

Web staff

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Davestone
Daffield Rd
Cudworth.

The Gables

Davestone

The Site

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Prior to commencement of work all existing foundations and lintols shall be exposed by the developer for inspection by the Building Control Surveyor and are to be to his complete satisfaction or altered to be so. Builder to provide support to the existing ceilings until such time as the bottom chord of the existing trusses are secured to the new attic trusses. Builder to take into account any measures necessary to the existing roof to allow for the positioning of the new trusses. Any existing services such as electrical or plumbing that affect the installation of the trusses are to be re-sited by a registered installer.

Roof Roof truss design and layout to be as agreed by developer and specialist manufacturer. All dormer and stairwell openings to be trimmed in accordance with manufacturers details. Truss calculations to be submitted by the manufacturer to the client for the attention of the Building Control Provider 14 days prior to commencement of that work on site. Concrete interlocking tile suitable for pitch laid in accordance with manufacturers instruction on 50mm x 25mm tanalized tile battens and 1 layer of Tyvek fully breathable felt laid to sag 25mm between the trusses. Attic roof trusses manufactured to dimensions taken on site by supplier and not from the dimensions noted on plan. Trusses to be at 600mm centres or as advised by manufacturer. The existing ceiling joists are to be supported to the new roof trusses. Secure to 100mm x 50mm wall plates with truss clips. Trusses and bracing to BS5268 part 3. Insulate the thermal envelope of the rooms i.e. sloping ceilings horizontal ceilings roof space room walls and dormer walls/cheeks with 100mm Kingspan between the timbers and 32mm across the room face. All internal finishes to be 12.5mm plasterboard 5mm skim. Insulate between the bottom ceiling chord of the proposed trusses with 100mm fibreglass 10kgm for sound. Code 4 lead flashings soakers aprons and vallies to all abutments and dormers.

Dormers Covering as main roof on roof trusses. Clad dormers with Upvc boarding on 50mm x 25mm battens on breathable felt stapled to 9.5mm WBP plywood screwed to the studs. Finish internally with 12.5mm plasterboard 5mm skim on 32mm kingspan insulation and a vapour barrier positioned in accordance with kingspan guidance. Dormer studs to be 50mm x 100mm at 400mm centres with 100mm x 100mm corner posts and 100mm x 150mm heads 25mm x 150mm ridge 25mm x 225mm lay and valley boards

Drains All wastes to be 38mm with 75mm deep seal anti vacuum traps. No connection on S & VP within 200mm of WC connection. S & VP to extend 900mm above any opening light within 3m and terminate with a cage. Allow for routing the existing SVP through the soffit and between the trusses to a ridge vent tile. Rain water to discharge to and in order of priority A) soakaway B) water course 1m³ in capacity 5m from any building C) existing on site system through trapped gullies all in accordance with Building Control Surveyors instruction and agreed on site. Rainwater goods to main roof and dormers to be 100mm deep flow gutter 63mm down pipes. Down pipes to discharge to existing drain. Builder to ensure that the sanitary pipe work is installed at a level that allows satisfactory falls to the existing drainage system and that any shallow drains are kept flexible but encased in concrete to prevent damage

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps secured from the masonry over 3 structural timbers and 50mm wide full depth strutting at right angles to the walls. Commencing 600mm from the apex over the first uncut block and at 1.8m centres thereafter to floors ceilings and verges.

Windows and Doors UPVC double glazed windows and doors with units that have K or Low E glass a u value of 1.6 and at least a 16mm spacer between panes. Opening lights to be 1/20th of the floor area and 8000mm² trickle vents to all rooms. Provide a means of escape opening light to the new bedrooms at least 750mm high x 450mm wide sited between 800mm x 1100mm from the floor. All glazing in critical locations to be safety glass to BS6206® and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Provide mechanical extract ventilation to the first floor shower room bathroom kitchen and utility discharging at a rate of 15 l/sec and 60l/sec respectively all to external air. Engineer to confirm compatibility of boiler and extract fan Bathroom fan operated on light switch 15 minute run on 15mm gap under door. Ground floor bath extract to be ducted through to rear soffit. The ground floor WC ventilation can be by way of opening light or extract fan 3 air changes per hour. Provide energy efficient lamp holders to the new bedroom.

All construction shall be Robust Boiler to be sited in the utility room discharging to external air all in accordance with Part J of the Building regulations protect outlet with a cage if within 2m of the floor. Install a smoke detection and alarm system mains wired on the lighting circuit with battery back up. Detectors to be sited on ceiling of ground floor hallways and new first floor landing in accordance with part B.

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 capable of issuing a third part accredited completion certificate all to BS 7671.

Walls Build above the gables in cavity masonry to match the existing. Walls to achieve u value of 0.28wm²K comprising outer leaf of brickwork as existing full Rockwool cavity wall batts 100mm blockwork. 5 stainless steel wall ties m² and every block to reveals. Builder to allow for insulated plasterboard 5mm skim finish room face insulation thickness to be determined to achieve the above U value once the cavity fill width is known. Internal partition wall to comprise 12.5mm plasterboard 5mm skim either side of 50mm x 100 mm studs at 400mm centres fully filled between with fibreglass.

Stair To be manufactured to actual measurements taken on site but to comply with the following criteria. Maximum rise 220mm minimum going 220mm 2 x R + G = 550mm to 700mm. Maximum pitch 42°. Minimum head room above pitch line to be 2m. Provide handrail 900mm above the pitch line and landing with vertical spindle guarding at 100mm centres Truss trimming to be in accordance with manufacturers details

Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Any eccentric foundations to be 750mm wide x 450mm thick reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay at least to the same level as existing below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC in order to ensure render does not continue past DPC. All boundaries and final dimensions are to be agreed with client on site prior to commencement of work.

Walls 100mm brickwork to match existing 100mm cavity fully filled with Rockwool batts. 100mm blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls. IGHD insulated lintols to all openings with 150mm end bearing. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads cills and jambs of all openings. Provide a Radon barrier in accordance with Building Control Officers instructions comprising 1200g DPM lapped from under the concrete floor to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC. Bond existing to proposed with furfix profiles and maintain cavity. All internal finishes to be plaster in 2 coats. Internal walls to be 100mm blockwork on a foundation as described above. All stud partitions to be 12.5 mm plasterboard 5mm skim either side of 50 mm x 100 mm studs at 600mm centres fully insulated between with fibreglass

Ground Floor Solid 100mm concrete trowelled smooth and level with the existing on 100mm of Kingspan floor insulation on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. DPM to act as radon barrier completely covering the foot print of the extension 2000g tray DPC over where the cavity is bridged. Any existing air grates affected by proposal are to be compensated for on other elevations. Take down the outer leaf of the rear cavity wall clean the cavity face of the inner leaf of masonry to receive a plaster finish. Rebuild that part of the wall forward adjacent the stair on a foundation as described and inset 100mm x 200mm rsj steel work on concrete padstones to support the bottom chord of the roof trusses.

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 Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification.

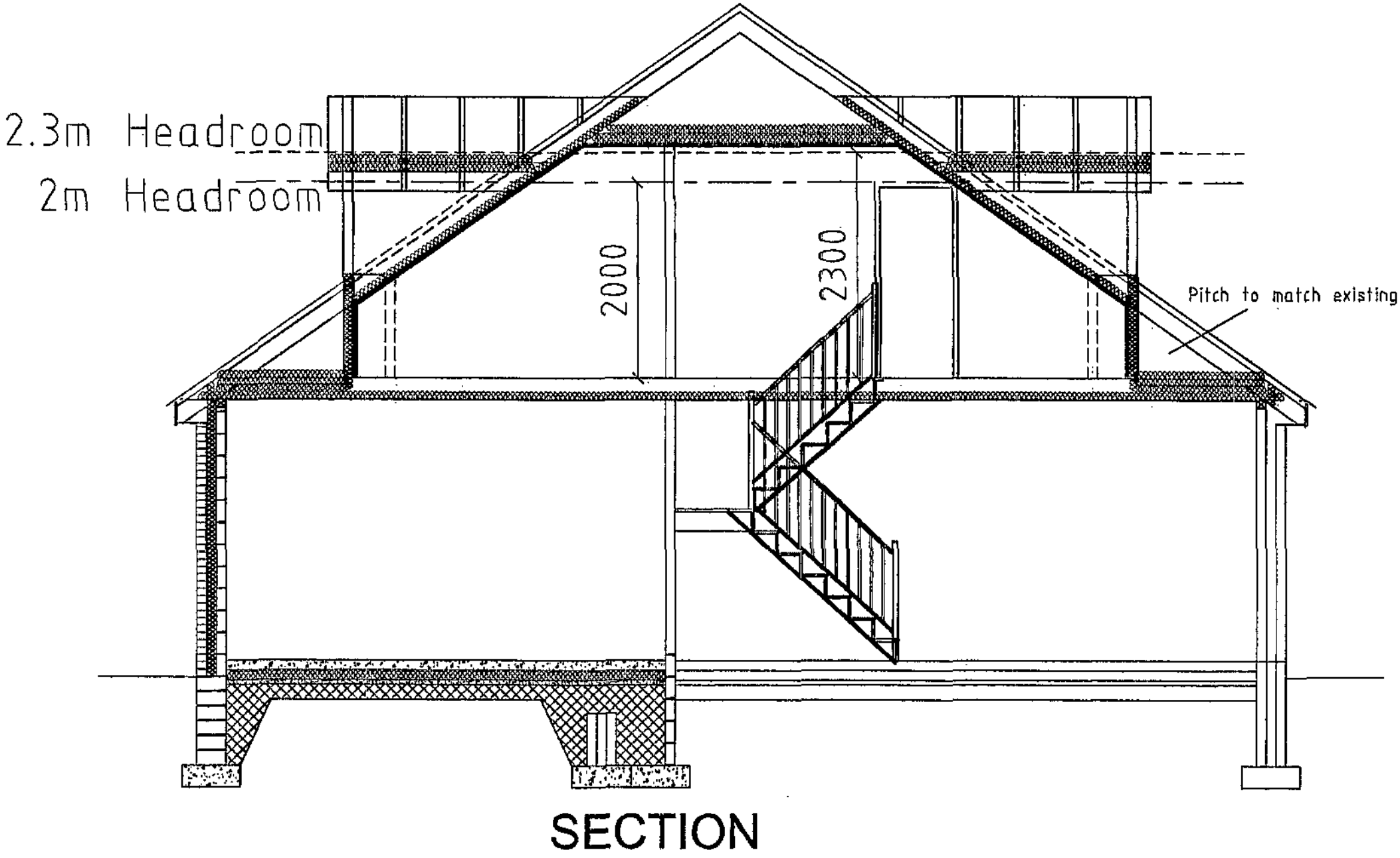
These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations 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. **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. Telephone 0870-122-6236. Email odpm@twoten.press.net.**

Construction (Design & Management) Regulations 1994 - Applicable to all projects except work to a persons own house other than that carried out by the developer.

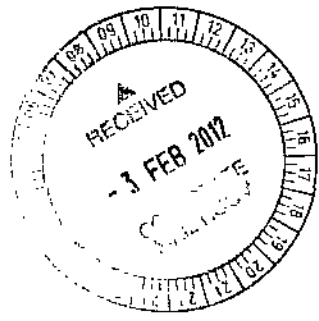
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations.

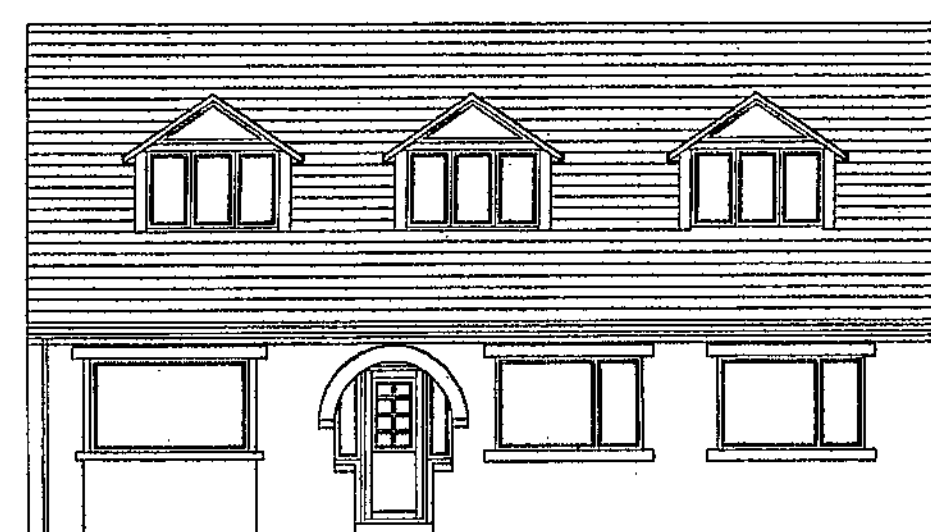
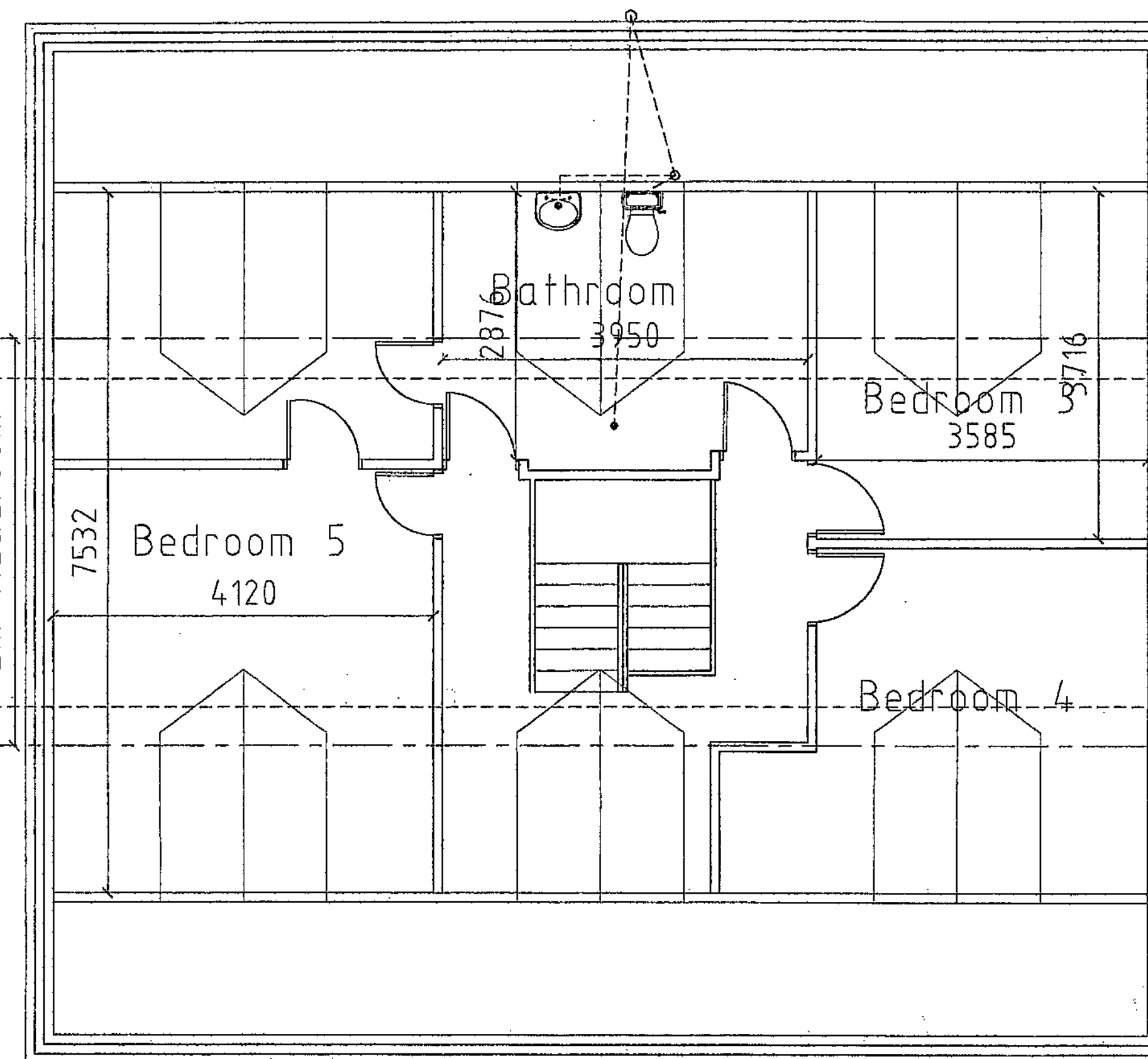
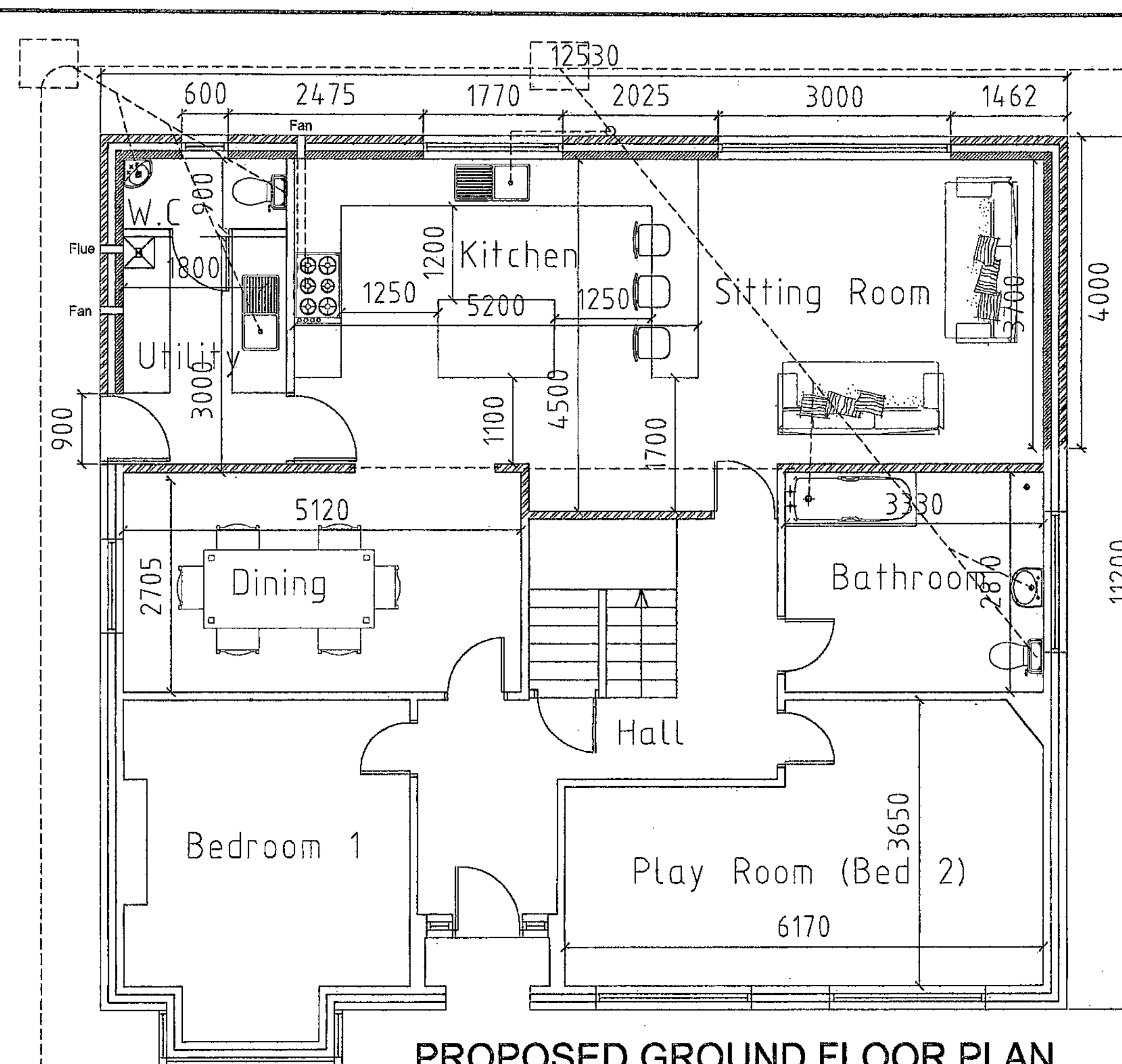
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

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 REAR EXTENSION AND ROOF ALTERATIONS AT DAVESTONE DARFIELD ROAD CUDWORTH BARNSELY	Title PROPOSED SECTION 1:50 - 1:100
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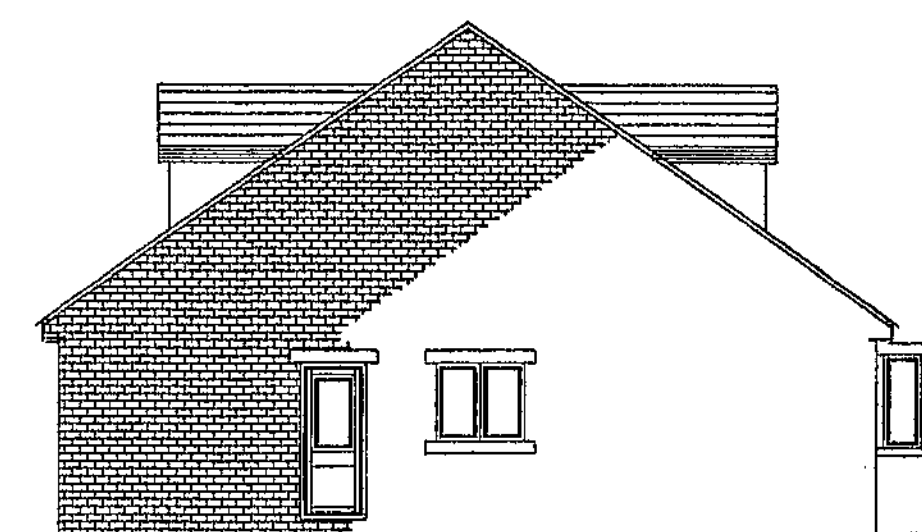




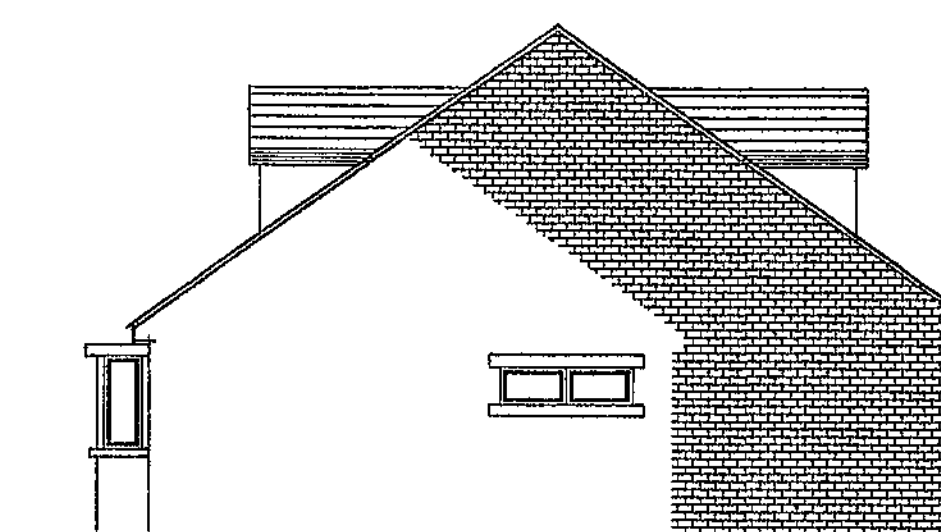
PROPOSED FRONT



PROPOSED REAR



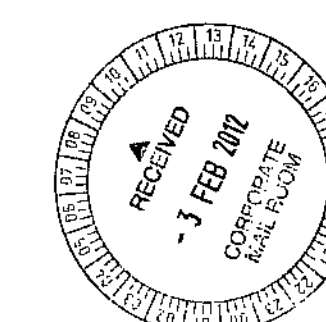
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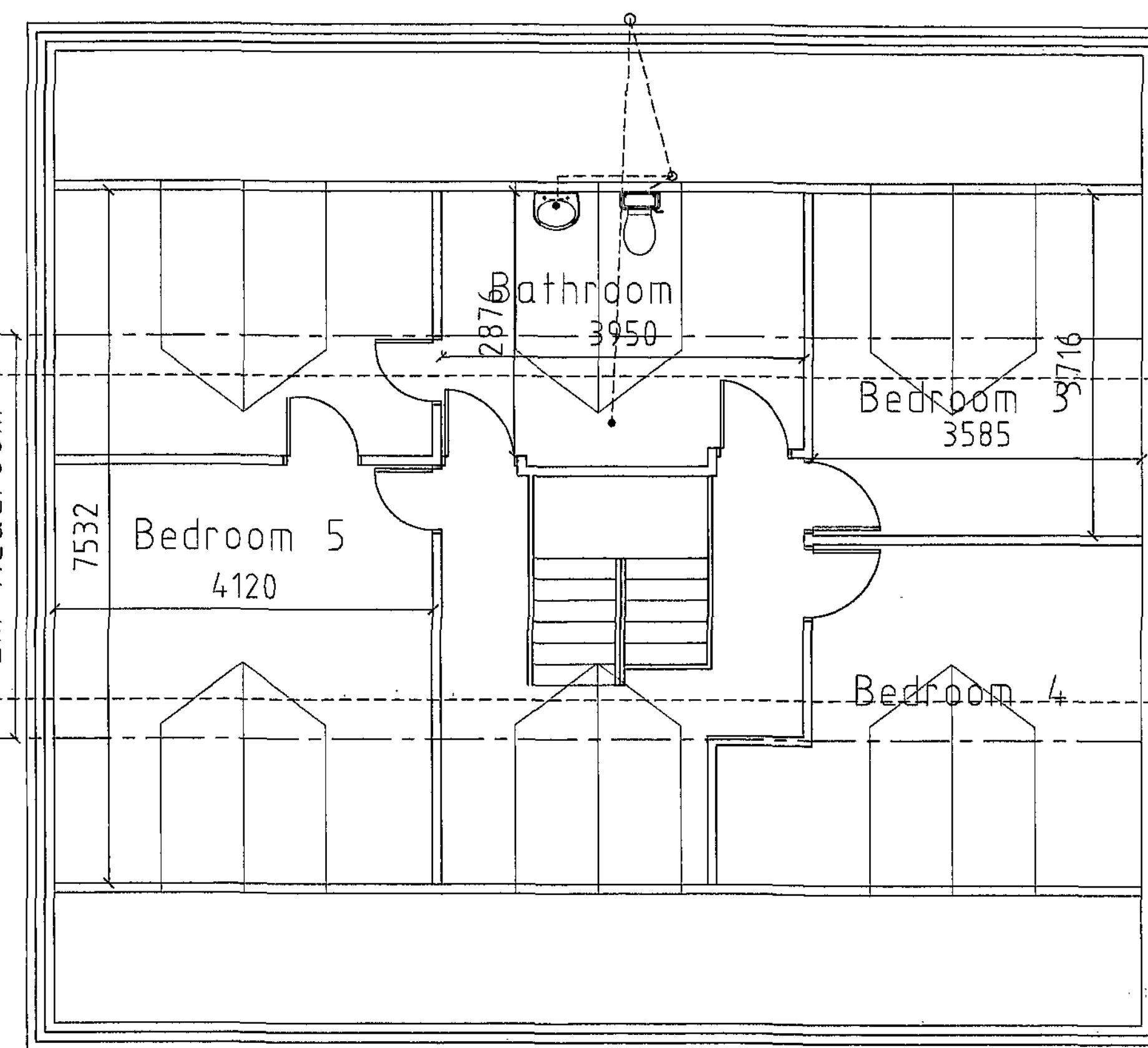
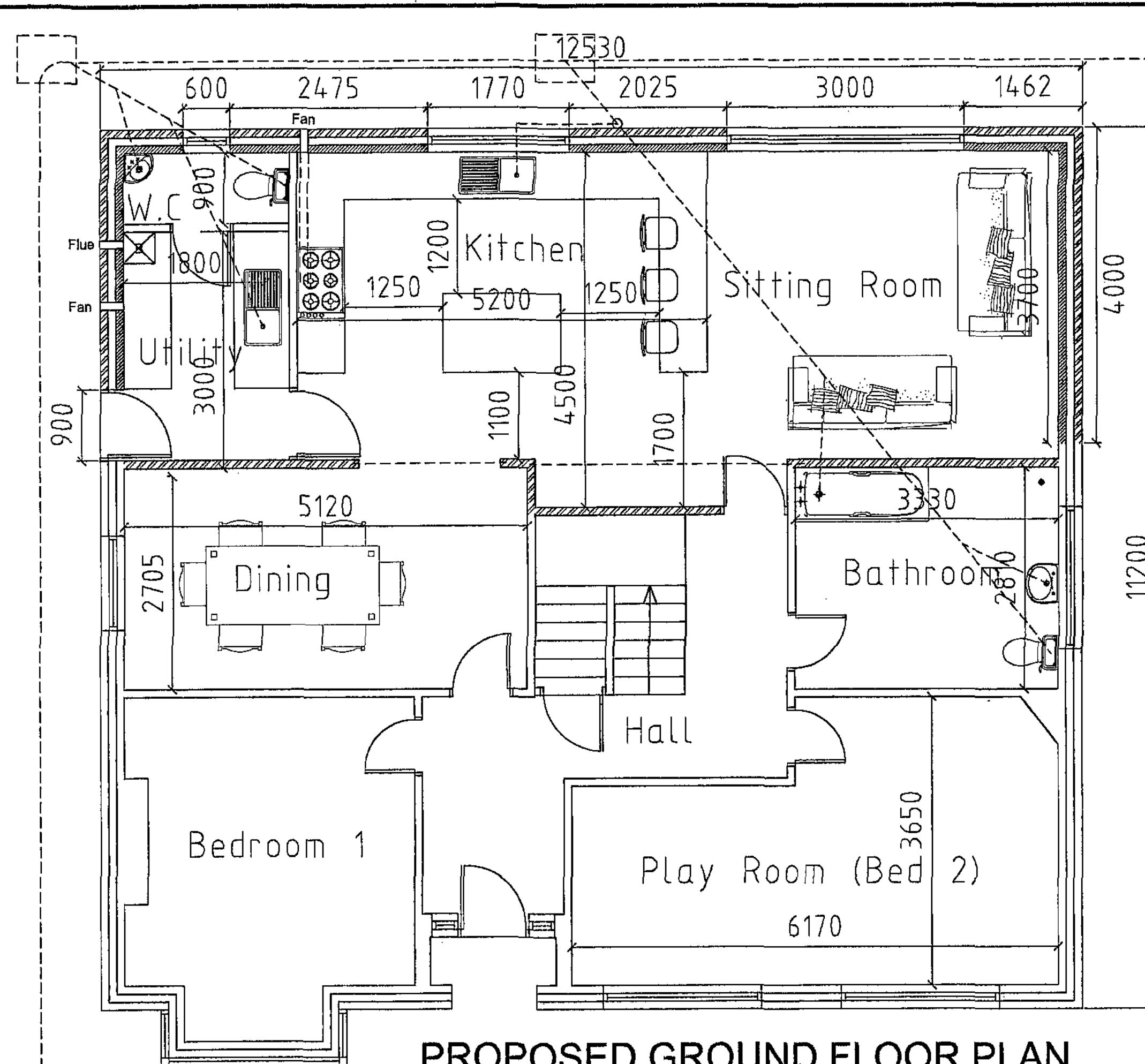


PROPOSED SIDE

Project PROPOSED REAR EXTENSION AND ROOF ALTERATIONS AT DAVESTONE DARFIELD ROAD CUDWORTH BARNSELY

Title PROPOSED FLOOR PLANS AND ELEVATIONS 1:50 - 1:100

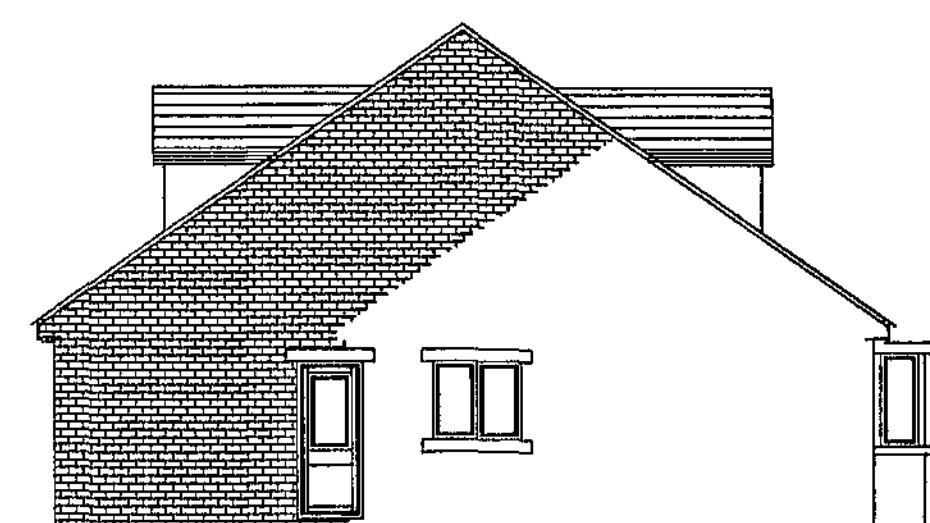




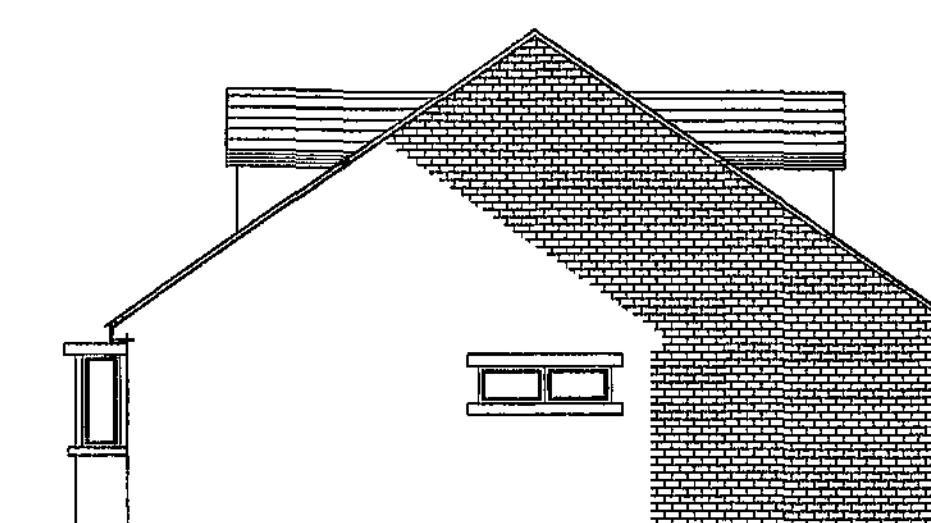
PROPOSED FRONT



PROPOSED REAR



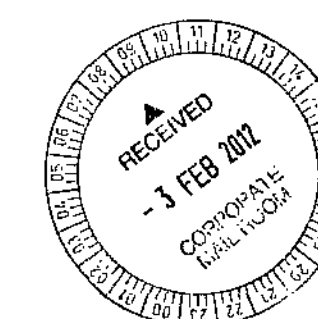
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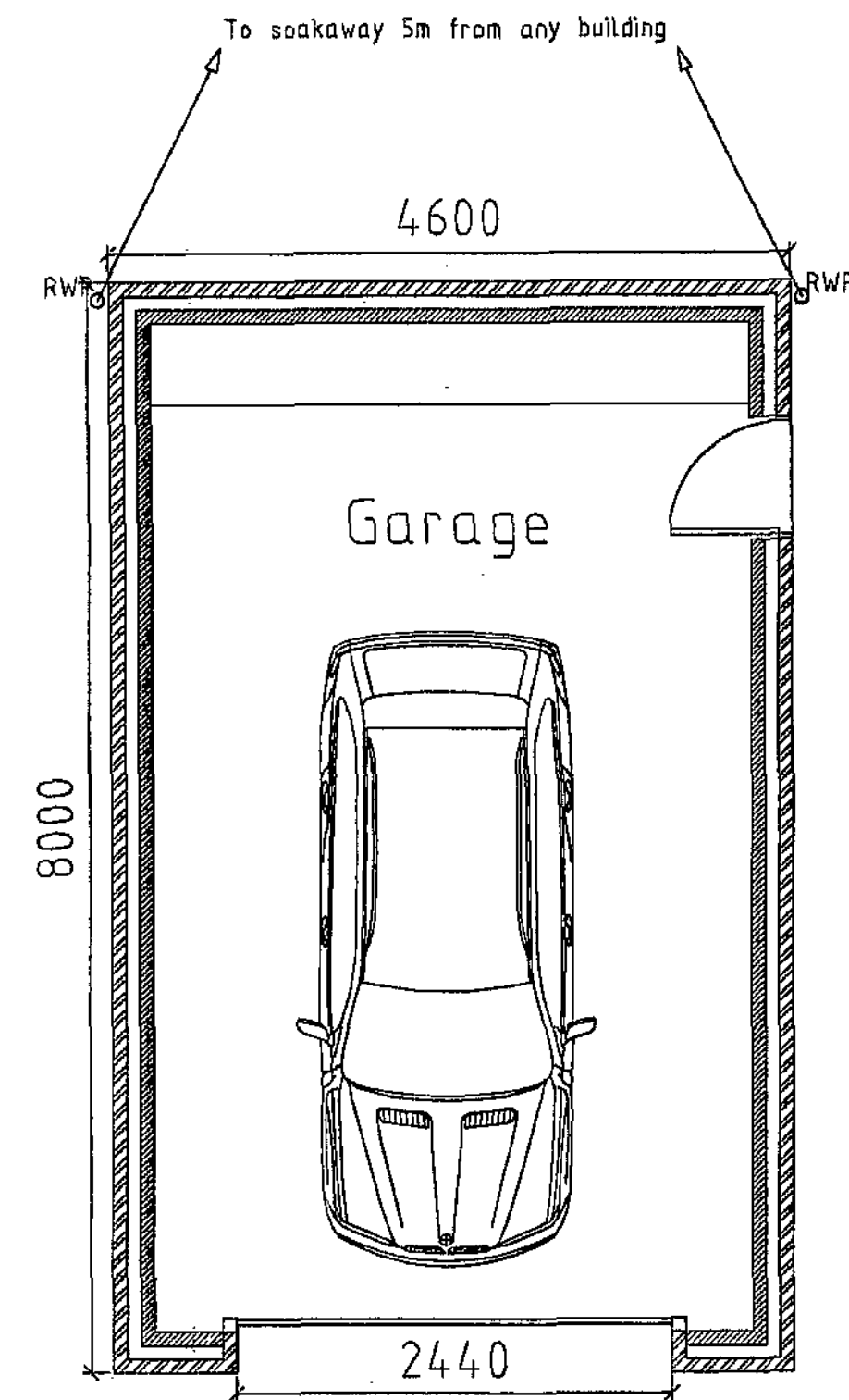


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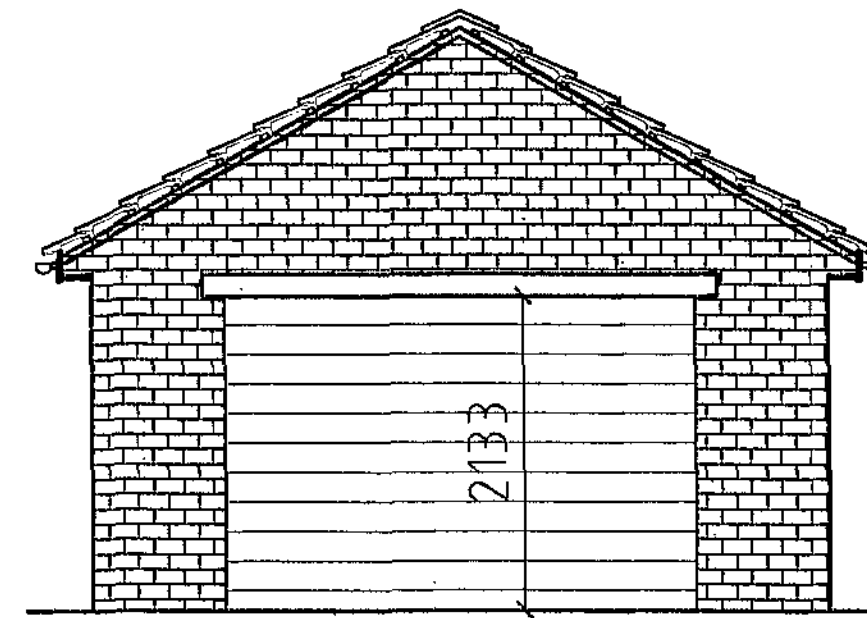
Project PROPOSED REAR EXTENSION AND ROOF ALTERATIONS AT DAVESTONE DARFIELD ROAD CUDWORTH BARNSELY

Title PROPOSED FLOOR PLANS AND ELEVATIONS 1:50 - 1:100

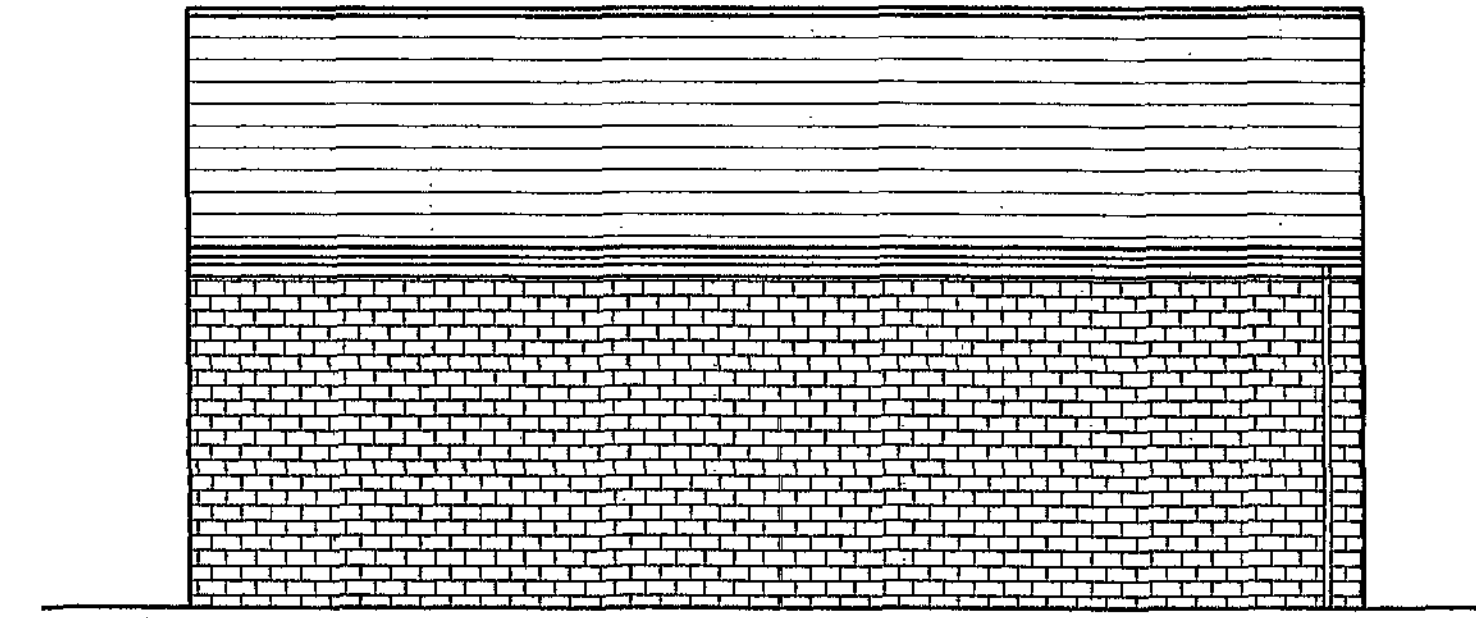




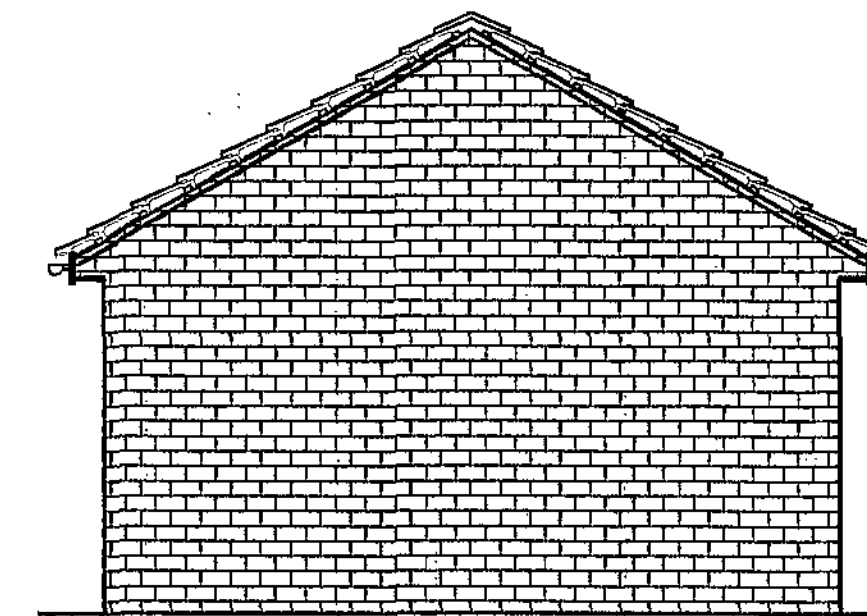
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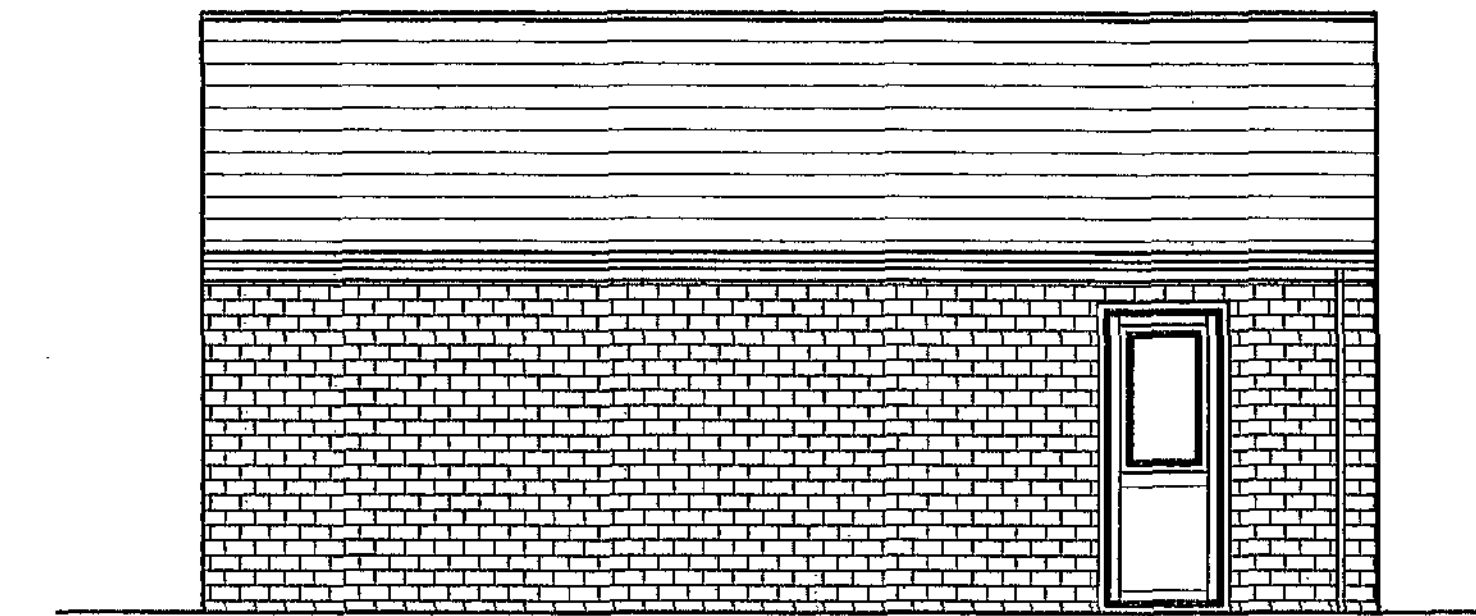
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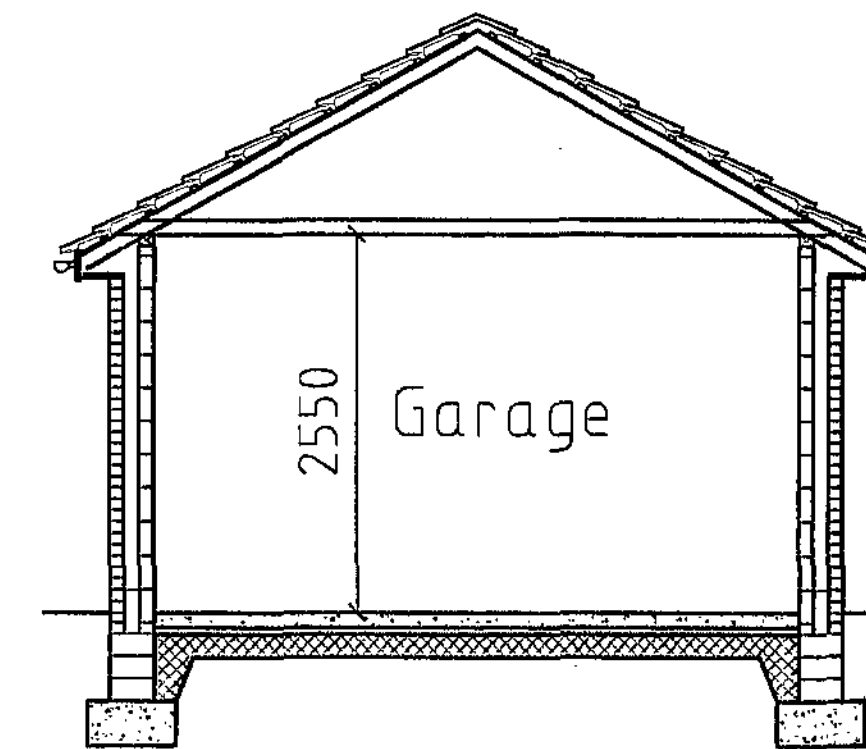
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PROPOSED FRONT



PROPOSED SIDE

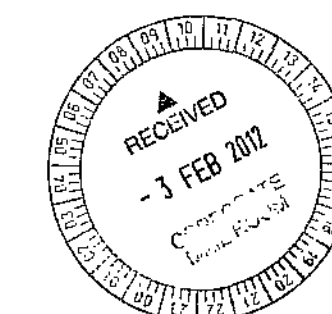


SECTION

Detached Garage
Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots. Full cavity wall width 7 Newton block to ground level.
Walls Class B engineering brickwork from blockwork to DPC 2000g DPC to each masonry leaf at least 150mm above ground level lap DPM to inner leaf DPC. Cavity masonry above DPC comprising 100mm brickwork to match the dwelling 100mm cavity 100mm blockwork jointed fair face 5 stainless steel wall ties m² and every block course to reveal. IGHD lintol to opening 150mm end bearing.
Floor 150mm concrete trowelled smooth to fall 75mm to front doors on 1200g DPM lapped to inner leaf DPC on 50mm of sand blinding and at least 100mm of compacted stone. Provide ACO channel in front of door opening discharging rain water to the existing system. Fit radon barrier at request of BCO.
Roof Concrete interlocking tile suitable for pitch laid in accordance with manufactures details and to match dwelling on 25mm x 50mm tile battens and 1 layer of Tyvek fully breathable felt laid to sag 25mm between rafters. Roof trusses and wind bracing to BS5268 part 3 secured to 100mm x 50mm wall plates with truss clips. Strap wall plate down cavity face of blockwork with 30mm x 5mm x 1.2m galvanized mild steel straps every 1.8m centres. UPVC fascia and soffit 100mm half round gutter discharging rain water to and in order of priority A) water course B) soakaway 5m from any building 1m³ in capacity C) existing on site system through trapped gullies. Drainage to be 100mm Osma plastic pipe to fall 1:80 bed and surround in pea gravel.
Lateral Restraint 30mm x 5mm x 1.2m galvanized mild steel lateral restraint straps to be secured to the roof trusses at right angles to the walls commencing 600mm from the apex and at 1.8m centres thereafter to ceilings and verges. Ditto wall plate straps at 1.2m centres. Straps to have 50mm wide full depth solid noggings below.
 All electrical work to be carried out in accordance with part P.
 Rainwater disposal as dwelling.
 Garage door to be in accordance with clients wishes in terms of style operation and size.

Project **PROPOSED GARAGE AT DAVESTONE
DARFIELD ROAD CUDWORTH BARNSELY**

Title **PROPOSED FLOOR
PLAN, ELEVATIONS
AND SECTION** 1:50 - 1:100





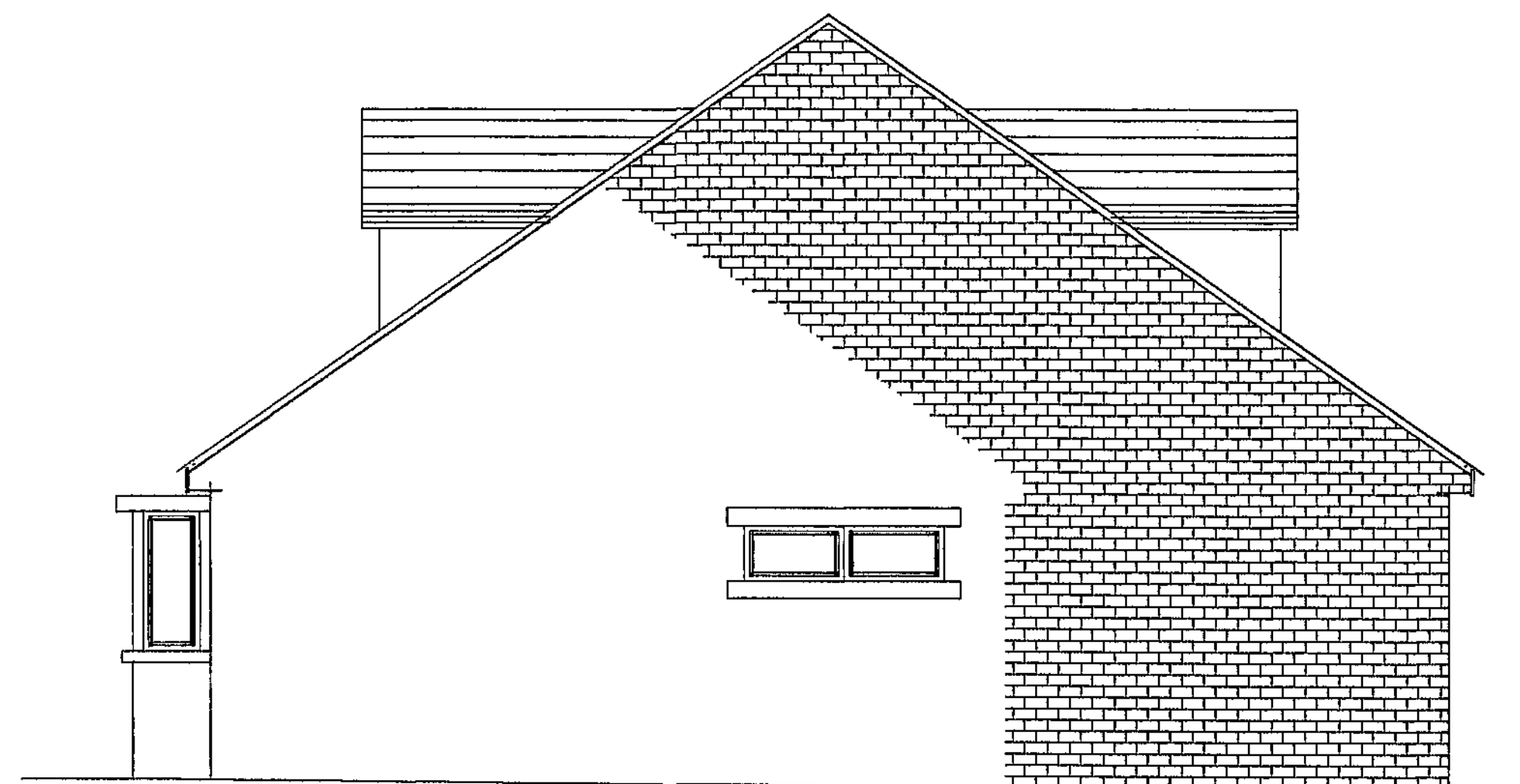
PROPOSED FRONT



PROPOSED REAR



PROPOSED SIDE

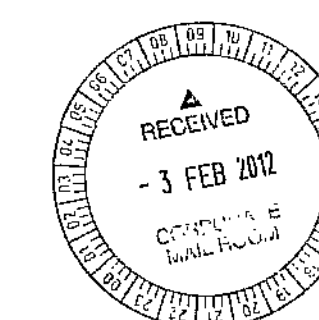


PROPOSED SIDE

Project PROPOSED REAR EXTENSION AND ROOF
ALTERATIONS AT DAVESTONE DARFIELD
ROAD CUDWORTH BARNSELY

Title PROPOSED
ELEVATIONS

1:50 - 1:100



PROPOSED REAR EXTENSION
ROOF ALTERATIONS AND
DETACHED GARAGE AT
DAVESTONE DARFIELD ROAD
CUDWORTH BARNESLEY

