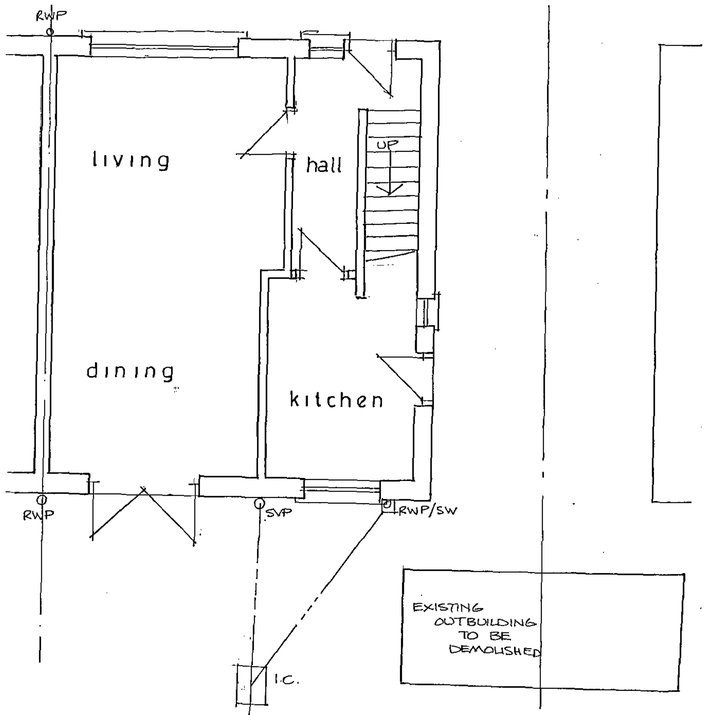
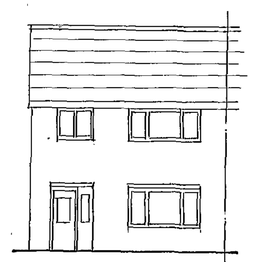
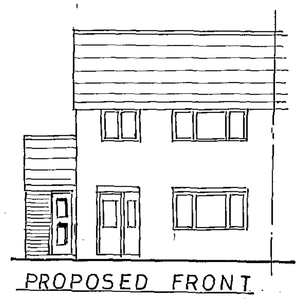


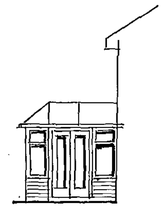
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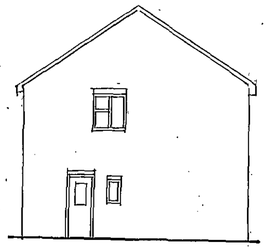
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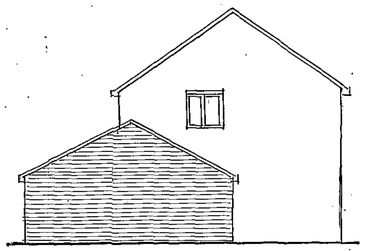
PROPOSED FRONT



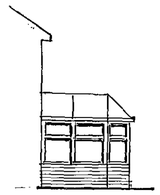
CONSERVATORY SIDE



EXISTING SIDE



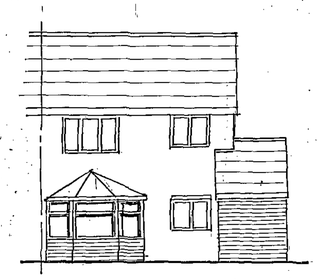
PROPOSED SIDE



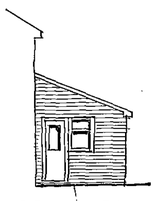
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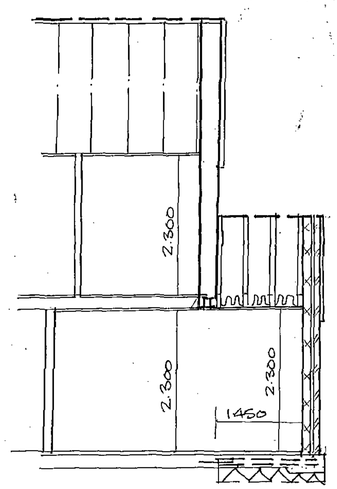
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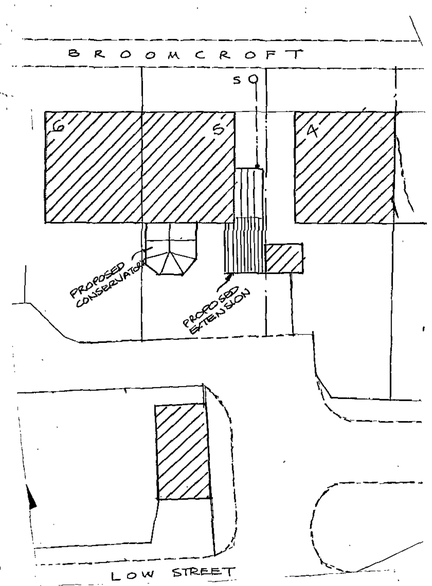
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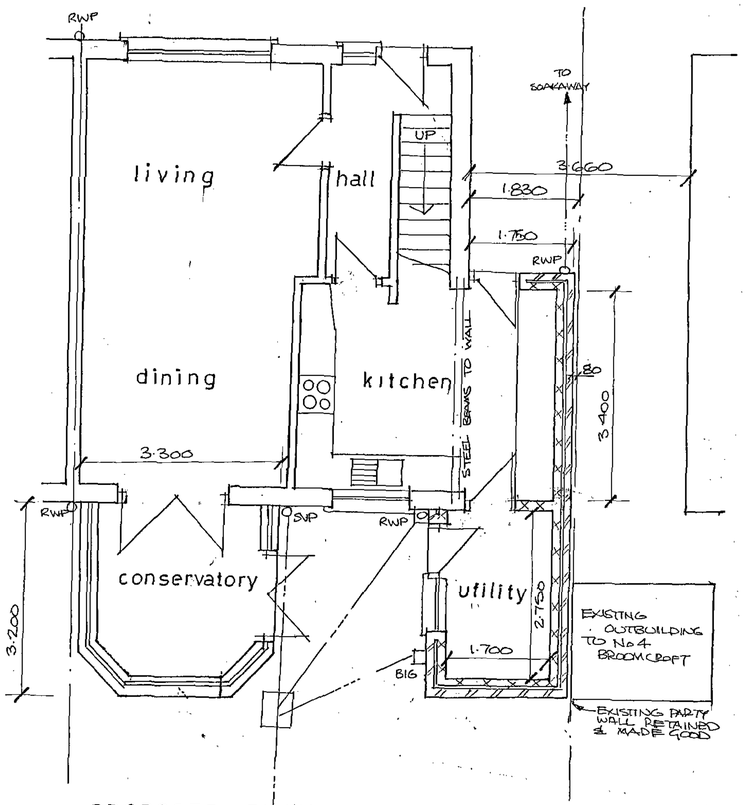
PROPOSED SIDE



SECTION



SITE PLAN 1/200



PROPOSED PLAN

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; 150 x 50 rafters at 450 centres at 27.5 degree pitch (max span 3.500); rafters to bear on wallplate one end, on 200 x 25 *ridge board other or onto* 150 x 75 timber bearer rawlbolted to existing house wall; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1.800 centres built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; *170 x 38 ceiling joists at 450* centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation *in two layers with first 150 thick layer laid between ceiling ties and second layer laid* at 90 degrees (U value of 0.16); *Code 4 stepped or plain lead flashing* lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; ventilators at soffit to give an equivalent area as 12mm continuous air gap with ridge vents to promote through ventilation

CAVITY WALLS: *112.5* thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre (U value of 0.29); cavity walls to *have flexible stainless steel wall ties* 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at *openings* fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; Catnic Cougar *CS70/100 open back lintels* to with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc and dpm

Cavity walls built off reinforced concrete raft foundation laid on 300 minimum depth of well watered and compacted graded limestone; 225 thick raft to be thickened up to 600 x 300 at edges with two layers type A393 steel mesh reinforcement; *reinforcement* to have min 40 cover and sheets to be lapped minimum 225 and tied together with 1.6mm wire binding; *raft tied into existing house raft* using 900 long x 19mm diameter preformed rods fixed with epoxy resin at *600 centres: 25* smooth finished concrete screed with 1200 gauge dpm under tied into dpcs; **Excavation will be taken down to suitable strata as required by Local Building Inspector and concrete raft thickened up as required upon inspection of ground conditions**

Where existing openings sealed up cavity filled with insulation by blowing *into cavity walls to satisfaction of Local* Building Inspector

FLOOR: *25* pig boarding on 220 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls one end and off proprietary heavy duty hangers screwed to existing wall other end; 30 x 5mm lateral restraint straps at *1.8 metre centres built into brickwork and nailed across first three joists* with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; *100 oversite concrete at or* above adjacent ground level with min 150 clearance below bottom of joists

Internal block wall: 100mm thickness of 7N/sq.mm loadbearing blockwork *with 5mm plaster skim finish both sides* built off concrete raft foundation

VENTILATION: New windows to be 16mm double glazed PVCu *units* fitted with *low E coating glass; opening area minimum 5% floor area of room* served; windows to have "trickle" ventilation 8000 sq.mm in area

Kitchen: vented with mechanical extractor fan of min 60 litres/sec capacity (30 litres/sec if incorporated in cooker hood); kitchen fan also capable of *intermittent operation.*

Utility room vented with mechanical extractor fan of min 30 litres/sec capacity of intermittent operation

STEEL BEAMS: 2 No.203 x 133 x 30 kg/m UBs to bear on 150 thick concrete padstones both ends; beams built into ceiling and to protected with 25 plasterboard with 5mm plaster finish; beams bolted together at 1/3rd *points with tubular* steel spacers over bolts; **Calculations for steel beams submitted for approval**

DRAINAGE: *Utility room to new back inlet* gully to connect to existing foul IC; 110 x 63 gutters to discharge to 63 downpipes to existing rainwater gullys at rear as shown; front roof to new gully to new drain connection to soakaway; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new rainwater gullys to *1 cu.m soakaway situated min 5* metres from any structure, soakaway filled with *clean hardcore free from vegetable* and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground

PLUMBING: *All* work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; *Central heating and domestic* plumbing insulated in accordance with requirements of Building Regulations; TRVs to all new radiators

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; new lights to sun room and *dining room to have energy efficient fittings*

CONSERVATORY

ROOF: Translucent triple skinned PVCu sheeting 60mm thick fixed in accordance with manufacturers instructions using proprietary fixing system; panels fixed to preformed roof frame in white extrusion reinforced with galvanised steel inserts; proprietary flashings to be *in form of upstands screwed at 450 centres with cover flashing*; flashing turned up and tucked onto *walls using folding lead wedges*

WINDOWS: Fixed into frame in white PVCu extrusion reinforced with galvanised steel inserts; high security locks fitted to all opening lights; opening to new windows to be *not less than existing* opening areas to existing house; safety glazing to BS6206 to all critical areas as defined by Building Regulations

CAVITY WALLS: 112.5 thick external leaf in brickwork to match existing house; 75 cavity and 100 *Thermalite "Turbo" insulation* block inner leaf with 3mm plaster skim; full cavity wall insulation to be Rockwool mineral fibre (U value of 0.29); cavity walls to have stainless steel wall ties 900 horizontally, 450 vertically, and 225 *vertically at openings*; cavities closed at reveals, cills and eaves; brickwork and blockwork fully bonded to existing walls; dpc to be min 150 above adjacent *ground level and to be tied into existing dpc*

Cavity walls built off reinforced concrete raft foundation as described above under extension notes; **Excavation will be *taken down to suitable strata as required by Local Building Inspector* and concrete raft thickened up as required upon inspection of ground conditions**

DRAINAGE: 100 gutters and 50 downpipe to existing SW gully; existing *impermeable area to block paving* discharges to gully so no nett increase in flows, no room in back garden for soakaway due to proximity of structures and elevated position of garden above back road

PROPOSED CONSERVATORY & EXTENSION AT No 5 BROOMCROFT, DODWORTH BARNSLEY

SCALES: 1/50 & 1/100

RECEIVED
10 MAR 2010
CORPORATE MAIL ROOM