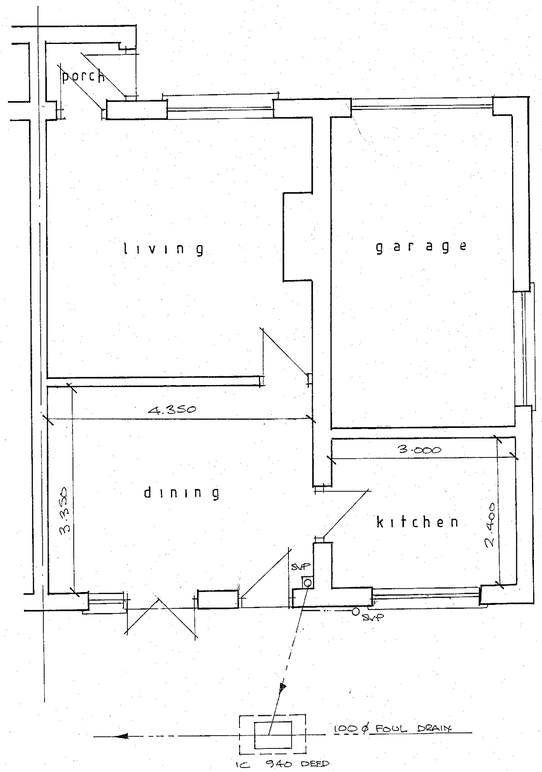
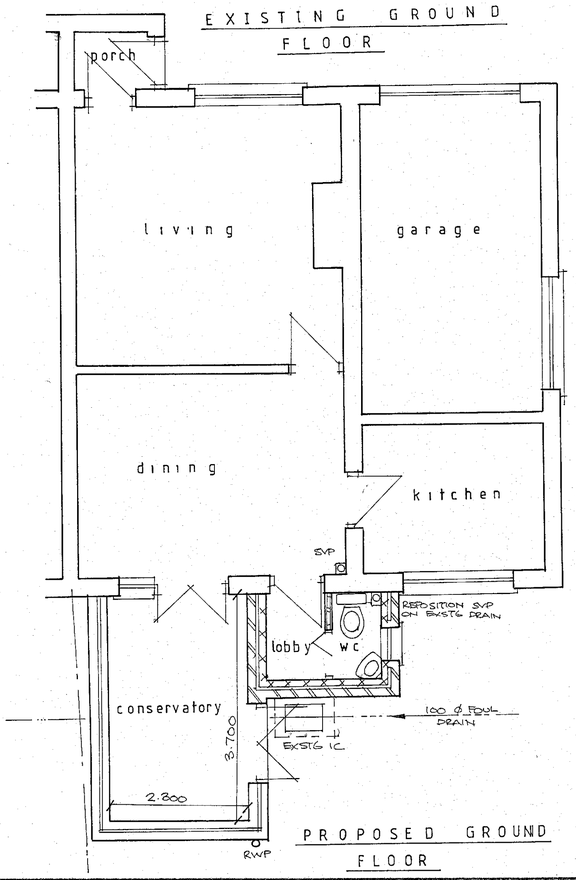
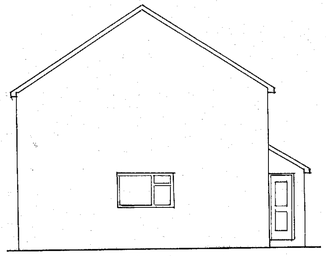


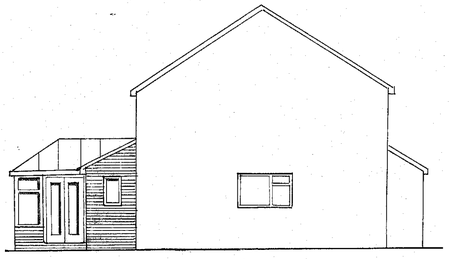
EXISTING GROUND FLOOR



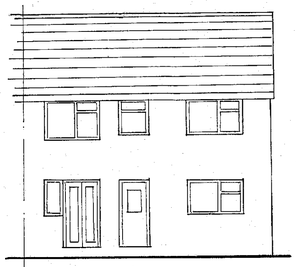
PROPOSED GROUND FLOOR



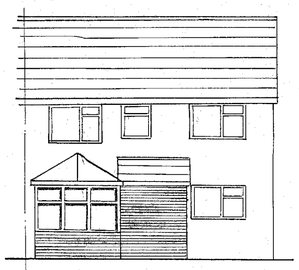
EXISTING SIDE



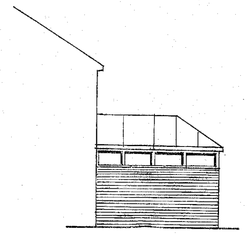
PROPOSED SIDE (to No 31)



EXISTING REAR

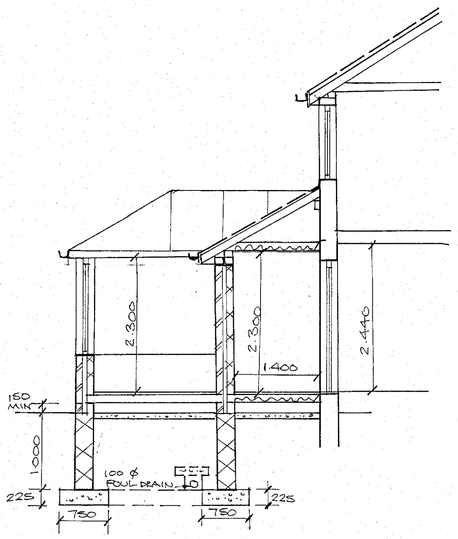


PROPOSED REAR

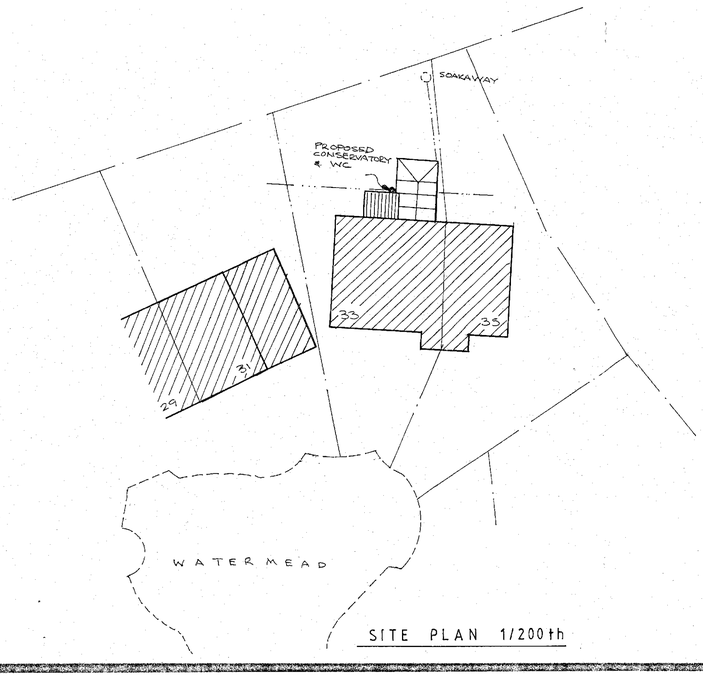


PROPOSED SIDE

(to No.35)



SECTION



SITE PLAN 1/200th

EXTENSION

ROOF: Marley Eternit Double Roman roof tiles roof tiles with 75 headlap in colour to match existing on 38 x 25 tiling battens on untearable felt; verge and eaves tiles twice clipped; 100 x 38 rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate one end and on 150 x 75 timber bearer rawlbolted to house wall other end; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 600 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at mid span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 97 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; ventilators at soffit to give an equivalent area as 12mm continuous air gap; roof to be insulated with 110 thickness of Kingspan Thermapitch TP10 insulation laid between rafters (U value of 0.28 W/m^{2}K; Code 4 lead valley to junction with conservatory lapped under roof coverings min 230; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to match existing which is to be approved by Planning Officer; 100 cavity and 100 thickness of 3.6N/mm^2 standard grade insulation block inner leaf with 5mm plaster finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.28W/m^{2}K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6N/mm^2 trench blocks; Catnic Cougar CG70/100 open back lintels with min 150 end bearing over openings with tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc and dpm; 5mm plaster finish

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 and to be taken lower than adjacent 100 diameter foul drain so no loads transmitted to pipework

Stud partition wall: 75 x 50 timber studs with 10mm plasterboard and 5mm plaster skim finish both sides; sound insulation of 25 thickness of 10kg/cu.m mineral fibre bats secured to stud work

FLOOR: 25 ptg boarding on 97 x 38 joists in Class SC3 timber at 450 centres built into load bearing wall one end and supported off heavy duty joist hangers screwed to existing house wall other end; 30 x 5mm lateral restraint straps at mid span 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; 85 thick Kingspan TP10 zero ODP insulation board insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Kingspan insulation clips (U value of 0.22 W/m^{2}K); 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

VENTILATION: New window to be 16mm double glazed PVCu unit fitted with low E coating glass; opening area minimum 1/20th floor area of WC with "trickle" ventilation 2,500mm^2 in area; (U value 1.60 W/m^{2}K)

HEATING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators; Hot and cold water to wash hand basins with hot tap located on left hand side of basin

ELECTRICS: All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be copied to Local Building Inspector; internal lights to bathroom to have energy efficient fitting

WC to discharge to existing 100 dia. repositioned with new slow radius rest bend to existing drain connection; SVP to be sound insulated in accordance with requirements of Building Regulations; 75 deep seal traps to appliances with 32 waste to handbasin and 100 waste to WC; basin waste connected to SVP min 200 from WC connection

CONSERVATORY

ROOF: Translucent triple skinned PVCu sheeting 60mm thick fixed in accordance with manufacturer's instructions using proprietary fixing system; panels fixed to preformed roof frame in white PVCu extrusion reinforced with galvanised steel inserts; proprietary flashings to be in form of upstands screwed at 450 centres with cover flashing; flashing turned up and tucked onto walls using folding lead wedges

WINDOWS: Fixed into frame in white PVCu extrusion reinforced with galvanised steel inserts; high security locks fitted to all opening lights; opening to new windows to be not less than existing opening areas to existing house; safety glazing to BS6206 to all conservatory windows and French Doors

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to match existing; 75 cavity and 100 thickness of 3.6N/mm^2 standard grade insulation block inner leaf with 5mm plaster finish; full cavity fill of Rockwool mineral fibre insulation; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; full cavity insulation to be Rockwool mineral fibre; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6N/mm^2 trench blocks; dpc to be min 150 above adjacent ground level and to be tied into exstg dpc; 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, **drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls over to satisfaction of Local Building Inspector**

FLOOR: 25 ptg boarding on 147 x 47 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

DRAINAGE: 110 x 63 gutters to discharge to 63 downpipe to discharge to new surface water gully; rainwater gully to discharge to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky materials; percolation test carried out to prove suitability of ground for soakaway disposal to satisfaction of Local Building Inspector; new drain connection made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40

PROPOSED CONSERVATORY and SINGLE STOREY EXTENSION at REAR of 33 WATERMEAD, BOLTON on DEARNE, ROTHERHAM

SCALES 1/50th and 1/100th

BMBC
CORPORATE MAIL ROOM
16 JUL 2014
Received for
ORIGINAL PLAN