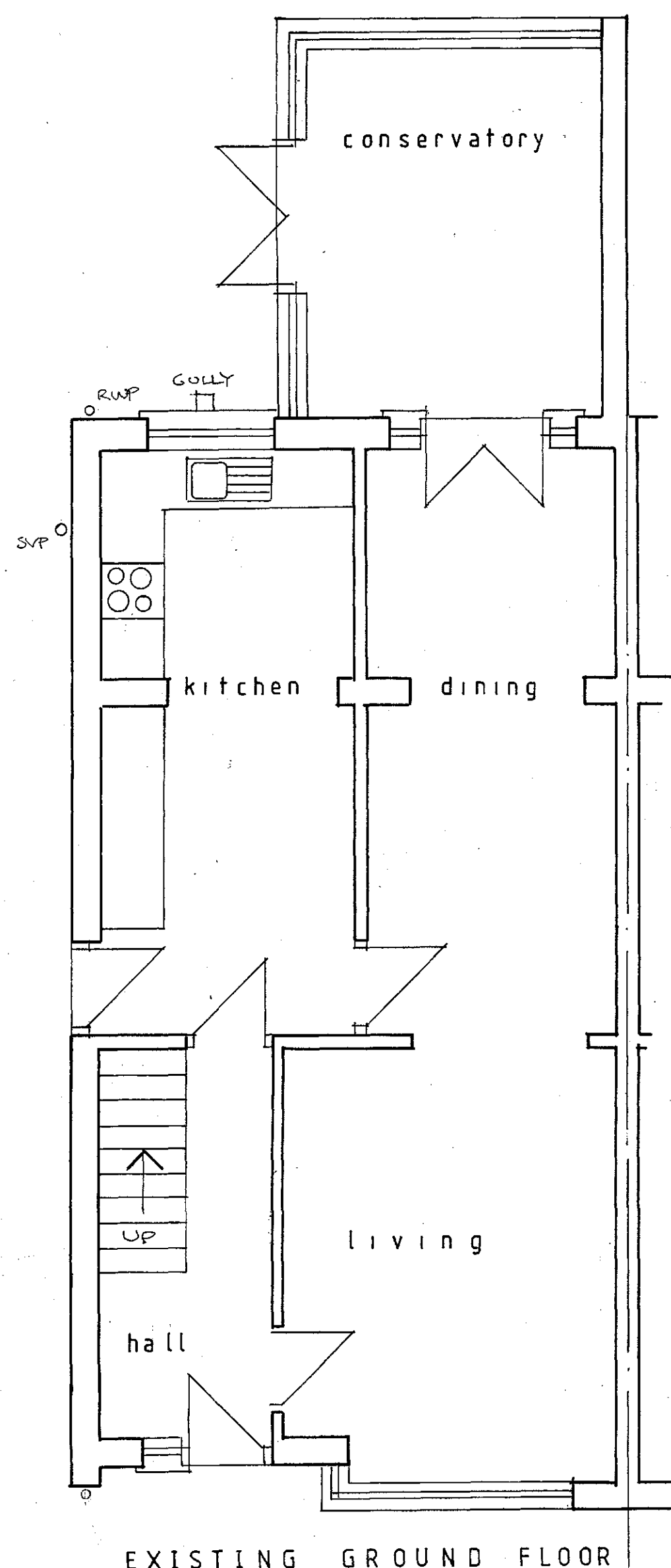
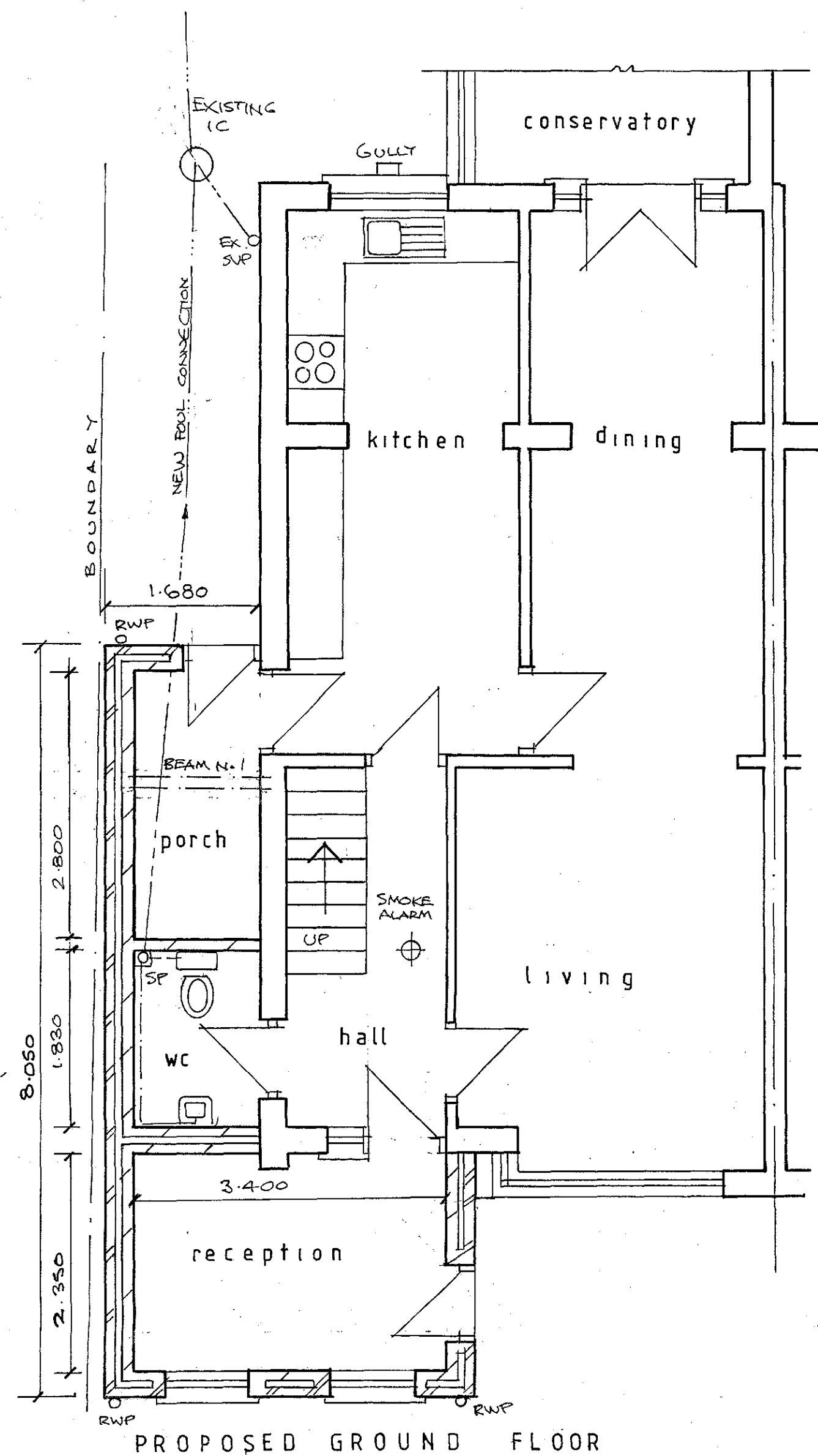
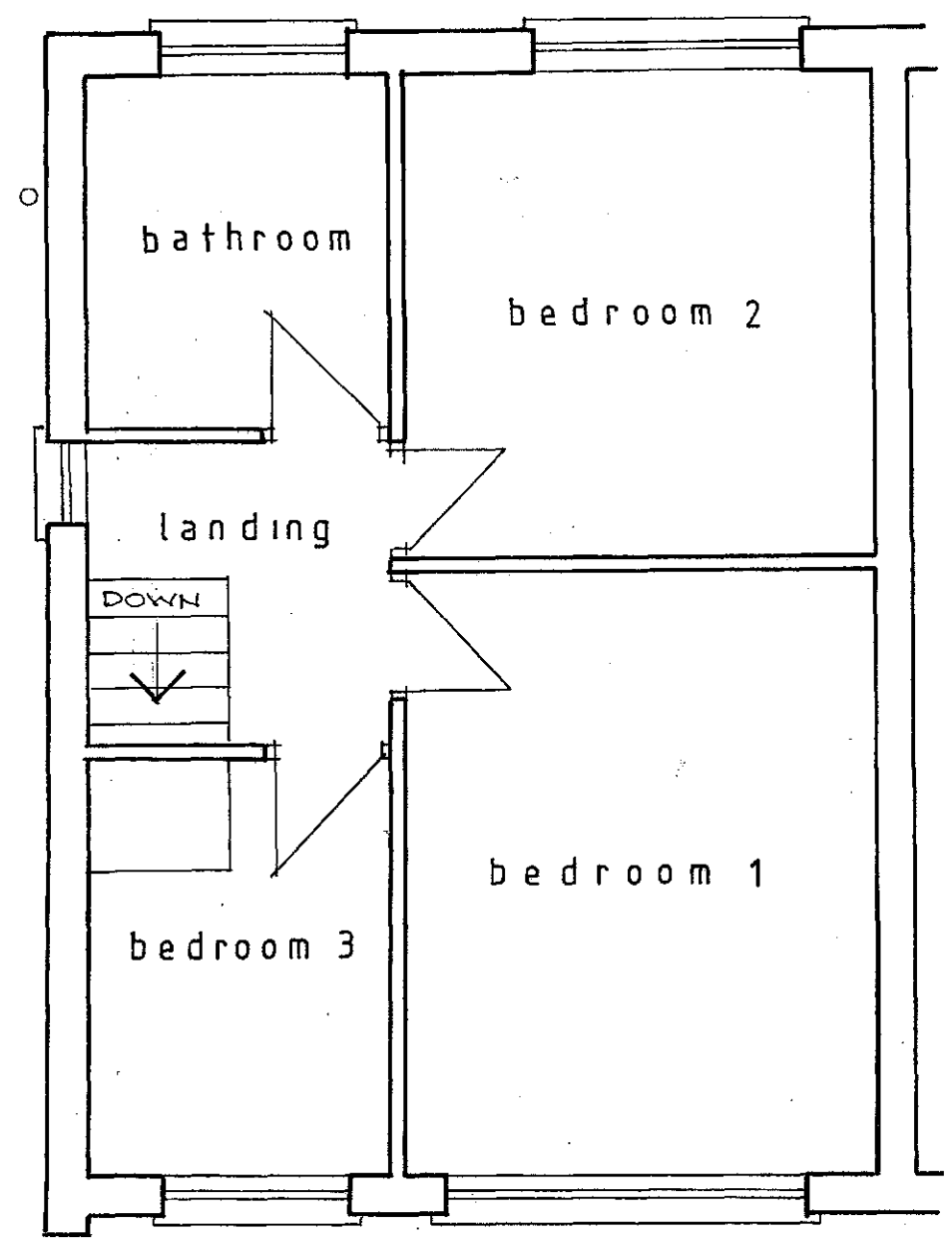
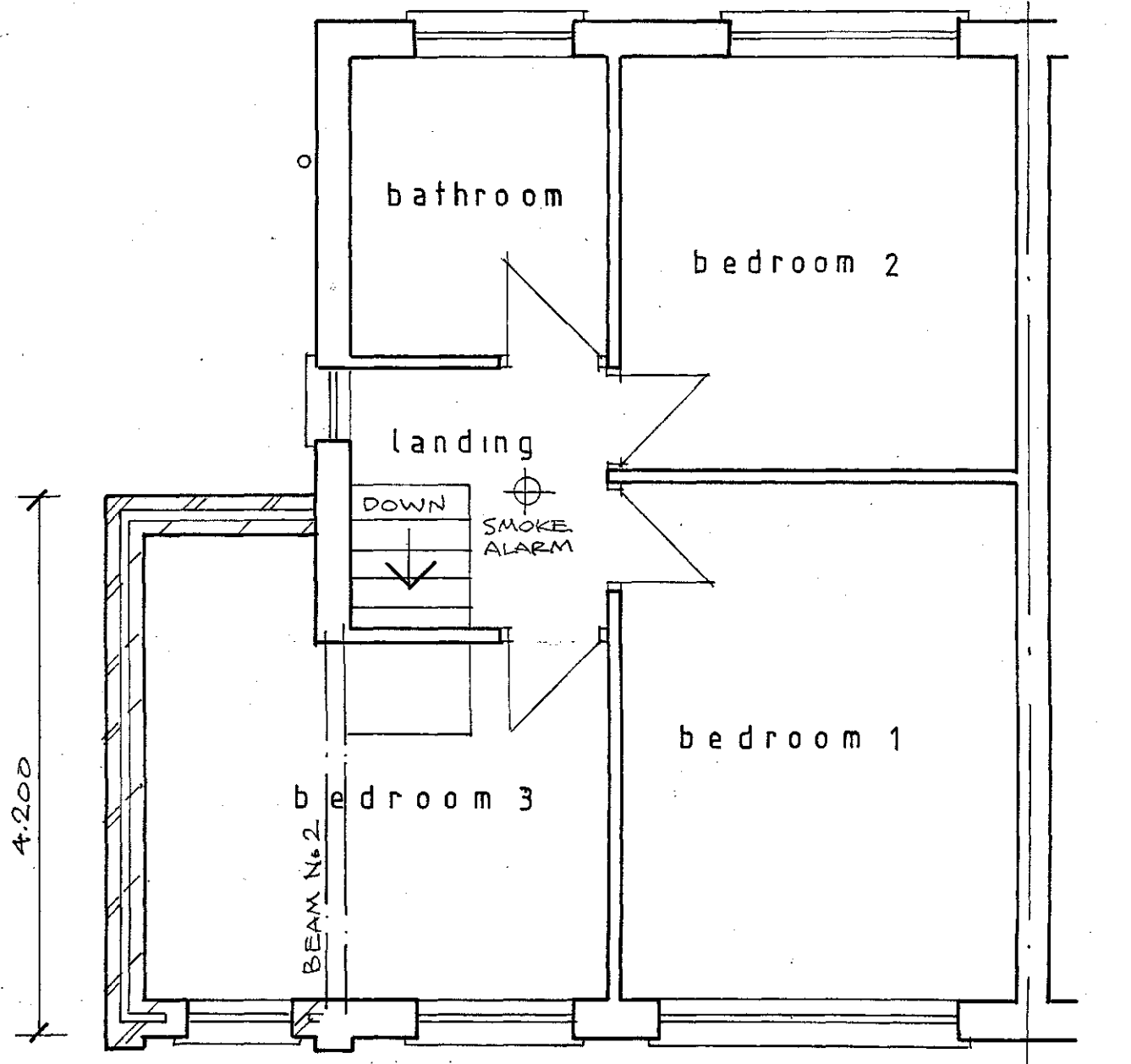
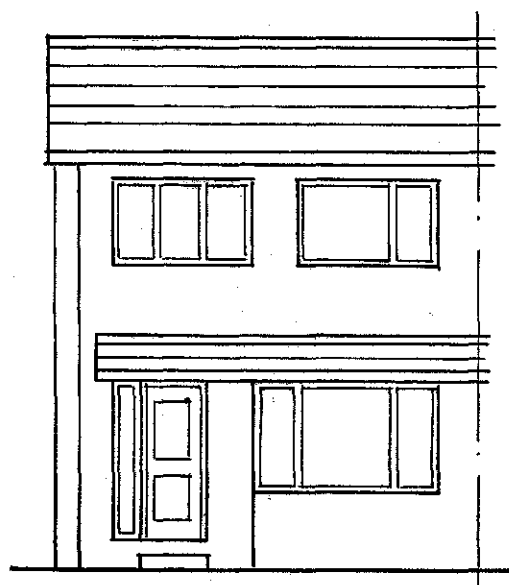
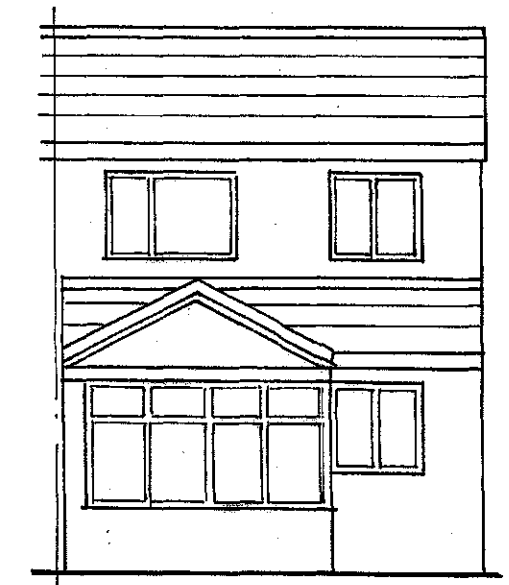
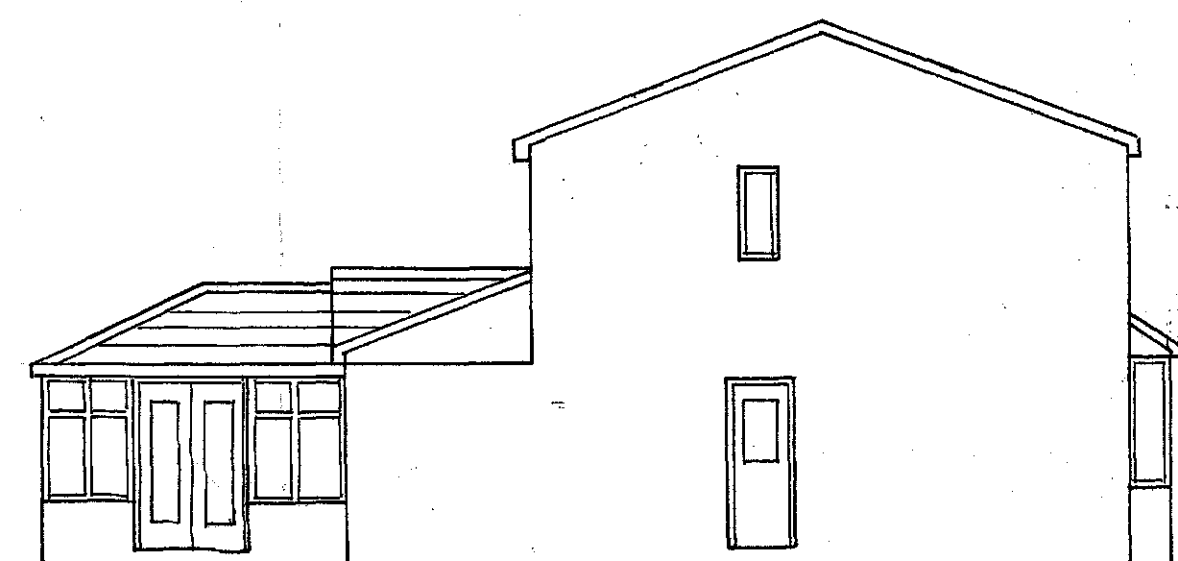
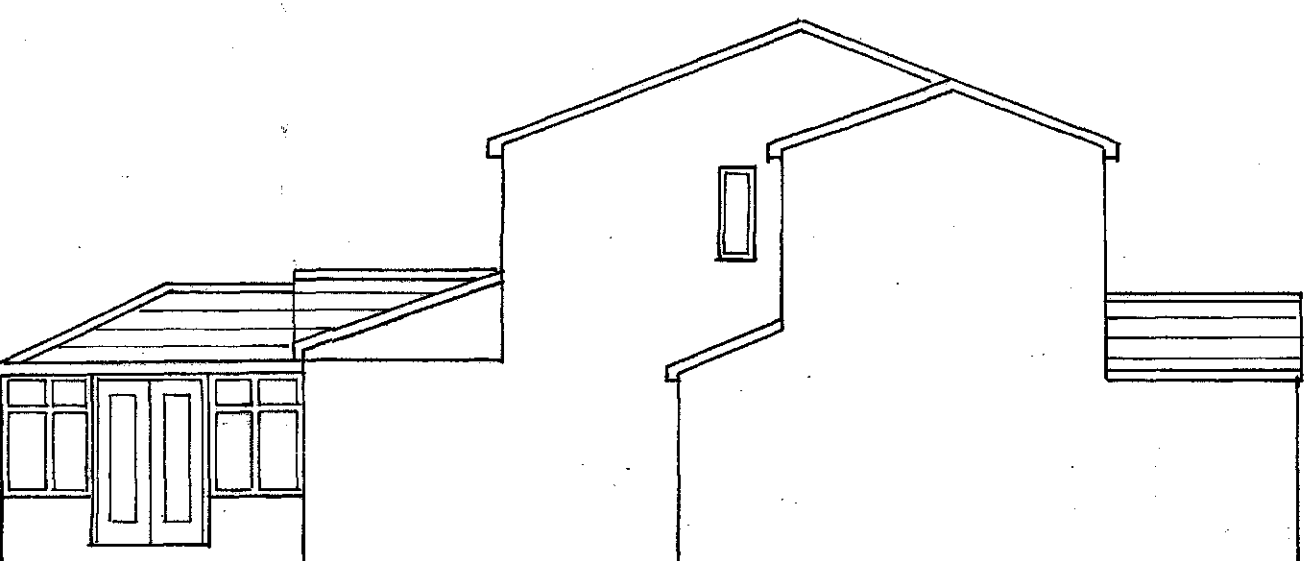
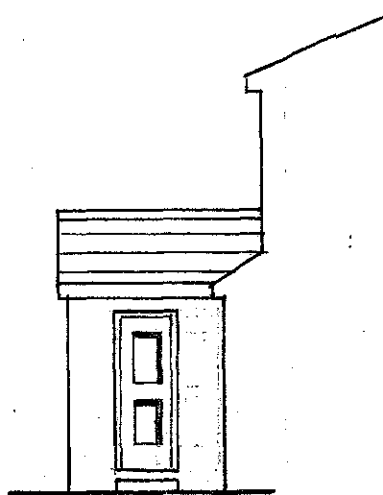
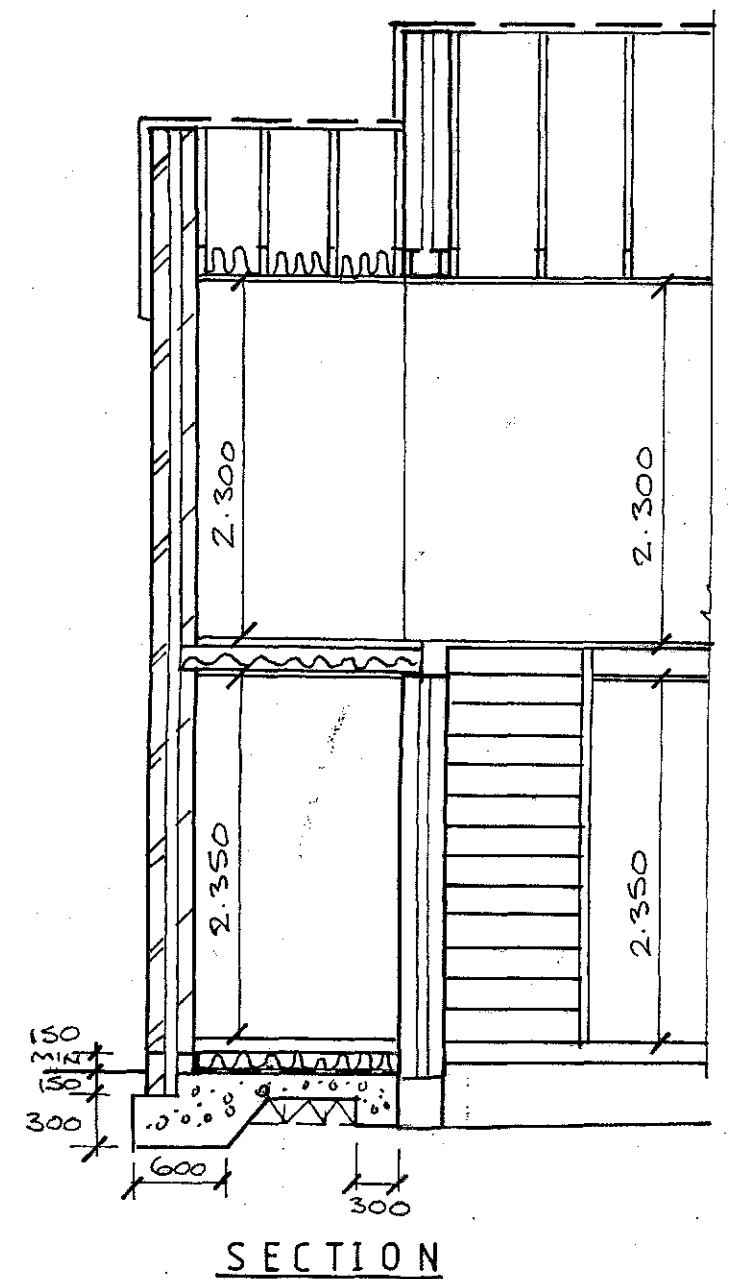
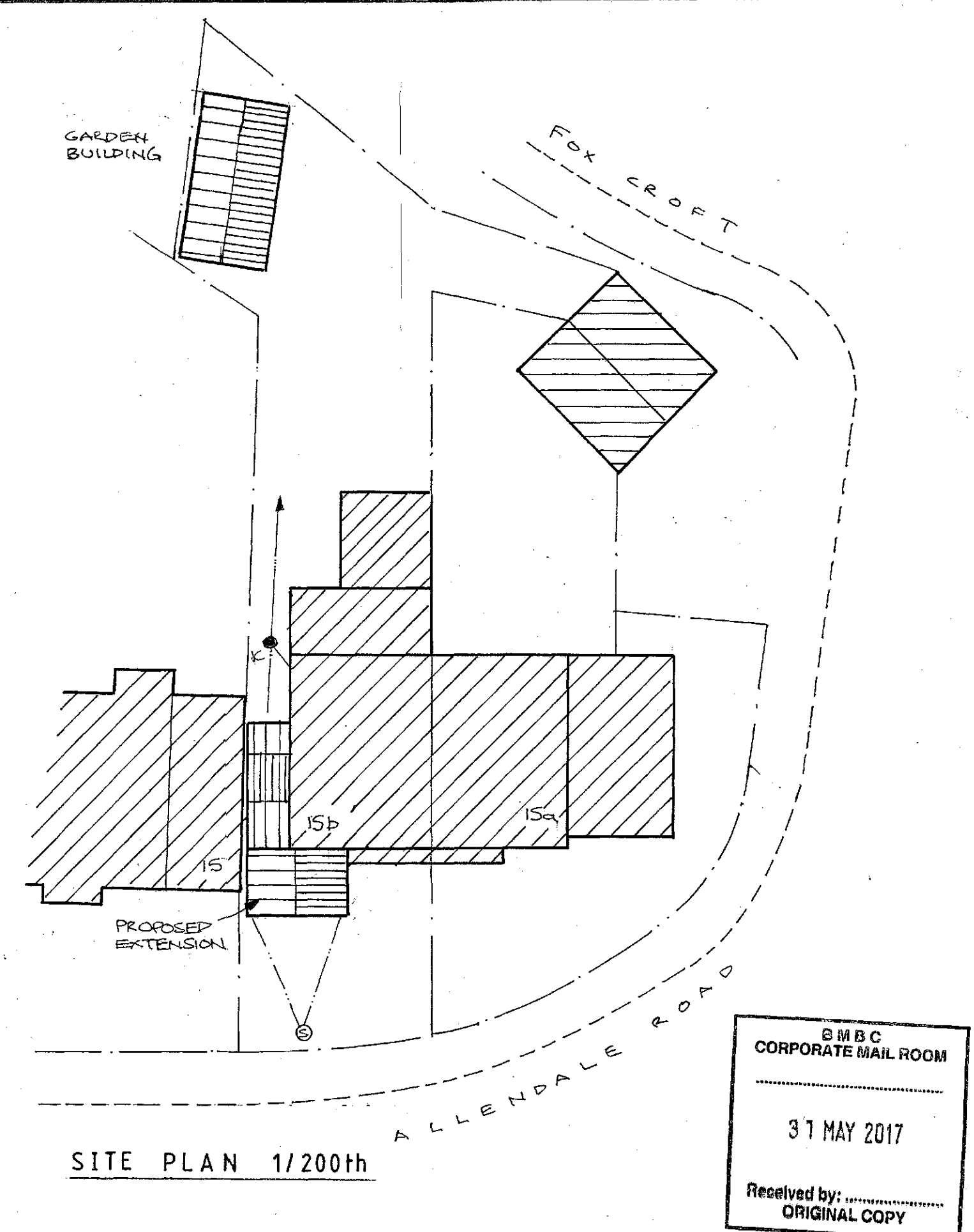




ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; 125 x 44 rafters at 450 centres in strength Class C16 timber at 22.5 degree pitch (Max span = 2,000); rafters to bear on wallplate one end and on 150 x 25 timber ridge board other end; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 600 uncoated bolts; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at 1/3rd span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 170 x 44 ceiling joists at 450 centres in strength Class C16 timber fixed to wallplate both ends (max span = 3,600); 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²/K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing at junction of rear roof and existing house wall lapped under roof coverings min 230 and up house all min 150 and tucked in; roof felt lapped under existing roof coverings 230 at front

OFFSHOOT ROOF: tiles, battens and felt all as main roof above; 125 x 38 rafters at 450 centres in strength Class C16 timber at 22.5 degree pitch (Max span = 2,000); rafters to bear on wallplates and ridge board as described above; stepped lead flashing as above; 170 x 44 ceiling joists in strength Class C16 timber at 450 centres fixed to wallplate both ends (max span = 3,400) lateral restraint to gables using 30 x 5 galvanised m.s. strap at 1/3rd span nailed across first three rafters and ceiling joists

CAVITY WALLS: External leaf to be 102.5 thick brickwork in facing brick in colour to match existing house (sample to be submitted for approval by Planning Officer); 100 cavity and 100 Celcon 3.6 N/mm² standard grade block inner leaf with 5mm plaster finish; wall below ground level to be in 3.6 N/mm² trench blocks; full cavity fill of Rockwool mineral fibre insulation (U value 0.27 W/m²/K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closer at openings fixed in accordance with manufacturer's instructions; Catnic Cougar CG90/100 open back lintels to openings with min 150 and bearing and tray dpc over top and weep holes in brickwork; dpc to be min 150 above adjacent ground level tied into dpm; walls bonded to existing using Stalfix Universal Wall starter system or similar approved

Cavity walls built off reinforced concrete raft foundation on 150 minimum compacted depth of graded limestone; 150 thick raft thickened up to 600 x 300 at edges with two layers type A393 steel mesh reinforcement; reinforcement to have min 40 cover and sheets to be lapped minimum 225 and tied together with 1.8mm wire binding; raft tied into existing house raft using 900 long x 19mm diameter preformed rods fixed with epoxy resin at 600 centres; Excavation will be taken down to suitable strata as required by Local Building Inspector and concrete raft thickened up as required upon inspection of ground conditions

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

Internal block wall: 100mm thickness of 3.6 N/mm² standard grade blockwork with 5mm plaster skim finish both sides; internal wall built off raft foundation

GROUND FLOOR: 50 liquid concrete screed finish on 140 thick Kingspan Thermafloor TF70 zero ODP insulation laid on dpm on new raft foundation (U value of 0.13 W/m²/K)

FIRST FLOOR: 25 ptg boarding on 145 x 38 joists in strength Class C16 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1/3 span built into brickwork and nailed across first three joists with timber noggins to brace straps; 12.5mm plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100 thickness of 45kg/m³ mineral fibre quilt laid between joists

VENTILATION: New windows to be 16mm double glazed PVCu units with low E coating glass; opening area minimum 1/20th floor area of room served; habitable room windows to have 'trickle' ventilation 5,000mm² in area, other rooms to have 2,500mm²; windows minimum U value to be 1.6W/m²/K; PVCu doors to be fitted with min U value of 1.8 W/m²/K; toughened or safety glazing complying with BS6206:1981 to all glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors

WC: vented with mechanical extractor fan of minimum 6 litres/sec intermittent extraction rate with 15 minute overrun

STEEL BEAMS: Beams Nos 1 and 2 to be 2 No. 127mm x 76mm x 13 kg/m U.B.s bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts; beams to bear on 150 long x 215 deep x 100 wide concrete padstones in Grade C30 concrete both ends; beams protected with 10mm Promat Supalux fire resistant boarding with 5mm plaster skim finish; Calculations for steel beams submitted for approval

DRAINAGE: WC to discharge to new SP with slow radius rest bend to new drain connection to existing foul IC; Internal SP to be insulated in accordance with Building Regulations and to have FloPlast AF110 Air Admittance Valve fitted in accordance with manufacturer's instructions and Building Regulations; 75 deep seal trap to all appliances with 32 waste to hand basin and 100 waste to WC; 110 x 82 square section rainwater goods to existing gutters or new 50 square downpipes as shown; front downpipe to new gully to soakaway, rear to existing SW drain serving existing downpipe (no increase in flow to surface water system); front rainwater gully to 1m 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; all drain connections made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; any 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

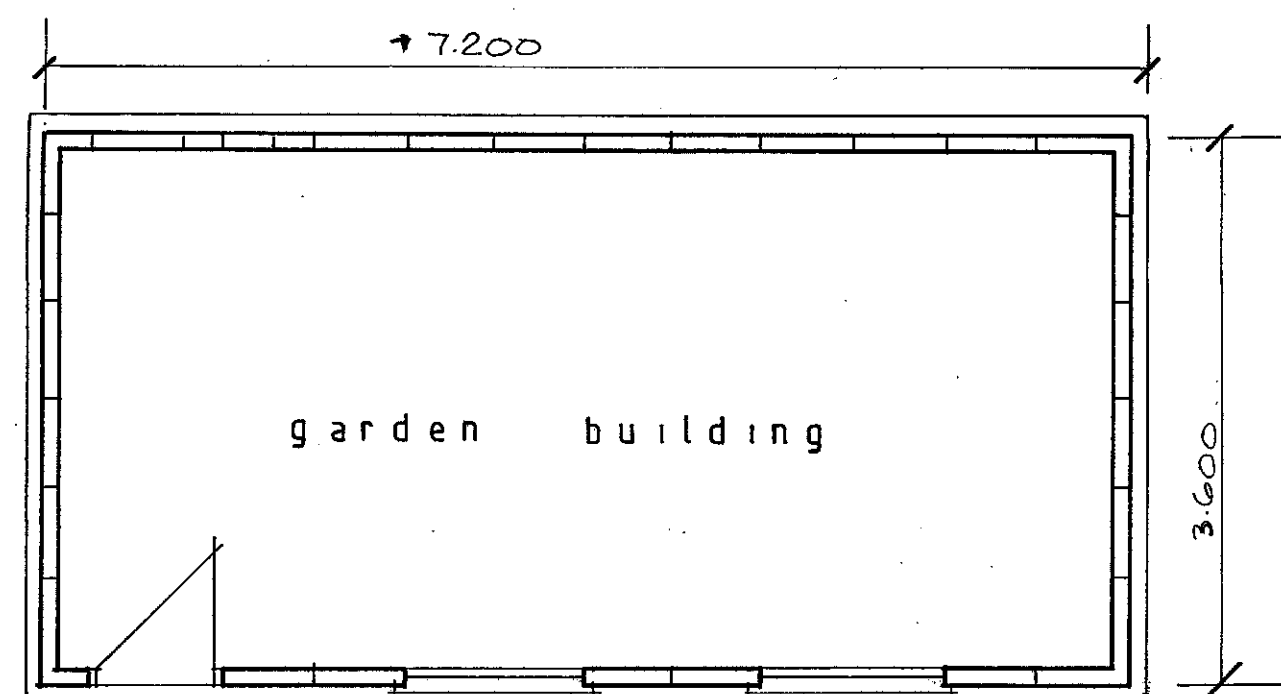
Hot and cold water to wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations; thermostatic radiator valves to all new radiators

Smoke detectors/alarms: Optical type smoke detectors/alarms to landing and hallway fitted in accordance with BS 5839-6:2004; detectors to be interconnected and to be wired to mains electricity with separate fuse in fuse box and 3 hour battery backup

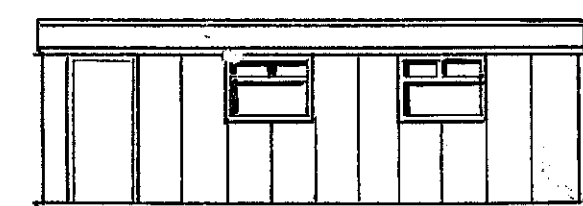
ELECTRICS: All electrical work to be carried out by 'Competent Person Scheme' member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

PROPOSED SINGLE STOREY EXTENSION at FRONT and TWO STOREY EXTENSION at SIDE of No.15b ALLENDALE ROAD, HOYLAND, BARNSELY

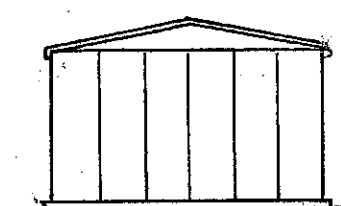
SCALES 1/50th and 1/100th



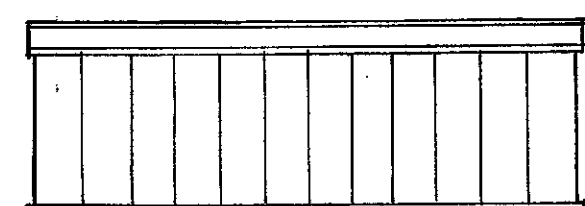
PLAN



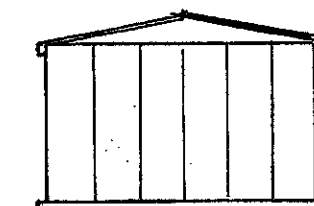
FRONT



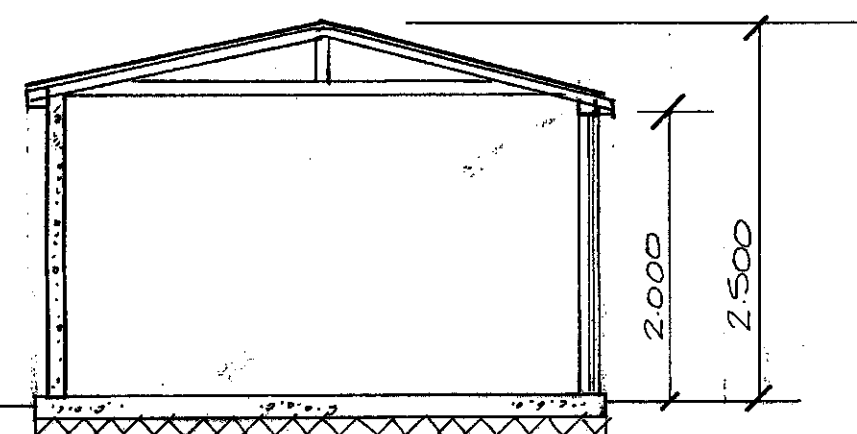
SIDE



REAR



SIDE



SECTION

GARDEN BUILDING:

ROOF: Apex roof at 10 degree pitch with B5 fibre cement roof sheets in colour to match existing house, galvanised steel portal frames in 100x50mm box section steel with steel purlins fitted between the portal frames by building supplier; PVCu barge and fascia board with 110 x 60 square section gutters to 50 downpipes to rainwater butts

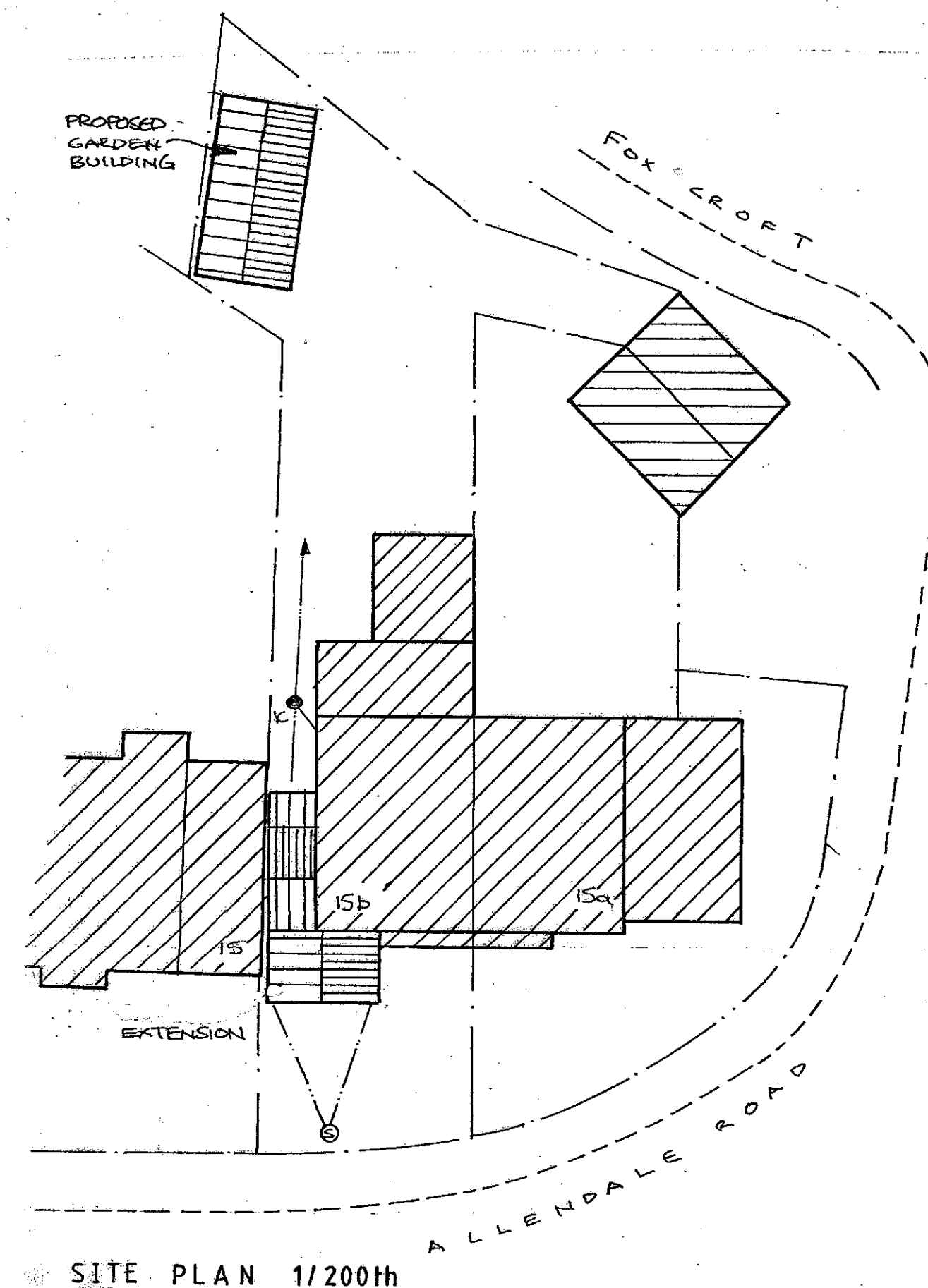
WALLS: 75 thick steel reinforced tongued and grooved interlocking machine vibrated precast concrete panels; Canterbury Spa pebbledash finish and sand cement fillet to building internal perimeter; panels fixed together using 3 bolts per panel joint finished with mastic sealant

FLOOR slab to be 150mm compacted thickness of clean hardcore with 150 thickness of structural concrete with smooth finish to project 100mm beyond external face of wall panels

PVCu door and double glazed windows in white

**PROPOSED GARDEN BUILDING at REAR of
No.15b ALLENDALE ROAD, HOYLAND, BARNSELY**

SCALES 1/50th and 1/100th



SITE PLAN 1/200th

B M B C
CORPORATE MAIL ROOM

31 MAY 2017

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