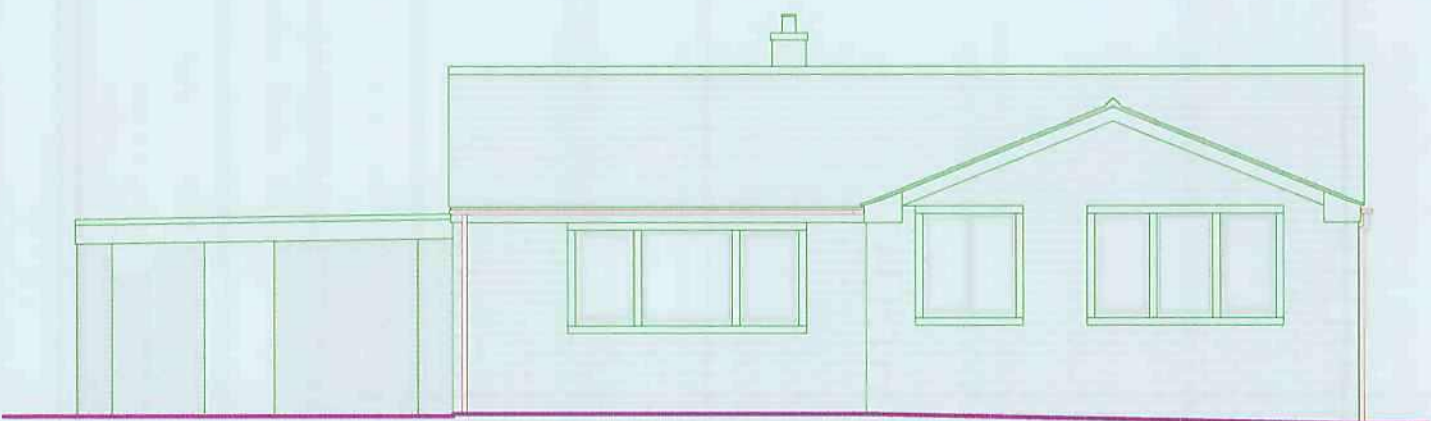
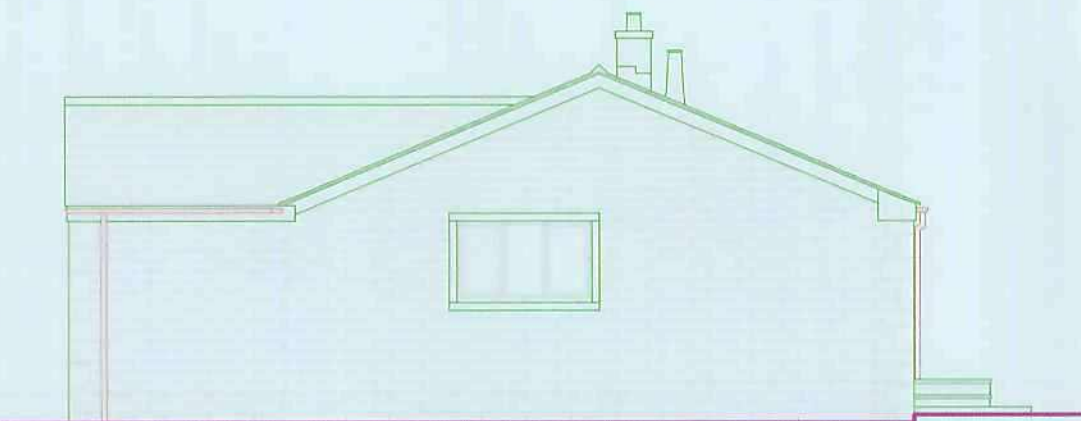


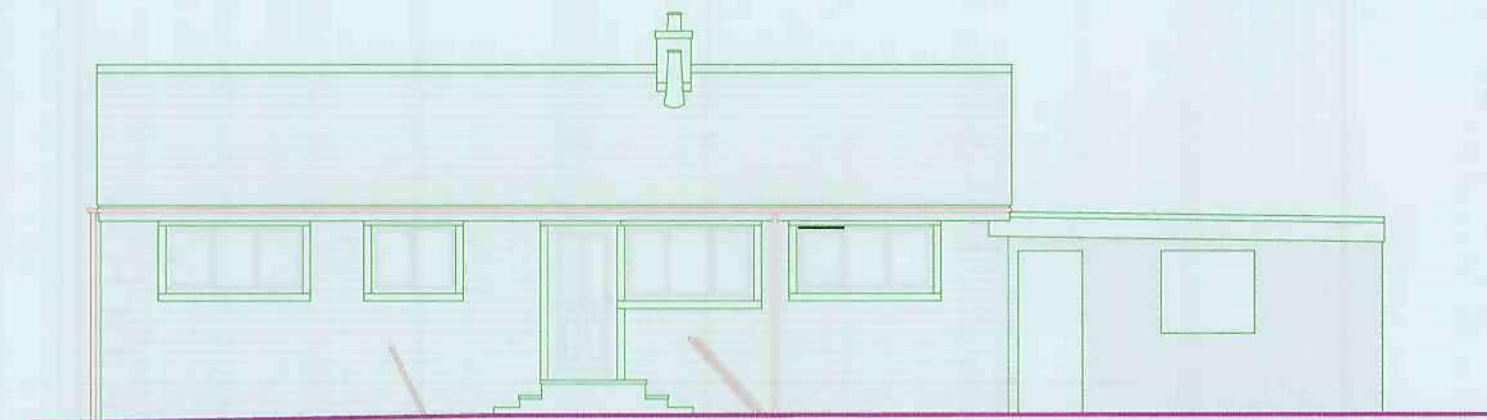
Existing Elevations (1:100)



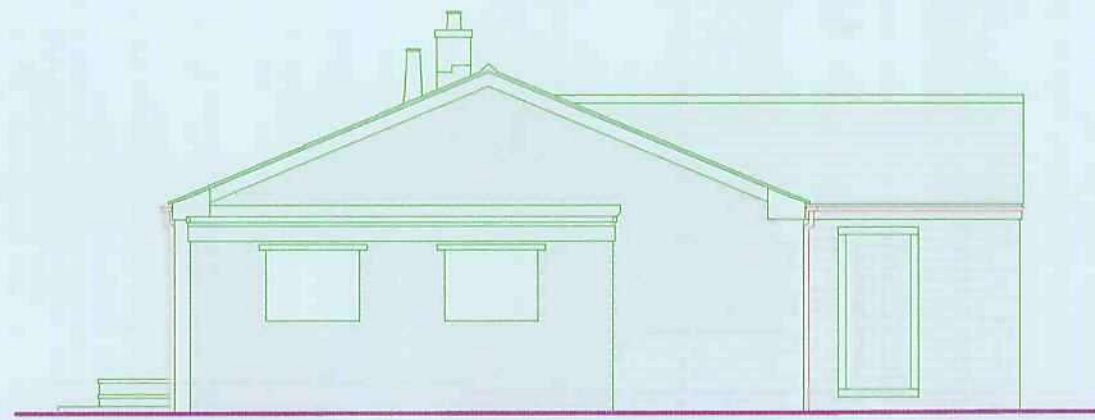
West Elevation



South Elevation



East Elevation



North Elevation

NOTES

ROOF CONSTRUCTION
Roof slates natural sandstone to match existing profile and colour as detailed with min. head lap 75mm on SW tan, battens size and gauge to manufacturers rec min. 25x38mm to be underdrawn using Onduline - Onduline Type A rigid corrugated undersheet roof system at 22.5° (to match existing) pitch laid fully in accordance with manufacturers recommendations and installation instructions. Eaves to be fitted with pre-formed eaves sheet and baird guard as detailed by Onduline on vapour permeable underlay lapped and taped to every joint min. 300mm. Fall to be pulled taught over all rafters and dressed into gutters. Eaves to be fitted with pre-formed eaves sheet.
Roof construction to be pre-formed roof trusses designed and supplied by specialists, fixed and fitted in accordance with the manufacturers specification. Detail and specification to be provided to the Local Authority prior to commencement of work.
Ceiling from 12.5mm plasterboard with skim coat finish all joints taped. Roof void insulated using non-combustible insulation quilt to give a minimum U value of 0.16 W/m2.K as detailed to drawing. Roof void ventilated as detailed to drawing using profiled Onduline sheet giving 17,000mm²/m above and below corrugations.

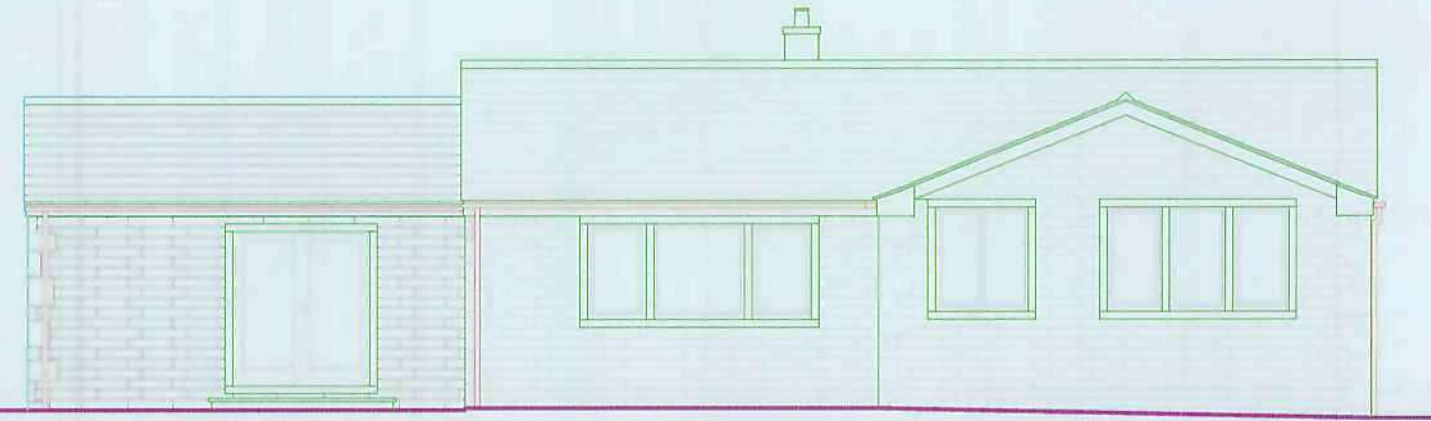
EXTERNAL WALLS
External walls to be 340mm o/a thickness built off new footings. Comprising 140mm external skin of local stone to match existing. Inner skin to be 100mm 7.0N/m² blockwork. Skins to be separated by 100mm cavity filled with 50mm Kingspan Kooltherm K3 cavity board. To give a minimum U value of 0.3 W/m².K. Skins to be tied together using stainless steel safety wall ties, horiz @ 900mm centers, vert @ 450mm centers and 300mm at unbonded joints. Include for insulated reveal blocks with DPM's to joints. Where walls are built up against existing structures include for bonding in on external leaf to every other course to maintain bond. Inner leaf using adjustable vertical S/S starter plate. Blockwork internally to receive 13mm 2 coat plastered finish. Ensure joint type and mortar colour match existing. All walls to be true and capable of taking the loads imposed on them without causing failure to the structure.

FOUNDATIONS
Generally all external walls and internal loadbearing walls to be constructed off C35 min. concrete foundations dimensioned and reinforced with A393 mesh cast centrally. Wall to be built centrally off footings. Foundations to be a minimum of 450mm below surrounding ground level to top of strip, in no case to be higher than existing drains and chambers. Exact depth to be determined on site by condition of ground and between supervising Building Control Officer and Contractor. All foundations to be cast on well consolidated load bearing substrate capable of taking the imposed loads.

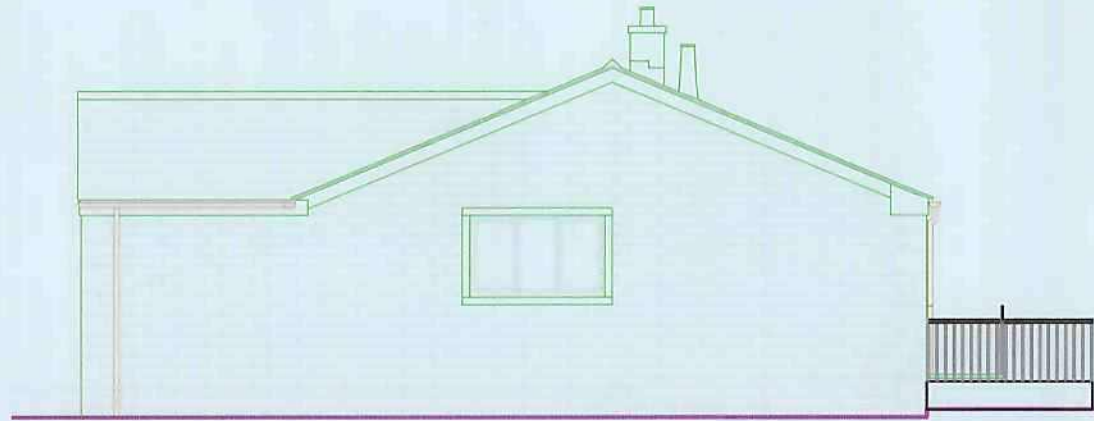
FLOOR CONSTRUCTION
Suspended 150mm thick well consolidated sulphate free hardcore on well compacted load bearing sub-strata. Hardcore blinded with 50mm thick sand ready to receive 1200 gauge DPM taken up edges of slab. Allow for lapping at all joints 300mm min. and taped with an approved self adhesive tape.
Cast 150mm thick concrete slab over reinforcing with A142 fabric mesh cast centrally. Finish slab with wood float ready to receive sleeper walls.
Construct sleeper walls at 1200mm max. centers incorporating DPC to line through with that in external walls. Cap sleeper walls with 50x100mm SW tan wall plate. Floor joists (47x145) to be C16 grade tan. SW as detailed to drawing twice spiked to wall plates. Ensure that all joists are secured true and level ready to receive 19x66mm SW T&G "V" jointed floor boarding lining through with existing floor.
The floor shall be insulated to give a minimum U value 0.22 W/m².K with 100mm Kingspan Kooltherm K3 floorboard insulation laid between joists held on 39x25mm SV battens to form bearers.
The suspended floor shall be adequately ventilated via 215x65mm air bricks located at max. 1350mm centers. Each air brick shall have behind it a clay ware liner spanning the cavity and inner wall to the floor void. Locate slopping DPC from inner skin to outer with weep hole over.

LINTELS
All lintels to be combined steel pattern with protective coating by an approved supplier installed in line with the manufacturer's current recommendations. Lintel types to be Catnic CG110/100 with minimum 150mm bearing over each opening to new external walls. Internal opening with Catnic CG70/100. The contractor shall include for insulating all voids and inserting timbers where necessary for fixing curtain tracks etc. Where any portion of the lintel are exposed provide half hour fire protection.

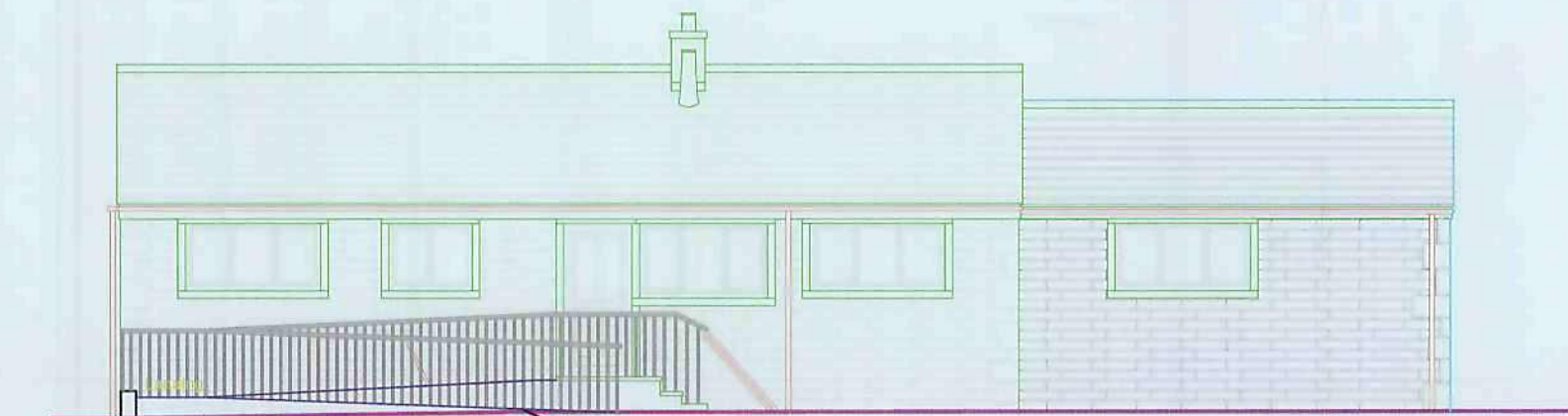
Proposed Elevations (1:100)



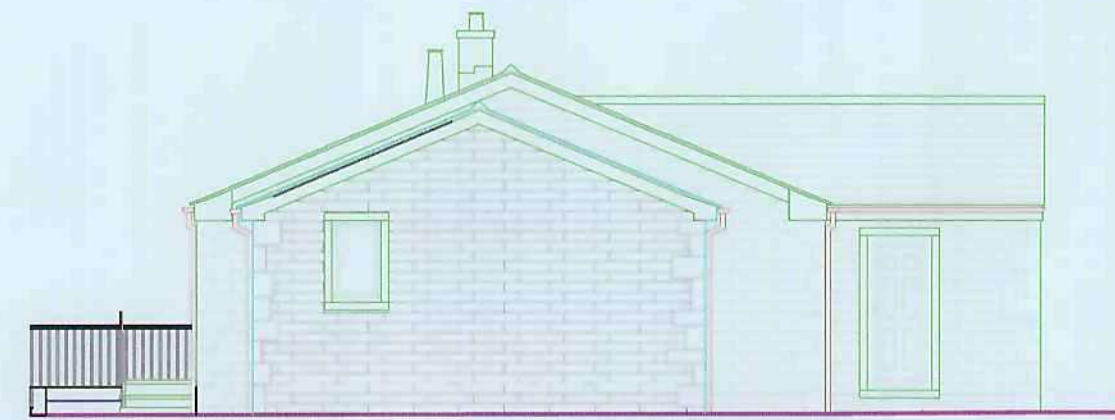
West Elevation



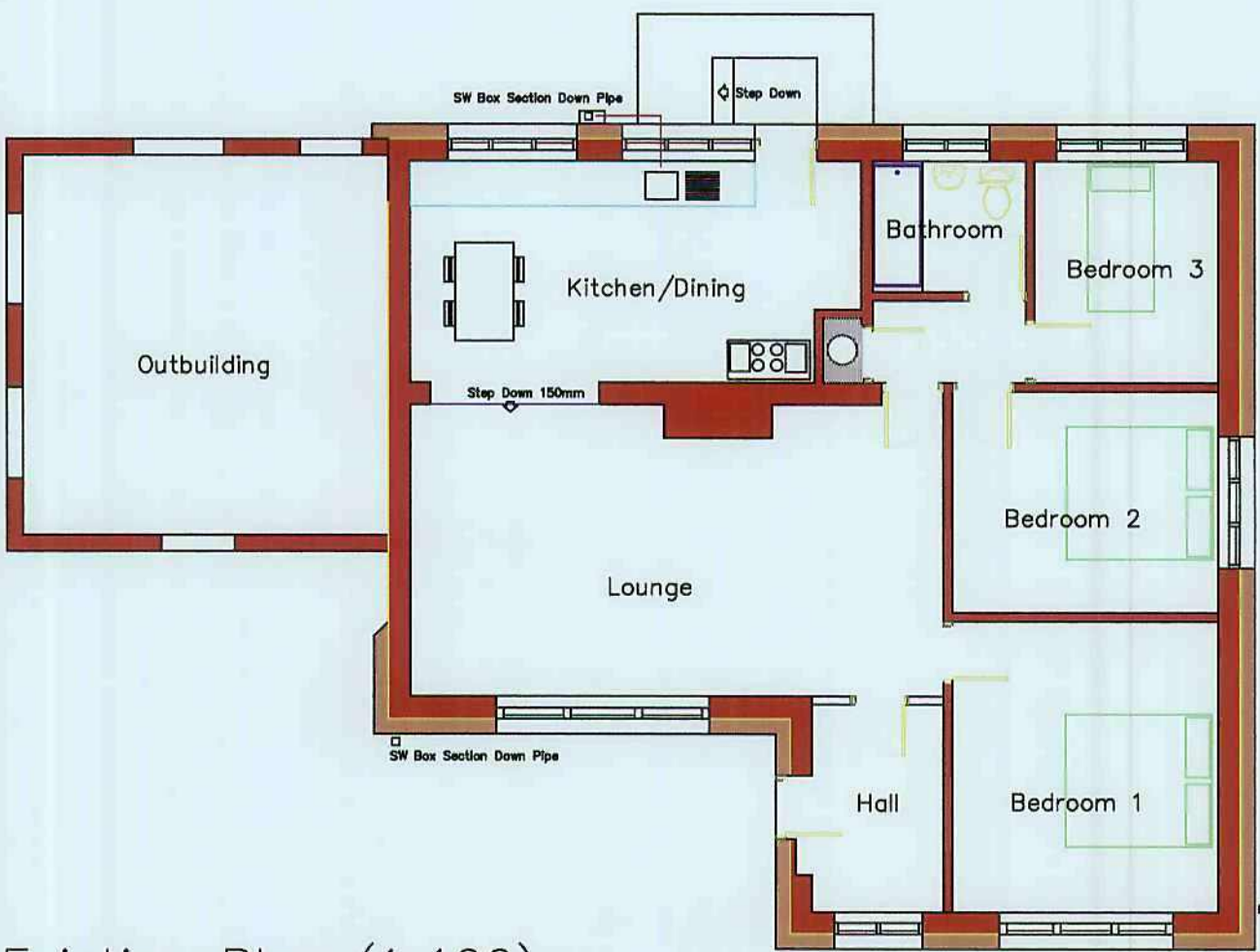
South Elevation



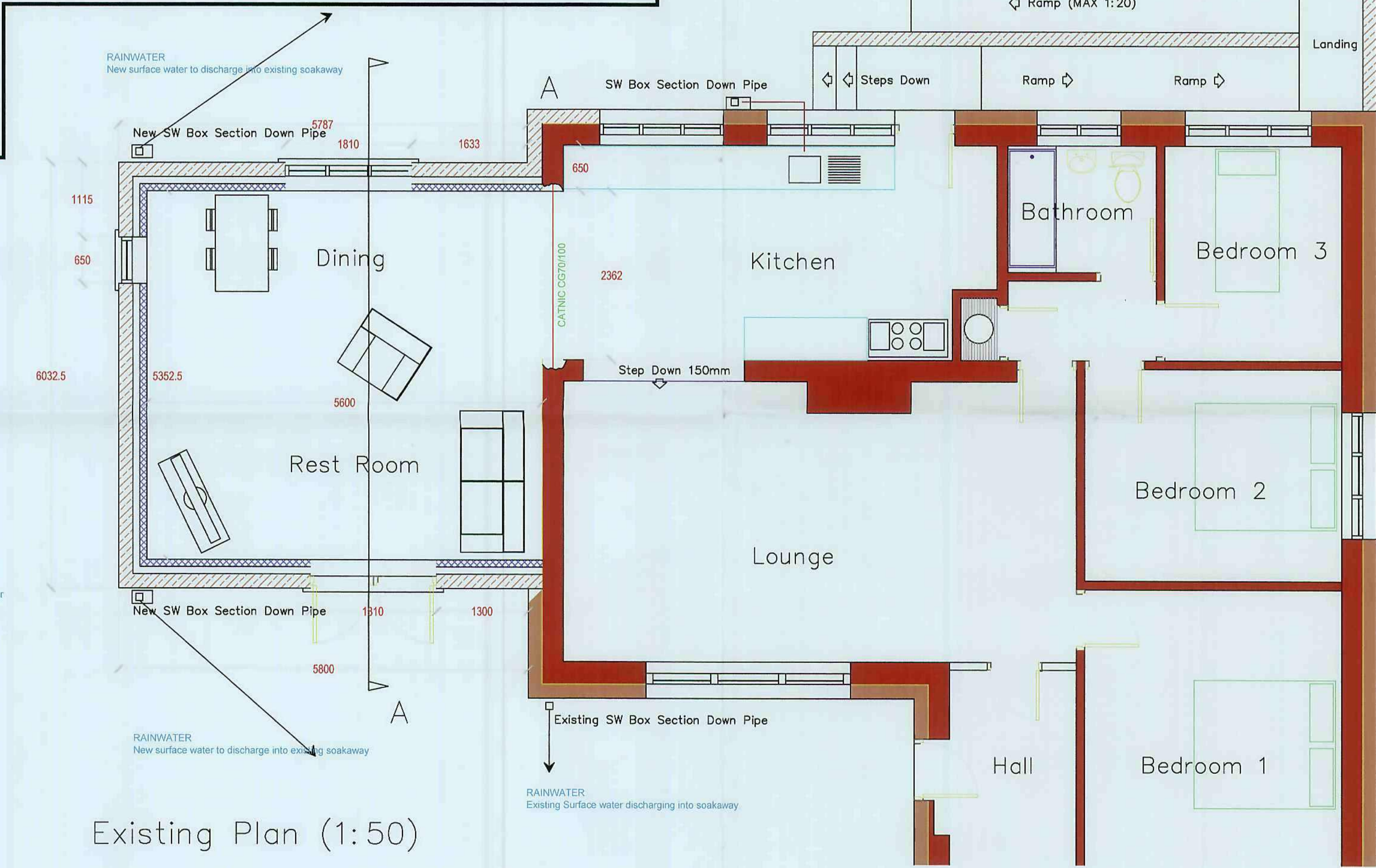
East Elevation



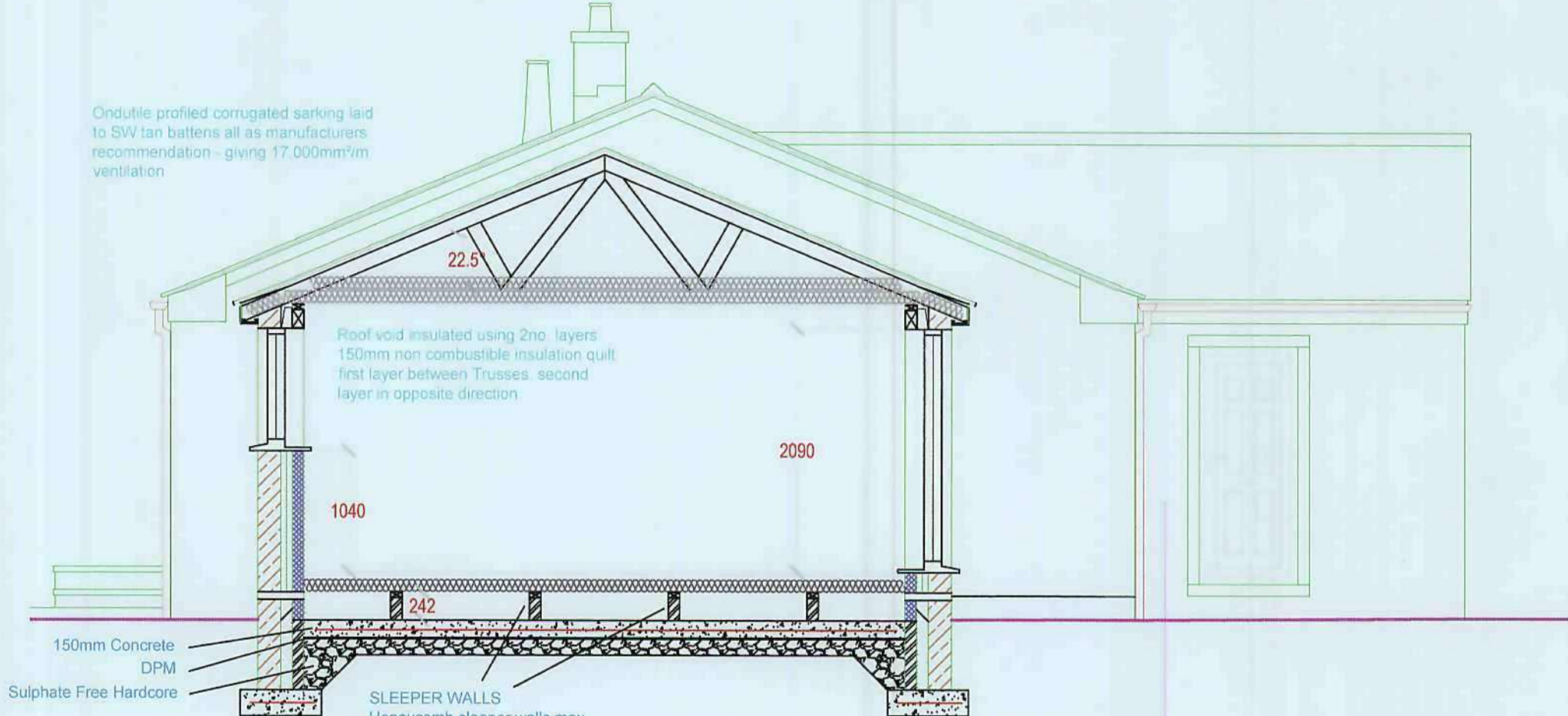
North Elevation



Existing Plan (1:100)



Existing Plan (1:50)



Section A-A (1:50)

© HEATH PROPERTY SERVICES LIMITED
The contractor is to comply in all respects with the current Building Regulations.
The contractor is to check all site dimensions and levels.
Do not scale from this drawing, use written dimensions.
If in doubt, ASK.

THE CONTRACTOR SHALL
Include for everything necessary to carry out the works whether same mentioned or not but is reasonably inferred. Check and clarify ALL building and site dimensions prior to ordering materials or commencing on site. The works shall comply in all respects with the current Building Regulations, Codes of Practice, Local Planning requirements whether or not specifically stated on this drawing. Make good all walls, floors, ceilings, roof elements, external surfaces, etc. where disturbed by the works and leave the site clean and tidy. All work upon completion shall structurally sound and capable of carrying out the functions for which it was intended. All works shall satisfy and comply with inspecting Building Control and Planning Officers and the final result shall be to the satisfaction of the property owner.
The designers assessment of this project is that The Construction (Design and Management) Regulations 2007 do not apply to this domestic extension. If you believe this not to be the case then notify the HSE accordingly.
Any building works within 6 metres of a neighbouring homes foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out the work cannot be reached procedures dealing with any dispute should be followed in (Party Wall Act 1996 incl. amendments).

RAMP FORMATION
Ramp constructed from materials to clients requirements Ramp laid to minimum gradient 1:12 over 2m to 1:20 over 10m interpolation allowed. no flight longer than 10m or a rise more than 500mm.
Ramp minimum surface width 1500mm with 1200mm minimum length landing at foot and head clear of any door swing. intermediate landings minimum 1500mm length. maximum landing gradient 1:60 with maximum cross fall 1:40. and minimum 100mm high kerb to open sides. Fitted with 40-45mm Ø handrails height from pitch line 900 - 1000mm and 900-1100mm above finished landing level extending with minimum 300mm horizontal projection protruding < 100mm into surface width of ramp.
Steps adjoining with rise between 150-170mm with going between 280-425mm nosing projection not more than 25mm minimum flight width 1200mm and fitted with handrails ABD.

HEATH
Property Services Ltd

Client: Mr R Armstrong
Project: Bleachcroft Farm
Cudworth
Barnsley
S72 8UX
Title: Single Storey Extension to Side

Scale	C dwg@A1	Date	August 2011	Drawn	JM/AD
Dwg No.	HPS/11/006/01	Revision			
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