

Proposed rear NW elevation 1 / 100

SG Safety glazing to be 6206



Proposed side SW elevation 1 / 100



Proposed front SE elevation 1 / 100

Note:
EW Escape type window min clear opening 450mm x 750mm
cill height max 1100mm from FFL

ELEVATION TREATMENT

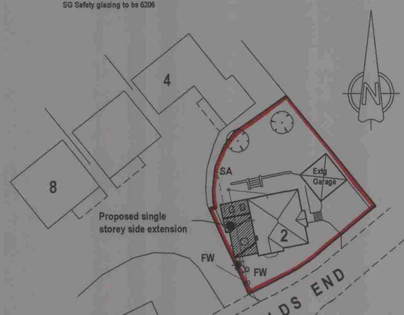
TILES :
MARLEY FLAT CONCRETE THROUGH CONCRETE INTERLOCKING TILES: OR SIMILAR APPROVED CONCRETE TILES WITH MATCHING RIDGE TILES

RAINWATER GOODS BLACK U-PVC 110mm BOX SECTION GUTTERS, AND 75mm ROUND BLACK U-PVC DOWNPIPES AND FITTINGS

SOIL STACK 110mm DIA BLACK U-PVC INCLUDING CONNECTIONS AND FITTINGS FROM EN-SUITES & BATHROOM

WHITE U-PVC DOUBLE GLAZED 22mm UNITS + TRICKLE VENTS, DRAUGHT SEALS ETC. U-VALUE 1.8W/M/2/K

EXTERNAL WALLS TO BE BLEND RED / BROWN BRICKWORK TO MATCH EXISTING AS AGREED WITH PLANNING OFFICER



Site Plan
1/500

NB ALL DRAINAGE RUNS TO BE EXPOSED ON SITE PRIOR TO START OF WORK, AND ANY CHANGES NOTIFIED TO DRAWER

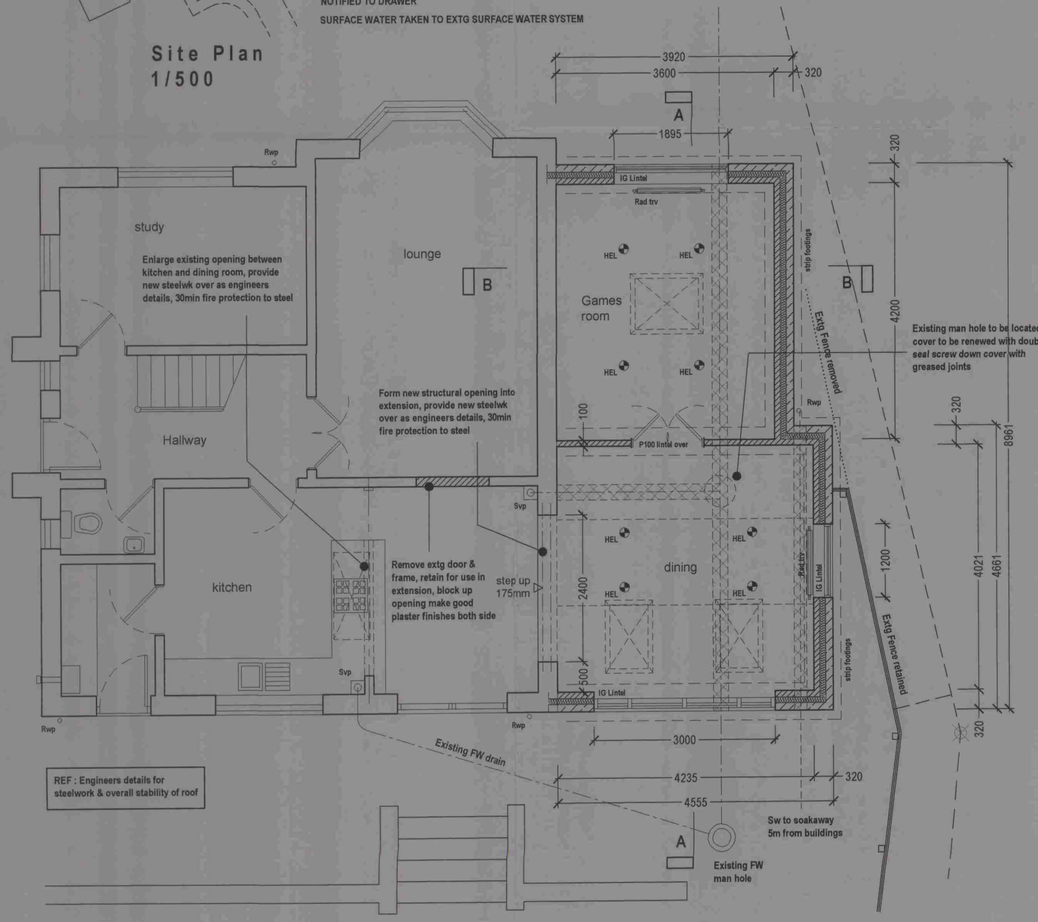
SURFACE WATER TAKEN TO EXTG SURFACE WATER SYSTEM

assumed line of foul drain, check on site

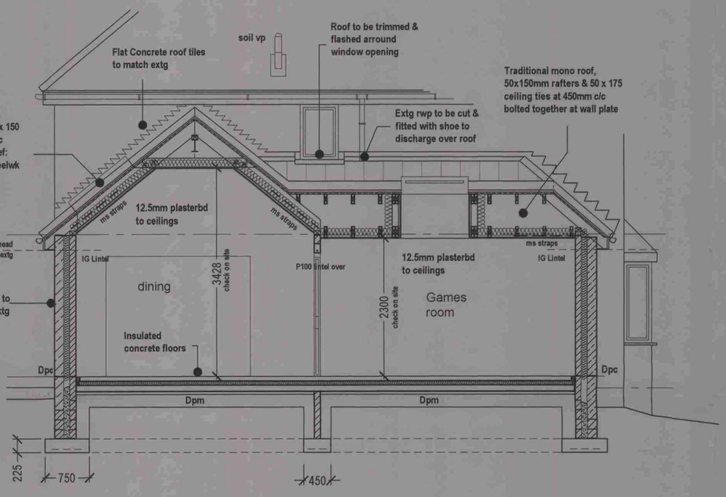
Electric / Heating

Symbol	Description
	Double gang switched socket low level
HEL	Pendant ceiling light and only capable of accepting high efficiency lighting
	Light switch wall mounted located between 900 & 1200mm from FFL to BS3676
	Radiator fitted with Thermostatic control valves.

ELECTRICS.
ALL ELECTRICAL WORKS AND INSTALLATION TO BE CARRIED OUT IN COMPLIANCE WITH THE INSTITUTION OF ELECTRICL ENGINEERS ' REGULATIONS IN BUILDINGS, 16TH EDITION ', AND SHALL CONFORM IN ALL RESPECTS WITH THE CURRENT REGULATIONS AS REGARDS TO P.M.E EARTHING.



Proposed Ground floor plan 1 / 50



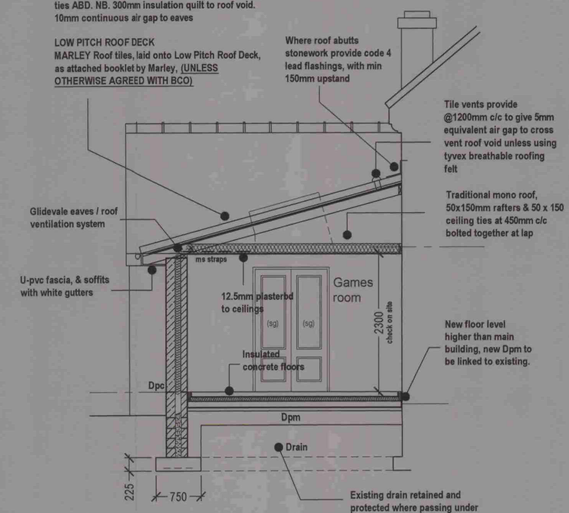
Cross section A - A
1 ; 50

NB footings to be reinforced with one layer A252 mesh to bottom of footing min 70mm cover to steel.

Footing depth to be agreed with BCO on site and taken below invert level of drains

Roof pitch approx. 15°. (Confirm on site)
Roof to consist of Marley Modern tiles or similar approved with 100mm head lap on 25x38mm sw battens on breathable roofing felt on either std trusses at 600mm c/c. or traditional rafters & ceiling ties ABD. NB. 300mm insulation quilt to roof void. 10mm continuous air gap to eaves

LOW PITCH ROOF DECK
MARLEY Roof tiles, laid onto Low Pitch Roof Deck, as attached booklet by Marley, (UNLESS OTHERWISE AGREED WITH BCO)



Cross section B - B
1 ; 50

ELECTRICS.
ALL ELECTRICAL WORK REQUIED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COPLTEHT TO DO SO.
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO'.

STRUCTURAL CALCULATIONS
CALCULATIONS TO BE PROVIDED FOR THE FOLLOWING ITEMS.
1/ ROOF TRUSSES 2/ STEELWORK 3) OVERALL STABILITY

CONTRACTOR TO CHECK APPROVAL DOCUMENTS FOR ANY CONDITIONS WITH RESPECT TO CALCULATION
CALCULATIONS TO BE SUBMITTED AND APPROVED BY LOCAL AUTHORITY BUILDING CONTROL OFFICER 2RDAYS PRIOR TO START OF WORK ON SITE.
IT IS THEREFORE THE RESPONCIBILITY OF THE CONTRACTOR TO CHECK THAT THE CALCULATIONS HAVE BEEN APPROVED PRIOR TO ORDERING.

ALL STRUCTURAL STEELWORK TO BE PROVIDED WITH MIN 30MINUTE FIRE PROTECTION CONSISTING OF TWO LAYER 12.5mm PLASTERBD AND SKIM WITH JOINTS FILLED TAPPED AND STAGGERED. OR USE ONE LAYER 12.5mm THICK FIRE BOARD.

HEATING SYSTEM
EXISTING GAS FIRED WALL MOUNTED BOILER LOCATED IN EXISTING UTILITY PROVIDING CENTRAL HEATING TO EXISTING BUILDING TO BE EXTENDED TO COVER NEW EXTENSION AREAS. BOILER TO BE CHECKED ON SITE FOR CAPACITY TO RUN ADDITIONAL RADIATORS BY QUALIFIED HEATING ENGINEER PRIOR TO START OF WORK. PROVIDE PANEL RADIATORS WITH THERMOSTATIC VALVES. ALL FLOW AND RETURN PIPEWORK TO BE INSULATED WITH PU FOAM SLEEVES EQUAL IN THICKNESS TO EXTERNAL DIA OF PIPEWORK WHERE RUNNING THROUGH UNHEATED SPACES. ALL INSULATION TO COMPLY WITH CURRENT BUILDING REGULATIONS PART L1. 2000.

IF BOILER RELOCATED ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS PART L1.2000.

HEATING AND HOT WATER SHALL BE INSPECTED AND A COMMISSIONING CERTIFICATE ISSUED AT COMPLETION OF INSTALLATION TO CONFIRM THAT APPROPRIATE PROVISION HAS BEEN MADE FOR THE SYSTEMS EFFICIENT OPERATION FOR THE PURPOSE OF CONSERVATION OF FUEL AND POWER. THE CERTIFICATE TOGETHER WITH MANUFACTURERS OPERATION FOR AND MAINTENANCE INSTRUCTIONS MUST BE AVAILABLE FOR TH OCCUPANTS' USE.

ALL WORK TO GAS APPLIANCES IS TO BE CARRIED OUT / CHECKED BY CORGI REGISTERED INSTALLER OR BRITISH GAS.

FOUL AND WASTE WATER DISPOSAL

INSPECTION CHAMBERS/ RODDING ACCESS POINT AS INDICATED ON PLAN IN PROPRIETEY PVC-U 450mm NOM DIA. TO A MAX DEPTH OF 1000mm. MEDIUM DUTY COVER / FRAME. INTERNAL INSPECTION CHAMBERS FITTED WITH DOUBLE SEAL SCREW DOWN COVER AND GREASED JOINTS. COVER TO BE POSITIONED BELOW FLOOR FINISH AND PROVIDE WITH INSULATION.

ALL NEW FOUL WATER TAKEN TO EXTG FW SYSTEM AND CHECKED ON SITE PRIOR TO START OF WORK. ALL NEW DRAINS BELOW GROUND LEVEL TO BE 100mm DIA VCW PIPES WITH FLEXIBLE CONNECTORS LAID TO 1/40 FALL AND SURROUNDED IN PEA GRAVEL AND CONNECTED TO EXISTING FW SYSTEM. WHERE DRAINS PASS UNDER EXTENSION DRAIN TO BE EXPOSED AND SURROUNDED IN 150mm THICK CONCRETE. AND WHERE DRAINS PASS THROUGH WALLS PRE-CAST CONCRETE LINTELS PROVIDED OVER.

RAINWATER DISPOSAL.
NEW 110mm HR GUTTERS LAID TO 1/500 FALL TO 63mm DOWNPIPES. ALL NEW PIPEWORK CONNECTED TO EXISTING ABOVE GROUND DOWNPIPE. NO ALTERATIONS TO EXISTING BELOW GROUND SURFACE WATER DRAIN RUNS. IF ALTERATIONS REQUIRED DUE TO LOCATION OF NEW FOUL WATER MAN HOLE THEN NEW BELOW GROUND SURFACE WATER DRAINAGE TO BE AS FOLLOWS 150mm DIA VCW DRAINS WITH FLEXIBLE CONNECTORS OR SIMILAR IN PLASTIC LAID TO 1/60 FALL.

WHERE POSSIBLE NEW SURFACE WATER TAKEN TO EXISTING GUTTERS / DOWN PIPES

Construction Notes

ALL WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH APPROVED PLANS AND DETAILS, INCLUDING ANY CONDITIONS ATTACHED THERETO. ANY DEVIATION FROM THE APPROVED PLAN SHOULD BE CLEARED BY THE LOCAL AUTHORITY BEFORE IMPLEMENTATION ON SITE. ALL MATERIALS ARE TO CARRY BS KITEMARK OR BBA CERTIFICATION AND BE USED IN ACCORDANCE WITH MANUFACTURERS GUIDELINES AND GOOD BUILDING PRACTICES. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK GIVEN DIMENSIONS ON SITE. DO NOT SCALE FROM THE DRAWINGS. PLEASE NOTIFY THE DESIGNER IMMEDIATELY IF ANY DISCREPANCY ARISES. WE ARE PLEASED TO HELP WITH ANY QUERIES. IT IS THE CONTRACTORS RESPONSIBILITY TO INFORM THE HEALTH AND SAFETY EXCECUTIVE OF ANY PROJECT FOR A HOUSEHOLDER WHICH MAY LAST MORE THAN 30 DAYS OR 500 MAN DAYS ON SITE, IN ACCORDANCE WITH THE CDM (CONSTRUCTION DESIGN AND MANAGEMENT) REGULATIONS. ALL STATUTORY AUTHORITIES ARE TO BE NOTIFIED OF PROPOSED EXCAVATIONS. ALL SERVICES ARE TO BE LOCATED AND MADE SAFE PRIOR TO WORK TAKING PLACE. ALL NOTES AND DRAWINGS ARE SUBJECT TO COPYRIGHT. FOUNDATION SHOWN ASSUMES NORMAL GROUND CONDITIONS: AS FOUNDATION DESIGN DEPENDS ON GROUND CONDITIONS IT IS THE CLIENTS RESPONSIBILITY TO HAVE ALL NECESSARY GROUND INVESTIGATIONS AND BEARING TESTS CARRIED OUT ON SITE AND TO EMPLOY AN ENGINEER TO PROVIDE THE FINAL DESIGN BASED ON THE FINDINGS OF SUCH TESTS.

EXTERNAL MATERIALS
WHERE PLANNING APPROVAL HAS BEEN OBTAINED FOR THE DEVELOPMENT IT IS ESSENTIAL THAT SAMPLES OF THE PROPOSED BRICKS AND ROOF TILES ARE TAKEN TO THE PLANNING OFFICER FOR FINAL APPROVAL BEFORE ORDERING BULK QUANTITIES.

THE BUILDING FABRIC TO BE CONSTRUCTED SO THAT THERE IS NO SIGNIFICANT THERMAL BRIDGE OR GAPS IN THE INSULATION LAYER(S) WITHIN AND AT THE EDGES OF THE VARIOUS ELEMENTS
REASONABLE PROVISION SHOULD BE MADE TO REDUCE UNWANTED AIR LEAKAGE FROM THE BUILDING BY PROVIDING A CONTINUOUS BARRIER TO AIR MOVEMENT AROUND THE HABITABLE SPACE THAT IS IN CONTACT WITH THE INSIDE OF THE THERMAL INSULATION LAYER. THIS MUST BE WITHOUT PREDUDICE TO THE NEED TO PROVIDE ADEQUATE VENTILATION FOR HEALTH (Pt F) AND ADEQUATE COMBUSTION AIR TO HEATING APPLIANCE (Pt J).
ADDITION OF THE RECOMMENDATIONS IN THE REPORT ON REBUST CONSTRUCTION WOULD SATISFY TH BUILDING REGULATIONS REQUIREMENTS - LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS.

STRIP FOUNDATIONS
GRADE C25 REINFORCED CONCRETE STRIPS FOOTINGS 600mm WIDE x min 225mm THICK. REINFORCEMENT TO CONSIST OF ONE LAYER A252 STEEL MESH TO BOTTOM OF FOOTINGS WITH MIN 70mm COVER. FOOTINGS TO BE TAKEN DOWN TO EXISTING AND STEPPED BELOW INVERT LEVEL OF DRAINS AFFECTED BY FOUNDATIONS. FINAL DEPTH TO SATISFACTION OF BUILDING CONTROL OFFICER UPON SITE INSPECTION. SIZES AS STATED ON SECTION/PLAN WITH MINIMUM PROJECTION OF 150mm. STEPS IN LEVEL TO BE NO GREATER THAN THICKNESS OF CONCRETE AND TO LAP BY 350mm MIN. MINIMUM DIG 600mm IN GOOD GROUND, 1000mm MIN IN CLAY.

WALLS BELOW GROUND AND TO DPC LEVEL
CAVITY WALLS 320mm THK OIA. CONSISTING 125mm BLOCK OUTER LEAF 100mm CAVITY FILLED WITH LEAN CONCRETE TO 150mm BELOW DPC LEVEL, 100mm BLOCK INNER LEAF. ALTERNATIVELY USE STANDARD FOUNDATION BLOCKS. OUTER LEAF BLOCKWORK TO TERMINATE 150mm BELOW FINISHED GROUND LEVEL. PROVIDE ENGINEERING BWK TO DPC LEVEL MIN 150mm ABOVE FINISHED GL STEPPED AS NECESSARY. ALL OTHER WALLS BELOW DPC IN 4N BLKWK. WHERE PIPES PENETRATE WALL PROVIDE KAYLORS RC LINTELS OVER WITH 150mm END BEARINGS AND 50mm CLEARANCE TO PIPE CROWN. SEAL AROUND PIPE WITH RODENT PROOF BOARDS.

SOLID CONCRETE GROUND FLOORS WITH INSULATION BENEATH SCREED
GENERALLY FLOORS TO CONSIST OF FINISH TO CLIENT SPECIFICATION,ALL ABOVE LAID ON MIN 75MM SANDICEMENT SCREED REINFORCED WITH A98 STEEL MESH REINFORCEMENT ON 75mm KINGSPAN FLOOR QUALITY INSULATION SHEETS OR SIMILAR APPROVED. 25mm OF INSULATION TO BE RETURNED AROUND PERIMETER EDGE OF SCREED. LAID ON 100mm THICK MIN CONCRETE SLAB ON 1200g DPM LINKED TO WALL DPC ON 50mm SAND BLINDING ON 150mm MIN COMPACTED LIMESTONE HARDCORE. WHERE NEW CONCRETE FLOOR AFFECTS EXTG TIMBER FLOOR AIR BRICKS. PROVIDE 110mm DIA UPVC PIPE DUCTING BELOW FLOOR LINKING EXTG AIR BRICKS TO NEW 75x215mm AIR BRICKS.
ALTERNATIVE POSITION INSULATION UNDER CONCRETE SLAB USE MIN 170mm THICK POLYSTYRENE EPS CONFIRM WITH BCO ON SITE

EXTERNAL CAVITY WALLS. (MAX. U-VALUE 0.30 W/M/2/K)
320mm THK COMPRISING 120mm FACING STONEWK WITH 100mm CAVITY FILLED WITH MINERAL WOOL CAVITY BATTS OR SIMILAR APPROVED. INNER LEAF 100mm PLASMOR FIBROLITE 4N BLOCKWK. STAINLESS STEEL VERTICAL TWIST WALL TIES PROVIDED AT RATE OF 6no PER SQ.METRE AT MAX 750mm HORIZONTAL CENTRES IN STAGGERED PATTERN AND AT 225mm CL VERTICALLY AT REVEALS. LINTELS BY IG.LTD WITH EPS INSERT. 150mm END BEARINGS BEDDED IN MORTAR WITH TRAY DPC OVER. ALL SILLS AND REVEALS TO BE PROVIDED WITH ROCKCLOSE INSULATED CAVITY CLOSERS OR SIMILAR AND HAVE DPC'S. FINISH INTERNALLY WITH 16mm LW PLASTER. WET AREAS WALLS TO BE FINISHED WITH 16mm THICK SAND CEMENT WITH WATERPROOF ADDITIVE.
PROVIDE TANALISED SW 75x100mm WALL PLATE BEDDED IN CEMENT MORTAR AND SECURED AT 1800mm C/C WITH 5x30 MS STRAPS BUILT OR SCREWED INTO BLOCKWK / BRICKWK AT EAVES TO RECIEVE ROOF TIMBERS.

CONTRACTOR TO CHECK WITH BUILDING CONTROL IF RADON PROTECTION IS REQUIRED. IF REQUIRED THEN THIS IS ACHIEVED BY LINKING DPC'S TO DPM'S VIA CAVITY TRAY DPC FORMING CONTINUOUS BARRIER

TRUSSES (PITCH to be confirmed on site) (MAX. U-VALUE 0.16 W/M/2/K)
ROOF TILES SANDTOFT FLAT CONCRETE OR SIMILAR APPROVED AND AS AGREED WITH LOCAL AUTHORITY PLANNING OFFICER ON 25x50mm TANALISED SW BATTENS ON UNTEARABLE SARKING FELT TO BS.747 EITHER PREFORMED TRUSSES AT 600mm C/C AS INDICATED ON PLANS & SECTIONS. WIND BRACING TO BS.5268 PT3 1998. SPIKED TO SW WALL PLATES. OR TRADITIONAL ROOF AS INDICATED ON PLANS & SECTIONS

ROOF RESTRAINT TO CONSIST OF 30x5x2000mm LONG GALVANISED. MS GABLE STRAPS AT 2000mm C/C FIXED TO LAST THREE RAFTER/CEILING JOISTS ON 38x75mm NOGGINS FIXED BETWEEN JOISTS WHERE INDICATED BY * ALSO PROVIDE 30x5x1200mm LONG VERTICAL RESTRAINT STRAPS TO EVERY THIRD RAFTER/CEILING JOIST AND CLIPPED TO 75x100mm SW WALL PLATE. WALL PLATE TO BE STRAP ANCHORED TO BLOCKWK WITH 30x5x1200mm LONG STRAP TURNED OVER WALL PLATE AT 1800mm C/C.

INSULATE MAIN ROOF VOID WITH 1no LAYER OF 100mm ROCKWOOL QUILT LAID BETWEEN AND 1 LAYER 200mm ROCKWKWL QUILT LAID ACROSS CEILING MEMBERS ON 12.5mm FOIL BACKED PLASTERBD. QUILT CARRIED OVER WALLPLATE TO REST ON OUTER LEAF. MIN 50mm AIR GAP TO BE MAINTAINED OVER ALL INSULATION.
SLOPING CEILINGS TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTERS & 25mm KINGSPAN BELOW RAFTERS.
PROVIDE 25mm CONTINUOUS VENT STRIP TO PERIMETER OF ROOF CONSISITNG OF GLIDEVALE EAVES I ROOF VENTILATION SYSTEM. FASCIA BOS IN U-PVC WHITE IN COLOUR.
ALL FLASHINGS IN CODE 4 LEAD DRESSED 150mm UP WALL, LEAD WEDGED AND POINTED INTO MORTAR COURSE AND LINKED TO CAVITY TRAY DPC.

LOFT ACCESS HATCH (IF APPLICABLE)
HATCH DOOR TO BE HINGED AND FITTED WITH COMPRESSIBLE DRAUGHT STRIPS AND SECURE LATCH. INSULATE AS PER REST OF VOID.

PVC-U WINDOWS & DOORS MUST USE PILKINTON-K GLASS (MAX. U-VALUE 1.8W/M/2/K) (ARGON FILLED)
NEW PVC-U WINDOWS & DOORS TO MATCH WITH EXISTING WINDOWS OF PROPERTY WHERE POSSIBLE. PVC-U DOUBLE GLAZING UNITS TO BE HERMETICALLY SEALED UNITS WITH MINIMUM 16mm AIR SPACE TO BS 3713 WITH CLEAR FLOAT OR COTSWOLD OBSCURE GLASS OR SIMILAR TO MATCH EXISTING AS INDICATED ON PLANS. FRAMES TO BE MASTIC POINTED TO BWK. AREA OF OPENING LIGHTS TO BE MIN 5% OF INDIVIDUAL ROOMS AND TO BE FITTED WITH COMPRESSIBLE DRAUGHT STRIPS. AT LEAST PART VENT 1.75M ABOVE F.L. ALL GLAZING TO DOORS/PATIOS WITHIN 1500mm OF FFL AND ADJACENT WINDOWS WITHIN 300mm EITHER SIDE OF DOORS. ALSO WINDOWS BELOW 800mm FROM FFL TO COMPLY WITH BS 6206. CLASS A (SAFETY GLAZING). AS INDICATED ON PLAN & ELEVATIONS (SG)

ESCAPE WINDOWS TO BE PROVIDED TO ALL FIRST FLOOR WINDOWS OR INNER ROOM SITUATIONS COMPLYING WITH THE FOLLOWING REQUIREMENTS.
WINDOW TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33SQM. AND AT LEAST 450mm HIGH or 450mm WIDE MIN CLEAR UNOBSTRUCTED OPENING TO BE 450mm x 750mm (THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH). WE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100mm ABOVE THE FLOOR.

MECHANICAL VENTILATION
EXISTING KITCHEN EXTRACTION NO CHANGES PROPOSED

BACKGROUND VENTILATION
PROVIDE TRICKLE VENTS TO ALL ROOMS INCORPORATED INTO WINDOW FRAMES WHEREVER POSSIBLE. OTHERWISE PROVIDE 300x300mm AIRBRICK WITH HIT AND MISS GRILL. MIN SIZES AS FOLLOWS: 8000mm SQ TO ALL HABITABLE ROOMS AND 4000mm SQ ELSEWHERE.

ELECTRICS.
ALL ELECTRICAL WORKS AND INSTALLATION TO BE CARRIED OUT IN COMPLIANCE WITH THE INSTITUTION OF ELECTRICL ENGINEERS ' REGULATIONS IN BUILDINGS, 16TH EDITION ', AND SHALL CONFORM IN ALL RESPECTS WITH THE CURRENT REGULATIONS AS REGARDS TO P.M.E EARTHING.

INCLUDE ALL WIRING, 2 GANG POWER POINTS, CEILING POINTS, LIGHT SWITCHES, LIGHTING AND POWER CIRCUITS, TV POINTS ETC. AMOUNT AND POSITION TO BE AGREED ON SITE.

POWER POINTS & LIGHT SWITCHES TO BE FITTED BETWEEN 450mm & 1200mm ABOVE ALL FLOOR LEVELS.

EFFICIENT LIGHTING SHALL BE PROVIDED (TO MINIMUM OF 1 /3 ROOM) IN THE FORM OF ILLUMINATED FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICANCY GREATER THAN 40 LUMINS PER CIRCUIT-WATT ie FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLS TUNGSTON LAMPS WITH BAYONET CAP OF EDISON SCREW BASES)

CMR
- 5 JUN 2008

Planning & Building Regulations Details

Revision	Description	Date

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS.

Client :
Mr & Mrs D Hobson

Location :
2 Field End
Oxspring, Sheffield, S36 8WH

Project :
Proposed erection of single storey side extension

Drawing title :
Proposed plans & elevations

Scales : 1 ; 100, 50 | Sheet : 02

Date : May 2008

Simon Hainsworth
Building Design Services
48 Milton Road
Branton Doncaster DN3 3PB

Drawing A1 - 1-50