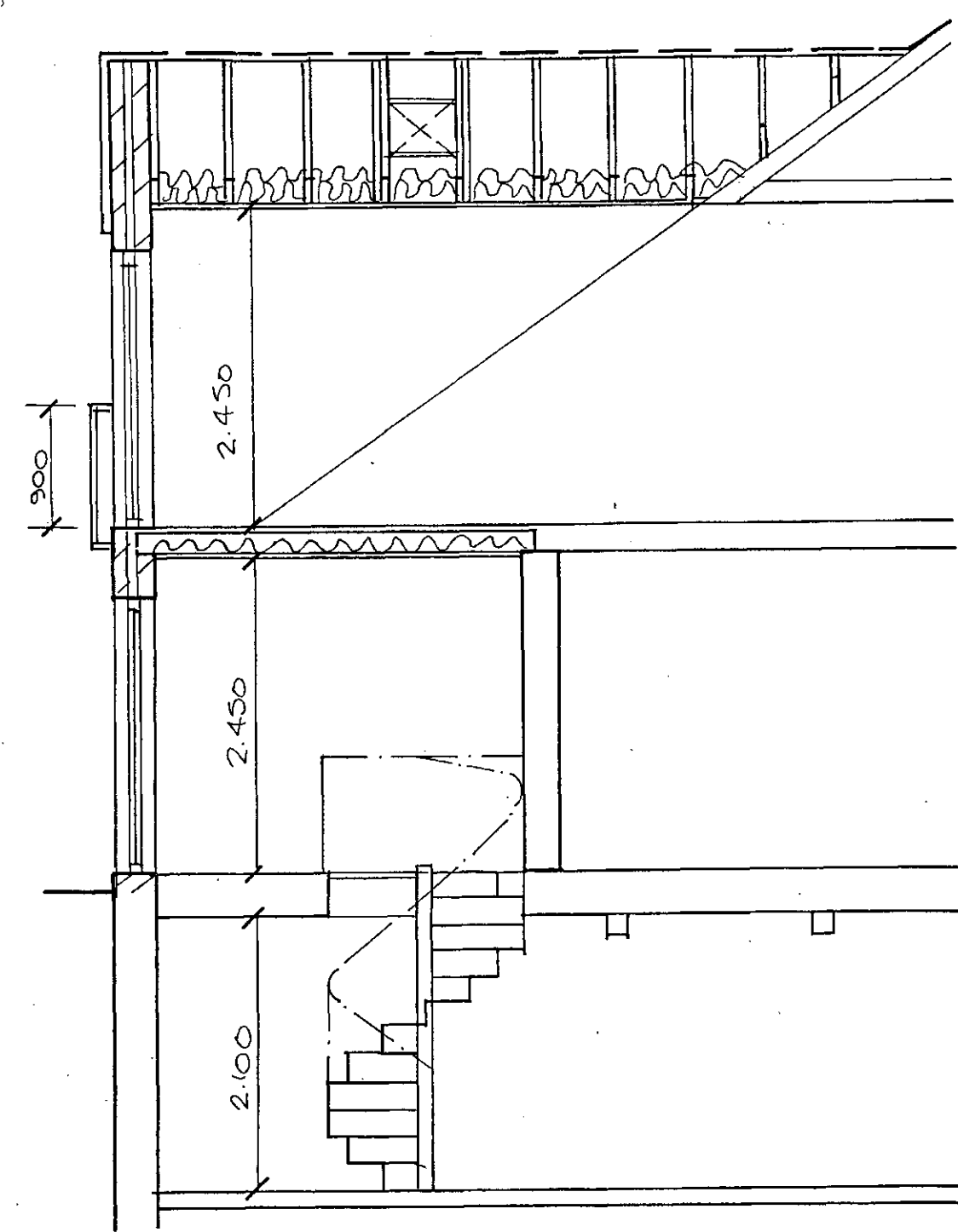
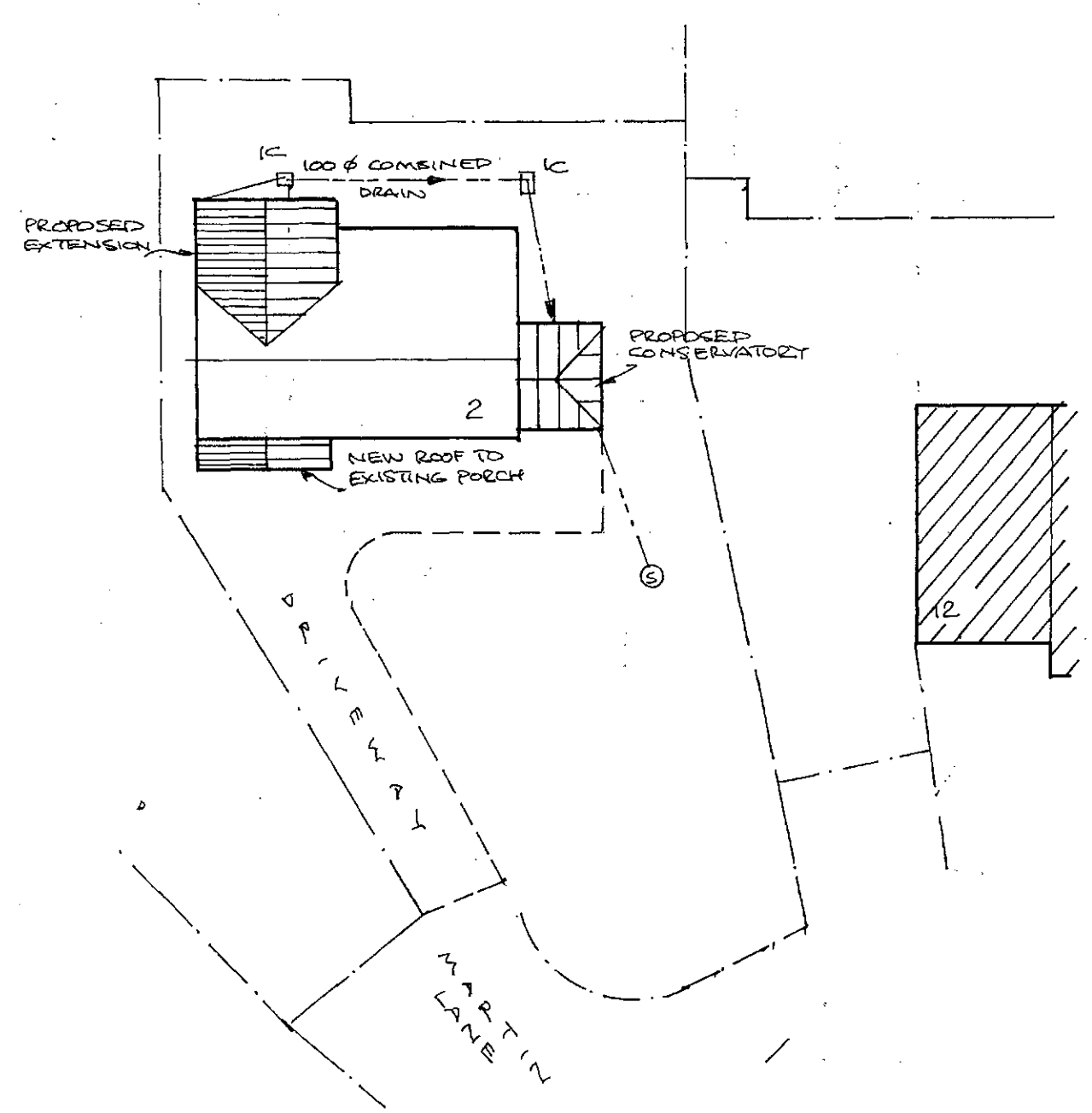




SECTION 1/50th



SITE PLAN 1/250th

REAR EXTENSION

ROOF: Plain grey concrete interlocking roof tiles laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; proprietary manufacture trussed rafters at 600 centres at 27.5 degree pitch; trusses to be "Fink" type designed, manufactured and installed in accordance with BS 5268 Part 3:1985 with specially fabricated reducing trusses at junction of new/existing roofs; trusses to have min 97 x 38 top and internal chords and min 147 x 38 ceiling chords with all timber Grade TR26 to BS EN 519:1995; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at 1/3rd span built into wall and nailed across first 3 trusses on top and bottom chord members; 100 x 50 ceiling binders at each internal chord; roof insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees to first (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; 12.5 foil backed plasterboard ceiling with 38 x 38 noggins at edges; Code 4 lead valleys lapped under roof coverings min 230; 112 x 63 square section gutters to discharge to existing and new 38 square section downpipes to existing combined sewer (no increase in roof area to drains); PVCu soffit, fascia and barge board

WALLS: 100 thick external leaf in 100 Celcon 3.6 N/mm² standard grade blockwork (or similar approved); 50 cavity and 100 Celcon Solar grade 2.9 N/mm² insulation block inner leaf (or similar approved); 57.5 thickness of Kingspan Kooltherm K118 insulated plasterboard (or similar approved) fixed with plaster dabs and 5mm plaster skim finish; wall finished above ground floor level clad with 150 x 25 solid oak lapped boarding and below this level in 1:3 cement/sand render painted to match existing house; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves; Kingspan Kooltherm insulated cavity closers (or similar approved) at openings fixed in accordance with manufacturer's instructions; blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; Catnic Cougar CG50/100 open back lintels (or similar approved) to openings with min 150 end bearing; tray dpc over lintels with weep holes in blockwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc

Cavity walls built off existing reinforced concrete raft or off existing house external wall; raft to be exposed for inspection as required by Local Building Inspector to ensure suitability, any works required undertaken to Building Inspector's satisfaction

FIRST FLOOR: 25 ptg boarding on 145 x 50 joists in Strength Class C16 timber at 450 centres built into loadbearing walls both ends centres (max span = 2,900); 30 x 5mm lateral restraint straps at max 1800 built into blockwork and nailed across first three joists with timber noggins to brace straps; ceiling to be 12.5mm Promat "Supalux" fire resistant boarding (or similar approved) with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board (or similar approved) fixed between joists on 25 x 25 timber battens screwed to joists (U value 0.22 W/m²K); floor over garage to have sound insulation consisting of 10mm thickness of 45kg/m³ density sound insulation quilt laid between joists

FRONT PORCH

ROOF: Plain grey concrete interlocking roof tiles laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; 150 x 38 rafters in class C16 timber at 450 centres at 25 degree pitch (max span = 2,900); rafters to bear on wallplate one end and on 200 x 25 ridge board other end; 100 x 75 treated wallplates fixed to blockwork at 1/3rd span with 30 x 5 x 600 once bent galvanised m.s. straps; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges on 170 x 38 ceiling joists in class C16 timber at 450 centres built off wallplate both ends (max span = 3,100); PVCu soffit fascia and barge board; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing lapped under roof coverings min 230 and up house wall min 150 and tucked in; 112 x 63 square section gutters to discharge to existing and new 38 square section downpipes to existing combined sewer (no increase in roof area to drains)

WALLS: external leaf in natural coursed sandstone; 100 cavity and 100 standard grade block inner leaf (existing block retained where possible) partial fill cavity wall insulation to be 50 thickness of Kingspan K8 cavity board fixed to block side of cavity using double drip type retaining disc/clips installed drip downward (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; stonework bonded to existing walls using proprietary bonding strips fixed to existing wall; Catnic Cougar CG70/100 open back lintels to openings with min 150 end bearing; tray dpc over lintels with weep holes in stonework; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; stone cladding supported on 225 thick 300 wide concrete strip foundation taken down to level of existing foundation and bonded to it using 300 x 15 steel bar 150mm long bonded into existing foundation using epoxy resin

Internal block wall to garage: 190 thickness of Celcon Solar blockwork (or similar approved) with 37.5 thickness of Kingspan Kooltherm K118 insulated plasterboard (or similar approved) fixed with plaster dabs and 5mm plaster skim finish; internal wall built off existing concrete slab

FLOOR: Existing ground floor to be retained (no increase on internal width of porch)

BASEMENT

WALLS: Openings adjusted using 100 thick external leaf in 100 Celcon 3.6 N/mm² standard grade blockwork (or similar approved); 50 cavity and 100 Celcon Solar grade 2.9 N/mm² insulation block inner leaf (or similar approved); walls finished in 1:3 cement/sand render painted to match existing house; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers (or similar approved) at openings fixed in accordance with manufacturer's instructions; blockwork bonded to existing walls alternate courses; Catnic Cougar CG50/100 open back lintels (or similar approved) to openings with min 150 end bearing; tray dpc over lintels with weep holes in blockwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; existing and proposed walls insulated using 57.5 thickness of Kingspan Kooltherm K118 insulated plasterboard (or similar approved) fixed with plaster dabs and 5mm plaster skim finish

SPIRAL STAIR: HOLE FORMED IN EXISTING CONCRETE FLOOR SLAB TO BE INSPECTED BY STRUCTURAL ENGINEER AND SUPPORTING DETAILS PROVIDED FOR COUNCIL'S APPROVAL

Proprietary manufacture cast iron spiral staircase with 600 clear width between handrails built in accordance with BS5395-2:1984, rise of 200 with minimum inner going measured 270 from edge of 120, going at centre minimum 145 and maximum outer going measured 270 from edge to be 350; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; handrail fixed both side of stairs 900 above pitch line; treads ex 38 timber; no gaps greater than 99mm anywhere on the spiral staircase

CONSERVATORY:

WALLS: 100 thick external leaf in 100 Celcon 3.6 N/mm² standard grade blockwork (or similar approved); 50 cavity and 100 Celcon Solar grade 2.9 N/mm² insulation block inner leaf (or similar approved); 57.5 thickness of Kingspan Kooltherm K118 insulated plasterboard (or similar approved) fixed with plaster dabs and 5mm plaster skim finish; wall finished in 1:3 cement/sand render painted to match existing house; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers (or similar approved) at openings fixed in accordance with manufacturer's instructions; blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; walls built off 700 wide x 225 thick concrete strip foundation minimum 600 deep but will be taken down to depth of suitable strata as required by Part A of Approved Document to Building Regulations and local Building Inspector

FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into all dpcs; 85 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed

WINDOWS: 24mm double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of conservatory; windows to have toughened safety glazing complying with BS6206:1981 to glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors; windows built into uPVC coated glazing frame by specialist manufacturer

ROOF: 35mm triple cell polycarbonate roof sheets fixed into Georgian style uPVC coated steel glazing frame by specialist manufacturer; roof frame supported on uPVC coated steel glazing frame built into cavity walls; 112 x 63 square section gutters to discharge to new 38 square section downpipes to soakaway; 1 m² soakaway situated min 5,000 from any structure; soakaway filled with clean hardcore free from vegetable or flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground

GENERAL

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

VENTILATION: New windows to be 24mm double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of room served; windows to have 4000mm² trickle ventilation to bathrooms and 8000mm² to all other rooms; Toughened safety glazing complying with BS6206:1981 to Bifold doors and to glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors; PVCu doors to be to have min U value of 1.8 W/m² K

WC: vented with mechanical extractor fan of 6 litres/sec intermittent extraction rate with 15 minute overrun

Kitchen: vented with mechanical extractor fan of 30 litres/sec intermittent extraction rate incorporated in cooker hood

Ensuite: vented with window having some part of opening light 1750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

STEEL BEAMS: 203mm x 102mm x 23 kg/m U.B. to bear on 150 long x 215 deep x 100 wide concrete padstone in Grade C30 concrete both ends; beam built into floor space and protected with 12.5mm Promat "Supalux" fire resistant boarding; **Calculations for steel beams submitted for approval**

DRAINAGE: 38 waste to new kitchen sink to existing back inlet gully; new SVP with slow radius rest bend to new drainage connection to existing IC on combined drain; SVP terminates in balloon grating min 1000 above any opening light; WC to new SP to existing IC on combined drain; internal SPs to ensuite and WC insulated in accordance with Building Regulations and fitted with FloPlast AF110 air admittance valves (or similar approved); anti-vac traps to all appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WCs; no waste connected to SVP within 200 of WVC connection; Ensuite to common 100 diameter waste laid between SP and SVP clipped to first floor joists at 600 centres at 1 in 40 fall; new drain connections made using 110 diameter drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 40; private drain passing under conservatory to be inspected and repaired if necessary and pipework protected by taking foundation below level of pipework with concrete lintel to support walls over top

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

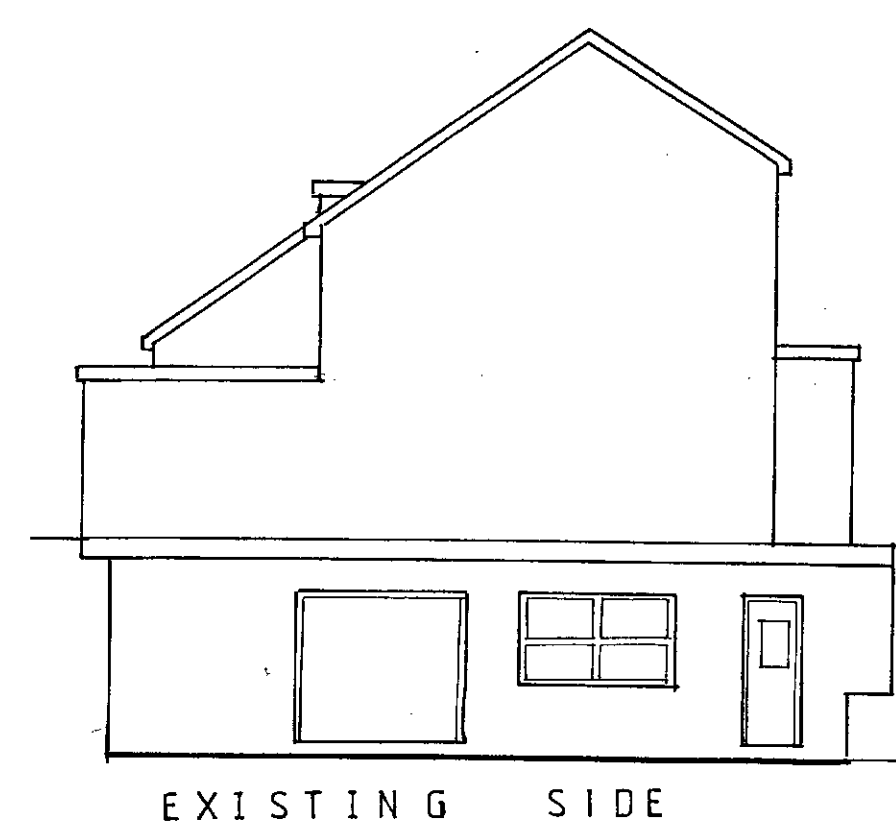
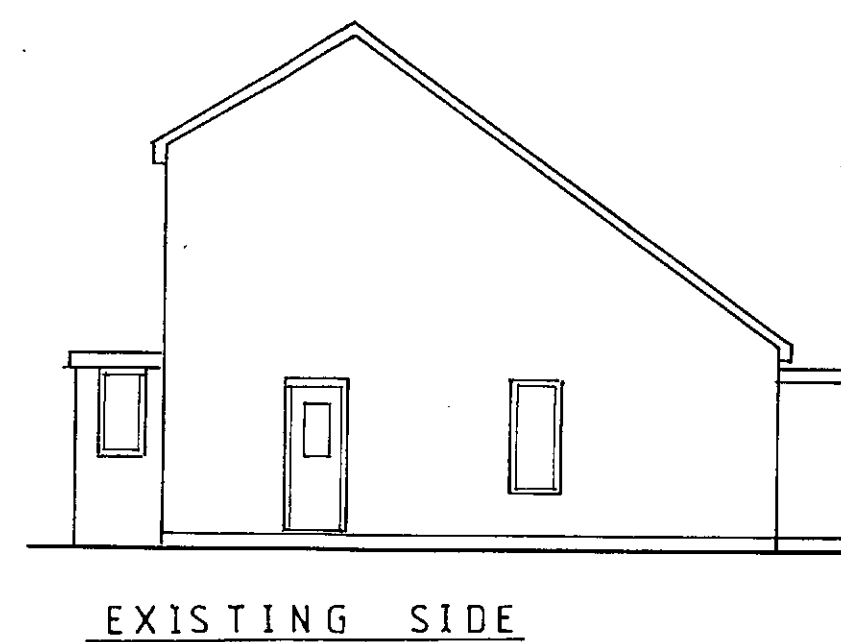
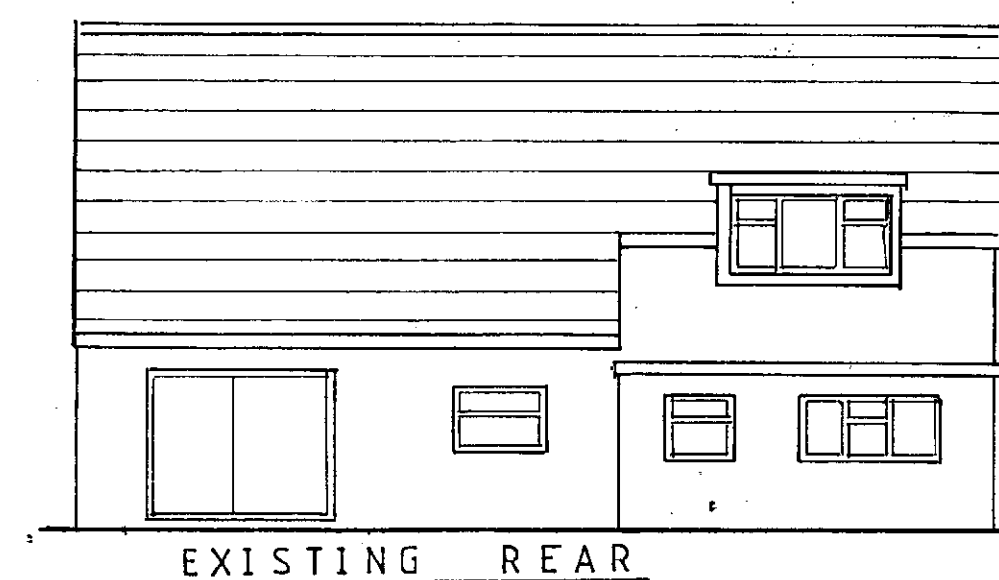
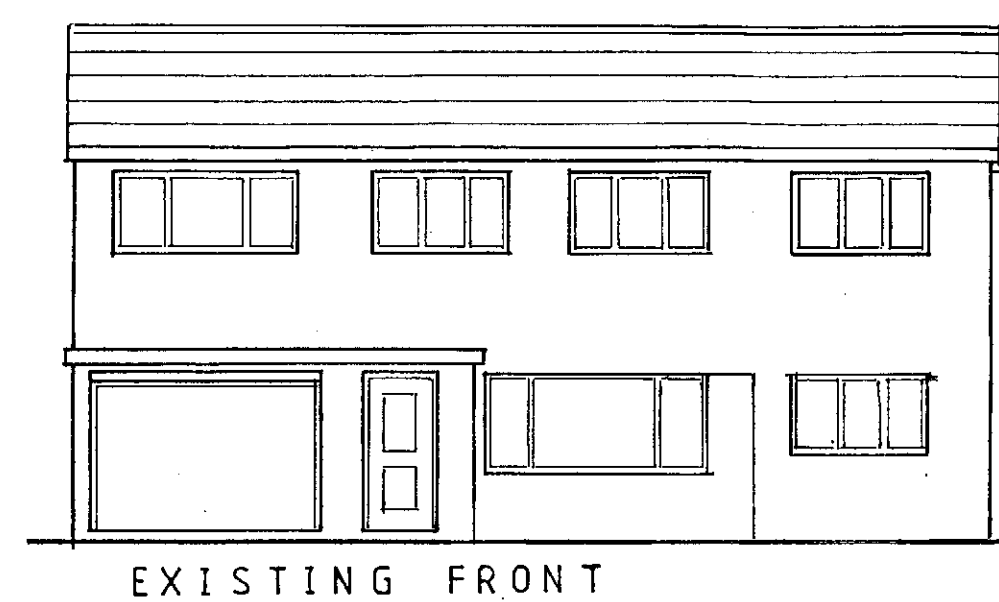
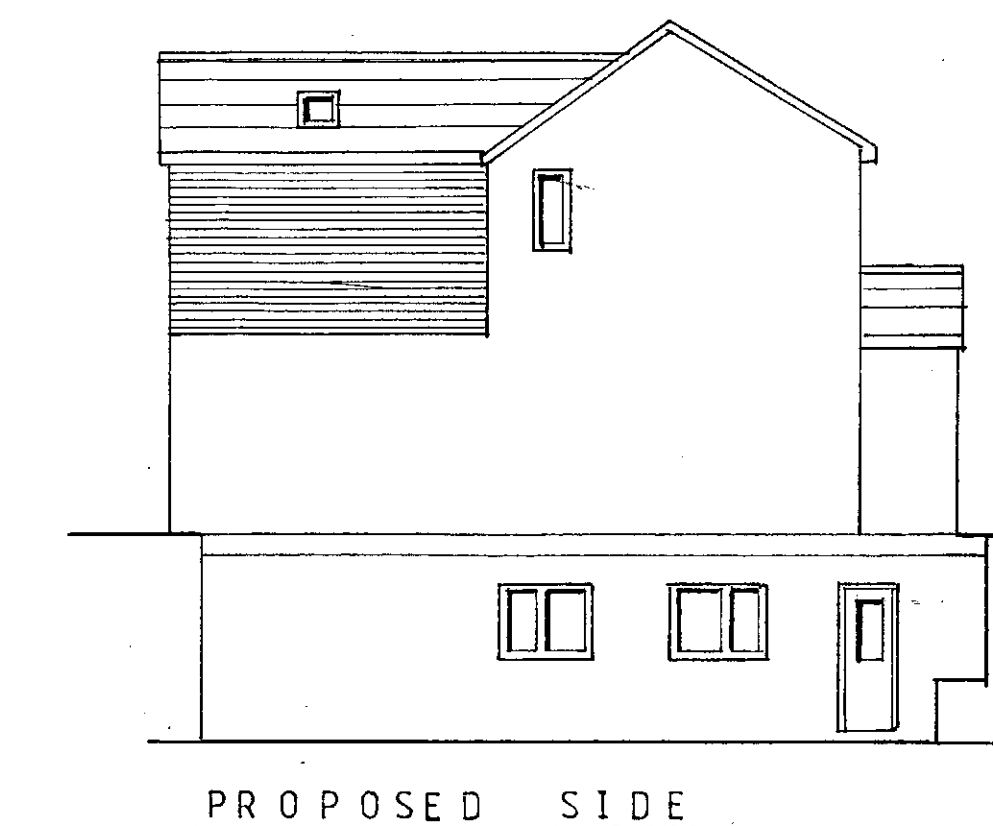
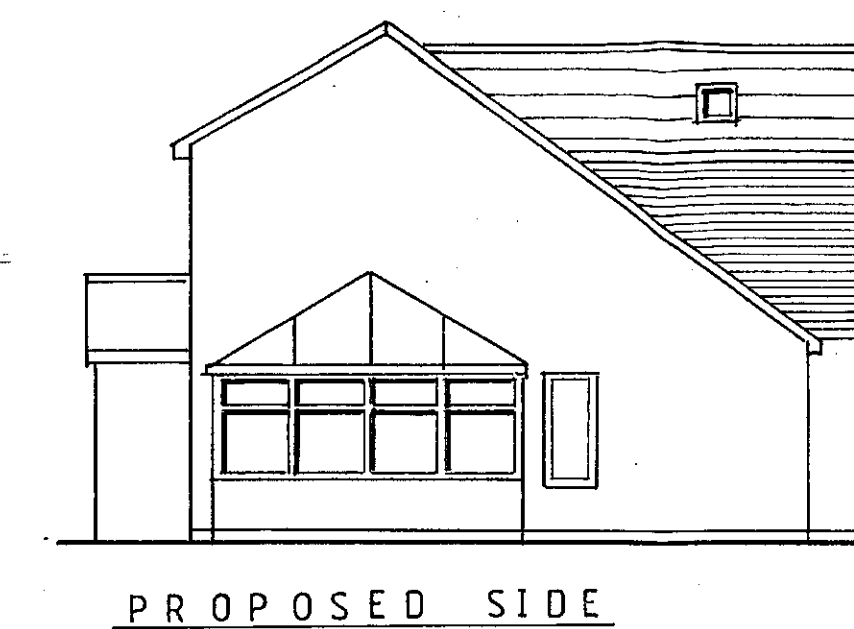
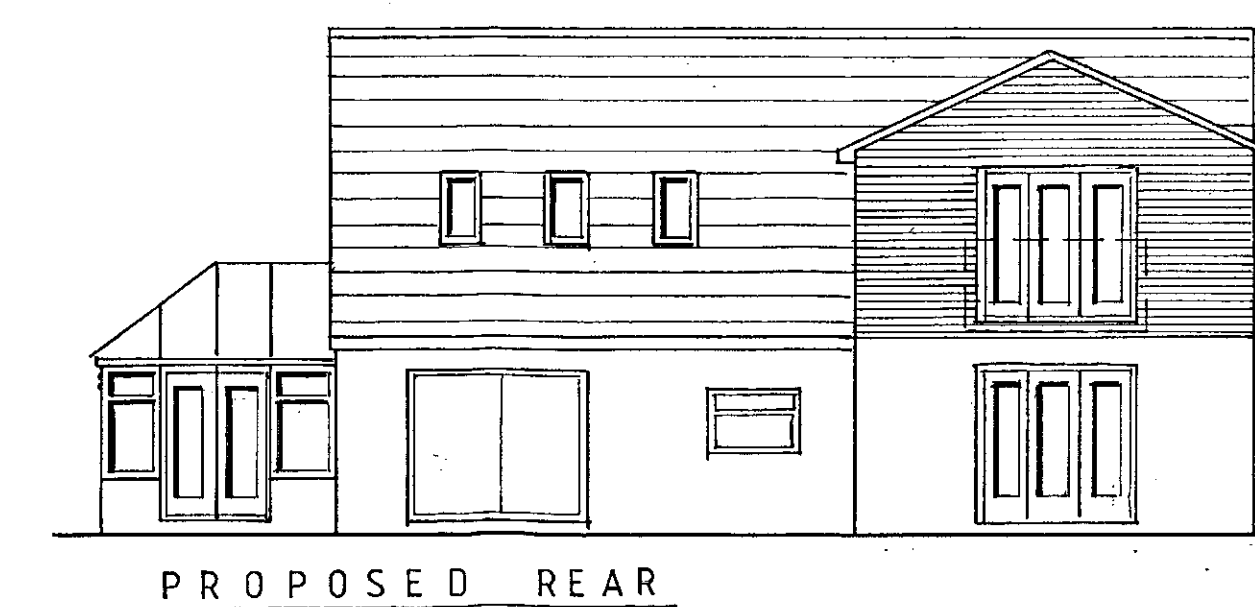
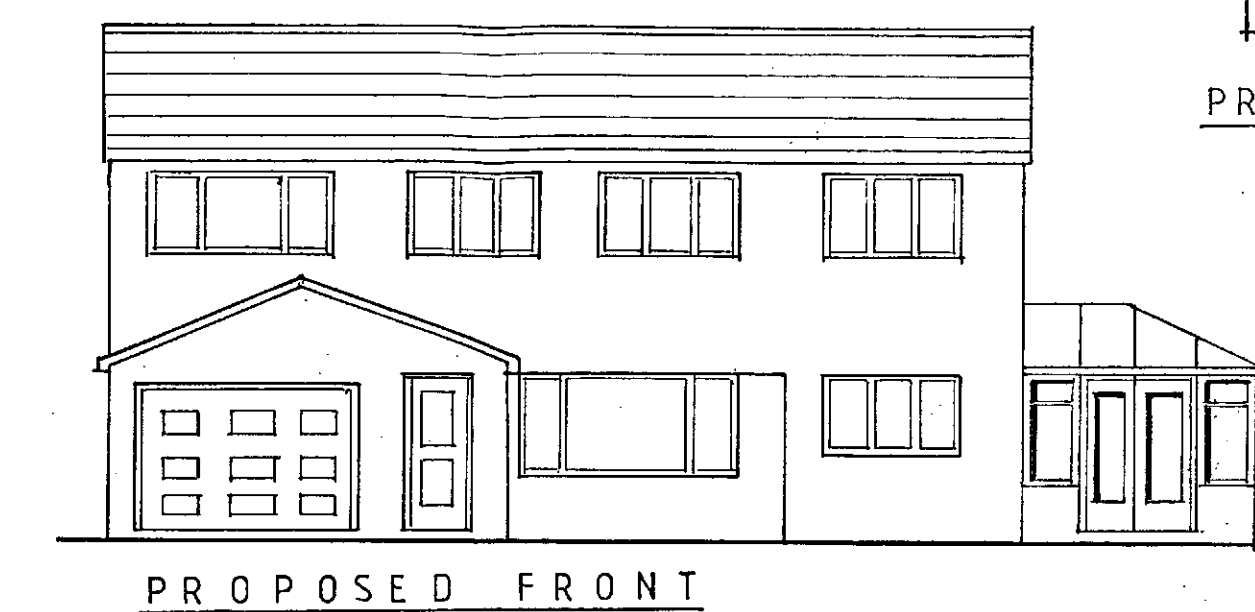
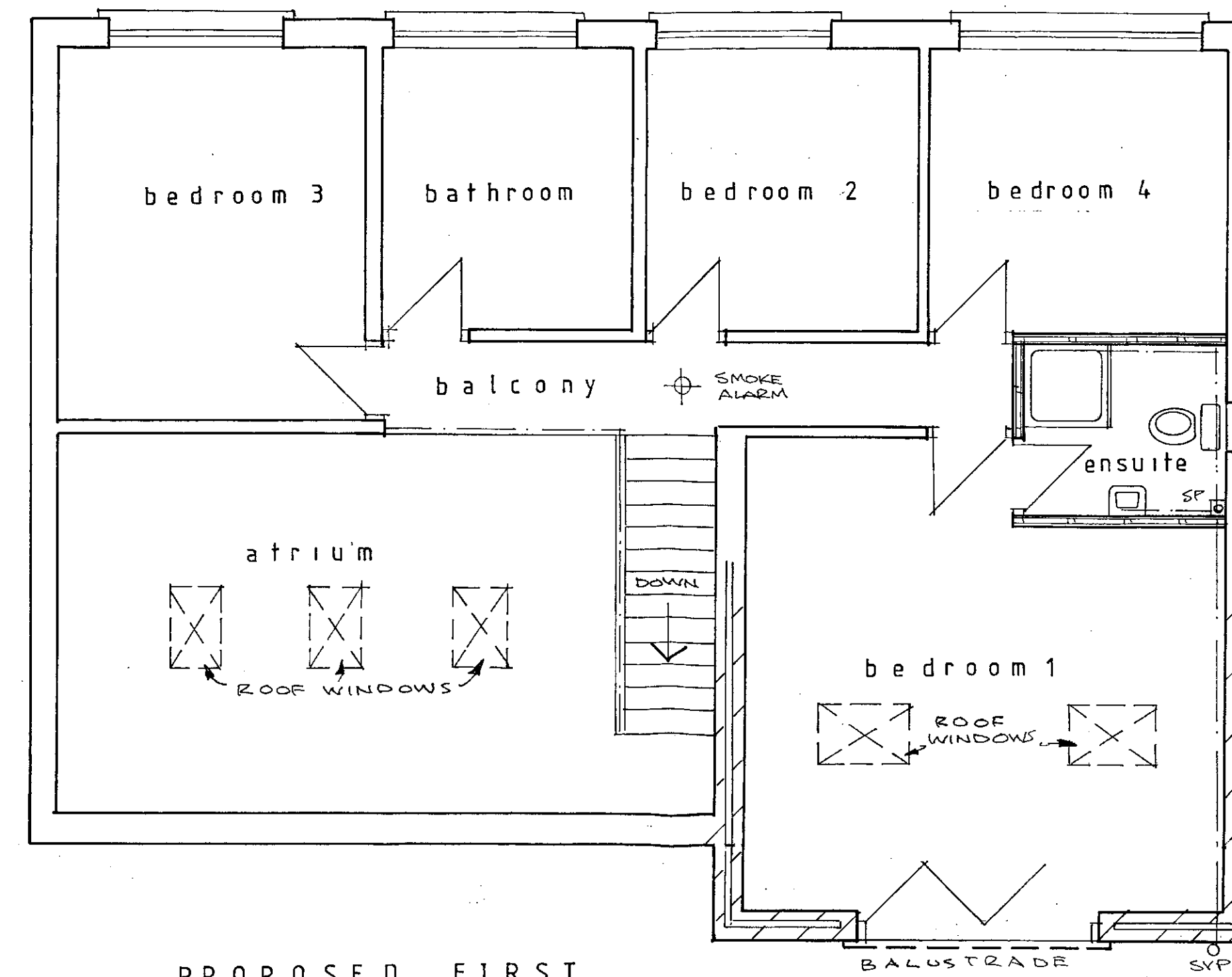
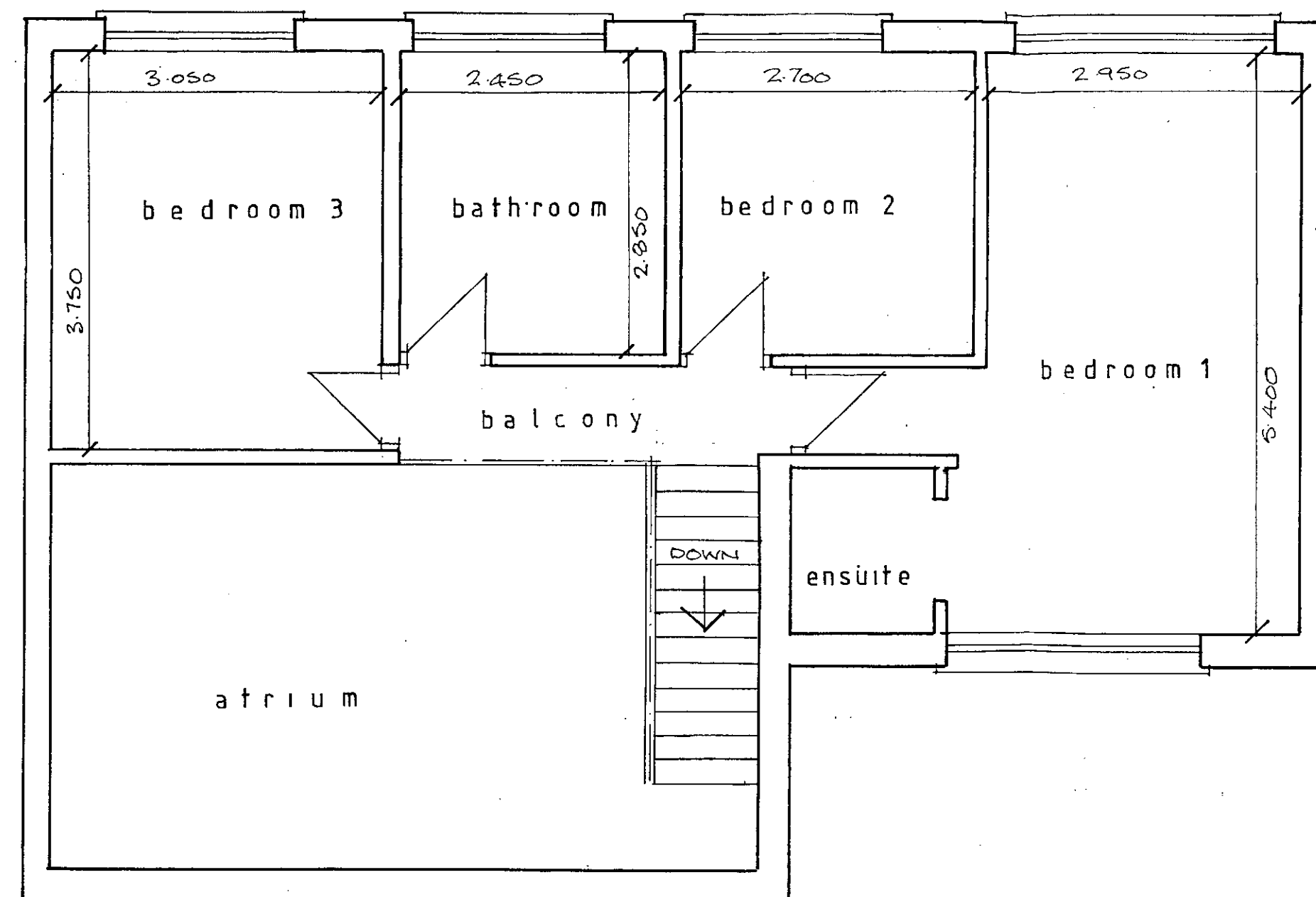
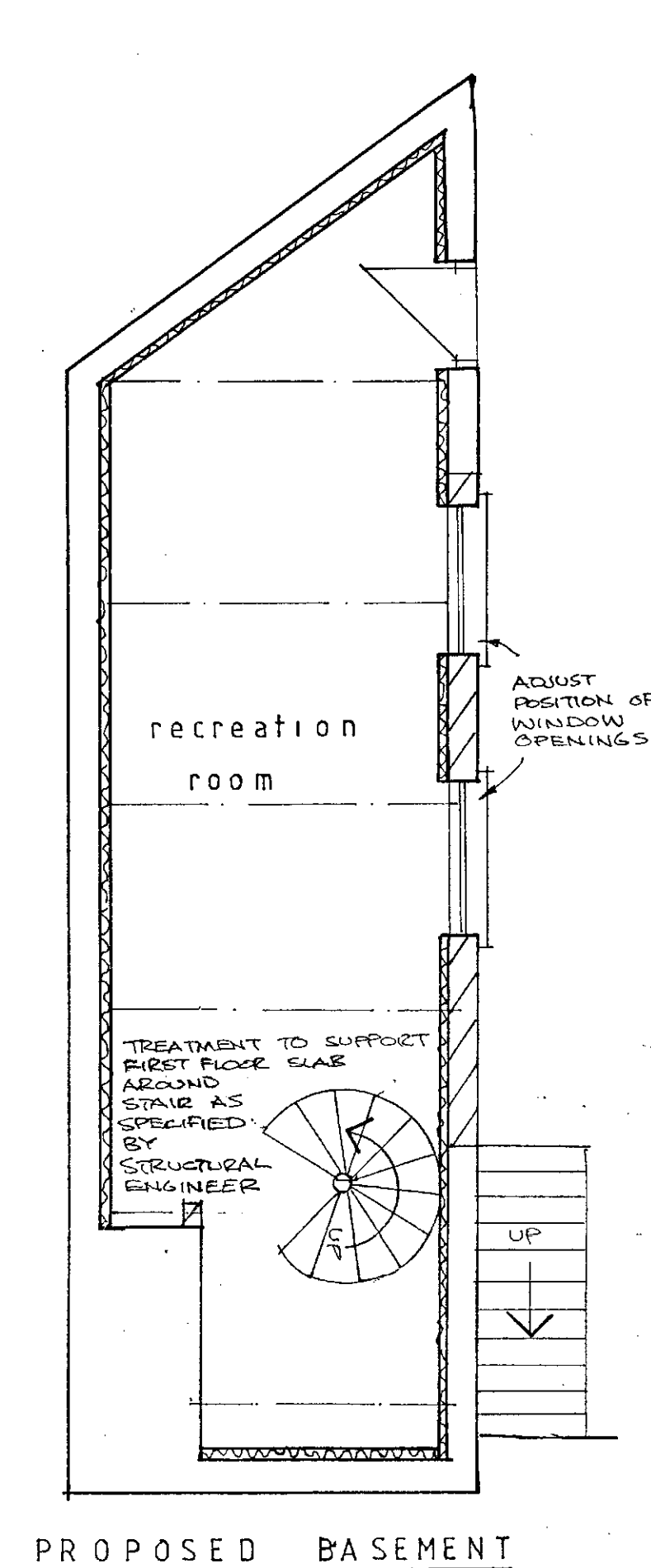
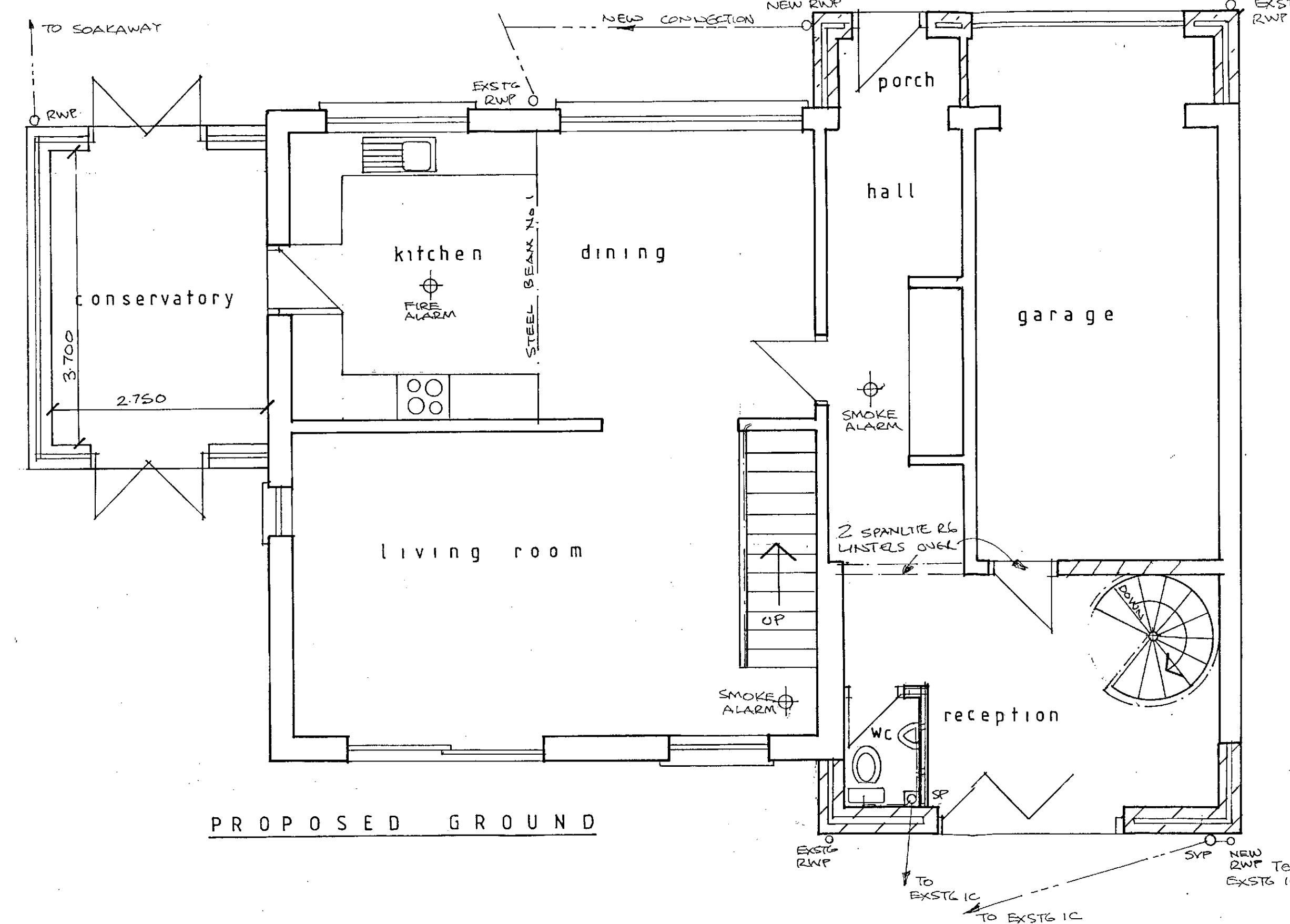
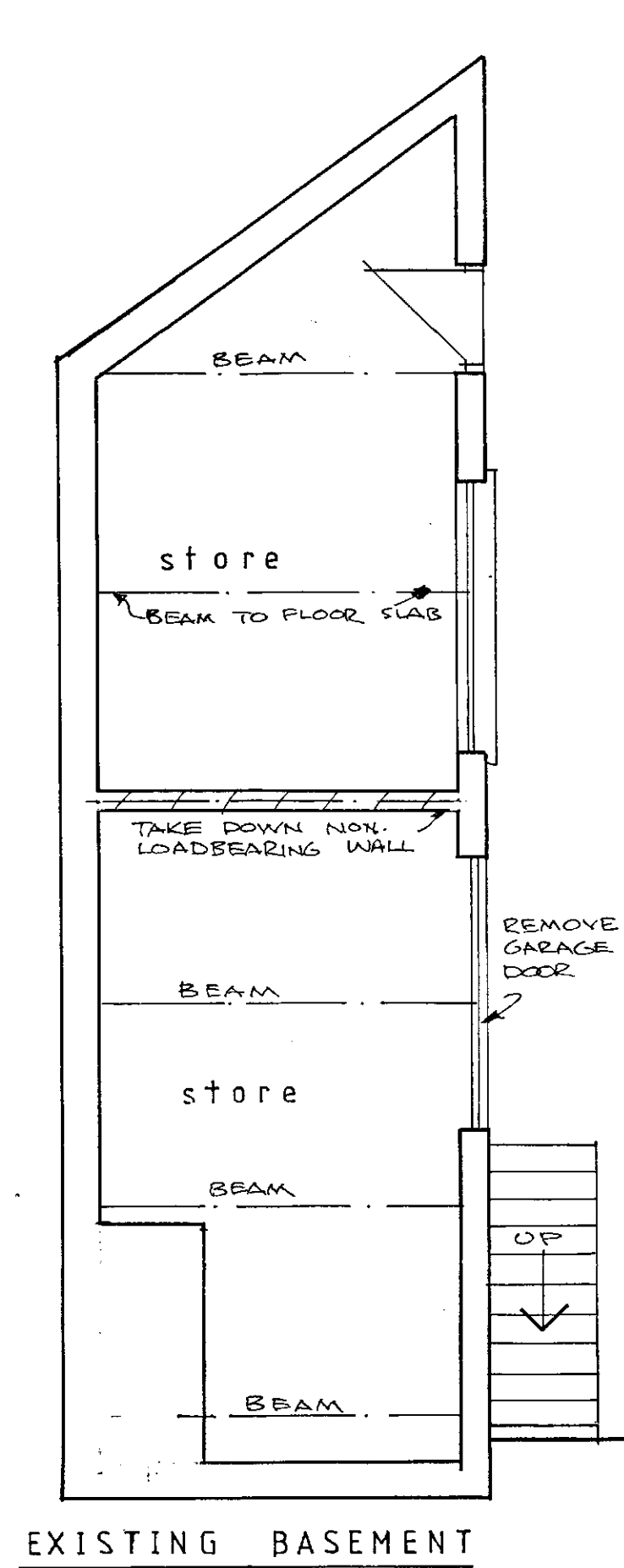
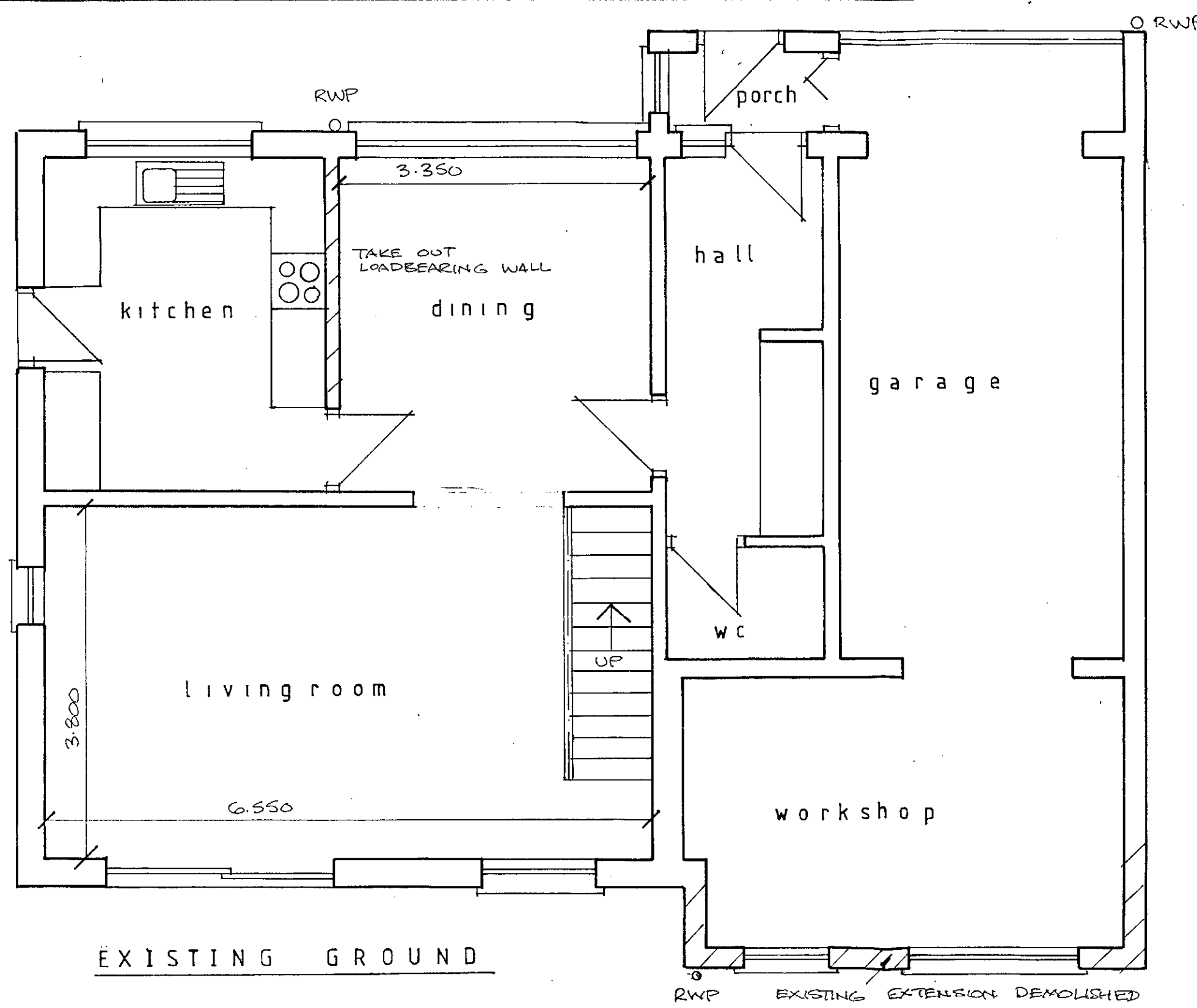
Smoke detector/alarm: Optical type smoke detectors/alarms to landing and hallway and heat detector/alarm fitted in kitchen in accordance with BS 5839-6:2004; detector to be wired to mains electricity with separate fuse in fuse box with 3 hour battery backup

HEATING and PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators; Hot and cold water to wash hand basin and bath with hot tap located on left hand side of basin

PROPOSED REAR EXTENSION, ALTERATIONS to FRONT PORCH, INTERNAL ALTERATIONS and CONSERVATORY at No.2 MARTIN LANE, BLACKER HILL, BARNSELY

SCALES 1/50th

DRAWING 2 – SECTION and CONSTRUCTION DETAILS and SITE PLAN



PROPOSED REAR EXTENSION, ALTERATIONS to FRONT PORCH, INTERNAL ALTERATIONS and CONSERVATORY at No.2 MARTIN LANE, BLACKER HILL, BARNSELY

SCALES 1/100th and 1/50th

DRAWING 1 - PLANS, ELEVATIONS