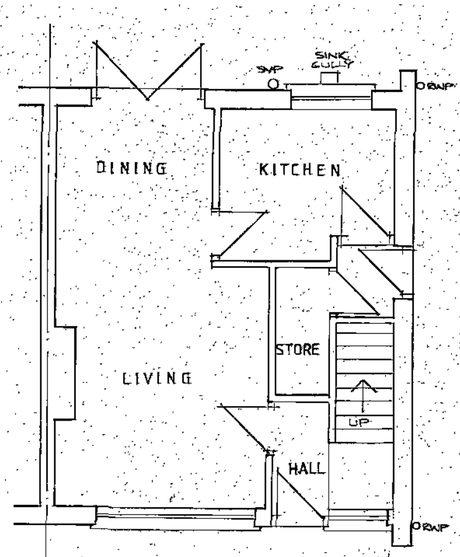
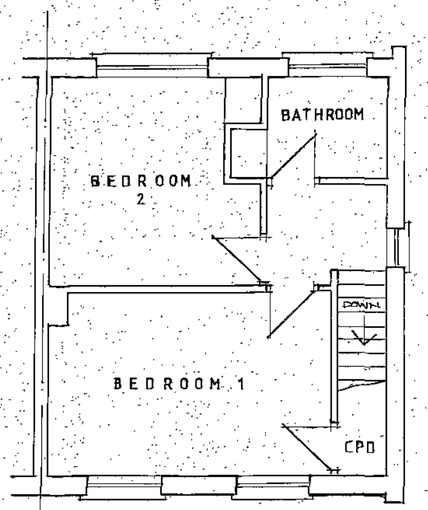
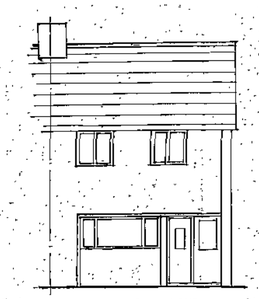


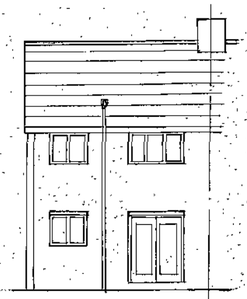

EXISTING GROUND



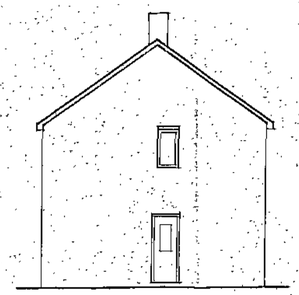

EXISTING FIRST



EXISTING FRONT



EXISTING REAR



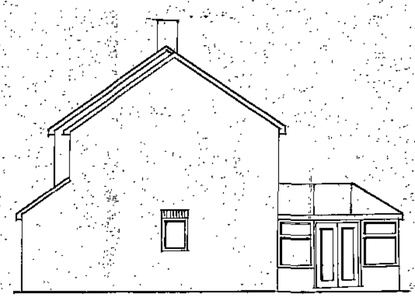
EXISTING SIDE



PROPOSED FRONT



PROPOSED REAR



PROPOSED SIDE (to No 10)

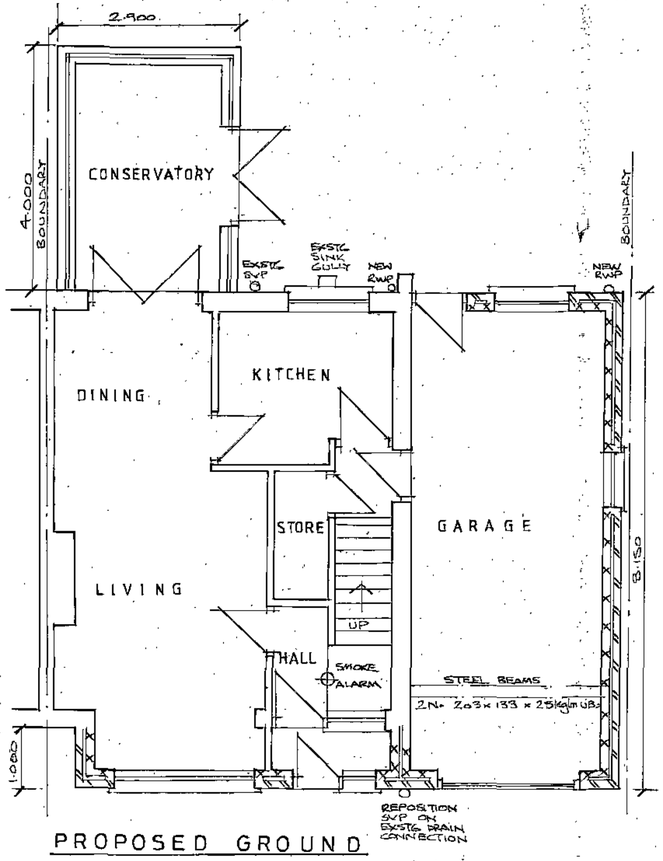
## CONSERVATORY

**ROOF:** Translucent triple skinned PVCu sheeting 60mm thick fixed in accordance with manufacturer's instructions using proprietary fixing system; panels fixed to preformed roof frame in white PVCu extrusion reinforced with galvanised steel inserts; proprietary fixings to be in form of upstands screwed at 450 centres with cover flashing; flashing turned up and tucked onto walls using folding lead wedges; no overhang from conservatory, including rainwater goods over boundary with house No.8

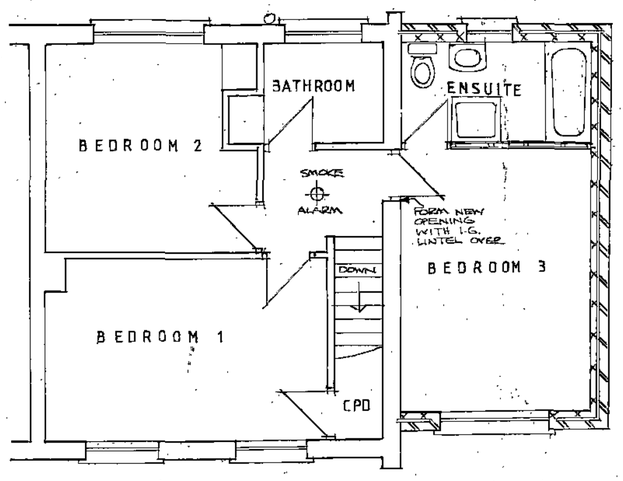
**WINDOWS:** Fixed into frame in white PVCu extrusion reinforced with galvanised steel inserts; high security locks fitted to all opening lights; opening to new windows to be not less than existing opening areas to existing house; safety glazing to BS6206 to all conservatory windows and doors; pleasure glazing to windows on boundary with house No.8

**CAVITY WALLS:** 112.5 thick external leaf in facing bricks to match existing house; 75 cavity and 100 Celcon 3.6N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; cavity walls to have stainless steel wall ties 600 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; walls built off concrete strip foundation to be minimum depth and size as main extension

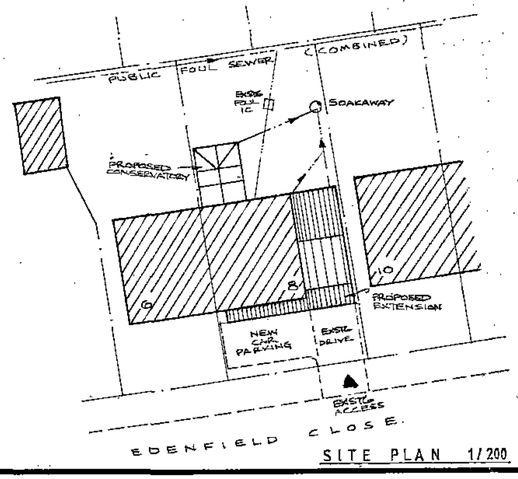
**FLOOR:** 25 pig boarding on 170 x 38 joists in Class SC3 timber at 600 centres built into load bearing walls both ends; 300 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12mm Fronies 'Supalux' boarding to garage ceiling with 60 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value of 0.22); floor joists doubled up under studs; sound insulation of quilt of 60mm of 22kg/sq.m mineral fibre over insulation board



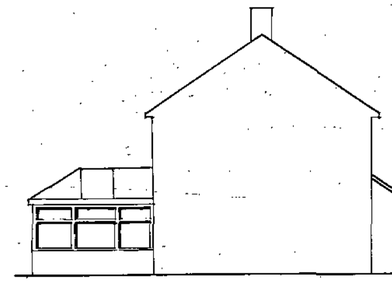

PROPOSED GROUND



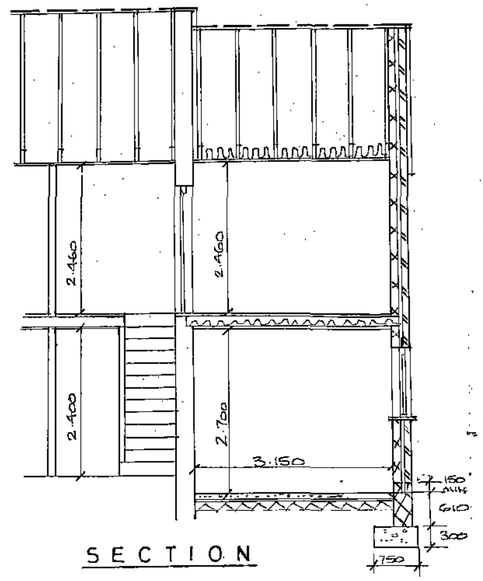

PROPOSED FIRST




SITE PLAN 1/200



PROPOSED SIDE (to No 6)




SECTION

## EXTENSION

**ROOF:** Marley-Ellen® Ludlow Major concrete fillet/Decking tiles in colour to match existing house in on 38 x 25 tiling battens on breathable felt; verge and eave tiles twice clipped; proprietary manufacture 'Fink' style trussed rafters at 600 centres at 35 degree pitch (builder to check existing roof before ordering trusses to confirm pitch matches); trusses designed, manufactured and installed in accordance with BS 5268 Part 3; 1685 to have min 122 x 47mm ceiling, rafter and internal chords and 197 x 47mm bottom chord; specially fabricated reducing trusses at junction of new roof and existing roof; all timber in trusses to be TR 26 grade timber to BS EN 519; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site; 100 x 25 diagonal wind bracing nailed to underside of each truss and longitudinal binders to ridge and ceiling ties; trusses fixed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised mastrings; 30 x 5mm galvanised mild steel straps in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; 12mm continuous air gap between external wall and fascia; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 360 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; 112 x 65mm square section gutters at a minimum fall of 1 in 100 and to discharge to 38mm square section downpipes; felt at rear lapped under existing roof covering a min 225; Code 4 stepped lead flashing to junction of new roof existing house wall lapped under roof coverings min 230 and turned up house wall min 150 and tucked in

**FRONT OFFSHOT ROOF:** tiles, battens, felt, wallplate, rainwater goods; ceiling and insulation all as main roof above; 100 x 38 rafters at 450 centres at 35 degree pitch; rafters to bear on wallplate one end and on 150 x 75 timber bearer secured to existing house wall; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 75 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end

**CAVITY WALLS:** 112.5 thick external leaf in facing bricks to match existing house; 100 cavity and 100 Celcon 3.6N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50 Kingspan TW50 cavity board insulation fixed to block side of cavity using double drip type retaining clips/clip installed drip downward (U value of 0.27W/m².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 wall tie starter strips fixed to existing house walls; IG HTS/100 lintels in with min 150 end bearing; wall below ground level to be in 3.6N/sq.mm trench blocks; 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 225 x 750 concrete strip foundation 810 deep but will be taken down to depth and suitable strata as required by local Building Inspector; offset foundation on boundary to be 300 x 750 reinforced with one layer of A142 mesh top and bottom with min 40 cover and 225 overlap to sheets

**Stud partition:** 75 x 50 timber with 10 plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/cu.m mineral fibre batts secured to stud

**GARAGE FLOOR:** 150 compacted thickness of selected hardcore, 25 sand blinding and 1200 gauge dpm with 100 structural concrete screed

**FIRST FLOOR:** 25 pig boarding on 170 x 60 joists in Class SC3 timber at 400 centres built into loadbearing walls both ends; 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; herringbone struts to joists at mid-span; 12mm Fronies 'Supalux' boarding to garage ceiling with 60 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value of 0.22); floor joists doubled up under studs; sound insulation of quilt of 60mm of 22kg/sq.m mineral fibre over insulation board

**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 5000 sq.mm in area; escape window to new first floor bedroom to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide; bottom of openable area max 1100mm from floor; safety glazing to BS6206 to any glazing between finished floor level and 1500 in doors

Half hour fire resistant door between garage/house with self-closing device closing onto 25 rebates; min 150 max 200 step down into garage

**Ensuite:** vented with window having obscure glazing and some part of opening light 1,750 above floor level together with mechanical extractor fan of min 15 litre/sec intermittent extraction rate and 8 litre/second continuous extraction rate

**PLUMBING and HEATING:** Ensuite to discharge to existing 100 dia SVP; 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to bath and shower and 100 waste to WC; no waste connected to SVP within 200 of WC connection

All work on central heating and boiler installation to be completed by Gas Safe registered tradesman in compliance with Part J of Building Regulations and to satisfaction of Local Building Inspector; heating and domestic plumbing insulated in accordance with requirements of Building Regulations; hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin;

**ELECTRICS:** All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be copied to Local Building Inspector; internal lights to Bedroom 3,ensuite and external safety lighting 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

**STEEL BEAMS:** 2 No. 203 mm x 133 mm x 25 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to protected with 13 Supalux fire resistant board; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

**DRAINAGE:**
Front downpipe repositioned to drain existing front and front extension roofs; existing rear and rear extension roofs and conservatory to new soakaway; this has the effect to reduce discharge to existing sewerage system; 2 cum soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and fleky material; percolation test carried out to prove suitability of ground to requirements of BRE Digest No. 365 (Soakaway Design) to satisfaction of Local Building Inspector

All new drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40 foul and 1 in 100 surface water; any drain found passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to drains to satisfaction of Local Building Inspector and Yorkshire Water

**DRIVEWAY:** Permeable block paving to be 60mm "Aquaflow" permeable blocks in Burnt Red colour or similar approved; blocks restrained at edges with 150 x 50 precast concrete edging stones to BS EN 1340 on concrete bed and back haunch; double stretcher course of blocks used around the periphery of the paved areas; sub base of 250 bed of 5 to 20mm crushed limestone to BS EN 13242: 2002 on geotextile membrane, overlapping joints by 300mm; 50mm base layer of 5-8mm single sized crushed stone to BS EN 13242: 2002 on second layer of geotextile membrane; membrane brought up to the *haunched edging and cut-off flush with the surface of the paving; blocks vibrated with a vibrating plate and 2-4mm clean quartzite or gritstone should be* applied to the surface and brushed in with additional compaction

# PROPOSED EXTENSIONS, CONSERVATORY and PARKING AREA at No. 8 EDENFIELD CLOSE, MONK BRETTON BARNSLEY

SCALES 1/50th AND 1/100th