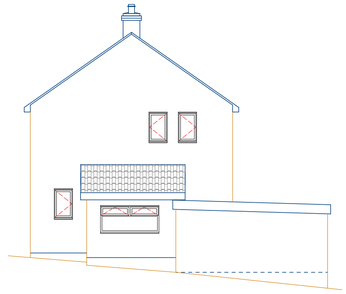
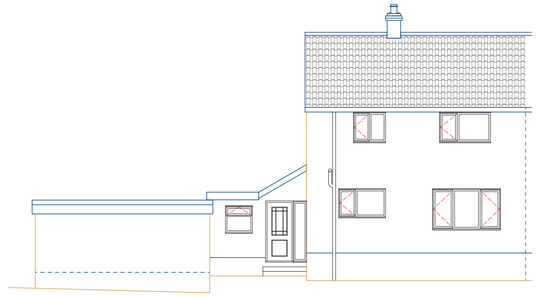


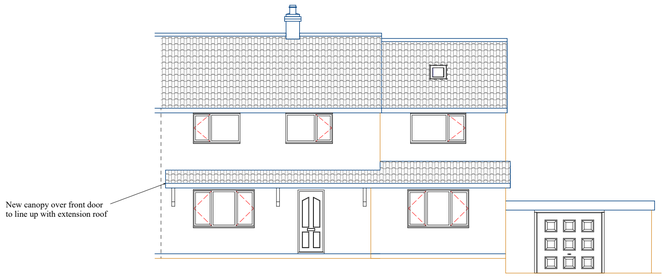
Existing Front Elevation



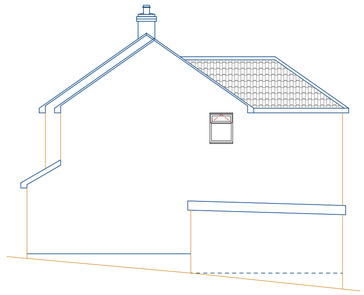
Existing Side Elevation



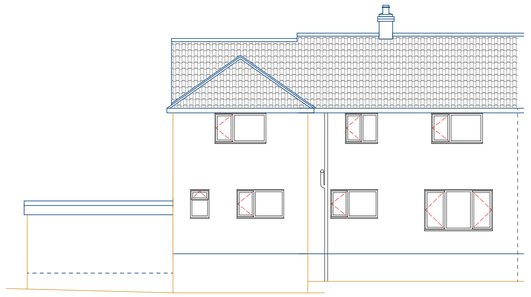
Existing Rear Elevation



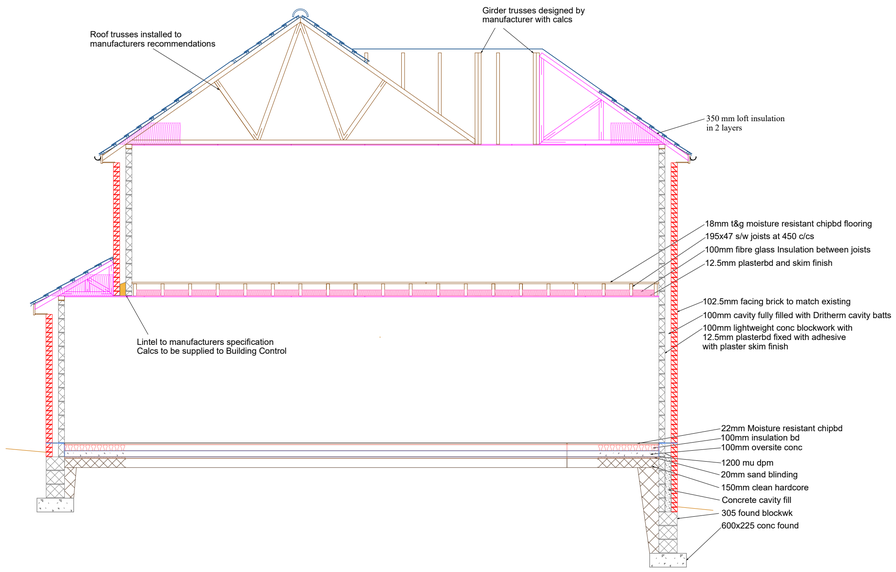
Proposed Front Elevation



Proposed Side Elevation

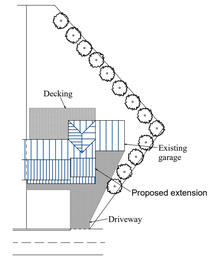


Proposed Rear Elevation



Section A-A

Scale 1:50



Proposed Site Plan

Scale 1:500

Notes

ROOF (Max U-value 0.16 W/m²K)

Concrete roof tile to match existing (to suit 35 degree pitch), on 50x25 s/w treated battens, on breathable roofing membrane (draped between rafters as per manufacturers recommendation), on roof trusses with 100x24 s/w bracing at node points and diagonally to manufacturers specification. 100x50 s/w wall plate with 5x30 galv holding down straps 1m long at 2m c/cs. Lateral restraint straps at 2m c/cs provided at gables, over min 3 rafters with noggins between.
Ventilation to roof space provided by 25mm overfascia vent or similar proprietry system.
200mm insulation quilt laid between ceiling joists with a 150mm secondary layer laid perpendicular to first.
Valleys formed with preformed GRP valley trough on 18mm ply support boards.

WALLS (Max U-value 0.28 W/m²K)

Cavity wall construction, 102mm facing brick outer skin, 100mm cavity fully filled with 100mm cavity insulation batt,100mm lightweight block inner skin, (Plasmore Fthoight or similar), with 12.5mm plasterboard and skim finish, fixed to blockwork with plaster dabs. Stainless steel cavity wall ties to BS1243 at 750mm horizontal and 450mm vertical c/cs, 225mm around openings.
New walls tied to existing with proprietary fixing system (Furfix profiles or similar), or toothed in, with cavities made continuous. Openings spanned by Keystone lintels, to manufacturers load/span tables, using L1 s9l0 or L1 e90 insulated lintels with cavity tray dpc above where relevant and min. end bearing 150mm. Cavities closed at reveals with proprietary insulated cavity closer.

SOLID GROUND FLOOR (Max U-value 0.22 W/m²K)

22mm V313 moisture resistant t&g chipboard flooring (all joints glued) on 100mm kingspan PIR insulation on 100mm concrete floor slab on 1200 gauge visqueen dpm linked to dpc laid on 20mm blinding sand on100mm consolidated hardcore.

SUSPENDED TIMBER FIRST FLOOR

Suspended timber floor consisting of 18mm V313 moisture resistant t&g chipboard flooring, on 195x47mm s/w joists @450 c/cs with solid strutting between. Provide 100mm fibreglass quilt insulation between joists for sound proofing.
Joists doubled up beneath stud partitions and baths.
All joints in chipboard to be glued. Lateral restraint straps fixed to walls at max 2m c/cs

FOUNDATIONS

600x225 ST1 concrete strip footings, min 750mm below finished ground level (min 900mm in clay sub soil) to satisfaction of LA Building Control officer. 305mm foundation blockwork (7N) below ground level, with facings and common brickwork to dpc.

WINDOWS (Max U-value 1.6 W/m²K)

Upvc windows with trickle vents to provide background ventilation of 8000mm² and opening lights min 1/20th floor area. Double glazed units with 16mm air gap and low emissivity soft coating. Safety glazing to be provided to critical zones, glazing in doors and adjacent panels below 1500mm and windows below 800mm from floor level.
Bedrooms to have suitable emergency egress windows

EXTRACT VENTILATION

Mechanical ventilation to bathroom to provide air removal at 15 l/s, activated by light switch with 15 min over-run and ducted to external air.

SMALL STRUCTURAL OPENING

Prestressed concrete lintel to manufacturers recommendation.

DRAINAGE

Above ground drainage to comply with BS5572. Bath and shower to have 38mm waste and sink to have 32mm waste, all with 76mm deep anti-vac traps. Toilet to discharge into 100mm foul drain.

New foul drain as shown on plan to be 100mm u/g pipe, laid to falls (min 1:40), in 100mm gravel bed and surround, connected to existing foul drain inspection chamber.

Rainwater collected by 112mm gutter, connected to rwp, discharging into 100mm u/g drain laid to falls (min 1:80) in 100mm gravel bed and surround, running to soakaway, min 5m from building.

PLUMBING

Existing gas central heating system to be checked for suitability to take extra loads imposed by new extension, or replaced if necessary.
New radiators to have TRV's fitted.
Work carried out on gas appliances only by competent persons, self certifying under Gas Safe Scheme.

ELECTRICS

Any new electrical installation to comply with the provisions of BS7671:2001 and to be carried out by a competent person registered with a Part P self certification scheme.
Smoke alarms to common passageways and heat detectors to kitchen, to be interconnected, mains wired with battery back-up and positioned min 300mm away from electrical fittings and max 7.5m from adjacent habitable room door. All to comply with B.S.5446 Part 1.

EXTENSIONS & ALTERATIONS

The existing equipment rating and condition to be assessed to carry the additional load or suitably improved.
The correct protective measures are to be used and, check earthing and equipotential bonding arrangements are satisfactory.

No building work to be commenced until full planning permission has been granted or permitted development has been confirmed.

All works to be carried out in accordance with current Building Regulations and to the satisfaction of the Loca Building Officer. No work to commence until approval of plans has been granted.

All works to be carried out in accordance with safe working practices and in accordance with CDM 2007 regulations.

All dimensions to be checked on site prior to work commencing and any discrepancies to be brought to the attention of the client.

Revisions

PAUL GLOVER
DESIGN SERVICES

Glover Building Management

Project

Two Storey Side Extension

268 Carlton Road
Athersley South
Barnsley S71 2AZ

Drawing Title

Elevations, Section and Site plan
Existing & Proposed

Client

Jess & Phil

Drawing No.

PG 179-2

Date	Scale
Jan 2022	1:100
Drawn by	Checked by
P Glover	Name

Page Size - A1

5000 mm

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