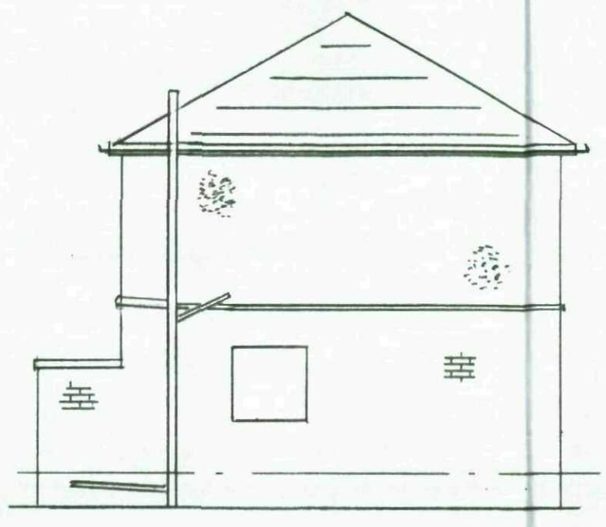
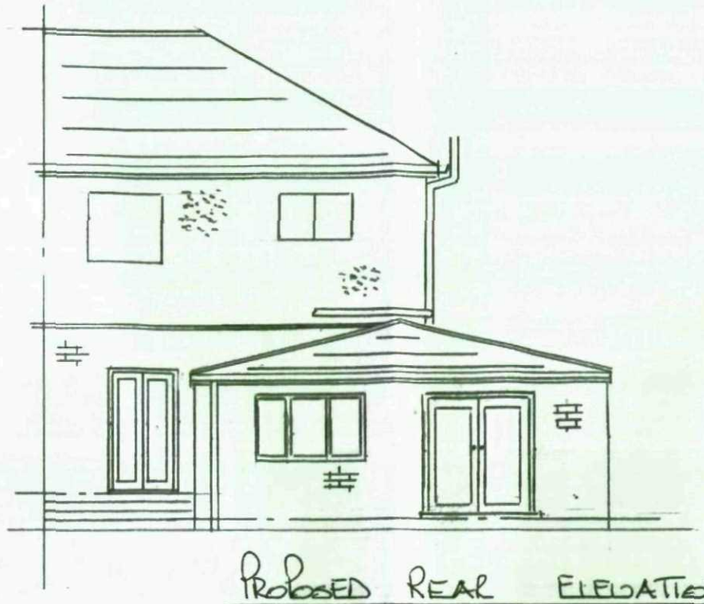


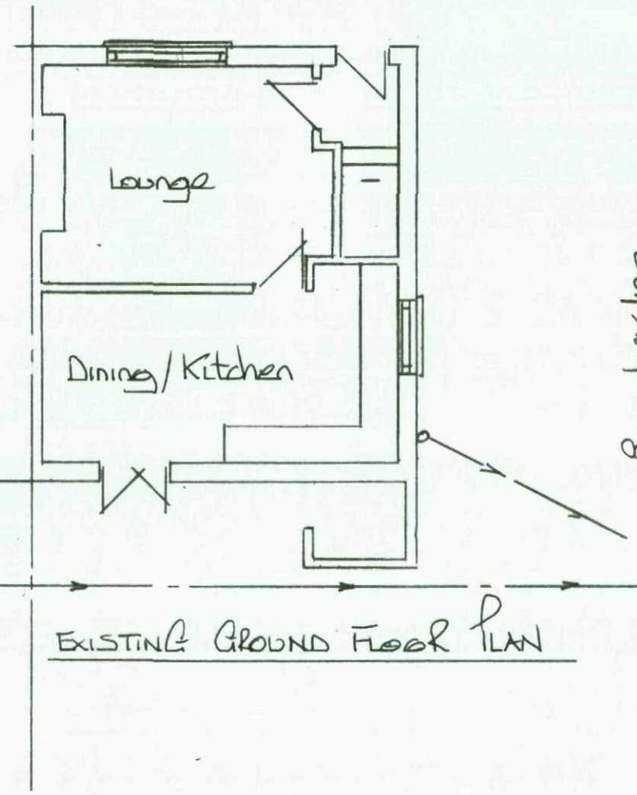
EXISTING REAR ELEVATION



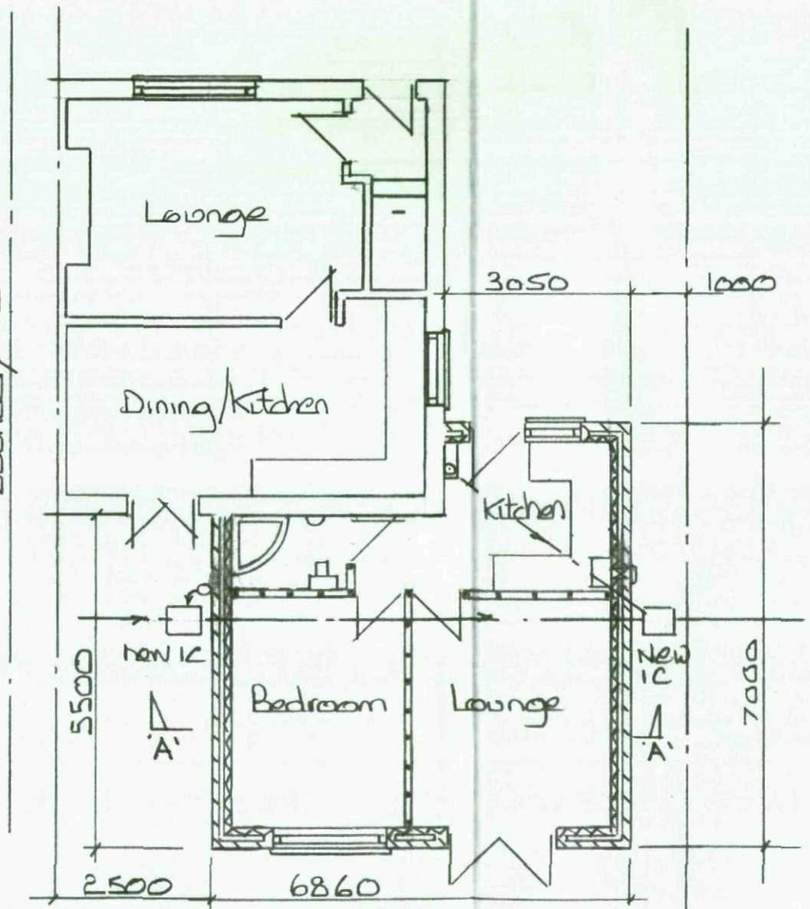
EXISTING GABLE ELEVATION



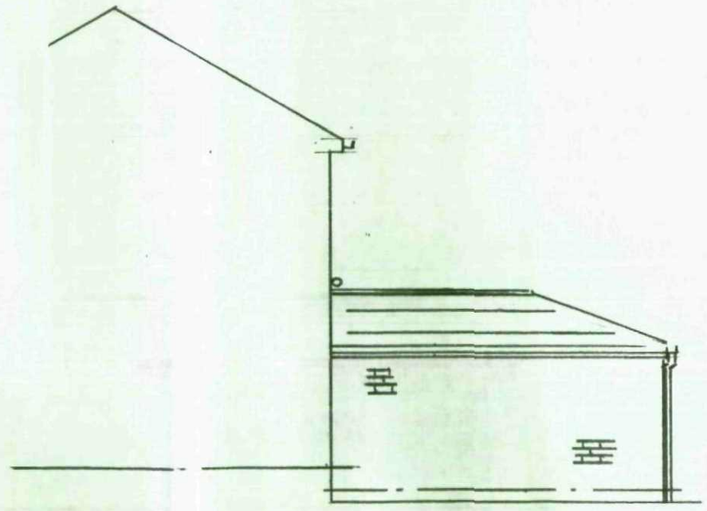
PROPOSED REAR ELEVATION



EXISTING GROUND FLOOR PLAN



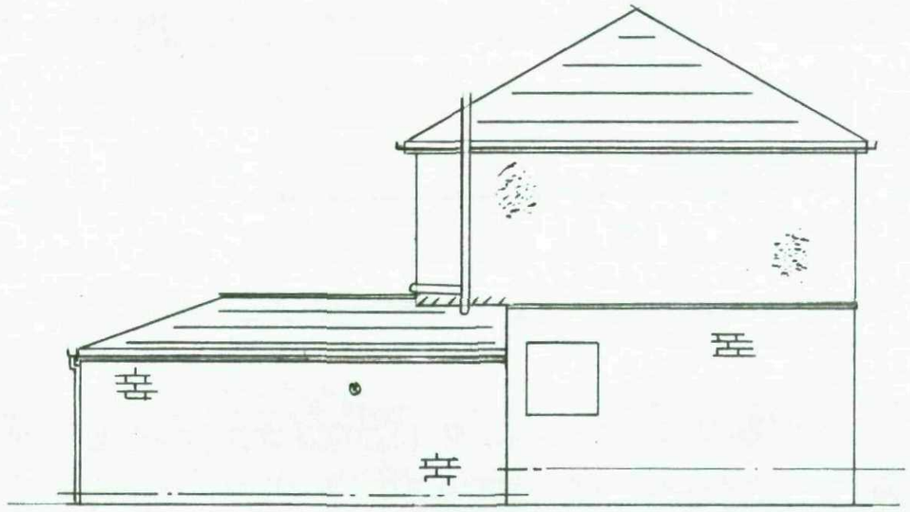
PROPOSED GROUND FLOOR PLAN



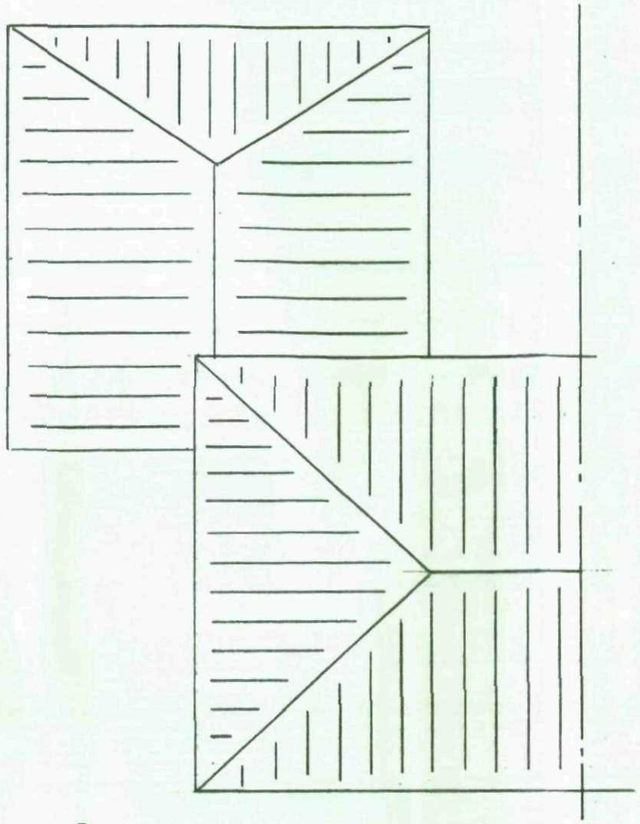
PROPOSED REAR SIDE ELEVATION FROM N°7

1:100

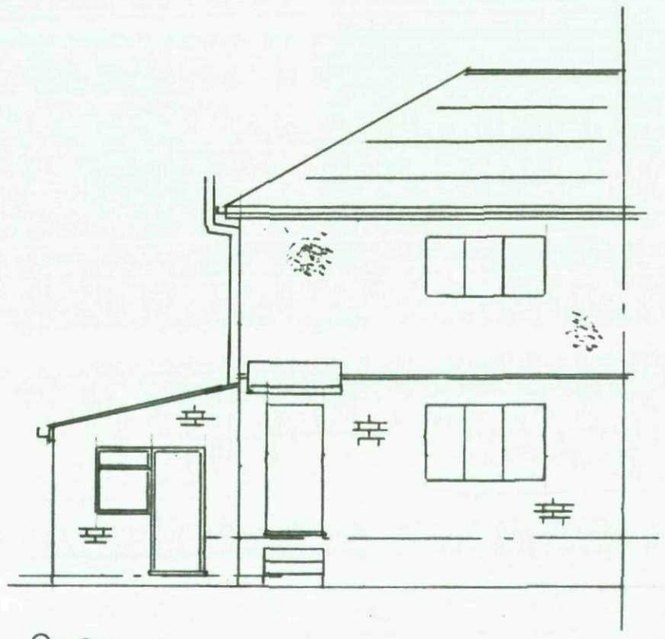
PROPOSED 'GRANNY' ANNEXE TO 5, COLLINDRIDGE ROAD, WOMBWELL, BARNSLEY



PROPOSED GABLE ELEVATION

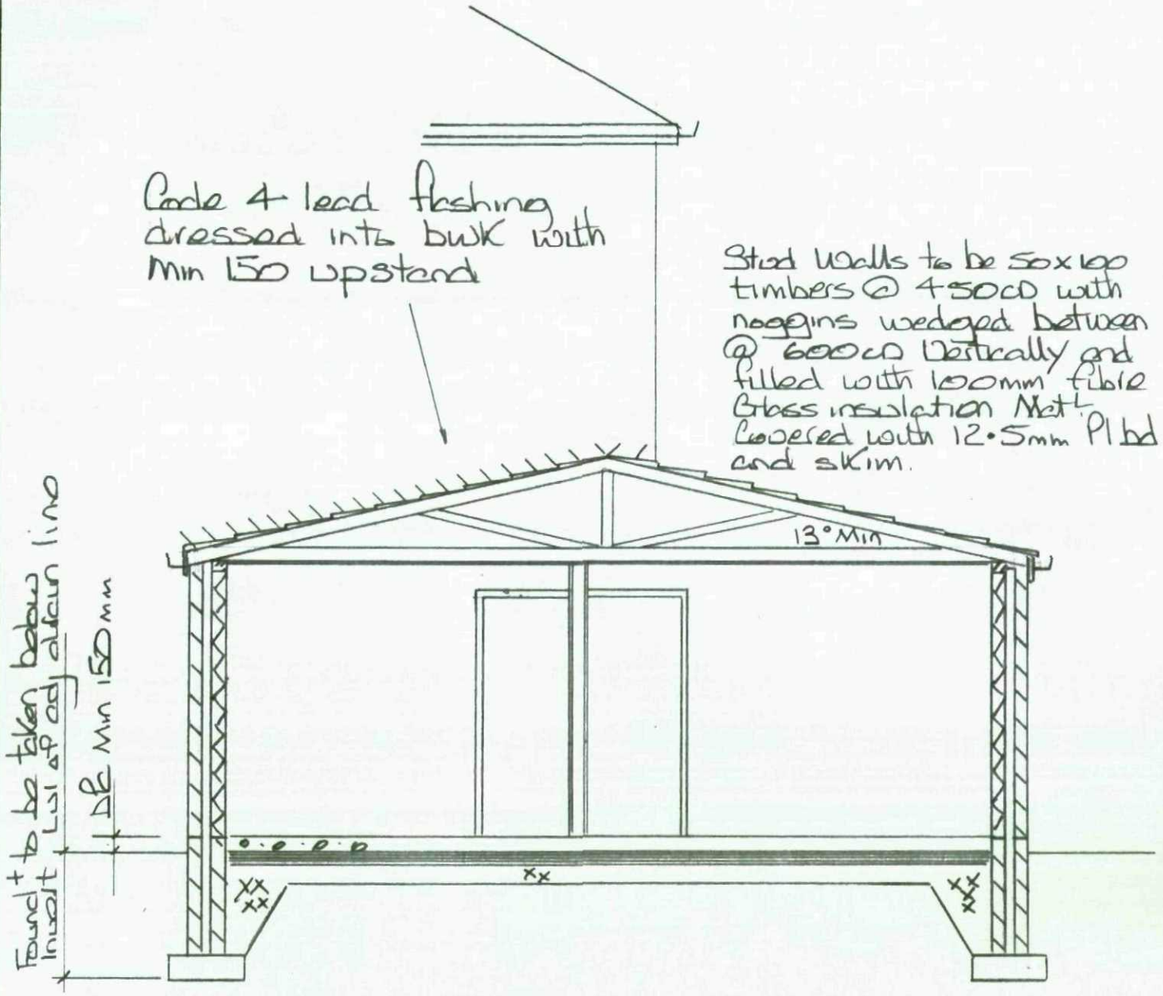


PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION

1:100



SECTION AA (1:50)

All dimensions and Levels to be checked and verified on site. Any discrepancies to be reported before work commences Regs - The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (1995) and under the control of a client appointed Supervisor.

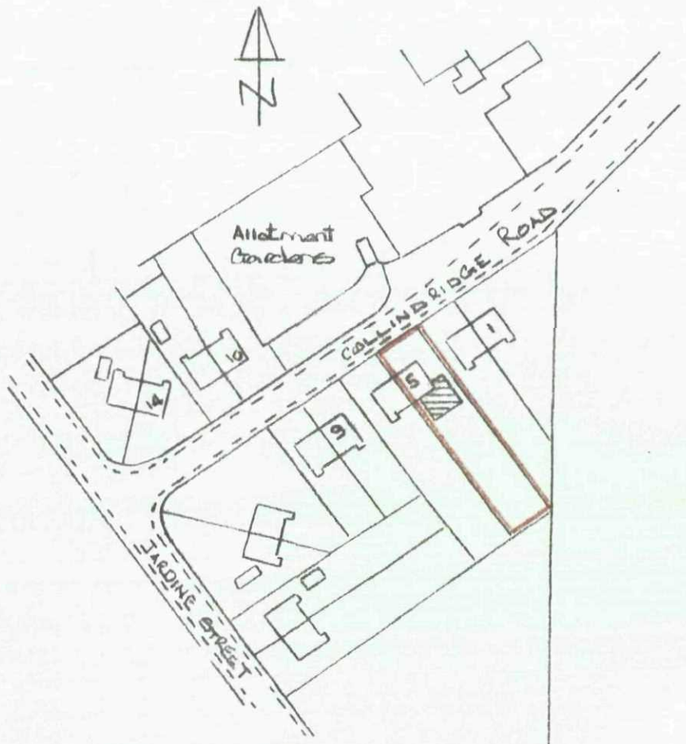
Party Wall Act - Any work that is carried out adj to any existing party wall/ boundary wall the client is to ensure that the requirements of that Act are to be discharged prior to commencement of any work.

Roof Construction - Concrete interlocking tiles for Min 13° pitch on 25x50 Swt treated battons @ pitch to suit tiles on 1y/ock or Similar breathable membrane on Prefabricated trusses @ max 600cc (Manufacturers details/ Calculations to be submitted min 28 days before work commences) and to be erected in accordance with manufacturers instructions. 100x25 diagonal bracing. 100x25 longitudinal bracing @ node points to ceiling, web and diagonals in accordance with BS 5268 Pt 3. Every third truss tied down bwk Min 6 courses with 30x5x1000 GMS straps and across Min 3 trusses. noggins bet trusses @ ceiling and verge Lines @ Max 1500 cc. Each truss to be individually fixed with fragning plates to 75x100 Wall Plate anchored with 30x5x1000 GMS straps. Roof pitch to be checked by builder prior to ordering of trusses and tiles to ensure suitability. Min 50 mm air Gap from insulation to tiles to be maintained. Roof insulation 270mm fibreglass quilt laid in roof space 1100mm bet trusses and 170mm @ 90°. underdraw with 12.5 mm Pl bd and skim.

Wall Construction - 102.5mm Matching facing bwk to be consistent with existing. 100 mm Cavity filled with 100 mm Dritherm batts, 100mm thermalite blocks, inner leaf faced with 12.5mm Pl bd and skim on Plaster Dabs to give U Values less than 0.28 W/m²K. Spec Eng bwk below DPC Ltl with Weak Mix Concrete Cavity fill to Min 225mm below DPC Ltl or use concrete foundation blocks. S/S ties @ 5/sq m and 225 vertical to unbonded jambs. Thermalite Cavity closers to cills and forheads. All bwk and blockwork to be suitably bonded to existing (either toothed quoin/ either brick or use fir fix profiles) as required. Min returns to be 550 and all cavities to be continuous

DPCs - 2000 g DPC to Lwalls Min 150mm above ground floor Ltl. Vertical DPCs and weather checks to all external openings.

Foundations - 600 x 225 strip Concrete taken below invert Ltl of adjacent drains (builder to check prior to construction,



LOCATION PLAN (1:1250)

Foundations to be taken down to firm ground min depth 1000mm in shrinkable subsoil. All to Satisfaction of DBS.

Ground floor Construction - Min 150mm Consolidated hardcore with 50mm layer of sand blinding also wackered down on top of hardcore. 2000 Gauge DPM laid on and lapped into DPC. Joints to be taped and mastic sealed. 100mm thk Insh floor type 70 Mat on top finished with 100mm thk Concrete screed.

Lintels - Catnic galvanised steel to BS EN 10142 : 2000 polyester resin coated to BS 5977 Pt2 1983. and insulated to 0.35W. S120 will depend on length and loading. See technical guide. Lintels to have Min 150 mm end bearing fitted level bedded on mortar. Point loads not to be applied.

Concrete lintels - Naylor pre stressed reinforced lintels to be in accordance with BS 8110 Pt1 : 1997 Manufactured to BS 5977 Pt 2 1983. Materials to BS12 and 822 with load to BS 5896. Min end bearing 150 mm for beams up to 3m.

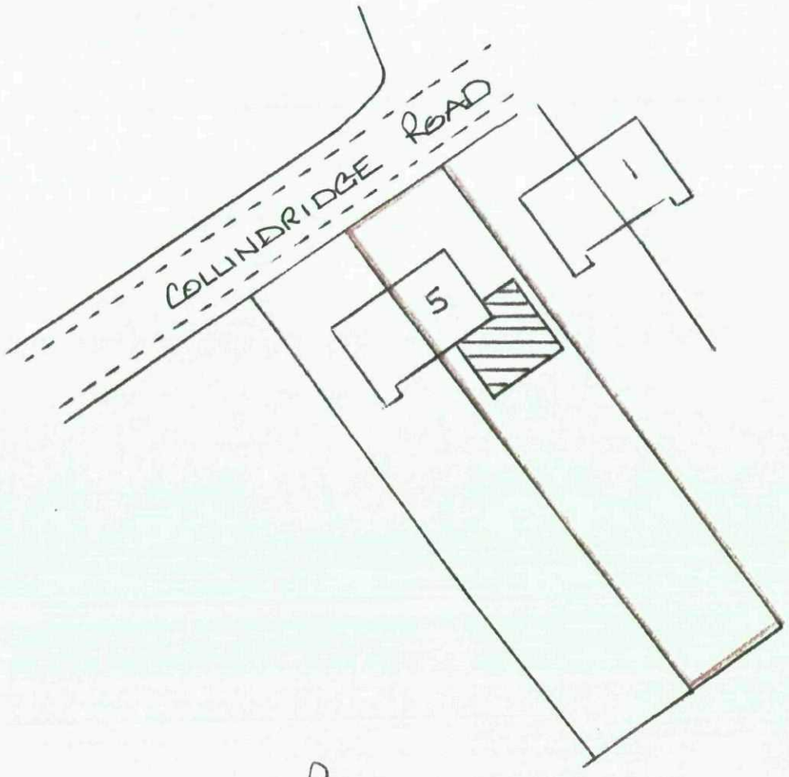
Windows - All Windows to be double glazed white UPVC Construction to match existing. 19mm 'Air Gap' 'Argon' filled with Pilkington K le glazing to give min 1.6 W/m^2K 'U' Value. opening lights, Min 1/20th floor area served and fitted with 8000mm² trickle vents. Any glazing below 800mm to be toughened or Laminated glass.

Doors - Glazing in and around doors to be toughened or laminated in accordance with document 'N' BS6206

Smoke detectors - are to be linked into Main house and are to be located in corridors. Circulation areas and escape routes no more than 3m from a bedroom and are to be securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired linked system taken to Consumer unit with battery back up.

Mechanical Ventilation - Kitchen requires 60 L/s extractor fan or 30 L/s if fitted to Cooker hood. Shower room to have min 15 L/s extraction with 3 air changes/hr with Min 15min over run facility operated by light switch.

Ringmain and lighting - Extend existing ringmain and lighting circuits to clients instructions. All electrical



SITE PLAN (1:500)

work to meet requirements of part P(Electrical Safety) and must be designed, installed, inspected and tested by electrician recorded by an approved body, Prior to completion and BS7671 electrical installation certificate to be issued. Switches and sockets are to be located within 450 and 1200 of the finished floor Lvl in places suitable for every use. Lights are to be (a least 40 Lumens/circuit watt efficiency and have 1 energy efficient light/25m² or 1 in 4 fixed light fittings.

Heating - Extend existing gas supply to new separate boiler 90% gas condensing sited in Kitchen cupb, wall mounted with a balance flue outlet protected by a durable protection guard. System is to be controlled with a wall mounted programmable unit with room thermostat. All pipework to be insulated with rigid foam insulation. end radiators to be fitted with TRVs. Heating to be designed and installed by a qualified gas safe Engineer.

Drainage - Generally all drainage to be 100mm hepsleeve pipe or similar with flexible joints bedded/surrounded in granular material and laid to a min 1:40 fall. Any drains passing under building to be encased in 150mm concrete and to be bridged over where passing thro walls with concrete Lintels. Provide new ICs as shown which are to be concrete sections on 150mm concrete bed chambers are to have light Wt metal cover and frame All to Satisfaction of DBS

Plumbing - Sink units to have 40mm Ø wastes with 75mm deepseal anti vac traps and to discharge in new IC or BIG. Shower to have 40mm Ø waste and WHBC to have 32mm Ø waste both fitted with 75mm antic vac traps and to discharge into new 100mm Ø S+SP Min 200mm above or below WC connection.

All Plans and Elevations to scale 1:50 or 1:100 unless stated otherwise