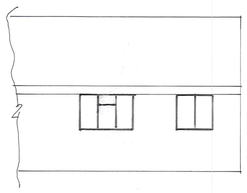
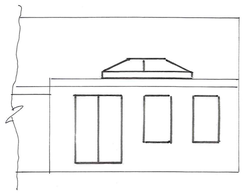
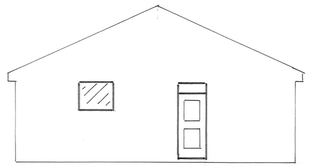


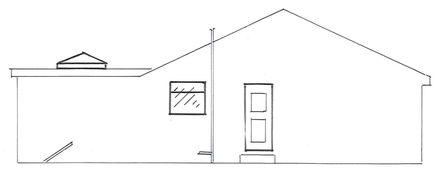
EXISTING REAR ELEVATION



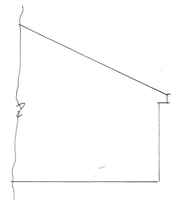
PROPOSED REAR ELEVATION



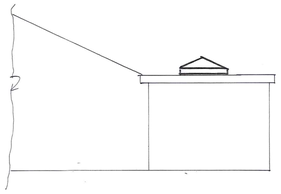
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

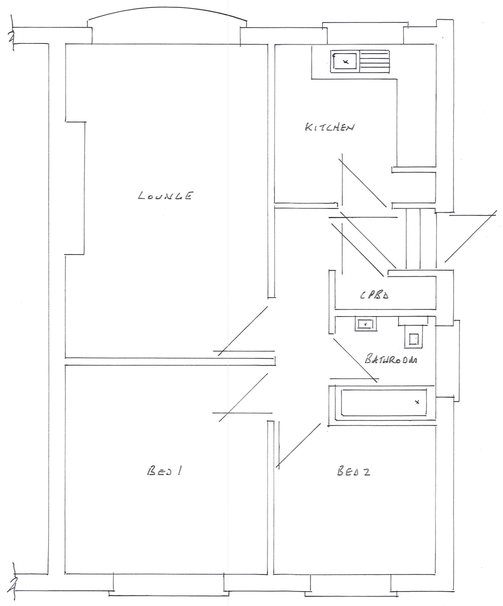


EXISTING SIDE ELEVATION

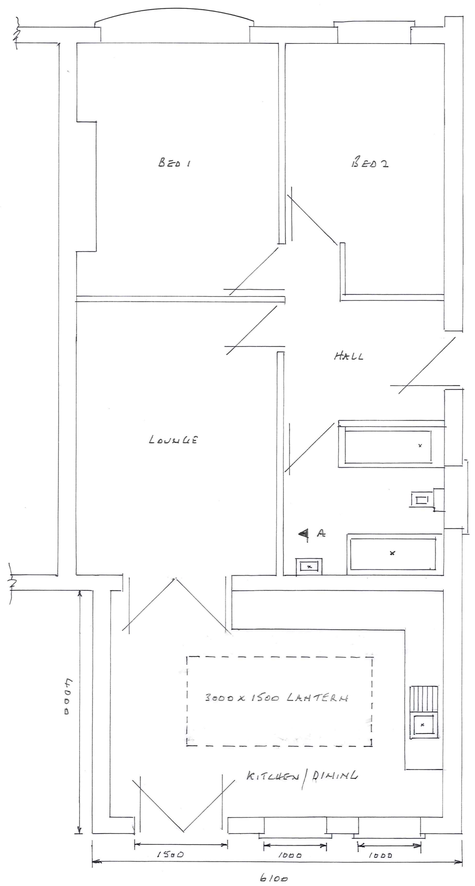


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100



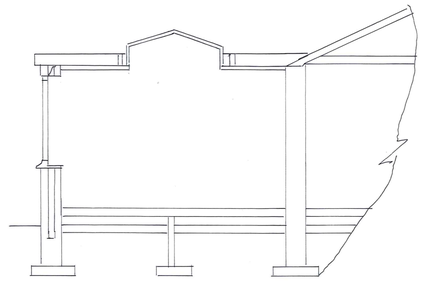
EXISTING GROUND FLOOR PLAN



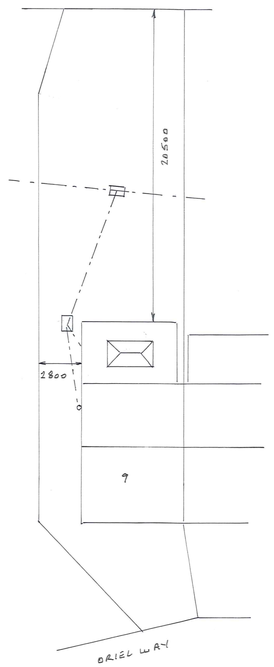
PROPOSED GROUND FLOOR PLAN

A

PLANS SCALE 1:50



SECTION THRU' A-A SCALE 1:50



SITE PLAN SCALE 1:200

FOUNDATIONS

- 600x150mm Conc. strip depth 750mm subject to LA approval sleeper wall to have 400x150 mm strip

WALLS

- Brickwork to match existing
- 100mm thermalite blocks leaving 100mm cavity filled with Kritherm insulation
- Horizontal dpc 150 mm min above G.L. 150mm dpc to all reveals
- Reveals to be insulated
- External reveals to be 665mm min
- Stainless steel tie wires @ 750mm horizontally 450mm vertically & 225mm to reveals
- CC/90 100 lintels @ 750mm horizontally 450mm vertically & 225mm to reveals
- New walls to be tied to existing walls with toothings & "screwin" ties or similar every 225mm & leaving a continuous cavity

Floor

- 100 mm hardcore below 100mm oversite concrete finished above ground level
- Honeycomb sleeper wall mid division
- 215 x 140mm airbrates & liners with dpc apron over at 2m centres
- 150 x 50 mm joists at 400 mm centres with 150mm Celotex R400 between on Netlon or similar
- 18mm T&G boarding

Roof

- 100 x 50mm wall plate
- 200 x 50 mm joists at 400mm centres doubled & trimmed around lantern
- Firrings to give a min. fall 1 in 80
- Kingspan thermaroof TR31 zero odp with foil vapour to underside supplied as part of Kingspan thermaroof TR31 zero odp sealed to joists with gun graded mastic
- 1m tie down straps every 2 joists
- 1m lateral restraint straps to joists every 1.5m with noggins
- 200 x 25 mm fascia
- 6mm exterior ply soffit with 25mm cont. ply proof mesh rubberoid finish to roof

Drains

- 100 mm RWL & 65mm RWP to match existing SW to connect to SW sewer by T to a soakaway 5m away & 1m³ below invert level
- New stub to be re-sited & to connect to new I.C. built with class B engineerings on 150mm conc. base

General

- All doors & windows to be refilled with grey UPVC & to have trickle vents 10000 mm² to be Pilkington K glass with a 16mm air cap & soft low E coating. U value to be 1.6 doors to have toughened glass & bedroom windows to have a clear opening 450x750mm high & cill level to be 800-1100 above floor
- Kitchen to have fan extracting 60l/sec bathroom to have fan extracting 15l/sec & both controlled by an independent switch
- All electrical work to comply with part P electrical safety & must be designed installed inspected & tested by a competent person registered under the competent person scheme. A copy of the Building Regulations self certificate is to be given to Building Control on completion
- Heating alterations to be done by a Gas Safe engineer & TRV's rqd for extension of the heating system

PROPOSED SINGLE STOREY REAR EXTENSION AT :-

9 ORIEL WAY

MONK BRETTON

BARNSLEY