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BROUGHT TO THE ATTENTION OF PLAN DESIGN GO LTD. WORK AND MATERIALS MUST COMPLY WITH THE CURRENT BUILDING
REGULATIONS AND CODE OF PRACTICE AND BE READ IN CONJUNCTION WITH BUILDING SPECIFICATIONS AND OTHER SITE
CONTRACT DOCUMENTATION.

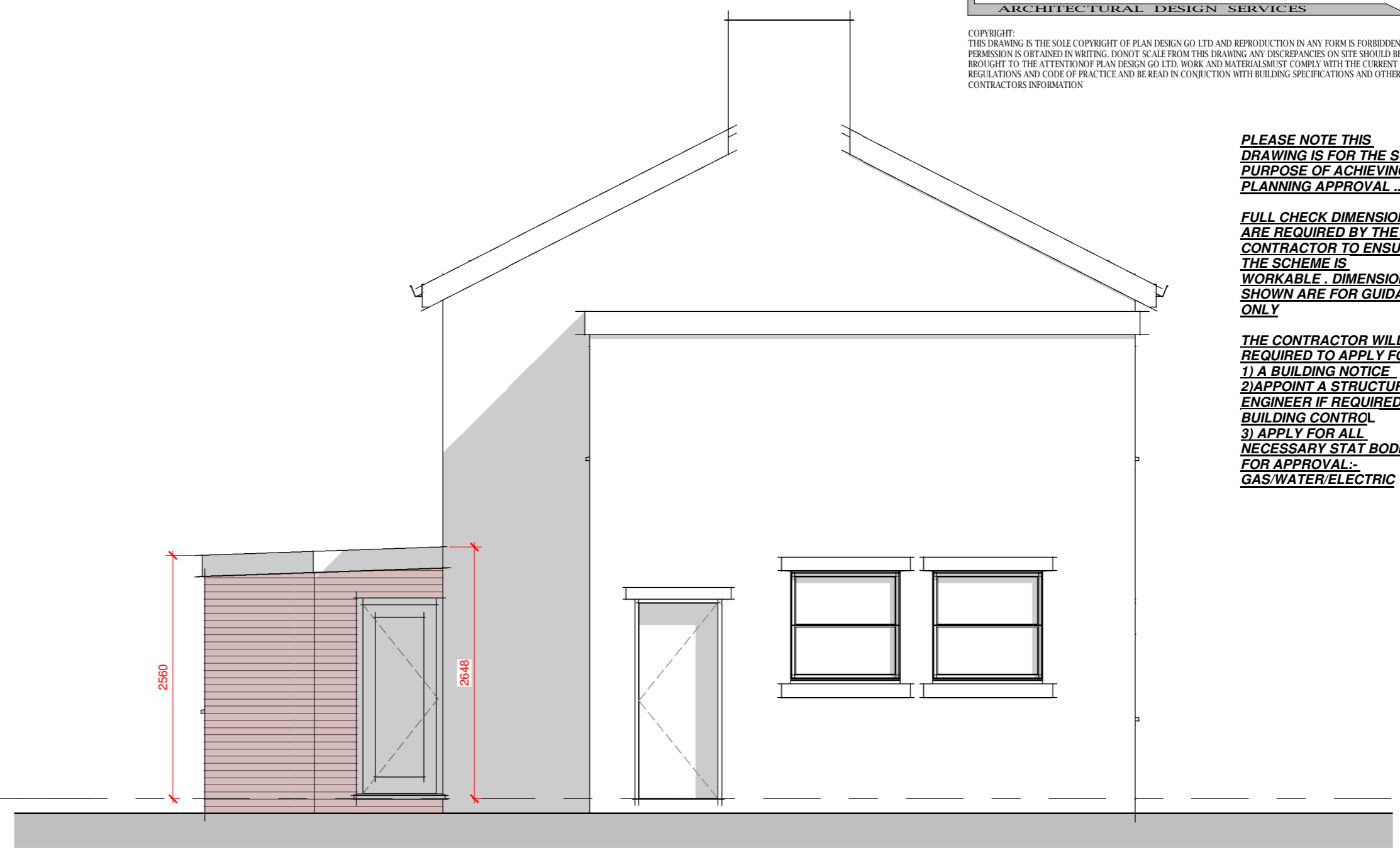
**PLEASE NOTE THIS
DRAWING IS FOR THE SOLE
PURPOSE OF ACHIEVING
PLANNING APPROVAL.**

**FULL CHECK DIMENSIONS
ARE REQUIRED BY THE
CONTRACTOR TO ENSURE
THE SCHEME IS
WORKABLE. DIMENSIONS
SHOWN ARE FOR GUIDANCE
ONLY.**

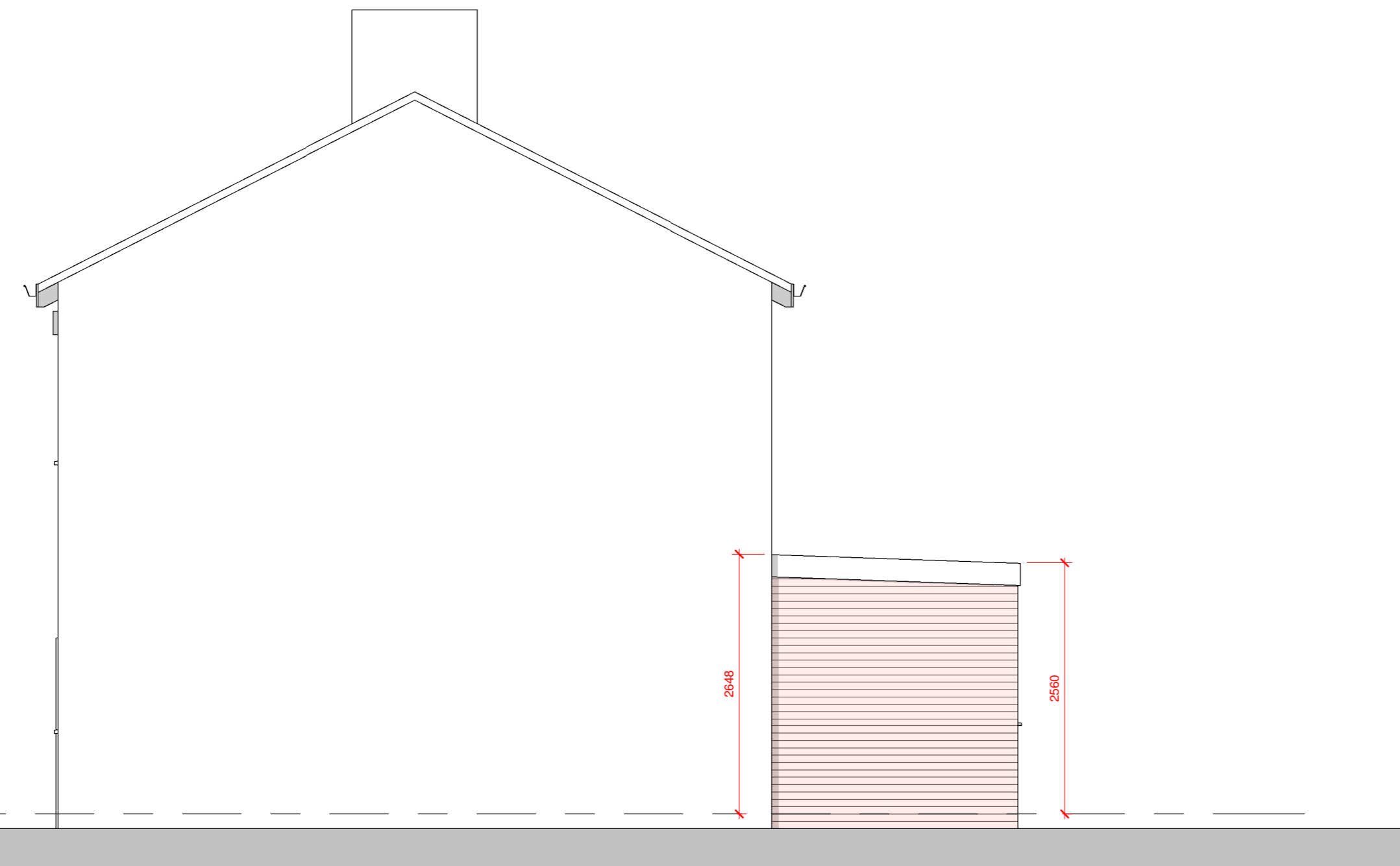
**THE CONTRACTOR WILL BE
REQUIRED TO APPLY FOR
1) A BUILDING NOTICE
2) APPOINT A STRUCTURAL
ENGINEER IF REQUIRED BY
BUILDING CONTROL
3) APPLY FOR ALL
NECESSARY STAT BODIES
FOR APPROVAL:
GAS/WATER/ELECTRIC**



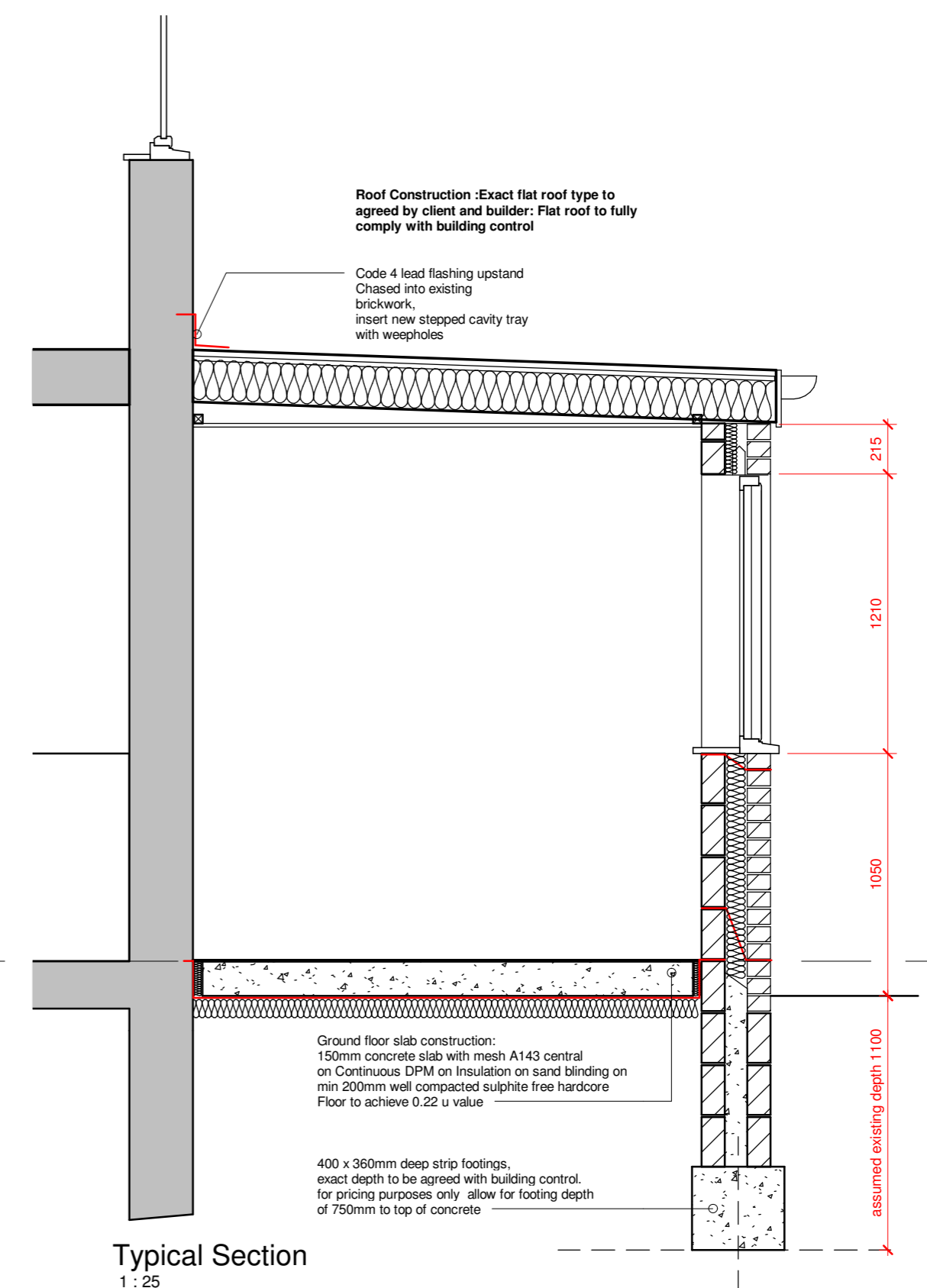
Proposed Rear
1 : 50



Proposed Side Elevation 01
1 : 50



Proposed Side Elevation 02
1 : 50



Typical Section
1 : 25

Roof Construction - Exact flat roof type to be agreed by client and builder. Flat roof to fully comply with building control.

Wall Construction (Cavity Brick)
External walls - outer leaf of facing brick, 100 mm cavity filled with 'TSCWOOL HI-COR' or equivalent and 100 mm thick 'Calson' outer leaf block. Inner leaf to be type II road stone - minimum 150 mm thick compacted and sand bedded to receive damp proof membrane, which is to be linked to damp proof course. Provide 25mm thick of insulation to perimeter of the concrete slab. When adjoining existing timber floor, continuous ventilation must be maintained. This can be achieved by using 150x100mm plastic duct set in concrete, vented to external air at a maximum of 1.5M centres.

Floor Construction Ground (Concrete)
100 mm thick overcast concrete on 1200T visqueen vapour barrier laid over 100 mm thick Kingspan Celestex on 1200T damp proof membrane. Oversite fill to be type II road stone - minimum 150 mm thick compacted and sand bedded to receive damp proof membrane, which is to be linked to damp proof course. Provide 25mm thick of insulation to perimeter of the concrete slab. When adjoining existing timber floor, continuous ventilation must be maintained. This can be achieved by using 150x100mm plastic duct set in concrete, vented to external air at a maximum of 1.5M centres.

Damp Proof Course
Horizontal damp proof course to be built into external walls, minimum 150 mm above finished ground level and at reveals to doors and windows.

Foundations Traditional Strip (Cavity Wall)
Traditional strip foundations - 600 mm wide x 250 mm thick, laid at to a minimum depth of 750mm, to be confirmed on site by appointed approved building inspector. Ensure cavity runs down 225mm below the lowest DPC. Where the proposed foundation is to be within 1100mm of an existing proposed drainage run, the foundation is to be taken down to the invert level of the drain. Where the drainage run passes through a proposed new wall, the drain is to be suitably protected. Where drains run through the foundation bridge over with spigot lints.

Ventilation Guide (Habitable Rooms)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 8000 sq. mm for background ventilation.

Ventilation Guide (Kitchen)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 4000 sq. mm for background ventilation. Mechanical extract fan to be installed, ducted to external air, and capable of extracting at a rate of not less than 60 litres per second - or 30 litres per second of adjacent to hob. Over run of not less than 10mins to fan.

Ventilation Guide (Bathroom/En-Suite)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 4000 sq. mm for background ventilation. Mechanical extract fan to be installed, ducted to external air, and capable of extracting at a rate of not less than 15 litres per second. A 10mm air gap is required under bathroom door.

Drainage Fittings
As indicated on proposed floor plan(s) using 100 mm diameter 'supersteve' drainage pipes at 1:40 gradient. On a minimum of 150mm pea gravel bed and surround. Drains which are within 1M of the foundations to the walls of buildings and below the foundation level must be back filled with concrete up to the level of underside of foundation. Drains running through walls need to be protected by a pipe.

Rainwater Fittings
100 mm sectional outer with 75 mm fall pipes connected to existing drainage system - see proposed floor plan. On a minimum of 150mm pea gravel bed and surround. Trapped Gullies to rainwater pipes on combined systems.

Proposed Plumbing Fittings
40 mm diameter p.v.c waste pipe to sink with 75 mm deep seal trap. 40 mm diameter p.v.c waste pipe to shower with 75 mm deep seal trap. 35 mm diameter p.v.c waste pipe to wash hand basin with 75 mm deep seal trap. 40 mm diameter p.v.c waste pipe to bath with 75 mm deep seal trap. Contractor to allow for two course splash back to bath, sinks and wash hand basins. Ensure new hot water taps are on the right as facing the fixture.

Lintels
Lintels to be installed in accordance with manufacturer's recommendations and to be insulated if sited on an external wall. Give code and length to supplier, length is opening size plus 300mm. Lintels to be suitably protected against fire. The Structural engineer calculation to be submitted to Building Control before the relevant works commence on site.

Refer to structural engineers details for all lintels.

General Notes (Additional Loads)
Where the existing structure is to carry additional loads - the foundations are to be exposed to confirm they are adequate to carry the existing and the increased loading arrangements. Where remedial works are required they should be carried out, to the satisfaction of the to be confirmed on site by appointed approved building inspector prior to commencement of work.

SC General Notes (Flashing)
Code 4 lead flashing to be built in abutments.

Heating & Hot Water
From 1st April 2009, most installers registered with CORGI are expected to transfer their registration to Gasfit in order to self certify and give a 'Gas Safe Register' certificate required. Areas with differing heating (such as separate sleeping and living areas) should have individual temperature control - by the use of room thermostats or individual radiator valves.

Separate timing controls should be provided for space heating and hot water (except for combination boilers and solid fuel appliances). The system design must allow the provision of only space heating, only water heating or both when required.

Boiler controls must include provision to prevent the boiler operation when neither the space heating system nor the hot water system requires heat. Hot water storage vessels should have a minimum 35mm factory applied coating of PU foam or the equivalent. Pipes and ducts should also be insulated, particularly where they run through unheated areas or outside. Hot pipework connecting to boilers and hot water storage vessels (including the vent pipe) should be insulated at least 1.00 metre from the point where they connect. All heating and hot water systems need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and the Building Control Officer. Proper instructions to owners should be provided to inform them of how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power. All water service/supply pipes to be suitably insulated in accordance with approved Document to Part L.

Internal lighting
Reasonable provision is to be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use. To achieve this it recommends the installation of at least the following number of energy (LED) lamps having a luminous efficiency greater than 40 lumens per circuit-watt. 75% of all new light fitting to be energy saving bulbs.

Limiting air leakage
The cavity wall insulation must be taken down below damp proof course level, finishing at the same level as the underside of the floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall the detail used must allow for ventilation to be maintained (if appropriate). Cavity wall insulation must be carried up to the full extent of the gable walls. Floor joists etc must be set on joist hangers and not built into the wall itself. A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches outside wall, usually at door thresholds. All cavity closures must be insulated.

Provision to Limit Condensation in Roof
Roof void to be cross ventilation achieved by incorporating soffit vents at eaves level equivalent to continuous strip minimum 25 mm wide or Proprietary ventilation tiles can be incorporated at maximum 2.00 metre intervals at eaves level.

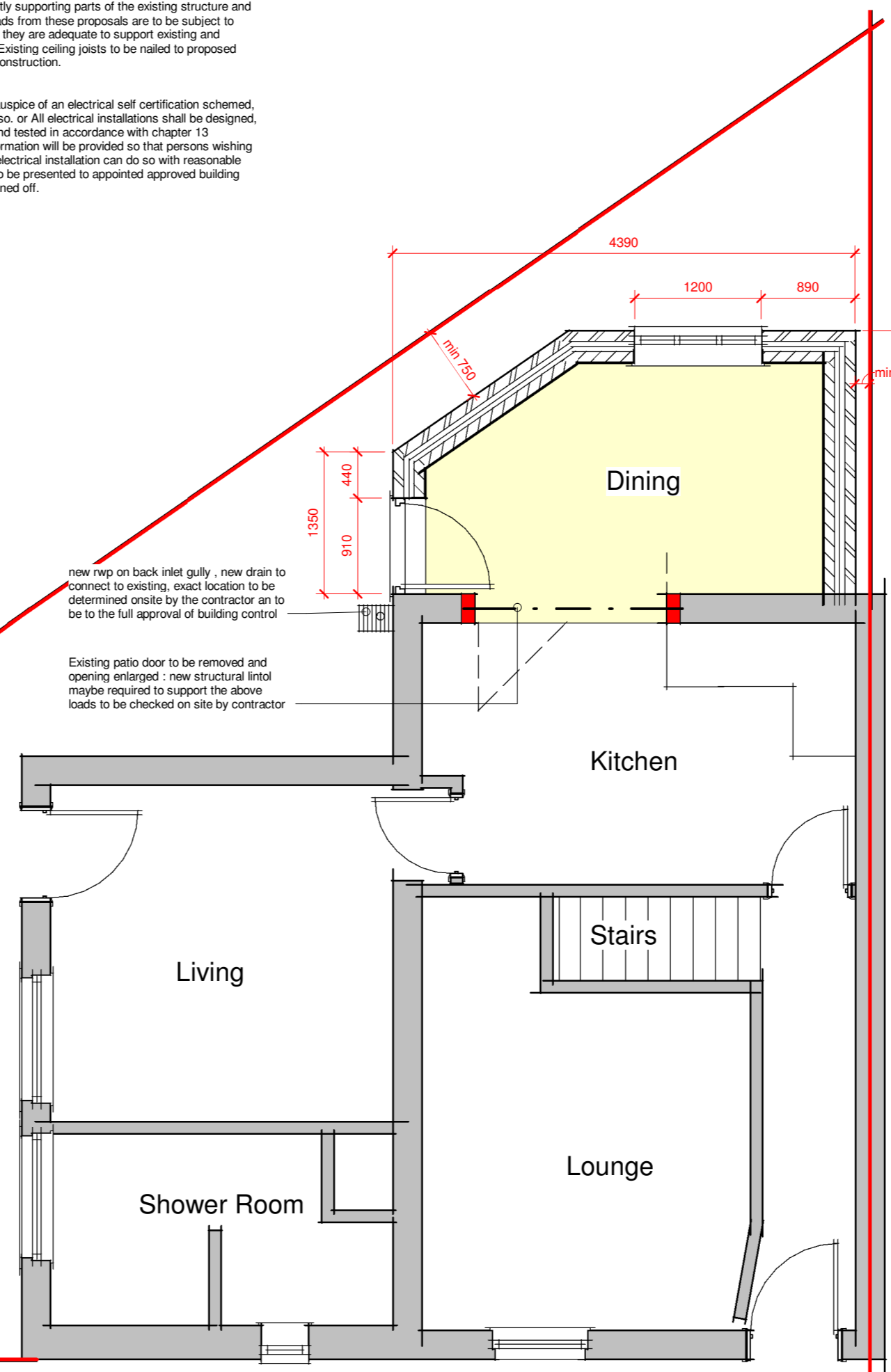
Lateral Restraint to Walls (Tension Straps)
External wall to be restrained to rafters and/or ceiling joists at maximum 2.00 metre centres using galvanneal mild steel lateral restraint straps. They are to span no less than 3 rafters and/or ceiling joist with nogging between.

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External Glazing
All external windows/roof lights/doors to be double glazed sealed units with 24 mm air gap and a 'soft' low E coating and where necessary to be safety glazing in accordance with BS 6206 i.e. to doors/side panels. Any glazing which is to be positioned less than 1500 mm above floor level - see proposed elevation for critical locations. Glass below 800mm internally to comply with BS-EN12150. All new glazing to achieve a 'U' value of 1.6 w/m²K & 1.8 w/m²K for new doors.

Existing Foundation, Structure and Lintels
Existing foundations, lintels and structure are to be exposed, where necessary, and inspected for suitability in sustaining existing and proposed loads. Any remedial works found necessary are to be carried out prior to commencement of work and to be confirmed on site by appointed approved building inspector. Structural support beams currently supporting parts of the existing structure and intended to support additional loads from these proposals are to be subject to structural calculations to confirm they are adequate to support existing and intended loading arrangements. Existing ceiling joists to be nailed to proposed new floor joists to retain ceiling construction.

Electrical Installation
To be undertaken by under the auspice of an electrical self certification schemed, by an engineer competent to do so. All electrical installations shall be designed, installed, inspected and tested in accordance with chapter 13 BS7671:2001, and sufficient information will be provided to persons wishing to operate, maintain or alter the electrical installation can do so with reasonable safety. Part P certificate needs to be presented to appointed approved building inspector before work can be signed off.



00_Proposed Ground
1 : 50

DRAWING TITLE:
Proposed Ground Floor Plan

PROJECT DESCRIPTION:
Proposed Single storey Rear extension

PROJECT ADDRESS:
13 Pindar Street, Barnsley S70 1XB

PLANNING DRAWING

Chartered Institute of Architectural Technologists Registered Practice

PLAN DESIGN GO LTD
ARCHITECTURAL DESIGN SERVICES

PRIESTLEY HOUSE - 170 ELLAND ROAD
LEEDS - WEST YORKSHIRE - LS11 8BU
0113 467 6001 www.plan-design-go.co.uk

DATE: Mar 2019
SCALE: As indicated DWG NO: 19027-101