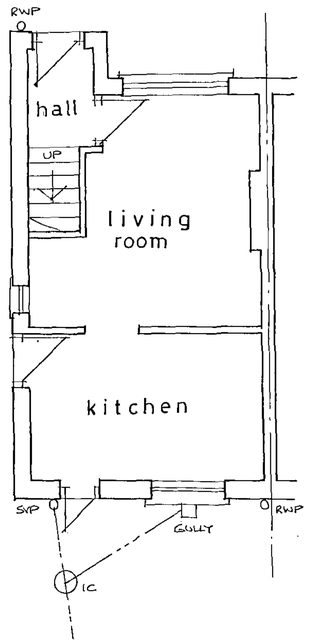
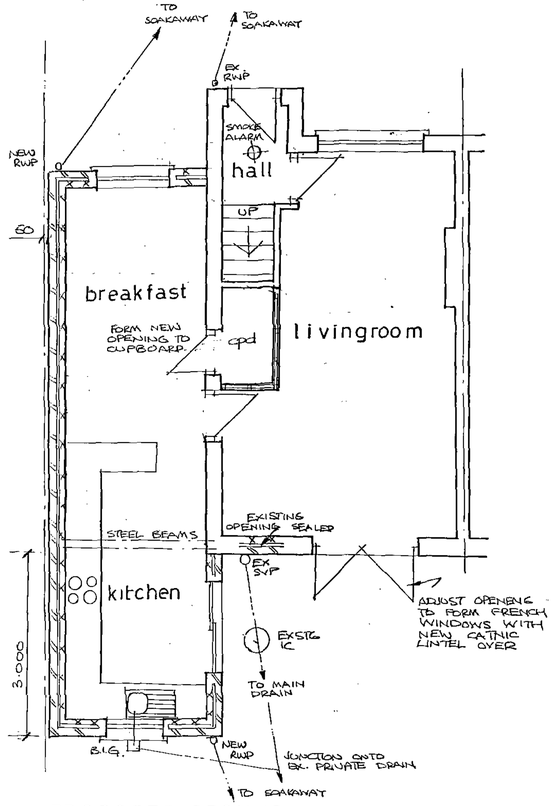
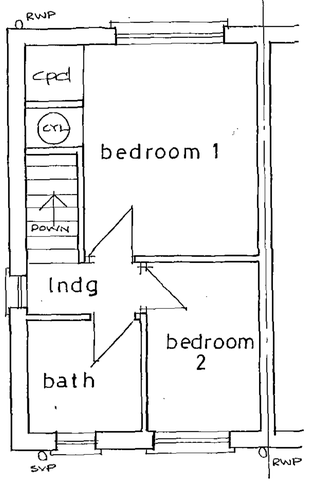


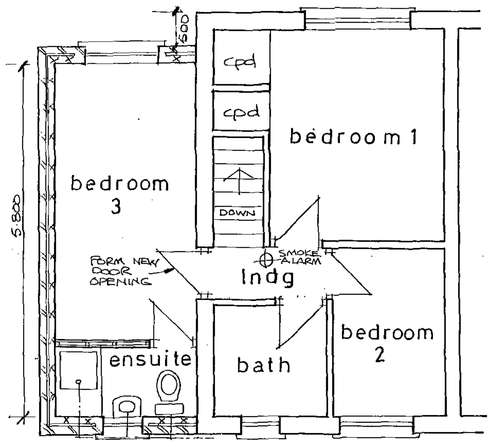
EXISTING GROUND



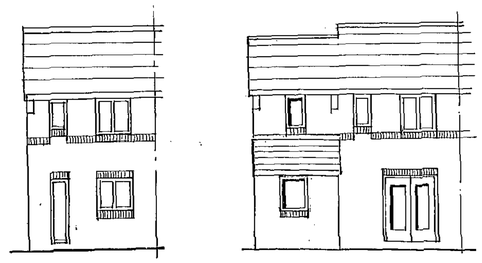
PROPOSED GROUND



EXISTING FIRST

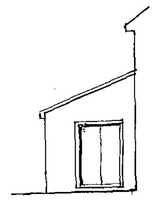


PROPOSED FIRST

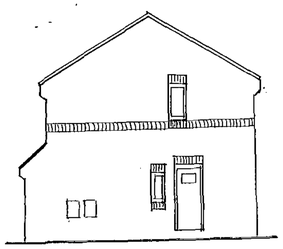


EXISTING REAR

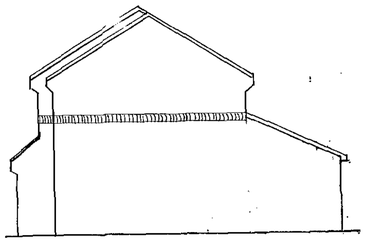
PROPOSED REAR



PROPOSED SIDE



EXISTING SIDE



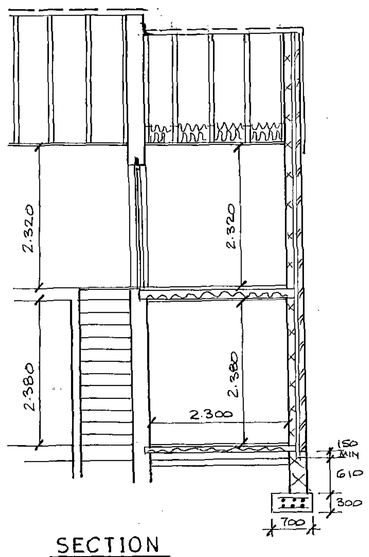
PROPOSED SIDE



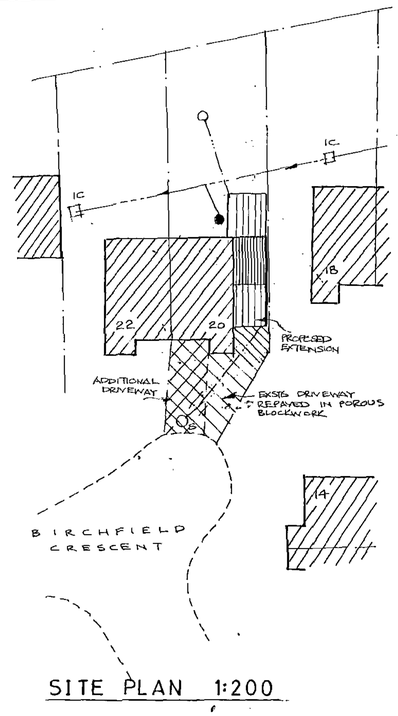
EXISTING FRONT



PROPOSED FRONT



SECTION



SITE PLAN 1:200

SCALES 1:50 and 1:100

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985 (builder to check pitch of roof before ordering trusses); trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max. 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1.8 metre centres; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; felt lapped under existing roof coverings min 230 at rear, Code 4 stepped lead flashing to junction of existing wall and new roof, flashing lapped under roof coverings min 230 and up house wall 150 and tucked in; 110 x 63 gutters to discharge to 63 downpipes; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site

OFFSHOT ROOF: tiles, battens and felt all as main roof above on 150 x 47 rafters at 450 centres at 25 degree pitch; rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 170 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; lateral restraint to gables using 30 x 5 galvanised ms strap at 1/3rd span nailed across first three rafters and ceiling joists; rainwater goods as above

CAVITY WALLS: 112.5 thick external leaf in brickwork with contrasting soldiers, cills and band as existing in colour to be approved by Planning Officer, 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 10mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar CG70/100 open back lintels to with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc

Cavity walls built off 750 X 225 concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector; foundation on boundary as on section to have one layer BS A142 steel mesh top and bottom; 40 cover to steel with 225 overlap at joints

Cavity filled with insulation by blowing into cavity walls where existing openings sealed up to satisfaction of Local Building Inspector; new openings in existing wall to have Catnic Cougar CG50/100 lintels

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to stud work; floor joists doubled up under studs

GROUND FLOOR: 25 ptg boarding on 147 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at mid span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

FIRST FLOOR: 25 ptg boarding on 147 x 38 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; 12.5mm plasterboard and 5mm plaster skim finish ceiling with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; joists doubled up under studs

VENTILATION: New windows to be 16mm double glazed Argon filled PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape window to new first floor bedroom to be side hinged casement opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Kitchen: vented with mechanical extractor fan of min 30 litres/sec incorporated in cooker hood; kitchen fan capable of intermittent operation.

Ensuite: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

Safety glazing to BS6206 to French windows and patio doors; glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors also to have safety glazing to BS 6208

STEEL BEAMS: 2 No. 127 x 76 x 13 kg/m UBs to bear on 150 thick concrete padstones both ends; beams protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

DRAINAGE: Ensuite to discharge to existing SVP; 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to shower and 100 waste to WC, no waste connected to SVP within 200 of WC connection; 75 deep seal trap and 38 waste to kitchen sink to new back inlet gully; 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullys; foul to connect to existing IC on private foul drain; new rainwater gullys to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; redundant drain to existing kitchen sink gully removed

Hot and cold water supply to WC and bathroom; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

PLUMBING: All work on gas fire and boiler to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839-6:2004; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; battery backup to detectors

PERMEABLE BLOCK PAVED DRIVE: 250 x 50 square edged concrete edging to sides of drive to restrain block paving; "Inbitex" or similar approved geotextile laid in base of excavation and brought up the sides to precast concrete edgings cut flush with top of edging; 250 compacted thickness of sub-base in 5 to 20 clean crushed stone BS EN 13242:2002 placed in two layers one of 150 and one of 100; geotextile on top of sub-base brought up the sides and cut flush with finished level; approximately 50mm screed of 2-6mm crushed stone under 80 thick Hanson's "Aquaset" thick Brindle concrete paving blocks; 2 to 4mm clean gritstone and brushed into joints

AMENDED PLANS Ref: 2011/0540
for attention of Ms. A. COTTON

PROPOSED TWO STOREY SIDE EXTENSION and EXTENDED DRIVE at 20 BIRCHFIELD CRESCENT, DODWORTH, BARNSLEY