



EXISTING FRONT
ELEVATION



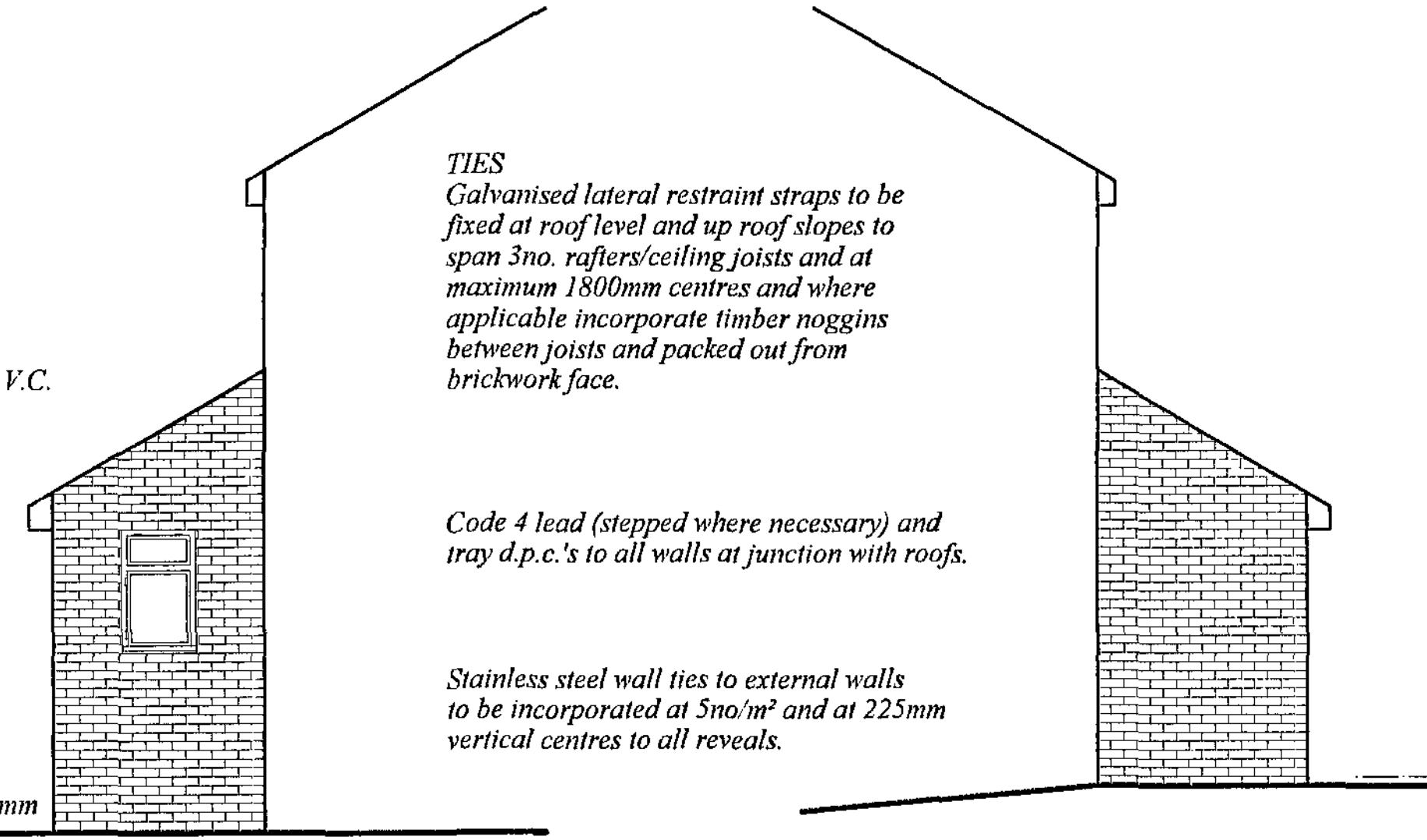
PROPOSED FRONT
ELEVATION

Gutter and rainwater pipes to be U.P.V.C.

New brickwork to match and block bonded to existing

D.P.C.'s to heads, sills and jambs of all external openings.

D.P.C. to external wall minimum 150mm above finished ground level.



PROPOSED SIDE
ELEVATION

TIES
Galvanised lateral restraint straps to be fixed at roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face.

Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.

Stainless steel wall ties to external walls to be incorporated at 5no/m² and at 225mm vertical centres to all reveals.

PROPOSED SIDE
ELEVATION

General notes

- 1 This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- 2 All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
- 3 Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- 4 The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
- 5 Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
- 6 **NOTE:**
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.

ADDITIONAL VENTILATION REQUIREMENTS
All ventilation is to be strictly in accordance with the requirements of Building Regulations Part F W.C.....requires mechanical fan to give a minimum of 3no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch.

LINTOLS
Catic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.

EXTERNAL WALLS
Are to have minimum 'U' value of 0.30W/m²K achieved by 100mm facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and 100mm Thermalite "Shield 2000" blockwork and 13mm lightweight plaster and skim.
NOTE:
Insulation to walls to be taken up to ridge level to all gable ends
External walls to have 5no. stainless steel wall ties/m² and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels.
All external reveals to have 'U' value of 0.30W/m²K achieved by using "Damcor" or similar approved cavity insulation.
Damp proof course to all external walls at heads, sills; and jambs, and cavity walls to be sealed at roof level and openings.
Concrete cavity fill to external walls minimum 225mm below dpc level
No projection over boundaries of walls or foundations.

WINDOWS
All new windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.8W/m²C and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, 4000mm² to other rooms.
All glazing to windows to be in accordance with Part N Building Regulations; i.e., to be toughened/annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

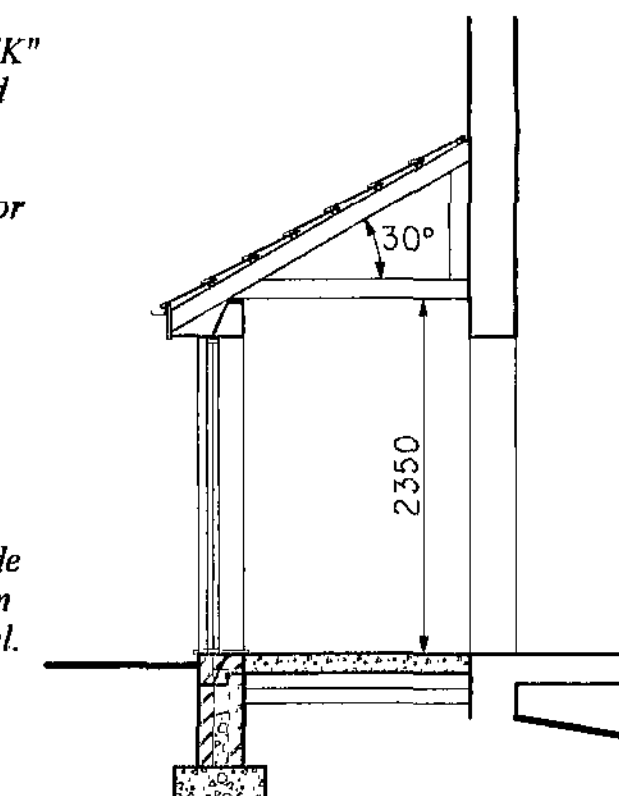
SANITARY PIPEWORK
Wash basins to have 32mm p.v.c. waste and anti-vac trap.
All wastes other than W.C. are to connect into stub stack above, or minimum 200mm below W.C. connection.
Non-return valve to be incorporated to stub-stack.
NOTE:
New stub stack is to connect into existing soil and vent pipe to the rear of the property under the ground floor (within the cellar)

DRAINAGE
All drainage to be 100mm "Hepsleve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40.
Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls.
Inspection chambers to be 225mm Class 'B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1 metre are to have step-irons incorporated and internal sizes of chambers to comply with B.S. 8301.
All drainage is to be to the satisfaction of and approval of the District Building Surveyor.

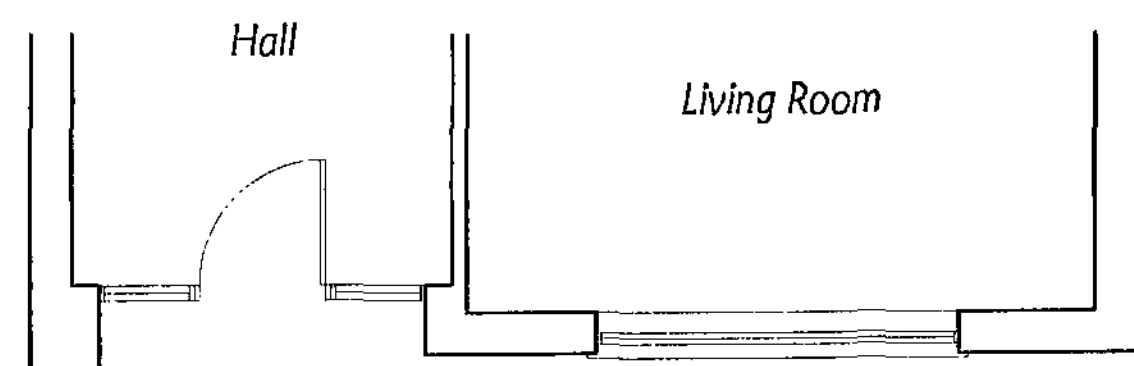
ROOF CONSTRUCTION
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt or similar approved onto 100mm x 50mm rafters on 100mm x 50mm ceiling joists at 400mm centres.
100mm x 50mm vertical tie member.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction.
Ceilings to be 9mm plasterboard and skim.
Every third joist / rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
All roof timbers to be vacuum pressure impregnated with preservative.

GROUND FLOOR
125mm thick concrete trowelled smooth on Visqueen 1200g damp proof membrane taken through cavity with tray d.p.c. above.
100mm "Kingspan" or similar approved insulation.
100mm well consolidated hardcore.

FOUNDATIONS
600mm x 225mm concrete foundations minimum 900mm deep in clay and with minimum 450mm frost cover and if within 1 metre of drains to be taken down to invert level and all foundations to satisfaction of District Building Surveyor.



SECTION

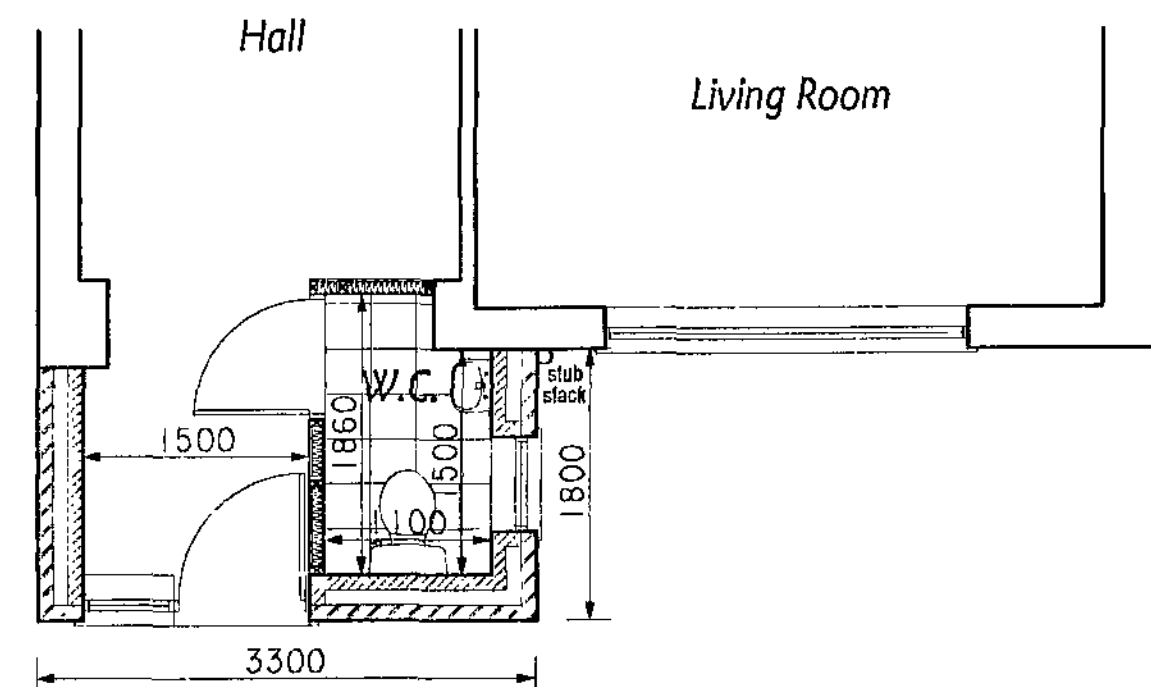


EXISTING GROUND
FLOOR LAYOUT

New internal walls are to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides.

All rainwater pipes to approved soakaways minimum 5 metres from dwelling subject to a satisfactory percolation test

All electrical work required to meet the requirements of Part P (Electrical Safety) 2005 Edition, Building Regulations must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that Part P has been complied with.
This will normally require that an appropriate B.S. 7671 Electrical Installation Certificate be issued for the work by a person competent to do so.



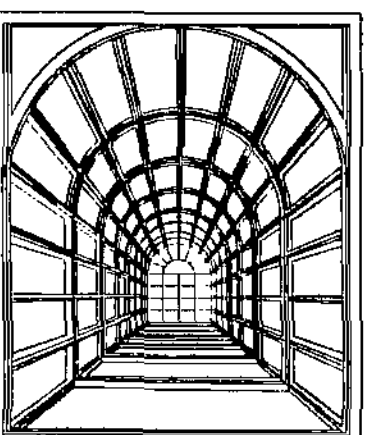
PROPOSED GROUND
FLOOR LAYOUT

PROVISIONAL DRAWING

PROJECT: SINGLE STOREY EXTENSION
ADDRESS: 5 WORDSWORTH ROAD
MONK BRETTON
BARNLEY
CLIENT: MR & MRS STORR

DRAWING No:
MS/096/08
- 01

SCALE:
1:50



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