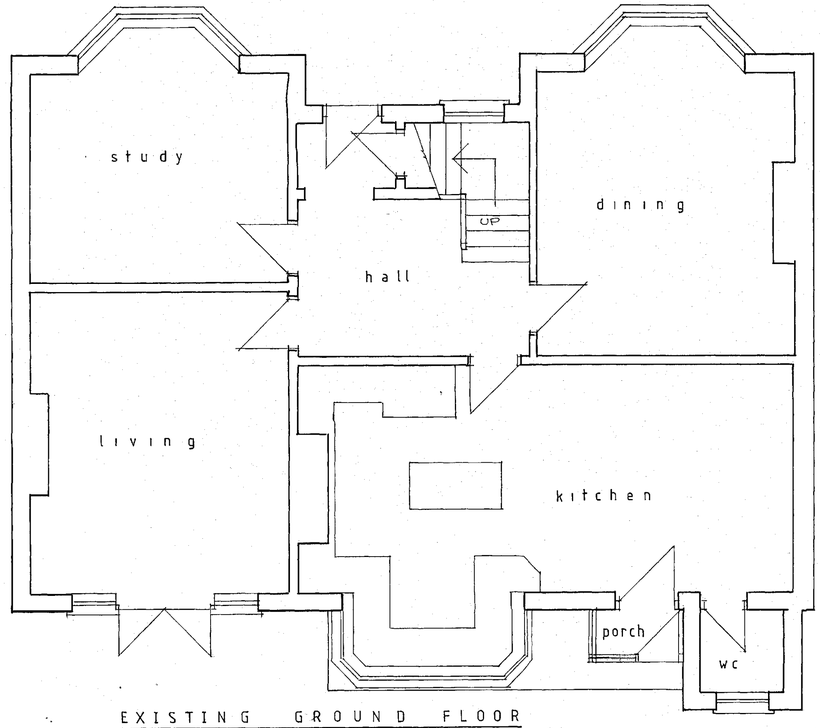
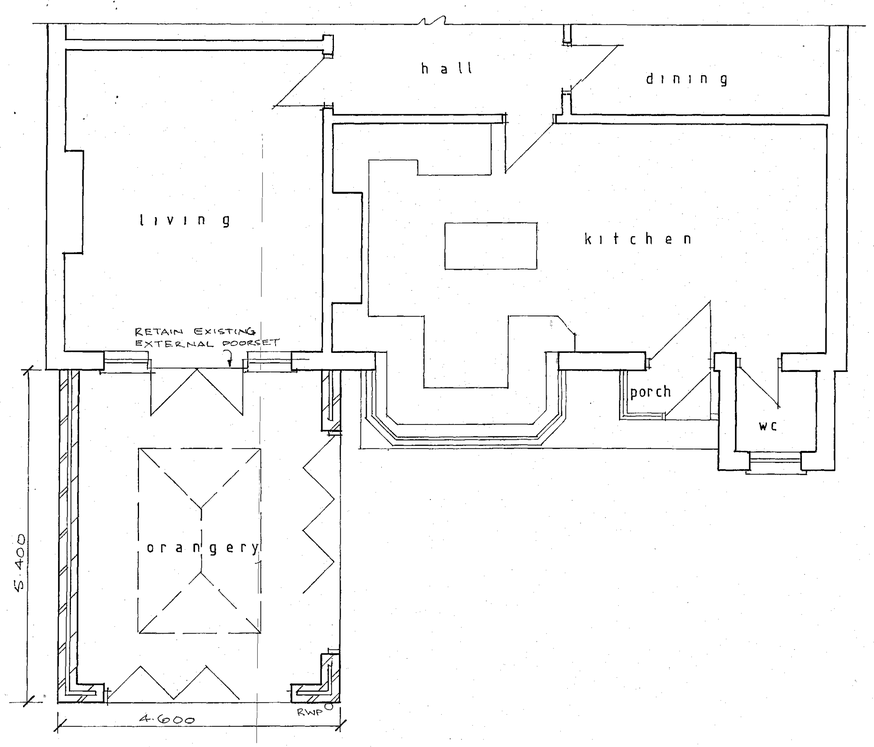


EXISTING GROUND FLOOR



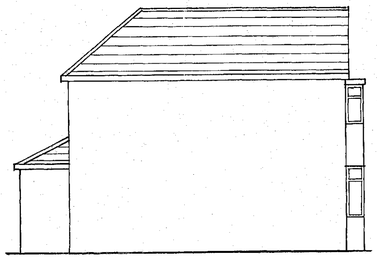
PROPOSED GROUND FLOOR



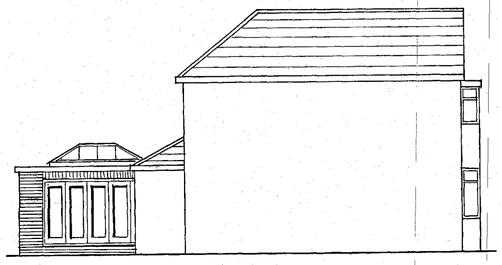
EXISTING REAR



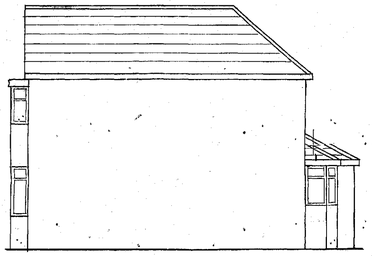
PROPOSED REAR



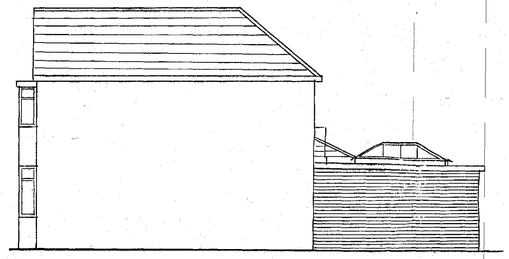
EXISTING SIDE (from No12)



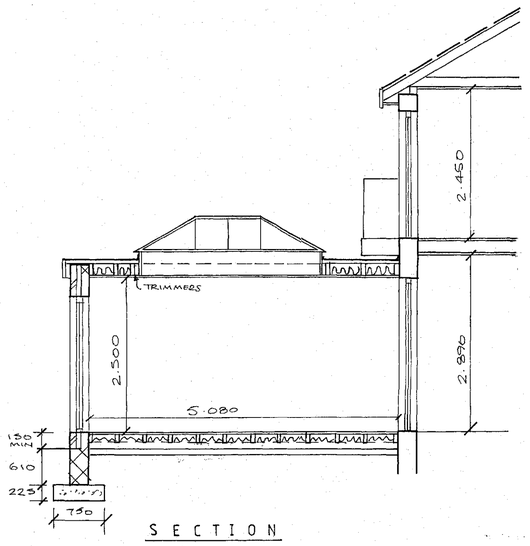
PROPOSED SIDE (from No12)



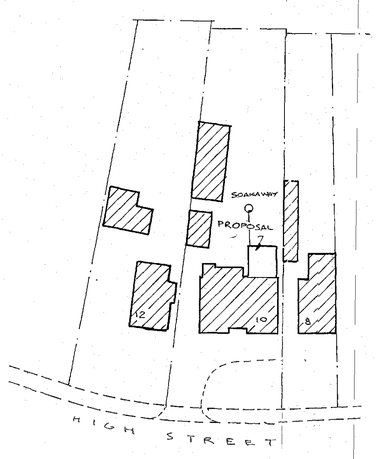
EXISTING SIDE



PROPOSED SIDE



SECTION



SITE 1/500

ROOF: Proprietary manufacture GRP roof system laid on 18 thick OSB tongue & grooved decking board manufactured in accordance with BS EN 300: Part 3. 1992 laid at 90° to roof joists; 195 x 75 joists in strength class C16 timber at 450 centres bearing on wallplate both ends; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised mild steel straps; roof restrained laterally at 1800 centres using 30 x 5mm galvanised mild steel straps nailed across first 3 joists; 75 to 0 tilting fillets nailed to joists; roof to have preformed GRP edge trims fixed with nails and polyurethane adhesive to the decking board and drip fascia trim discharging into gutter; proprietary adhesive flashband to junction of roof/wall lapped over roof covering minimum 230 and up wall minimum 150; 12mm foil backed plasterboard ceiling with 120 thickness of Kingspan Thermaroof TR31 zero ODP insulation board laid between joists; PVCu soffit and fascia board with 110 x 63 gutter to discharge to 63 square downpipe to new rainwater gully

2500 x 3000 proprietary manufacture lightweight aluminium pyramid roof lights with 24mm Argon filled double glazed units, 4mm self-cleaning toughened safety glass to BS EN12150 to external pane and 4mm Low E coated glass to inner pane; (U value 1.20 W/m^{2}K); pitch angle of roof light 30 degrees with 57 x 105 ornate Styrofoam insulated aluminium section; roof joists trimmed around stairwell with 2 No. 195 x 75 trimming joists and 2 No. 195 x 75 trimmers securely bolted together using M12 bolts at 600 centres in accordance with requirements of Clause 4.4.2 of 2nd edition of TRADA span tables published 2008

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to match existing house; 100 cavity and 100 Celcon 3.6 N/mm^2 standard grade insulation block inner leaf with 5mm plaster finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.27 W/m^{2}K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/mm^2 trench blocks; Catnic Cougar CX90/100 open back lintels to with min 150 end bearing over openings with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; **cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Documents and Local Building Inspector**

FLOOR: 25 ptg boarding on 220 x 50 joists in strength class C16 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to centre of joists; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value 0.22 W/m^{2}K); 100 oversite concrete at or above adjacent ground level with min 100 clearance below bottom of joists

DOORS: 3050 and 3600 wide Vufold Master Bifold (or similar approved) white finish door-sets to orangery with Low E coated glass, 24mm Argon filled double glazed units using toughened safety glass to BS EN12150 both panes (U value 1.10 W/m^{2}K)

DRAINAGE: Rainwater gutters to discharge to 63 downpipes to new rainwater gully to 1 m^3 soakaway situated min 5.000 from any structure and 2.500 from any boundary; soakaway filled with clean hardcore free from vegetable or flaky material;; new drainage in 110 diameter plastic drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 60; **percolation test carried out as required by Part H of Approved Documents and Local Building Inspector to prove suitability of ground**

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

HEATING and PLUMBING: Central heating system insulated in accordance with requirements of Building Regulations with thermostatic radiator valves to new radiators

PROPOSED ORANGERY at REAR of No.10 HIGH STREET, THURNSCOE, ROTHERHAM

SCALES 1/50th and 1/100th