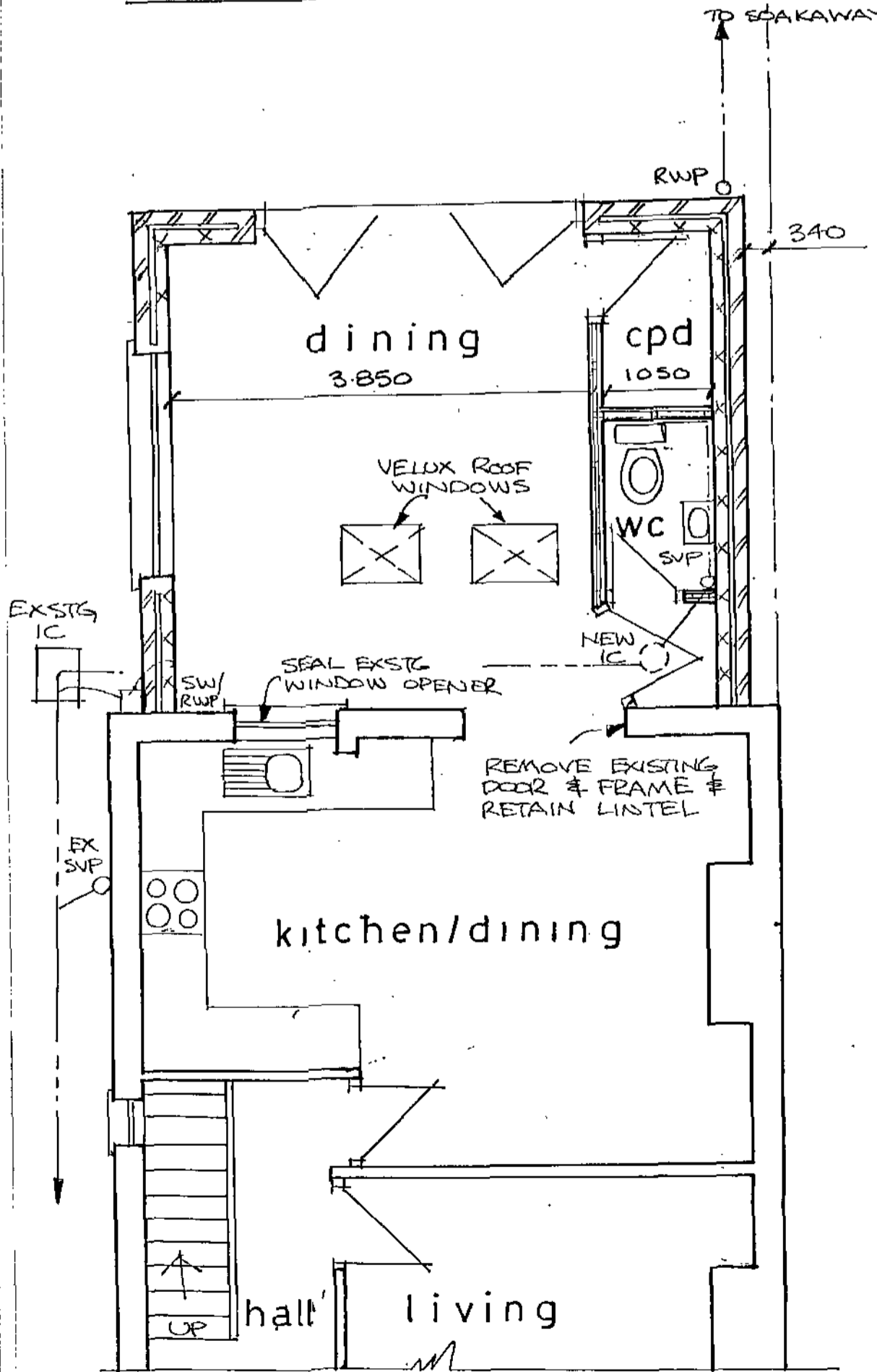
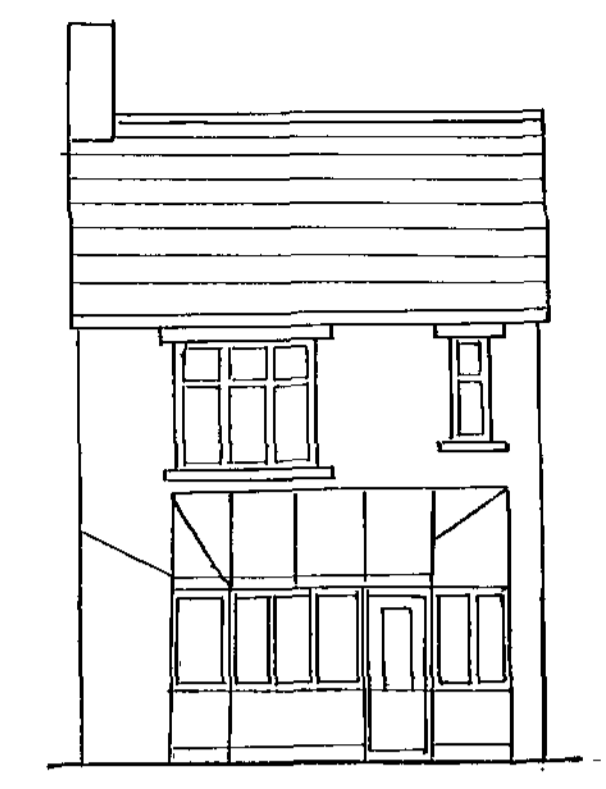


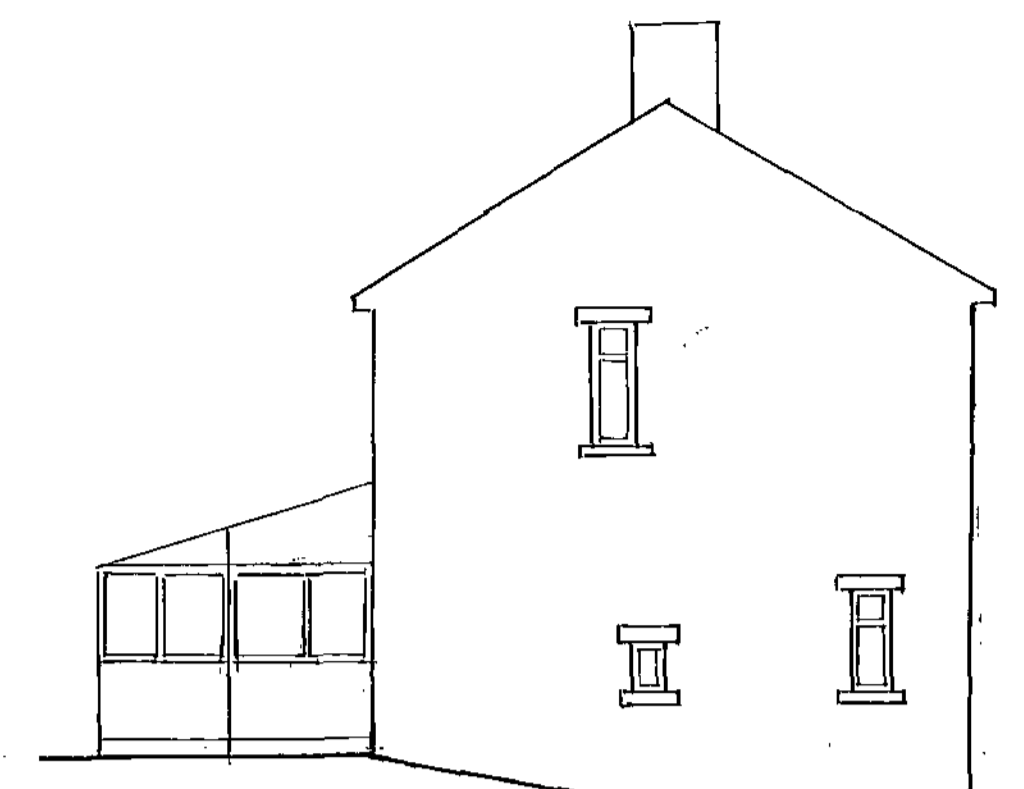
EXISTING GROUND



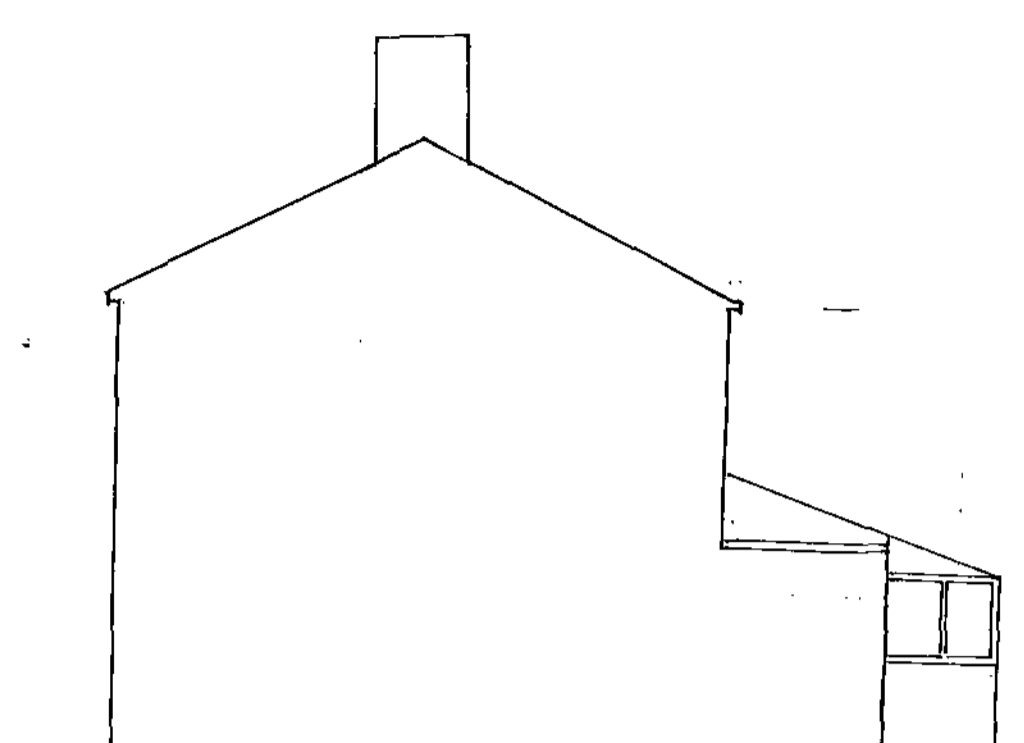
PROPOSED GROUND



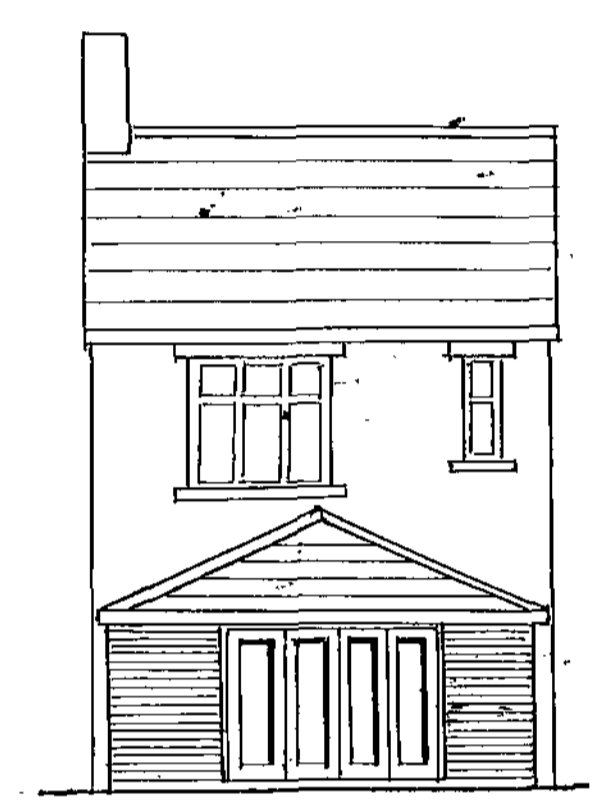
EXISTING REAR



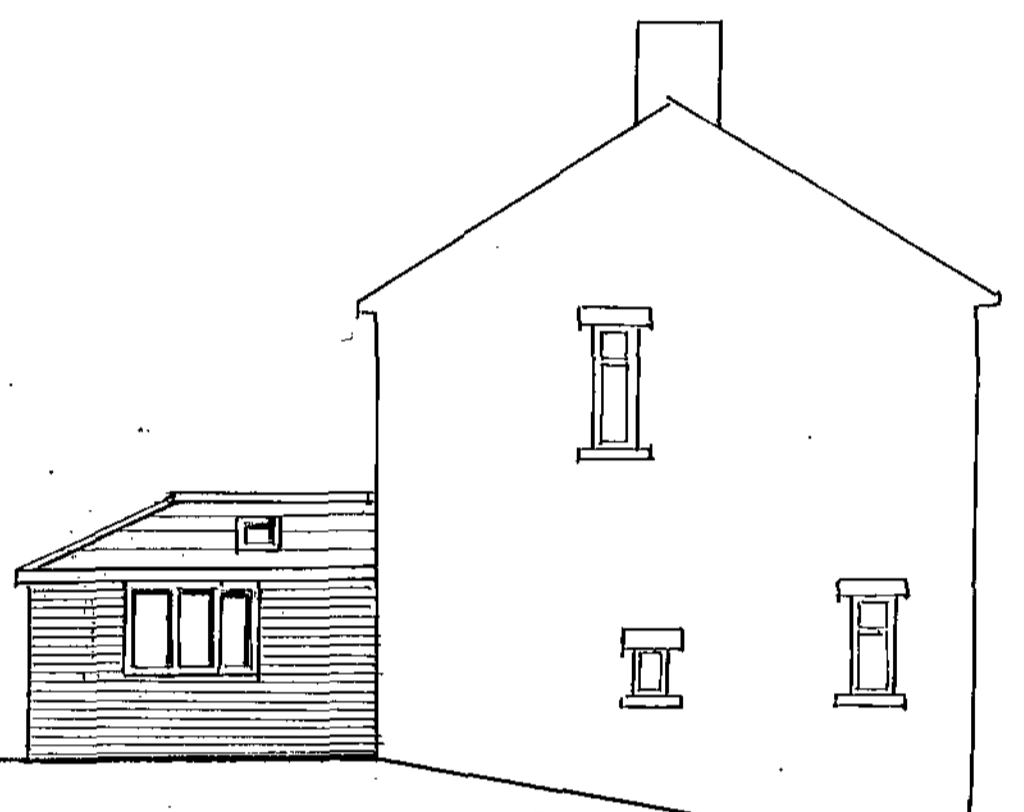
EXISTING SIDE



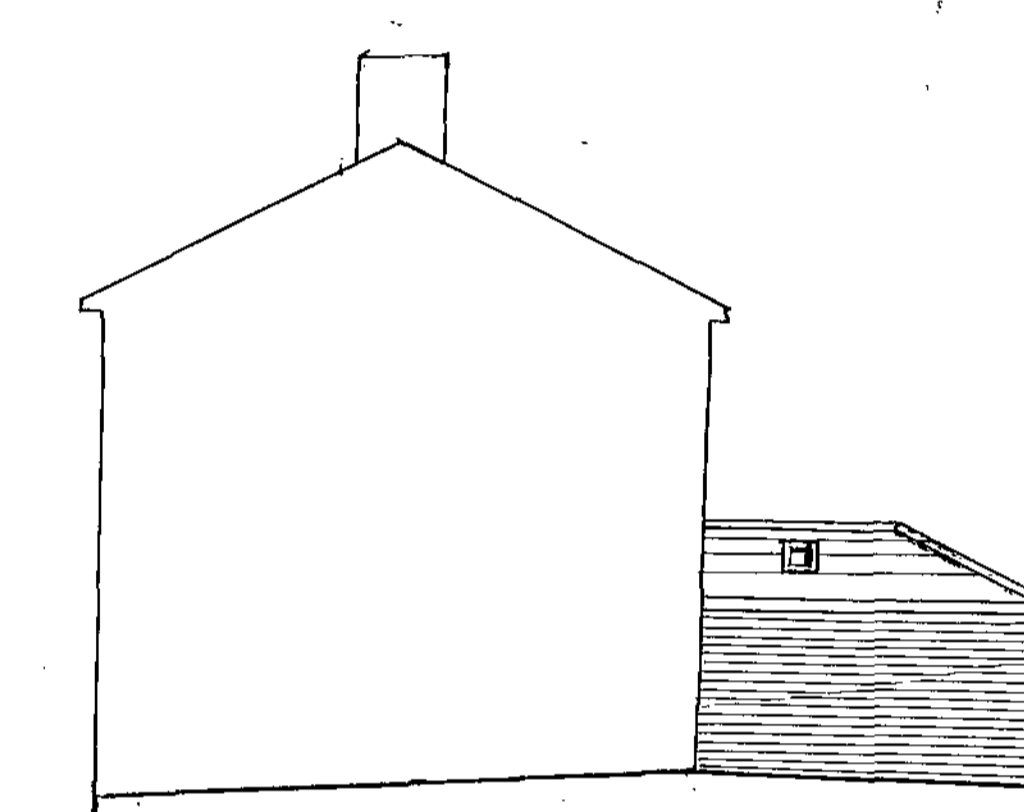
EXISTING SIDE (to No 27)



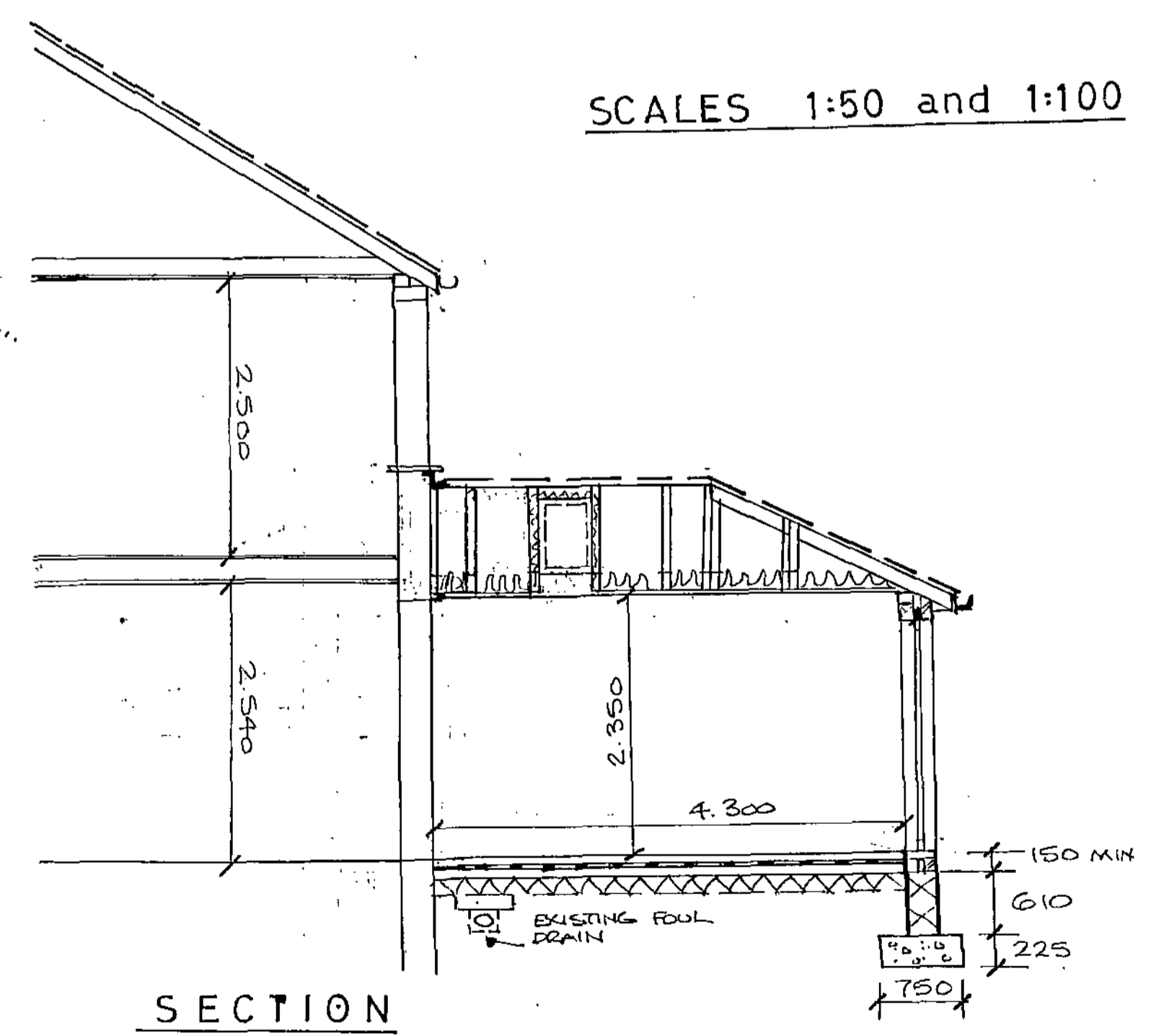
PROPOSED REAR



PROPOSED SIDE

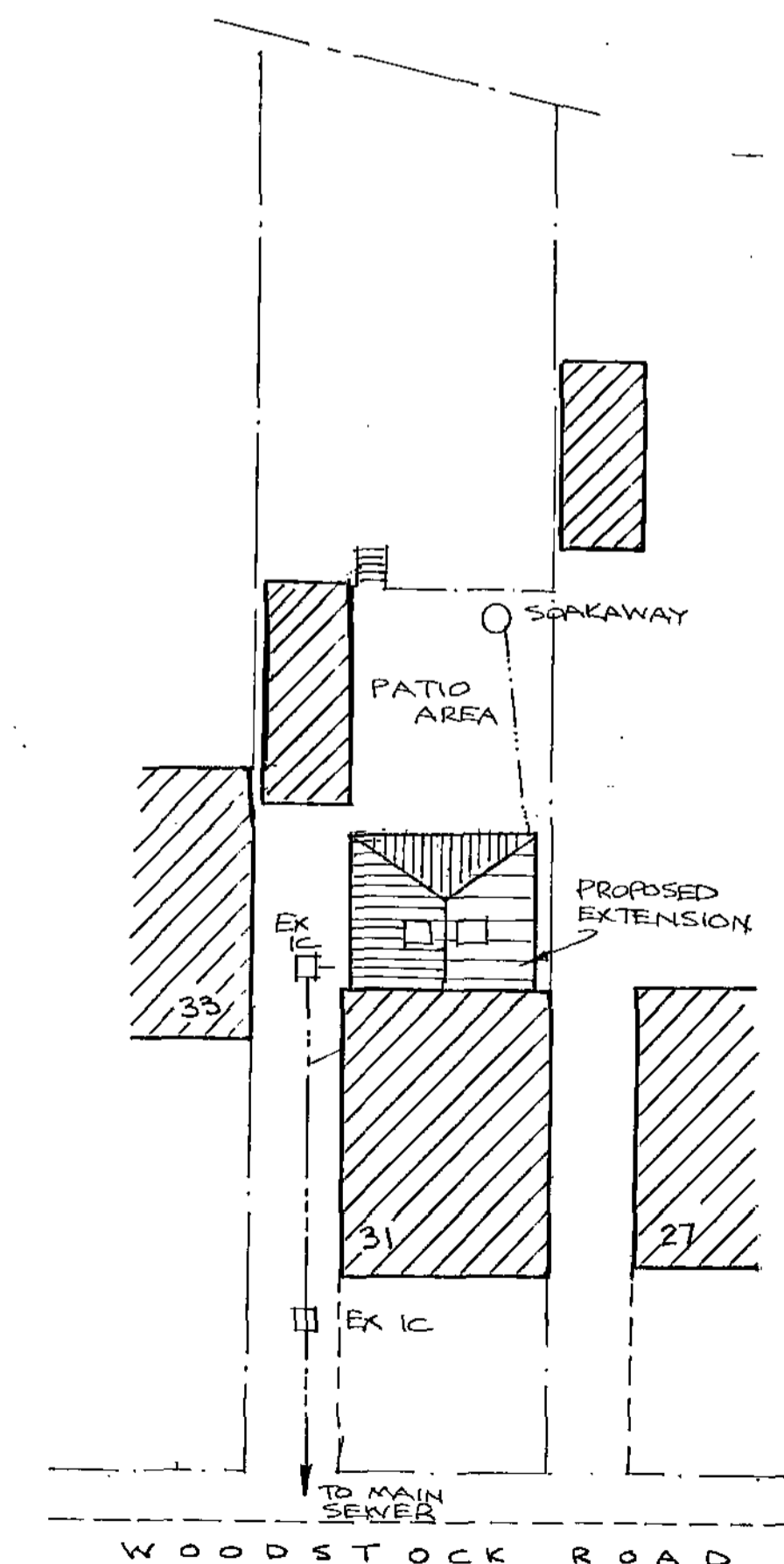


PROPOSED SIDE (to No 27)



SECTION

SCALES 1:50 and 1:100



SITE PLAN 1:200

**ROOF:** Grey Marley Eternit Rivendale fibre cement slates laid on 38 x 25mm battens on untearable foil; proprietary manufacture trussed rafters to form hip roof at 600 centres at 22.5 degree pitch; 72 x 35 top and internal chords and 97 x 35 ceiling chords, all timber in trusses to be Class M50 to BS 4978, trusses designed, manufactured and installed in accordance with BS 5258 Part 3: 1985; trusses to consist of standard type and flat top trusses with extended rafters cut to hip board and compound girder truss to support 150 x 38 infill jack rafters and ceiling joists; hip board bird mouthed over compound girder truss, flat top truss and wallplate; 100 x 75 treated wallplate fixed to blockwork at max 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s. straps; 25 x 100 diagonal wind bracing to underside of trusses; 100 x 50 ceiling binders at 1.8 metre centres; PVCu soffit and fascia board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; 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); Code 4 stepped lead flashing lapped under roof coverings min 230 and up wall minimum 150 and tucked in; ventilators at soffit to give an equivalent area as 12mm continuous air gap; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site

**CAVITY WALLS:** 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 75 cavity and 100 Thermaite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and gables and cavities to be continuous; Thermaite insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7Nsq.m Thermaite tongue and groove trench blocks; Catnic Cougar Type CG70/100 open back lintels with min 150 end bearing to window and folding doors; 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

**FLOOR:** 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into all dpcs, 85 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed

**VENTILATION:** New 3.050 x 2.100 folding doors and 1.830 x 1.202 side window to be 28 mm Argon filled double glazed Rehau PVCu units with low E coated glass; folding doors fitted with toughened safety glass to BS 6206; opening area minimum 5% floor area of room served; window to have "trickle" ventilation 8000 sq.mm in area

**WC:** vented with mechanical extractor fan of min 15 litres/sec capacity capable of 3 air changes per hour and intermittent operation and 15 minute overrun

**Kitchen:** already vented with mechanical extractor fan of 30 litres/sec incorporated in cooker hood; kitchen fan also capable of intermittent operation

"Velux" 550 x 980 electrically operated top pivot roof windows fixed between trimmed trusses in accordance with manufacturer's instructions; roof windows to be double glazed units fitted using proprietary fixing kits and flashings; roof windows boxed through roof space to form light well using stud wall in 75 x 50 timber studs with 10mm foil backed plasterboard and 5mm plaster skim finish both sides; light well insulated by fixing Celotex Luff-R zero CW3065Z insulation board (or similar approved) between studs to give U value of 0.27

**DRAINAGE:** New WC and hand basin to discharge to new 100 dia SVP with slow radius rest bend to new IC on existing drain; new 450 dia polypropylene IC on 150 concrete base with airtight bolt down cast iron cover and frame with rubber gasket; 75 deep seal trap to both appliances with 32 waste to hand basin and 100 waste to WC; hand basin waste not connected to SVP within 200 of WC connection; 110 x 63 gutters to discharge to 63 downpipes new rainwater gullys; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new rainwater gullys to 1 cu.m 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; private drain 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 satisfaction of Local Building Inspector

Hot and cold water supply to wc and bathroom; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

**PLUMBING:** Any work on central heating installation to be completed by Gas Safe registered tradesmen 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

**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

**PROPOSED SINGLE STOREY EXTENSION at REAR of No.31 WOODSTOCK ROAD, BARNSELY**

