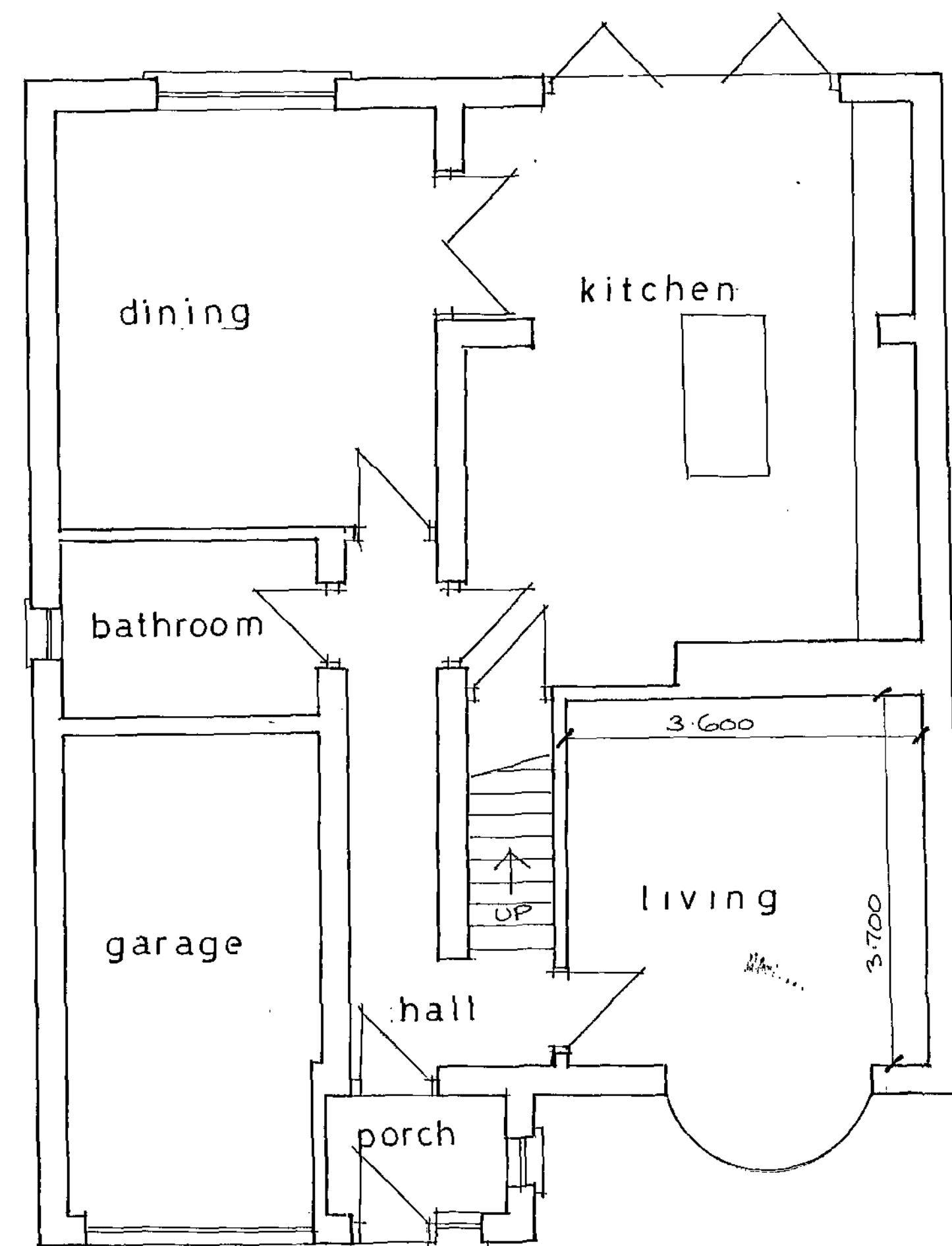
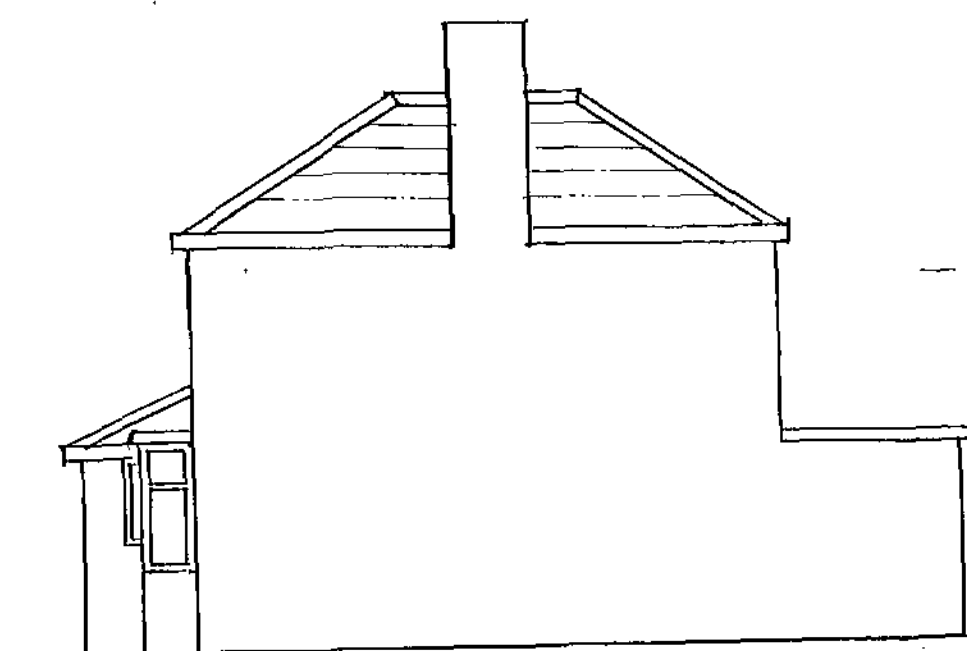




EXISTING GROUND FLOOR



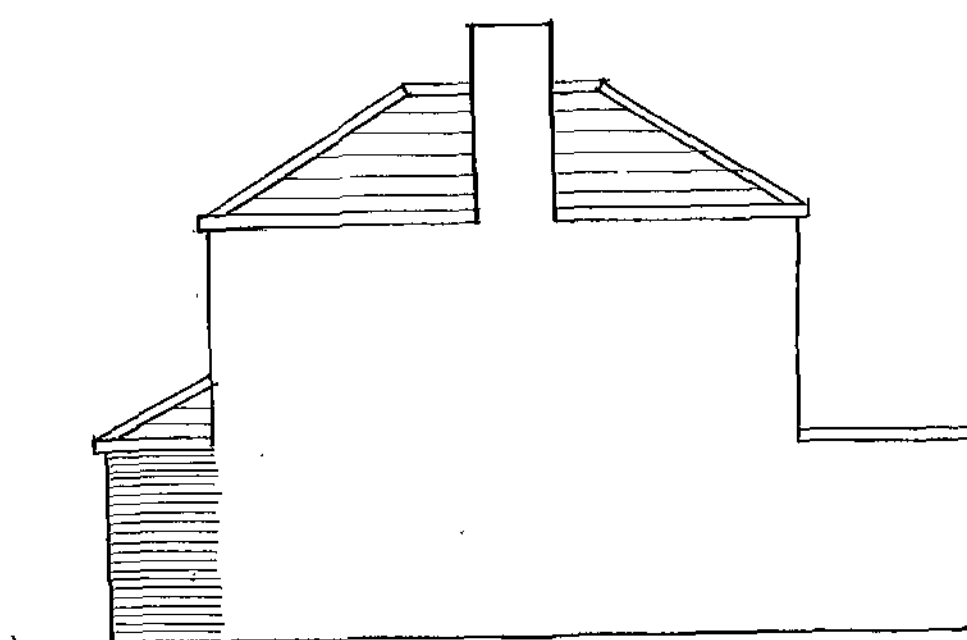
EXISTING FRONT



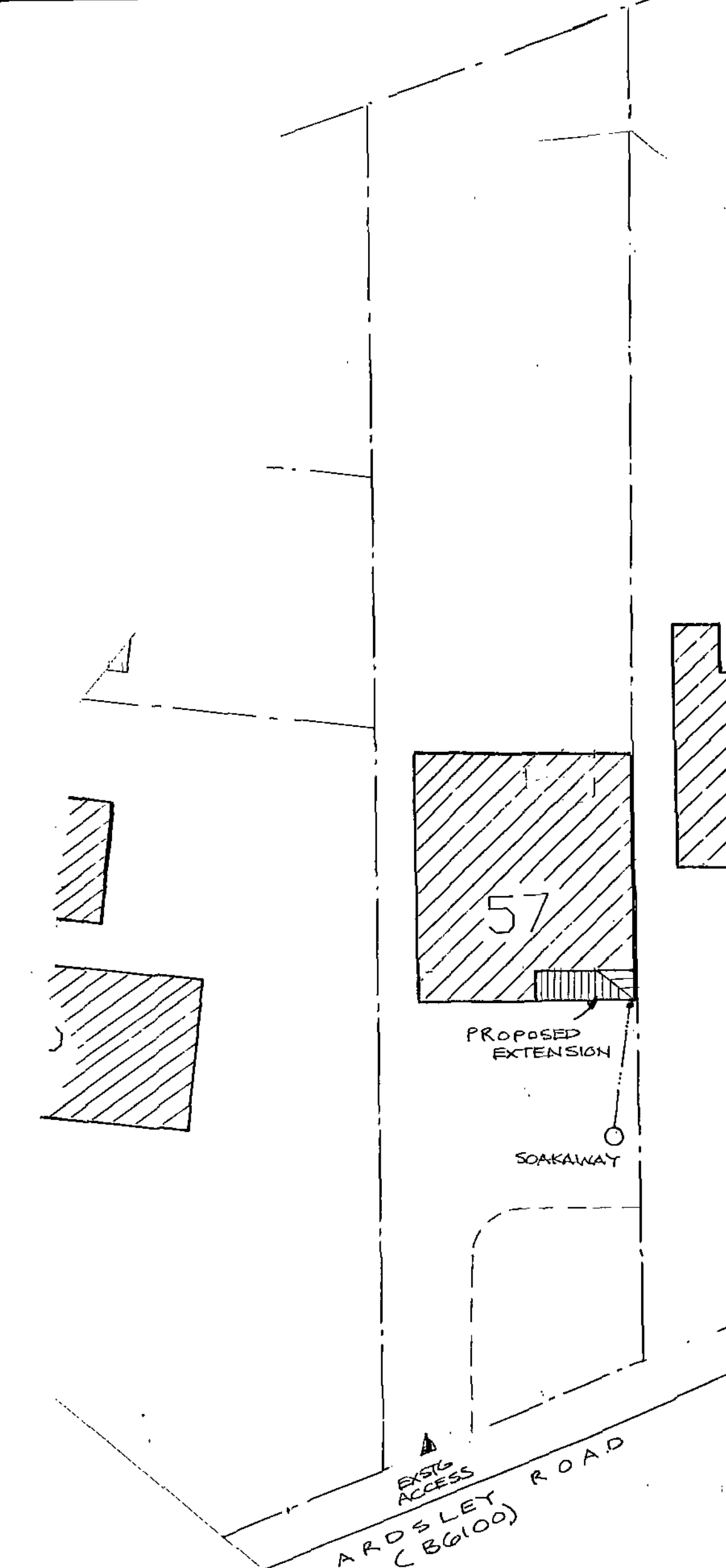
EXISTING SIDE



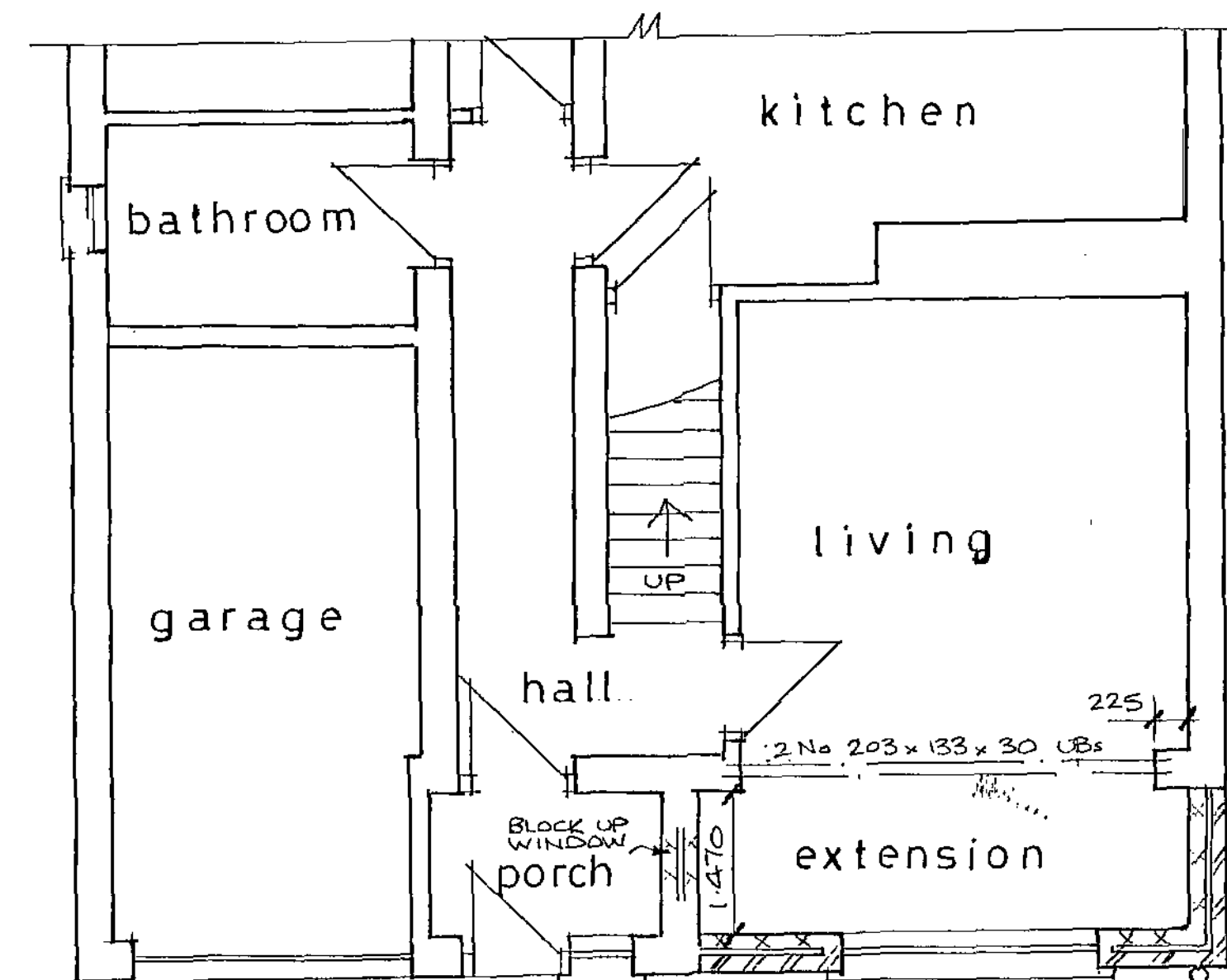
PROPOSED FRONT



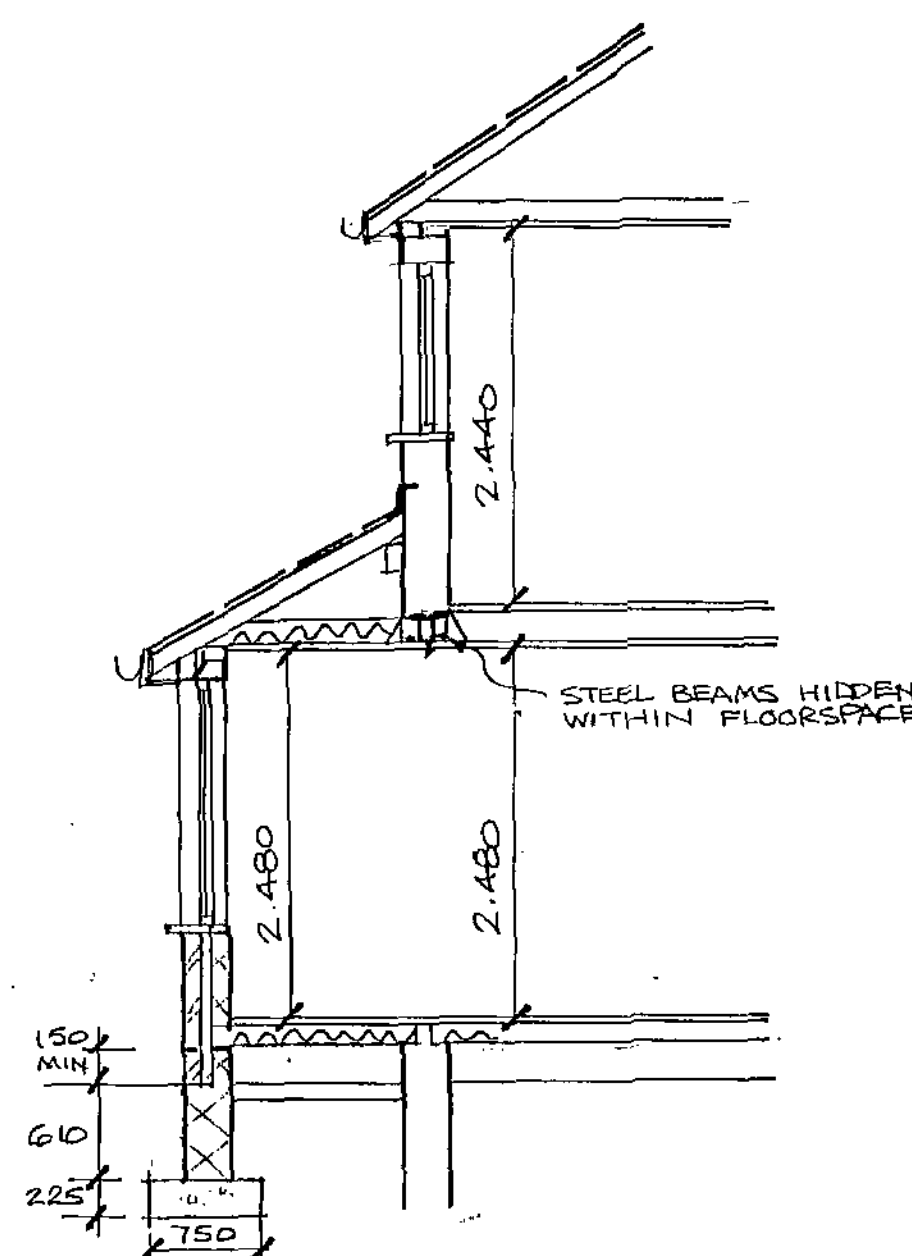
PROPOSED SIDE



SITE 1:200



PROPOSED GROUND FLOOR



SECTION

ROOF: Natural gray slates to match existing house roof laid on 38 x 25mm battens on untearable felt; felt lapped under existing roof coverings min 230; 100 x 38 rafters at 450 centres at 27.5 degree pitch; rafters to bear on wallplate, on 150 x 75 timber bearer rafterbolted to house wall or on 150 x 25 hip rafter; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s. straps; 50 x 100 dragon ties to corner and across ceiling joists to tie hip; 97 x 50 ceiling joists at 450 centres bearing on wallplate one end and fixed into proprietary joist hangers off steel beam other end; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees to first; PVCu soffit and fascia board, Code 4 plain and stepped lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; ventilators at soffit to give an equivalent area as 12mm continuous air gap

WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls alternate courses; wall below ground level to be in 7Nsq/mm Thermalite tongue and groove trench blocks; Calnic Cougar CG70/100 open back lintel to with min 150 end bearing; tray dpc over lintel with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector

GROUND FLOOR: 25 ply boarding on 97 x 50 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

FIRST FLOOR: Existing first floor joists hung off heavy duty proprietary joist hangers off steel beam

VENTILATION: New window to be 16mm double glazed Argon filled PVCu unit fitted with low E coating glass; opening area minimum 5% floor area of room; window to have "trickle" ventilation 8000 sq. mm in area

STEEL BEAMS: 2 No. 203 x 133 x 30 kg/m UBs to bear on 150 thick concrete padstones both ends, beams protected with 25 plasterboard; beams bolted together at 1/3" points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

DRAINAGE: 110 x 63 gutters to discharge to 63 downpipes to new rainwater gully as shown; drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new rainwater gully to 1 cum 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

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

**PROPOSED SINGLE STOREY EXTENSION at FRONT
of 57 ARDSLEY ROAD, WORSBROUGH DALE,
BARNESLEY**

SCALES 1:50 and 1:100

