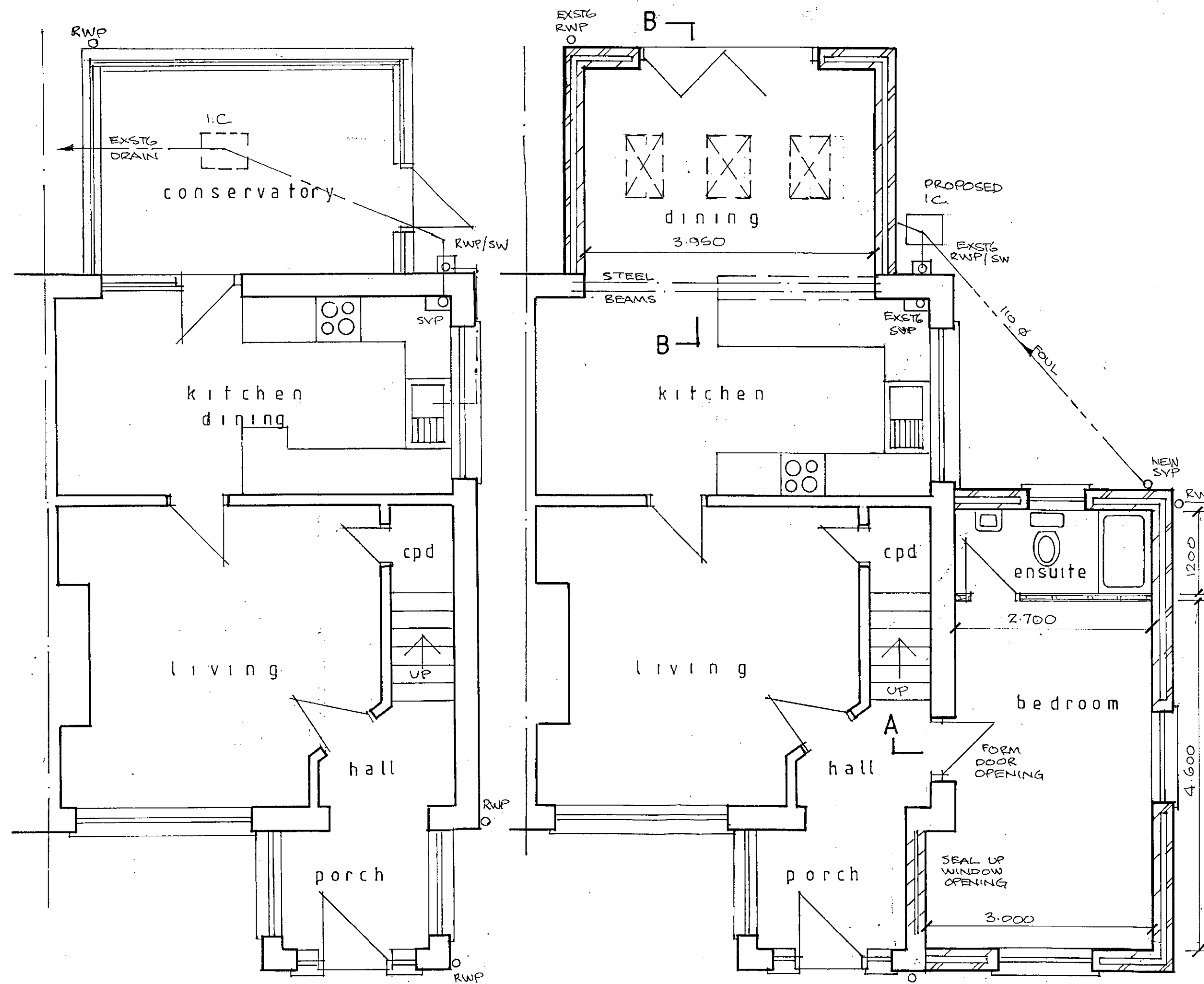
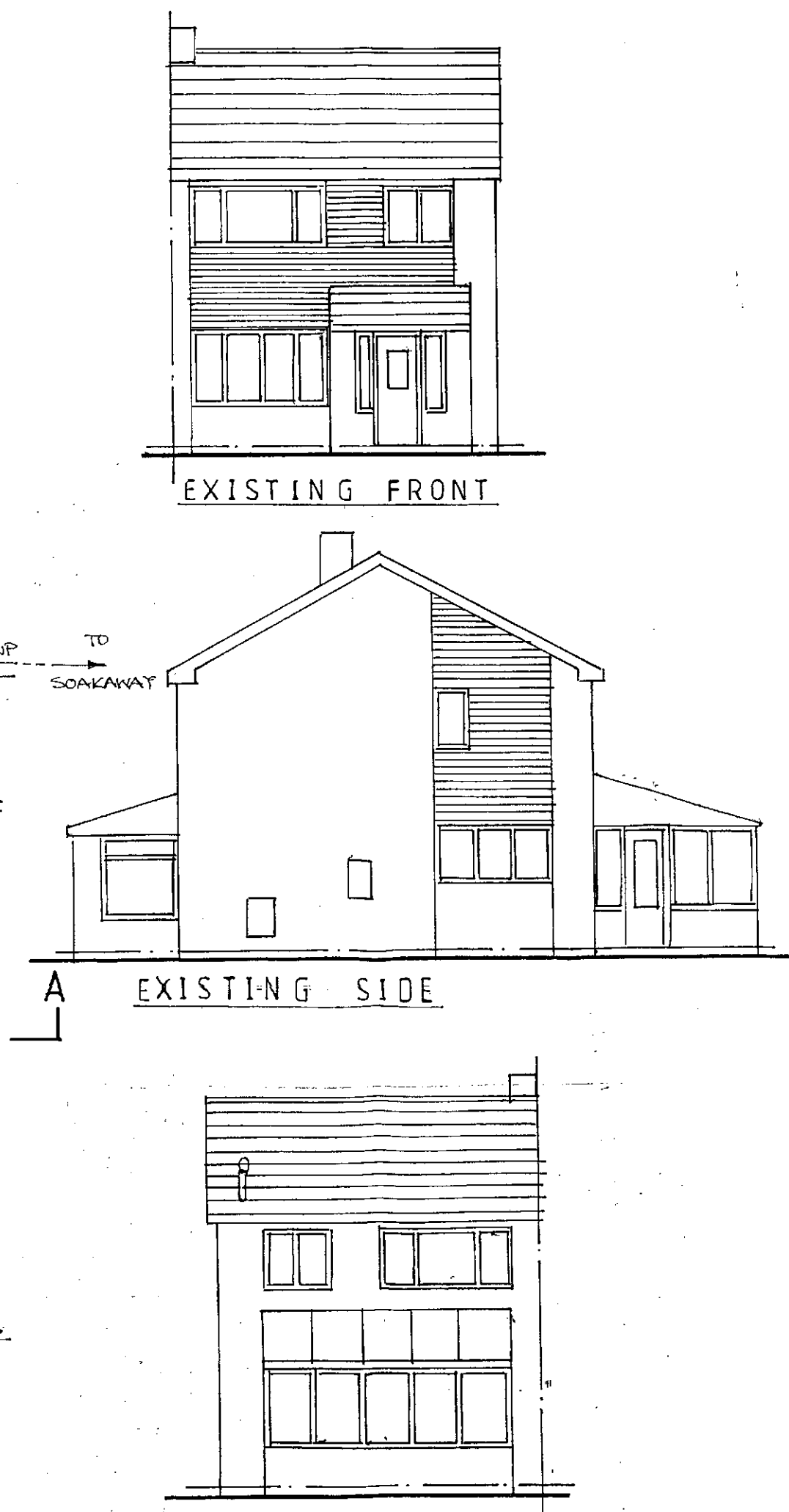




EXISTING GROUND FLOOR

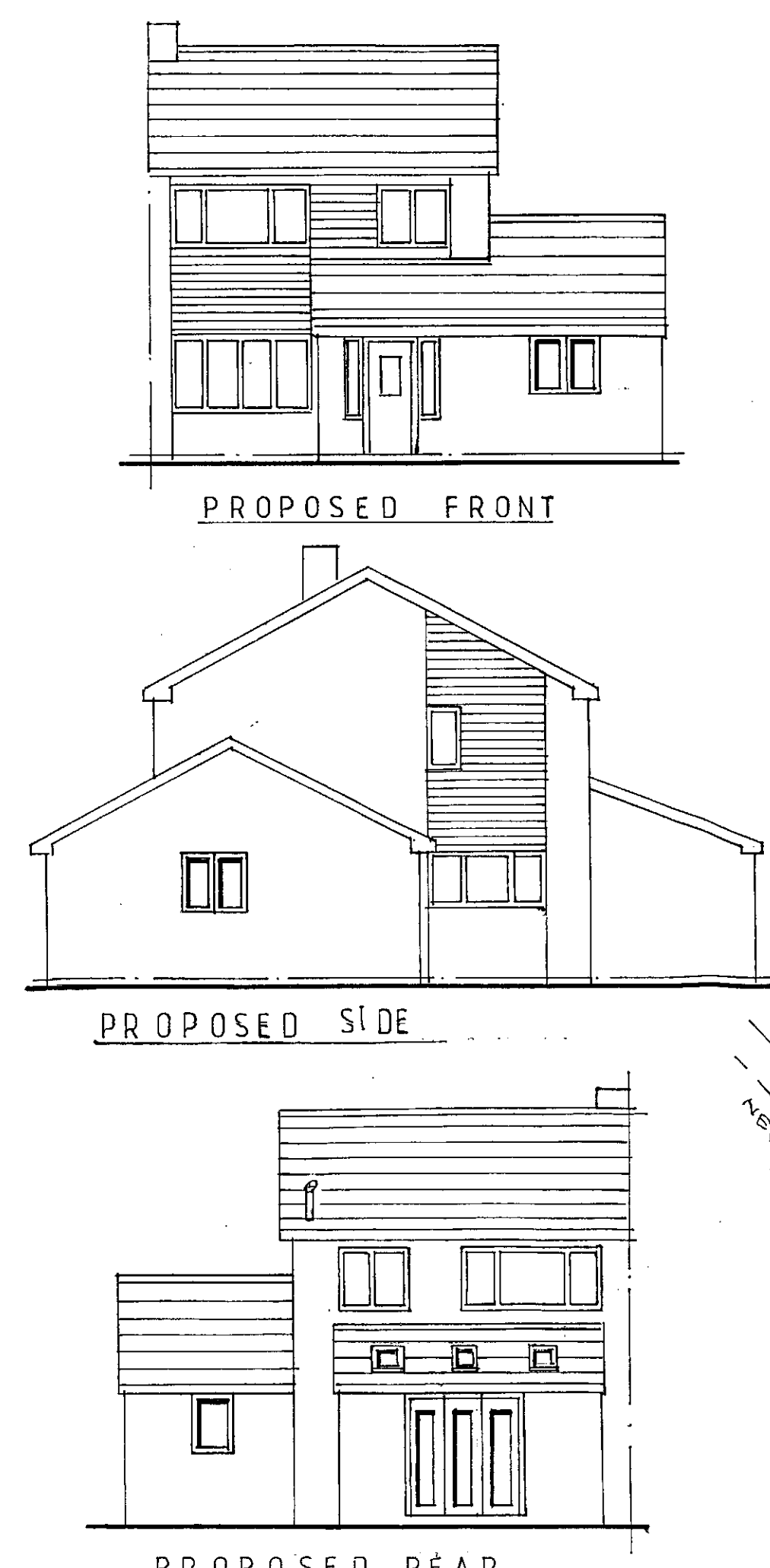
PROPOSED GROUND FLOOR



EXISTING FRONT

EXISTING SIDE

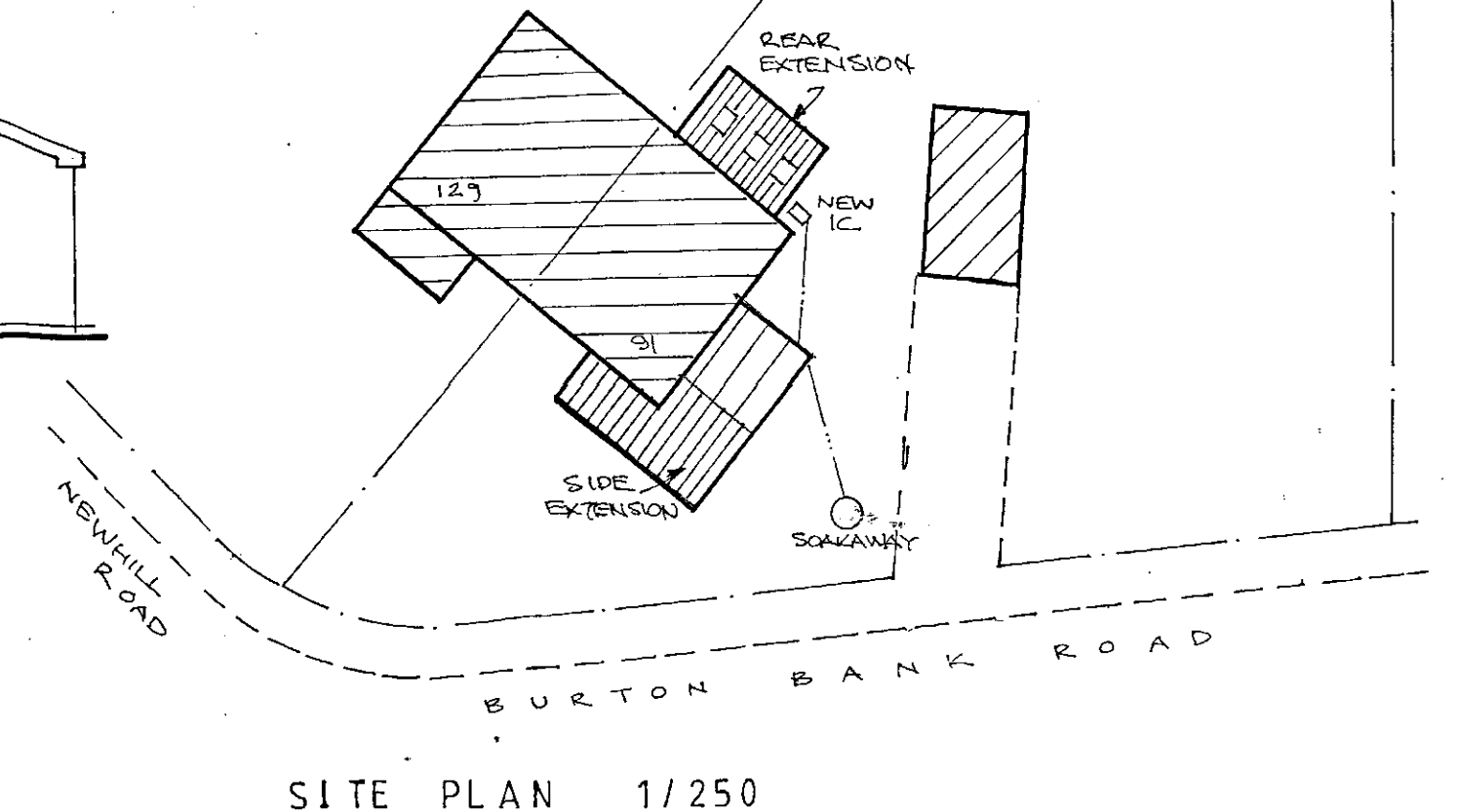
EXISTING REAR



PROPOSED FRONT

PROPOSED SIDE

PROPOSED REAR



SITE PLAN 1/250

REAR EXTENSION

Existing conservatory to be demolished to floor level and existing raft foundation exposed for inspection by Local Building Inspector to check suitability for reuse; any additional work required will be carried out to full satisfaction of Local Building Inspector

ROOF: Marley-Eternit Mendip smooth (or similar approved) concrete interlocking roof tiles with 75 headlap in colour to match existing house roof tiles laid on 38 x 25 tiling battens with minimum 100 headlap; tiles on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; 150 x 47 rafters at 600 centres at 17.5 degree pitch in strength class C16 timber; rafters fixed to wallplate one and using Simpson VPA variable pitch connector (or similar approved) onto 150 x 75 timber bearer rafterbolted to house wall other end and using Simpson RR60 ridge rafter connector (or similar approved); 100 x 75 treated wallplate fixed to blockwork at centre span with 30 x 5 x 600 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at 1/3" span built into wall and nailed across first 3 rafters; 60 mm Kooltherm K7 pitched roof board fixed between rafters and 70mm Kooltherm K18 insulated dry lining board to underside of rafters with 5mm plaster skim finish to give a U value of 0.18 W/m²K; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; white PVCu soffit, fascia and barge board with 110 x 63 gutters to discharge to 63 square section down-pipe to existing gully

"Velux" 550 x 980 Type GGU roof windows (or similar approved) fixed between rafters in accordance with manufacturer's instructions; roof windows to be double glazed units with a U value of 1.4 W/m²K; roof windows fitted using proprietary fixing kits and flashings

2100 wide a 1980 high PVCu Bifold doors with 24mm Argon filled double glazed PVCu units fitted with low E coated glass; opening area minimum 1/20" floor area of room served; "trickle" ventilation 5,000mm² in area toughened safety glass to BS EN 12150 (U value of 1.6 W/m²K)

CAVITY WALLS:

Cavity walls to be same construction a proposed side extension built off existing concrete raft foundation; Catnic Cougar CH90/100 (or similar approved) open back lintel to Bifold door opening with min 150 end bearing; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall

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

STEEL BEAMS: 2 No. 152 x 152mm x 46 kg/m U.C.s bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts; beams to bear on 215 long x 140 deep x 100 wide concrete padstone in Grade C30 concrete; beams to be hidden within ceiling construction and to be fire protected with 12.5mm Promat "Supalux" fire resistant boarding fixed in accordance with manufacturers instructions; Calculations for steel beams submitted for approval

GENERAL

DRAINAGE: En-suite to discharge to new SVP connected to existing foul drain via slow radius rest bend with bird proof grating at top; 75 deep seal trap to all appliances with 32 waste to hand-basin, 38 waste to shower and 100 waste to WC; no waste connected to SVP within 200 of W/C connection; new rainwater gully connects to soakaway; all drain connections made using 110 diameter plastic drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 40; new IC on existing drain to be 600 x 450 precast concrete unit on 150 concrete base with light duty cast iron cover and frame; 1 m³ soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground

Smoke detectors/alarms: Heat detector/alarm in kitchen fitted in accordance with BS 5839-6:2004; detector to be wired to mains electricity with separate fuse in fuse box; 3 hour battery backup to detector

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 all sinks and wash hand basins with hot tap located on left hand side of basin

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; internal lights to bathrooms, kitchen, living room and bedrooms and external safety lighting to have energy efficient fittings

FRONT/SIDE EXTENSION:

CAVITY WALL: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block (or similar approved) inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre (or similar approved) insulation (U value 0.27 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; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall to front elevation to be bonded to brickwork and blockwork alternate courses; Catnic Cougar CG90/100 (or similar approved) open back lintels to openings with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc and dpm

FOUNDATIONS AND GROUND FLOOR: Reinforced concrete raft foundation laid on 150 minimum depth of well watered and compacted graded limestone; 150 thick raft to be thickened up to 600 x 450 at edges with two layers type B785 steel mesh reinforcement; reinforcement to have min 40 cover and sheets to be lapped minimum 225 and tied together with 1.6mm wire binding; new raft foundation tied into existing raft using 600 long x 19 diameter preformed rods drilled at 600 centres fixed with epoxy resin; Plysolen Plyload Radon and methane gas dpm (or similar approved) over raft; gas barrier installed in accordance with manufacturer's instructions and to satisfaction of Local Building Inspector; gas dpm to extend to outer leaf with Plyload (or similar approved) gas barrier cavity trays; 100 thick Kingspan Thermafloor TF70 zero ODP insulation board laid on dpm under screed; 25 mm thickness of Ardex A38 (or similar approved) premixed concrete screed laid in accordance with manufacturers instructions; excavation will be taken down to suitable strata as required by Part A of Building Regulations and Local Building Inspector and design for concrete raft submitted for approval

Existing porch window sealed up using two leaves of 100 thickness of 3.6 N/mm² standard grade blockwork built up off raft with 5mm plaster skim finish both sides

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

ROOF: Remove existing porch roof and reconstruct to same specification as side extension roof as follows; concrete interlocking roof tiles to match existing house main roof laid on 38 x 25mm tiling battens fixed to suit tile m Marley-Eternit Mendip smooth (or similar approved) concrete interlocking roof tiles with 75 headlap in colour to match existing house roof tiles manufacturers requirements on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; 150 x 47 rafters at 450 centres at 27.5 degree pitch; rafters to bear on wallplate one end and on either 150 x 75 timber bearer rafterbolted to existing house wall other end or onto 200 x 25 ridge board; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 600 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at maximum 1800 centres built into wall and nailed across first 3 rafters and ceiling joists; 145 x 47 ceiling joists at 450 centres fixed to wallplate one end with 200 x 63 ceiling joist hangers at 2000 centres; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16 W/m²K); Code 4 lead stepped lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; porch roof to have Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; white PVCu soffit, fascia and barge board with 110 x 63 gutters to discharge to 63 downpipes; front of extension roof connects to repositioned gully on existing drain connection; rear roof to new rainwater gully connected to soakaway

VENTILATION: Windows to be 24mm Argon filled double glazed PVCu units fitted with low E coated glass; opening area minimum 1/20" floor area of room served; habitable room window to have "trickle" ventilation 5,000mm² in area and en-suite bathroom to have 2,500mm²; windows minimum U value to be 1.6 W/m² K

Ensuite: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of 15 litres/sec intermittent extraction rate with 15 minute overrun

New internal doorway from hall to extension formed in cavity wall to hallway with Catnic Cougar CG50/100 lintel

PROPOSED SIDE and REAR EXTENSIONS at 91 BURTON BANK ROAD, MONK BRETTON BARNLEY

SCALES 1/50th and 1/100th