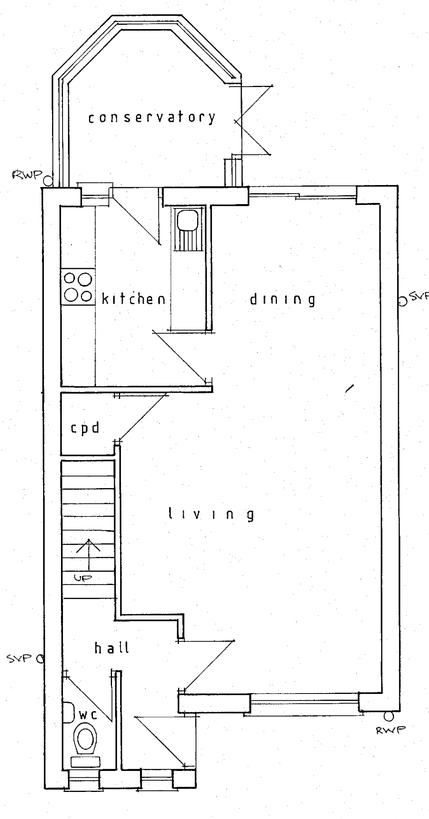
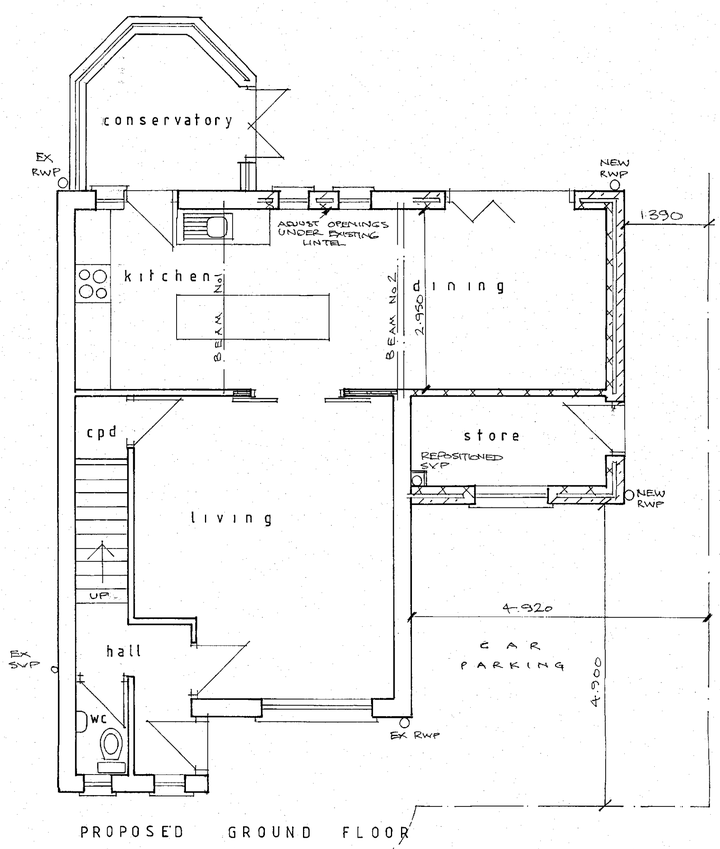
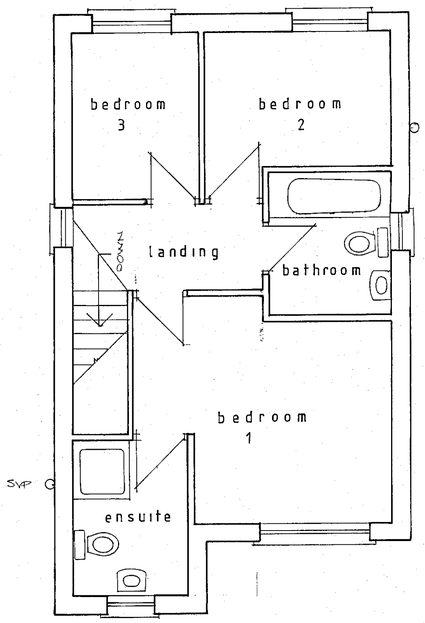


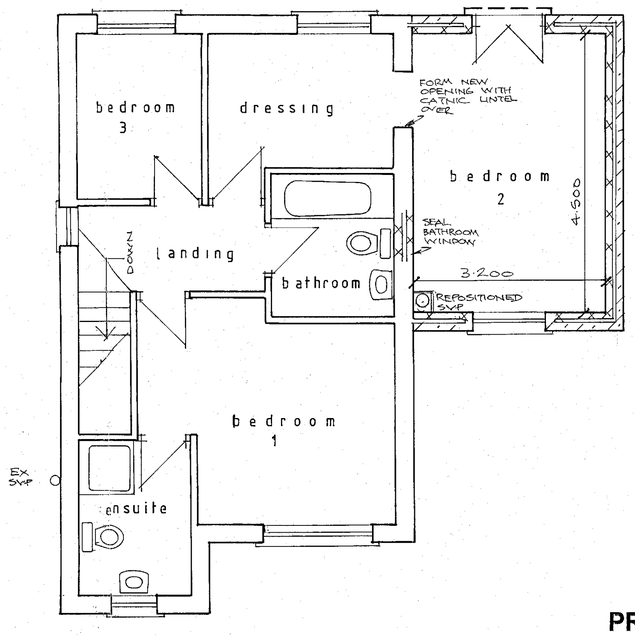
EXISTING GROUND FLOOR



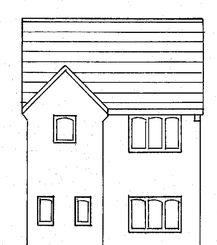
PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



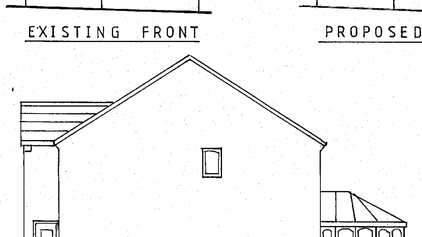
PROPOSED FIRST FLOOR



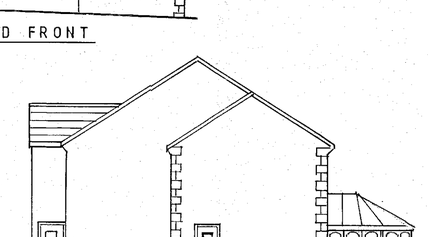
EXISTING FRONT



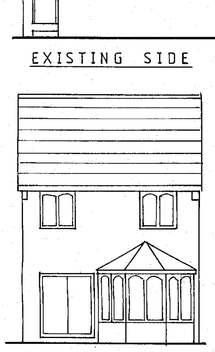
PROPOSED FRONT



EXISTING SIDE



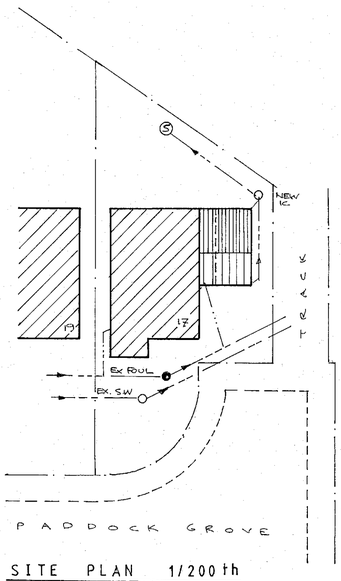
PROPOSED SIDE



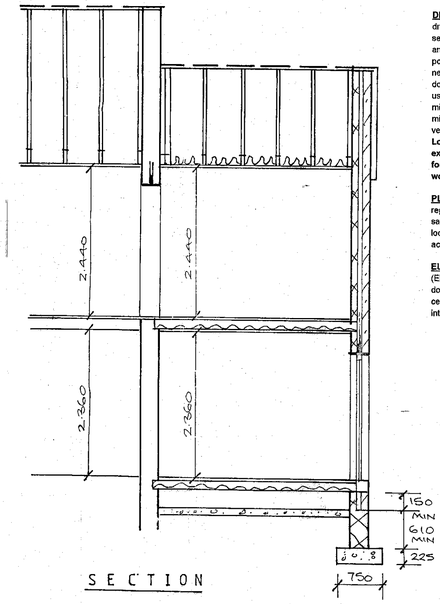
EXISTING REAR



PROPOSED REAR



SITE PLAN 1/200th



SECTION

PROPOSED EXTENSION at SIDE of No.17 PADDOCK GROVE, CUDWORTH, BARNSLEY

SCALES 1/50th and 1/100th

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 3 25mm tiling battens on underlay felt to BS EN 13707; verge and eaves tiles tw clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 deg pitch designed, manufactured and installed in accordance with BS 5268 Par 1985; **(builder to check pitch of existing roof matches before order trusses)**; trusses to be "Fink" pattern with min 97 x 35 top and internal cho and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 49 trusses nailed both ends to 100 x 75 treated wallplate; 100 x 75 treated wallp fixed to blockwork at max 1800 centres with 30 x 5 x 600 once bent galvani m.s.straps; 100 x 50 ceiling binders at 1800 centres; PVCu soffit, fascia a barge board; 13 foil backed plasterboard ceiling with 5mm plaster finish and 3 38 noggins at edges; insulation to be 300 Rockwool mineral fibre laid in two lay with first 150 thick layer laid between ceiling joists and second layer laid at degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area 12mm continuous air gap; lateral restraint to walls by building 30 x 5 x 600 steel straps at 1800 centres into wall and nailing over first three rafter and ceil ties; Code 4 stepped lead flashing at junction of existing house wall lapped un roof coverings min 230 and up wall min 150 and tucked in; roofing felt lap under existing roof coverings min 230 at rear; 110 x 63 gutters to 63 squ section downpipes to new rainwater gullys

CAVITY WALLS: 112.5 thick external leaf in 100 bed of natural random cours stone with quoins to match existing house; 100 cavity and 100 Celcon 3.6 N/m standard grade insulation block inner leaf with 5mm plaster skim finish; fair fac stonework to inner face of cavity to maintain cavity width; wall below ground le to be in 3.6 N/mm² trench blocks; partial fill cavity wall insulation in 50 Kingsp K8 cavity board fixed to block side of cavity using double drip type retain disc/clip installed drip downward (U value of 0.26 W/m²K); wall ties horizontally, 450 vertically, and 225 vertically at openings; cavities closed reveals, cills and eaves and cavities to be continuous; Kingspan Koothe insulated cavity closers at openings fixed in accordance with manufacture instructions; stonework and blockwork bonded to existing walls using proprie bonding strips; Catnic Cougar CG90/100 open back lintels with min 150 e bearing over openings; tray dpc over lintels with weep holes in brickwork; dpc be min 150 above adjacent ground level and to be tied into existing dpc and n floor dpm; **cavity walls built off concrete strip foundation to be nomin depth and size as shown on section but will be taken down to depth a suitable strata as required by Approved Document A to the Buildi Regulations and as inspected by local Building Inspector**

STUD PARTITION WALL: 75 x 50 timber with 10mm plasterboard and 5m plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre be secured to stud work

Internal block walls: 100mm thickness of Celcon 3.6 N/mm² standard blockw on 300 x 150 concrete strip foundation; blockwork fully bonded alternate cours to all adjacent blockwork; dpc 150 above ground level to tie into adjacent dpcs

GROUND FLOOR: 25 ptg boarding on 170 x 50 joists in Class SC3 timber at 4 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps 1800 centres built into brickwork and nailed across first three joists with timb noggins to brace straps; herringbone struts to joists at mid-span; subfloor vent with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks box through cavity with tray dpc over; 85 thick Kingspan Thermafloor TF70 zero OD insulation board fixed between joists on 25 x 25 timber battens screwed to joi to achieve a U value of 0.22 W/m²K; 100 oversite concrete at or above adjace ground level with min 150 clearance below bottom of joists

FIRST FLOOR: 25 ptg boarding on 170 x 50 joists in Class SC3 timber at 4 centres built into loadbearing walls both ends; 30 x 5 lateral restraint straps 1800 centres built into brickwork and nailed across first three joists with timb noggins to brace straps; herringbone struts to joists at mid-span; 13 plasterboa with 5mm plaster skim finish to ceiling; sound insulation consisting of t thickness of 45kg/m³ density mineral fibre quilt laid between joists

VENTILATION: New windows to be 16mm Argon filled double glazed PVCu un with low E coating glass (minimum U value 1.60 W/m²K); opening area minimu 5% floor area of room served with 8000mm² trickle ventilation; PVCu door to hav min U value of 1.8 W/m²K; 2100 wide Vufold Master Bifold white finish door-set dining area with Low E glazed and French doors to Bedroom 2 and fixed pictu windows to kitchen/dining to have Argon filled 24mm double glazed units usi toughened tempered safety glass to BS 6206:1981 (U value 1.2 W/m²K)

All glazing between finished floor level and 800 in windows and between finish floor level and 1500 in doors to be toughened safety glazing to BS 6206:1981

Bathroom existing window to be sealed with blockwork and ventilation provid by mechanical extractor fan of minimum 15 litres/.second intermittent extracti rate with15 minute timer overrun

Kitchen: vented with mechanical extractor fan 30 litres/sec intermittent extracti rate incorporated in cooker hood

STEEL BEAMS: Beam No.1 to support existing floor joists over kitchen be 152 152 x 23kg/m UC; Beam No.1 to bear on 100 x 215 x 100 padstones in Gra C30 concrete; existing floor joists built into web of UBs and packed tightly w timber noggins; Beam No.2 to be 2 No. 152 x 152 x 23kg/m UCs; Beam No.2 bear on 210 x 215 x 100 padstones in Grade C30 concrete; Beams 1 and 2 to protected with 13mm Promat "Supalux" fire resistant boarding; Beams No.2 bolt together at 1/3rd points with M24 Grade 8.8 bolts with tubular steel spacers ov bolts; **Calculations for steel beams and padstones submitted for approval**

DRAINAGE: Position of existing SVP adjusted and reconnected to existing fo drain; internal SVP insulated in accordance with Building Regulations; 75 de seal trap to all bathroom appliances with 32 waste to handbasin, 38 waste to ba and 100 waste to WC; no waste connected to SVP within 200 of WC connectio position of existing kitchen sink adjusted and reconnected to existing drain w new 38 waste with 75 deep seal trap;110 x 63 gutters to discharge to r downpipes to new rainwater gullys as shown; all new drain connections ma using 110 diameter polyethylene pipes with patent push fit flexible joints laid to minimum gradient of 1 in 40; new rainwater gullys to 1 cu.m soakaway situat min 5 metres from any structure; soakaway filled with clean hardcore free fro vegetable and flaky material; **percolation test carried out to satisfaction Local Building Inspector to prove suitability of ground; drain passing und extension to be checked for structural condition and protected by takin foundations below level of pipework with concrete lintel to support walls; work to satisfaction of Local Building Inspector**

PLUMBING/HEATING: All work central heating to be completed by Gas Sa registered tradesmen in compliance with Part J of Building Regulations satisfaction of Local Building Inspector; Hot and cold water to all sinks with hot t located on left hand side of basin; heating and domestic plumbing insulated accordance with requirements of Building Regulations

ELECTRICS: All electrical work required to meet the requirements of Part (Electrical Safety) will be designed, installed and tested by a person competent do so or an installer not registered with a Part P Competent Person se certification scheme but qualified to complete a BS 7671 Installation Certificat internal lights to store an new bedroom to have energy efficient fittings

