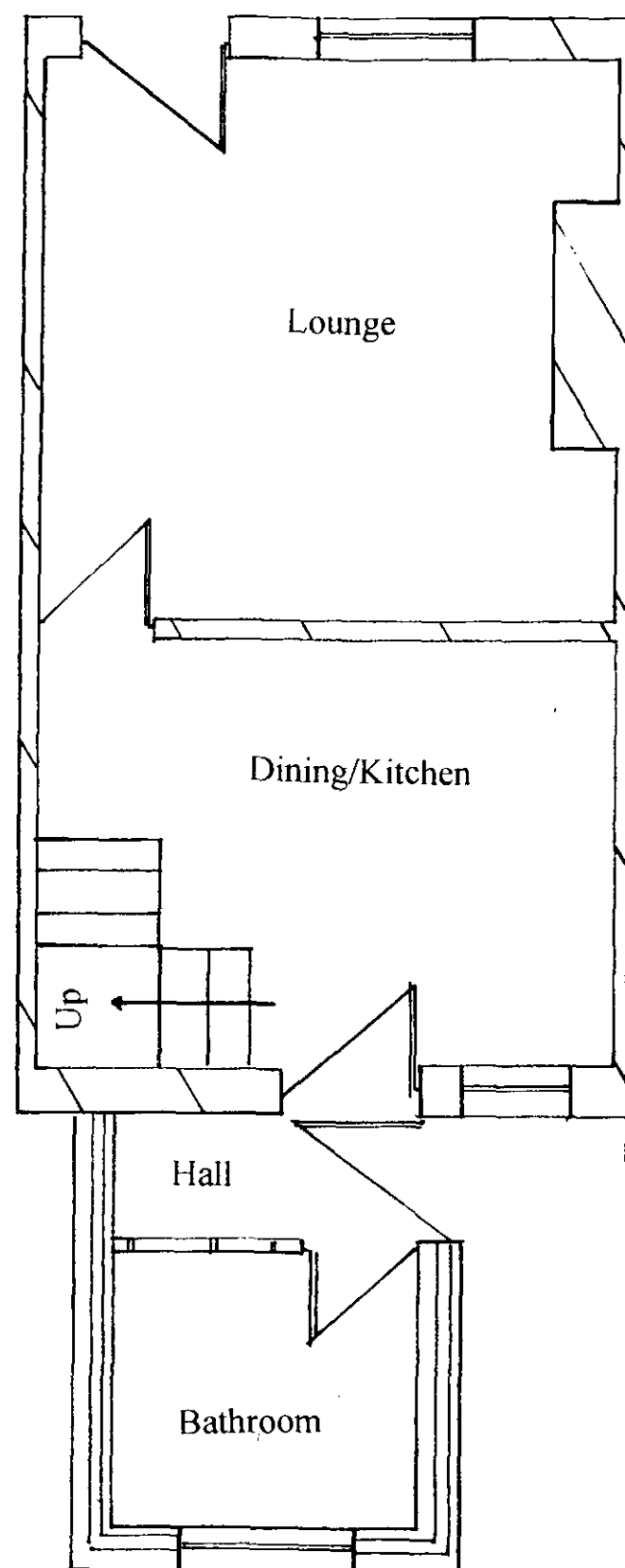
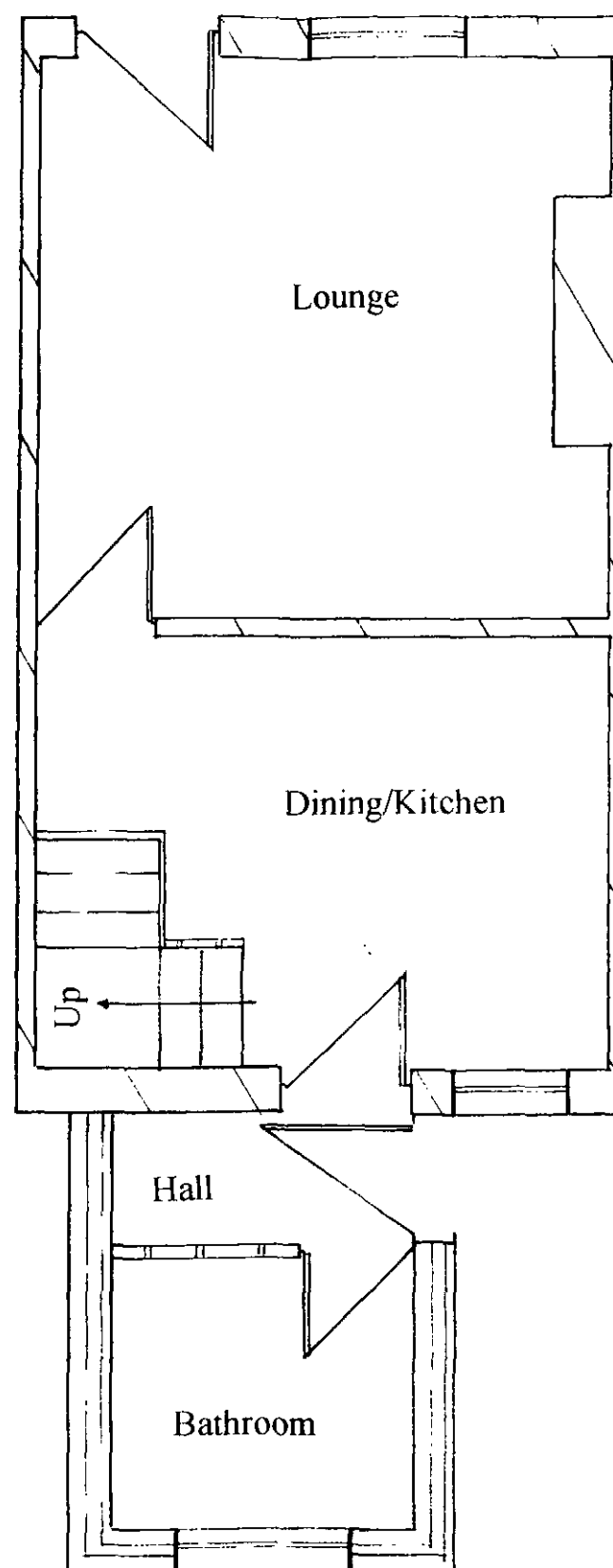


Proposed Ground Floor – Scale 1:50



Existing Ground Floor – Scale 1:50



Construction Notes

Walls

Wall construction below ground to be 2 leaves of 7 N/mm² concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with 50mm Kingspan insulation, 100mm facing brick. Wall ties to be vertical twist or double triangle at 750 centres horizontally 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by toothing out to retain cavity or by Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level and inner leaf dpc lapped into dpm where ground floor is solid construction. Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings.

Fire Safety

Provide mains linked smoke detectors and heat detectors as shown on floor plans installed in accordance with BS 5839-6:2004 to landing at first floor at bottom of stairs at ground floor and heat detector in kitchen as indicated on plan. Detector to have battery backup to confirm to BS 5446-1 2000. Detector to be ceiling mounted and Min 300mm from walls and light fittings.

Ventilation

For rapid ventilation of rooms a window with an opening of 1/20th of floor area is required. Kitchens and utility rooms require an extract fan to be capable of extracting at 60litres/second. Bathrooms and WCs to have a fan capable of extracting at min 15litres/second. All fans to be wired to operate when lights are switched on and must have a 15min overrun after use. All fans must be ducted to outside air. For background ventilation a trickle vent of not less than 8000mm sq is required to habitable rooms and for all other rooms 4000mm sq.

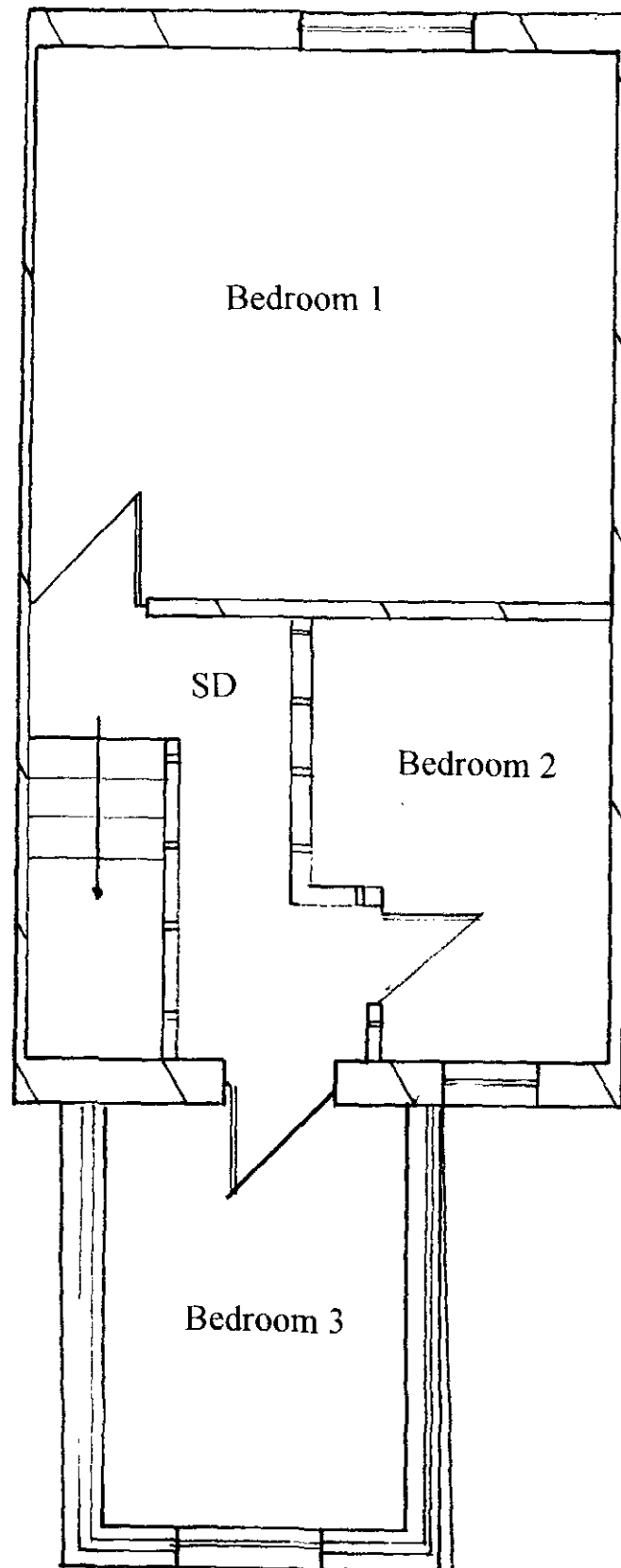
Electrical Safety

Electrical installation to be carried out by a person registered with with a Competent persons scheme or installed by person registered under a recognised Trade body such as NICIEC, NAPIT etc who will issue certificate as evidence of work complying with A.D Part P.

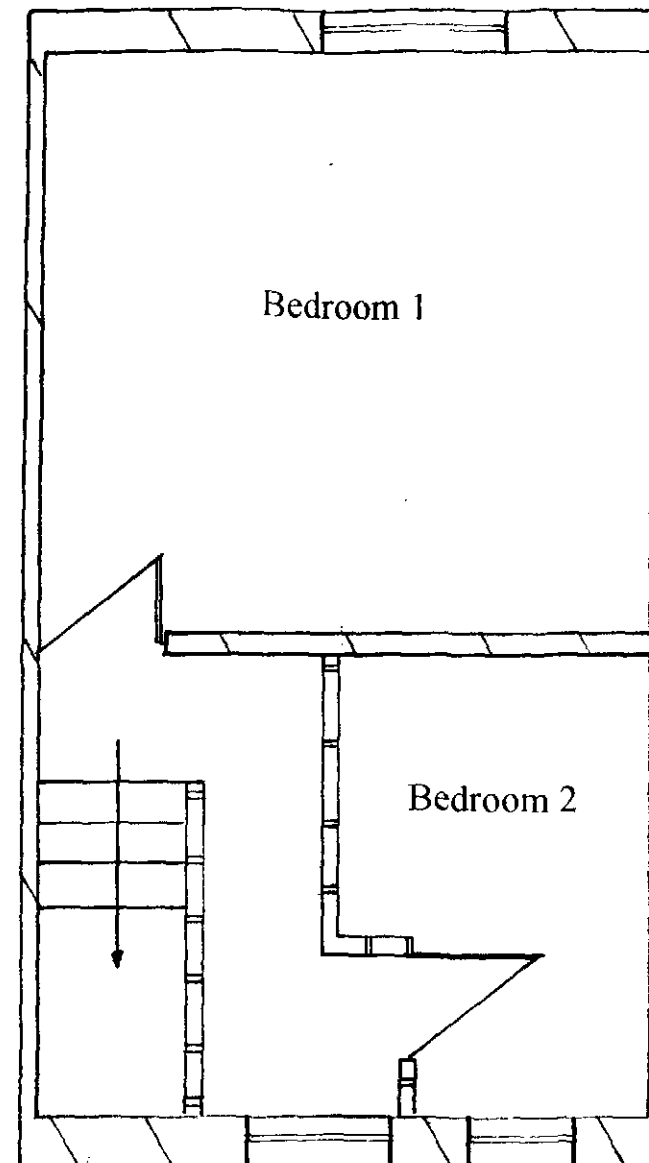
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29 25 Coronation Terrace
Ardsley
Barnsley
South Yorks

Proposal – First Floor Extension
Over Existing Rear Ground Floor
Extension

Proposed First Floor – Scale 1:50



Existing First Floor – Scale 1:50



Location Plan – Scale 1:1250



Construction Notes

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Windows/Doors

All window and door frames to be manufactured from UPVc with 24mm min gap to glazed units, glass to have low emissivity coating such as Pilkington K or similar to give Max U value of 1.8W/M2K. Bedroom at first floor to have fire escape window, clear opening of 750mm by 450mm and be max 1100mm from floor level. Glazing in windows less than 800mm below ground to be toughened. Glazing less than 1500mm below ground in doors to be toughened. All toughened glass to comply with BS 6206: 1981

Thermal Insulation

Wall insulation - Kingspan TW50

Floor Insulation - Kingspan 125mm or 70mm and 50mm

Roof insulation - 125mm Kingspan - 25mm air gap between insulation and felt

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Ardsley

Barnsley

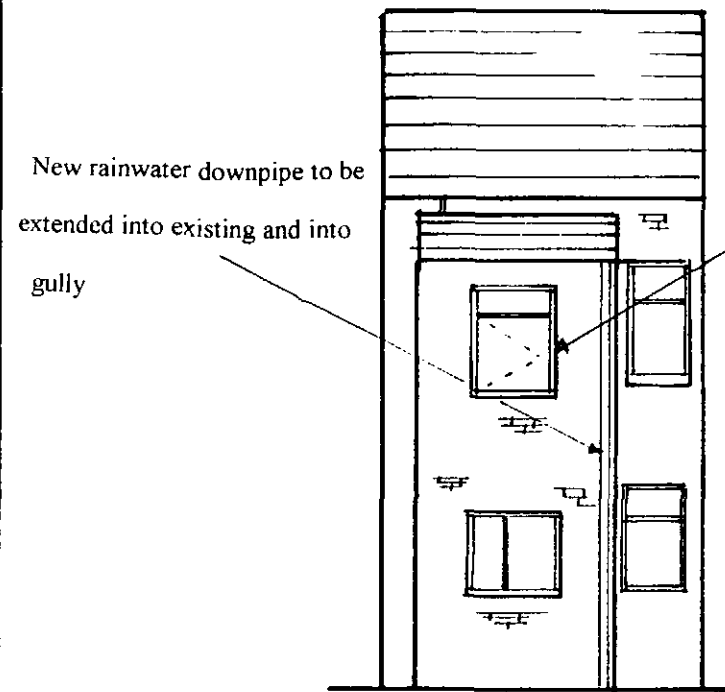
South Yorks

Proposal – First Floor Extension
Over Existing Rear Ground Floor
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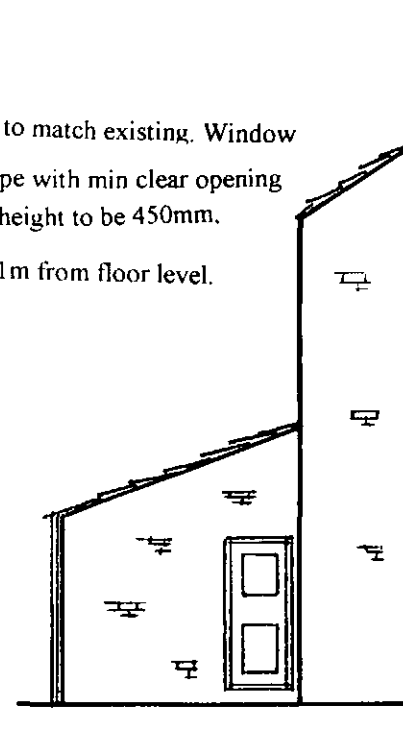
Proposed Rear Elevation – Scale 1:100

Existing Side Elevation – Scale 1:100

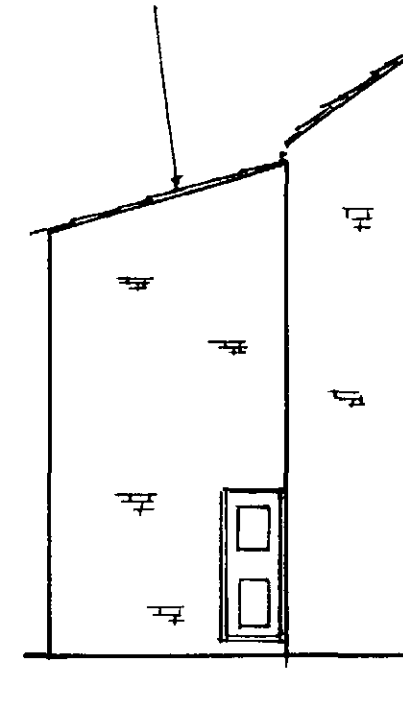
Proposed Side Elevation – Scale 1:100



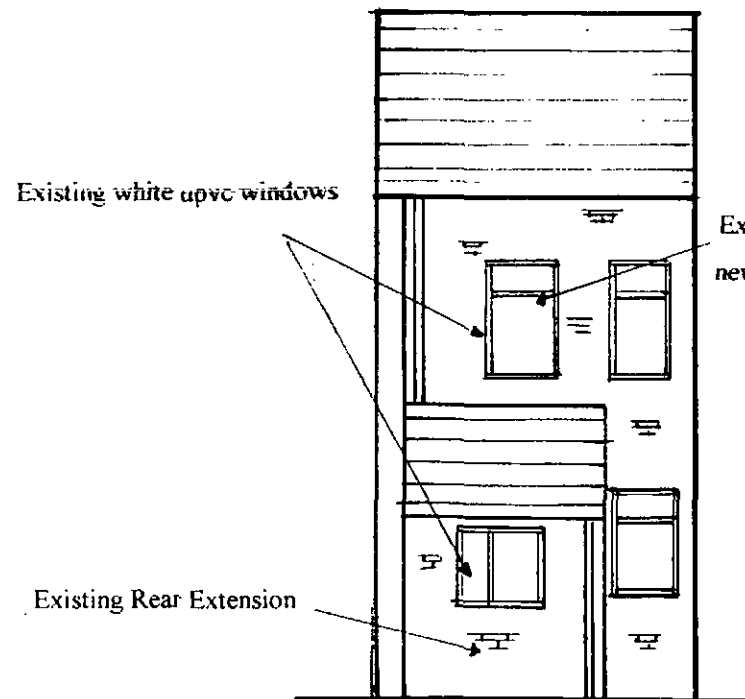
New white upvc window to match existing. Window to be emergency egress type with min clear opening of 0.33m². Min width or height to be 450mm. and opening area max 1.1m from floor level.



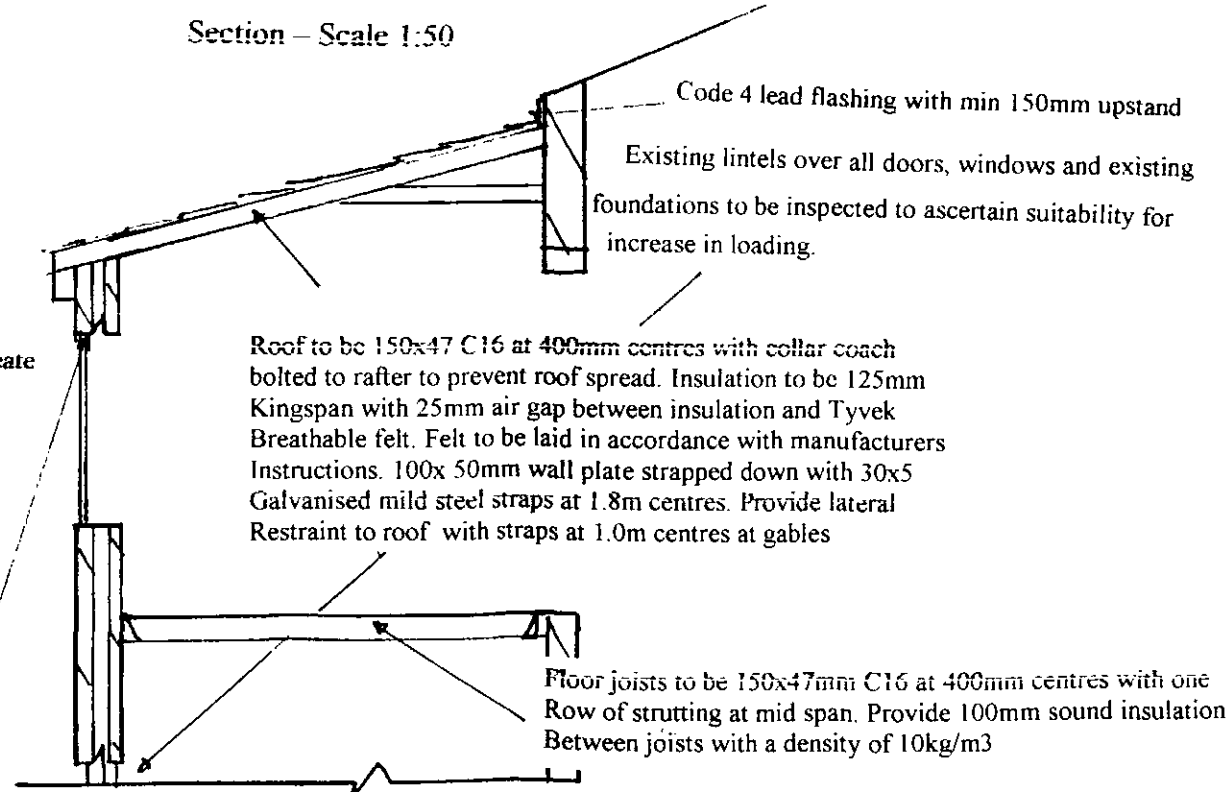
New tiles to match existing and be suitable for low roof pitch



Existing Rear Elevation – Scale 1:100



Section – Scale 1:50



All lintels to new work to be Catnic CG90/100 with built in cavity tray with weep holes provided.

Construction Notes

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