Drainage
All surface and foul water to be connected into existing system.

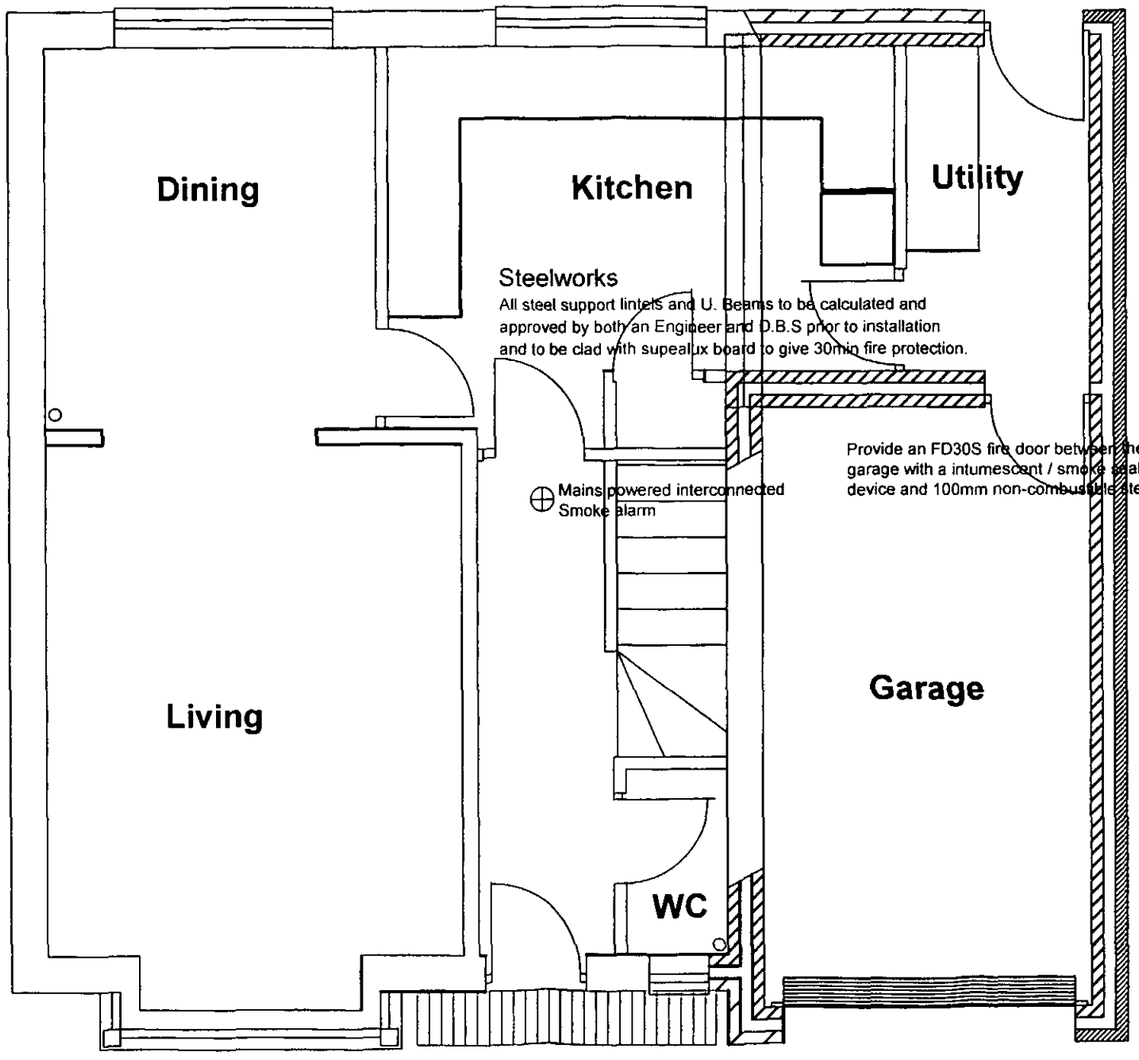
Heating system
Existing heating system to be extended in to extension and and thermostatic valves fitted to existing radiators.

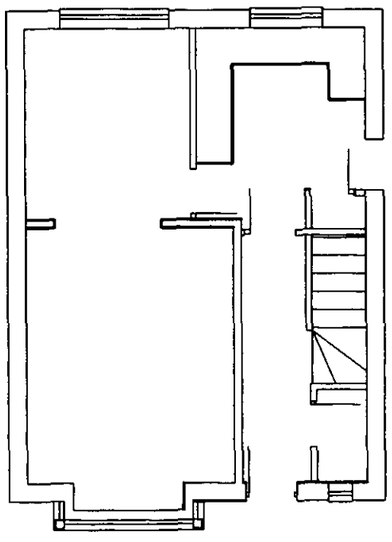
Electrical
All electrical work to be carried out by a qualified and competent electrician, capable of designing, installing, testing and certifying the whole installation.
All works to comply with current I.E.E. wiring regulations and Part P building regulations.
Ceiling mounted mains power, linked smoke detectors mounted to suite current regs.

Lintels
All general lintels to be I.G. type otherwise specified and to be insulation packed to prevent cold bridging. All lintels to be bedded on mortar with a minimum of 150mm bearers on each end. All lintels fitted to a cavity wall to have D.P.C tray with stopped ends and weep holes fitted at not more than 900mm

Windows and External Doors
All external doors and windows to be supplies by specelist manufacturers and to achieve a max average U value of 1.8W/m2k. All windows to be UPVC double glazed with 20mm air gap between pains, With inner pain to be in pilkington K glass.
8000mm background trickle ventilation to be fitted.
Safety glazing to be applied to any critical locations which should include all doors and glazing below 700mm above ground level.
All rooms to be provided with window openings to 1.20th of the floor area for purge ventilation. Fire escape windows (750x450 clear opening thro 90 degrees) Floor to opening part of window to be between 800mm -1100mm. To be appropriatly installed to D.B.S. requirements at site.

Roof Construction
50 x 100mm treated wall plate with rafter clips, to be held down with min 1000mm M.S. straps at a min of 1200mm cts.
Where applicable truss construction rafters at a max of 600mm cts to be fitted with galv M.S. connectors and to include all diagonal and longitudinal bracing and supplied by specialist manufacturers to BS 5268 part 3 1985.
Ceiling joists to be fitted with 100mm glass wool between and 200mm cross layed above joists. To a min U 0.16 W/m2k.
Breathable membrane overlaid over rafters with 25 x 50mm pressure treated battens fixed to carry concrete roofing tiles to match existing.
Roof ventilation tray to be fitted to separate insulation and membrane and allow circulation of air, in conjunction with soffit vents to roof space.





Existing Ground Floor Plan

Proposed Ground Floor Plan

General
All works to be carried out to the full satisfaction of D.B.S and comply with current B. regs. & B.S.C.P. weather or not specified on dwg
Any discrepancies to be cleared with the architect before proceeding with any further work.
All measurements are in metric and must be checked at site and not scaled from the drawings.

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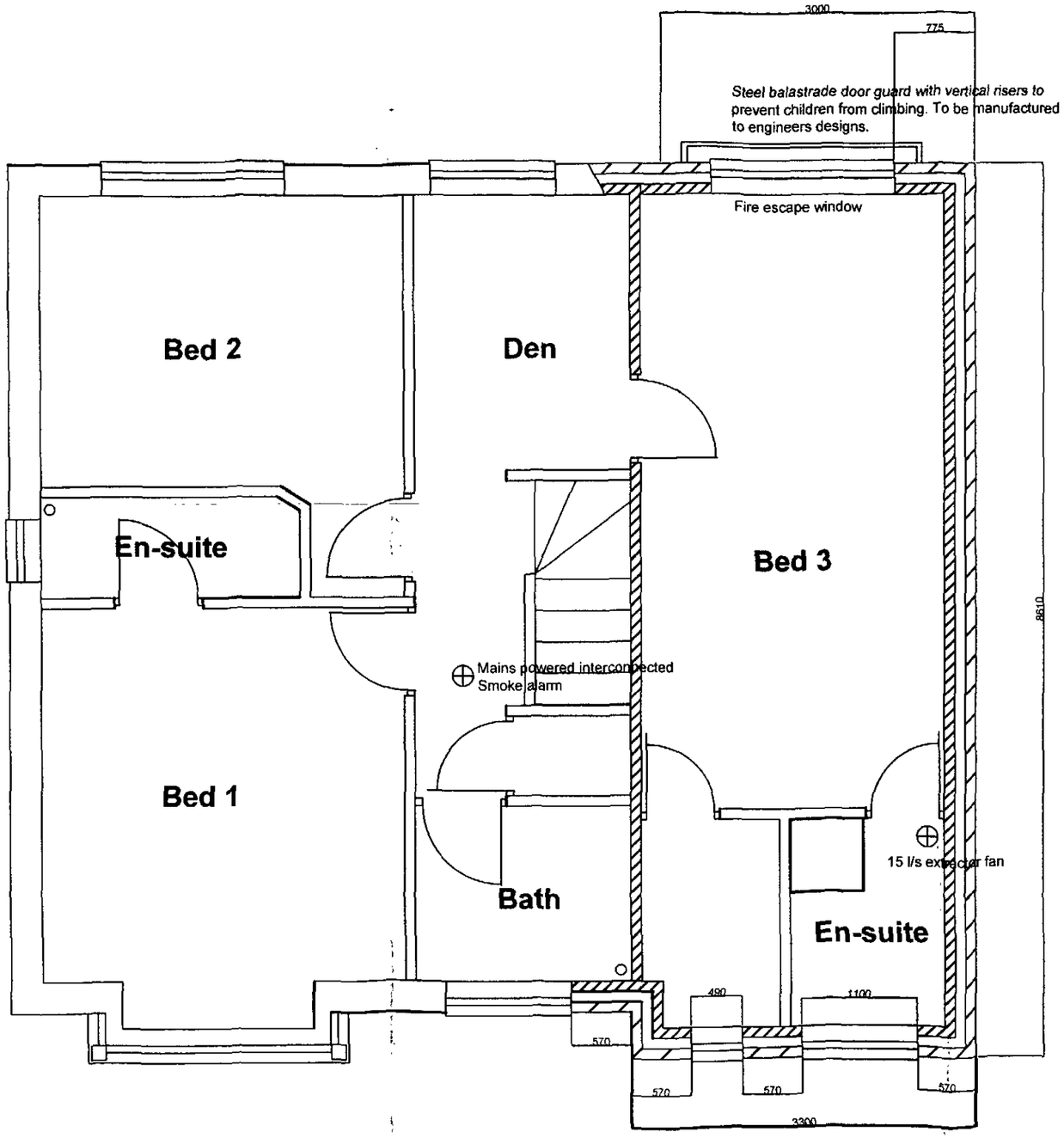
TITLE
Proposed 2 storey extension to side of existing property. Consisting of Garage, utility, bedroom, en-suite and storage.
21 White Cross Ave
Cudworth
Barnsley S72 8GA

N. COOK
Architectural Design and Planning Consultants
34 Sunnybank Drive, Cudworth, Barnsley, S72 8JG
Tel 01226 714665
Mob 07830264465
nelbooking@btinternet.com

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Existing First Floor Plan



Proposed First Floor Plan

General

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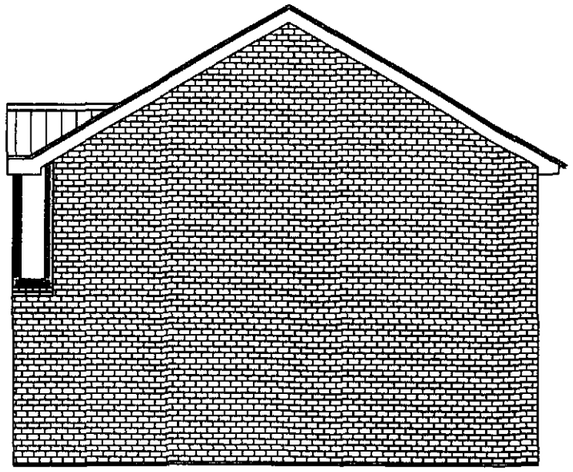
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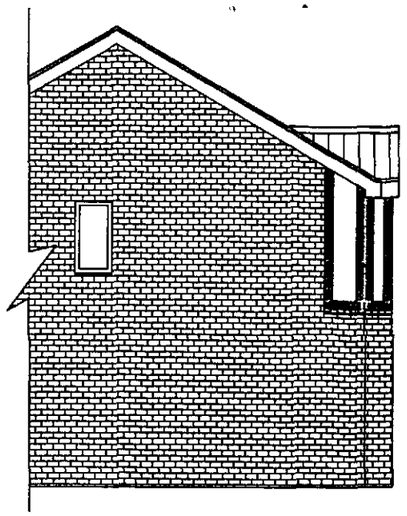
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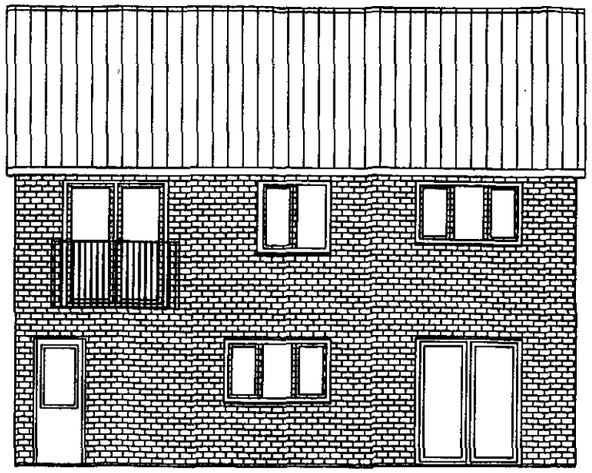
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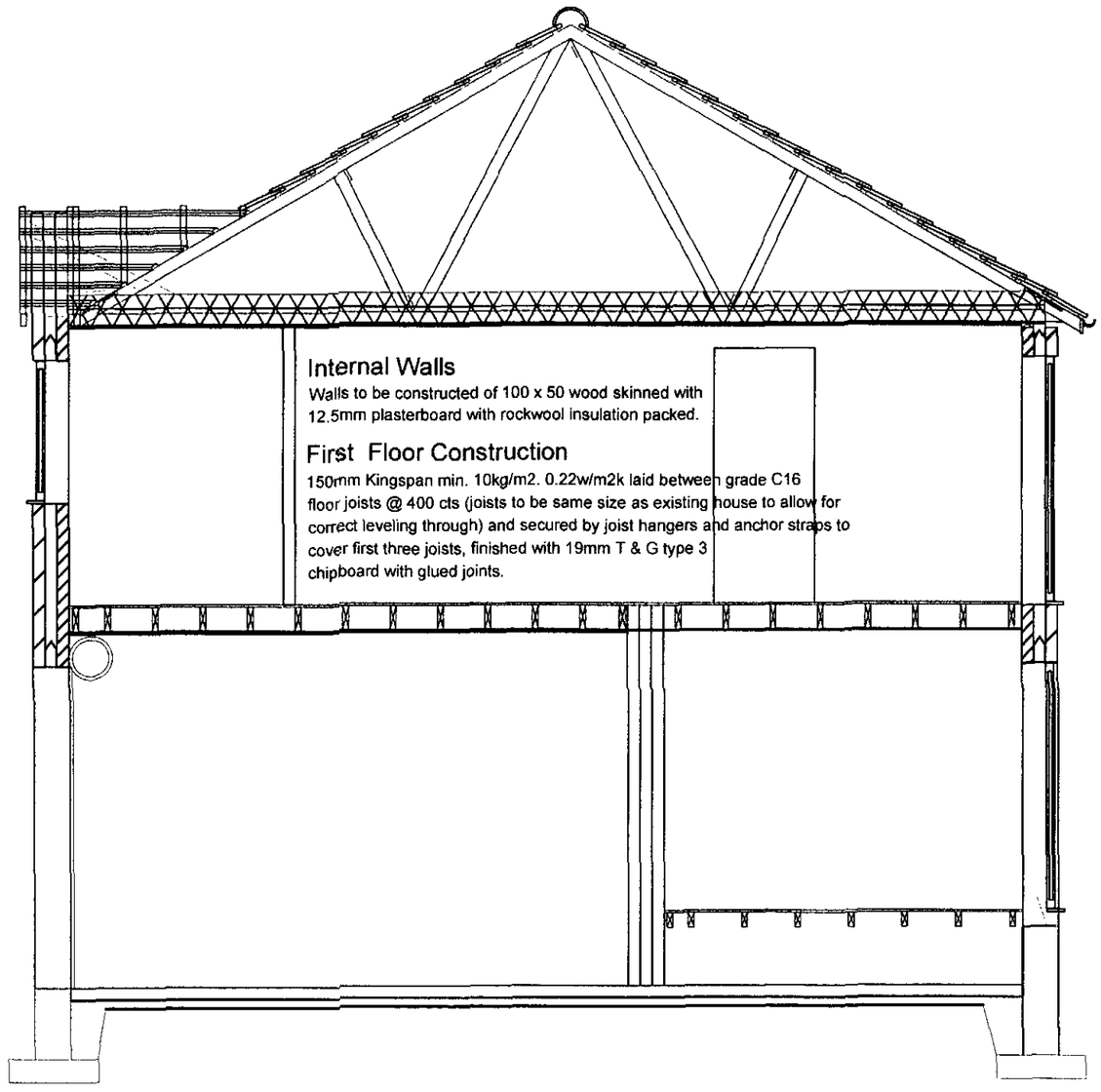
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Internal Walls

Walls to be constructed of 100 x 50 wood skinned with 12.5mm plasterboard with rockwool insulation packed.

First Floor Construction

150mm Kingspan min. 10kg/m2. 0.22w/m2k laid between grade C16 floor joists @ 400 cts (joists to be same size as existing house to allow for correct leveling through) and secured by joist hangers and anchor straps to cover first three joists, finished with 19mm T & G type 3 chipboard with glued joints.

External wall construction

Walls to be constructed in accordance with part A of the building regulations 1991 and shall achieve a U value of 0.27W/m2 or greater.
Walls to be 102mm brickwork, 100mm caverty with full fill cavity bats or better, Inner leaf to be constructed from 100mm stranlite 7N/mm2 blocks. to be tied together with approved stainless steel ties spaced at a max of 750mm horizontal cts and 450 vertical cts but at every course at reveals. Ties to existing brickwork to be resin fixed stainless steel at 450mm cts.
Finished internal walls with 12.5mm plasterboard applied with dot and dab fixings with an allowance for air void between board and block, and to be finished with 3mm plaster skim. All open cavities to be closed with approved cavity closers.
Outer leaf to have weepholes at 1000mm cts to allow for drainage to cavity over damp tray in both leaves and to be positioned a min of 150mm above finished ground level or two leafs of brick and block, mass filled with concrete to 150mm below DPC.
Connecting walls to be opened up to allow for a continuous cavity 225x150mm airgrates @ ground level @ 1.8m cts boxed thro cavity with DPC over..

Ground Floor Construction

Ground to be removed down to an acceptable level for inspector. To be then back filled with crushed stone hardcore and compacted in 150mm stages. Stone to be blinded with sand to protect 1200 gauge visqueen D.P.M, or radon barrier to the satisfaction of D.B.S. to run continuous under the 75mm concrete oversite and through walls.
100mm Kingspan thermafloor to be laid between grade C16 floor joists and secured by joist hangers and anchor straps to cover first three joists, finished with 19mm T & G type 3 chipboard with glued joints.

Foundations

To be C15 mass filled concrete to all external walls, Recomended 600 wide and a min 200 deep. Load Bearing internal walls to have foundations 500 wide by 200 deep. All strip foundations to be min 900 below lowest finished ground level unless adjacent to drain or sewers in which they should be lower. All foundations to satisfy D.B.S and be inspected prior to placing concrete.

General

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