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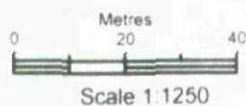
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Serial number: 00211200  
Centre coordinates: 428647.5 405708.75

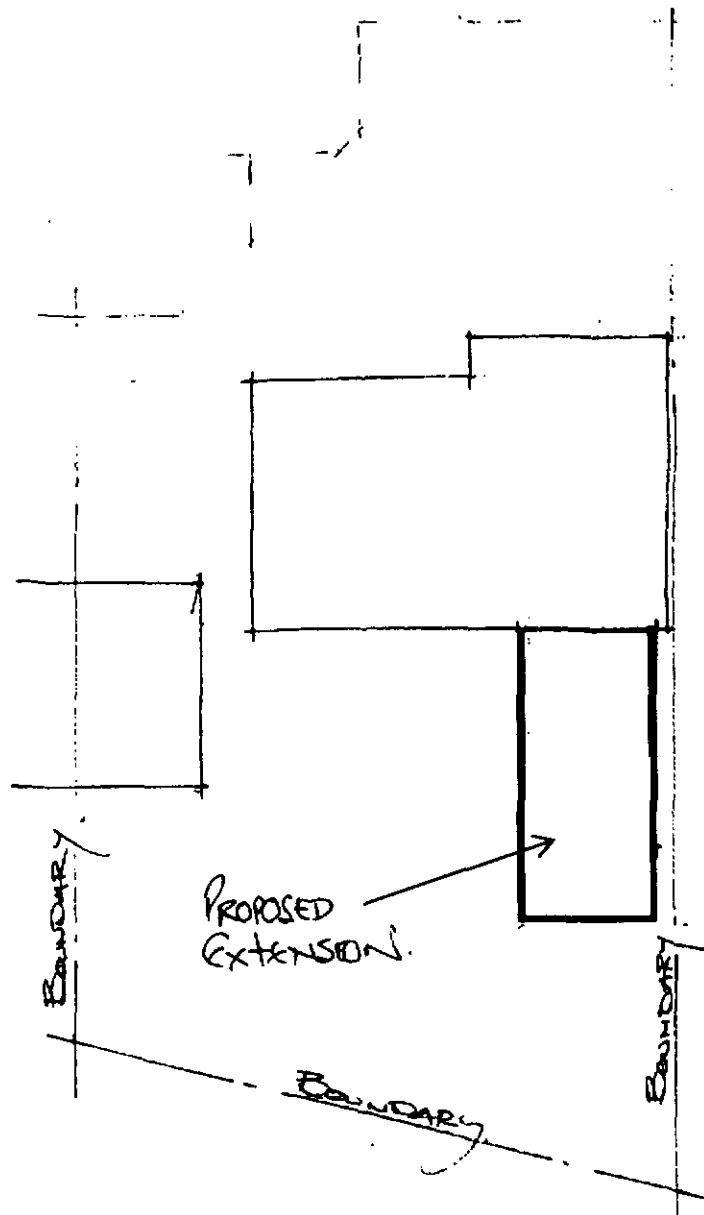
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**Mr Camps**

82 Towngate

Sikstone

Barnsley S75 4SW



Block Plan.

SCALE 1:200

82 TOWNGATE.

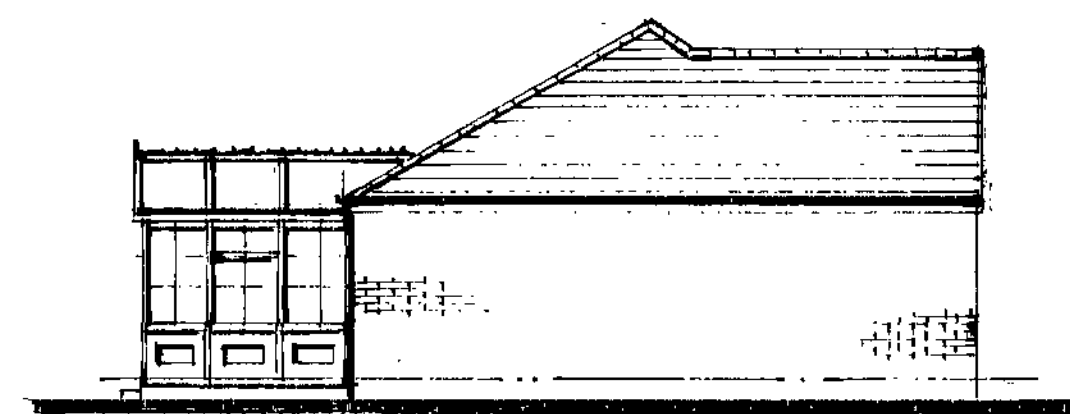
SILKSTONE.

BARNISLEY

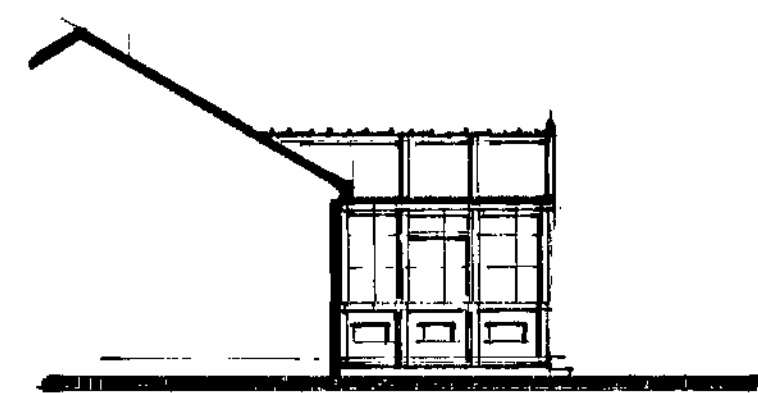
S75 4SW.



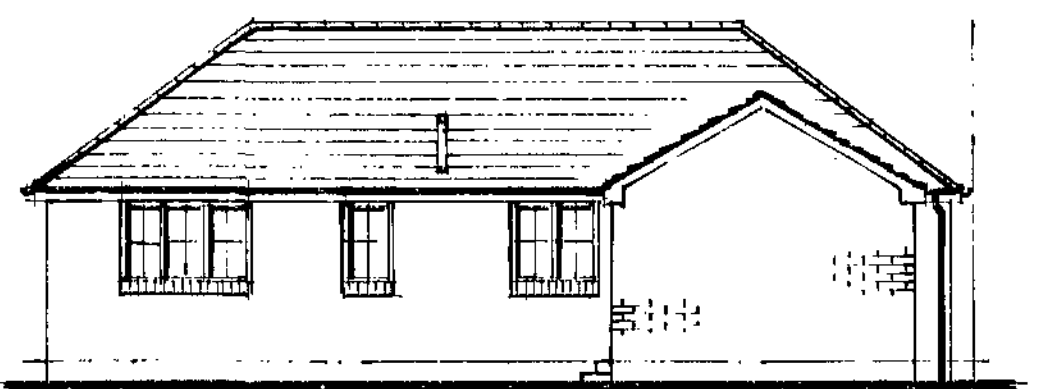
Existing Rear Elevation On 1



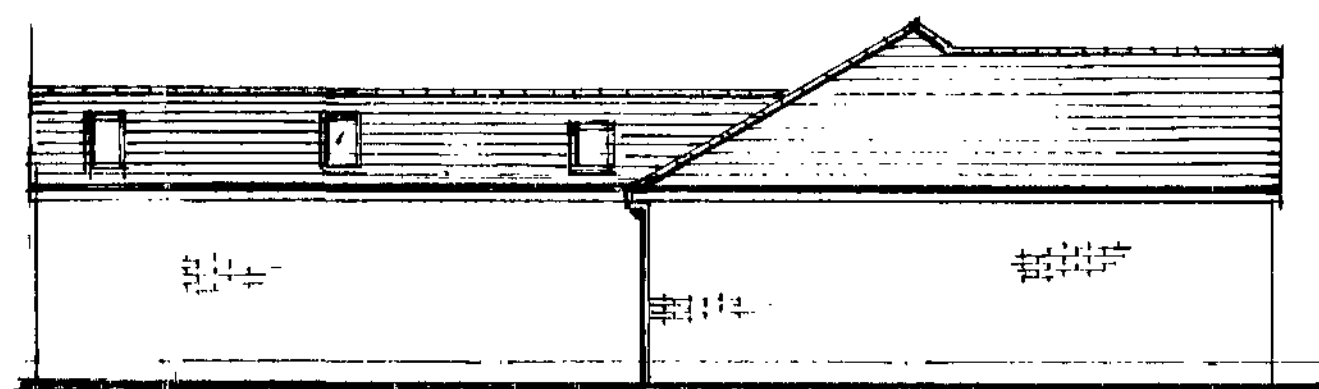
Existing Side Elevation On 2



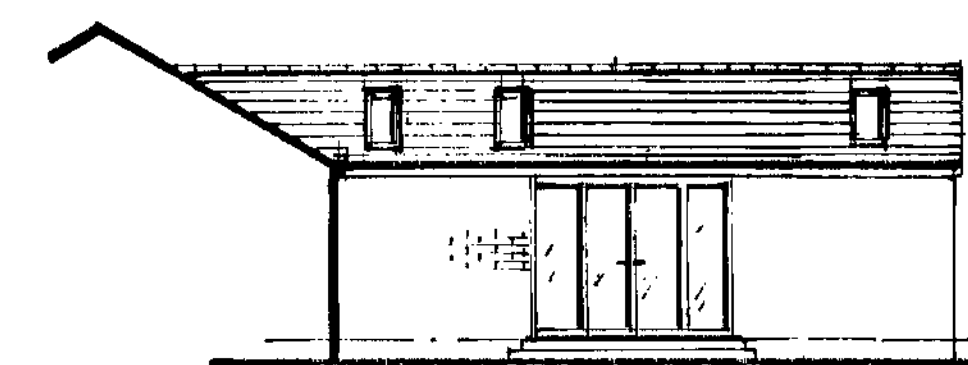
Existing Elevation On 3



Proposed Rear Elevation On 1



Proposed Side Elevation On 2



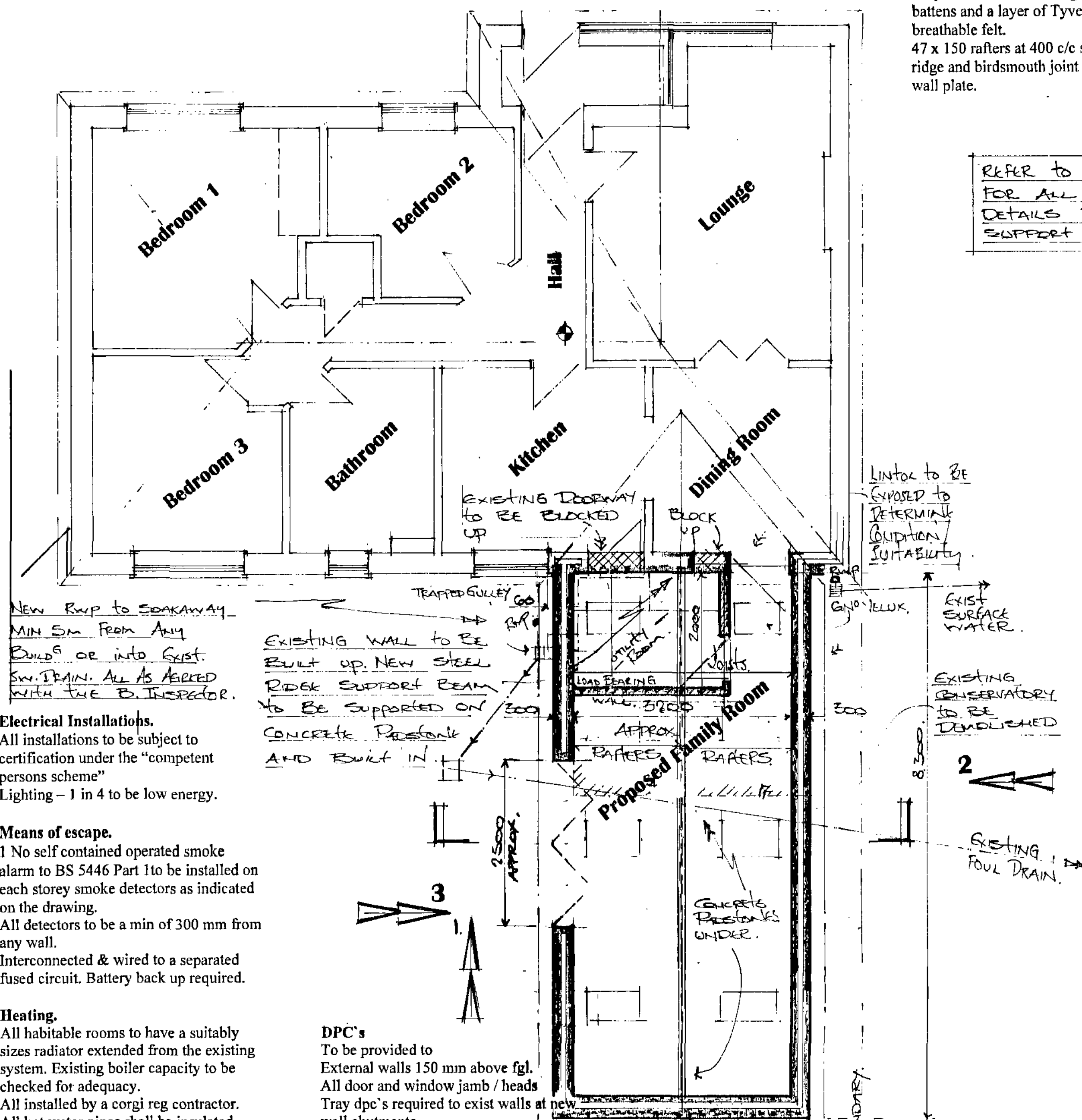
Proposed Elevation On 3

**Roof design (Traditional.)**  
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.  
47 x 150 rafters at 400 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plate.

**U Values**  
The builder shall ensure that the following values are achieved.  
Roof 0.20w/m2k  
Walls 0.27w/m2k  
g.f. 0.22 (with P/a 09)  
Windows / doors 1.8w/m2k  
All roof and wall insulation to be continuous.

**Roof Ventilation.**  
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.  
Eaves to be equivalent to a continuous gap strip of 25mm.

REFER TO CALCULATIONS FOR ALL CONSTRUCTION DETAILS RELATING TO SUPPORT BEAM.



**Electrical Installations.**  
All installations to be subject to certification under the "competent persons scheme"  
Lighting - 1 in 4 to be low energy.

**Means of escape.**  
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors as indicated on the drawing.  
All detectors to be a min of 300 mm from any wall.  
Interconnected & wired to a separated fused circuit. Battery back up required.

**Heating.**  
All habitable rooms to have a suitably sized radiator extended from the existing system. Existing boiler capacity to be checked for adequacy.  
All installed by a corgl reg contractor.  
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

**DPC's**  
To be provided to External walls 150 mm above fgl.  
All door and window jamb / heads  
Tray dpc's required to exist walls at new wall abutments.  
Under lintols.

Existing / Proposed Ground Floor Layout

**Foundations**  
All concrete to be grade C35  
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building Inspector.  
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.  
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.  
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

**Lintols**  
All door / openings / window lintols to be "Catnic". Size and type as agreed with the Building Inspector.  
End bearing for all lintols to be 150 mm.

**Walls**  
**Internal skin**  
100 mm Thermolite shield or similar blockwork

**Cavity**  
100 mm air gap filled with 50 gap + 50 kingspan k8.  
Wall insulation to extend 150 mm below the top of the floor insulation.  
Cavity to extend full height up into roof space.  
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc  
Cavity to be sealed at eaves with insulated cavity closer.  
All cavity wall returns to be 655 mm minimum.

## Scope of Works

**General.**  
Construction of a rear single storey extension creating a spacious family room

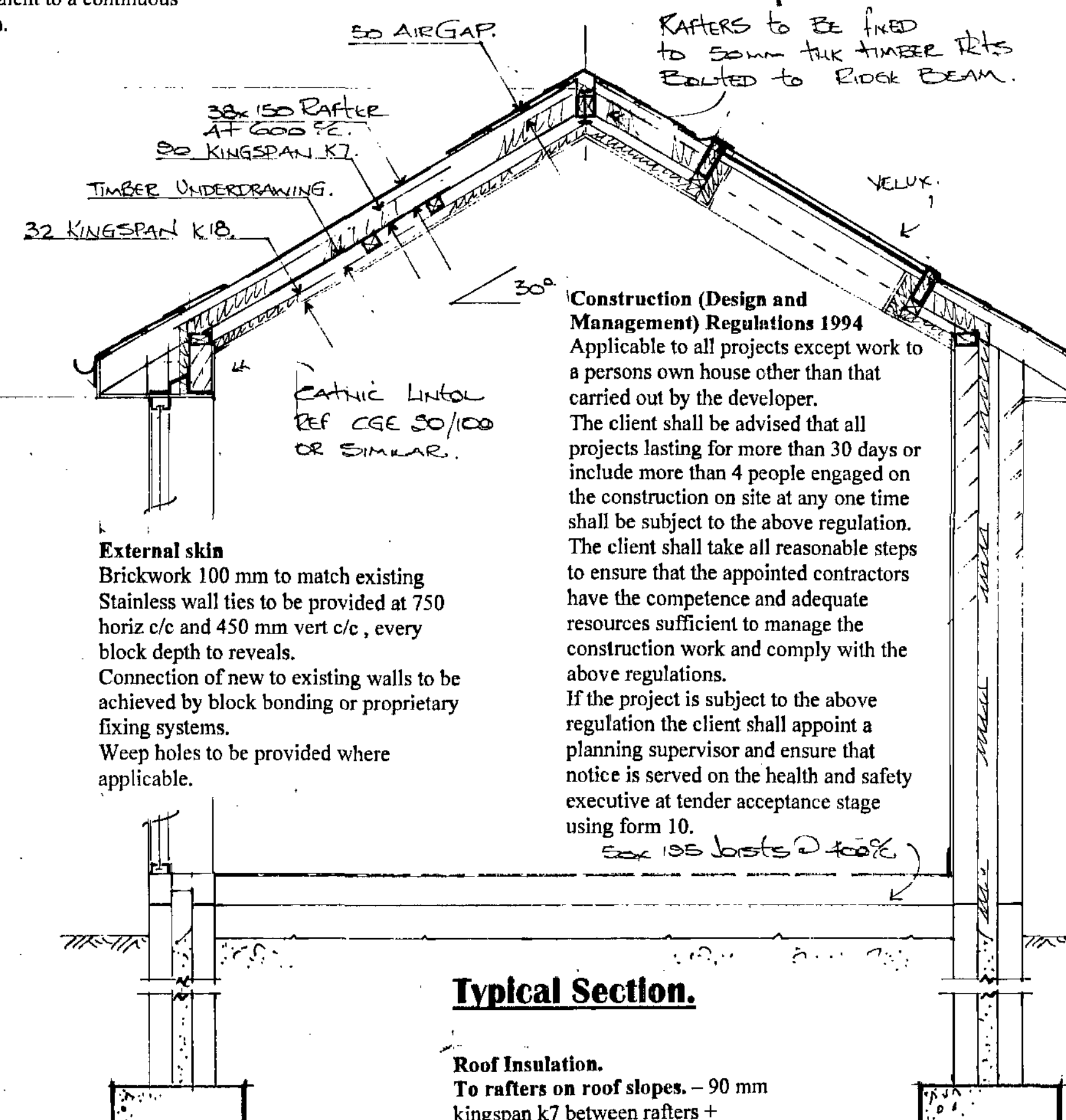
**Notes.**  
**General**  
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.  
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.  
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.  
All dimensions to be taken to the nearest brick size.  
His price shall be deemed to include for: Any additional calculations as required by building control and as a result any additional building works that may be required.  
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.  
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

**NOTES:**  
All dimensions must be checked on site and not scaled from this drawing.

**Plumbing and Drainage.**  
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.

**Surface / Foul water drainage**  
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.  
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.  
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls  
Foul - 1:80  
Surface water - 1:100  
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system.

**Doors / windows.**  
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.  
Style and colour of all to match existing.  
All windows to have 1/20 th floor area as open light.  
Safety glass (stamped accordingly) to be provided to all critical areas. Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.  
Trickle vents to be provided to all new windows 8000 mm2 min.



Typical Section.

**Roof Insulation.**  
To rafters on roof slopes. - 90 mm kingspan k7 between rafters + underdrawn 32 kingspan k18 under rafters  
Min 50 mm min air flow required between insulation and roof covering.

**Lateral Restraint to floors / gable roof**  
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

|      |           |
|------|-----------|
| E    |           |
| D    |           |
| C    |           |
| B    |           |
| A    | 8.2.19    |
| Date | Revisions |

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82 Towngate  
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Client  
Mr J Hill

Job Title

Single Storey Rear Extension

Drawing Title  
General Arrangement / Elevations.

Scale 1 : 50 1 : 100 1 : 20

Date 5.2.09 Drawn by Steve Camps

Drg. No. JH / 01 Rev. 4.