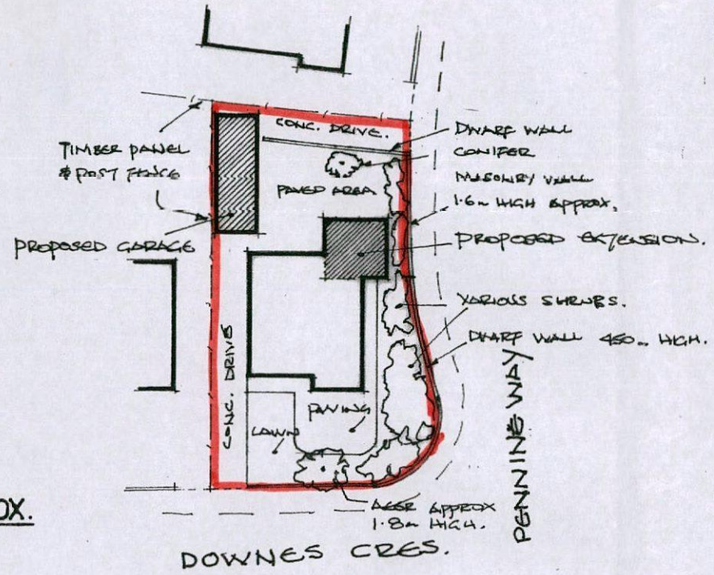
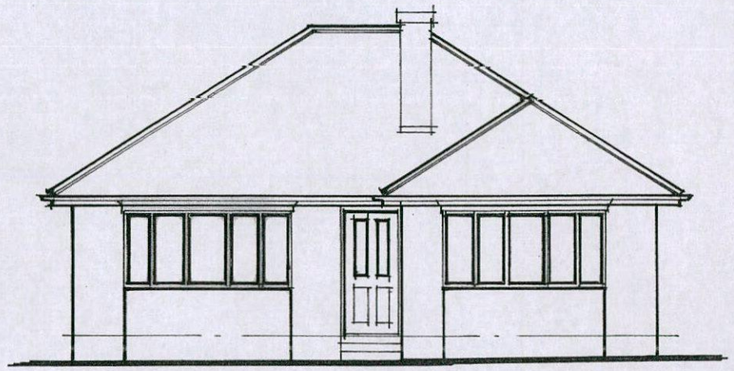
PROPOSED DINING ROOM EXTENSION & DETACHED GARAGE AT 2 DOWNES CRESCENT POGMOOR BARNSLEY FOR MR & MRS. M. TAYLOR - TEL. 07808475899

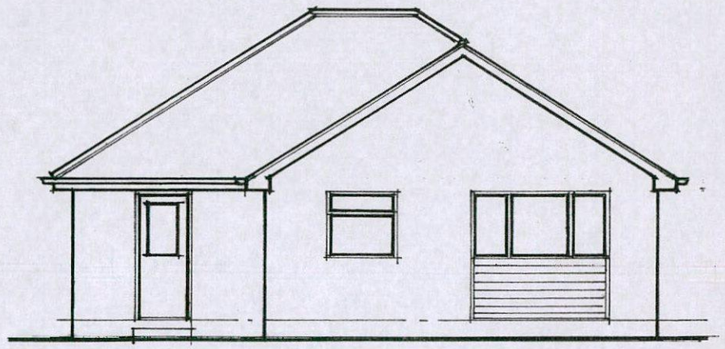
LOCATION PLAN 1/2500 approx.



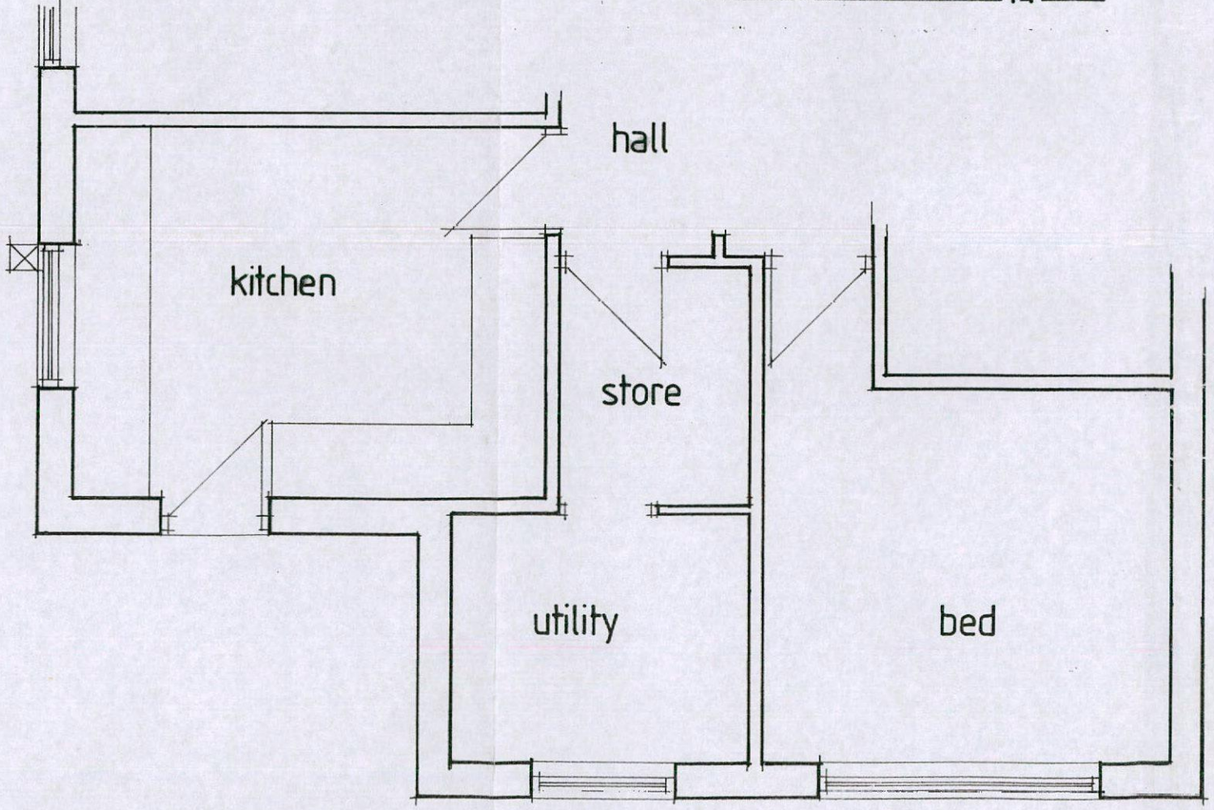
BLOCK PLAN 1/500 approx.



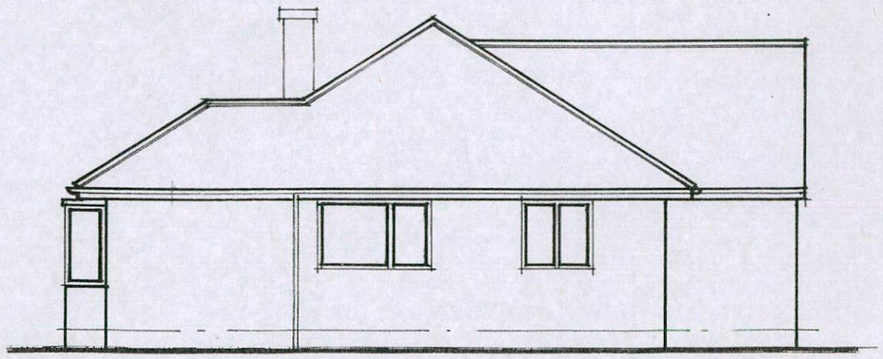
EX. FRONT ELEVATION



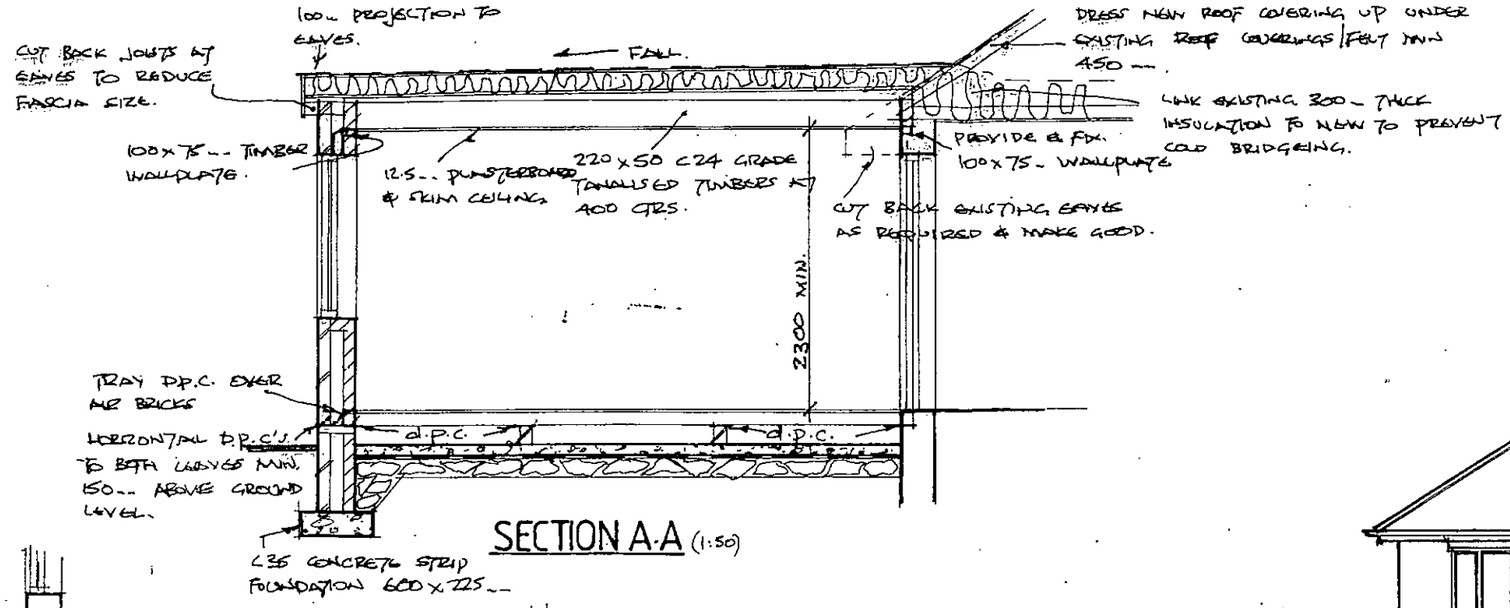
EX. REAR ELEVATION



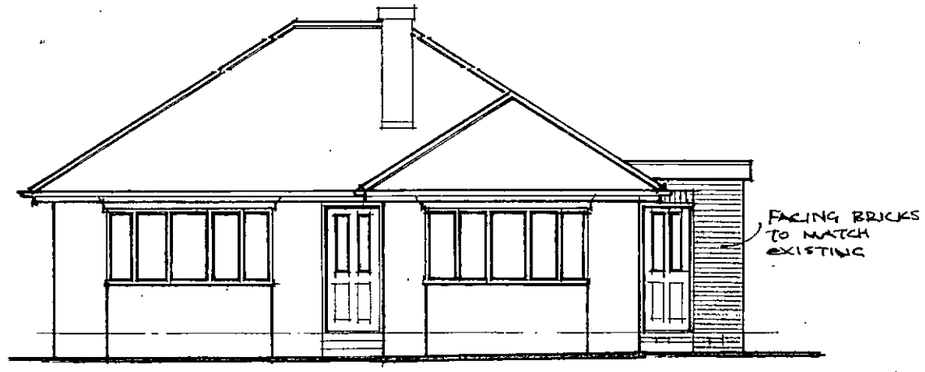
EX. FLOOR PLAN



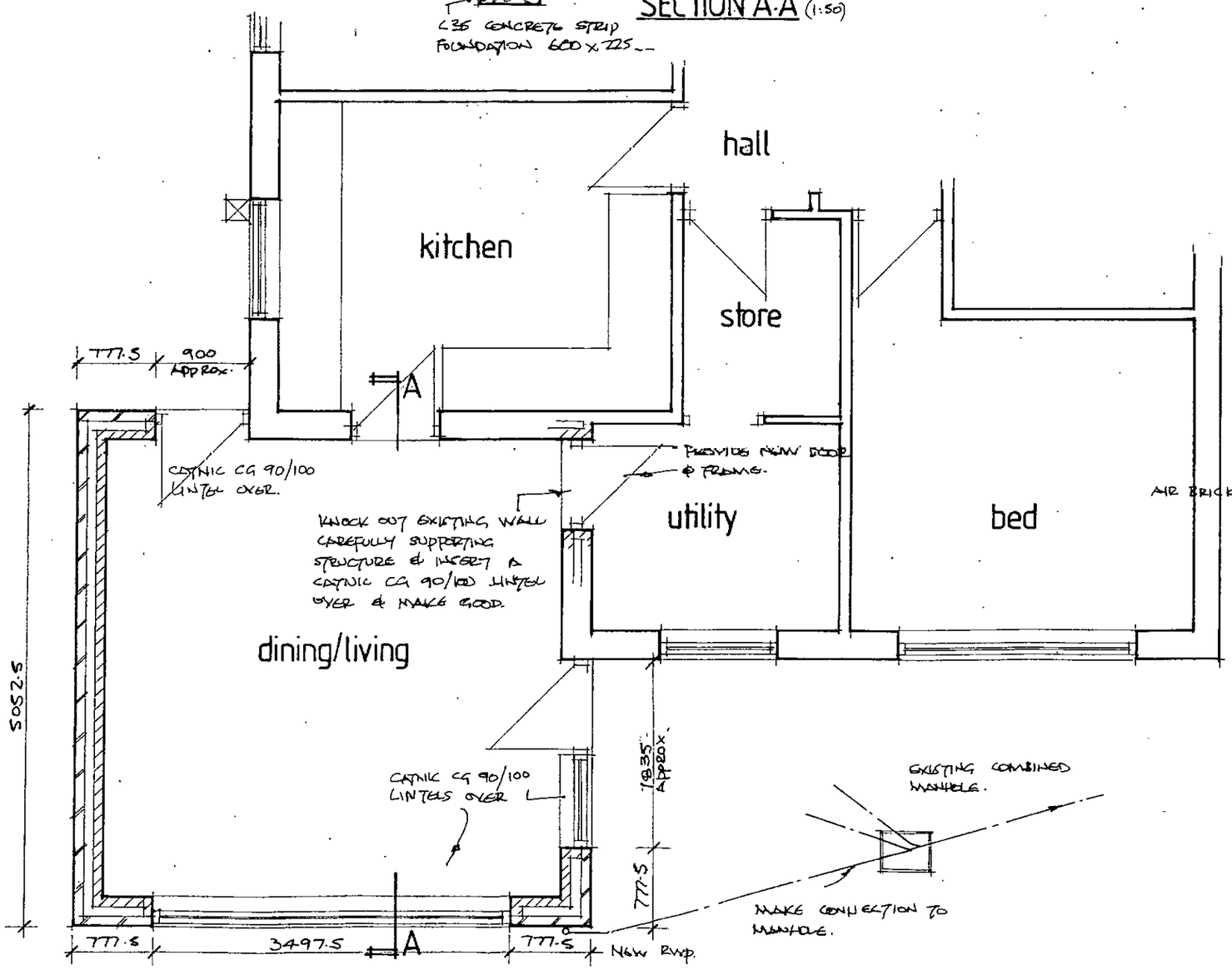
EX. SIDE ELEVATION



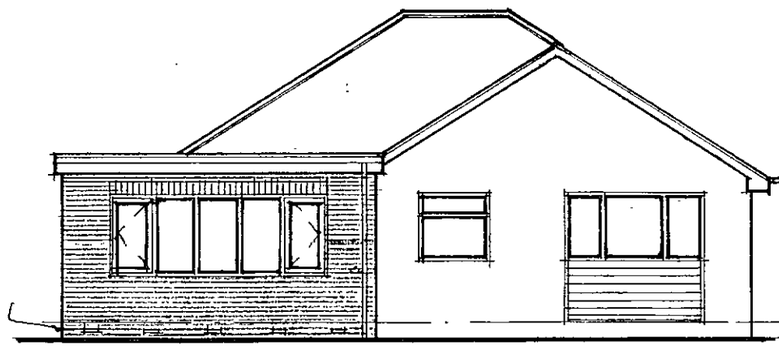
SECTION A-A (1:50)



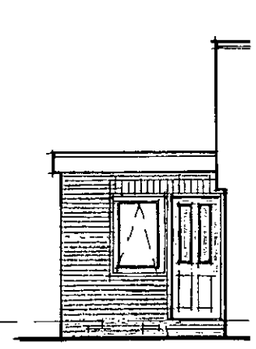
PROP. FRONT ELEVATION (1:100)



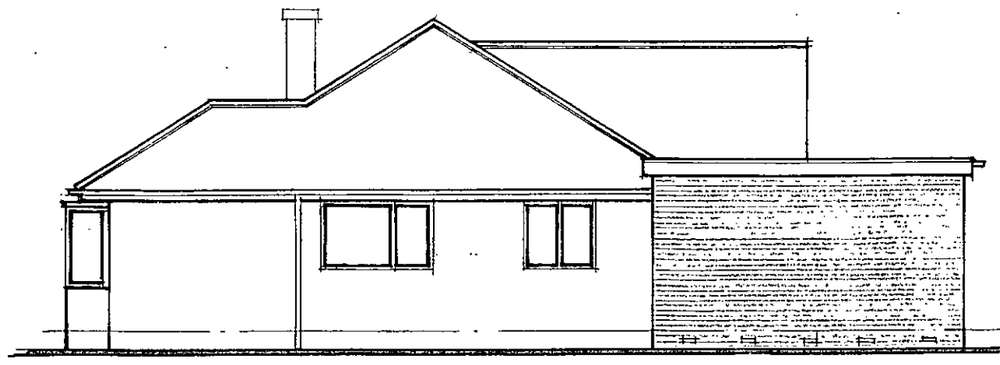
PROP. FLOOR PLAN (1:50)



PROP. REAR ELEVATION (1:100)



PROP. SIDE ELEVATION (1:1



PROP. SIDE ELEVATION (1:100)

GENERAL CONSTRUCTION NOTES
2 DOWNES CRESCENT POGMOOR BARNSLEY

General notes are to be read in conjunction with drawings and are applicable unless otherwise stated on drawings.

Foundations:- to be 600 wide by 225 thick C35 grade concrete strip footings generally at a min depth of 525 mm to topside below ground level (900mm in clay) for external cavity walls. Insert a layer of B503 mesh reinforcement in bottom.

Walls:- external walls to be cavity construction comprising of an outer leaf of facing material as indicated on drawing, with a 50 mm cavity with 50 mm Kingspan Kooltherm K8 with 100 mm thick Plasmor Stranlite inner leaf with 12.5mm plasterboard on plaster dabs with plaster skim finish to achieve U value 0.28W/msq.K. Below ground level use solid Stranlite or other approved 7N/ mm strength blocks to BS 5628. Provide insulation to within 75 mm of ground level. Garage to be 250mm thick cavity construction without insulation. Close cavity at eaves. Bond external brickwork to existing every alternate course or use stainless steel wall connector/tie system. Provide and insert stainless steel vertical twist wall ties at a rate of 5 per sq metre ie at 750 centres horizontally, 450 centres vertically, and 225 centres up reveals of openings. Insert 215 x 65 mm airbricks at 1m ctrs to vent under ground floor joists. Sleeve across cavity to internal wall. Provide tray dpcs over airbricks and lintels. Provide continuous horizontal dpcs to both leaves immediately above airbricks. Insert Damcor insulated cavity closers/dpc's to all, sills and reveals of openings in external walls as required. Wall plates to be 100 x 75 timbers restrained by 30 x 5 mm galvanised mild steel anchor straps 1200 centres built into blockwork, 900 mm min drop.

Floors Generally:- ground floor to be 22 mm T & G flooring grade chipboard on 100 x 50 C24 grade joists at 400 ctrs on dpc on honeycomb brickwork sleeper walls on 100 mm thick C35 grade concrete (thickened up to 150 mm under sleeper walls) on 2000g-visqueen dpm/radon barrier on 150 min well compacted hardcore. Insulate between ground floor joists with 100mm Kingspan k3 insulation supported on netting or battens in accordance with manufacturer's instructions to achieve U value 0.22W/msq.K. Garage floor to be 125mm thick C35 grade concrete, insert a layer of B503 mesh reinforcement in bottom. on 2000G visqueen dpm/radon barrier on 150mm thick well compacted hardcore. Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to floor joists, where joists run parallel to walls.

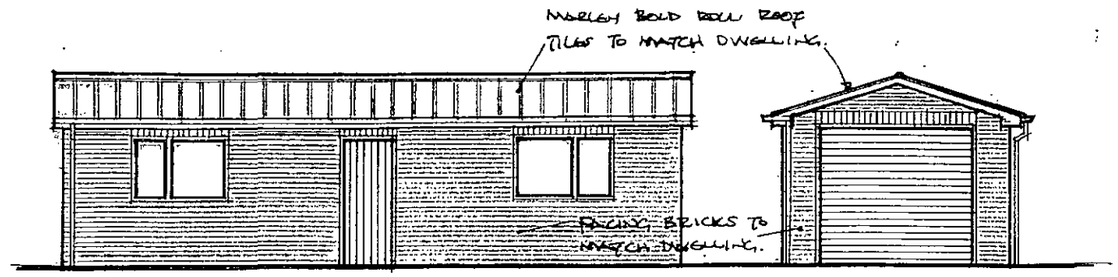
Flat roofs:- to be 3 layers bituminous felt bedded in hot bitumen on a type 3G perforated base layer laid to BS 747:2000 on Kingspan Thermaroof TR21 thickness 60+85 to achieve 0.16W/msq.K on separating vapour control layer laid to BS 747:2000 type 3B on 18mm roofing grade chipboard on 100x50mm firings cut to form fall to gutter level to match adjacent on 220x50mm C24 grade tantalised joists at 400mm ctrs. Double up trimmers around openings when required. Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to joists, where joists run parallel to walls. Straps are to extend over 3 no joists and be spiked to each one. Nog out between members directly beneath straps in 75 x 50 timbers.

Pitched roof to garage:- roofing material as specified on drawing on 38 x 25 sw battens on one layer untearable roofing breather felt on tantalised timbers as indicated on drawing, or prefabricated trussed rafters to BS 5268 part 3 1973 using processed timbers to BS 4471 1978 and BS 4978 1973. Calculations for trusses are to be submitted 28 days prior to erection for which conditional approval is requested. Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to roof timbers/trusses to gables at rafter and ceiling joist levels. Straps are to extend over 3 no trusses and be spiked to each one. Nog out between members directly beneath straps in 75 x 50 timbers.

Windows and ventilation:- all new windows are to have opening lights of not less than 1/20th of the floor area and glazed panels not more than 25% of the floor area. New windows to all habitable rooms to be fitted with trickle ventilators giving not less than 8000 mm² area, any existing areas affected to meet part F1 of the Building Regs.
All new windows and glazed doors are to have double glazed units manufactured to BS 6206 using 6mm laminated glass outer leaf 16mm air gap and 6mm inner leaf of laminated Pilkingtons soft coated low E glass, and are to be fully draft stripped.

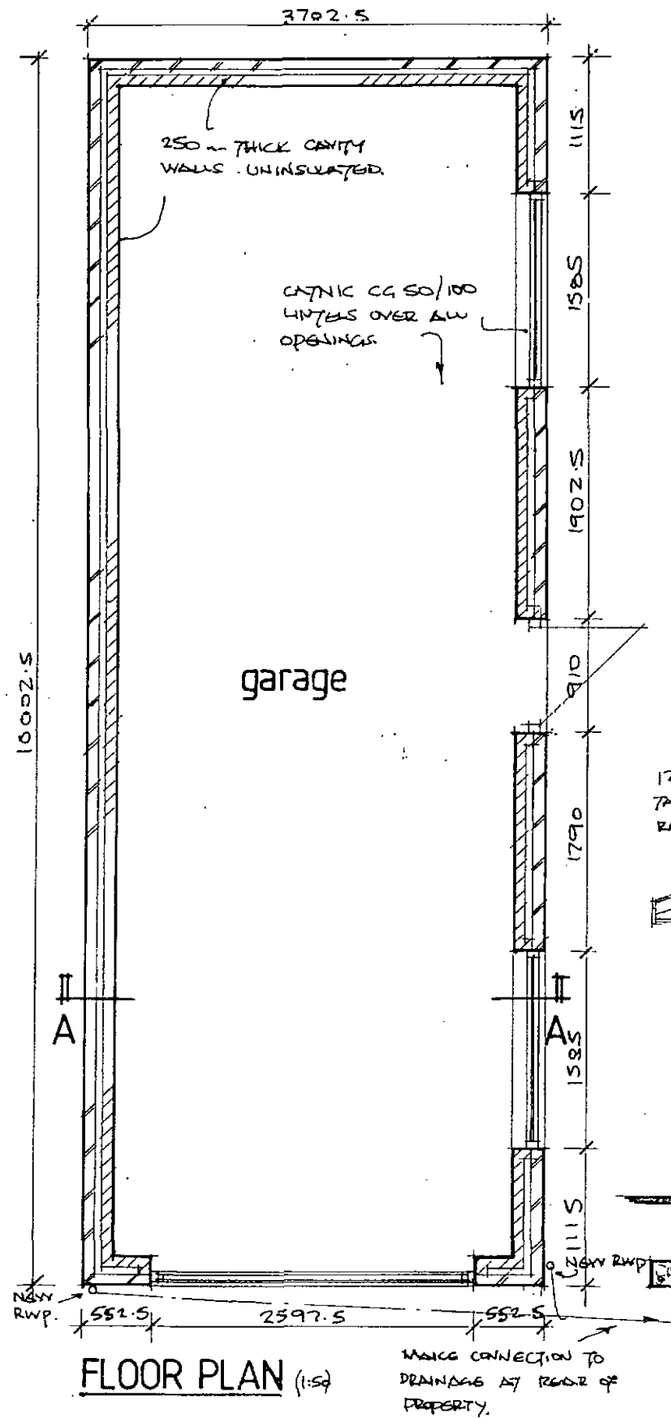
Plumbing and drainage:- soil and vent pipes to be 100 mm ∅ pvc and to terminate one metre above any opening light and be fitted with a balloon grating. Waste to baths, showers, and sink units to be 40 mm ∅ pvc and 32 mm ∅ pvc to washbasin all are to be fitted with 75 mm deep seal traps. Connections to soil stack are to be min 200 mm above or below wc connections. Stub stacks where indicated to be terminated 900 mm above floor level and fitted with an air admittance valve.
Drainage is to be 100 mm ∅ vitrified pipe work with flexible joints and 150 mm bed and surround or pea gravel. Back fill trench in concrete where drains are within one metre of building to level of foundation. Drains passing through walls are to be allowed free movement and brickwork arched or lintelled over, and where drains are lower than normal foundations the foundations are to be taken down either side of drain and lintelled over to receive brickwork.
Manholes are to be 225 mm thick class B engineering brick walls with 150 mm thick C 35 grade concrete base. Haunching to pipes to be waterproof concrete. Covers to be galvanised steel set in C 35 grade concrete 100 mm thick.
Gutters to be 100 mm pvc half round or square section with 64 mm round or square section fall pipes to suit.

Mechanical/Electrical Works:- the electrical installer should be registered under the competent person's scheme and upon completion issue a self-certificated certificate of compliance with Building Regs. to the local authority. All heating installations/alterations to be carried out by Gas safe registered operatives.



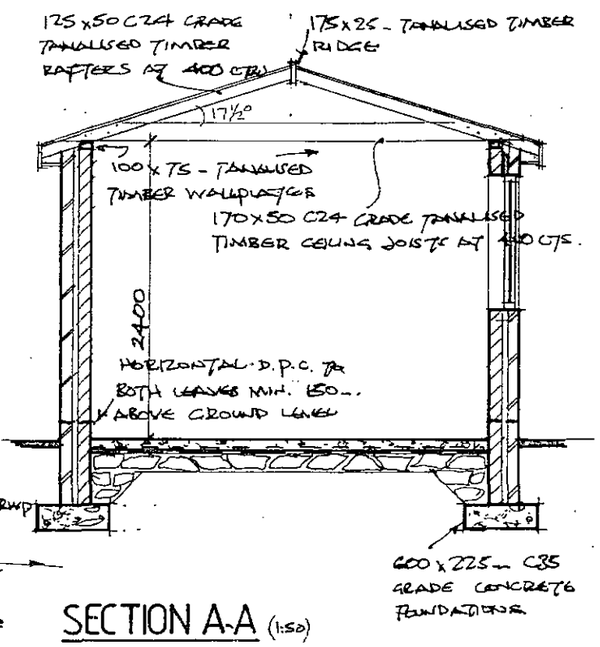
PROP. SIDE ELEVATION (1:100) (DITTO OTHER SIDE BUT WITH NO OPENINGS)

FRONT ELEVATION (1:100) (DITTO OTHER END WITHOUT OPENING)



FLOOR PLAN (1:50)

MAINS CONNECTION TO DRAINAGE AT REAR OF PROPERTY.



SECTION A-A (1:50)