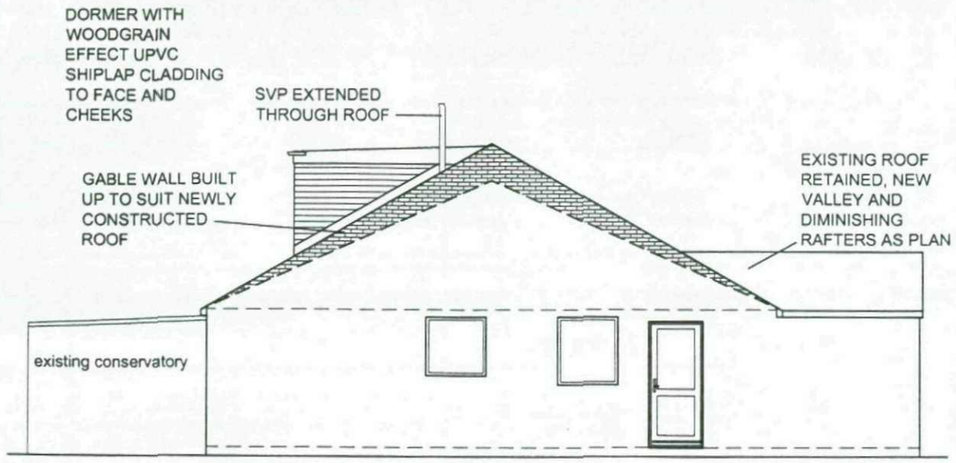
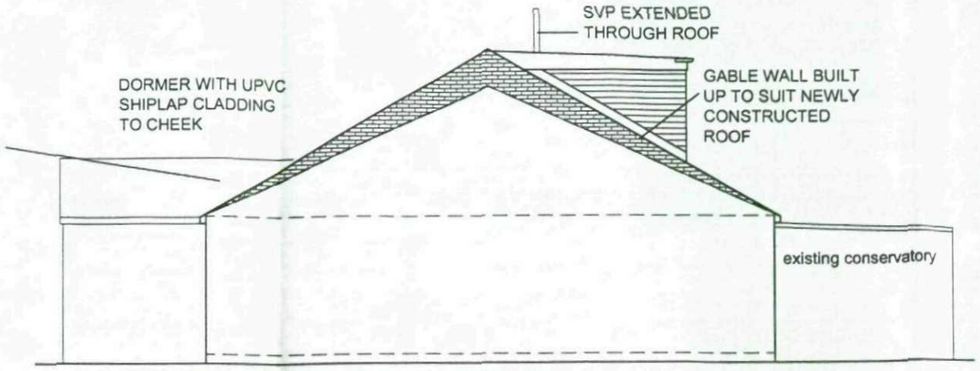
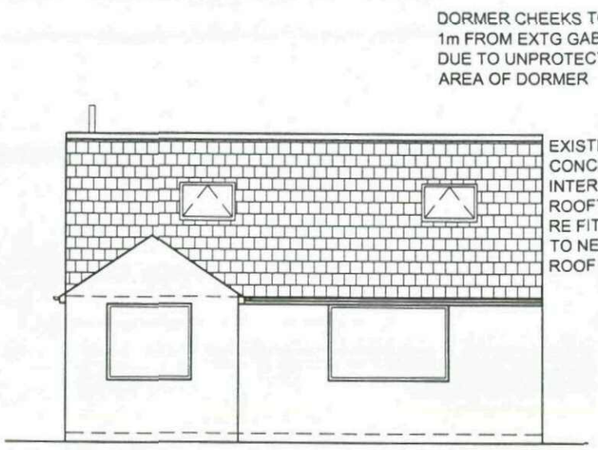


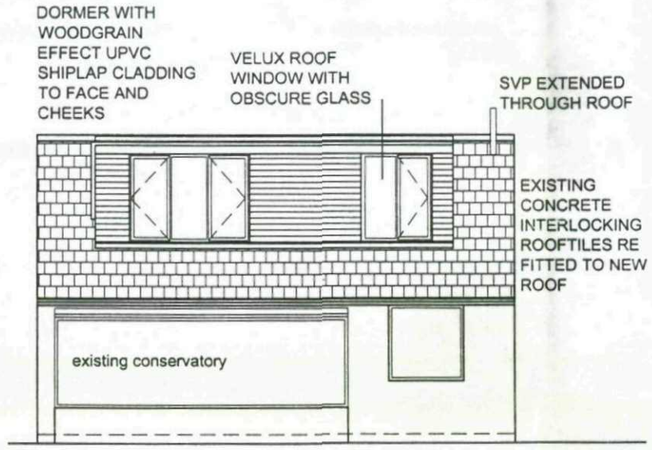
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

BRICKWORK CAVITY WALL CONSTRUCTION ON EXISTING GABLES
(TO ACHIEVE 'U' VALUE OF 0.3W/M2K).
-102.5mm FACING BRICKWORK OUTER SKIN TO MATCH EXISTING AND TO BE TOOTHED AND BONDED TO EXISTING EXCEPT WHERE INDICATED OTHERWISE
-UNINSULATED CAVITY TO MATCH EXISTING CAVITY WALL
-100mm THERMALITE SHIELD 600Kg/m3, 0.15W/mK, 4.0N/mm2 BLOCK INNER SKIN LAID IN CEMENT:SAND MORTAR MIX 1:5.
-BLOCKWORK FINISHED INTERNALLY WITH KINGSPAN TW52 INSULATED PLASTERBOARD COMPRISING 12.5mm PLASTERBOARD AND 50mm INSULATION ON DABS WITH 2mm SKIM COAT FINISH
-CAVITY INSULATION TO BE CONTINUOUS (I.E. NO GAPS) WITH ROOF INSULATION AT EAVES TO ELIMINATE COLD BRIDGING

WALL TIES - TO SUIT EXISTING CAVITY WIDTH
-CATNIC STAINLESS STEEL WALL TIES SUITABLE FOR CAVITY WIDTH (ASSUMED AS 75mm)
-TIES SPACED AT 900mm CRS HORIZONTALLY AND 450mm CRS VERTICALLY SPACED CHEQUERWISE.
-DOUBLE NUMBER OF WALL TIES AROUND OPENINGS TO 225mm CRS VERTICALLY.

ELECTRICAL WORKS IN ACCORDANCE WITH APPROVED DOCUMENT P

CONTROLLED ELECTRICAL WORKS ARE TO BE CARRIED OUT. ALL ELECTRICAL WORKS ARE TO BE CARRIED OUT BY AN ELECTRICIAN/INSTALLER WHO IS REGISTERED WITH A COMPETENT PERSON'S SCHEME, OR AN ELECTRICIAN REGISTERED WITH A RECOGNIZED TRADE BODY SUCH AS N.I.C.E.I.C., AND CAN ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS7671.
COPY OF THE ELECTRICAL TEST CERTIFICATE TO BE ISSUED TO B.C.O. ON COMPLETION OF THE WORKS

ENERGY EFFICIENT LIGHT FITTINGS:
EXTENSIONS TO INC. ENERGY EFFICIENT LIGHT FITTINGS THAT WILL RECEIVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT (IE FLUORESCENT TUBE OR COMPACT FLUORESCENT LAMPS, NOT GLS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES)
PROVIDE 1 PER 4 FIXED FITTINGS OR 1 PER 25m2 DWELLING FLOOR AREA (EXC. GARAGE)

MAINS SUPPLIED, INTERCONNECTED SMOKE DETECTION SYSTEM WITH BATTERY BACK UP TO BS 5446 TO BE FITTED (AS INDICATED `SD' ON PLANS) AND HEAT DETECTOR IN KITCHEN, POSITIONED MIN 7.5m AWAY FROM HABITABLE ROOMS, MIN 300mm FROM WALLS AND LIGHT FITTINGS.

ALL SWITCHES AND SOCKETS TO BE LOCATED WITHIN 450mm AND 1200mm OF FINISHED FLOOR LEVEL.

- CONTRACTOR TO CHECK ALL MEASUREMENTS PRIOR TO COMMENCEMENT OF WORK
- DO NOT SCALE FROM DRAWINGS
- DRAWINGS PRODUCED IN ORDER TO OBTAIN PLANNING PERMISSION AND BUILDING CONTROL APPROVAL ONLY

MECHANICAL
PROVIDE MECHANICAL EXTRACT FAN TO THE FOLLOWING NEW ROOMS:
EN-SUITE - 15 LITRES/SEC. AIR CHANGE RATE WITH 15 MINUTES OVERRUN
-PROVIDE T.R.V.'s TO ALL NEW RADIATORS
REV A : ALL WORK TO HEATING SYSTEM TO BE CARRIED OUT BY CORGI REGISTERED ENGINEER.

DORMER CONSTRUCTION (FLAT ROOF) TO ACHIEVE U VALUE OF 0.2W/m sq K
FLAT ROOF AS DESCRIBED ELSEWHERE
100x75mm S.W. POSTS AT 900mm CTRS FIXED TO STEEL PURLINS AND TO NEW ATTIC FLOOR JOISTS. 100x100mm POSTS AT EACH CORNER.
UPVC WINDOWS FIXED BETWEEN POSTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, WITH UPVC SHIPLAP CLADDING AS ELEVATIONS
SIDES OF DORMER AS FOLLOWS:
DORMER SIDE CHEEKS TO BE CLAD IN UPVC SHIPLAP CLADDING ON TANALIZED SW BATTENS ON BREATHER PAPER ON 12mm MASTERB'D WITH 100mm THICK KINGSPAN KOOLTHERM K7 INSULATION BETWEEN STUDW'K AND 25mm THICK KINGSPAN KOOLTHERM K7 FITTED TO FACE OF STUDWORK WITH POLYTHENE VAPOUR CHECK 12.5mm PLASTERB'D & SKIM INNER FACE
CODE 5 LEAD SOAKER TO PERIMETRE OF DORMER, 100mm DIA GUTTER TO FRONT WITH 68mm DIA RWP TO DISCHARGE INTO SOAKER

STUD PARTITIONS
PROVIDE NEW STUD PARTITIONS AS INDICATEDFROM 75x50mm S.W. STUDS AT 600mm VERTICAL CTRS, 450mm STAGGERED HORIZONTAL CENTRES. MINERAL WOOL INSULATION BETWEEN STUDS, 12.7mm PLASTERBOARD AN SKIM EITHER SIDE. **NOTE:** DOUBLE UP FLOOR JOISTS UNDER STUD PARTITION WALLS

GLAZING
OPENING LIGHTS OF NEW WINDOWS TO PROVIDE MIN. 1/20TH FLOOR AREA FOR RAPID VENTILATION. TRICKLE VENTS PROVIDED TO ALL NEW WINDOWS TO GIVE PERMANENT BACKGROUND VENTILATION, EQUIVALENT TO 5000mm2 TO HABITABLE ROOMS AND 2500mm2 TO WC.
ALL WINDOWS TO BE UPVC, DOUBLE GLAZED TO B.S. 6206:1981, MAX U-VALUE 1.8W/M² K, TO BE ACHIEVED USING DOUBLE GLAZED UNITS WITH 16mm AIRGAP AND SOFT LOW E COATING OR DOUBLE GLAZED UNITS WITH 12mm AIRGAP ARGON FILLED AND SOFT LOW E COATING
SAFETY GLASS TO BE INCORPORATED TO ALL
DOORS AND WINDOWS WITH CILL HEIGHTS WITHIN 800mm OF FLOOR LEVEL AND WINDOWS WITHIN 300mm OF DOORSETS. ALL DOUBLE GLAZED UNITS TO INCORPORATE 'PILKINGTON K' LOW EMISSIVITY GLASS
ALL GLAZING TO NEW BATHROOM/ENSUITE/WC COMPARTMENTS TO BE OBSCURE GLASS.

ESCAPE WINDOWS
ALL OPENING DIMENSIONS IN NEW ESCAPE WINDOWS (REFER TO DRAWING FOR LOCATIONS) TO BE MIN 450mm x 750mm, OPENABLE AREA TO BE MIN 0.33 sq m, HEIGHT FROM FLOOR LEVEL TO BOTTOM OF OPENING IN WINDOW TO BE MAX 1.1m

ALL SUPPORTING STEELWORK TO BE ENCASED IN 12.5mm PLASTERBOARD AND SKIM TO ACHIEVE 30 MINUTES FIRE PROTECTION

REV A - May 08
BUILDING REGULATION REQUIREMENTS
REV B : FLAT ROOF DORMER MOVED TO REAR ELEVATION AND RIDGE HEIGHT REDUCED TO SUIT PLANNING REQUIREMENTS

7 Fairburn Grove, Elsecar

ATTIC CONVERSION TO EXISTING BUNGALOW
sheet 4 of 4 - PROPOSED ELEVATIONS

Date: Apr 08 Scale: 1:100

RAINWATER GOODS
NEW GUTTERS TO BE 100mm DIA. HALF ROUND GUTTERS AND 75mm DIA. RAINWATER PIPES AND TO DISCHARGE ONTO EXTG ROOF VIA LEAD SOAKERS TO PERIMETRE OF DORMER

ABOVE GROUND DRAINAGE
-WASTE PIPEWORK TO BE IN UPVC AND TO COMPLY WITH BS 5572.
WASH HAND BASIN - 32mm DIA.
WC - 100mm DIA.
SHOWER - 40mm DIA.
-ALL APPLIANCES TO BE FITTED WITH 75M DEEP ANTI SYPHON RE-SEALING TRAPS.
-PROVIDE RODDING ACCESS TO ALL WASTE BENDS.
- ALL CONNECTED INTO EXTG SVP, SVP TO BE EXTENDED TO PROJECT MIN. 1000mm ABOVE ANY OPENABLE WINDOWS WITHIN 3m OF SVP

NEW FLAT ROOF OVER DORMER TO ACHIEVE U VALUE OF 0.20W/m sq K
ROOF TO CONSIST OF 3NO. LAYERS BITUMINOUS FELT, ON
19mm WBP PLYWOOD DECK, ON 38x25mm TANALISED SW CROSS BATTENS TO PROVIDE VENTILATION ACROSS ROOF, LAID ON SW FIRINGS (MIN 1:60 FALLS) ON 150x50mm SW JOISTS AT MAX. 450mm CENTRES ON PROPRIETORY JOIST HANGERS
ROOF FINISHED USING 12.5mm BED OF WHITE SPAR CHIPPINGS ON APPROVED BITUMINOUS BASE.
PROVIDE 25mm WIDE CONTINUOUS SOFFIT VENTILATORS WITH INSECT MESH TO FRONT AND BOTH SIDES OF DORMER TO PROVIDE CROSS VENTILATION TO FLAT ROOF DUE TO INSULATION BETWEEN JOISTS.
140mm THICK CELOTEX EXTRA-R XR3120 INSULATION BETWEEN JOISTS & 12mm THICK CELOTEX TB3025 UNDER JOISTS FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS TO ACHIEVE U VALUE OF 0.2W/m sqK.
ROOF JOISTS TO BE UNDERDRAWN WITH12.7mm PLASTERBOARD AND SKIM

provide ridge ventilation equivalent to 5mm continuous strip

BEAM C

felt taken under ridge tile and sealed

new 150x75mm SC3 flat roof joists at 400 ctrs

continuous 25mm wide vent in soffit to ventilate roof timbers (to dormer front and sides)

new 150x50mm SC3 rafters @400 ctrs

Sloping Roof Insulation.
Apply 75mm Kingspan TP10 between 150x50mm rafters, ensure min 25mm airgap over with TRISO Super 10 insulation stapled to u/side of rafters as manufacturers instrutions, counterbattended with 38x25mm sw battens and finished with 12.5mm plasterboard and skim. Max U value 0.2 W/m sq deg C.

line of extg roof, rafters members and diagonal struts removed from trusses after new roof has been constructed.

2050

Form new stud partition in 50x100mm sw studs at 450mm crs with 12mm plasterb'd & skim face. Insulate between with 125mm Kingspan TP10 insulation baord, to achieve max Uvalue of 0.25 W/m.sq.K

BEAM D

2m HEADROOM OVER STAIR

code 4 lead flashing to perimetre of dormer base (front and side cheeks)

existing concrete interlocking roof tiles removed from roof and reused on newly formed roof structure with 38x25 tile battens and breather membrane

new roof pitch to be 32 degrees

BEAM A

270mm Rockwool insulation under void area, 100mm between and 170mm over 75x50 ceiling joists at 400 ctrs

Form new structural stud partition in 50x100mm sw studs at 450mm crs with 12mm plasterb'd & skim face. Insulate between with 125mm Kingspan TP10 insulation baord, to achieve max Uvalue of 0.25 W/m.sq.K

new 170x50mm SC3 floor joists at 400 ctrs spanning between U.B.'s

18mm flooring grade chipboard

2No 150x50mm sw joists as stair trimmers

BEAM E

BEAM B

Fix 100mm mineral wool between joists to provide acoustic insulation.

extg ceiling joist members of trussed rafters and plasterboard ceilings retained. Provide galvanised m.s. straps between extg ceiling joists and new floor joists at 600mm ctrs

150x50mm sw bearers bolted through beam at 450mm ctrs, joist hangers fixed to bearer to support floor joists.

150x50mm sw bearers bolted through beam at 450mm ctrs, joist hangers fixed to bearer to support floor joists.

ALL STEELWORK TO STRUCTURAL ENGINEERS' *CALCULATIONS*

LIVING

900

New Stair
-To be constructed in accordance with Pt. K of Building Regs
-13No 205mm risers, 230mm treads. Pitch of stair to be 42deg max., min 2000mm headroom over stair
-Width of stair between walls - 700mm
-Treads to be 20mm h.w., 9mm ply risers all in ex 225x25mm sw strings
-Stair to have 50mm dia mop stick hand rail to one side only with 25mm finger clearance to wall mounted 900mm above string line
-U/side stair to receive Gyproc fireline board to acheive 30min f.r.

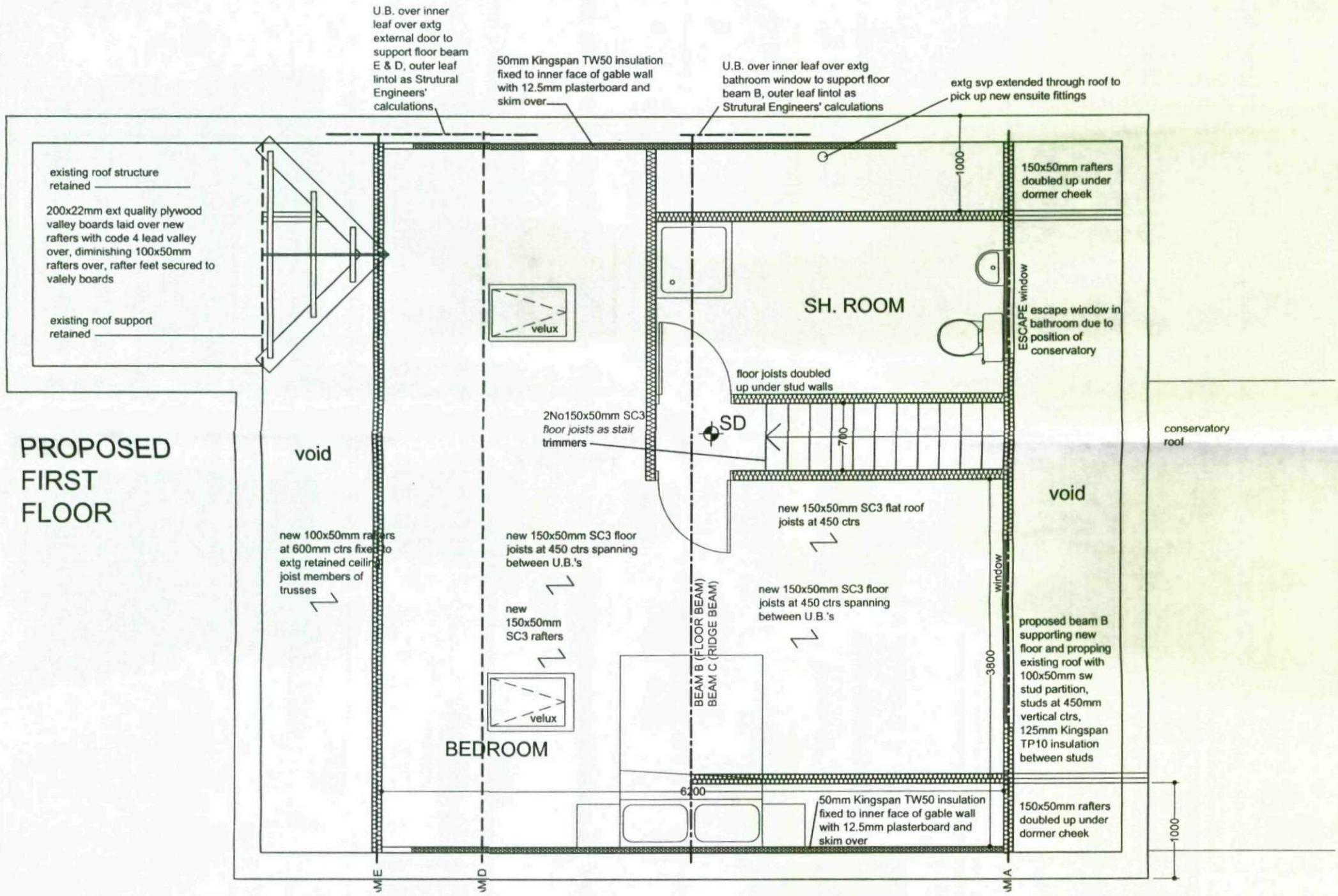
REV A - May 08
BUILDING REGULATION REQUIREMENTS
REV B : FLAT ROOF DORMER MOVED TO REAR ELEVATION AND RIDGE HEIGHT REDUCED TO SUIT PLANNING REQUIREMENTS

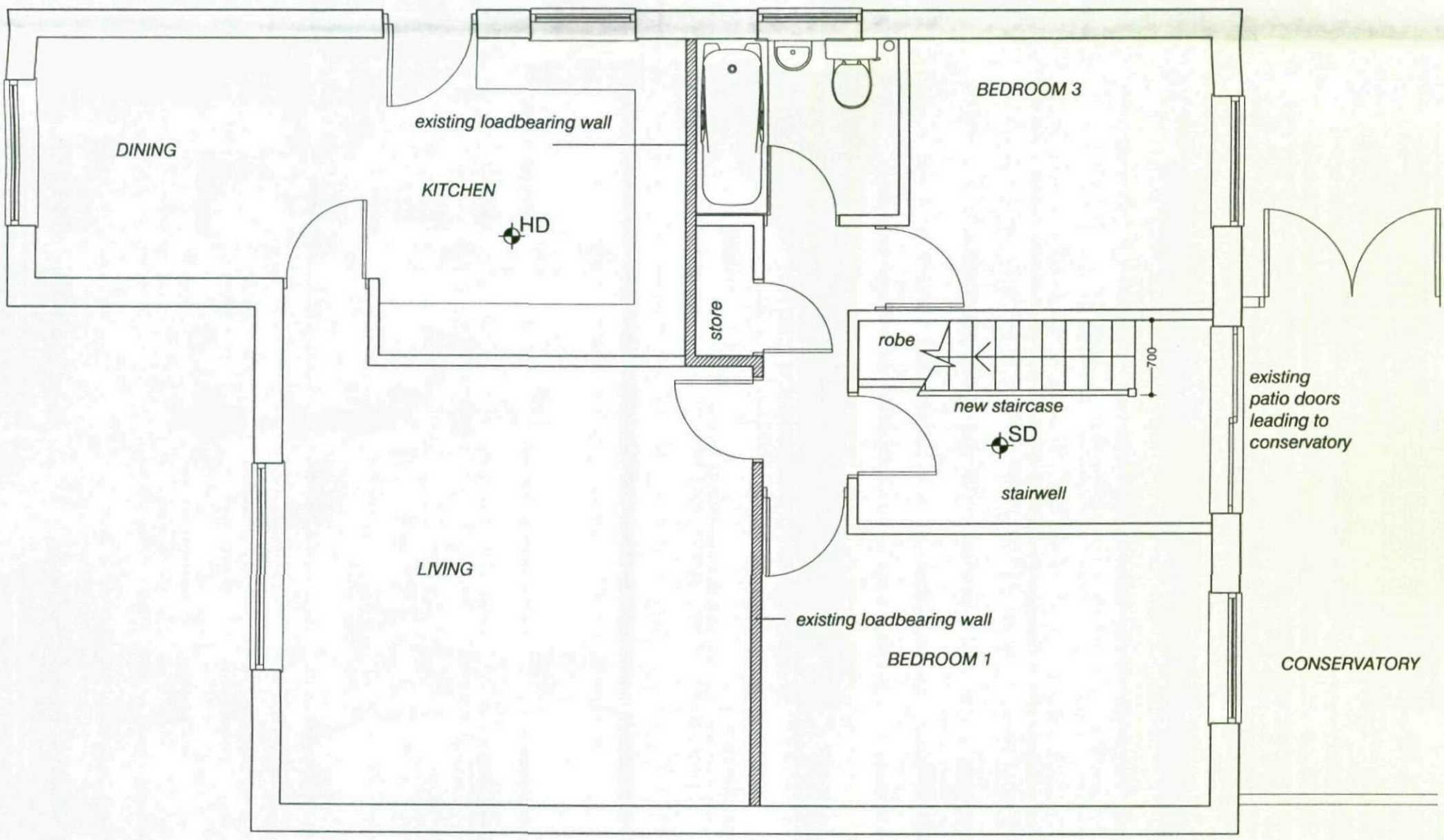
7 Fairburn Grove, Elsecar

ATTIC CONVERSION TO EXISTING BUNGALOW
sheet 3 of 4 - PROPOSED CROSS SECTION

Date: Apr 08 Scale: 1:25

PROPOSED FIRST FLOOR





PROPOSED GROUND FLOOR

REV A - May 08
BUILDING REGULATION REQUIREMENTS
REV B : FLAT ROOF DORMER MOVED TO REAR ELEVATION AND RIDGE HEIGHT REDUCED TO SUIT PLANNING REQUIREMENTS

7 Fairburn Grove, Elsecar

ATTIC CONVERSION TO EXISTING BUNGALOW
sheet 2 of 4 - PROPOSED PLANS

Date: Apr 08 Scale: 1:50