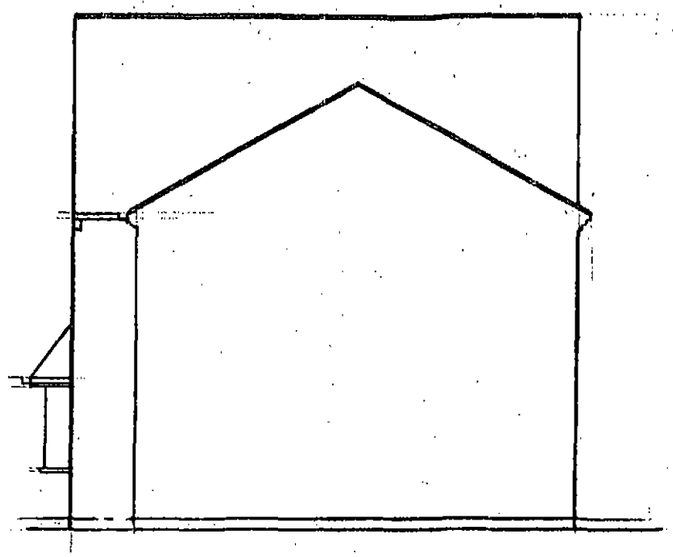
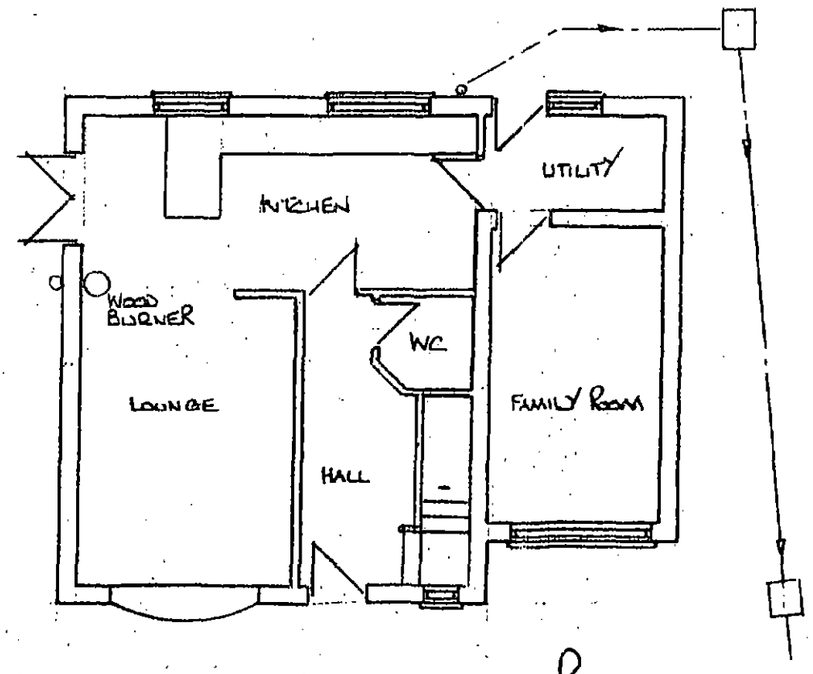
EXISTING FRONT ELEVATION



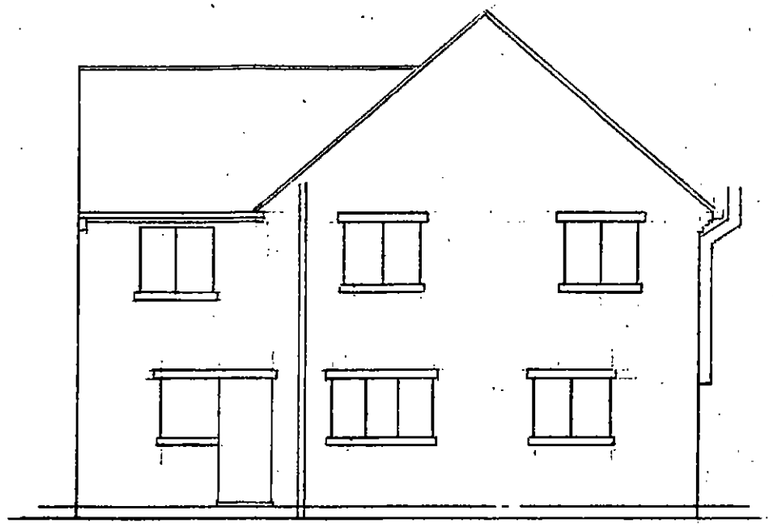
EXISTING SIDE ELEVATION
FROM N°77



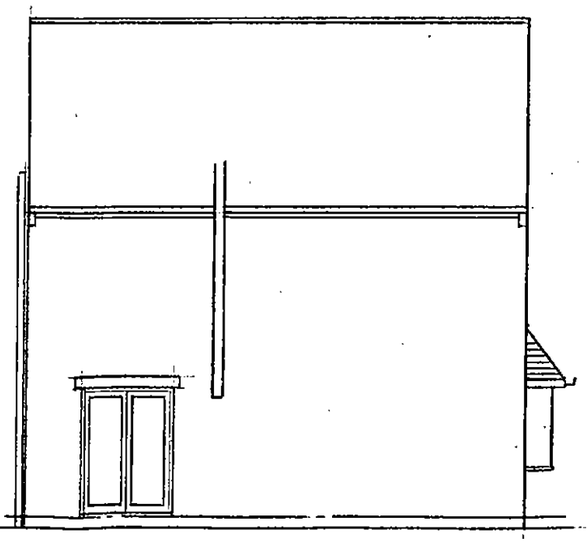
EXISTING GROUND FLOOR PLAN

1:100

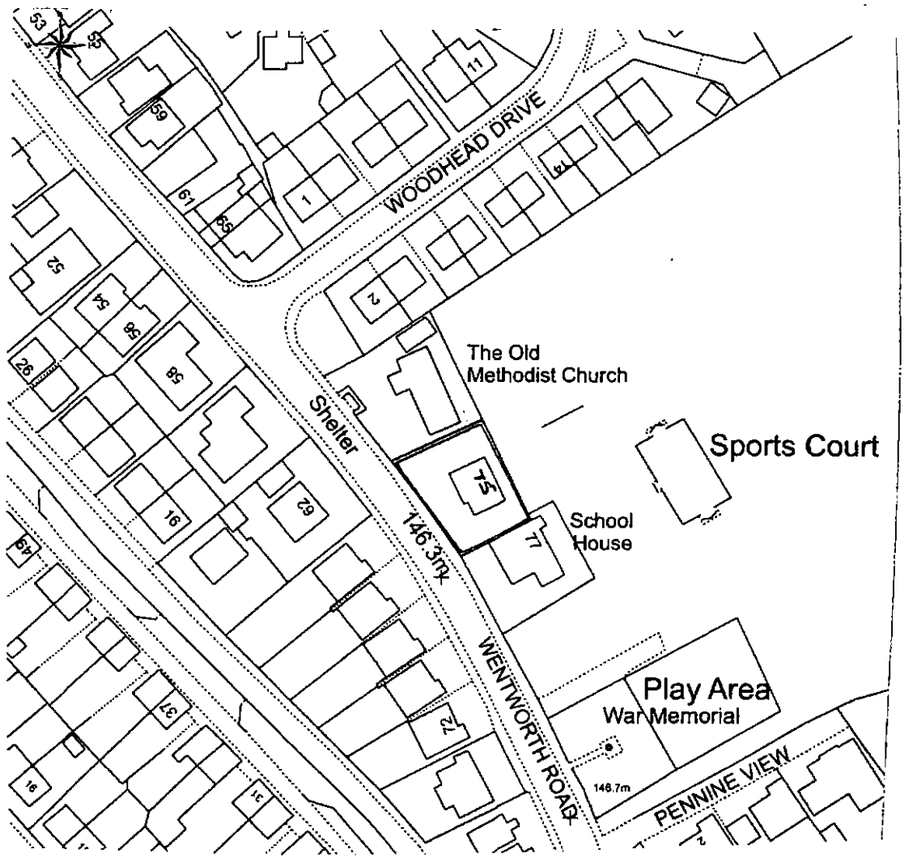
PROPOSED SINGLE STOREY DAY ROOM EXTENSION. ATTACHED GARAGE AND FRONT PORCH - 75 WENTWORTH RD, BLACKER HILL. BARNSLEY



EXISTING REAR ELEVATION



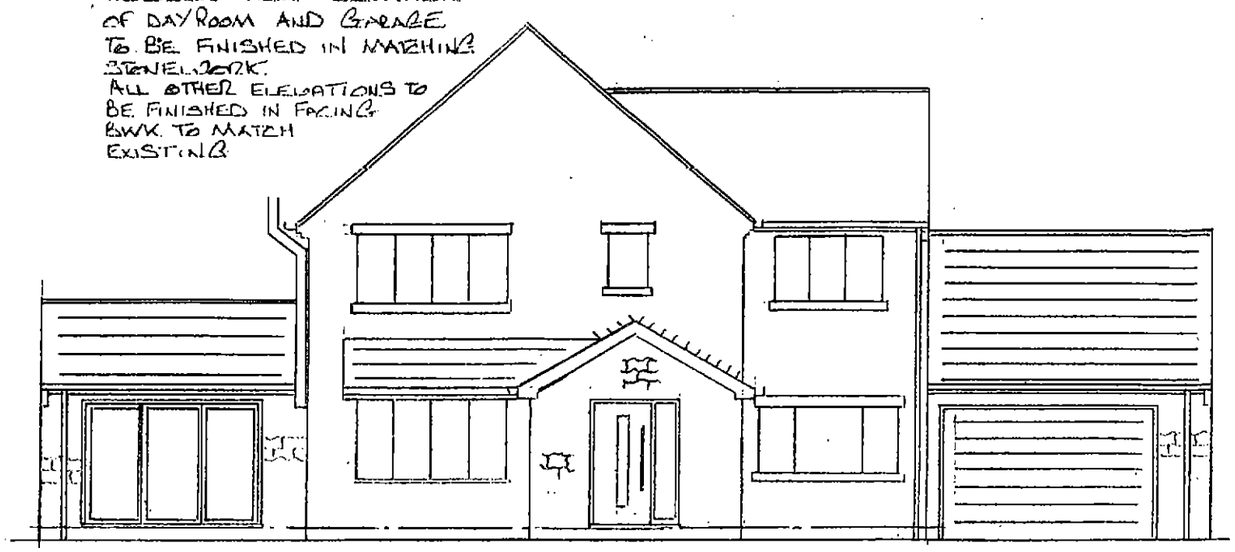
EXISTING SIDE ELEVATION



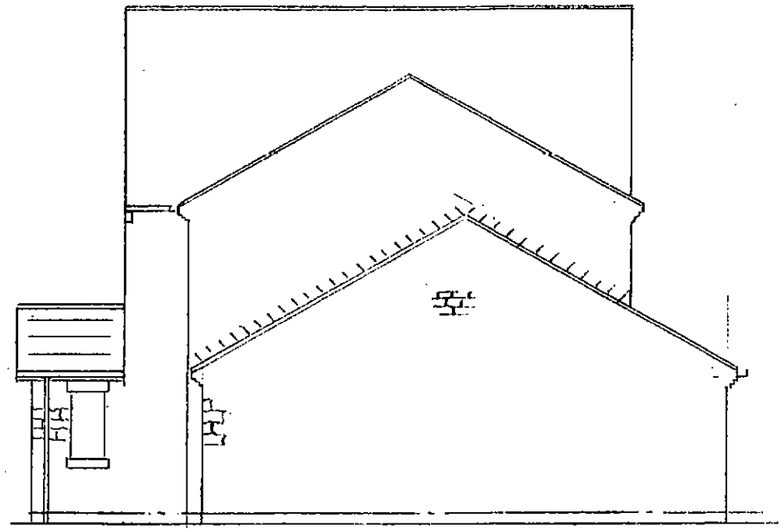
LOCATION PLAN (1:1250)

1:100

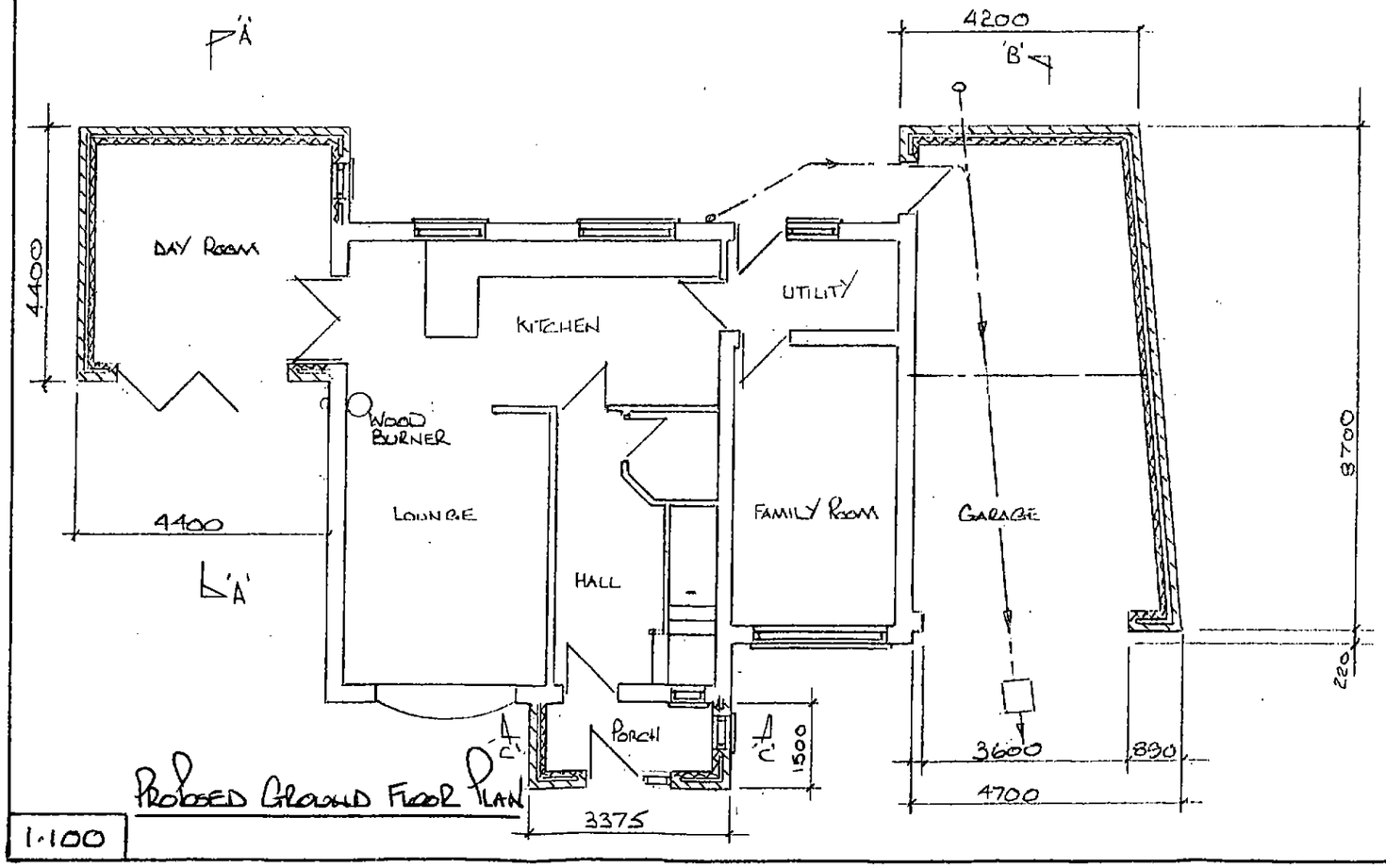
NOTE
PROPOSED FRONT ELEVATION OF DAYROOM AND GARAGE TO BE FINISHED IN MATCHING STONEWORK. ALL OTHER ELEVATIONS TO BE FINISHED IN FACING BRICK TO MATCH EXISTING



PROPOSED FRONT ELEVATION

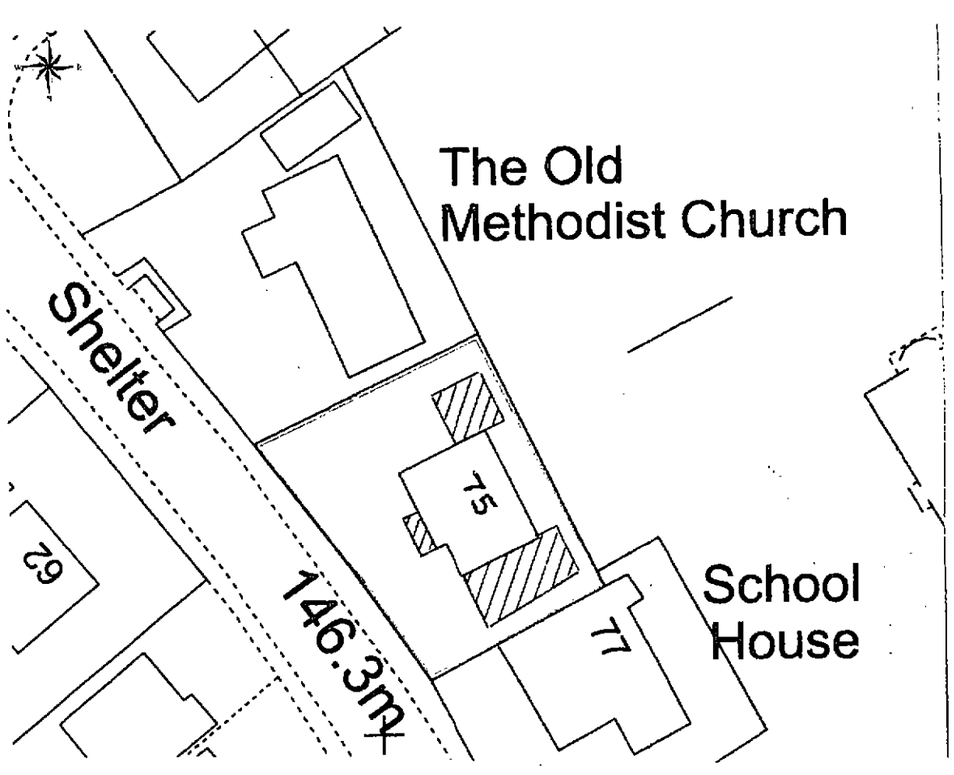


PROPOSED SIDE ELEVATION
FROM Nº 77

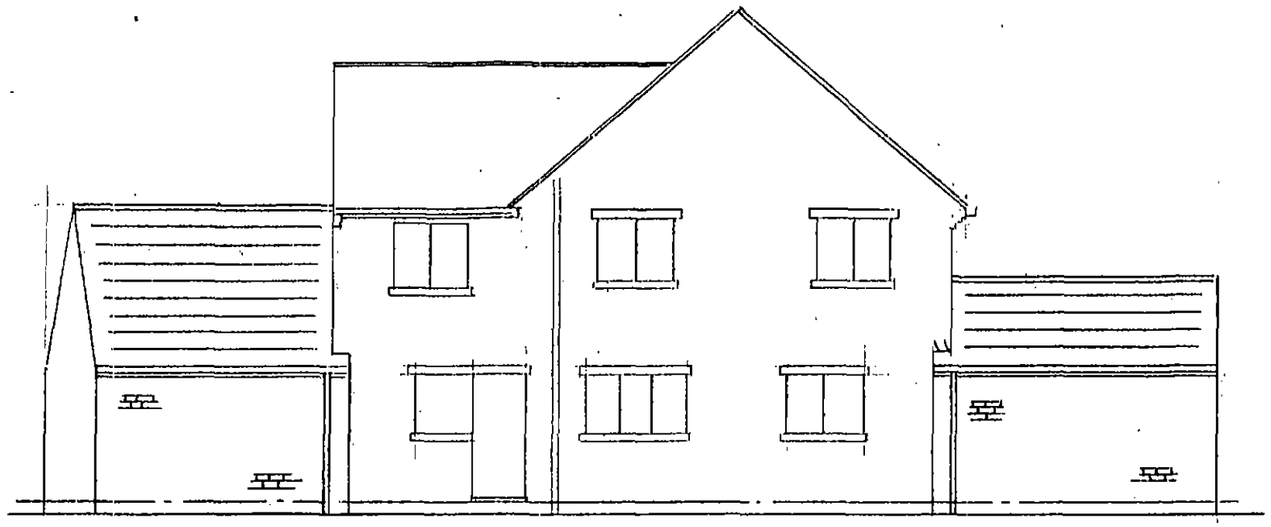


PROPOSED GROUND FLOOR PLAN

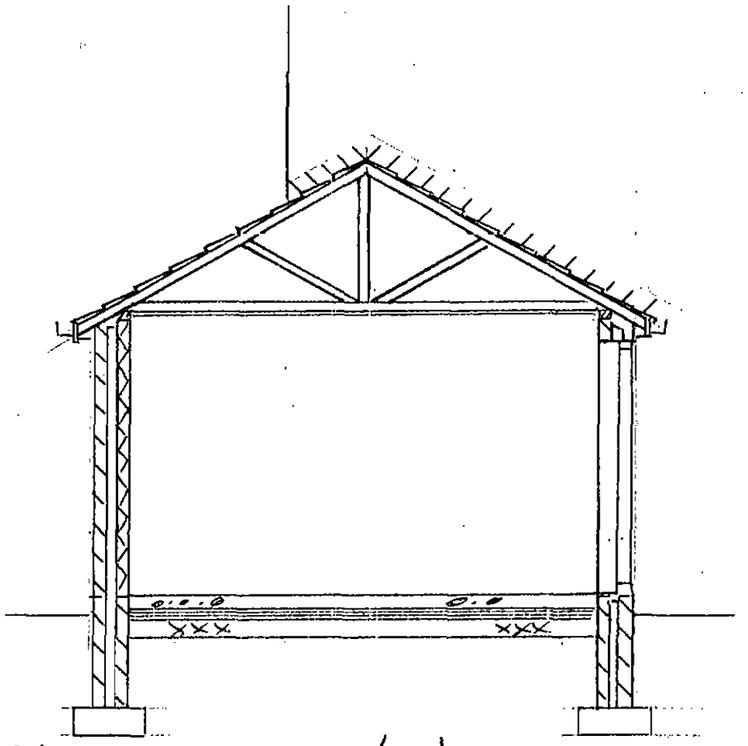
1:100



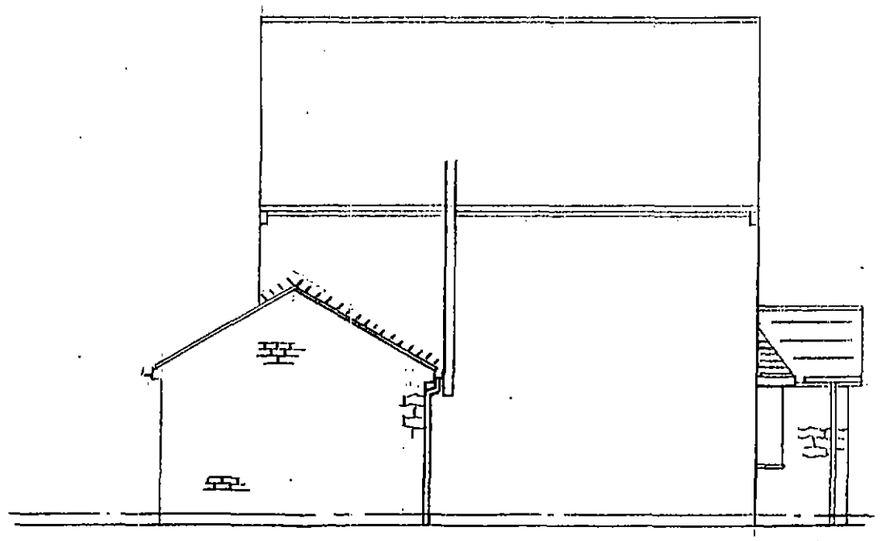
SITE PLAN (1:500)



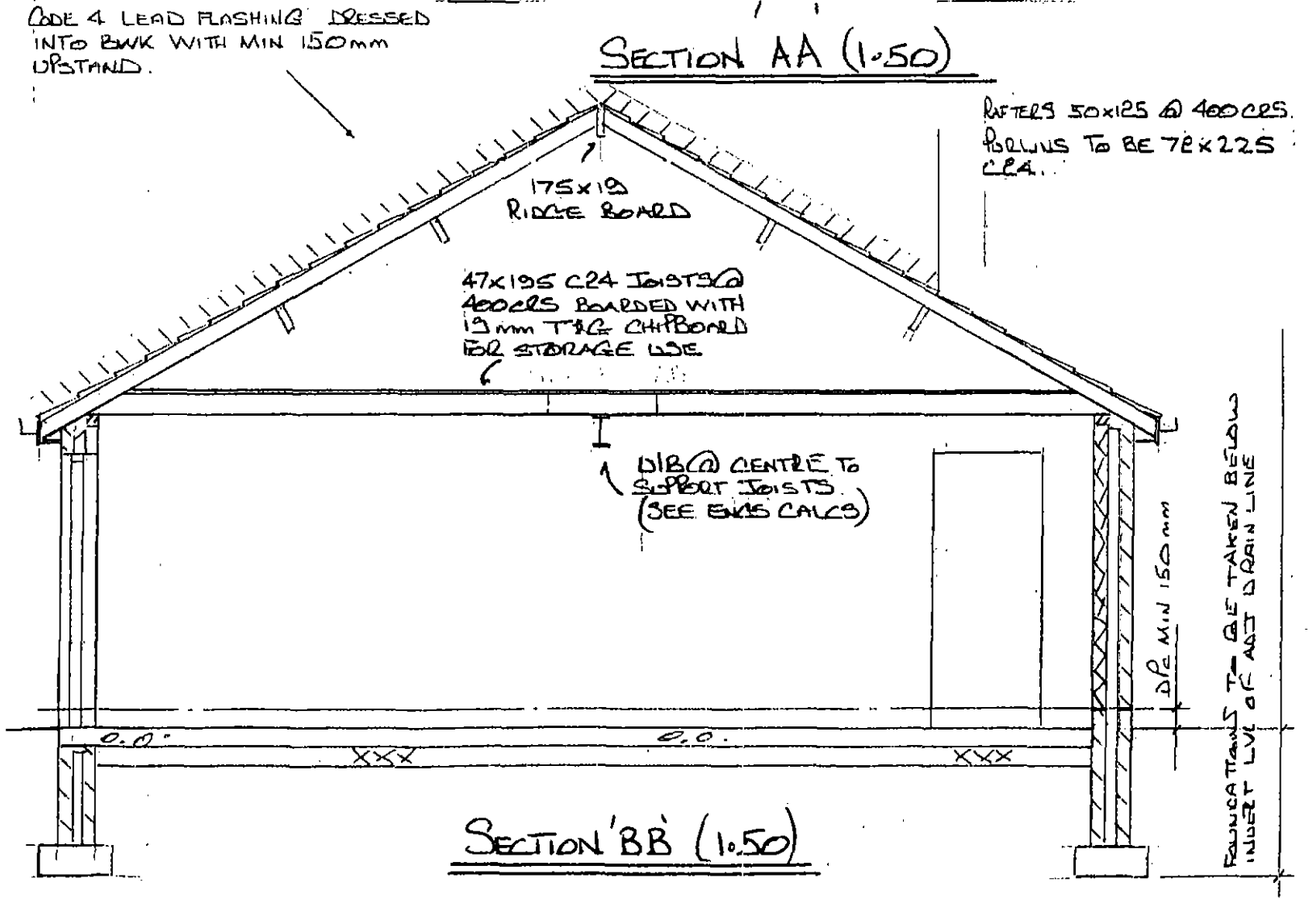
PROPOSED REAR ELEVATION



SECTION AA (1:50)

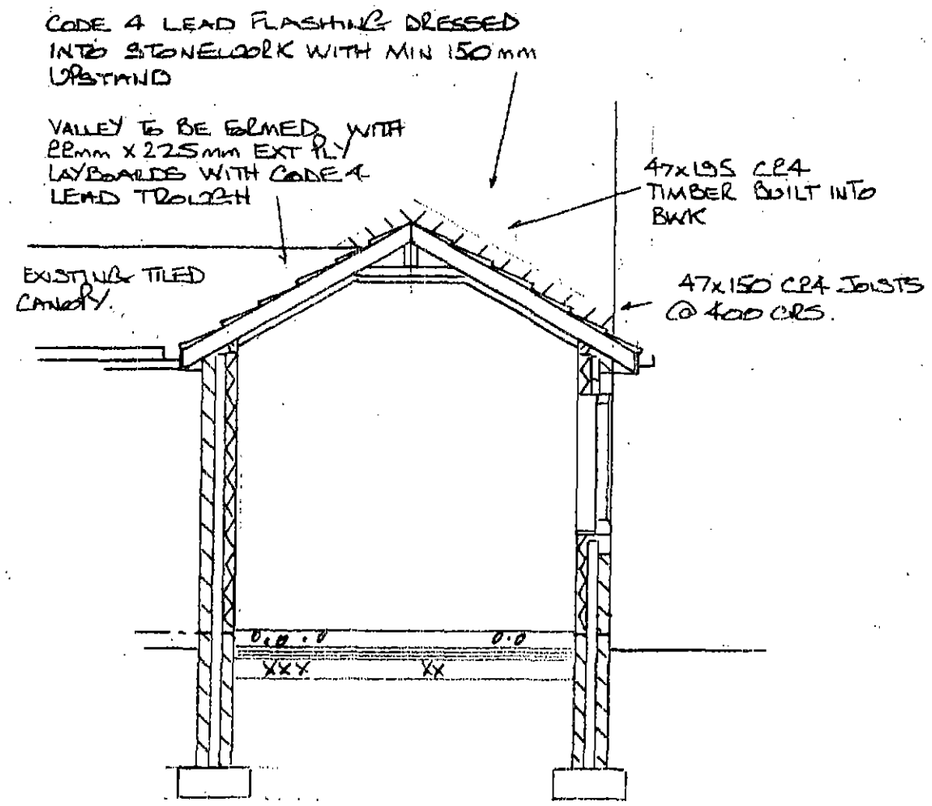


PROPOSED SIDE ELEVATION



SECTION 'BB' (1:50)

1:100



SECTION 'CC' (1:50)

All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.
Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor.
Party wall act- Client to comply with Party Wall Act 1996 and ensure written notification is issued to neighbours prior to commencement of work when carrying out work to a party wall or structure including: Excavations within 3m of an existing structure where the foundations will go deeper than the adjacent foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
Support of a beam.
Insertion of a DPC through a wall.
Raising a wall or cutting off projections.
Demolition and rebuilding.
Underpinning.
Insertion of lead flashing.
Legal boundaries to be confirmed by the owner before work commences. The boundaries shown are believed to be accurate, but it is the responsibility of the parties sharing the boundaries to agree the position before the work commences, as neither the agent nor the builder can be held responsible for establishing the boundaries. No part of the construction or work should cross the boundary without the written authority from the adjoining owner.
An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidence.

Foundations- 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. Min concrete grade GEN1 (unreinforced), RC30 (reinforced). All foundations to be a *min of 1000mm below ground lvl, exact depth to be agreed on site with Building Control Officer* to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS8004:1986 code of practice for foundations. Ensure foundations are constructed below invert lvl of any adjacent drains. Depth to be no less than foundation to existing dwelling. Base of foundations supporting internal walls to be min 600mm below ground lvl. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advise of a structural engineer should be sought.
Foundations near to trees require special consideration. If building closer to tree than the mature height then please consult with Building Control or a structural engineer for advise on foundation depth.

Wall construction- 102.5mm dressed stonework to match and be consistent with existing on front elevations with 102.5mm facing bwk to match existing on sides and rear, 100mm cavity filled with 100mm crown Dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dabs to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl or use concrete foundation blocks. S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All stonework, bwk and blockwork to be suitably bonded to existing(toothed every other or use furfix or similar approved profiles).
all cavities to be continuous and min external returns to be 665mm.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

Ground Floor construction- Self levelling screed on 100mm thick concrete slab, on 120mm kingspan or similar insulation, on visqueen 2000g DPM on 150mm sand blinded clean , dryc

level to underside of clear unobstructed opening.

New and Replacement Doors- New and replacement doors to achieve a U-Value of 1.8W/m2K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

Heating- Extend existing heating system to clients instructions. Radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671..
Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m2 or 1 in 4 fixed light fittings.

Below ground drainage- All new undergroud drainage to be Hepworth "Supersleve" vitrified clay pipework and fittings with push-fit "Polypropelene" flexible couplings.
Drains to be laid to minimum falls of 1:40 and connected into mains drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drain to be surrounded with 150mm concrete with 13mm compressible board movement joints @ max 5m crs. Drains underneath building with more than 300mm to be surrounded with 100mm granular fill.
Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintols to be provided where drains pass through external walls to form opening to provide 50mm clearance all round, opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.
Note. Drainage indicated, runs, direction etc to be confirmed on site at the commencement of the project with the building inspector.

Surface water- New guttering, facias and soffits to match and consistent with existing, 65mm dia Rwps to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1.100 or1.50 unless stated otherwise.

hardcore, 25mm kingspan or similar insulation to perimeter of floor edge, floor construction achieve U value of 0.22 w/m2k, new cavity wall to incorporate cavity tray radon barrier at ground lvl, floor lvl to be consistent with existing.

OR

Ground floor construction (Incorporate underfloor heating.)- Floor screed as specified by heating contractor, on 120mm Kingspan insulation with underfloor heating pipework clipped to insulation, on 100mm concrete slab on visqueen 2000g DPM on 150mm sand blinded clean dry hardcore, 25mm Kingspan or similar insulation to perimeter of floor edge, floor construction to achieve U value of 0.22w/m2k, new cavity wall to incorporate tray Radon barrier at ground lvl.

Garage Floor- 125mm power floated concrete, on visqueen 2000g DPM on 150mm sand blinded clean, dry hardcore, new cavity wall to incorporate cavity tray radon barrier at ground lvl if required.

Lintels- Catnic or similarly approved and to have min 150mm end bearing(size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finis to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams. Note- Unless otherwise stated it is the clients/builders responsibility to obtain all required structural calculations (for which a fee will be payable) prior to commencement of works and to ensure that the calculations are submitted to the relevant building control service.

Roof construction- (Day room) Tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ pitch to match existing (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on factory made trusses @ max 600crs (Manufacturers details and calculations to be submitted and approved 28 days prior to erection). Trusses to be erected in accordance with manufacturers instructions. 25X100 diagonal and longitudinal bracing in accordance with BS5268 pt3. Every third truss to be tied down bwk min 6 courses with 1000x30x5 gms straps and across min 3 trusses, noggins between trusses @ ceiling and verge lines @ max1500 crs. Each truss to be individually fixed with framing plates to 75x100 sw wall plate. Min 50mm air gap from insulation to u/s of tiles to be maintaind. Roof insulation to be 300mm fibreglass quilt, 100mm between trusses and 200mm @ 90degs underdrawn with 12.5 mm plasterboard and skim.

Roof construction- (Garage) Tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ 30 deg pitch (to be checked by builder prior to ordering), on 25x50 treated sw battens, Refer to drawing for timber sizes/spacings. Roof bearing on 75 x 100mm sw wall plates fixed to blockwork inner leaf with gms straps at 500mm from corners and at 2m crs. Gms straps to be 1000x30x5mm thick. Roof structure at gable ends to be strapped at 2m crs over ceiling joists and 2m crs under rafter members, straps to be built in and span first three rafter/ceiling joists with sw packing between gable wall and first rafter/ceiling joist and noggins between rafters/ceiling joists.

New and Replacement Windows- New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m2 K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing opengs covered by extension.
Any fire escape windows to be 0.33m2 (450x750) and be min 800mm and max 1100mm from floor