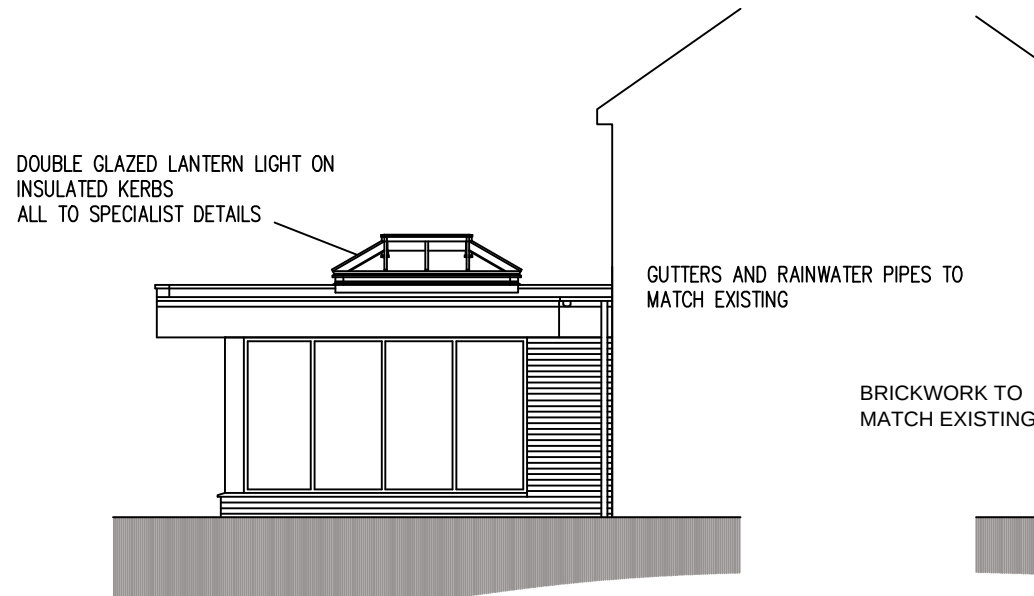
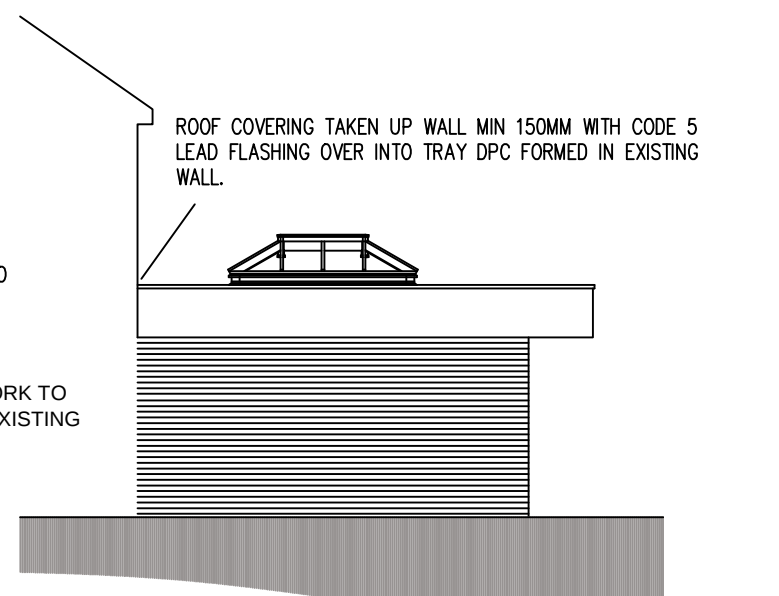




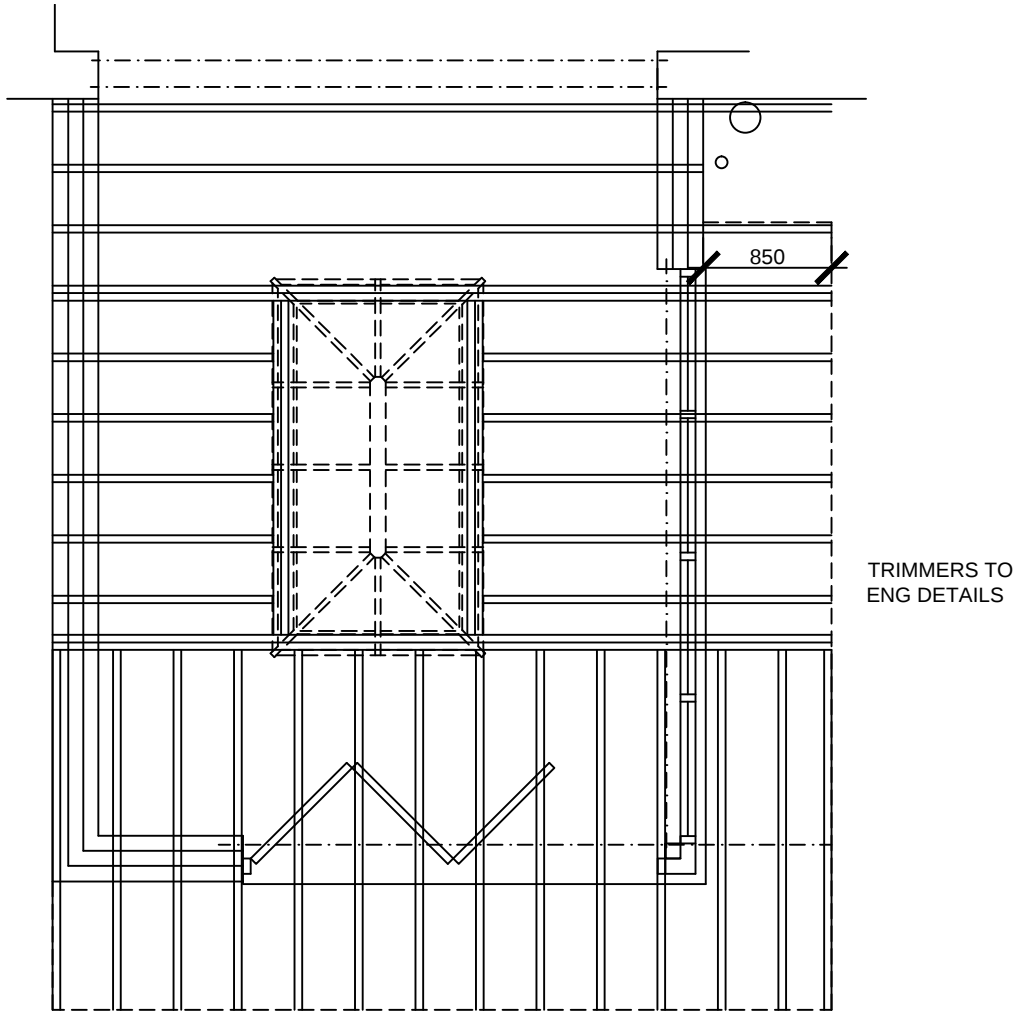
REAR ELEVATION
AS PROPOSED



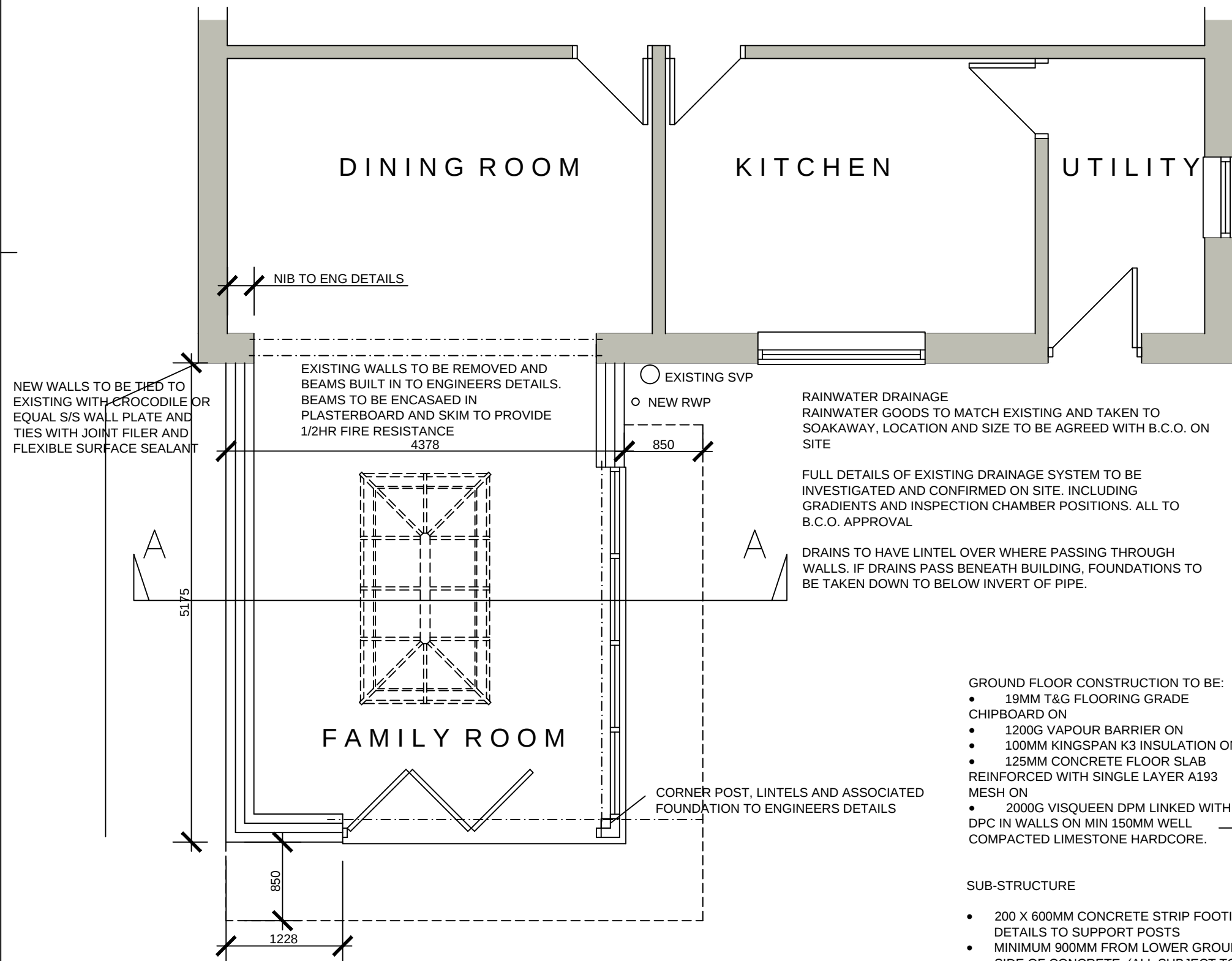
SIDE ELEVATION
AS PROPOSED



SIDE ELEVATION
AS PROPOSED



ROOF PLAN



GROUND FLOOR PLAN
AS PROPOSED

- GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.
- MECHANICAL VENT
- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.
- ALL DETAILS OF HEATING ALTERATIONS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON
- ALL NEW WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- NEW WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)
- NEW WINDOWS TO HAVE A MAX 'U' VALUE OF 1.4W/M SQ DEG C WITH A RATED DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.

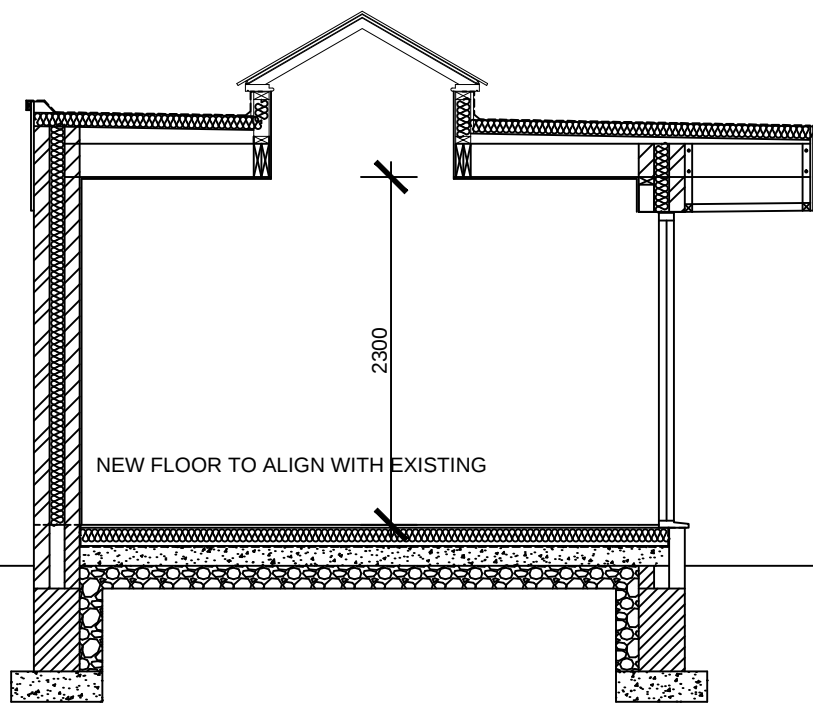
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- INFILTRATION OF COLD AIR TO BE LIMITED BY:
 - ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
 - ALL VAPOUR CONTROL LAYERS TO BE SEALED
 - DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
 - BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.
 - THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
 - D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL.
 - D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
 - I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
 - LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
 - NAYLOR R6 LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
 - ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

WARM FLAT ROOF
FLAT ROOF TO BE SINGLE PLY MEMBRANE ROOFING PROVIDING AA FIRE RATING FOR SURFACE SPREAD OF FLAME WITH A CURRENT BBA OR WIMLAS CERTIFICATE AND LAID TO SPECIALIST SPECIFICATION. SINGLE PLY MEMBRANE TO BE FIXED TO 22MM EXTERIOR QUALITY PLYWOOD OVER 125MM CELOTEX TA4000.
INSULATION BONDED TO VCL ON 22MM EXTERIOR QUALITY PLYWOOD DECKING OR SIMILAR APPROVED ON SW FIRINGS TO MINIMUM 1 IN60 FALL ON SW TREATED 47 X 195MM C24 FLAT ROOF JOISTS AT 400MM CTRS WITH TRIMMERS AS STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS. JOISTS TO BE CANTILEVERED TO FORM CANOPY. UNDERSIDE OF JOISTS TO HAVE 12.5MM FOIL BACKED PLASTERBOARD AND SKIM. PROVIDE CAVITY TRAY TO EXISTING HOUSE WHERE NEW ROOF ABUTS EXISTING HOUSE.
PROVIDE RESTRAINT TO FLAT ROOF BY FIXING OF 30 X 5 X 1000MM MS GALVANISED LATERAL RESTRAINT STRAPS AT MAXIMUM 2000MM CENTRES FIXED TO 100 X 50MM WALL PLATES AND ANCHORED TO WALL WITH ADDITIONAL STRAPPING TO STRUCTURAL ENGINEERS DETAILS

- EXTERNAL WALL CONSTRUCTION
 - OUTER LEAF OF FACING BRICKWORK TO MATCH EXISTING
 - 100MM DRITHERM CAVITY WALL BATTS
 - 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
 - 12.5MM PLASTERBOARD AND SKIM
- ALL EXTERNAL CAVITY WALLS TO BE DOT AND DABBED WITH PLASTERBOARD
- STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
- NOTE - FISH TAIL TIES MUST NOT BE USED.

- GROUND FLOOR CONSTRUCTION TO BE:
- 19MM T&G FLOORING GRADE CHIPBOARD ON
 - 1200G VAPOUR BARRIER ON
 - 100MM KINGSPAN K3 INSULATION ON
 - 125MM CONCRETE FLOOR SLAB REINFORCED WITH SINGLE LAYER A193 MESH ON
 - 2000G VISQUEEN DPM LINKED WITH DPC IN WALLS ON MIN 150MM WELL COMPACTED LIMESTONE HARDCORE.

- SUB-STRUCTURE
- 200 X 600MM CONCRETE STRIP FOOTINGS. OR TO ENG DETAILS TO SUPPORT POSTS
 - MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)
 - D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL & LINKED WITH EXISTING
 - 7N SOLID BLOCKS BELOW D.P.C. LEVEL



SECTION A-A

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ARCHITECTURAL SERVICES AND SURVEYORS								
Project. PROPOSED REAR EXTENSION 21 WOODVALE CLOSE, HIGHAM BARNSELEY S75 1PP					Client. MR BAMFORTH			
Drawing Title. PLANS AND ELEVATIONS					Date. JUNE 2016		Scale. 1:50 & 1:100	
					Ref. 16-029		Dwg. No. 01	
Date	Suffix	Description			Date	Suffix	Description	
14-06-16 25-06-16	A B	REVISED TO CLIENTS REQUIREMENTS UPDATED FOR BUILDING REGS						