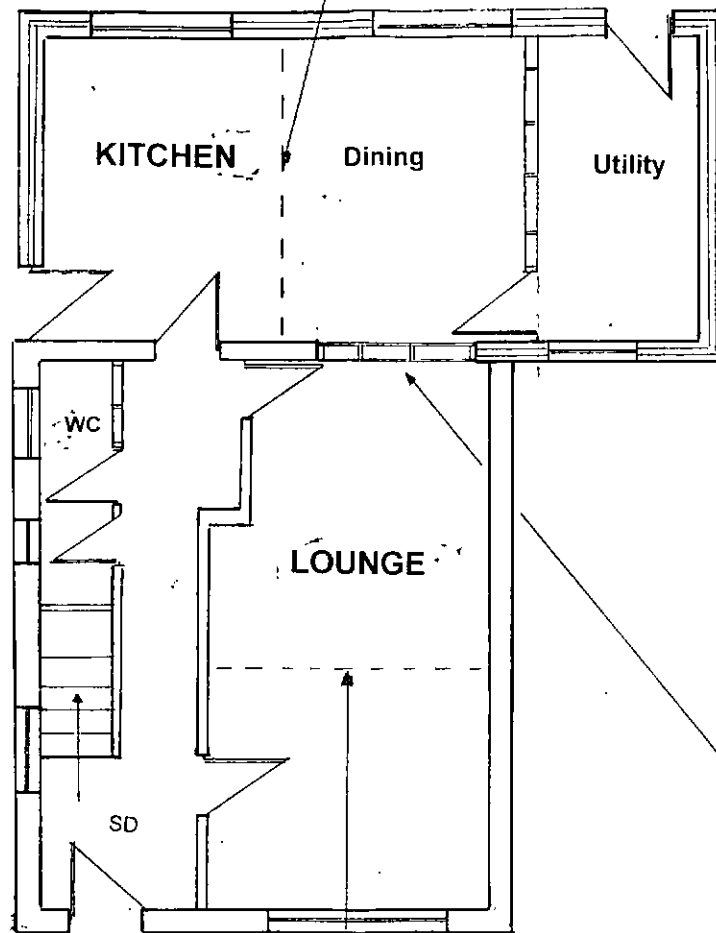


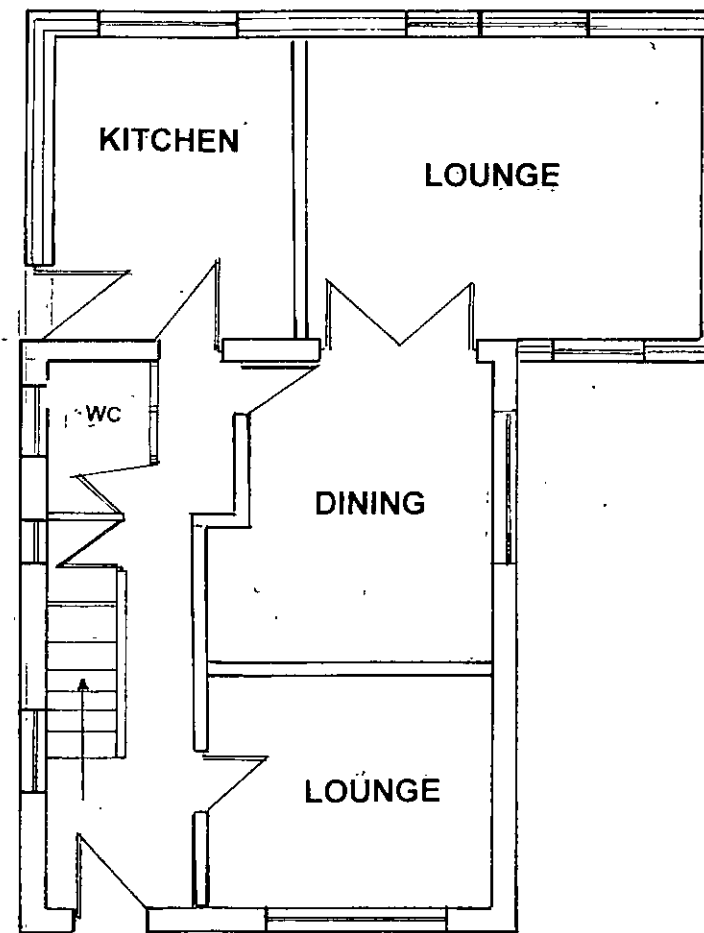
PROPOSED GROUND FLOOR PLAN - SCALE 1:100

EXISTING GROUND FLOOR PLAN - SCALE 1:100

Non load bearing wall to be removed. Additional calculations to be provided to Local Authority Building Control if wall is found to be load bearing when removed.



Existing opening to be infilled with either timber studwork and plasterboard and skim or blockwork.



Wall removed and new 203x133x30 Universal Beam installed. Beam to be sat on 657x100mm padstones with minimum of 150mm end bearing. See separate sheet for calculations.

INTERNAL PARTITION

100 x 50 softwood partitions with 100mm density 10kg/m³ sound quilt infill. Plasterboard and skim finish to inner and outer faces.

GLAZING

New windows and doors to be white UPVC have max U value of 1.6 W/M²K. Thermabate or similar system insulated cavity closer system to be used at all window and door reveals. Any glazing below 800mm from floor level to be toughened. Windows to new bedrooms to have escape windows, opening area to be max 1.1m from internal finished floor level. Opening area to be min of 0.33m² and typically 450x750mm minimum.

VENTILATION

Opening area of new windows to be min of 1/20th of floor area. Trickle vents to windows and doors to equal min of 8000 mm². Bathroom and En-Suite to have extract fans with a rate of 30 litres/second.

FIRST FLOOR JOISTS

New floor joists to first floor to line through with existing floor. Joist to be 170x50mm Strength Class C24 at 400mm centres. Joist to be built into new blockwork wall or fixed on hangers and timber bearer rawl bolted to wall at 1.5m centres. Joists to be doubled up under any stud partition walls. Provide restraint straps using 30x5mm galvanised mild steel straps carried over face of blockwork and over 3 joists with noggins between. Straps to be placed at min of 2.0m centres. Floor decking to clients choice. Provide 100mm of sound deadening quilt with a density of 10 kg/m³ between joists. Plasterboard and skim to new ceiling.

HEATING SYSTEM

Existing boiler to be inspected and assessed for suitability and condition for additional radiators and pipe work. All work to be carried out and certified by registered Gas Safe installer or Corgi registered installer. All new radiator to be fitted with Thermostatic Radiator Valves.

ROOF

Rafters to be 150x47mm C24 at 400mm centres. Hip rafters to be 225x63mm C24. Purlin as shown on roof plan to be 225x63mm. Roof tiles to be rosemary clay tiles to match existing fixed to timber battens with tyvek or similar breathable felt laid to manufacturers instructions. Ceiling joist to be 170x50mm at 400 centres and fixed to feet of rafters to triangulate roof. Insulation to be 170mm rockwool between joists with 100mm laid over a right angles.

NEW STAIRS

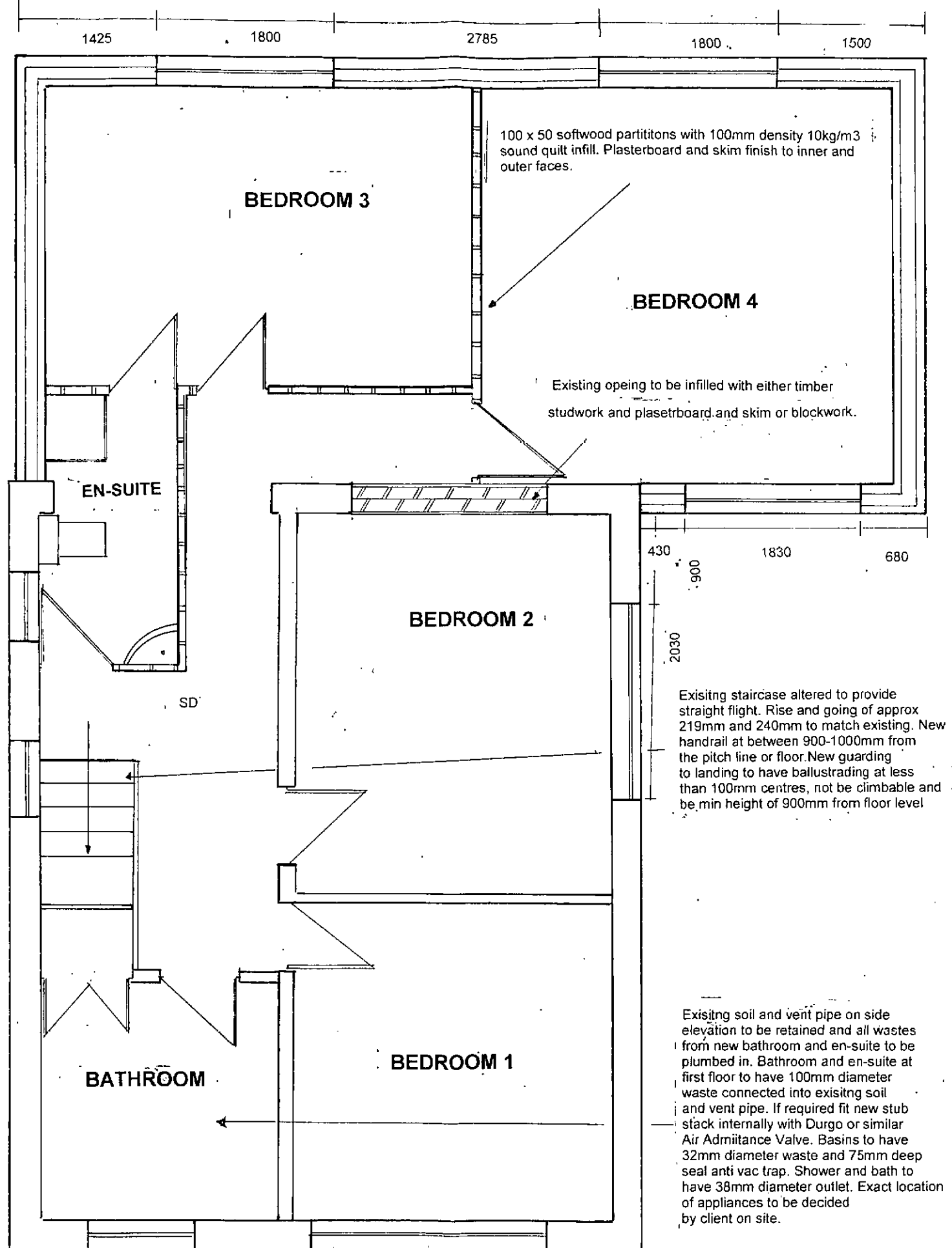
Existing staircase altered to provide straight flight. Rise and going of approx 219mm and 240mm to match existing. New handrail at between 900-1000mm from the pitch line or floor. New guarding to landing to have ballustrading at less than 100mm centres, not be climbable and be min height of 900mm from floor level

SD - Smoke detector

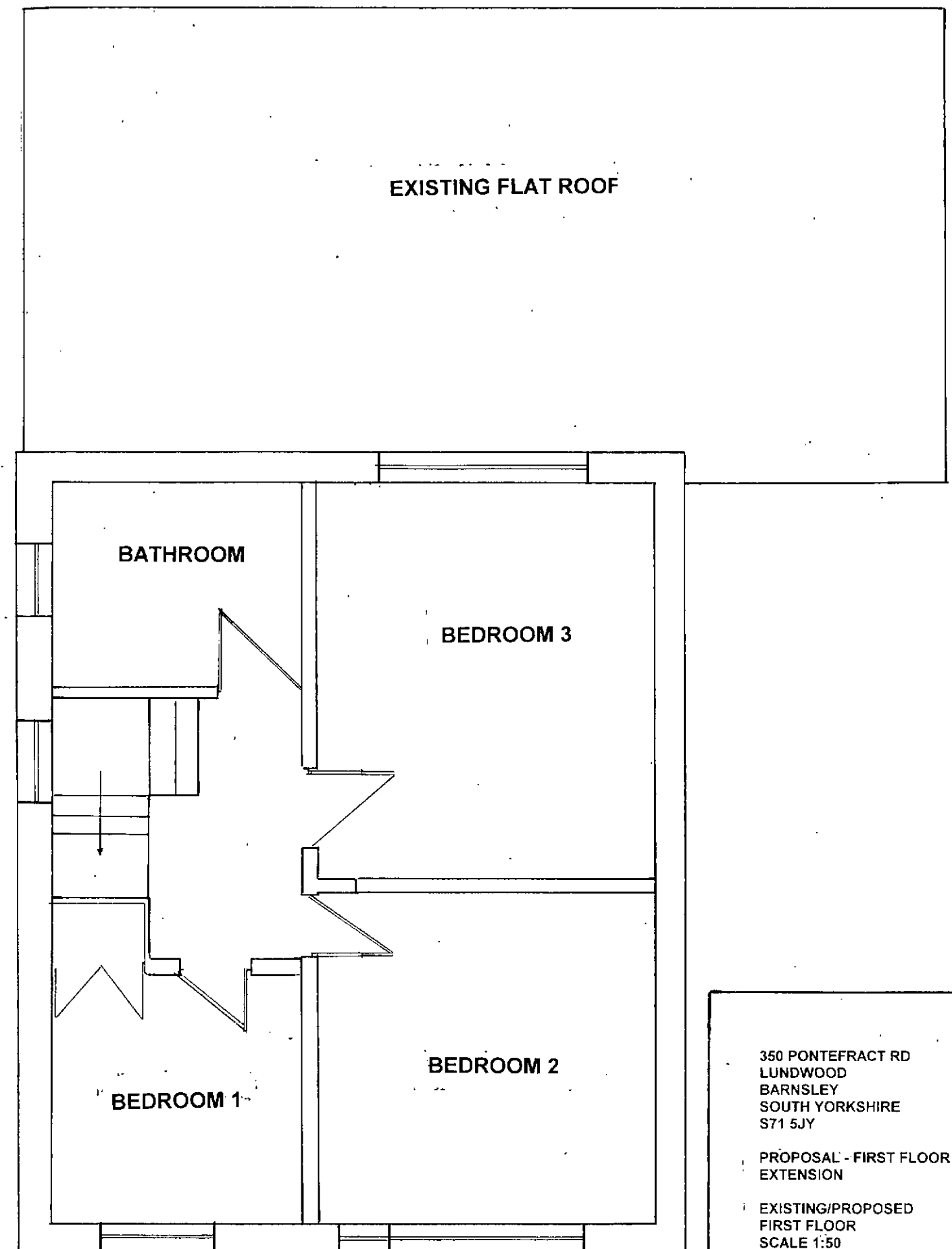
350 PONTEFRAC RD
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BARNSELY
SOUTH YORKSHIRE
S71 5JY

PROPOSAL - FIRST FLOOR EXTENSION

EXISTING/PROPOSED GROUND FLOOR
SCALE 1:100



PROPOSED FIRST FLOOR PLAN - SCALE 1:50



EXISTING FIRST FLOOR PLAN - SCALE 1:50

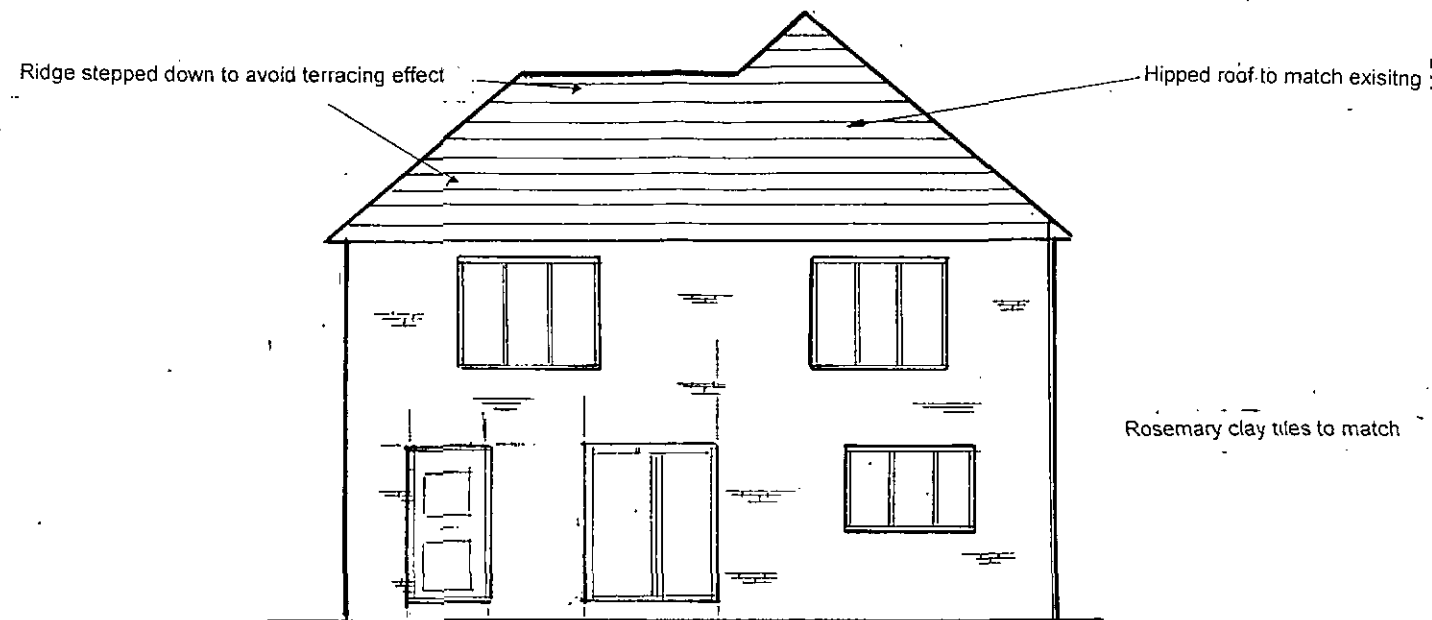
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PROPOSAL - FIRST FLOOR
EXTENSION

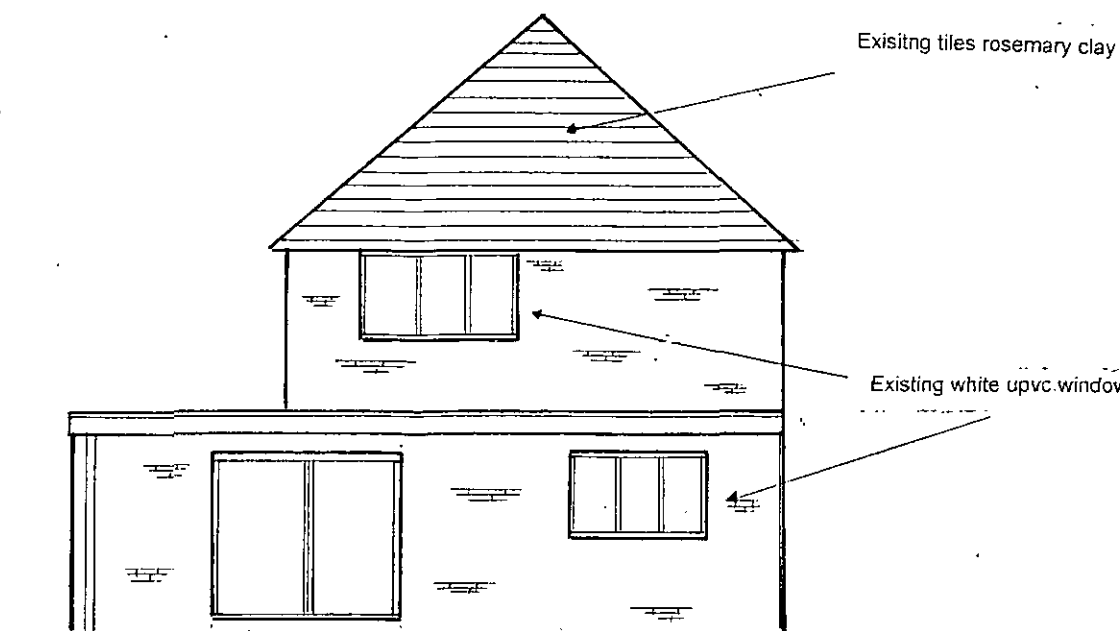
EXISTING/PROPOSED
FIRST FLOOR
SCALE 1:50

SD - Smoke detector

PROPOSED REAR EXTENSION - SCALE 1:100



EXISTING REAR EXTENSION - SCALE 1:100



9.31.

PROPOSED FRONT ELEVATION - SCALE 1:100



EXISTING FRONT ELEVATION - SCALE 1:100



FOUNDATIONS

Existing foundations to single storey rear extension to be inspected by Local Authority Building Control Surveyor to assess suitability for increased loadings. Location and number of trial holes at discretion of Surveyor. Any underpinning required to be undertaken by specialist contractor.

EXISTING LINTELS

To be exposed and inspected by Local Authority Surveyor to assess suitability for increase in loadings.

SMOKE DETECTION

Mains interlinked smoke detectors with battery backup to BS 5839- Part 6 to be installed in circulation areas as noted on plan at ground and first floor. Detectors to be sited within 7.5m of the door of all habitable rooms. Alarm to be ceiling mounted and at least 300mm from walls and light fittings.

ESCAPE WINDOWS

All new habitable rooms except bathrooms to have fire escape windows. Windows to have a clear and unobstructed opening of no less than 0.33m² and have min opening area of 750mmx450mm. Opening area of window should be sited no more than 1100mm from internal finished floor level.

EXTERNAL WALLS

New external walls at first floor to comprise:

Facing brick to match existing.
Assumed 100mm cavity as walls at ground floor full filled with Rockwool or Dritherm insulation or 50mm Kingspan Thermawall TW50 rigid insulation.
Medium density block to inner leaf
12.5mm plasterboard on dabs and skim finish

All to achieve U value of 0.28

Stainless steel double triangle or vertical twist wall ties to BS1243 at 450 centres vertically and 750 centres horizontally. No less than 2.5 wall ties per metre square. Ties to be placed at no more than 300mm apart vertically within a distance of 225mm from all window and door openings

ELECTRICS

All electrical work is required to meet the requirements of Approved Document Part P of the Building Regulations. This work must be designed, installed, inspected and tested by a person competent to do so. The Local Authority Building Control should be satisfied that Part P of the Building Regulations has been met and the installer may be required to submit an installation certificate to BS 7671.

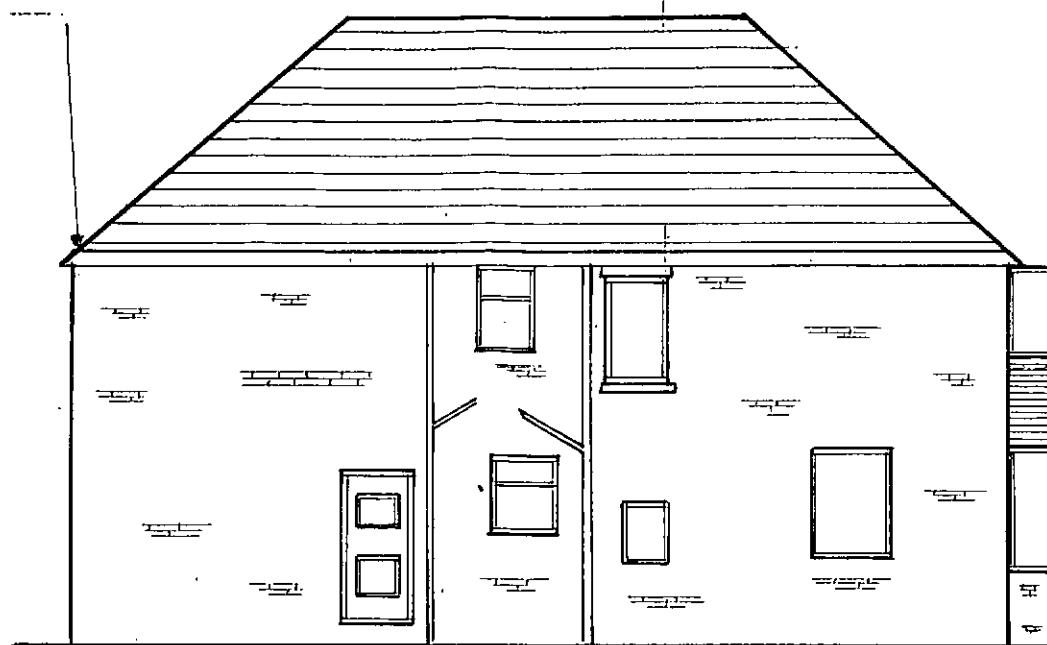
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PROPOSAL - FIRST FLOOR EXTENSION

EXISTING/PROPOSED FRONT/REAR ELEVATIONS
SCALE 1:100

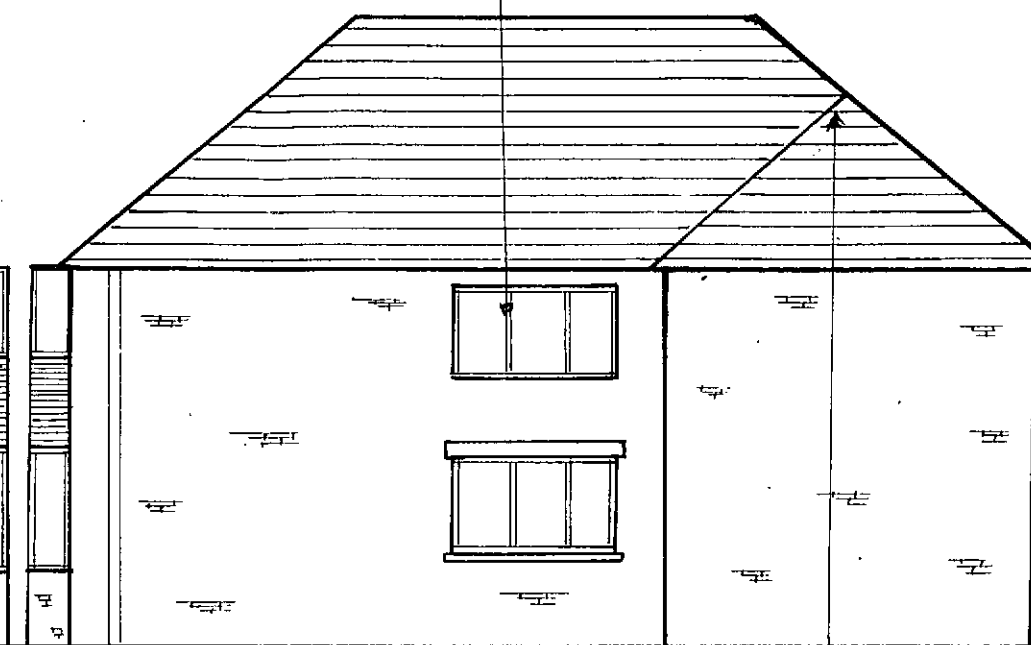
PROPOSED SIDE ELEVATION SCALE 1:100

Gutter and fascia arrangement to match existing



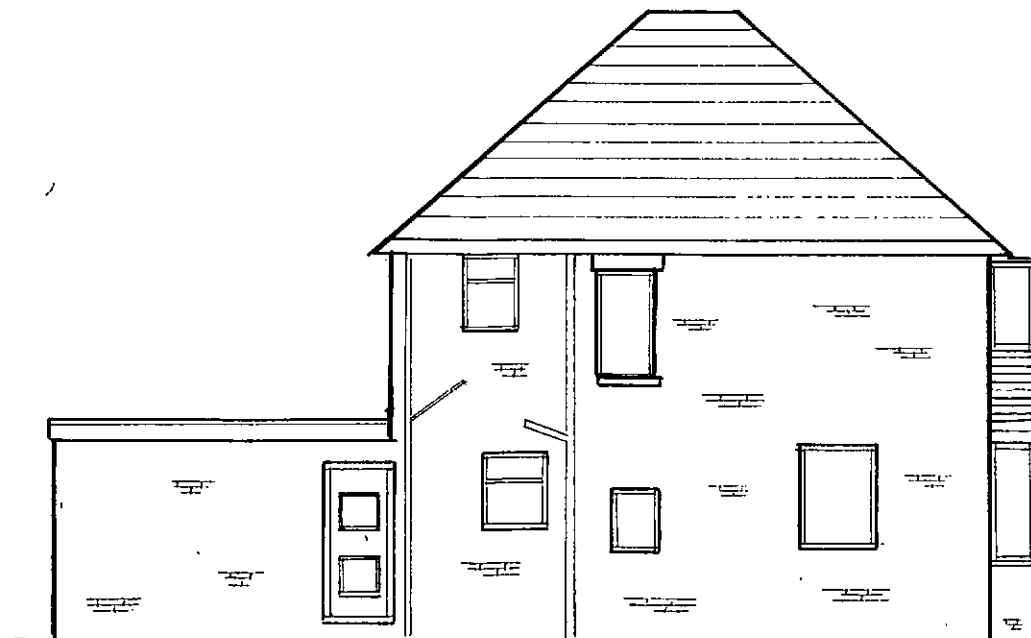
PROPOSED SIDE ELEVATION - SCALE 1:100

New window to be white upvc to match with frosted glass to retain privacy

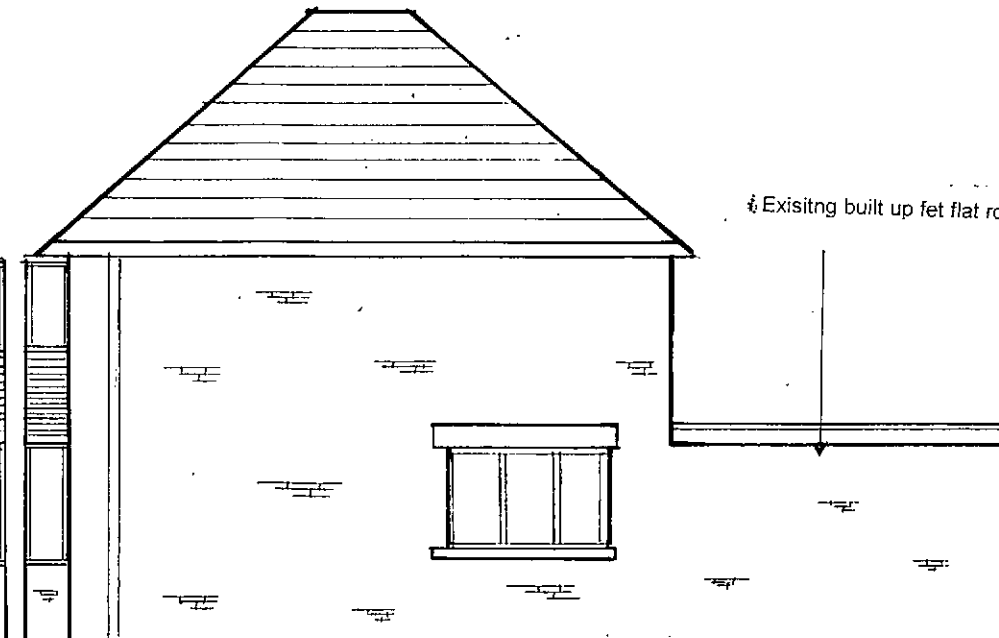


Ridge stepped down to avoid terracing effect

EXISTING SIDE ELEVATION - SCALE 1:100



EXISTING SIDE ELEVATION - SCALE 1:100



Existing built up flat roof

SANITATION

Existing soil and vent pipe on side elevation to be retained and all wastes from new bathroom and en-suite to be plumbed in. Bathroom and en-suite at first floor to have 100mm diameter waste connected into existing soil and vent pipe. If required fit new stub stack internally with Durgo or similar Air Admittance Valve. Basins to have 32mm diameter waste and 75mm deep seal anti vac trap. Shower and bath to have 38mm diameter outlet. Exact location of appliances to be decided by client on site.

RAINWATER DRAINAGE

Existing rainwater down pipes to ground floor extension to be retained and extended up to new gutters

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PROPOSAL - FIRST FLOOR EXTENSION

EXISTING/PROPOSED SIDE ELEVATIONS
SCALE 1:100