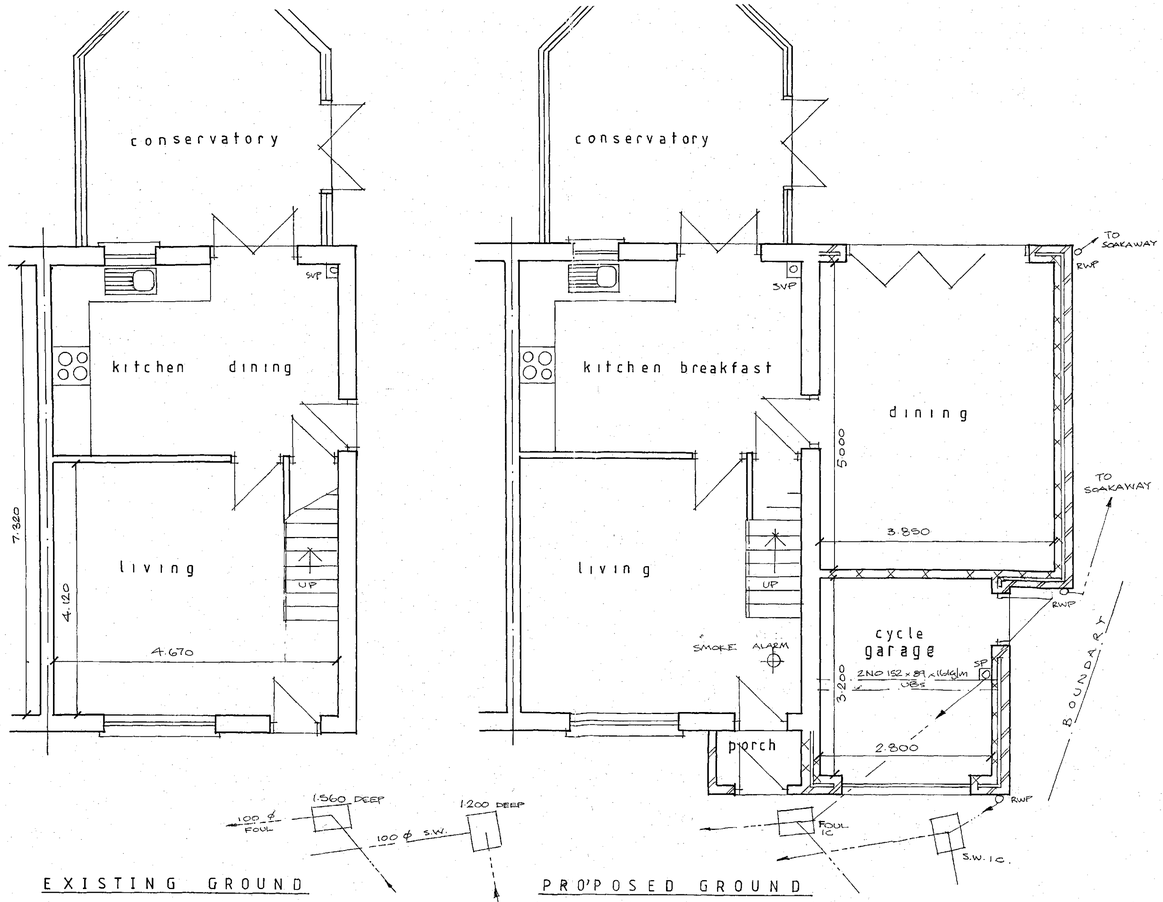
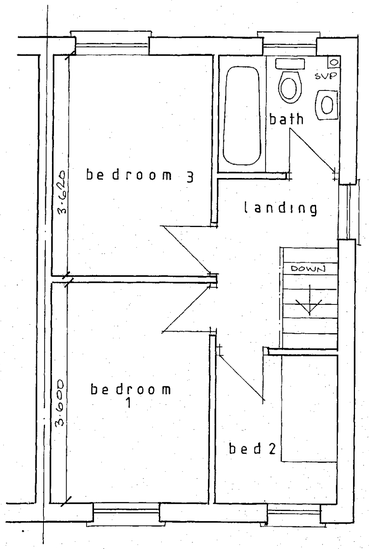


EXISTING GROUND

PROPOSED GROUND



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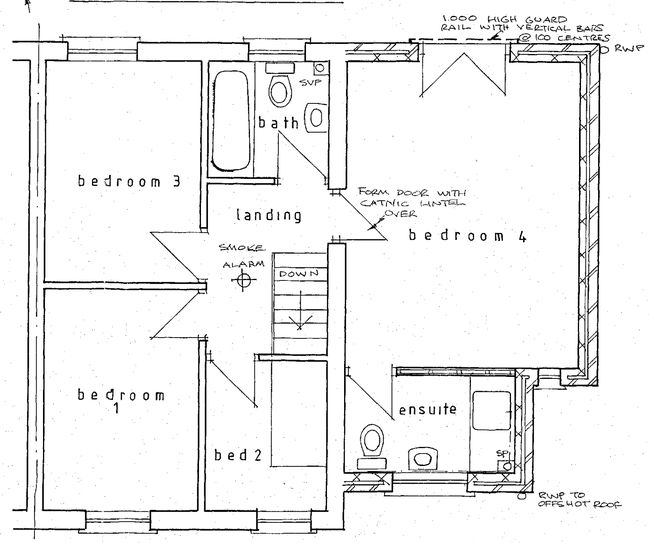

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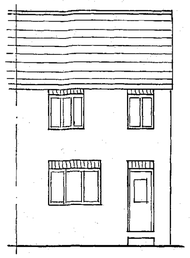
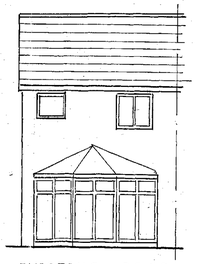
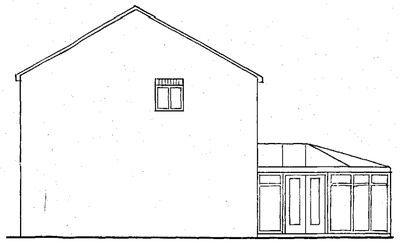
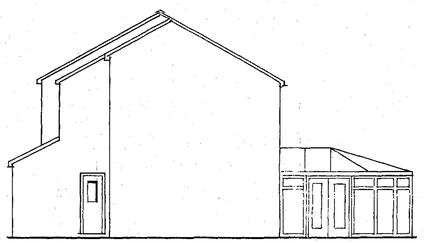
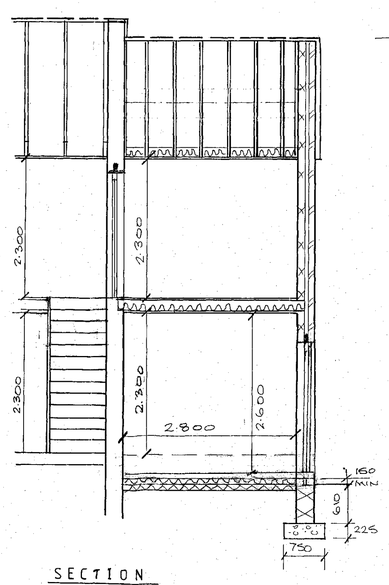


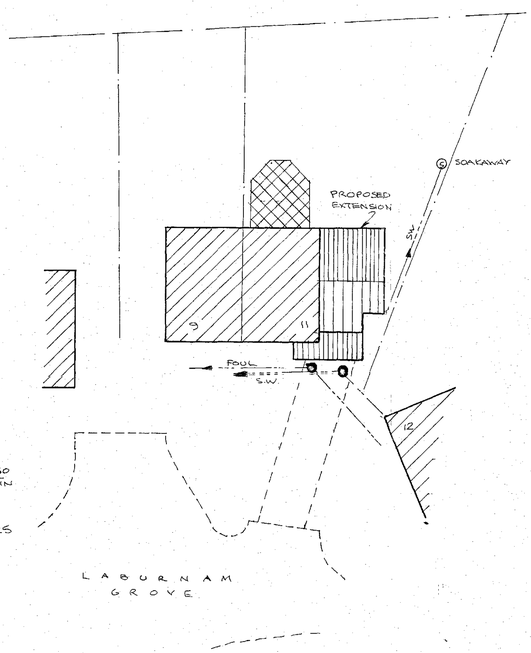








SECTION



SITE PLAN 1/200

Amended plans for
PROPOSED TWO STOREY EXTENSION at SIDE of No.11 LABURNAM GROVE, WORSBROUGH, BARNSLEY

SCALES 1/50th and 1/100th

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; 100 x 50 rafters at 450 centres at 30 degree pitch; rafters to bear on wallplate one end, on 200 x 25 timber ridge board and 152 x 89 x 16 kg/m U.B. steel purlin at mid span (see calculations supplied); 100 x 75 treated wallplates fixed to blockwork at 1800 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 1800 centres built into wall and nailed across first 3 rafters and ceiling joists; 147 x 47 ceiling joists at 450 centres with 225 x 75 ceiling binders at 1600 centres; white PVCu fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 60 mm Kooltherm K7 pitched roof board between rafters and 70mm Kooltherm K18 insulated dry lining board to underside of rafters to give a U value of 0.18 W/m^{2}K; Code 4 stepped lead valley lapped under roof coverings min 230 and up house wall min 150 and ticked in; roof felt at rear lapped under existing roof coverings min 225, 110 x 63 gutters to discharge to new gullys and to 63 downpipes to offshot roof at front via 45 degree shoe

OFFSHOT ROOF: tiles, battens and felt all as main roof above on 125 x 38 rafters at 450 centres at 30 degree pitch; rafters to bear on wallplate one end as detailed above and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 122 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers on steel beam other end; 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 W/m^{2}K); 110 x 63 gutters to discharge to 63 downpipe to new rainwater gully to IC on existing surface water drain

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 100 cavity and 100 Celcon 3.6 N/mm^2 standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50mm Kingspan K8 cavity board insulation fixed to block side of cavity using double drip type retaining disc/clip installed drip downward (U value of 0.26 W/m^{2}K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/mm^2 trench blocks; Catnic Cougar CG70/100 open back lintels to openings 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

Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to stud work; floor joists doubled up under studs

Internal block wall to garage: 190mm thickness of Celcon "Solar" blockwork with 35mm Gyproc Thermal Board Plus fixed to wall with plaster dabs and 5mm plaster skim finish; internal wall built off 450 x 150 concrete foundation

GROUND FLOOR: 25 ptg boarding on 170 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls one end and hung off heavy duty wall hangers fixed to existing wall other end; 30 x 5mm lateral restraint straps at 1800 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; Plysolene Plyload Radon and methane gas dpm on sand blinding under oversite concrete, Radon barrier installed in accordance with manufacturers instructions and to satisfaction of Local Building Inspector; gas dpm to extend to outer leaf with Plyload gas barrier cavity trays

GARAGE FLOOR: 150 compacted thickness of selected hardcore, 25 sand blinding 1200 gauge dpm, 85 thick Kingspan Thermafloor TF70 urethane insulation board and 100 structural concrete (U value 0.22 W/m^{2}K); dpm tied into dpc; floor finished 300 below house floor level

FIRST FLOOR: 25 ptg boarding on 195 x 47 joists in Class SC3 timber at 450 centres built into loadbearing walls one end and hung off heavy duty wall hangers fixed to existing wall other end, 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; 12.5 plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100 quilt of 10 kg/m^2 mineral fibre; floor joists doubled up under studs; floor over garage to have 12.5mm Promat "Supalux" fire resistant boarding to ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists to achieve a U value of 0.22 W/m^{2}K; floor over garage also to have sound insulation laid between joists

VENTILATION: New windows to be 24mm Argon filled double glazed PVCu units fitted with low E coated glass; opening area minimum 5% floor area of room served, windows to have "trickle" ventilation 8000 mm^2 in area;

Ensuite: vented with window having some part of opening light 1750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

French windows to Bedroom 4 to be 1500 wide in toughened tempered safety glass to BS 6206 with 900 high wrought iron barrier screwed to outside wall with vertical spindles fixed at 100 pitch

3050 wide Vufold Master Bifold white finish doorset to playroom with Low E coated glass, full thickness 24mm Argon filled double glazed unit using toughened tempered safety glass with a (U value 1.10 W/m^{2}K)

Porch door to be toughened tempered safety glass to BS 6206

STEEL BEAMS: 2 No. 152 x 89 x 16 kg/m U.B.s to bear on 150 thick concrete padstones both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

PLUMBING: All work on gas fire and boiler installation to be completed by Gas Safe registered tradesman 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; Thermostatic radiator valves to all new radiators

Hot and cold water to wash hand basin and bath with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requiremenzs of Building Regulations Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

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; (40%) of new lights to (utility room and study) to have energy efficient fittings

Smoke detectors/alarms: Smoke detectors/alarms fitted in locations shown in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered, 3 hour battery backup to detectors

PORCH: Tiles, battens, rafters and felt all as offshot roof above; rafters to bear on wallplate one end as detailed above and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 97 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end

WALLS: 112.5 thick brickwork in colour to match existing house wall; wall below ground level to be in 3.6 N/mm^2 tongue and groove trench blocks; Catnic CN71A lintel to door with min 150 end bearing; walls built off 450 x 150 concrete strip foundation to be taken down to depth below adjacent inspection chamber and to suitable strata as required by local Building Inspector upon inspection of ground conditions

FLOOR: 25 ptg boarding on 97 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls one end and hung off heavy duty wall hangers fixed to existing wall other end; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

DRAINAGE: Ensuite to discharge to new internal 100 dia soil pipe with slow radius rest bend to new drain connection to repositioned IC on foul drain; reuse existing 900 x 450 precast concrete IC sections bedded on 225 concrete with precast concrete cover and frame; internal soil pipe to be insulated in accordance with Building Regulations; 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to shower and 100 waste to WC; no waste connected to soil pipe within 200 of WC connection; all drain connections made using 110 diameter PVC pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new rainwater gully at front to IC on existing surface water drain (note no additional flow to drainage system due to demolition of existing garage); new rainwater gullys at side and rear to 1 m^3 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; drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector;