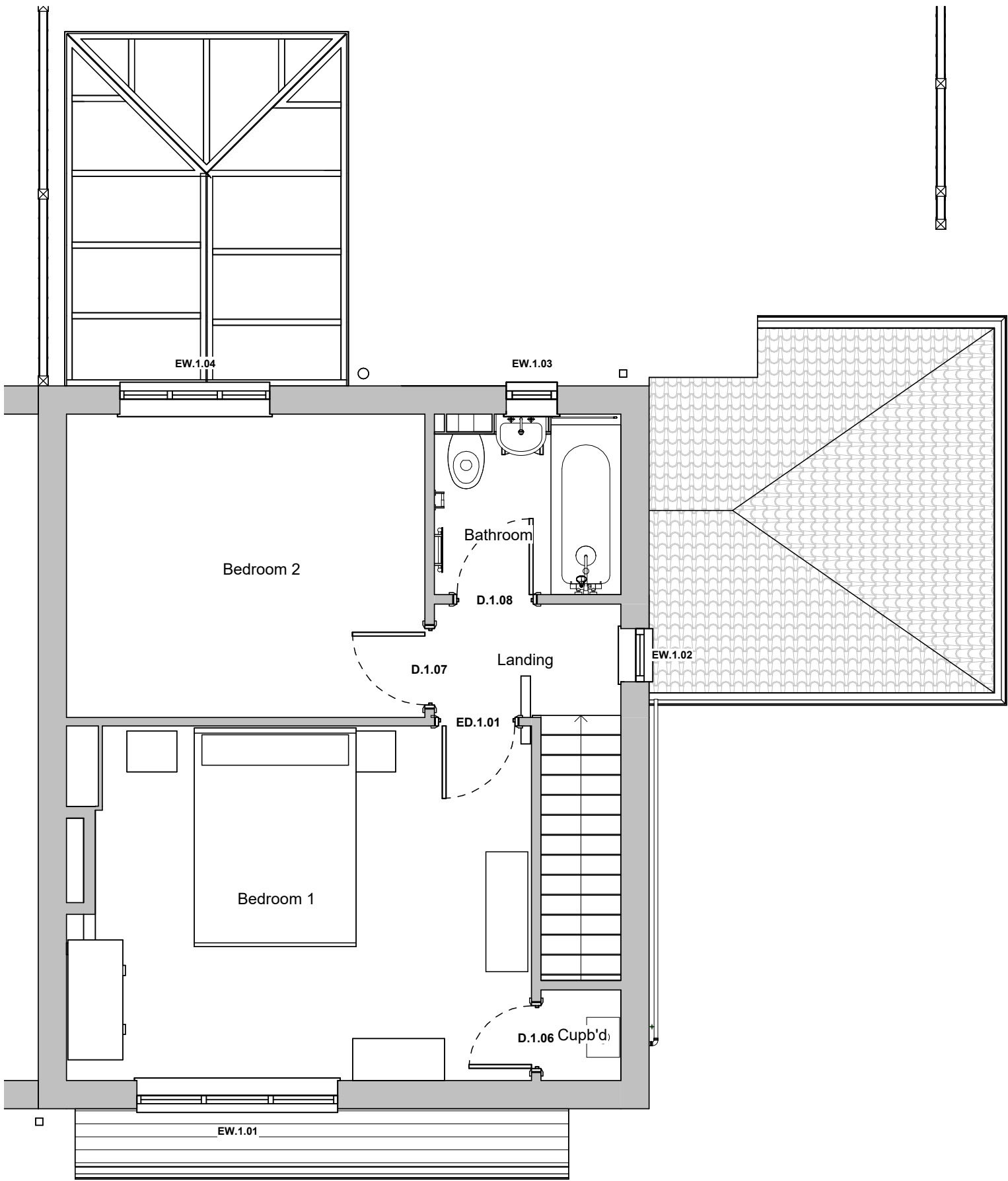
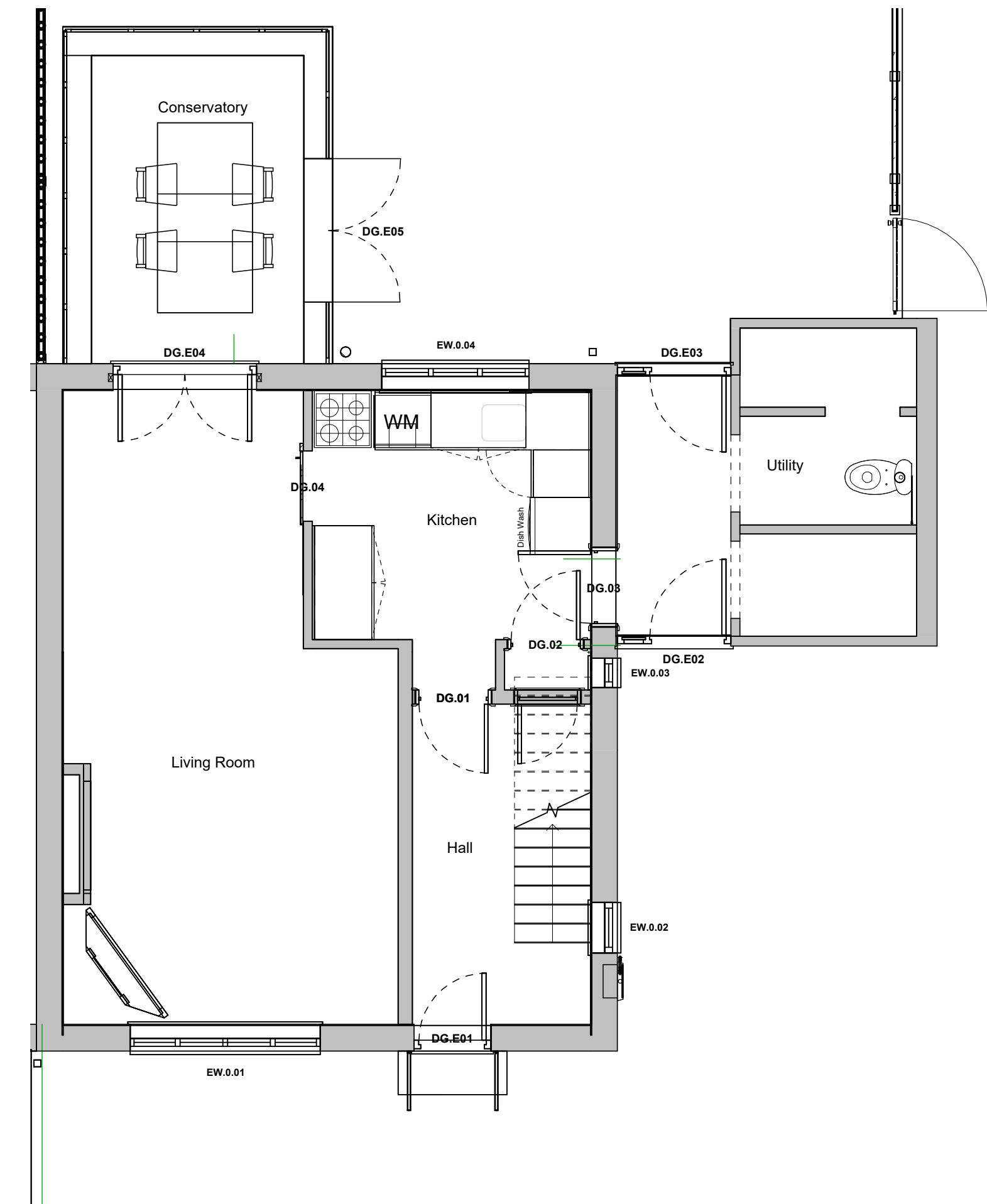
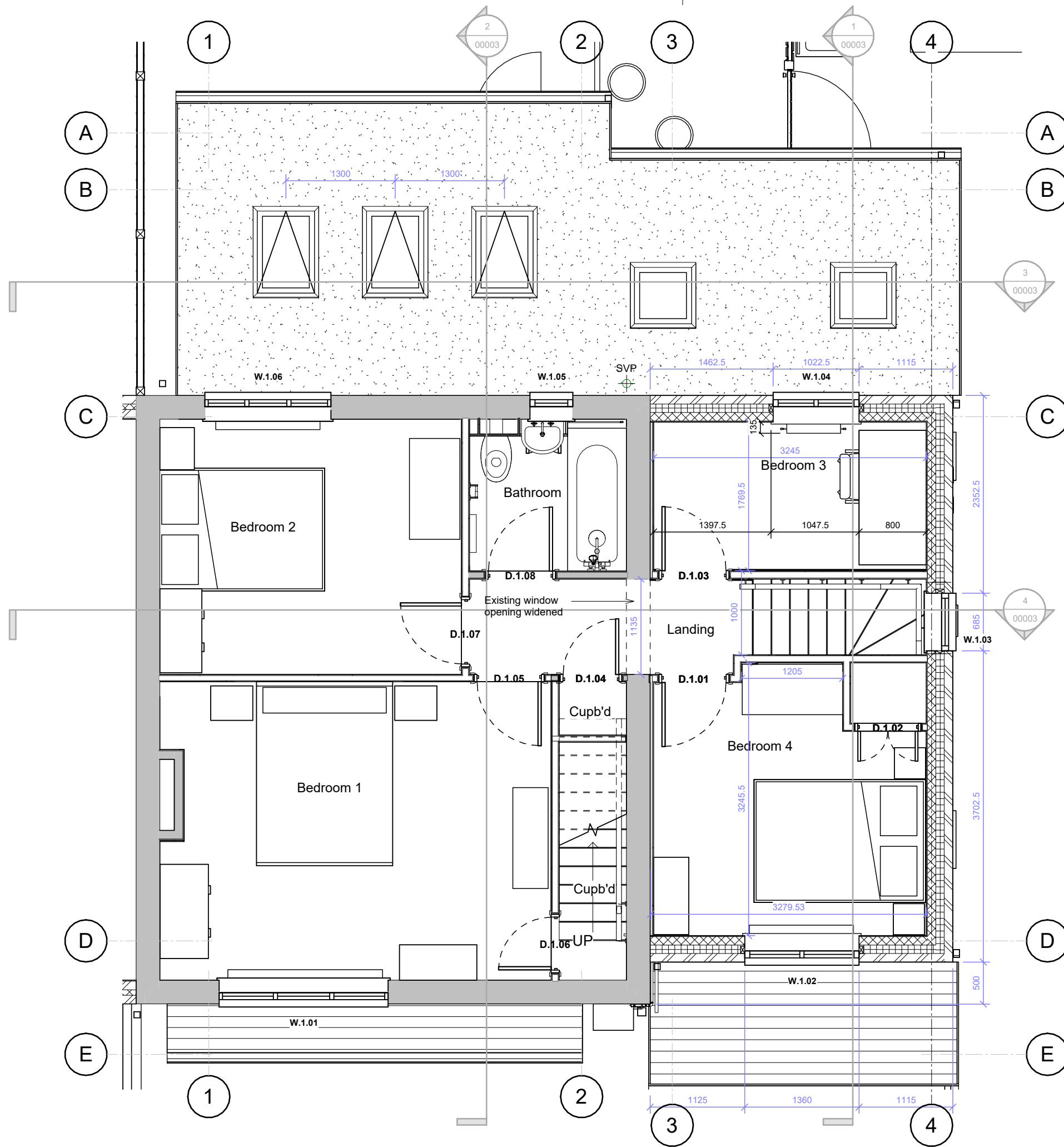




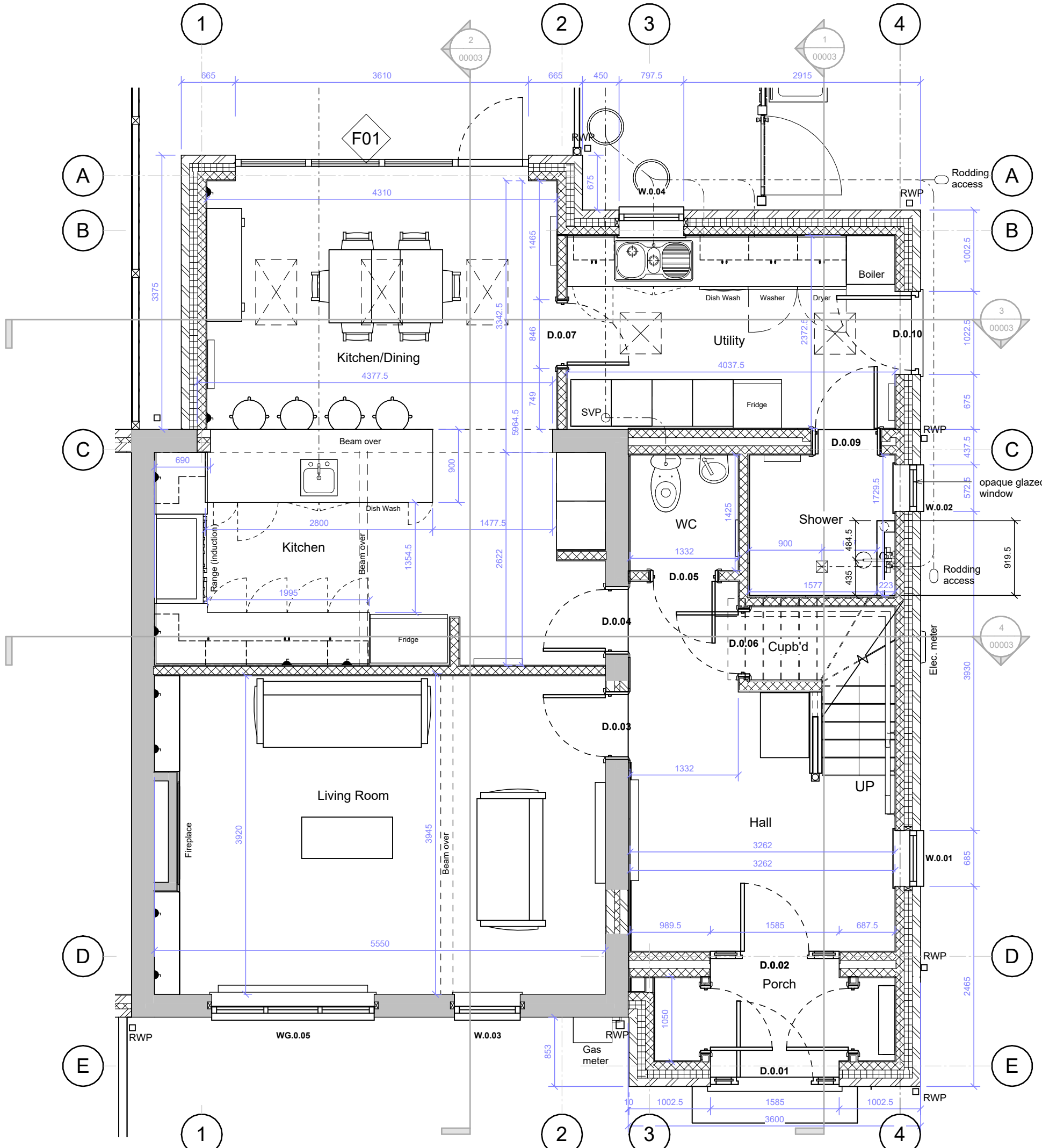
EXISTING FIRST FLOOR PLAN
1 : 50



EXISTING GROUND FLOOR PLAN
1 : 50



PROPOSED FIRST FLOOR PLAN
1 : 50



PROPOSED GROUND FLOOR PLAN
1 : 50

GENERAL NOTES:
All workmanship and materials to comply with all relevant Building Regulations, British standards and Codes of Practice. All materials to be fixed in accordance with manufacturers recommendations. All specified materials shall be suitable for the purpose for which they are intended. The Contractor shall take into account everything necessary for the proper execution of the works and to be to the satisfaction of the Building Control Officer whether or not indicated on the drawing.

FOUNDATIONS:
600 x 700mm mass fill C30 concrete foundation, to be taken down to a level below the invert of any adjacent drainage. Foundations to suit conditions and to the satisfaction of the Local Authority Building Control Officer.

EXTERNAL WALLS BELOW DPC:
100mm blockwork inner leaf minimum 7.3N/mm² compressive strength with 100mm concrete filled cavity, 100mm blockwork outer leaf minimum 7.3N/mm² compressive strength. All blockwork to comply with BS EN 771.

DPC:
Horizontal DPC to BS743 to all new walls minimum 150mm above finished external ground level.

EXTERNAL WALLS ABOVE DPC
102.5 x 65mm brick outer leaf - colour to match existing, fully filled cavity insulation (thermal conductivity 0.032 W/mK), concrete block 100mm minimum 7.3N/mm² compressive strength with 12.5mm plasterboard internal finish. External walls to achieve minimum U-value of 0.28 W/m²K.

GROUND FLOOR
Ground floor: 75mm sand/cement fibre reinforced screed on debonding layer over 150mm concrete slab with two layers A193 mesh with minimum 30mm concrete cover on separating layer, 75mm PIR insulation (thermal conductivity 0.022 W/mK, P/A ratio 0.6) on 1200 gauge DPM membrane, 50mm sand blinding, 150mm MOT type 1 well compacted hardcore. 25mm perimeter insulation between wall and floor slab. DPM to be lapped and sealed with DPC. Floor to achieve minimum U-value of 0.20 W/m²K.

UPPER FLOOR
22mm moisture resistant tongue and groove chipboard deck on 200 x 50mm C16 timber joists at 400mm c/c with herring bone strutting and 12.5mm plasterboard to underside.

EXISTING ROOF:
Existing roof to be stripped of all membranes, battens and tiles, ready to receive new breather membrane, treated battens and plain roof tiles, colour dark grey as new extension roof.

NEW ROOF TO MAIN BUILDING EXTENSION:
Plain roof tiles (dark grey), on 50mm x 25mm treated tiles battens on 38 x 38mm treated counter battens, on breather membrane laid in accordance with manufacturers recommendations on trussed collar rafters to specialist design 120mm deep @ 600mm c/c with 120mm PIR insulation between joists with 37.5mm insulated plasterboard to underside. Rafter / joists running parallel to gable end wall to be restrained with galvanised bat straps at maximum 2000mm c/c. straps to be taken back across minimum 3 No. rafters/joists with strutting between. Trussed rafters to be securely fixed to 100mm x 50mm treated timber wall plate. Wall plate to be strapped back to inner leaf of wall with galvanised bat straps at maximum 2000mm c/c. All roof trims and fascia to be uPVC colour to be dark grey RAL 7016. Roof to achieve minimum U value of 0.18 W/m²K.

NEW ROOF TO REAR BUILDING EXTENSION:
PVC single ply roofing membrane (Anthracite grey) adhesive fixed to 150mm PIR rigid insulation on 18mm structural plywood deck with VCL between, on 50x175mm C16 timbers @ 400mm c/c with firrings to provide minimum 1 in 40 gradient with 12.5mm plasterboard to underside. All roof trims to be uPVC colour to match roof membrane. All to be installed in accordance with manufacturers recommendations. Roof to achieve minimum U value of 0.18 W/m²K.

WINDOWS
Existing windows to be replaced with new uPVC windows in RAL7016 anthracite grey. New windows to be uPVC in RAL7016 anthracite grey to match. All windows to be glazed with sealed double glazed units and to include trickle vents. All windows in habitable rooms to have minimum clear area of 0.33m² and minimum width of 450mm. Opening lights to be fitted with casement locks. Windows to achieve minimum U-value 1.6 W/m²K.

ROOFLIGHTS
All rooflights to be velux low profile flat roof units with integral actuators and blinds. Rooflights to achieve minimum U-value 1.6 W/m²K.

RAINWATER GOODS
All rainwater good to be black uPVC to match existing.

EXTERNAL DOORS
External doors to be uPVC composite RAL7016 anthracite grey, glass to glazing in door sidelights to be safety glazing to comply with BS6206. All ironmongery to be external grade brushed aluminium.

ELECTRICAL WORKS
All electrical works to be undertaken by a suitably experienced and competent person. All existing lights except exiting bathroom to be replaced with ceiling recessed lighting. All lighting the LED type downlights. New electric meter to be installed in meter box to external wall of extension, with temporary connection to existing building wiring during construction. New consumer unit to be installed in cupboard under new stairs. New induction hob range to kitchen with suitable dedicated power supply.

DRAINAGE
All new build drainage to connect to existing pipelines, all foul, surface and ground systems to comply with BS EN 752.

MAINS GAS WORKS
All works to be carried out by gas safe registered contractor. New gas meter to be provided on main extension, with temporary connection to existing boiler whilst rear extension is constructed.

NOTE:
Contractors must verify all dimensions, levels and co-ordinates at the site before commencing any work or making any shop drawings: no dimensions to be taken from drawing.

0 1 2 3 4 5m
GRAPHIC SCALE: 1:50

P4	General updates following stuctual engineers input	BAK	BAK	20.01.24
P3	Issued for Building Control	BAK	BAK	08.08.21
P2	Notes amended following detailed design stages	BAK	BAK	15.06.21
P1	Issued for planning	BAK	BAK	15.08.20

Rev	Description	Drm	Vfd	Date
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As outlined in section 2.3 of the CITB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus:

☒ No significant risks have been identified.
☐ Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.

Refer to the current Designer's Risk Assessment sheets for further details.

Designer's Signature BAK Date

Drawing Status PLANNING

Project
5 Highfield Avenue
Barnsley,
S71 3RY

Mr & Mrs Kripp

Title
Existing and Proposed Plans

Project No	Drawn by	Date	Scale	
00001	BAK	15.08.20	1 : 50	@ A1
Drawing/Document Reference				
Project	Originator	Zone	Level	Type
KRP - KDA -	00 - 00 -	DR - A -	00001 -	P4