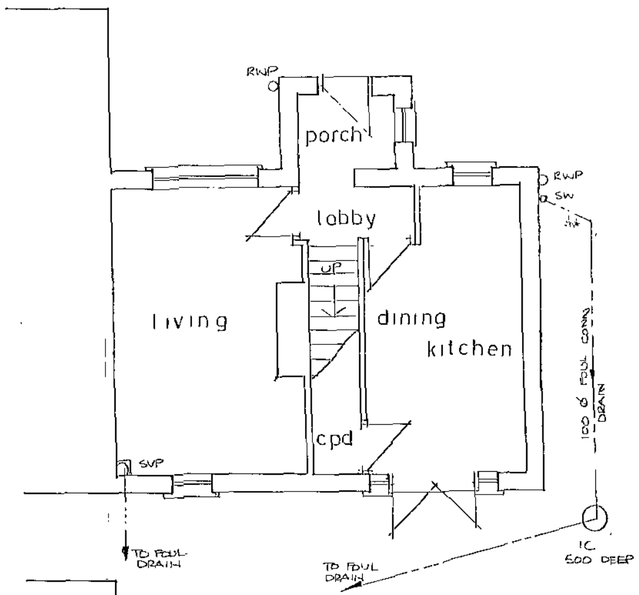
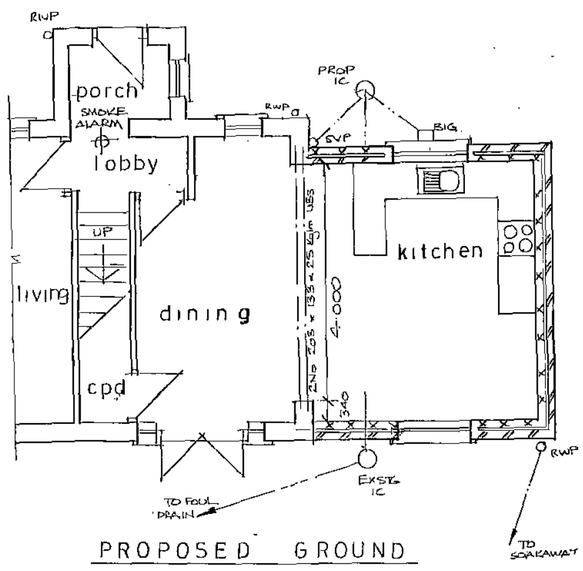


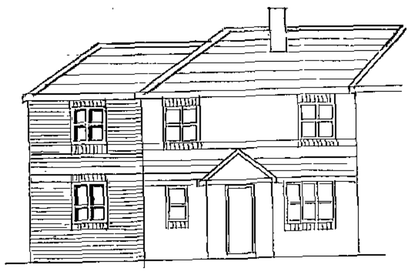
EXISTING GROUND



PROPOSED GROUND



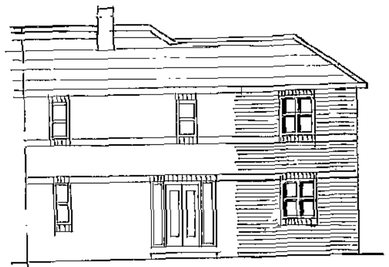
EXISTING FRONT



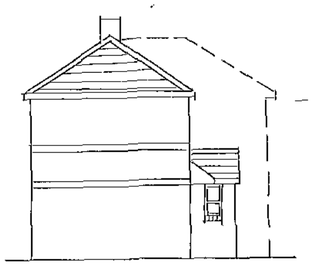
PROPOSED FRONT



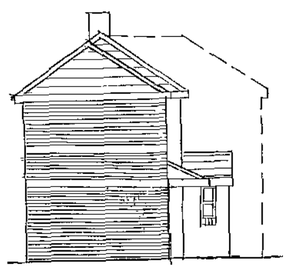
EXISTING REAR



PROPOSED REAR

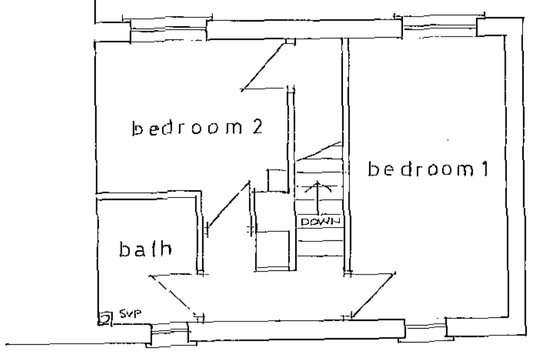


EXISTING SIDE

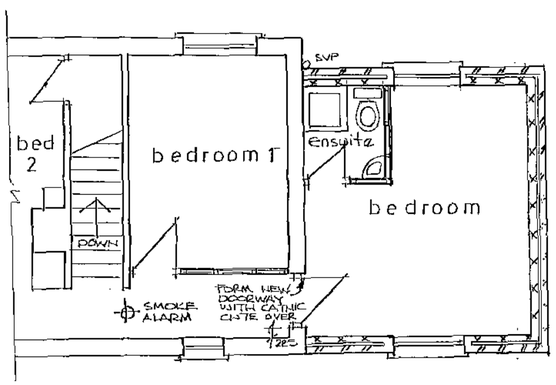


PROPOSED SIDE

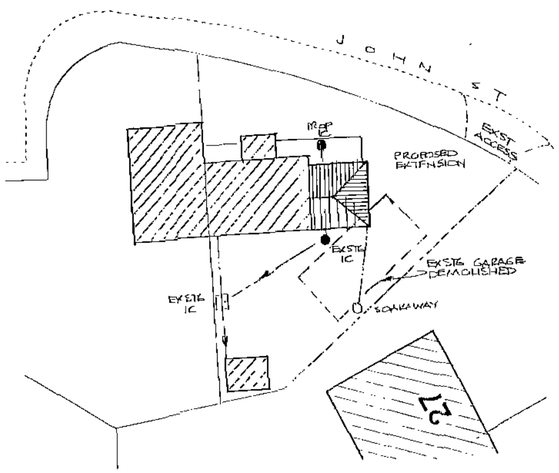
SCALES 1:50 and 1:100



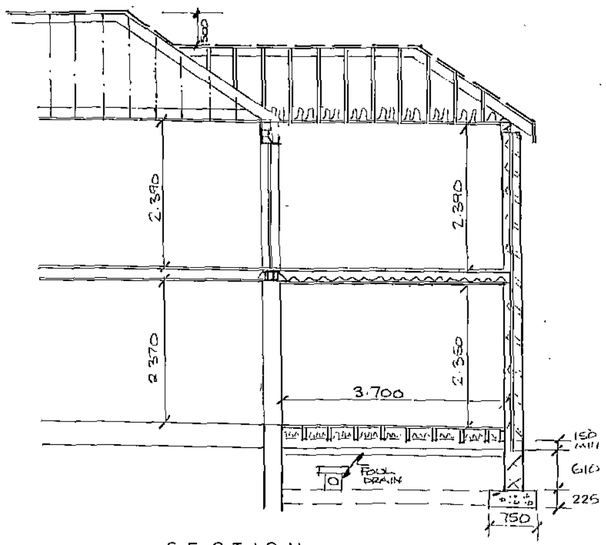
EXISTING FIRST



PROPOSED FIRST



SITE PLAN 1:200



SECTION

ROOF: Natural grey slates to match existing house roof (reuse slates removed from existing roof on front) on 38 x 25 battens on untearable felt; half round clay ridge and hip tiles, 150 x 38 rafters at 450 centres at 32.5 degree pitch to match existing roof; rafters to bear on wallplate, on 200 x 50 hip rafter or 200 x 25 ridge board; short rafter ends to bear on 150 x 25 bearer nailed to adjacent timbers, 50 x 100 dragon ties to corners and across ceiling joists to tie hips together, 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s.straps; 220 x 47 ceiling joists at 450 centres fixed to wallplate both ends, 30 x 5 galvanised mild steel anchors in lateral restraint to walls at max 1.8 metre centres built into wall and nailed across first 3 ceiling joists; PVCu fascia 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 joists and second layer laid at 90 degrees (U value of 0.16); ventilation to roofspace by 12mm continuous air gap at eaves, felt lapped under existing roof coverings min 230 at rear; Code 4 lead flashing to valley at front lapped under roof coverings min 225

Canopy roof at front extended to match existing for full width of extension, Code 4 lead flashing lapped under roof coverings min 225 and up house wall min 150 and tucked in

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house, brickwork to include feature coloured brickwork including soldiers to lintols and cills as existing, 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm 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, brickwork and blockwork bonded to existing alternate courses; Thermabate insulated cavity closer at openings alternate courses, wall below ground level to be in 7N/sq.mm Thermalite longus 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 lied into existing dpc; Cavity walls built off 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

Sleeper walls: to be honeycombed brickwork 112.5 thick built off 450 x 150 concrete foundation, dpcs as detailed in block wall above

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 pig boarding on 147 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls both ends and to bear on honeycombed sleeper wall at mid span, 30 x 5mm lateral restraint straps at 1.8 metre centres 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 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 pig boarding on 220 x 63 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends, joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5mm plasterboard and 5mm plaster skim finish with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre

VENTILATION: New windows to be 16mm double glazed 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 casements opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Ensuite: vented with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun, ensuite fan capable of minimum 3 air changes per hour

Kitchen: vented with mechanical extractor fan of min 60 litres/sec capacity (30 litres/sec if incorporated in cooker hood); kitchen fan capable of intermittent operation

STEEL BEAMS: 2 No 203 x 133 x 25 kg/m UBs to bear on 150 thick concrete padstones both ends, beams to 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 new 100 dia svp with slow radius rest bend to new drain connection, 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, 38 waste to kitchen sink to new back inlet gully, 110 x 65 gutters to discharge to existing gutters and repositioned rainwater gullys at front, new to new 63 downpipe and rainwater gully to soakaway; 1 cum soakaway situated min 5 metres from any structure, soakaway filled with clean hardcore free from vegetable and flaky material, percolation test to be carried out to satisfaction of Local Building Inspector to prove suitability of ground, all drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene IC on 150 concrete base with cast iron cover and frame, drain passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls, all work to satisfaction of Local Building Inspector

PLUMBING: Any work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; hot and cold water supply to wc and bathroom; 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; new lights to bedroom 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

PHT. DC NOTE

RECEIVED 19 JAN 201

AMENDED PLAN (Ref:2010/1481 - Miss A. Cotton)

PROPOSED TWO STOREY EXTENSION at SIDE of 29 JOHN STREET, THURNSCOE, ROTHERHAM