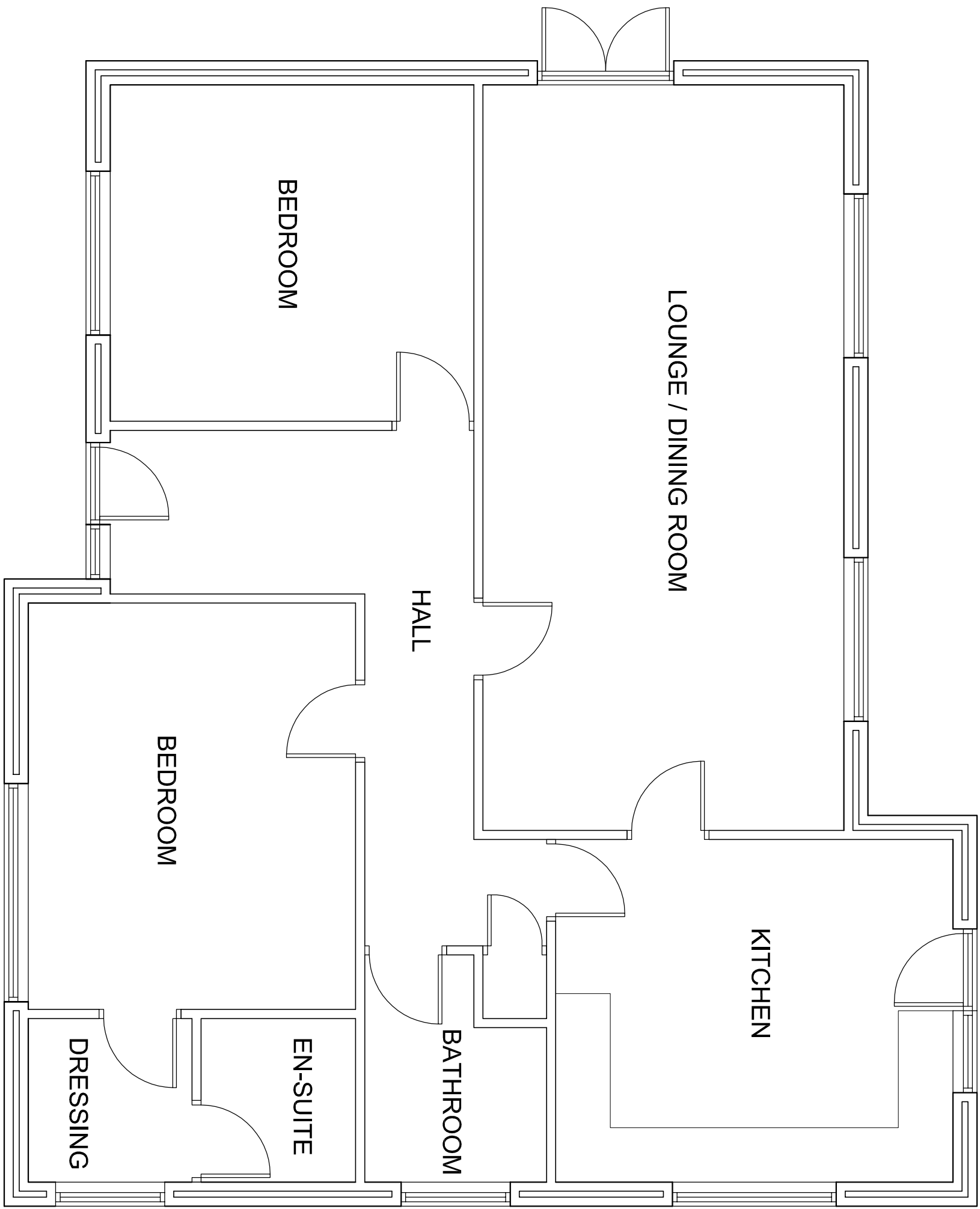


EXISTING SIDE

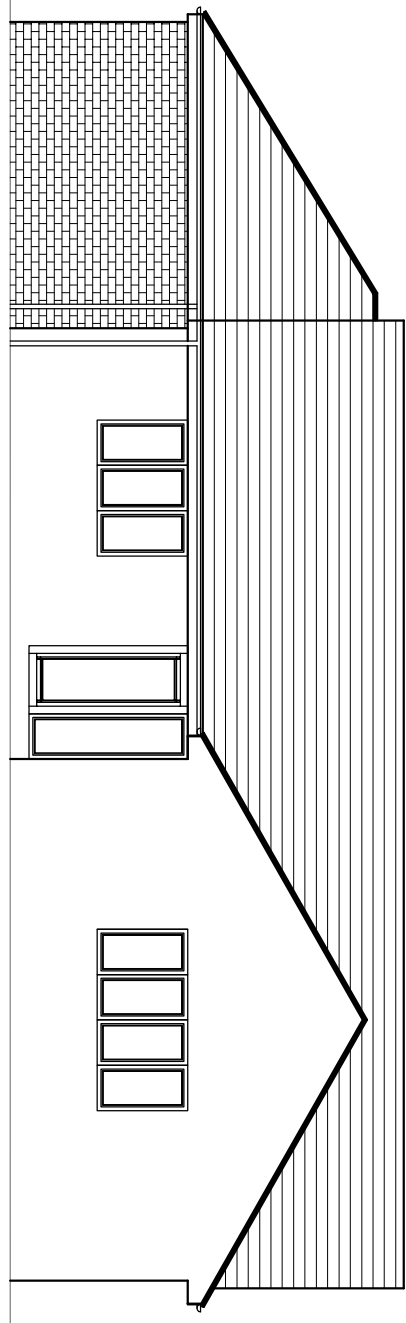
EXISTING FRONT

EXISTING SIDE

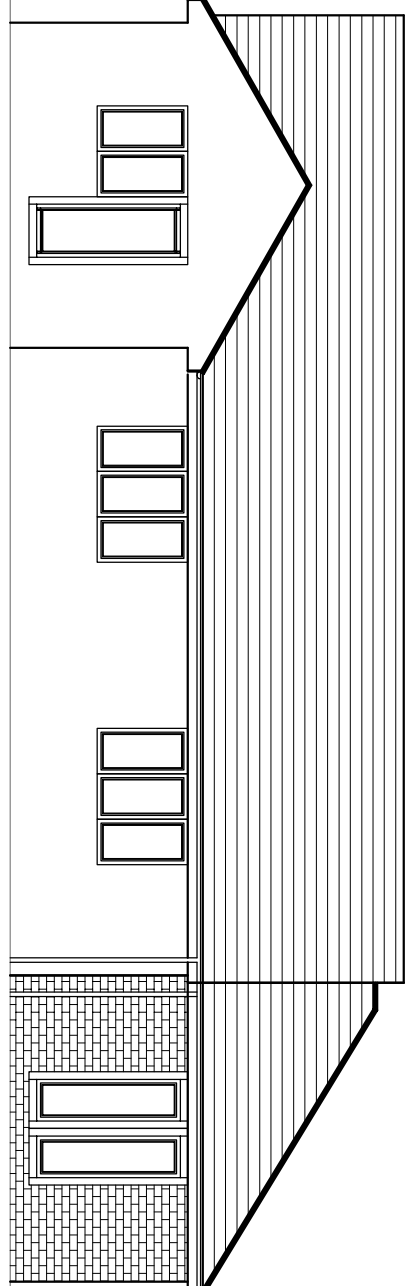
EXISTING REAR



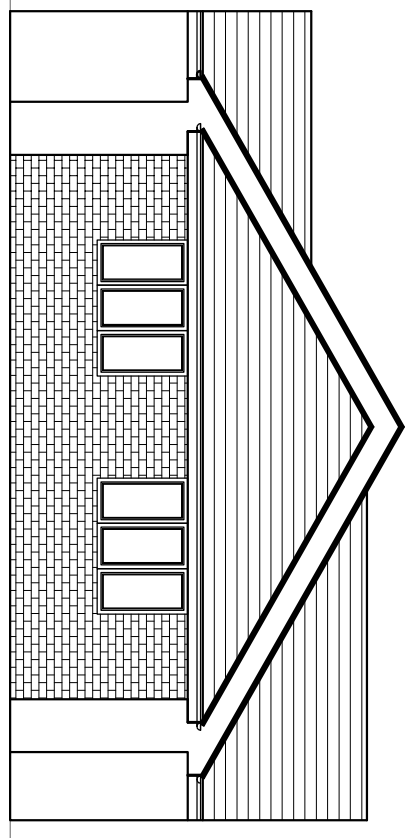
EXISTING GROUND FLOOR PLAN



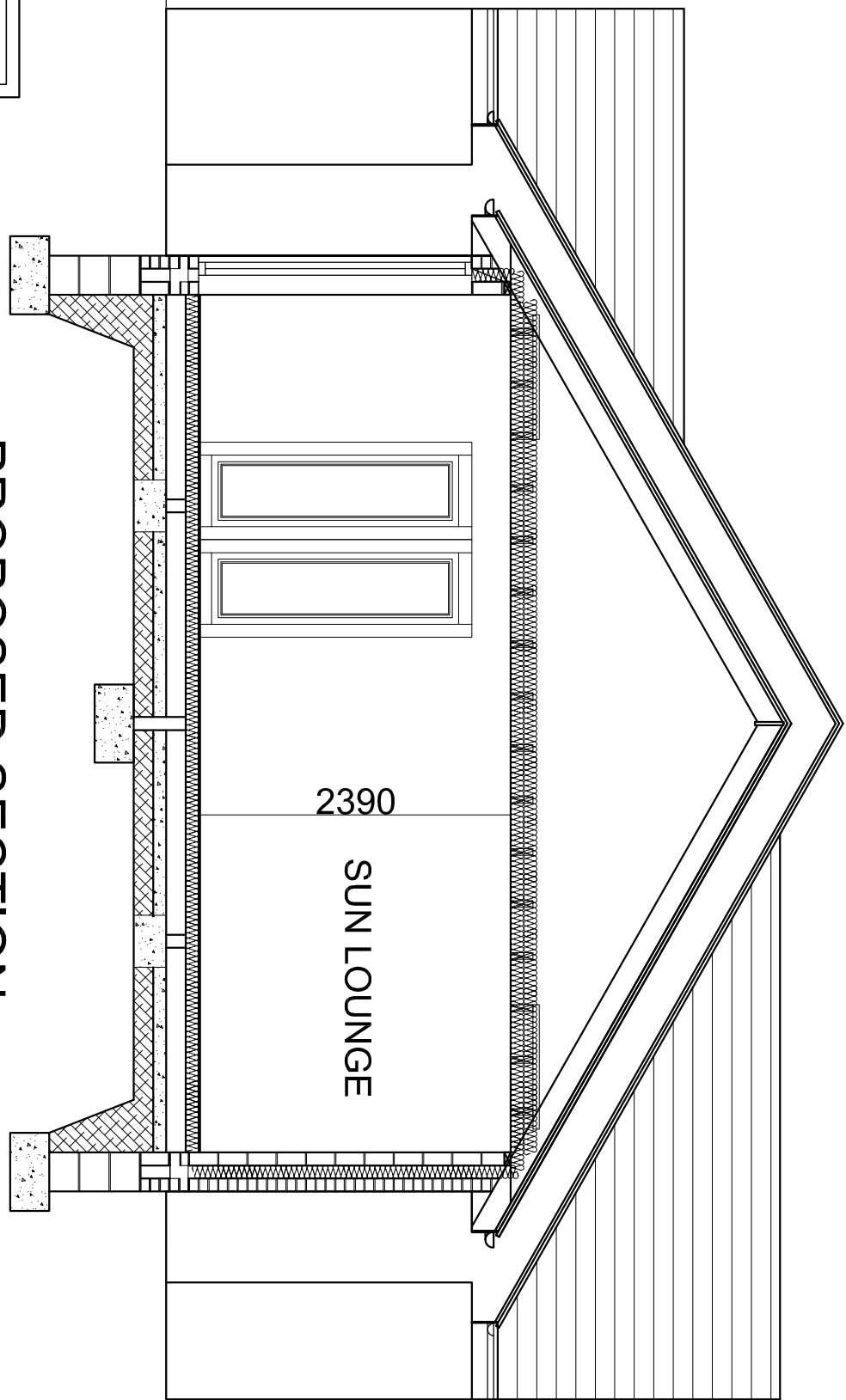
PROPOSED SIDE



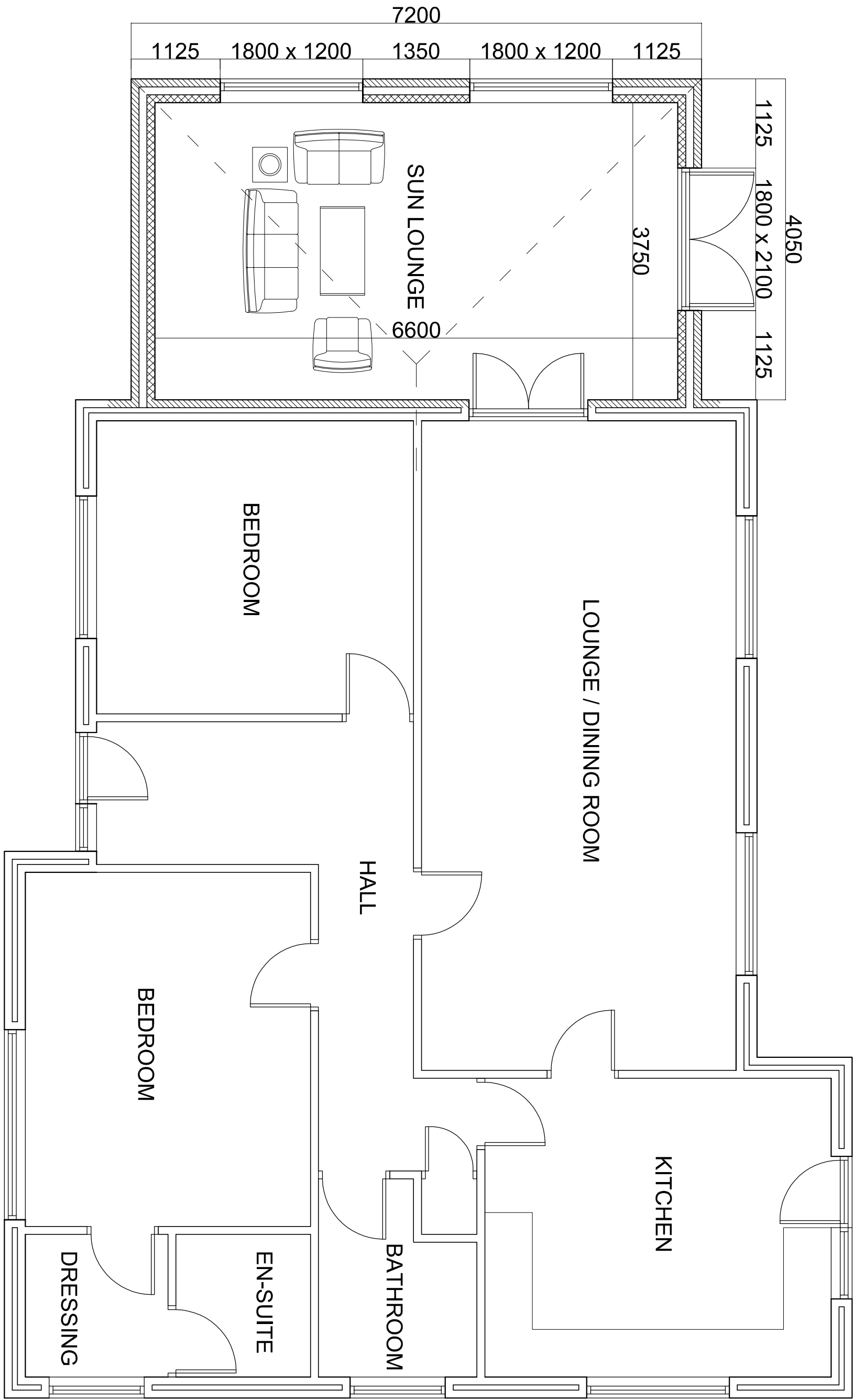
PROPOSED SIDE



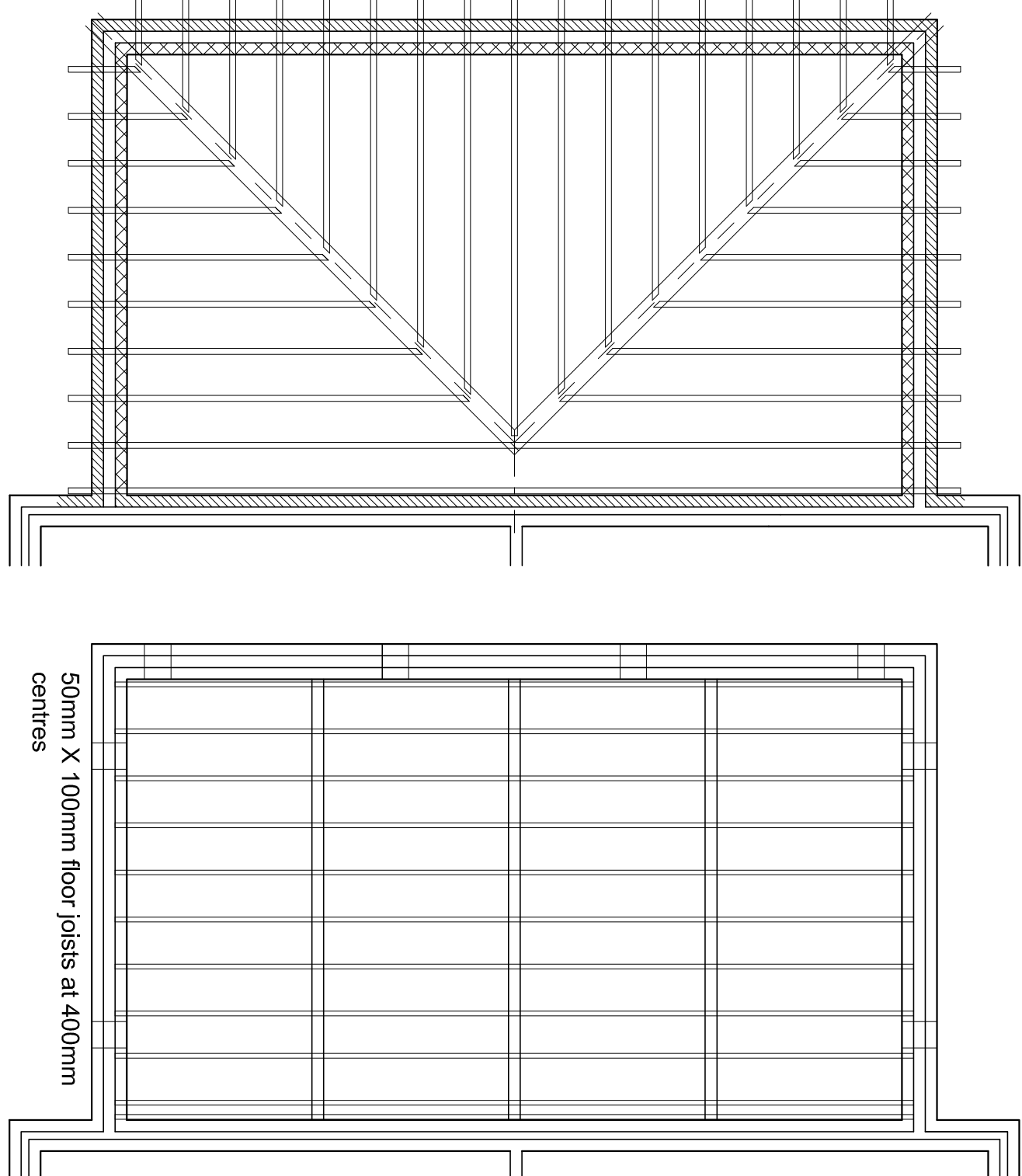
PROPOSED REAR



PROPOSED SECTION



PROPOSED GROUND FLOOR PLAN



ROOF PLAN

FLOOR JOIST PLAN

It is proposed to construct a single storey side extension to form a sun lounge all in materials to match the existing. All existing foundations and lintols affected by the proposal shall be exposed by the developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so.

Foundations: 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains and tree roots all in accordance with NHBC guidance. Full cavity wall width 7 Newton block to ground level. All to the complete satisfaction of the Building Inspector.

Walls: Brickwork to match the existing 100mm cavity fully filled with rockwool bats 100mm plasnor strangle blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls which will be 0.28w/m²°C or warmer and closed with a thermabate cavity closer or similar. IGHD insulated lintols to all openings with 150mm end bearing, 2000g DPC to each masonry leaf at least 150mm above ground level lapped with the existing and to heads cills and jambs of all openings. Cavity to extend 225mm past DPC. Bond existing to proposed with furvik profiles and maintain cavity. All internal finishes to be plaster in 2 coats.

Ground Floor: laid level with the existing determined through the existing door opening comprising and as confirmed by the client 18mm softwood tongue and groove boarding or 18mm tongue and groove chipboard type 2 or 3 laid in accordance with manufacturers instructions on 100mm x 50mm joists at 400mm centres all sat on 2000g dpc above honeycomb sleeper walls 100mm oversite concrete laid at or above ground level thickened to 400mm x 150mm under the sleeper walls. Minimum 150mm air space from bottom of joist to top of oversite concrete ventilate the sub floor with 215mm x 150mm air grates inlaid tray dpc over commencing 450mm from each corner and then at 1800mm centres thereafter. Insulate between the joists with 100mm kingspan rigid insulation. Builder to discuss provision of a Radon barrier with the Inspector and where advised include a 1200g dpm on 50mm of sand blinding under the oversite concrete completely covering the foot print of the extension across the cavity wall.

Lateral Restraint: 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Secure the wall plate down the blockwork using 30mm x 5mm x 1200mm long galvanized mild steel straps at 1200mm centres minimum 2 to each section of wall adjacent the windows.

Roof: Concrete tile as existing laid in accordance with manufacturers instructions on 50mm x 25mm laminized battens and one layer of fully breathable felt such as Tyvek or Proctor. 50mm x 150mm rafters at 400mm centres doubled up where the span exceeds 3.48m and birds mouthed over a 100mm x 50mm wall plate. rafters secured to 50mm x 170mm ceiling joists at 400mm centres spanning side to side with 50mm x 50mm timbers fastened to each rafter foot and back across 3 ceiling joists for triangulation where rafters and ceiling joists are at right angles. Ceiling joists to be built in to existing bungalow wall 25mm x 170mm ridge 50mm x 200mm hip rafters secured over 100mm x 50mm dragon ties fastened to the wall plates 12.5mm plasterboard 5mm skim ceiling insulated above with 150mm of fireglass quilt laid between the joists and 150mm across Code 4 lead flashings and soakers tray DPC to all abutments with felt turned from under the battens to be trapped behind the 150mm lead up stands Upvc fascia and soffits all Lead coated in Patination oil. Hip trons to bottom tile and upvc eaves tray protecting felt into gutter.

Windows: Class A double glazed UPVC windows and doors with K or Low E glass and argon filled units that have a minimum 16mm spacer between panes and a minimum u value of 1.6 w/m²°C. All glazing in critical locations to be safety glass to BS6206 and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1120mm of the floor area and 8000mm trickle vents. Opening lights to be suitable for means of escape at least 450mm wide x 750mm high clear opening sited between 800mm and 1100mm from the floor.

Drains: Any affected drains to be lintoled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. Any underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40. All gutters to match existing and to be minimum 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) watercourse B) soak away subject to percolation test C) existing on site system. All to the satisfaction of the Building Inspector. Soakaway design dependant upon ground conditions min 1m² in capacity below the inlet filled with broken rubble and protected from ingress of fines with 1200g polythene laid under the topsoil above the rubble.

All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust all new light fittings are to be energy efficient All electrical work is to be in accordance with part P of the Building Regulations. The insulation shall be designed installed and tested by a competent person being a member of the competent persons scheme and shall issue a completion certificate in accordance with BS 7671.

All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work.

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Building Inspector, whether or not indicated on the drawings or in the specification. These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. Construction (Design & Management) Regulations 1994 - Applicable to all projects except work to a persons own house other than that carried out by the developer. The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations. The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

PROJECT

PROPOSED SINGLE STOREY SIDE EXTENSION AT 7 LITTLE WESTFIELDS
ROYSTON BARNSLEY

DRAWING

EXISTING AND PROPOSED PLANS

SCALE

1:50/100