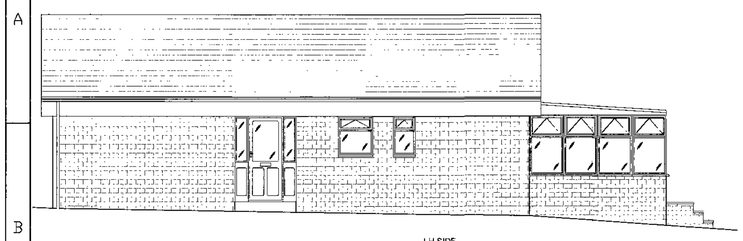
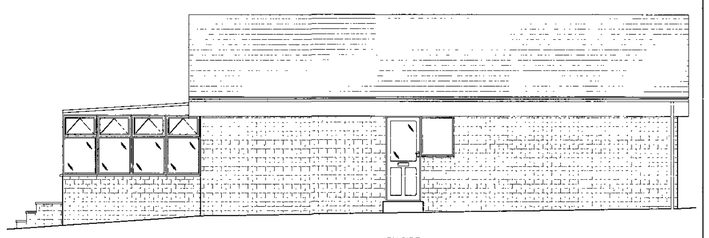
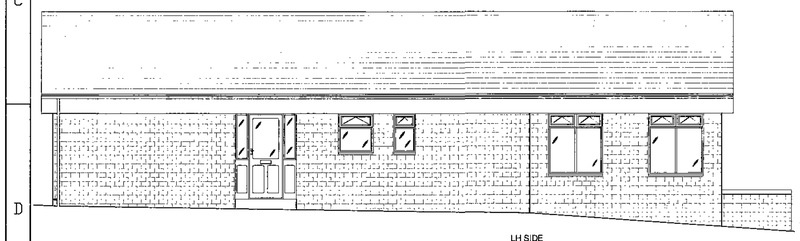


LH SIDE
ELEVATION
(EXISTING)

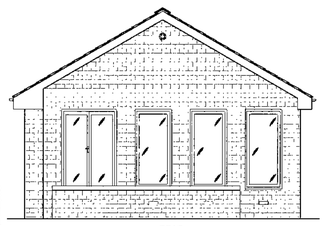
REAR
ELEVATION
(EXISTING)



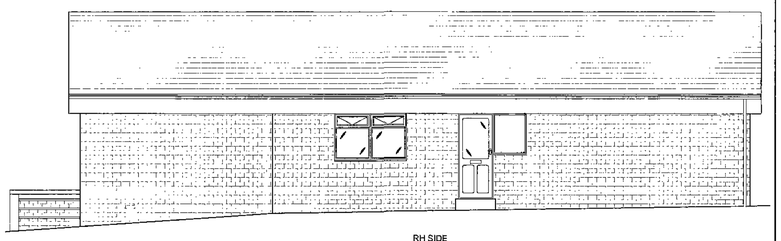
RH SIDE
ELEVATION
(EXISTING)



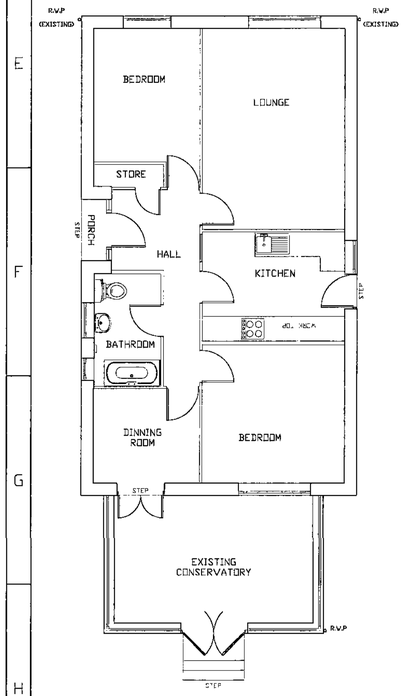
LH SIDE
ELEVATION
(PROPOSED)



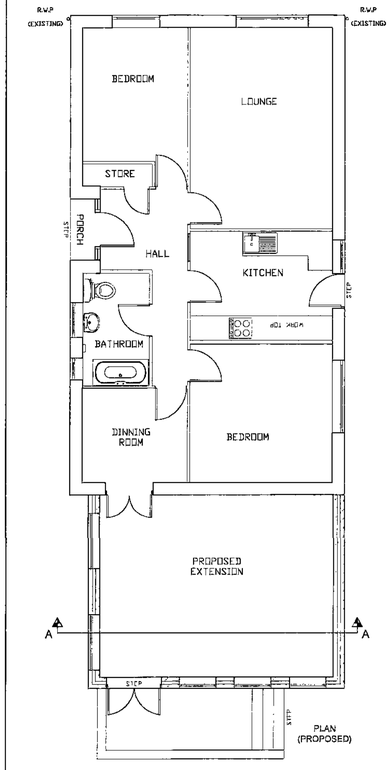
REAR
ELEVATION
(PROPOSED)



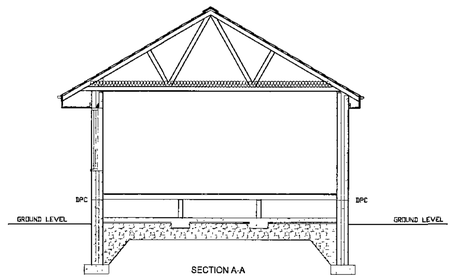
RH SIDE
ELEVATION
(PROPOSED)



PLAN
(EXISTING)



PLAN
(PROPOSED)



SECTION A-A

THIS DRAWING IS NOT INTENDED TO SHOW EXISTING GROUND CONDITIONS OR FOUNDATIONS. EACH AREA OF GROUND RELIED UPON TO SUPPORT THE STRUCTURE DEPICTED MUST BE INVESTIGATED BY THE CONTRACTOR AND APPROVED BY L.A BUILDING CONTROL OFFICER

All measurements in MM (eg 150) unless stated otherwise.

FOUNDATIONS: 600x225 concrete strip, depth determined on site by L.A. Building Control Office.
Any drains under building to be protected to satisfaction of L.A. Building Control Office & lintelled over when passing under walls.

EXTERNAL WALLS
Cavity walls: 105–115 facing bricks (to match existing): cavity of 65 inc Dritherm cavity batt insulation or 75 inc Rockwool cavity batt insulation; 13 Carlite plaster & skim/10 p.b & skim on dpbs. 100 7Kn dence concrete blocks.
ALTERNATIVE: Facing brick (as before): cavity of 75 inc Dritherm cavity batt insulation or 100 inc Rockwool cavity batt insulation; 100 Plasmaor Fbolite blocks; 13 Carlite plaster & skim/10p.b. & skim on dabs.
M.S tie irons @ 900ctrs horizontal, 450ctrs vertical (225 at reveals); If cavity over 75 – use vertical twist type tie irons @ 750ctrs horizontal (other cts same).

Cavity to be continuous, conc filled to 150 below d.p.c & open at eaves to allow wall insulation to link with roof insulation (to avoid thermal bridge).
D.p.c. to walls (min 150 above ground level), openings & reveals.

INTERNAL WALLS:
Ground Floor: L.B – 100 7Kn dence concrete blocks with 13 Carlite plaster & skim/10p.b. & skim on dabs both sides, built off 450x225 conc strip foundation.

LINTELS:
Catnic / I.G./Keystone / Naylors lintels over new openings, fitted to manufactures instructions & Span/Load Tables.
All lintels, jambs & cills to be fully insulated.

Contractor to inform L.A Building Control Officer of intended lintels prior to insulation.

GROUND FLOOR:
19 t+g chipboard on SC3 122x50 s.w. joists @ 450cts, on 115 honeycombed sleeper walls @ 2000cts max. 200 fiberglass or 80 Cellotex/Kingspan or 120 Styrofoam insulation between joists, 100 over–site concrete thickened to 150 (x450) under sleeper walls, 1200g visqueen d.p.m., 25 sand, min 100 compacted hard core.
(NB: min 150 clearance between over site conc & under side of insulation).
225x75 air grates & cavity liners & 1200cts.

All work to be carried out in accordance with Building Regulations.

ROOF
Concrete tiles (to match existing) on 25x38 s.w. battens on un–tearable roofing felt (lapped 150 horizontally & 300 vertically, pulled taught & dressed into gutter), apx 30° pitch.
Prefabricated trussed rafters to be at maximum 600 ctrs, to approved design complying with CP112 Part 3 1973 and braced in accordance with BS5268 Part 3 1985.
All trusses installed to manufactures recomendations.
Truss design & calculations to be submitted to LA prior to manufacture (CONDITIONAL APPROVAL REQUIRED)

Code 5 lead valley on 25 external quality plywood.
50x100 s.w. wall plate. 150x25 ridge board.
30x5 galvanised m.s anchor straps @ 1800 ctrs, at wall plate level; min 1000 length down wall.

PVC – wood grain, fascia board with continuous 13 vent 'h" gap (with vermin proof strip) & proprietary eaves/rafter vent tray – to match existing.

100 fiberglass insulation between ceiling joists & 150 fibreglass insulation laid across – 250 total thickness.
13 p.b. & skim ceiling.
100 pvc gutter into existing 63 pvc r.w. pipe.

WINDOWS: to be doubled glazed with 16 air gap & soft low –E coating or 12 air gap Argon filled & soft low–E coating (Pilkinton K or equivelant) & draught stripped; 1/20 of floor area to open & be fitted with 'trickel ventilation' min area 8000mm/2 (4000mm/2 to kitchen area) or 'Espagnolet' (double catch) locking mechanism.
Safety glazing (BS6206 1981) to windows less than 800 above F.F.L or within 300 of door.

DRAINAGE – SW:

Extend existing gutter onto new extension, sw drainage via existing fall pipe.

ELECTRICAL WORKS: All electrical works to comply with Building Regulations Part 'P' to satisfaction of L.A Building Control Officer inc electrical certification (to BS7671) issued by a member of the competent persons scheme (registered with a Part 'P' Self–Certification Scheme) or electrical inspection to be carried out by L.A. & a further fee charged.

OTHER WORKS:
Remove existing window to Bedroom No.2 set a side for re–use, make good wall area, p.b and skim both sides.

Form new opening in Bedroom No.2 ready to receive existing window, make good, p.b and skim ready to receive decoration.

Relocate existing C.H Boiler outlet flue, extend exting C.H into new extension, engineer to check existng boiler system deemed suitable for additional radiators. Additions and/or alterations only carried out by CORGI registered engineer, system design deemed adequated for room areas plus 20% over.

Install additional double outlet socket and T.V connection socket. Location as per clients instructions.

Construct patio area, access from extension double doors on to flaged patio area with steps down onto garden level. All work to be carried out in accordance with Building Regulations & to full approval of Building Control Officer.

Barnsley Metropolitan Borough Council
11 JUN 2009
Corporate Mail Room

CLIENT
Mr & Mrs MacKenzie

CLIENT ADDRESS:
40 PINE HALL DRIVE
MONK BRETTON, BARNSLEY.
S71 2NS

LOCATION ADDRESS:
40 PINE HALL DRIVE
MONK BRETTON, BARNSLEY.
S71 2NS

TITLE:
PROPOSED EXTENSION TO REAR OF PROPERTY.

AREA: .
SCALE: 1:75
DRN.& DATE: AF 03/JUNE/2009
CHKD: .
SIZE: A1
DRG. No. GMC/01
REV: .

HP-455CA A1