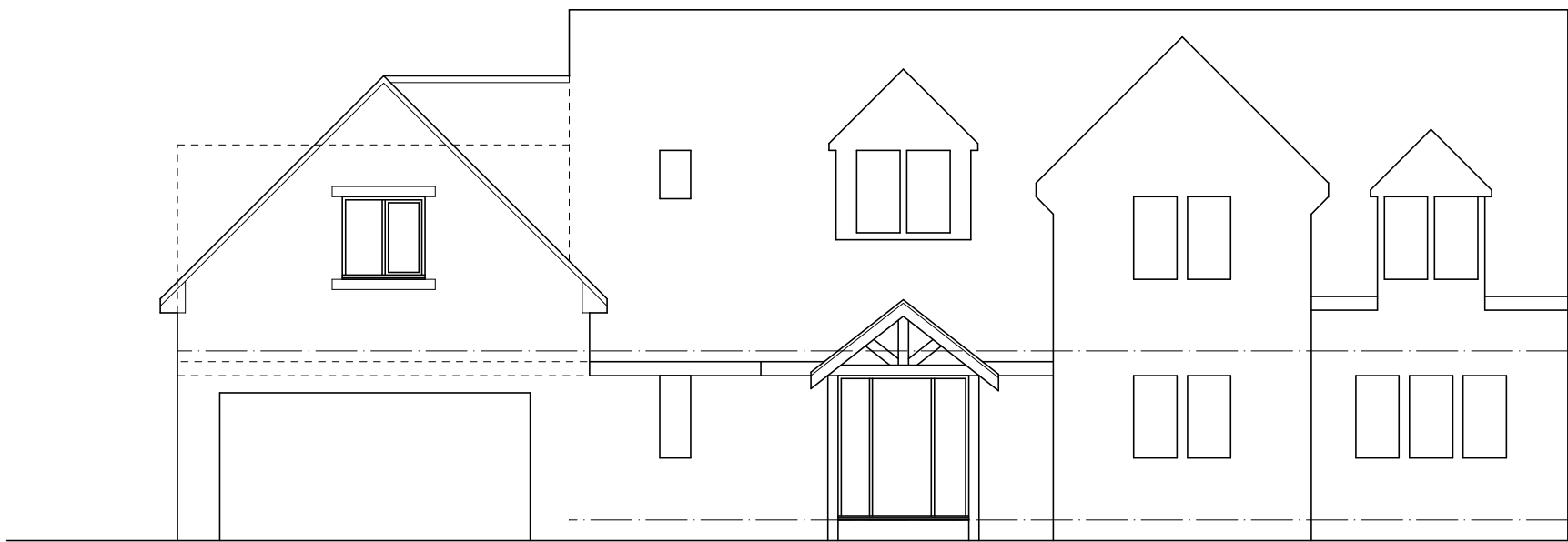
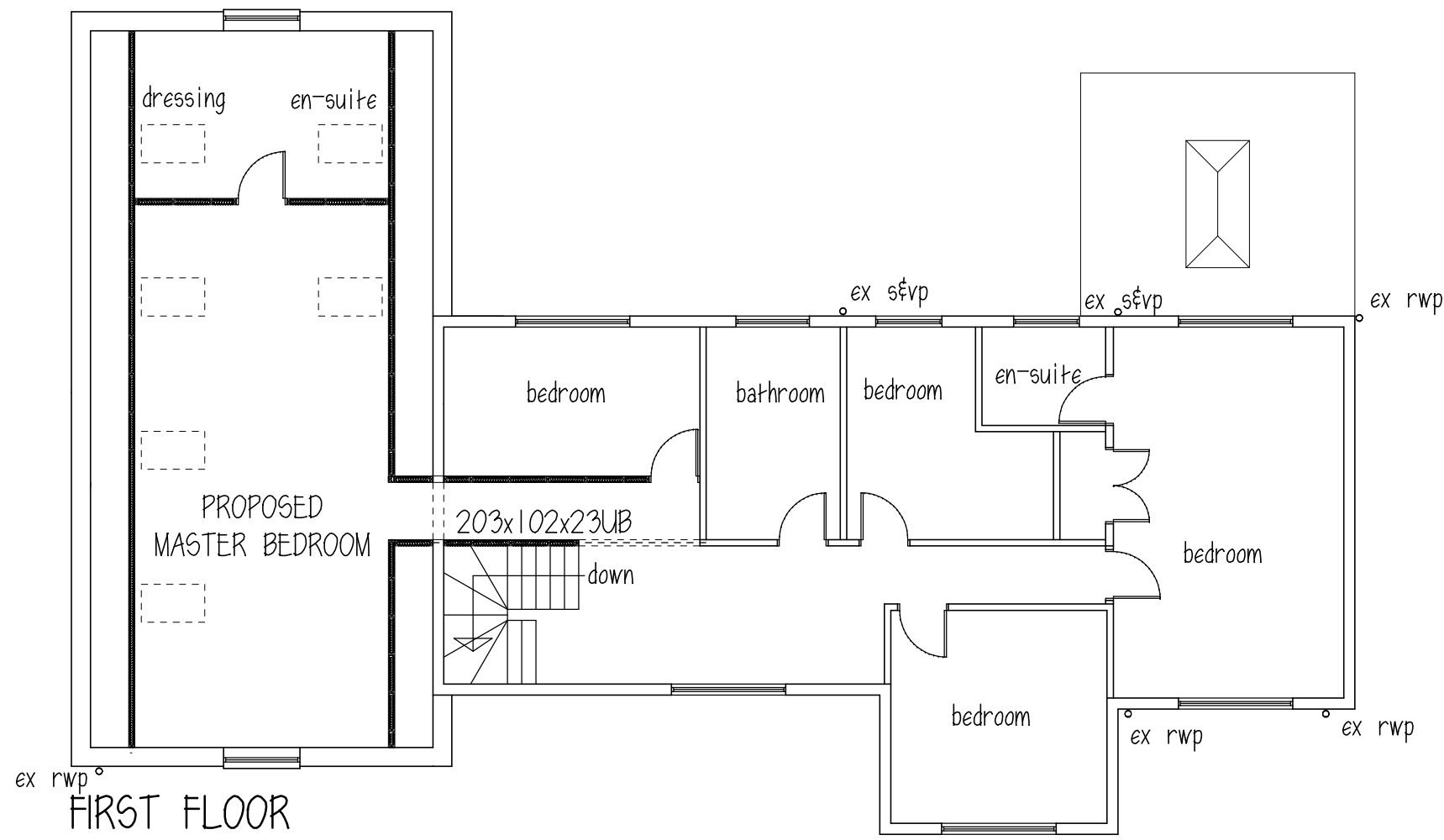
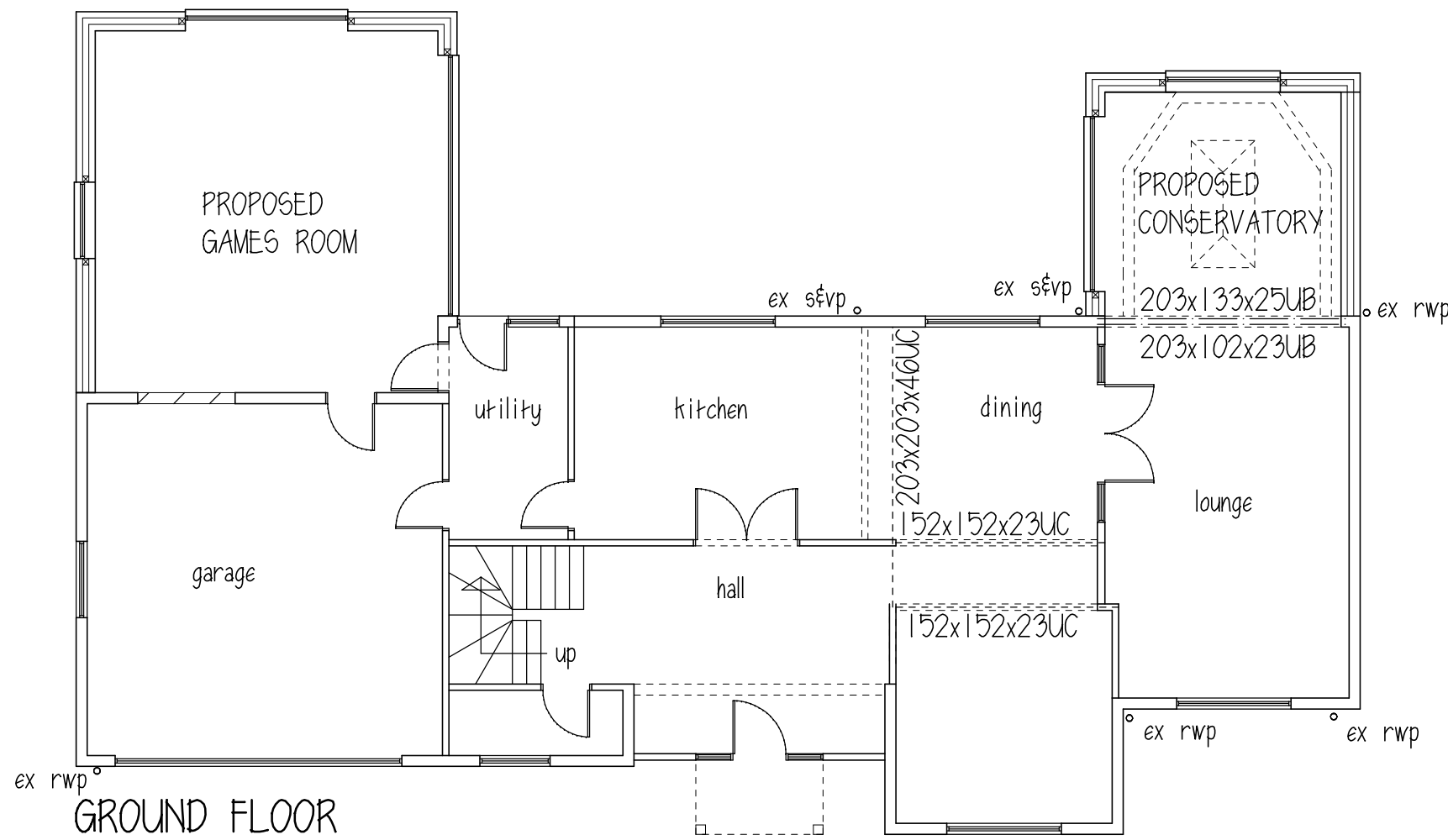
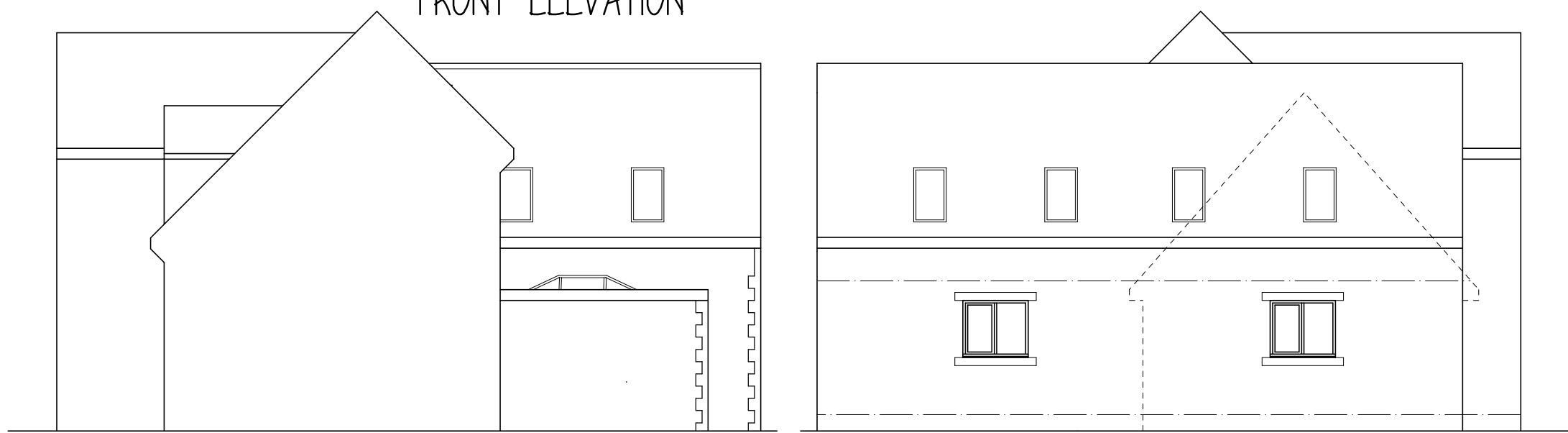


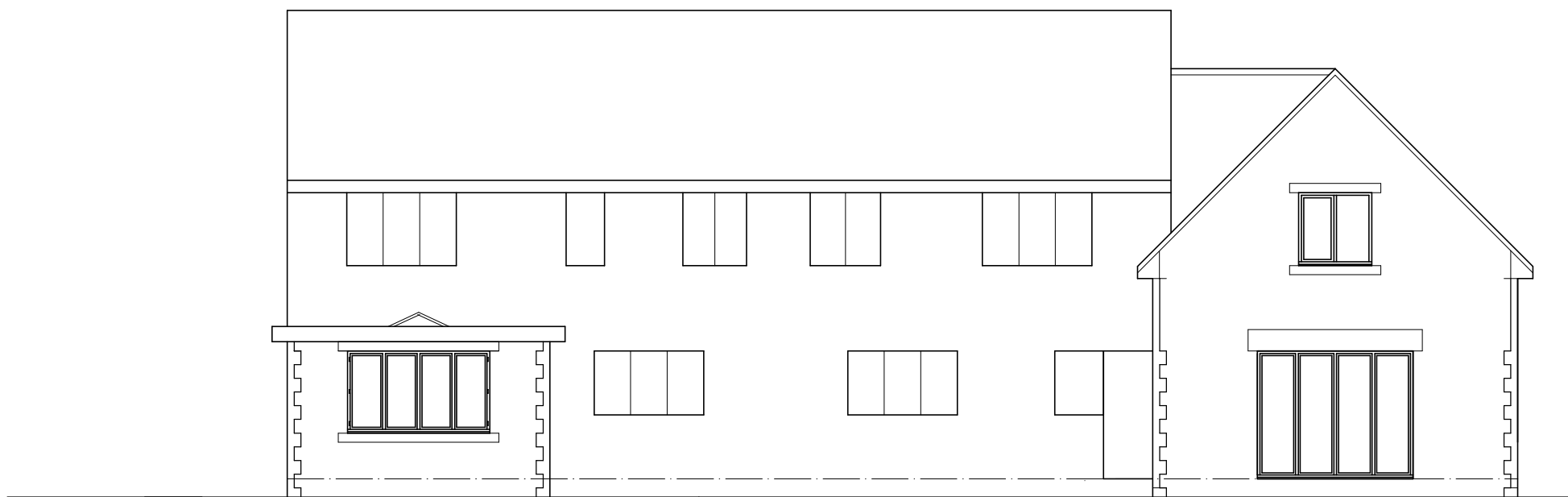


FRONT ELEVATION

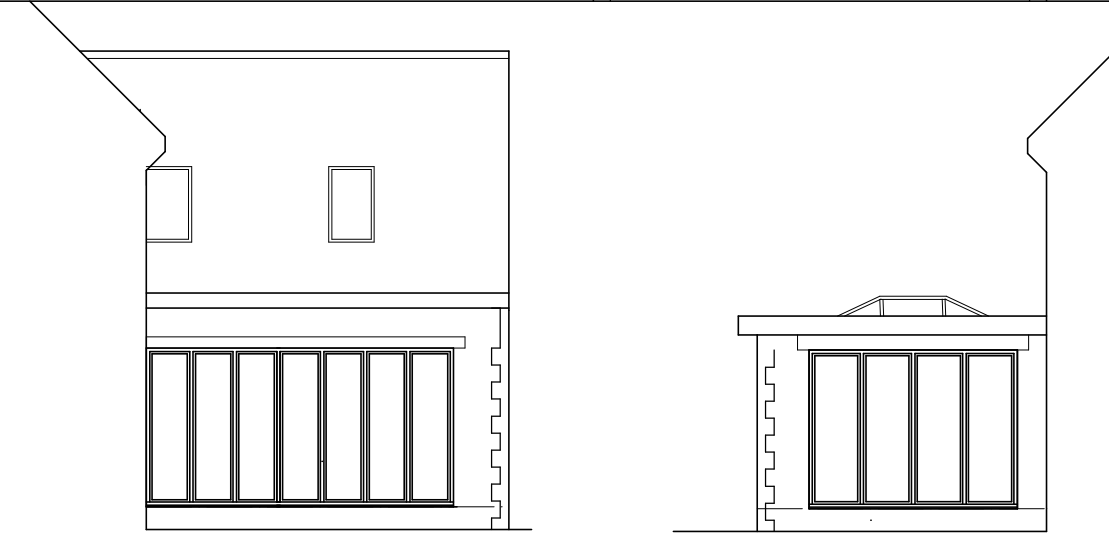


SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION



INTERNAL SIDE
ELEVATION GAMES ROOM

INTERNAL SIDE
ELEVATION CONSERVATORY

WALL CONSTRUCTION

walls to be 100mm stone to match existing, with 100mm cavity, filled with 100mm cavity dri-therm wall batts with 100mm thermalite block o.e.a. with p/b dabs & skim finish, 250mm s.s vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation.
IG lintels LS/HD100 type lintels to be used over door & window openings, o.e.a. with tray dpc over.
dpc to wall to be min. 150mm above gl.
tray d.p.c. to be installed at ground level where landing & ramp will occur.
air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate)
cavity wall insulation must be carried up the full extent of gable walls.
floor joists ect. must be set on joist hangers.
all cavity closures must be insulated.
new wall block bonded into existing with cavity continuous

STUD WALL CONSTRUCTION

stud walls to be 100x50 sw studding with 100x50sw uprights @ 400mm c/cs with 100x50sw sole & head plates,
100mm insulation quilt laid between, with 12.5mm p/b & skim one side & 9.5mm ply one side

FLAT ROOF CONSTRUCTION

new roof covering to be proprietary
neoprene roof covering installed to manufacturers spec on 18mm wbp ply on 75x175sw roof joists @ 400mm c/cs with 50x50sw counter battens, with 2 layers of 80mm Kingspan Kooltherm K7 between joists, with 12.5mm p/b & skim ceiling.
200x25sw fascia board with 25mm gap covered with flyproof mesh, 100mm dia. pvc guttering discharging into 65mm dia. pvc rwp.
opening for orangery roof to be trimmed with 2No 75x175sw trimmers

ceiling joists fixed to 100x50 sw bearer, plugged & screwed to wall,
code 4 lead flashing @ junction of roof & wall with tray dpc over

DORMER ROOF CONSTRUCTION

conc. interlocking tiles, to match existing, every tile to be nailed on 38x50 sw battens on untearable sarking felt to B5747 on 50x100 sw rafters & ceiling joists at 400mm c/cs fixed to attic roof trusses
100mm rockwool insulation with 170mm rockwool laid at 90° over fascia board & soffit to match existing with 12mm gap covered with flyproof mesh 100mm p.v.c. guttering discharging into 65mm Ø rwp

ROOF CONSTRUCTION

Main Roof to be concrete interlocking tiles, tile to suit pitch, every tile nailed on 38x25 sw battens on untearable, breathable felt to B5 747 on proprietary attic roof trusses @ 45° pitch & @ 600mm c/cs with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides. Trusses fixed over existing flat roof on to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall. All bracing to B5 5268, 200mm insulation quilt laid over @ 90° & 200mm between floor joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into 65mm dia. pvc RWP.
Conditional Approval required, details & calcs to be approved prior to installation on site.

SLOPING ROOF

sloping roof to be insulated with 120mm K7 Kingspan insulation boards, laid between rafters
£37.5mm Kooltherm under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length, 25mm proprietary eaves vents fitted to eaves.
continuous ridge vent tile
U value 0.11

GARAGE FIRST FLOOR

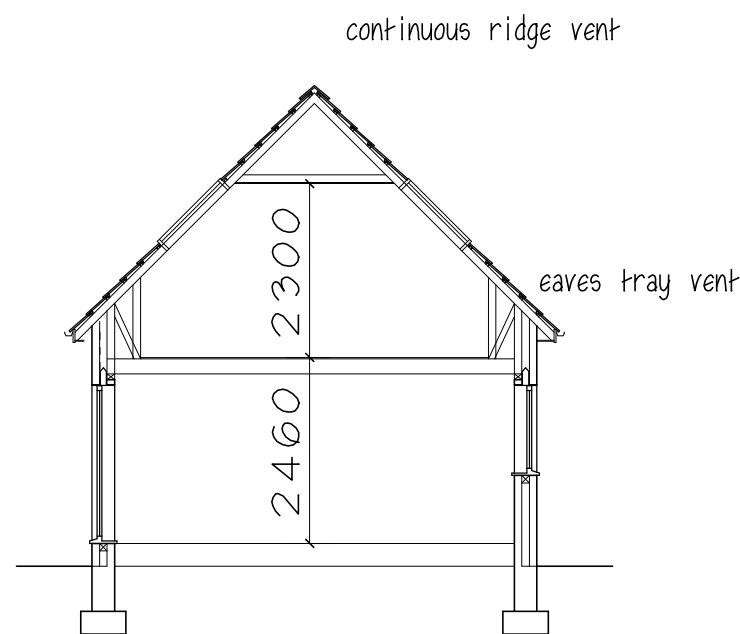
18mm t & g flooring grade 2/3 moisture resistant chipboard on proprietary attic trusses @ 600mm c/cs, end 3No joists to have galv. holding down straps @ 1.8m c/cs fixed over & built into wall,
2 layers 12.5mm Superlux boarded ceiling herringbone strutting to mid-span of joist, 150mm kingspan min. 10kg/m2 laid between joists

GROUND FLOOR

125mm concrete slab with power float finish, on 70mm Kingspan insulation laid on dpm/radon/methane barrier lapped thro cavity on 100mm min. well consolidated, sulphate free, hardcore.

FOUNDATIONS

600x300 conc. strip footings min. 750mm deep or below drain invert 7KN fnd blocks up to gl.
all excavations to satisfaction of B.C.O. with regards to suitability.



DORMER FRONT & SIDES

rosemary tiles on 38x25 sw battens on 10mm ply, both sides on 120x50 sw studding, with 120mm Celotex insulation board between & 25mm insulation board over studding with p/b & skim
120x120 sw posts @ corners,
Code 4 lead soakers & flashings
@ junction with roof & rafters to be doubled up under dormer cheeks.
dormer eaves to have 25mm continuous ventilation, covered with flyproof mesh.

O denotes smoke detectors wired directly to mains
ed with battery back up & interlinked to B5 5446 part 1
All sockets & switches to be between 450mm & 1200mm high
level landing to entrance door with 15mm threshold
ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp.
min. 75% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb.
all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.60W/m2K U value.
& 8000mm sq background ventilation opening lights to equal 1/20th floor area min.
850x500, safety glazing to doors, side panels & glazing below 800mm from fl.

HEATING

existing wall mounted gas fire Condensing boiler (with interlock fitted)
with balanced flue in kitchen, radiators to have t.r.v., wall mounted heating controls to be full zone
commissioning certificate required on completion, by qualified Gas Safe registered installer

ELECTRICAL

all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person "self certification" scheme.
Upon completion of the works the council will be provided with a copy of an appropriate B57671 Electrical Installation Certification issued by a person competent to do so.

DRAINAGE

All w.c.s to have 100mm dia. pvc S&VP,s with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b.s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into S&VP or b.l.g. internal S&VP,s to be insulated with 100mm Rockwool & boxed in
Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing mh.
new mh. to be G.R.P. pre-formed on concrete base.
conditional approval for connection to ex YWA sewer required
Wholesome water supply to be provided by Yorkshire water, water efficiency calcs to be submitted for approval prior to completion.
Bath to be fitted with device to limit hot water temp. to max. 48°C
percolation test to be provided for soakaway

GENERAL NOTES

All existing dimensions, sizes, & drain inverts to be checked on site prior to commencement
All work to comply with current B. Regs. & B.S.C.P. whether or not specified on dwg.

Mr & Mrs D EVANS

CROFT HOUSE
22 BACK LANE
BILLINGLEY

EXISTING PLANS & ELEVATIONS

1:100@A2 JULY18 Rev G

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