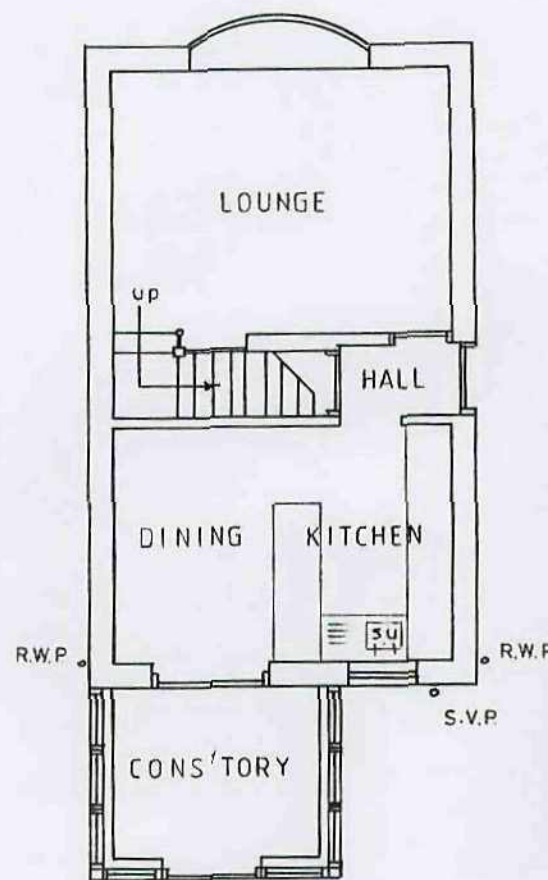
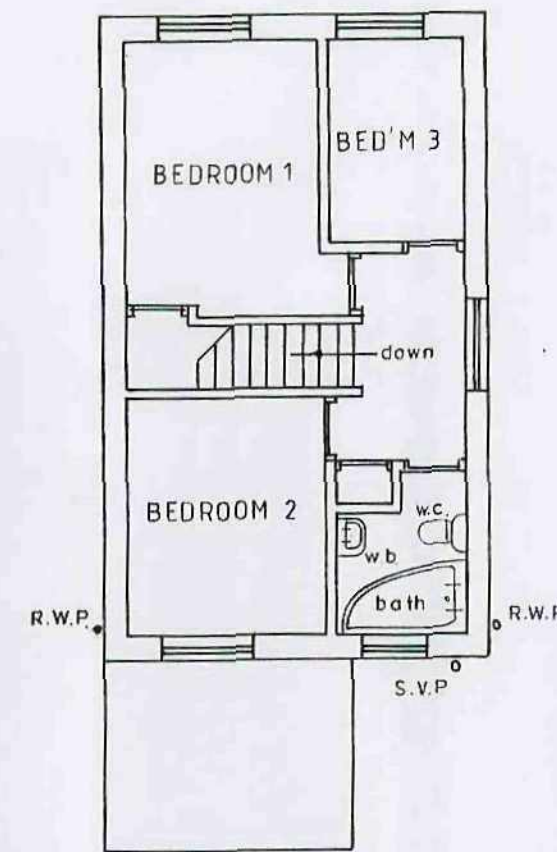


PROPOSED DOUBLE STOREY EXTENSION at
 No 19 HEMMINGFIELD ROAD, WOMBWELL
 for Mr. J. WILKINS. Scale ~1:100

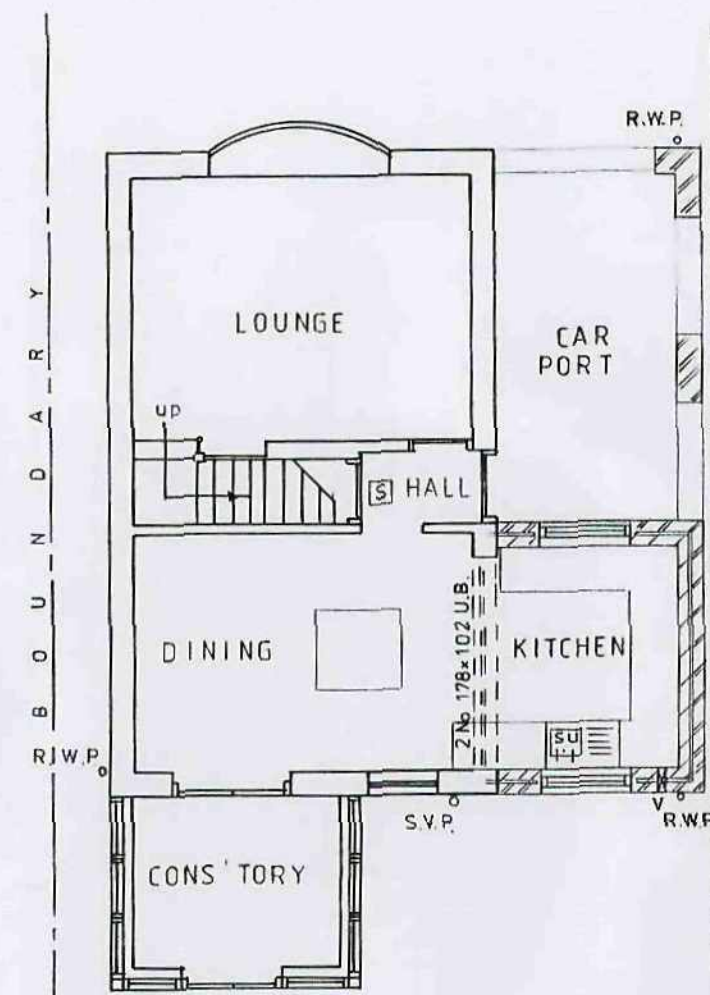
NO PART OF EXTENSION (INCLUDING FOUNDATIONS, FASCIAS, SOFFITS, GUTTERING, RAIN WATER PIPES, WASTE PIPES ETC) TO PROJECT BEYOND BOUNDARY



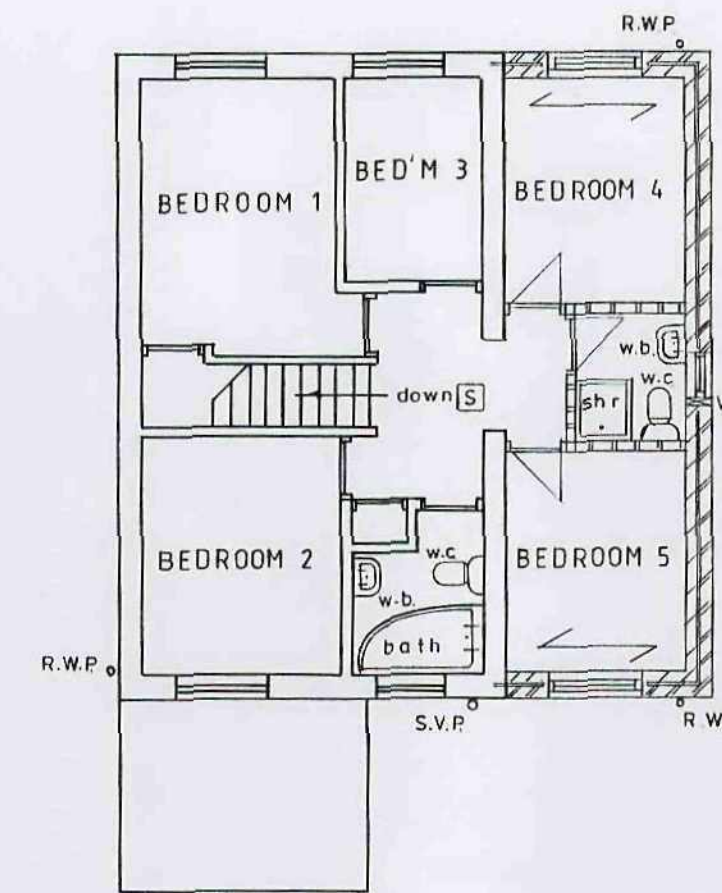
EXISTING G.F. PLAN



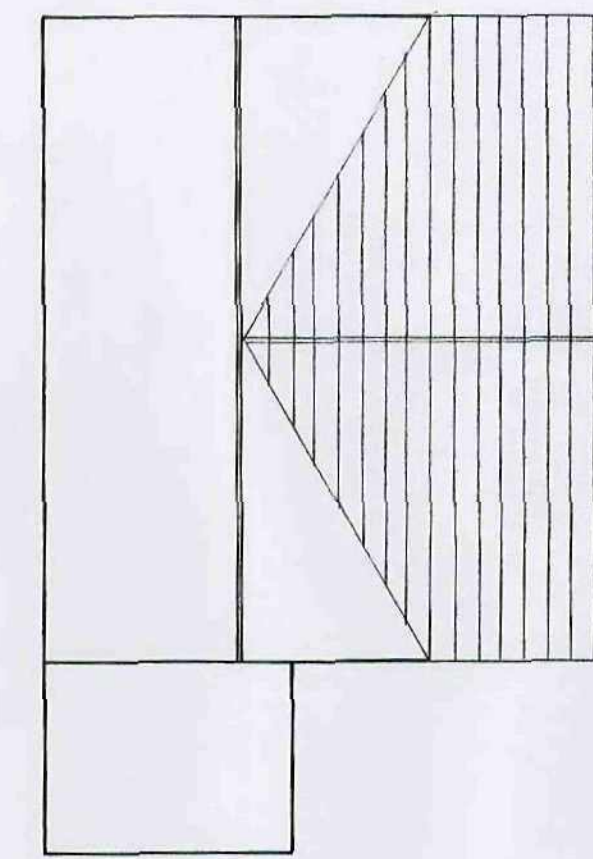
EXISTING F.F. PLAN



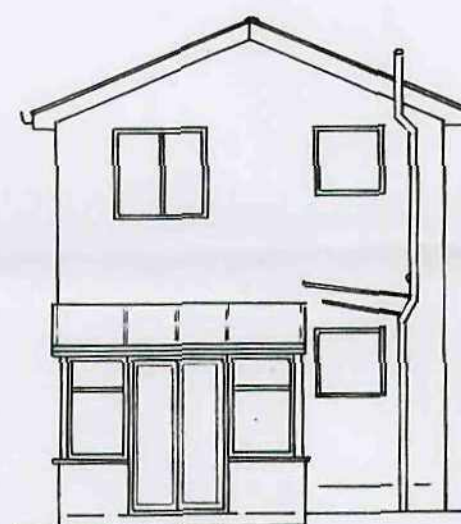
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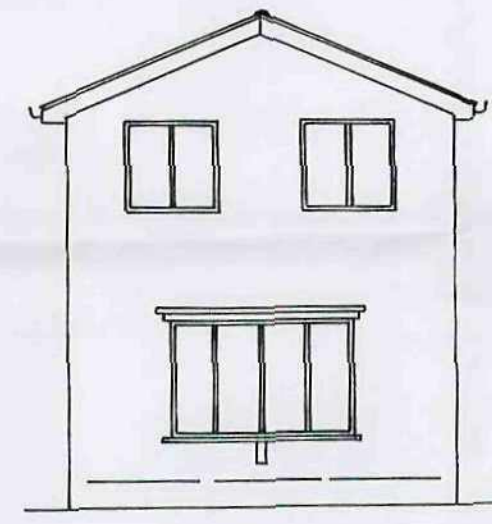
PROPOSED F.F. PLAN



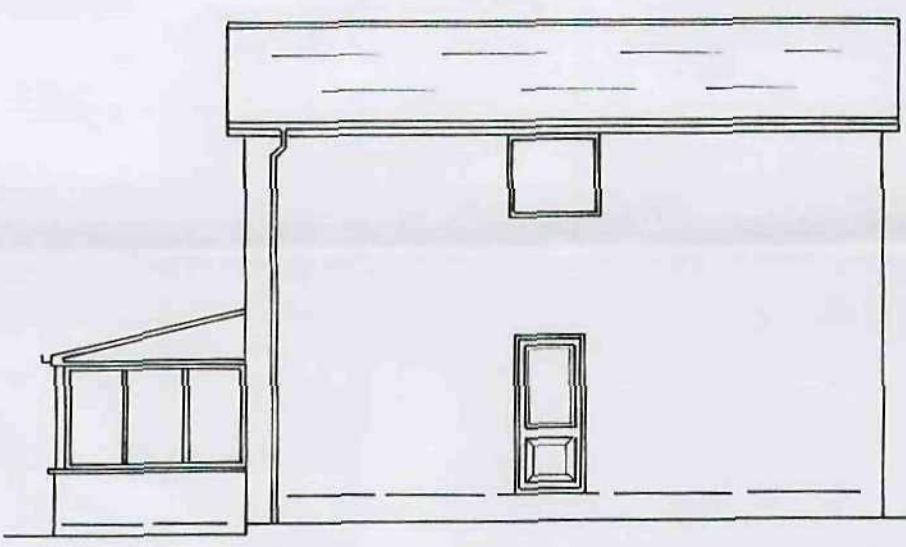
ROOF PLAN



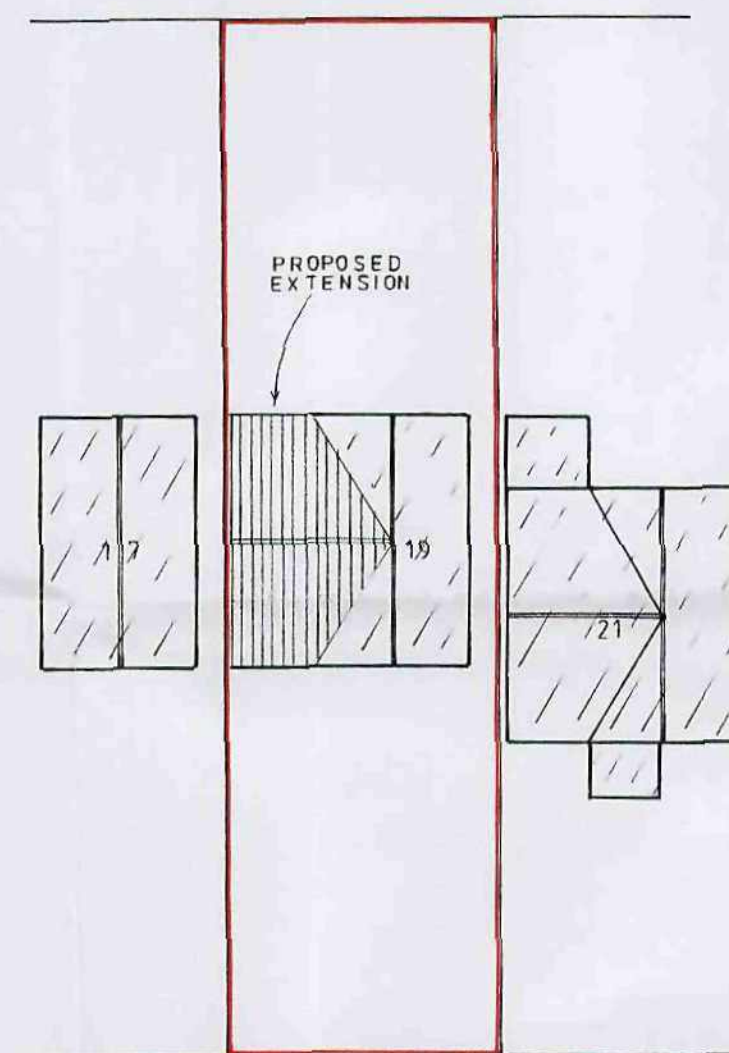
EXISTING REAR



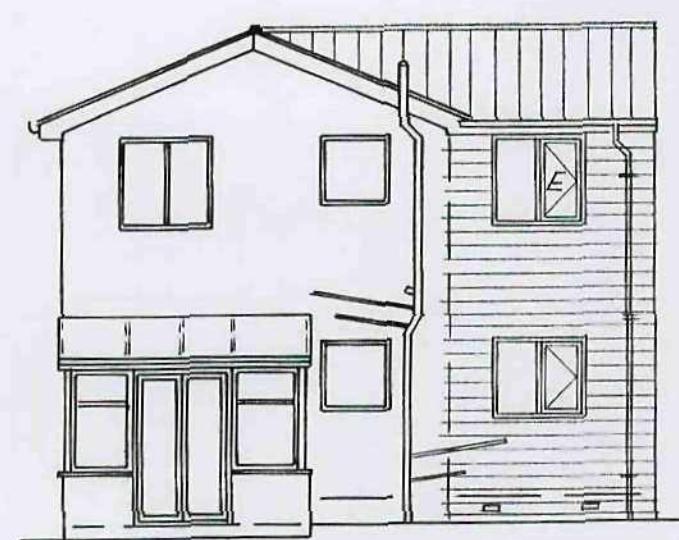
EXISTING FRONT



EXISTING SIDE



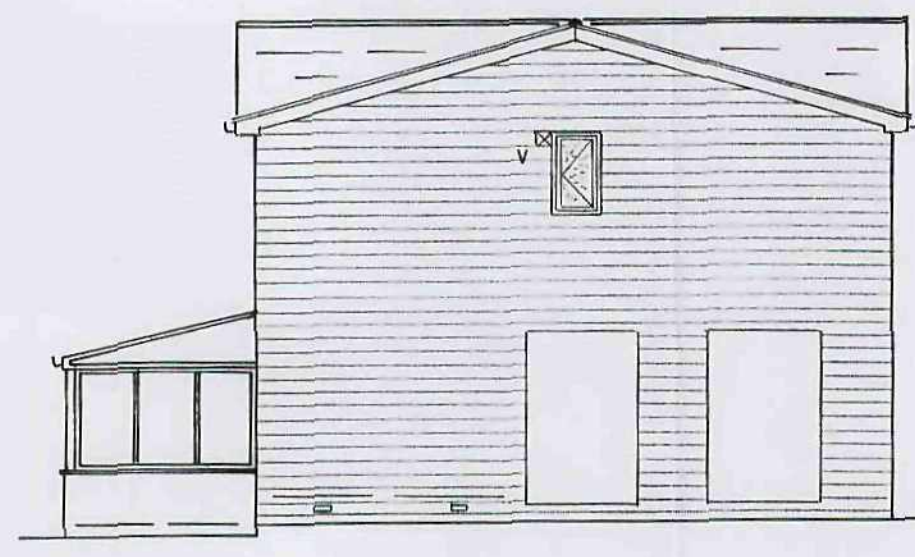
SITE PLAN 1:250



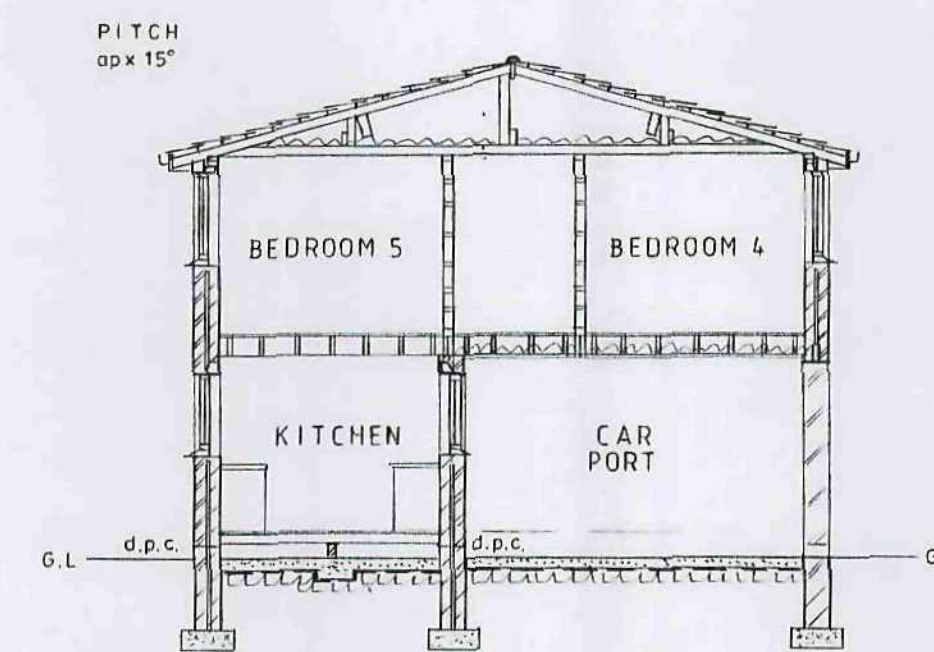
PROPOSED REAR



PROPOSED FRONT



PROPOSED SIDE



SECTION

PLUMBING: P+F Kitchen units & Bathroom suite to clients choice
 s.u. to 40 w.p. fitted with 75 deep seal anti-vac trap.
 w.b. to 32 w.p. fitted with 75 deep seal anti-vac trap.
 Shower to 40 w.p. fitted with 50 deep seal anti-vac trap.
 w.c. to 100 w.p. fitted with 50 trap.
 All waste to ex' s.v.p.
 Mechanical extract vent to Kitchen, min rate 60 l/sec.
 Mechanical extract vent to Bathroom, min rate 15 l/sec.
 Mechanical extract vent to Utility, min rate 30 l/sec.
 ALTERNATIVE: New Bathroom waste to ex' s.v.p. via Sani-Flow pump system, installed & maintained by specialists.
DRAINAGE: 100 p.v.c. s.w. drains, min fall 1in40, b&s in pea gravel, to soak away [FIRST OPTION], min 5.0m from buildings (soak away test to be carried out in presence of L.A. B.C.O. & if strata is unsuitable, an alternative method of drainage is to be adopted).
 ALTERNATIVE: to ex' system, via new b.i.g. if required.
 Position & flow of ex' drains to be checked & confirmed on site by contractor.
ELECTRICAL WORKS: All electrical work to comply with Building Regulations Part P to satisfaction of L.A. B.C.O., inc electrical certification (to BS7671) issued by a member of the competent persons scheme (registered with a Part P Self-Certification Scheme) OR an electrical inspection to be carried out by L.A. officer & a further fee charged.
BARNSELY 50% of new light fittings should only be capable of accepting high efficiency lighting.
BEAMS: Break out opening in ex' G.F. wall to enlarge Kitchen, p+f 2No 178x102x19kg U.B.'s over, set on 450x100x150/265x330x150 conc pads & encased in 13 p.b. & Skim.
OTHER WORKS: Remove ex' F.F. Landing window & masonry under to form access into new extension.
 P+F mains operated smoke alarms (Grade B category LD3) hard wired to separate fused circuit with inter-connected alarm points & battery power back up (to BS5446 pt1/BS5839-6: 2004) to circulation areas ... [S]

All measurements in mm (eg 150) unless stated.
ROOF: Marley Malvern/Wessex or Forticrete Centurion 12.5 concrete tiles, (colour to match ex'), on 25x38 s.w. battens on untearable roofing felt (lapped 150 horizontally & 300 vertically, pulled taught & dressed into gutter), apx 15° pitch.
NB: Forticrete Centurion 12.5 min pitch 10 - 12.5° pitch. 100x50 rafters & 125x50 ceiling joists @ 450cts. 225x75 purlins. 150x50 binders. 100x50 hangers @ 1350cts. 50x100 s.w. wall plate. 150x25 ridge board. 30x5 galvanised m.s. anchor straps @ 1800cts, at rafter & ceiling level; min 1.0m length (down wall) & to span min 3No joists inc 100x50 noggins. 25 s.w. fascia board with continuous 10 vent' gap (with vermin proof strip) & proprietary eaves/rafter vent tray. 100 fibreglass insulation between ceiling joists & 170 laid across = 270 total thickness. 13 p.b. & skim ceiling. 100 p.v.c. gutter & 63 p.v.c. r.w.p.
EXTERNAL WALLS: Cavity walls: 105-115 facing bricks (to match existing); 100 cavity with full fill cavity batt insulation (Drittherm, Rockwool); 100 aerated concrete blocks (Plasmoor Stranlite/Aglite/Fibolite; Thermalite Shield; Celcon Standard), with 13 lightweight Carlite plaster & skim or 10 p.b. & skim on dabs. Cavity can be reduced to 75 if either Thermalite 'Turbo' or Celcon 'Solar' blocks are used.
ALTERNATIVE: 75 cavity with 50 partial fill Kingspan Kooltherm K8 or Kingspan TW50 or Celotex Tuff-R CW3000 cavity board insulation - maintain 25 clear cavity. Polyfoam cavity closers around openings. New brickwork to be bonded to existing. Stainless steel tie irons @ 750cts horizontal, 450cts vertical, 225cts vertical at reveals. Vertical twist type ties for cavity batts. Double drip type ties & retaining clip for cavity boards. Cavities to be continuous, conc filled to 150 below d.p.c. & open at eaves to allow wall insulation to link with roof insulation (to avoid thermal bridge). d.p.c. to walls (min 150 above G.L.), openings & reveals. Catnic/I.G./Keystone lintels over new openings, fitted to manufacturers instructions & Span/Load Tables. All lintels, jambs & cills to be fully insulated. Contractor to inform L.A. B.C.O. of intended lintels prior to installation.
ALTERNATIVE CAR PORT WALLS: 330 solid brickwork.
LINTELS: Contractor to use the following lintels dependant on cavity width & inner leaf thickness [max opening]:
 CATNIC: CG90/100 [3600]; CN14A [2400]; CN14C [4500] CGE90/100 [2400] closed eaves lintel CG70/100 [3600]; CN3A [2400]; CN4C [4500] CGE50/100 [2400] closed eaves lintel
KEYSTONE: P/K-90 [2700]; S/K-90 [4500] P/K-70 [2700]; S/K-70 [4500]
I.G.: L1/S80 [4500] L1/S70 [4500]
INTERNAL WALLS: 100x50 s.w. frame with 2 layer 13 p.b. & skim b.s.; built off s.w. sole plate or double joists.
WINDOWS: to be double glazed with soft low-E coating & achieve U-value of 1.80 W/m²K (Pilkington K or equivalent) & draught stripped; 1/20 of floor area to open & be fitted with trickle ventilation min area 5000mm² equivalent area 'Espagnolet' double catch locking mechanism. Safety glazing (BS6206 1981) to windows less than 800 above F.F.L. or within 300 of any door. # First Floor habitable rooms to have emergency exit window with min unobstructed openable area of 0.33m² & to be min 450 wide, min 450 deep (eg 450x760 = 0.34m²); with bottom of opening less than 1100 above floor level ... E
FOUNDATIONS: 600x225 concrete strip, depth determined on site by L.A. B.C.O.
 Any drains under building to be protected to satisfaction of L.A. B.C.O. & lintelled over when passing under walls. ALTERNATIVE: Along party boundary, to receive eccentric loading from gable wall set on outer edge of strip:- 700x300 concrete strip with 2 layer A142 mesh top & bottom ... 800 concrete strip, mass filled.
F.FLOOR: 19 t+g chipboard on 150x50 s.w. joists @ 400cts. 100 ISO wool/fibreglass (10kg/m³) between F.F. joists over Kitchen, for sound insulation. 50x50 Herring bone strutting at mid-span. m.s. anchor straps @ 1800cts. 13 p.b. & skim G.F. ceilings; 2 layer p.b. or 6mm Supalux to Car Port ceiling. 140 Celotex or 140 Kingspan or 175 Styrofoam insulation between joists over Car Port.
G.FLOOR: 19 t+g chipboard on 100x50 s.w. joists @ 400cts, on 110 honeycombed sleeper walls (inc d.p.c.) @ 1800cts max. 200 fibreglass/105 Celotex/105 Kingspan/140 Styrofoam insulation between joists, 100 over-site concrete thickened to 150 (x450) under sleeper walls, 1200g visqueen d.p.m., 25 sand, min 100 compacted hard core. (NB: min 150 clearance between over site conc & under side of insulation)
225x75 air grates & cavity liners @ 1800cts.
CAR PORT FLOOR: 100 concrete, 1200g visqueen d.p.m. (lapped to wall d.p.c.), 25 sand, min 100 compacted hard core. Maintain min 100 step up from Car Port into Dwelling.