

PROPOSED SINGLE STOREY EXTENSION FOR: MRS D. YATES

22, RIBER AVENUE, ATHERSLEY SOUTH, BARNSELY S71 3PT

Telephone : 01226 770600

Date : July 2010 (Scales 1 : 100 & 1 : 50 Unless otherwise specified)

Roof

Special matching roof tiles or similar approved to suit maximum pitch of roof 19 degrees; on 38 x 25mm battens on one layer untearable roofing breathing felt (30lbs/ftsq) to BS 747 on 125mm x 50mm rafters and ceiling joists both @ 400mm c/s, 125mm x 50mm diagonal braces on 100mm x 75mm wall plates. 150mm x 75mm purlin supported by internal and external brick/block walls and 125mm x 50mm diagonal struts on 100mm x 75mm wall plate; on internal brick walls. 150mm dia HR gutters to drain proposed roof. Rafters b/mouth notched and spiked to 100 x 75mm wall plate and 125mm x 50mm timber which is fix to existing brick wall or chase out existing brick to sit rafters and to act as a ridge board at front of property. All roof timbers to be strength class SC4 impregnated with approved preservatives; OR use pre-fabricated trussed rafters to manufacturer specification and calculations to be submitted 28 days prior to erection. Slope of roof is 19 degrees. 5lbs lead flashing and soakaway turned and upstand into b/wk min 150mm and min 450mm under tiles. 200mm thick fibreglass quilt insulation between joists. Provide and fix breathing felt at eaves and proprietary PVC eaves ventilation strip to full extent of eaves, ducted over insulation to vent roof space, fitted with flytrap. Slate laid across cavity @ eaves level around window. Thermabate cavity close. 225 x 25mm PVC fascia + 19mm soffit board. Plasterboard and skim to Ceiling joists. Roof 'U' value to achieve 0.16W/m/degC with 150mm thick fibreglass between joists with further 200mm fibreglass laid across to give a total of 350mm. Tray DPC to span lintels. Min. 2 courses b/wk built above lintels. Ceiling joists strapped down with 30 x 5mm galvanised mild steel straps @ 1.2m c/s laid across 3 joists. 'Nog out' between truss members directly beneath straps in 75 x 50mm timbers. 100 x 75mm wall plates to be restrained by 30 x 5mm galvanised mild steel straps @ 1.2m c/s. Blockwork 900mm min. drop. No structural alterations to existing roof joists and rafters.

Ceiling

Total of 350mm thick fibreglass insulation see above for details. 13mm plasterboard and skim. Height of ceiling 2.43m to match existing.

Floor

Solid floor construction. 50mm concrete screed on 100mm thick site concrete class 20/20 on visqueen membrane (2000g) on 150mm thick well rolled cleaned hardcore, to suit existing floor to match existing floor. Site concrete increased to 150mm thick under internal walls. Floor 'U' value to achieve 0.22 W/m/degC.

DPC

Heavy gauge sit min. 150mm above ground level. Tray DPC over barrier used over all openings and horizontal and vertical DPC's. Sibs lead flashing and soakaway min. 150mm upstand turned into b/wk min 150mm and turned under tiles min. 450mm

Windows and Doors

White PVC double glazed windows and doors to match existing. Sizes are as follows:

Kitchen 1.5m x 1.27m high; Bedroom 2 number 2m x 1.27m high; Bathroom 1m x 1m window; and Landing 0.56m x 0.7m high (dimensions to be confirmed on site) Windows. Standard white PVC external doors and standard hardwood internal doors. Window Area not to exceed 25% of floor area, and a tenth of floor area and opening lights min. a twentieth of Floor area. Windows 'U' value to achieve 2.0W/m/degC with double glazing with 16mm air gap. All proposed opening lights to have a minimum of 450mm wide x 750mm high and between 800mm and 1100mm from the floor to ensure an adequate means of escape. Sill height not to exceed 1.1m above floor level.

External Walls & Internal Walls

305mm cavity walls with matching bricks, 100mm inner leaf celcon/thermalite blocks both max. density 800kg/sq.m 75mm thick cavity filled with Rockwell/Dritherm etc insulation (85mm if dense blockwork), walls 'U' value including all reveals to achieve 0.3 W/sq.m/deg.C. K value of block to be 0.11 with 75mm insulation. Wall ties 5 per sq.m + 225mm up reveal and vertical + twist type @

750mm c/s. Celnic CN7A lintels fitted with fibreglass insulation above openings. Inner leaf finished with 13mm gypsum plaster. Cavities to be continuous. 2m min. headroom. Block bonding 3 bricks in every 6. 'Cavity fill with concrete 10/20 below ground level. Cavities to be closed at head but not be closed where there may be a 'cold bridge'. Lintels to have min. 150mm end bearing. Min. 385mm internal reveals. Min. 2 courses b/wk. built above lintels. Damlor insulation DP +S to all heads, sills and reveals in internal walls where required. Make good all damage to openings. No alterations to existing property walls. Inner leaf finished with 13mm gypsum plaster. Cavities to be continuous, 2m min. headroom. Internal walls to be 100mm inner leaf celcon/thermalite blocks both max. density 800kg/sq.m

Foundations

Min 600 x 225mm thick concrete class 20/20 under external and internal walls, step foundations where necessary. Bottom of foundation taken below invert of drains. Min. cover 750mm below ground level or 900mm in clay soil conditions. Excavated all soft spots and step foundations where necessary. Cavity wall to be built on 600 x 225mm thick concrete class 20/20.

Drainage

150mm HR PVC gutter, fall on gutter = 1 in 48, then to 75mm PVC fall pipe, then connect to 600mm dia PVC inspection chamber at rear and connect to existing s.w. drain at front OR use heavy duty water butt for recycling water. 100mm dia clay pipes and 600mm PVC inspection chambers to connect to existing 100mm dia combined at rear of property; then to existing combined private sewer rear of property. Trial hole to be excavated at rear of property to locate existing private combined drain to ensure exact location of drain and invert level.

Bathroom

To be fitted with standard wash basin, shower, and toilet. All fittings to have anti-siphon traps. All plumbing to BS Code of Practice + Building Regs. All cold feeds to be connected to existing water supply. 38mm waste pipes/fittings to be fitted with rodding eyes fitted on bends. All waste pipe fittings to be taken, fixed and laid with fall under the floor before discharging into existing waste pipes and then clay B.I.G and then PVC inspection chamber and combined drainage system. Stop tap valves to be provided where necessary. 100mm S&V pipe to drain to 100mm dia pipe then to PVC inspection chamber.

General Notes

1. Bathroom and Kitchen to be fitted with 15 litre/sec electrical extractor fans with 15min. overrun to be fitted to ensure adequate ventilation. All electrical extractor fans to be fitted by qualified electrician and to manufacturer's specifications.
2. Cart away all surplus material, make good all damage to b/wk and plaster and treat + prime ends of timber. Take down existing kitchen extension and dispose of materials. Services to be disconnected.
3. All switches and sockets fitted flush with walls + to YE specifications and positioned 1m above FFL. Energy efficient lighting required 40 lumens per circuit watt one per 25 sq. m of floor area. All proposed design, installation, inspection and testing of electrical installation will be controlled under Building Regulations Part P – Electrical Safety. All proposals must be submitted to Building Inspector 28 days prior to works commencing on site. All design and installation of electrical works must be carried out with an approved and registered Electrical Contractor.
4. All elements of construction to have min. half hour fire resistance.
5. Central heating radiators to be fitted to Building Regs. Specification.
6. All drains are private and connect to Combined Sewer at rear of property.
7. Make good or replace all damaged to flags and lawn. Standard of reinstatement must be equivalent to existing reinstatements. Hardcore sprayed with environmentally friendly weedkiller.
8. Approved Smoke Alarms to be fitted to each room where appropriate connected to existing electrical supply and to YE specifications.
9. Use and appliance of Xtratherm Rigid Thermal insulation or Kingspan Kooltherm insulation may also be used as an alternative to fibreglass insulation where necessary. This must be agreed with the Building Inspector prior to construction and carried out in accordance with the manufacturer's specification and recommendations.
10. The site is not within a flood plain, no history of flooding no flood risk assessment needed.
11. Existing gas supply at side of property to be reposition and reconnected at the front of property by an approved Corgi registered Gas Contractor/supplier.