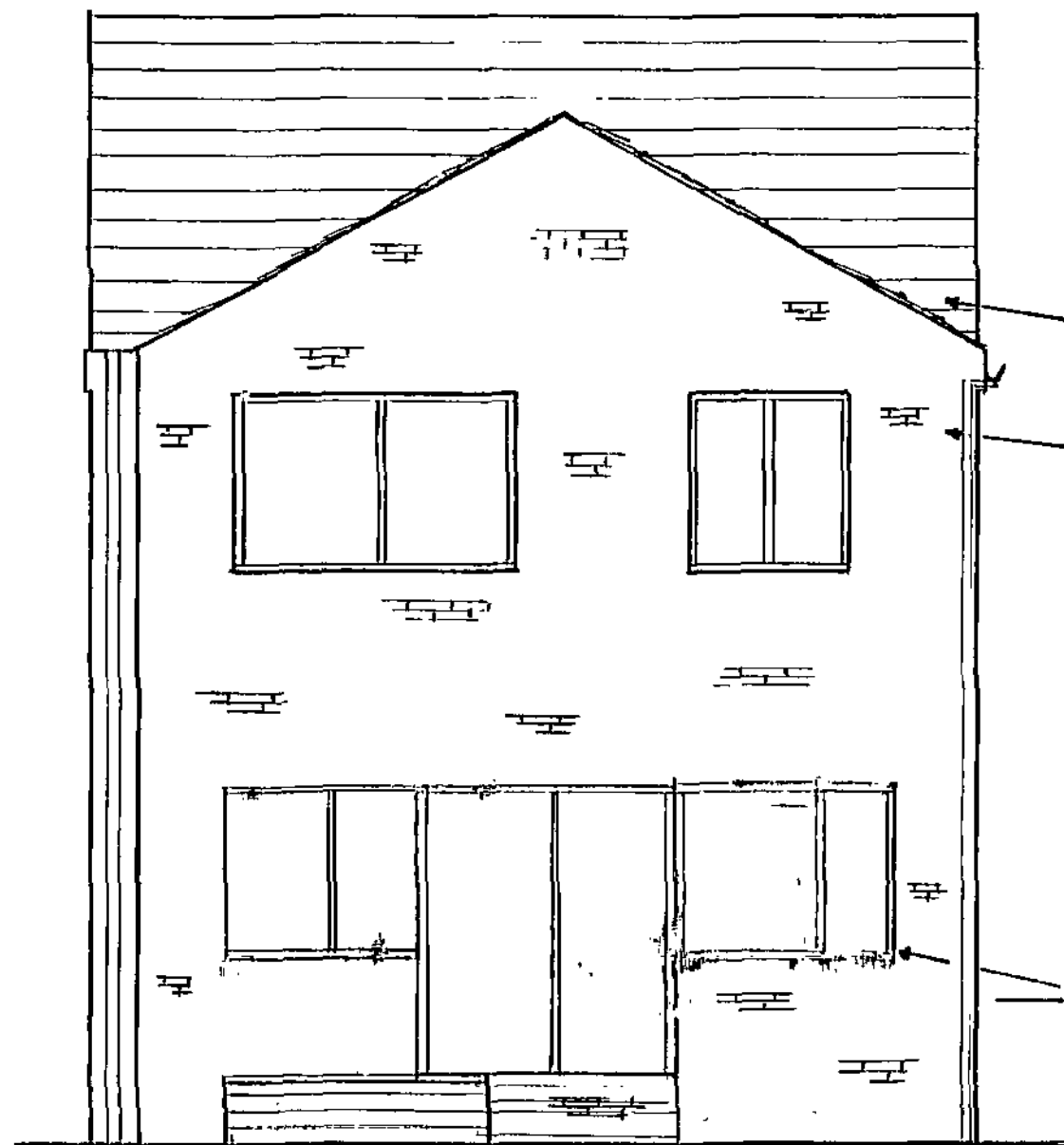


Proposed Front Elevation - Scale 1:50



Roof to be trussed rafters to British Standard 5268 - 3 1998 Design details to be supplied by specialist manufacturer spiked to 100x50mm softwood wall plate fixed to inner block leaf with 30x5 galvanised steel restraint straps at Min 1.5m centres. Roof insulation to be 280mm Rockwool, 150mm laid between joists and 130 mm laid over. Roof felt to be Tykec breathable. Lead flashing to roof to be Code F with 150mm upstand dressed into mortar course of existing external wall. Roof tiles to be profiled concrete to match existing and suitable for pitch of roof achieved on site fixed to 38x25 battens.

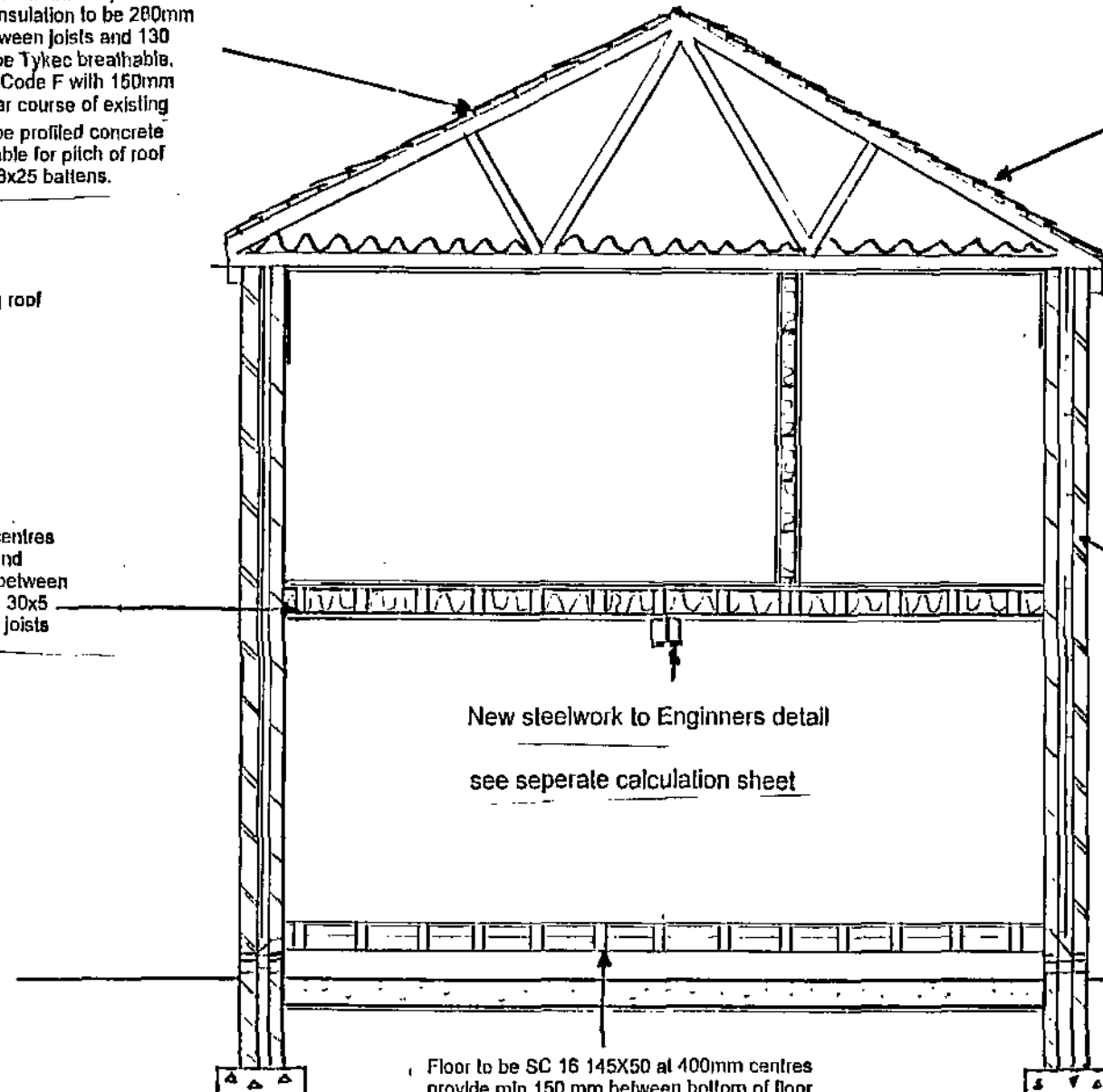
Profiled roof tile to match existing roof and suitable for pitch of roof

Facing brick to match existing

Joists to be 145x50mm at 400mm centres built into new walls with 100mm sound insulation quilt of density 10kg/m3 between. Provide restraint to new floor using 30x5 galvanised straps carried over three joists

New windows and door to be white upvc to match existing frames

Section - Scale 1:50



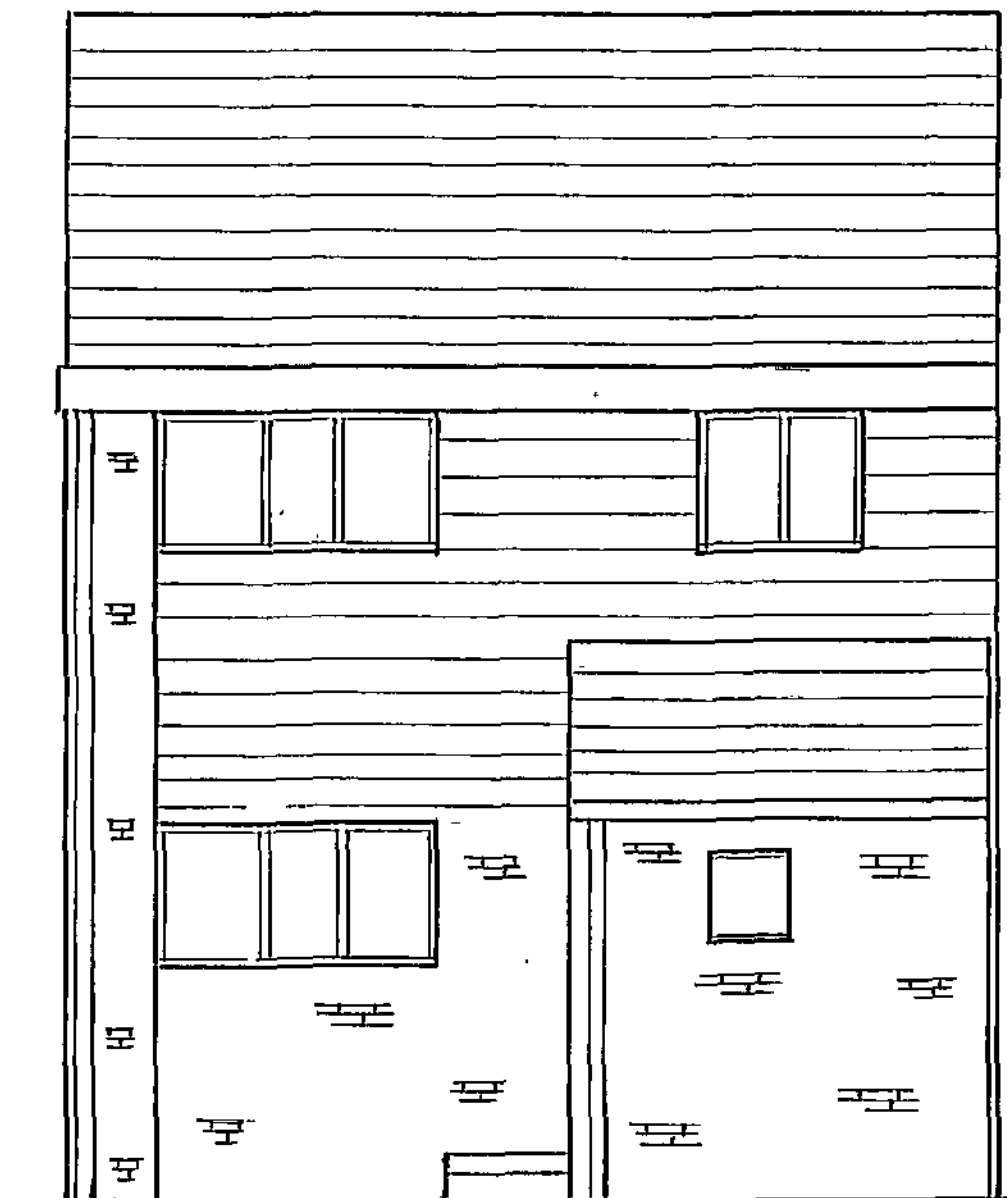
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Wall construction below ground to be 2 leaves of 7 N/mm2 concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermatite turbo lightweight block to inner leaf, 100mm cavity with 50mm Kingspan insulation, 100mm 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 latching 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. Insulated dpc or Thermabale cavity closing system or similar to be used at all window and door openings.

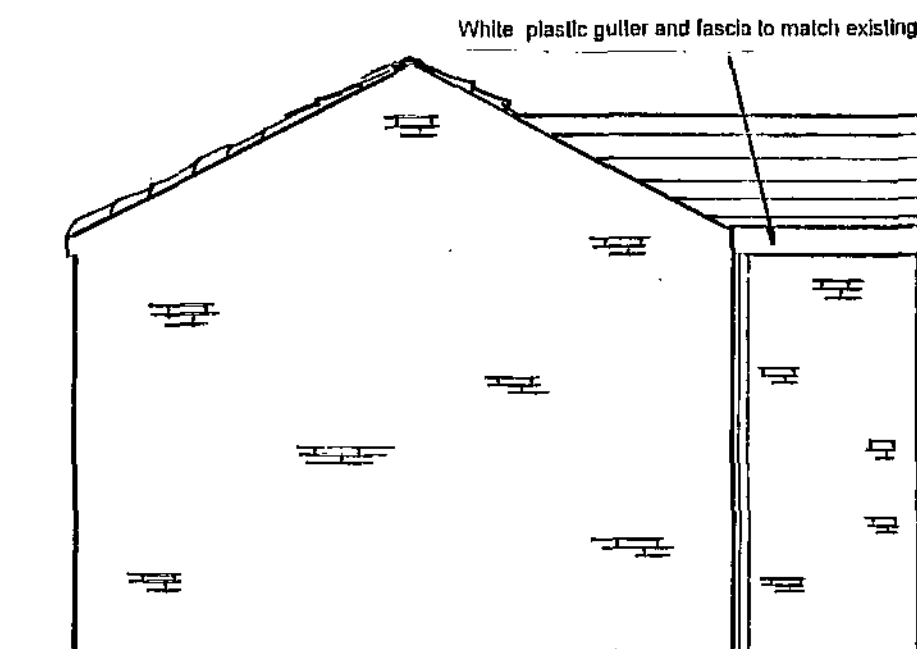
Floor to be SC 16 145X50 at 400mm centres provide min 150 mm between bottom of floor joist and new 100 oversite concrete. Floor insulation to be 100mm kingspan laid on netting fixed to underside of floor joists. Sub Floor ventilation provided using air bricks with liner and cavity trayover at Min 1.8m centres.

Foundation depth to be agreed by Local Authority Building Control Inspector on site. Thickness of foundation to be 150mm minimum. Total width to be 600mm to suit 300mm cavity wall construction projection of foundation to be 150mm minimum.

Existing Front Elevation - Scale 1:50

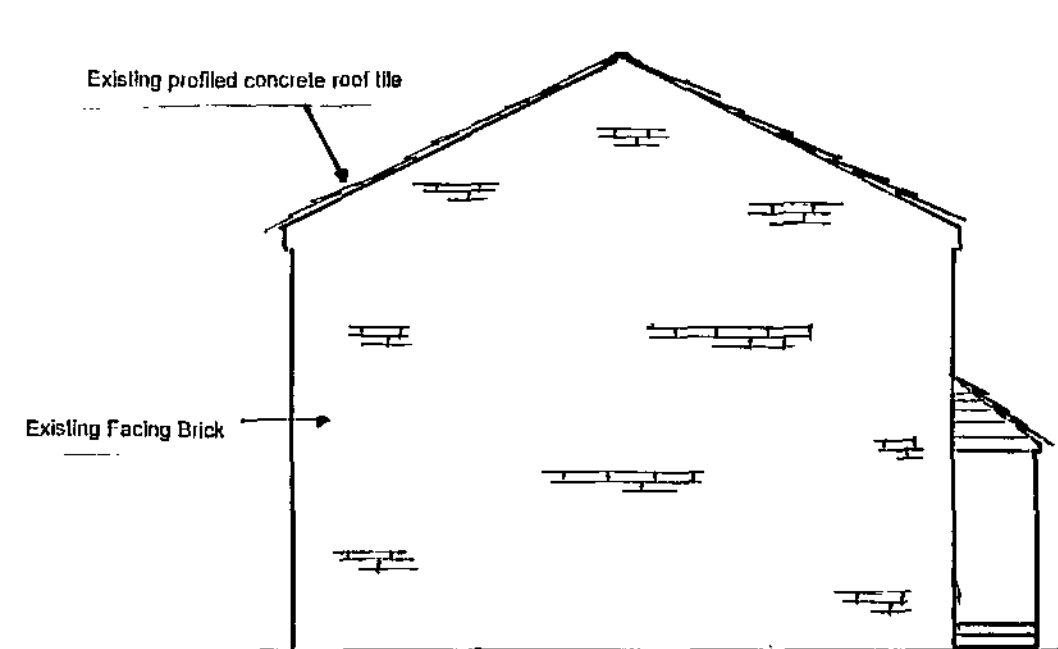


Proposed Side Elevation - Scale 1:100



White plastic gutter and fascia to match existing

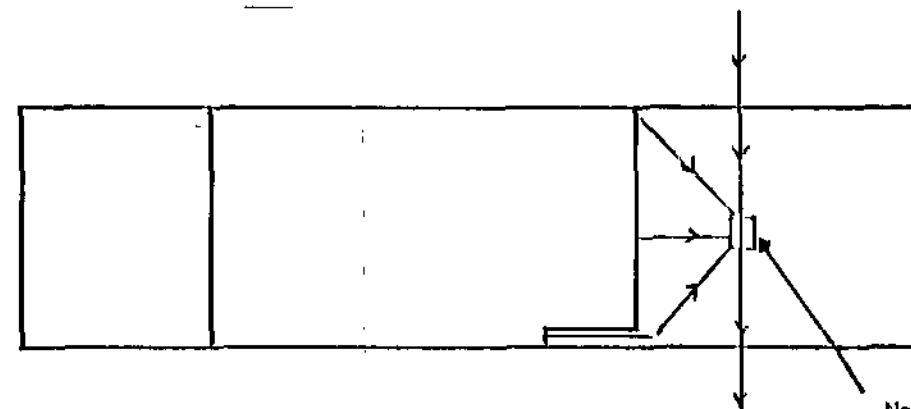
Existing Side Elevation - Scale 1:100



Existing profiled concrete roof tile

Existing Facing Brick

Site Plan 1:200



New inspection chambers for existing foul and new sink waste

Building Regulations Notes

Foundations

Foundation depth to be agreed by Local Authority Building Control Inspector on site. Thickness of foundation to be 150mm minimum. Total width to be 600mm to suit 300mm cavity wall construction, projection of foundation to be 150mm minimum.

External Drainage

New drainage to have Minimum 150mm cover and be bedded on Min 100mm granular material. Minimum gradient for foul drainage to be 1:40. Inspection chamber to be plastic to BS 7158, Rodding eye to BS EN 1401.

Wall Construction

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 Thermatite 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 latching 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. Insulated dpc or Thermabale cavity closing system or similar to be used at all window and door openings.

Ground Floor Construction

Floor to be SC 16 145X50 at 400mm centres provide min 150 mm between bottom of floor joist and new 100 oversite concrete. Floor insulation to be 100mm kingspan laid on netting fixed to underside of floor joists. Sub Floor ventilation provided using air bricks with liner and cavity trayover at Min 1.8m centres.

Roof Construction

Roof to be trussed rafters to British Standard 5268 - 3 1998 Design details to be supplied by specialist manufacturer spiked to 100x50mm softwood wall plate fixed to inner block leaf with 30x5 galvanised steel restraint straps at Min 1.5m centres. Roof insulation to be 280mm Rockwool, 150mm laid between joists and 130 mm laid over. Roof felt to be Tykec breathable. Lead flashing to roof to be Code F with 150mm upstand dressed into mortar course of existing external wall. Roof tiles to be profiled concrete to match existing and suitable for pitch of roof achieved on site fixed to 38x25 battens.

Windows and Door

Windows to white UPVC Double glazed with 16mm air gap between, glazing to be low E (soft) and have U value of 1.8w/m2k. Window to have trickle vents of 8000mm2. All glazing in critical areas below 800mm to be toughened

Extract Ventilation

Provide intermittent mechanical extract fan to kitchen area rate of 30 litres per second adjacent to hob or 60l/s elsewhere.

Internal Drainage

Sink/Washing machine/Dishwasher to have Min 40mm trap diameter and depth of seal to be 75mm.

Fire Safety

Provide mains linked smoke detector installed in accordance with BS 5839-8:2004 to kitchen/dining and hall with battery backup to conform to BS 5446 - 1:2000. Detector to be ceiling mounted and Min 300mm from walls and light fittings.

Fire Protection to steel

Provide Min 30 minutes fire protection to new steelwork using 12.5mm thickness Gyproc fireline board and plaster skim.

Lintels

Lintel above windows and door to extension to be Caislin CG90/100 with minimum end bearing of 150mm

Electrical Safety

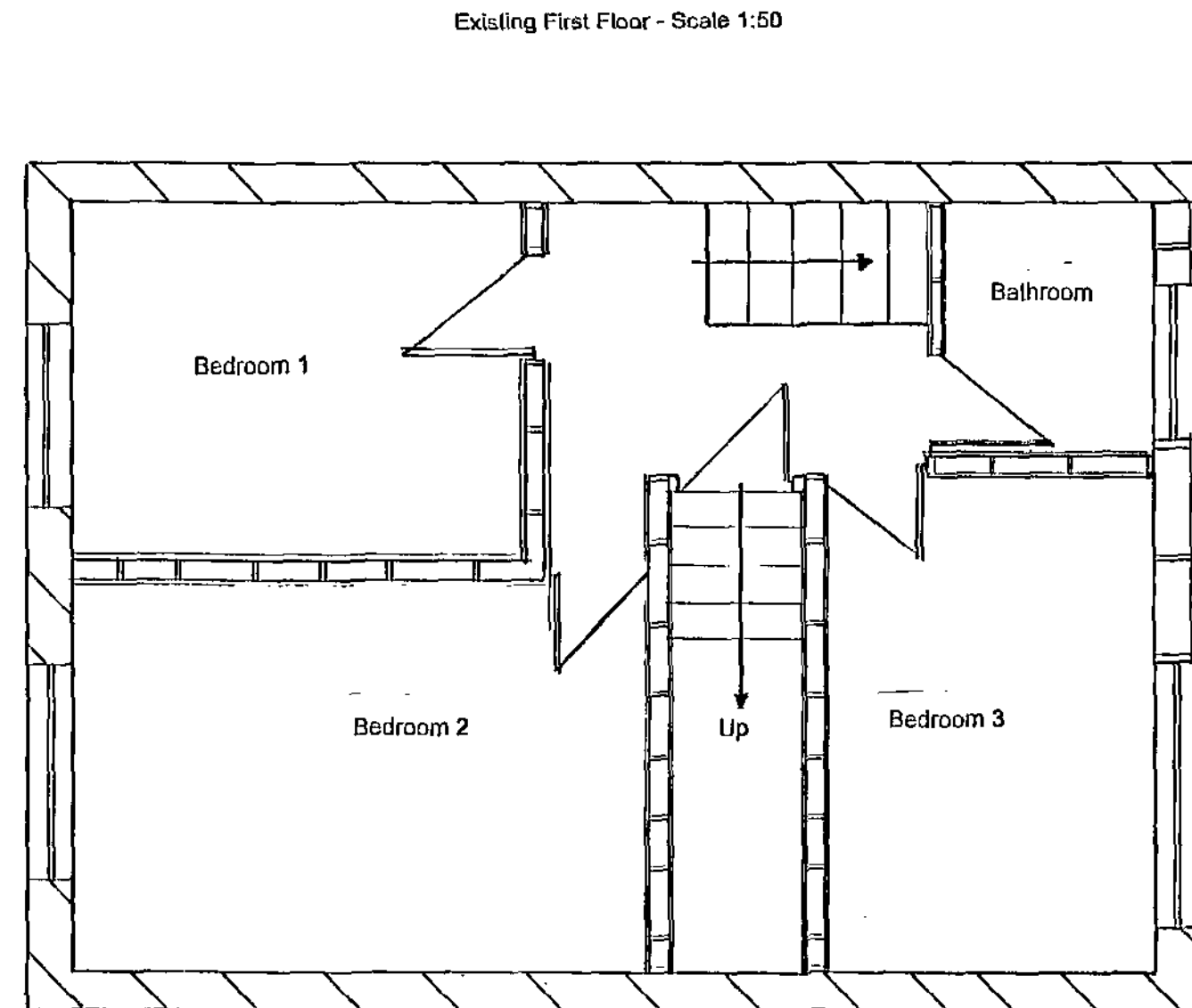
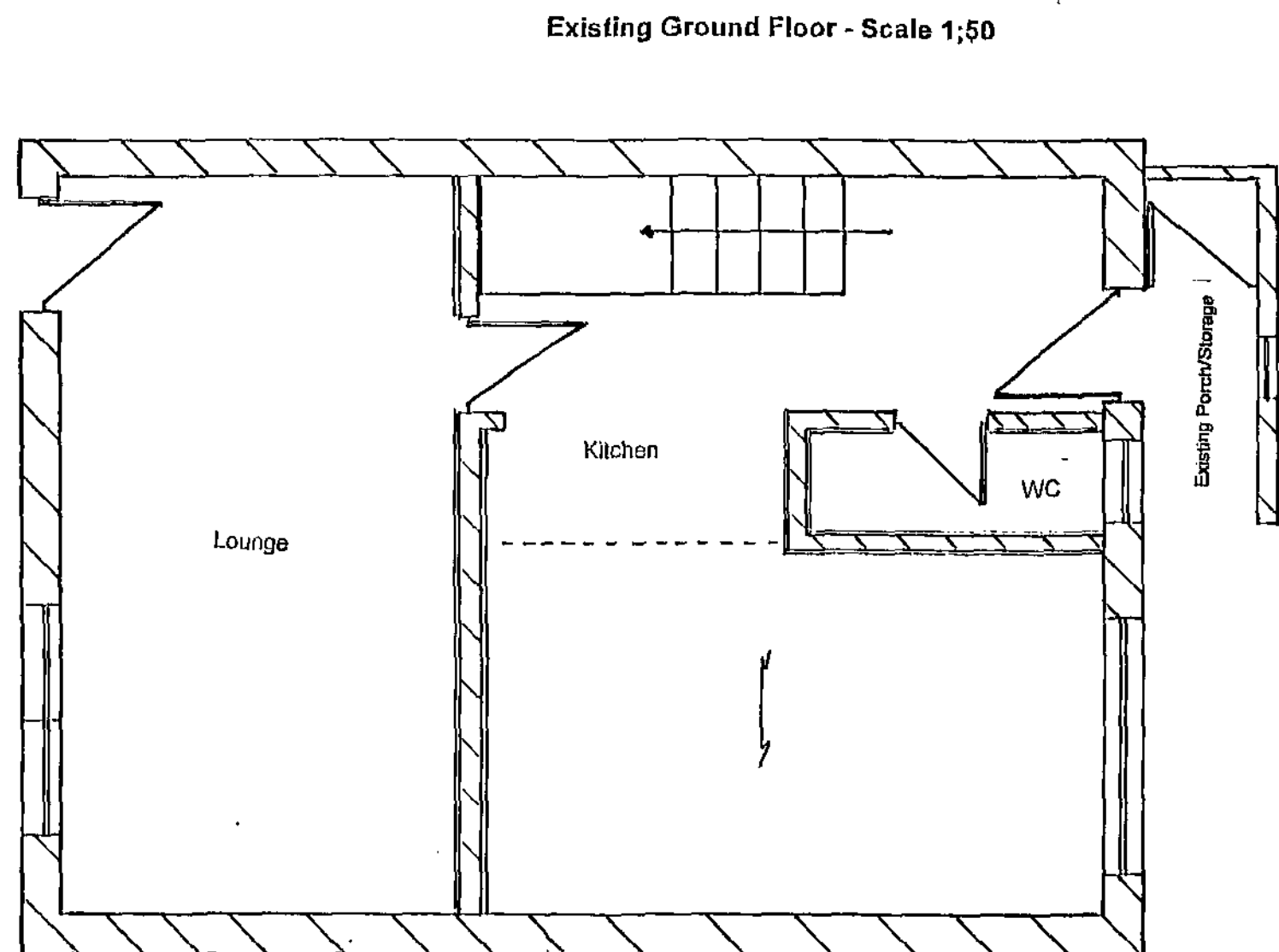
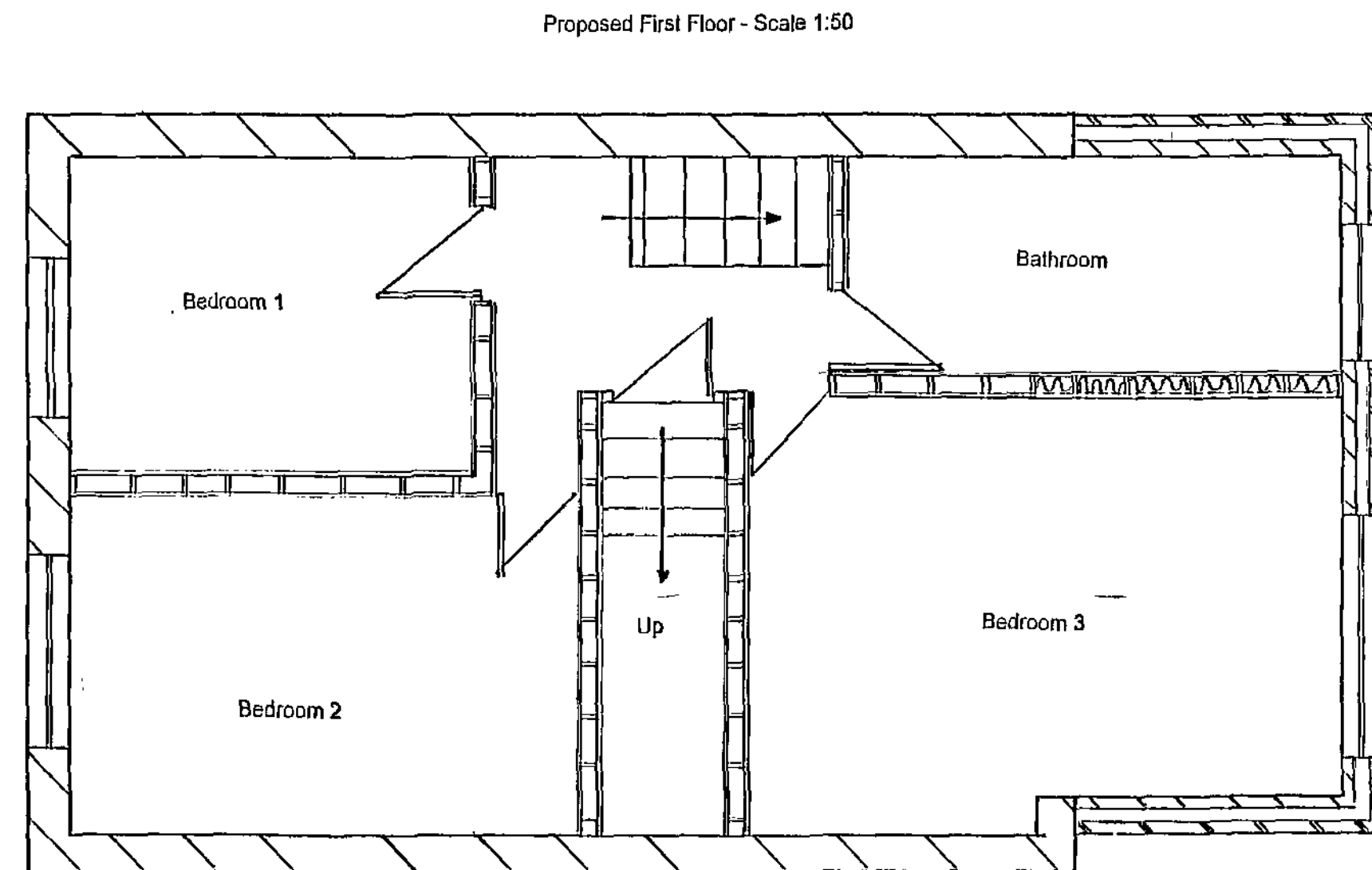
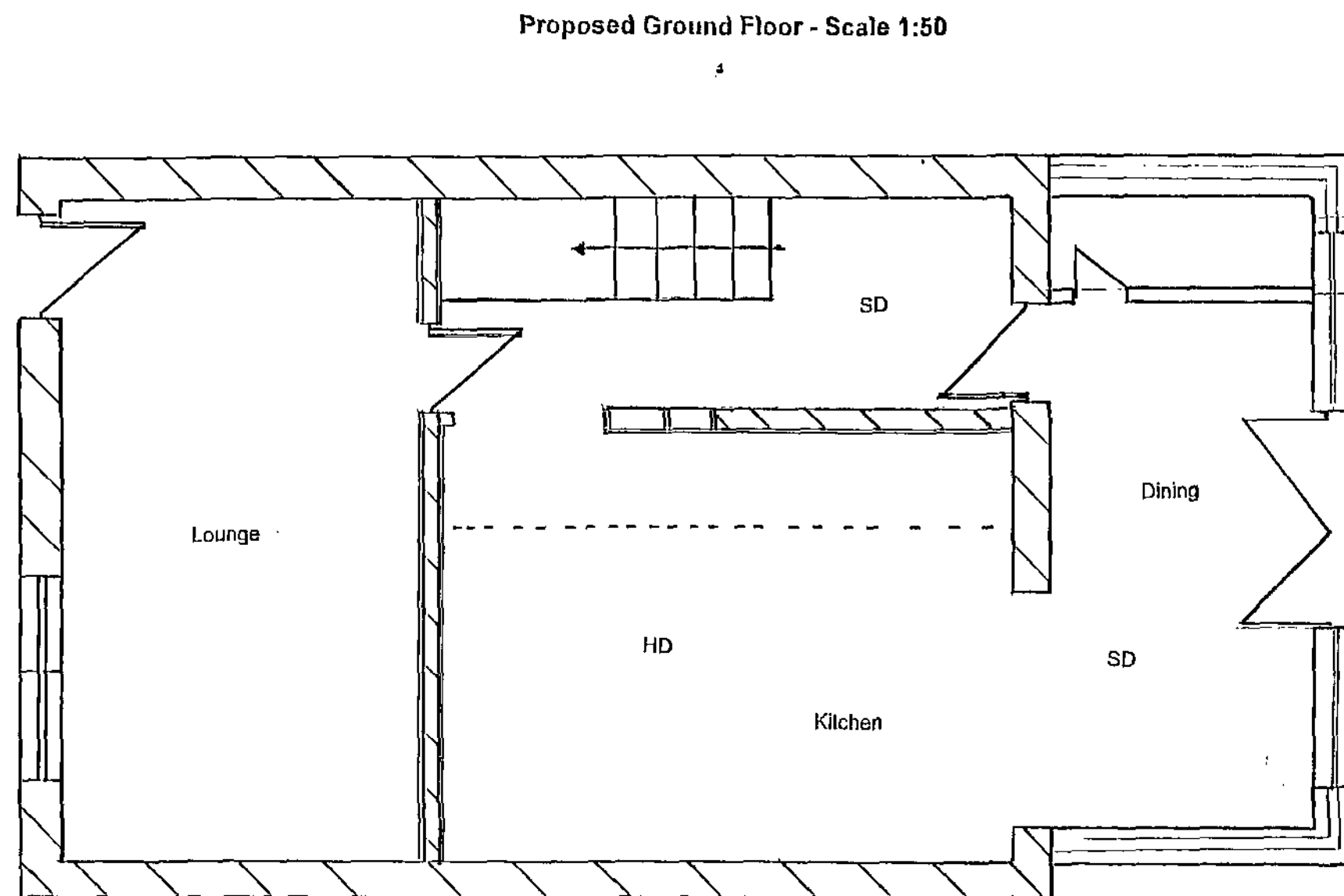
Electrical installation to be carried out by a person registered with a Competent persons scheme or installed by person registered under a recognised Trade body such as NICEIC, NAPIT etc who will issue certificate as evidence of work complying with A.D Part P.

Planning/Building Regulations Application
Proposed Two storey Rear Extension

20 Glenville Close
Hoyland
Barnsley
S74 0HW

Mr & Mrs Beachill

Existing/Proposed Front Elevation
Existing/Proposed Side Elevation
Section
Site Plan



----- Indicates position of new steel to pick up existing first floor joists

----- Indicates span of first floor joists

Building Regulations Notes

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Lintels

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SD = Smoke detection
HD = Heat Detector

Planning/Building Regulations Application
Proposed Two storey Rear Extension

20 Glenville Close
Hoyland
Barnsley
S74 0HW

Mr & Mrs Beachill

Existing/Proposed Ground Floor
Existing/Proposed First Floor