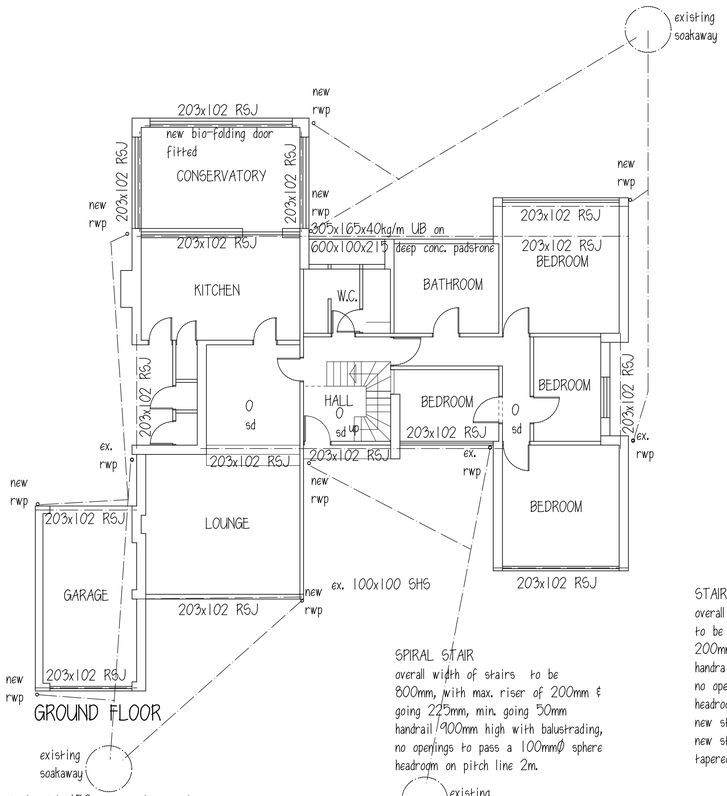
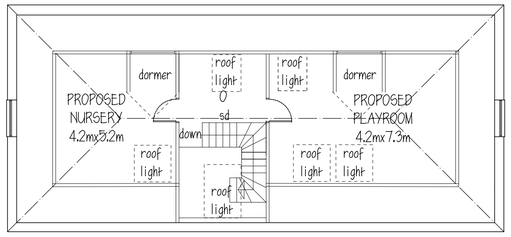
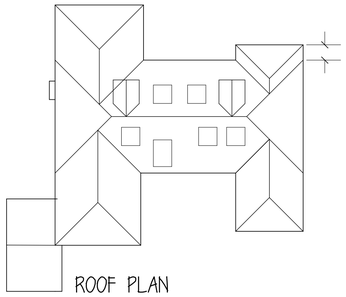


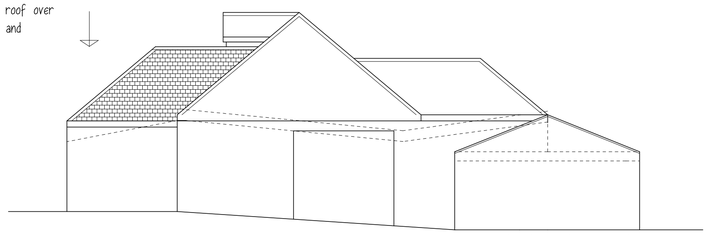


PROPOSED ATTIC

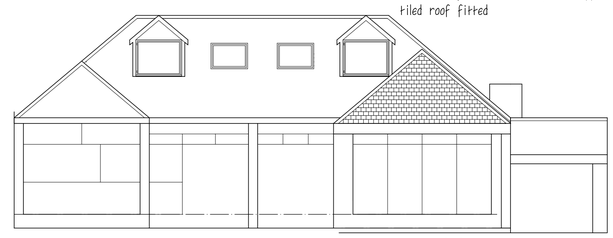


ROOF PLAN

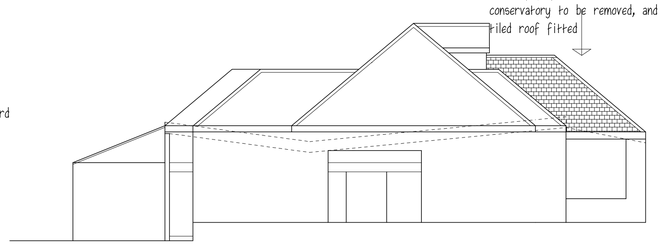
existing polycarbonate lean-to roof over conservatory to be removed, and hipped tiled roof fitted



existing polycarbonate lean-to roof over conservatory to be removed, and hipped tiled roof fitted



existing polycarbonate lean-to roof over conservatory to be removed, and hipped tiled roof fitted



SIDE ELEVATION



FRONT ELEVATION

WALL CONSTRUCTION
walls to be extended up where required, with 150mm natural coarsed stone, to match existing with 62mm cavity, filled with 60mm cavity dri-therm wall batts with 100mm thermalite block o.e.a. with 25mm kooltherm K18 insulated drylining board with skim finish, 250mm s.s vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block coarse @ reveals, cavity closed @ openings & eaves with dpc & insulation.
1 G L1/S WOL50 type lintels to be used over door & window openings with tray dpc over.
1st floor stud walls to be 100x50 sw studding with 100x50sw uprights @ 450mm c/cs with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides.
dwarf walls to be insulated with 100mm kingspan thermapitch TP10

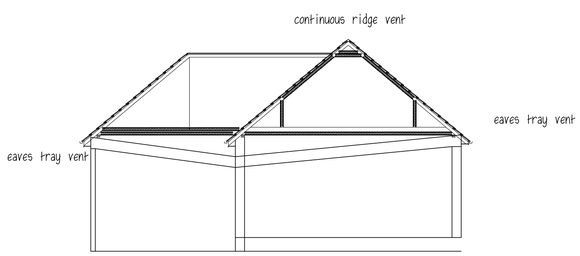
O denotes smoke detectors wired directly to mains sd with battery back up & interlinked to BS 5446 part 1
All sockets & switches to be between 450mm & 1200mm high
level landing to entrance door with 15mm threshold
ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp.
min. 75% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb.
all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

DRAINAGE
Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing soakaways

SPIRAL STAIR
overall width of stairs to be 800mm, with max. riser of 200mm & going 225mm, min. going 50mm handrail 900mm high with balustrading, no openings to pass a 100mmØ sphere headroom on pitch line 2m.

STAIR & LANDING
overall width of stairs & landing to be 800mm, with max. riser of 200mm & min. going 225mm, handrail 900mm high with balustrading, no openings to pass a 100mmØ sphere headroom on pitch line 2m.
new stairs to be fixed to wall, new stud wall & trimming joists.
tapered treads to have min. 50mm width

SLOPING ROOF
sloping roof to be insulated with100mm K7 Kingspan insulation boards, laid between rafters
&37.5mm Kooltherm under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length,
25mm propriatory eaves vents fitted to eaves.
continuous ridge vent tile



ROOF CONSTRUCTION
Main Roof to be concrete interlocking tiles, every tile nailed on 38x25 sw battens on untearable sarking felt to BS 747 on proprietory attic roof trusses @ 40° pitch & @ 600mm c/cs with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides.
Trusses fixed over existing flat roof on to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall.
All bracing to BS 5268, 200mm insulation quilt laid over @ 90° & 100mm between floor joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into 65mm dia. pvc RWP.
Conditional Approval required, details & calcs to be approved prior to installation on site.

FIRST FLOOR
18mm t & g flooring grade 2/3 moisture resistant chipboard on propriety roof truss joists @ 600mm c/cs, end 3No joists to have galv. holding down straps @ 1.8m c/cs fixed over & built into wall,
12.5mm p/b & skim ceiling herringbone strutting to 1/3 point span of joist,70mm kingspan min. 10kg/m2 & 100mm rockwool laid between joists

FOUNDATIONS
existing foundations to be checked for suitability prior to commencement on site.

DORMER FRONT & SIDES
Plain hung tiles on 38x25 sw battens on untearable sarking felt on 10mm ply, both sides on 120x50 sw studding, with 120mm Celotex insulation board between & 25mm insulation board over studding with p/b & skim
120x120 sw posts @ corners,
Code 4 lead soakers & flashings @ junction with roof & rafters to be doubled up under dormer cheeks.
dormer eaves to have 25mm continous ventilation, covered with flyproof mesh.
dormer cheek to be lined with 10mm Superlux

All windows to be double glazed with 20mm air gap & pilkington K low E coating, to give min. 1.6OW/m2K U value.
& 8000mm sq background ventilation opening lights to equal 1/20th floor area min.
850x500, safety glazing to doors, side panels & glazing below 800mm from fl. f.f. windows to have escape windows
750x450 clear opening thro 90°
floor to opening part of window to be between 800mm & 1100mm

DOORS
main entrance door, lounge & g.f. w.c. to have clear opening of 800mm, all other doors to have clear opening of 750mm.

ELECTRICAL
all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG reconised competent person "self certification" scheme.
Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

HEATING
Wall mounted gas fire Condensing boiler (with interlock fitted) grade A with balanced flue in kitchen, radiators to have t.r.v., wall mounted heating controls to be full zone
gas fire with balanced flue in lounge,all balanced flues to have protective wire cages, boiler to achieve a SEDBUK rating of min. 90%
commissioning certificate required on completion, by qualified Gas Safe registered installer

GENERAL NOTES
All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement
All work to comply with current B. Regs. & B.S.C.P. wether or not specified on dwg.

Mr & Mrs S WILSON

PROPOSED PITCHED ROOF
WHEATSIDE
DARK LANE
BARNSLEY

PLAN,SECTION & ELEVATIONS

1:100@A1 JUNE 11 Rev D

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