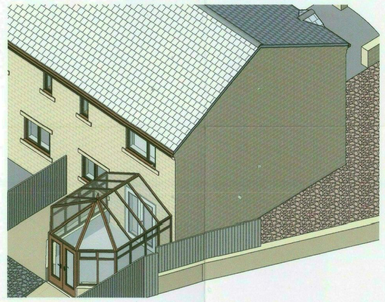


Side Elevation S
1 : 100

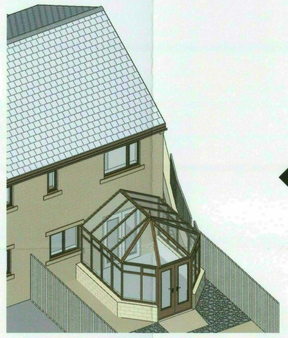


Rear Elevation W
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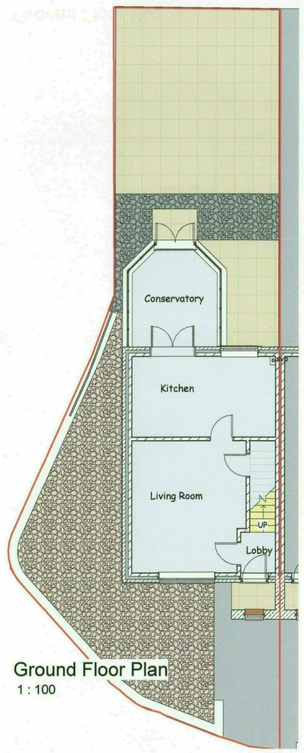




Front Elevation E
1 : 100

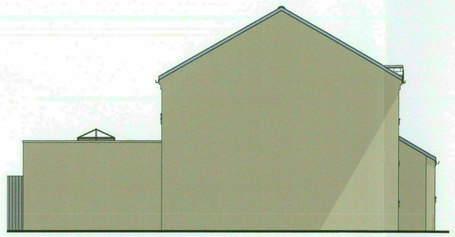


Roof Plan
1 : 100



Ground Floor Plan
1 : 100

Proposed
Existing



Side Elevation S
1 : 100

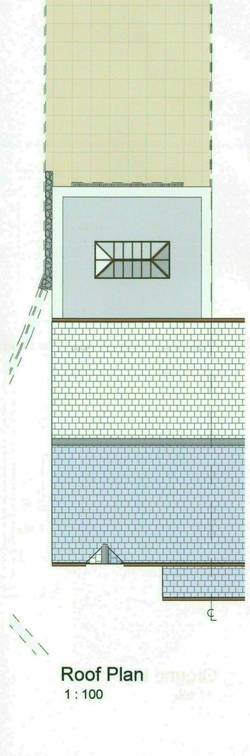


Rear Elevation W
1 : 100



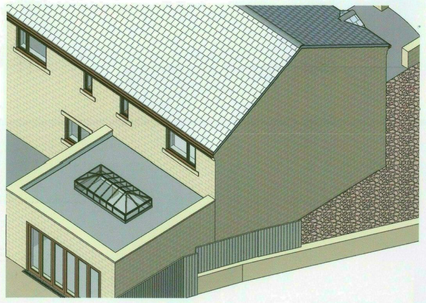
Front Elevation E
1 : 100

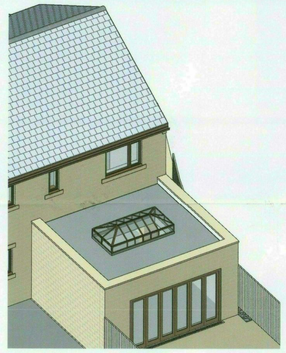
Ground Floor Plan
1 : 100

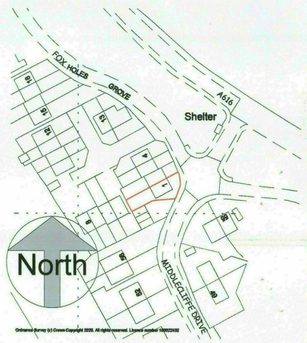


Roof Plan
1 : 100









A4 Location Plan
1 : 1250

0 1m 2m 3m 4m 5m 6m 7m 8m

scale 1 : 100 @ sheet size A1

OUTLINE SPECIFICATION and SCHEDULE of WORKS

This drawing, Outline Specification and Schedule of Works is for approval under the current Building Regulations. Planning permission has been granted for the project.

The works are to be carried out competently, with proper materials and in a workmanlike manner in accordance with BS 8000 and shall comply in all respects with the latest Building Regulations, British Standards, B S Codes of Practice, Statutory Undertakings, the Local Authority Inspectorate and the Architect.

The Contractor should have a full knowledge of standard and safe working practices in the construction industry and in particular the need to ensure the structural stability of the existing house when forming openings and inserting steelwork.

The project comprises the construction of a flat roofed rear Sun Room extension. Floor levels inside and external to be agreed.

The extension is to be constructed in matching coursed stone with copings and glazed lantern.

Demolitions, Excavations and Foundations
Provide protection in the area of the proposed extension. Demolish Conservatory and retain any re-usable stone.

Excavate over the site and cart away and form foundations to BS 8004 1986 Code of Practice for foundations, BS 8110 Structural Use of Concrete Pt 1, 1985 Code of Practice for Design and Construction and to the satisfaction of the Local Authority Inspector. Foundations shall be to a minimum depth to those of the existing house (min. 750mm deep) and contiguous with any adjacent foundations.

The Contractor shall be responsible for the overall design of the foundations and any soil investigations necessary.

Walls
To be matching coursed stone 100mm on bed, 50mm residual cavity, 50mm Kingspan K8 insulation board installed strictly in accordance with the manufacturers written instructions, 100mm concrete block, stainless steel wall ties at 450c/s vert. 750c/s horiz in staggered rows with additional ties at all insulated dpm/closures. Ensure continuity of any cavities and insulation and bonding to be at each course for the external leaf with proprietary methods for the internal blockwork.

Remove the rear external wall and prepare opening with padstones ready to receive steelwork.

Catnic or similar above new openings and tray dpms. Allow for matching heads and cills and a 70 x 350 stone coping.

Install new cavity trays at junctions of existing house.
Floors

The ground floor construction comprises 22mm flooring grade chipboard with glued joints on 75mm *Kingspan* Thermafloor TF70 (P/A is 0.68) supported on plywood on battens fixed to the sides of 50mm x 125mm C16 joists at 400c/s (2.1m max span) Allow for mid-strutting and edge noggins top and bottom. Floor to run through level with existing.

Site concrete to be a minimum 100mm on dpm (radon barrier continuous with tray dpm's) on sand blinded hardcore and provide air grates with fly screening at 1500c/s to void space. Ensure continuity ventilation paths for the existing floors. Provide slab thickening and breather wall to support joists mid-span. End support to joists provided by part of the remaining masonry wall as necessary.

Roof
The flat roof is to comprise a proprietary single ply membrane installed strictly in accordance with the manufacturers written recommendations on 22mm roofing grade plywood, all screwed and glued on firrings on 50 x 225 C16 joists at 400c/s (max span 4.2m) from wall plate (fixed to existing walling at 900c/s with 900 long galvanised mild steel straps) and either built into pockets or strap fixed to timber lath resin anchor fixed to existing wall. Allow for outlet to hopper head.

Allow for angle fillets and upstands to be lapped under stone copings with cavity tray to external.
Trim out for new lantern and form suitable insulated upstand for single ply membrane.

Insulation to flat roof to comprise Kingspan *Thermaroof*, full thickness fitted tightly between roof joists and lined as described later.

Provide and fit Code 4 lead flashings.

Timber Treatment
All structural and external timbers shall be tanalised to a net dry salt retention of 4.3kgs/m³ either by the double vacuum process using organic solvent to BS5707 or vacuum/pressure process with water bourne preservative to BS4072 and all cut ends of timbers to be re-treated as recommended by the preservative manufacturer.

Steelwork
Provide and install 2no 203 x 133 x 25kgs bolted together with Ø12 bolts, washers and nyloc nuts and Ø50 mild steel tube spacers.

Calculations for this to be sent to the Local Authority for approval.

Windows and Doors
Sliding/folding doors to be agreed with the client and shall have 10k trickle vents and low 'k' double glazing.

Provide and install proprietary manufactured lantern unit in agreement with the client.

Glass and glazing to comply with BS 6206 and BS 6262 and safety glass (Part K4).

Joinery and Internal Finishes
Provide and fit as described and to client choice, new doors and frames as indicated on the drawings and including all ironmongery and the like, skirtings, architraves, cill boards, boxings and all necessary joinery (noggins, solid blockings, etc.,) to complete the works.

Plaster finishes are, to new blockwork, skim finish on 12.5mm boards on adhesive dabs, to existing stone the same finish after a parging coat has been applied, to stud partitions, skim finish on 12.5mm boards and to ceilings pre-insulated TW56 plasterboard to u/side roof joists. Make good to all openings and reveals.

Plumbing, Heating and Electrical
The electrical layout for power and lighting shall be provided subject to client layout and to the latest edition of the IEE codes and switches and sockets to be between 450 and 1200 from floor level and low energy discharge lamps shall be installed throughout the new works.

Allow for recessed light fitting around the lantern in the extension.

Electrical layout to be by a competent Part P qualified person.

Extend the existing central heating into the new Sun Room as required by the client.

Drainage
Any drains and watercourses to be diverted to the satisfaction of the Local Authority so as not to pass under the proposed building.

The existing drains run at the back of the house and a suitable gulley is available which should be re-positioned to take the present bungalow discharge and the new sun room extension via the hopper head.

Test all drainage on completion.

External Works
Adjust the present pavings in agreement with the client to provide a new, small patio area.

Make good elsewhere and leave the site clean and tidy.

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Do not scale - Use figured dimensions only

Project: Proposed rear extension at 1 Foxholes Grove, Crow Edge, Barnsley S36 4HN

Client: Jamie Morris

Dwg Title: Plans, Elevations and Views as Existing and Proposed

Dwg No.: 2004 - 01

Scale: 1 : 100 / 1 : 1250

Date: 8/02/2020

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