Ordnance Survey®

OS Sitemap®



Produced 14.05.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision *available at this date. © Crown Copyright 2009.*

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Dash**
Serial number: 00198500
Centre coordinates: 433911.38 406963.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

Steve Camps

2a Swift Street

Barnsley

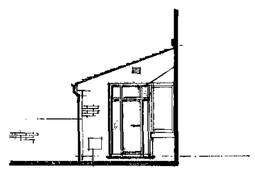
S75 2SN



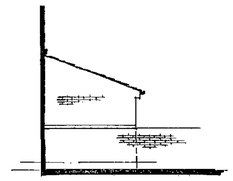
Existing Rear Elevation On 1



Proposed Rear Elevation On 1

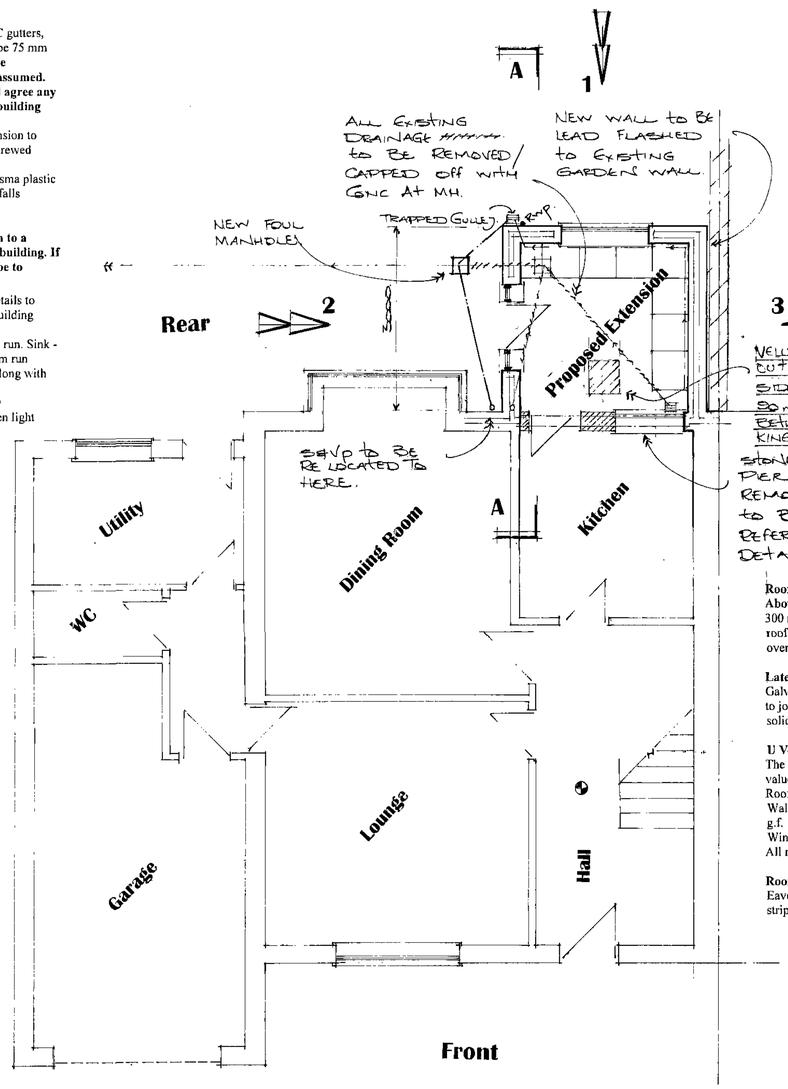


Proposed Side Elevation On 2



Proposed Side Elevation On 3

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia. **Surface / Foul water drainage**
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system.
All new drainage and protection details to existing shall be agreed with the Building inspector.
Pipe sizes-Basin 32mm up to 1.7m run. Sink - 40mm up to 3m run 50mm up to 4m run
Existing s & v pipe to be re sited along with manhole.
External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage.



Existing / Proposed Ground Floor Layout

Lintols
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
Kitchens to have 3 air changes / hr and 60 L / sec min.
All mechanical ventilators to be ducted to outside air.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Lighting – 1 in 4 to be low energy.

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

U Values-
The builder shall ensure that the following values are achieved.

Roof	0.20w/m2k
Walls	0.27w/m2k
g.f.	0.22{with P/a 09}
Windows / doors	1.8w/m2k

All roof and wall insulation to be continuous.

Roof Ventilation.
Eaves to be equivalent to a continuous gap strip of 25mm.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Trickle vents to be provided to all new windows 8000 mm2 min.

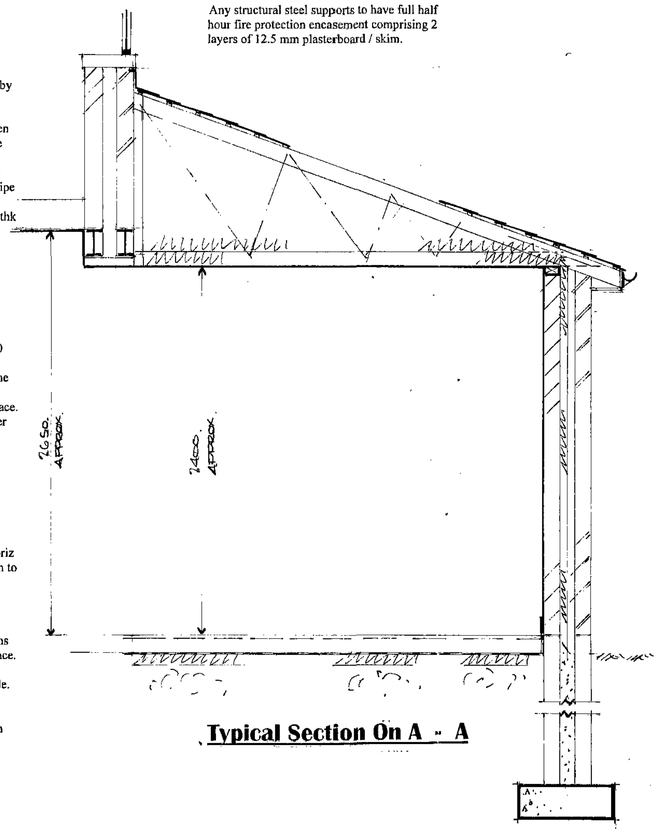
DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Tray dpc's required to exist walls at new wall abutments.
Under lintols.

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing live drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 100 mm air gap filled with 50 gap + 50 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer.
All cavity wall returns to be 655 mm minimum.

External skin
Brickwork 100 mm to match existing
Stainless wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing , timber or pvc to match existing, provide air vents as described.



Typical Section On A - A

Means of escape.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
All habitable rooms to have a suitably sizes radiator extended from the existing system.
Existing boiler capacity to be checked for adequacy.
All installed by a corgi reg contractor.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

General
Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.

Concrete Ground Floor slabs.
To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore Provide 75 mm kingspan kooltherm k3 insulation under kitchen extension, returning vertically around perimeter of slab.
Any existing air bricks within garage area to be sealed and alternative provided elsewhere.

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf. On suspended timber floor visqueen to be placed under oversite conc.

Roof design.(Trusses.)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to 6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have 5 lb lead flashing.
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs shall ensure a continued air flow.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works

General.
Construction of a single storey rear kitchen extension.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from
these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

E		
D		
C		
B		
A		
	Date	Revisions

© copyright

SDC Projects
Northern House
51 Clarel Street
Penistone
Sheffield
S36 6AU
Tel
01226 762484
07970 291539

Barnsley Metropolitan Borough Council
19 MAY 2009
Corporate Mail Room

2 A Swift Street
Barnsley
S75 2SN

Client
Mr Gary McQueen

Job Title
Single Storey Rear Kitchen Extension

Drawing Title
General Arrangement / Elevations.

Scale **1 : 50 1 : 100 1 : 20**

Date **6.5.09** Drawn by **Steve Camps**

CHECKED / APPROVED –
DATE. –

Drg. No. **GM / 01** Rev.

594 x 841mm A1