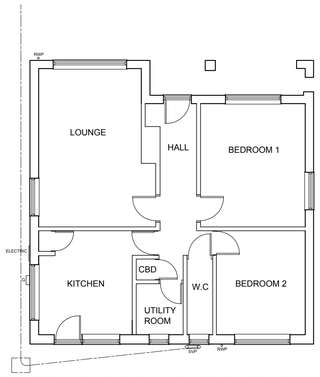
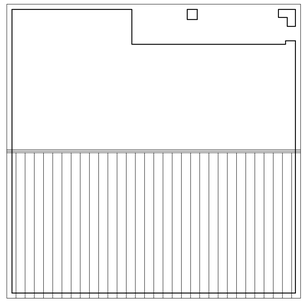
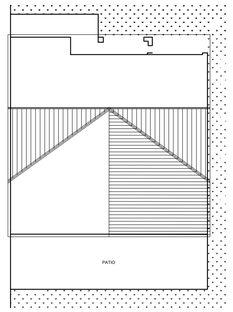


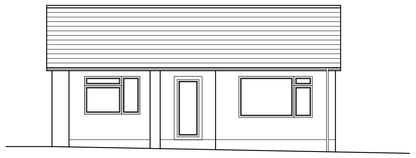
EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN



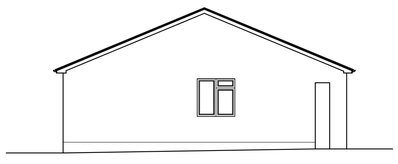
PROPOSED ROOF PLAN
1:200



EXISTING FRONT ELEVATION



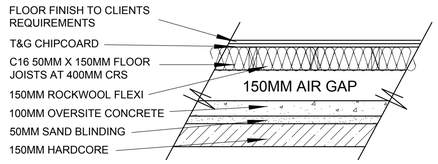
EXISTING REAR ELEVATION



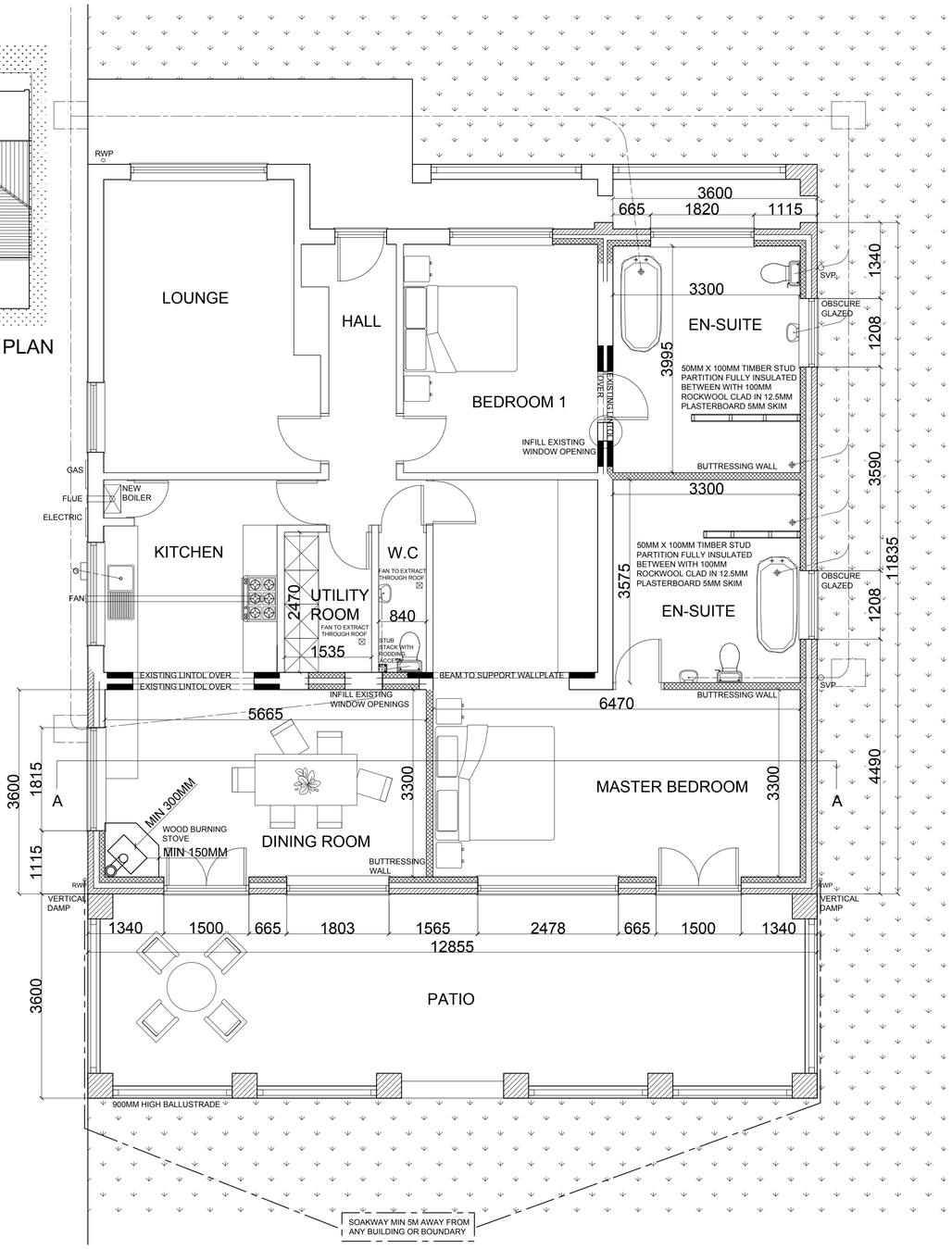
EXISTING SIDE ELEVATION



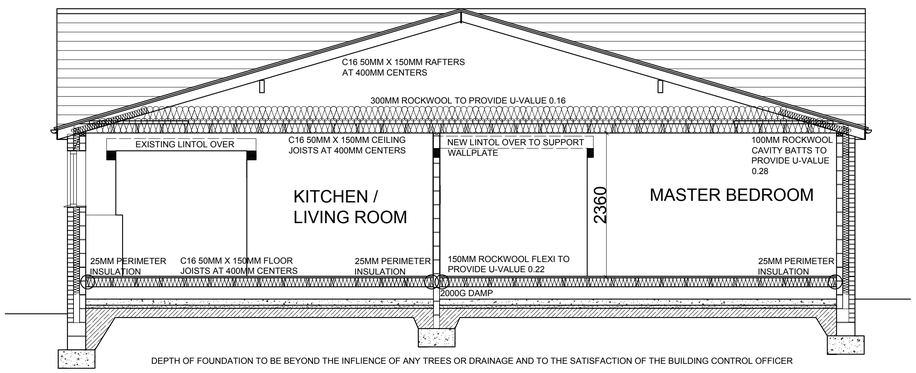
EXISTING SIDE ELEVATION



TIMBER FLOOR DETAIL 1:20



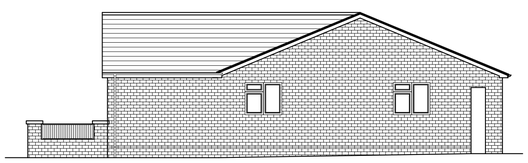
PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION A-A



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROJECT PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AT 31 COBCAR STREET ELSECAR BARNSLEY

DRAWING EXISTING AND PROPOSED PLANS

SCALE 1:50/100

At the request of the Inspector the contractor shall expose any foundations and lintols affected by the proposal and all shall be to his complete satisfaction or altered to be so. It is proposed to construct a detached garage, extensions to the bungalow to form 2 en suites to the existing bedrooms with rear bedroom and kitchen extension and internal alterations.

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor .Note that the detached garage foundation will be subject to engineers design. Masonary internal wall foundation to be 400mm wide x 150mm thick concrete as previously described. Full cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC. Brickwork to match the existing thereafter. All boundaries and final dimensions are to be agreed with client on site prior to commencement of work.

Ground Floor Solid To be laid level with the existing determined through the kitchen and bedroom opening comprising 65mm sand and cement screed trowelled smooth and level with the existing floors on 75 mm of Kingspan floor insulation with 25mm perimeter upstands on 100mm concrete 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. Turn the dpm 225mm up and tight against the face of the blockwork in the cavity back onto the first block 2000g tray DPC over. Any existing air grates affected by proposal are to be compensated for on other elevations or ducted through to the subfloor from outside.

Timber Ground Floor 18mm T & G chipboard flooring type 2 or 3 for wet areas on 50mm x 150mm joists at 400mm centres insulated between with 75mm of Kingspan. 150mm air space between bottom of joist and top of oversite. Oversite concrete to be 100mm thick laid at or above ground level. Under floor ventilation by means of 215mm x 150mm air grates liners tray DPC over commencing 450mm from each corner and at 1.8m centres thereafter. Provide 1200g DPM Radon barrier if deemed necessary by DBS that passes from under the oversite across the cavity at ground level. Wrap joist ends in 2000g dpc where they are built into the existing external wall.

Walls 100mm brickwork external leaf to match existing 100mm cavity fully filled with rockwool batts 100mm plasmor stranlite blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. Ties to have agre'ment certificate for wider cavity. 2000g DPC to each masonary leaf at least 150mm above ground level and lapped to the existing and to heads cills and jambs of all openings. IGHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats. U value of external wall to be 0.28w/m^{2o}c or warmer. All internal stud partition walls to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm framework fully insulated between with fibreglass 10kgm³ for sound insulation. Front external piers and dwarf masonary wall to match existing with rafter feet supported above a 75mm x 225 mm trimmer as the project forward of the ensuite wall plate.

Roof The pitch of the roof will determine the type of tile and should not be shallower than the chosen tile dictates Redland Regent smooth face tile 100mm head lap can be laid at 12.5° laid in accordance with manufactures instruction or Marley Modern smooth face 100mm headlap 17.5° minimum. Builder to check roof pitch and tile prior to construction and notify client should site conditions be not compatible with the specification. Carefully remove the existing tiles and felt from the rear roof slope to reuse the tiles on the front elevation to match the existing and lay the proposed roof over. Concrete interlocking tiles suitable for pitch and laid in accordance with manufacturers instruction on 50mm x 25mm tile battens and 1 layer of Tyvek fully breathable felt. Builder to consider traditional roof in first instance due to transporting trusses of this length to site traditional roof with covering as described on 47 mm x 150mm rafters at 400mm centres supported mid span on a 100mm x 50mm timber plate bolted at 600mm centres with 9.5mm bolts to 100mm x 200mm RSJ purlins that are allowed to cantilever into the existing roof space on the rear elevation to support the lay over rafters until they are less than 3.35m in length. Support purlins into the existing gable and onto 900mm long blockwork piers built above the

line of the existing external wall. Remove barge boards from existing gable to extend new roof up to wall. 25mm x 150mm ridge board 225mm x 25mm lay and valley boards 50mm x 150mm ceiling joists at right angles to rafters spanning side to side and secured onto the existing wall plate along the rear and into the gable wall minimum 50mm end bearing triangulate the rafter feet to the ceiling joists by securing 50mm x 50mm x 1800mm long timbers to each rafter foot and back across the ceiling joists. At time of survey the intention was that the front roof slope remains in situ consequently and because of the existing bitumen based sarking the main roof shall be vented with a continuous 12.5mm soffit gap and flyscreen to opposite eaves. Use proprietry eaves trays to prevent air flow blockage

Alternatively use roof trusses fixed to a 100mm x 50mm wall plate with truss clips at 600mm centres and bracing all in accordance with BS5268 part 3. 12.5mm plasterboard 5mm skim ceiling insulated above with 150mm of fibreglass laid between the joists and 150mm across. Code 4 lead flashings soakers and vallies tray DPC to all abutments 150mm lead up stands. Roof trusses to be manufactured to dimensions taken by supplier on site and not from plan. Manufacturer to provide full structural details for Building Control approval 14 days prior to commencement of work on site. Upvc soffits fascias and barge boards 100mm ogee deep flow gutter 75mm down pipes discharging rain water to soakaways 1m³ in capacity 5m from any building or boundary

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers and 50mm wide full depth noggings at right angles to walls and roof Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges.

Windows Class A UPVC double glazed windows and doors with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a minimum u value of 1.6wm²k. Opening lights to be 1/20th of the floor area and 8000mm ² trickle vents to all rooms. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Ensuites kitchen utility and enclosed wc to have mechanical extract ventilation discharging at a rate of 15/l sec 30/sec cooker hood or 60/sec and 6l/sec respectively to external air. Doors to have 10mm undercut ensuite fans to have 15 min run on. Windows to habitable rooms to have means of escape opening lights providing a clear 450mm wide 750mm high sited between 800mm and 1100mm from the floor

Drains Builder to investigate line of existing drainage to satisfy himself of the most efficient method of discharging the foul drainage to the existing system and agree with the client accordingly. Position of sanitary fittings are subject to clients approval and shown for identification purposes only All drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonary flexibly sealed with rocker pipes. All wastes to be 38mm diameter with 75mm deep seal anti vacumn trap discharging to new soil and vent pipes no connection on soil stack within 200mm below wc connection svp to terminate with a cage 900mm above any opening within 3m Discharge the svp through the roof with a lead sleeve 100mm Osma plastic pipe bed and surround in pea gravel to falls of 1:60 to existing manhole. Lay new 100mm Osma plastic drain with 450mm Osma plastic inspection chambers at change of direction maximum 900mm deep and 300mm diameter access chambers at change of direction maximum 600mm deep bed and surround in pea gravel. Any existing redundant drains to be sealed with concrete. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) water course C) existing on site system through trapped gullies all in accordance with inspectors instruction and agreed on site

Alterations remove the existing kitchen door and side window and the rear bedroom window to form structural openings to access the extension under a 100mm x 175mm rsj on padstones to support the existing wall plate and roof. Access the front bedroom ensuite under monks R6 concrete lintols 100mm end bearing Remove the existing bathroom fittings and cupboard wall to form a utility room block up the existing enclosed window openings from the bath wc and side bedroom window making good all plaster finishes. all lintols across internal openings to be checked and trimmed over where builders investigation reveals it necessary to do so to support proposed structure . Continue masonary walls in blockwork to support the structural steel purlins beams and padstones

Combustion Appliance Free standing stove manufacturer supplier and flue system to be confirmed by client on a non combustible structural hearth that projects 300mm in front of the appliance and 200mm to each side. Information essential to the correct application and use of the appliance and flue shall be permanently posted in the building . A notice plate including the following information shall be fixed next to the consumer unit. The location of the hearth fireplace or the beginning of the flue. The category of the flue and generic types of appliances that can be safely accommodated. The type and size of flue, the installation date. All as identified in approved document J coming into effect on 1-10-2010paragraphs 1.54 to 1.58 the flue pipe from the appliance is to discharge into a twin wall insulated chimney which is to be separated from combustible material as it passes adjacent the roof by the manufacturers fire stop component and no combustible material shall be within the minimum distance as designated in BS EN 1856-1 and the manufacturers details. No joints in the chimney or flue system shall be within the thickness of the wall or any roof. Combustion air shall be provided in accordance with manufacturers instructions. The size of the flue in the chimney should be as the manufacturers recommendation for the appliance and type of fuel burnt but minimum 125mm diameter when circular Combustion air shall be provided in the quantity as part J and the manufacturers instructions and on the final choice of appliance. Chimney to terminate at a height above eaves as approved document J. and 1m above any opening within 2300mm. Chimney system to be securely fastened back to the existing structure

A carbon monoxide alarm must be installed in the room where the appliance is located on the ceiling at least 300mm from any wall or if it is located on a wall as high up as possible above any doors and windows but not within 150mm of the ceiling and it should be within 1m and 3m from the appliance. The alarm should comply with BS EN 50291-2001 and be powered by a battery designed to operate for the life of the working alarm. The appliance must be 75mm from the adjacent walls.

External Patio to finish level with the bottom of the projecting door frame cill that is sealed to the masonary to prevent water ingress. Ensure that the outer leaf dpc is at least 150mm above the patio level and that the cavity extends 225mm past floor level. Patio finish as clients instruction to fall 50mm away from the bunglow on limestone or crushed brick hardcore compacted in 150mm layers. Enclosing masonary in brickwork as the extension with 325 x 325 mm piers as shown and external guarding shown for the purposes of obtaining planning permission only. Steps to comprise 250mm treads max rise 200mm hand rail both sides should total rise exceed 600mm. Unless the patio finish overhangs the walls install an ACO channel adjacent the perimeter to stop water ingress down the patio face of the wall and discharge to a soakaway