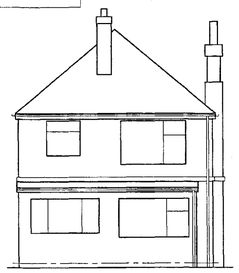
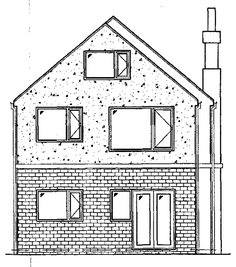
NOTE !
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

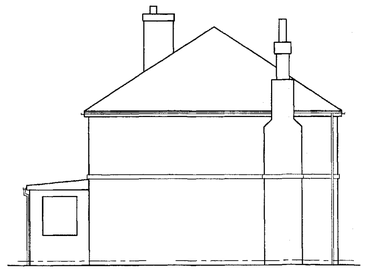
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement



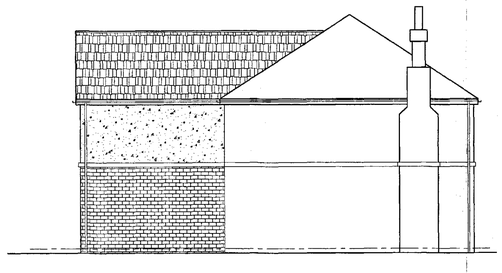
Existing Rear Elevation



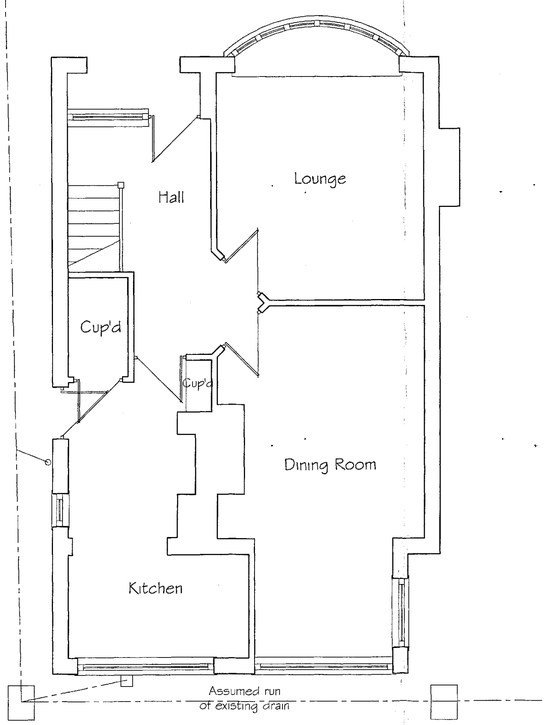
Proposed Rear Elevation



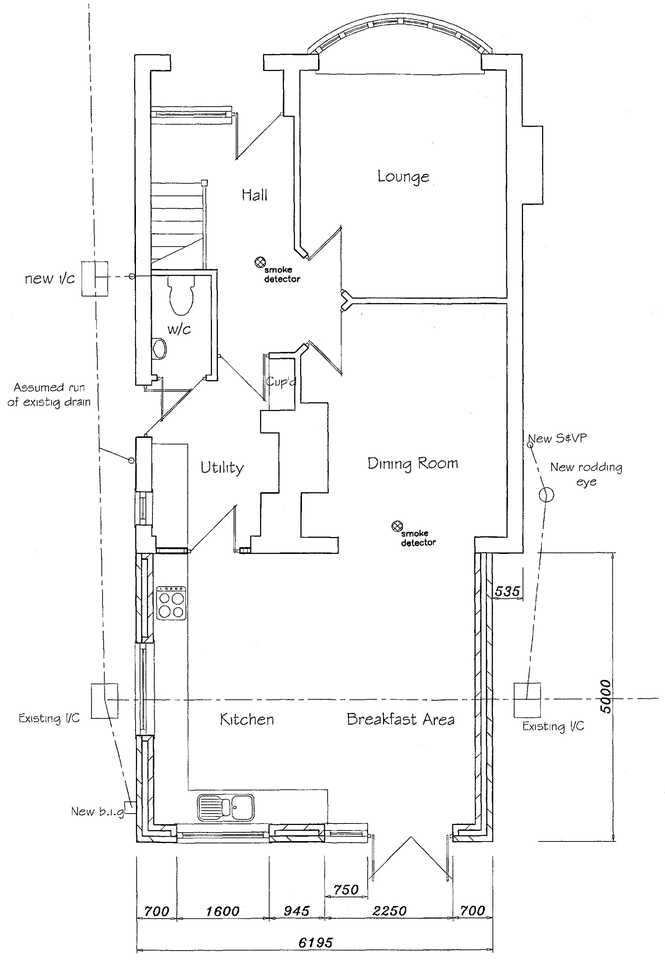
Existing Side Elevation



Proposed Side Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan

HEATING: Central heating by extension of existing system; all new radiators to be fitted with TRVs; temperature control by room stats;
boiler to be checked for suitability and replaced if necessary;

SMOKE DETECTORS: Smoke detectors to be fitted; detectors to be interconnected and wired to the distribution board with a seperate fixed circuit; detectors to be sited such that there is a smoke alarm within 7 metres of any habitable room; 300 from walls; lights and heat sources; all first floor bedroom doors and doors from the hallway at ground floor level, to be 30 min fire resistant doors; fitted with self closures and intermesant strips;

PLUMBING: fit bathroom fittings as shown; 40 dia upvc waste and deep seal traps to shower and whb: 50 dia waste to bath; to 100 dia S&V pipe situated as shown; 100 dia underground drainage pipework to new inspection chamber; 100 dia wastes from w/c's to S&V pipe ; fit sink unit to new kitchen as shown; 38 dia waste and deep seal trap to b.i.g.gulley; 100 dia underground pipework to new I/C; ground floor W/C to be min 500 from centre of pan to walls; and min 750 clear in front; waste to new stub stack; 100 dia underground pipework to new i/c on existing drain; surround all new drains in 150 pea gravel; min slope of drain to be 1 in 40;
new I/C's to be of 200 brickwork in engineering bricks; flush pointd internal; finished with lightweight cover and frame; 150 conc base; 150 conc bed; all joints and changes of direction on bed;

STAIRS: 13 risers of 197; going 225; max slope of stairs to be 42 degrees; min headroom 2000; handrail to one side of stairs to be 900 high; balustrade in roof space to be of vertical spindles such that a sphere of 100 dia will not pass thro at any point;

ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed installed and tested by an electrician registered under the 'Competent Persons Scheme'
Prior to completion the Council must be satisfied that part P has been complied with; and an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so; Alternatively an application will be made seperately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;
Sockets and switches to be positioned between 450 and 1100 from floor level;
All internal light fittings to accept energy efficient bulbs only; external lighting to have lamps that do not exceed 150W and automatically switch off when there is enough daylight; and when not required at night;

GENERAL NOTES: Samples of all external materials to be used in the construction of the extension to be submitted to and approved by the Planning Department prior to commencement;

applicant

Mr J Bishop
5 Moor Lane
Birdwell
Barnsley
S70 5TZ

ROOF: Roof of conc interlocking tiles in style and colour to match existing dwelling; on 38 x 25 tanalised s.w. battens; on 1 No layer of untearable sarking felt; on room in the roof trusses designed and manufactured by South Yorkshire Truss Supplies Doncaster; or similar; trusses set at 600 crs. and to comply with BS 5268 PART 3; 100 x 25 diagnal wind bracing; web bracing; & ceiling bracing to full length of roof; solid noggings and packings at all anchor points; 3 No end trusses to be tied to gable walls using Catnic straps; screwed to walls and trusses; 100 x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. 100 x 50 binders set at all node points; calculations for trusses to be submitted to local authority 28 days prior to commencement; ceiling of 250 thick fibreglass quilt insulation; underdrawn with 12.5 thick plasterboard and skim; flashing to existing to be of BLM Milled lead code 4 or 5 and to extend 150 min vert; 100 half round upvc gutters on 225 x 25 upvc facia; upvc soffit fitted with Willan or similar soffit vents, 75 dia. upvc fallpipes; 100 dia. underground drainage pipework to soakaways 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; percolation tests as read;

SECOND FLOOR: floor of 22 thick flooring grade board; insulation for sound prevention of 150 thick Crown Acoustic Joist Roll or Rocksilk Flexible Slab; first floor ceiling of 12 thick plasterboard and skim; sloping roof and dwalf walls of 140 thick Crown FrameTherm 35 insulation between rafters; 9.5 plasterboard and skim over; ensure 50mm air gap over insulation;

FIRST FLOOR: floor of 22 thick flooring grade board; on 220x75 joists at 400 crs; insulation for sound prevention of 150 thick Crown Scoustic Roll or Rocksilk Flexible Slab; ground floor ceiling of 12 plasterboard and skim;

GROUND FLOOR: Ground Floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqeen dpm; bonded to horizontal dpc's; on 125 thick consolidated hardcore;

WALLS: Walls of cavity construction; outer leaf of facings to match existing; upper section to be of blockwork finished with render to match the existing dwelling; brick detail between the two sections to be continued on the new; 100 cavity with 100 thick Crown Dritherm cavity slab 32 insulation; 100 thick low density block inner leaf; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; internal finish of plasterboard on dabs and skim; continuous adhesive to perimeter of dry lining and a foamed polyurathane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all cills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the extension to ensure minimal air leakage; stainless steel twist wall ties set at 750 crs. horizontal; 450 crs. vertical; 225 crs. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on plan; min end bearing 150; all returns min 665; brickwork bond 3 in 6; blockwork bond every other course; or use Catnic wall ties;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the LA Building Inspector; but with 760 min dig; 900 if into clay; and lower than any drains; bridge walls over drains where they cross, using R/C conc lintels;

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; frames of white upvc by Yorkshire Windows or similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; all new windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;

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PROPOSED TWO STOREY REAR EXTENSION, DETACHED GARAGE & SUMMERHOUSE at 5 MOOR LANE, BIRDWELL, BARNSLEY, S70 5TZ.

Drg No:- JB15/2 Sheet 1 of 2 Sheets
EXTENSION DETAILS
PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - FEBRUARY 2015