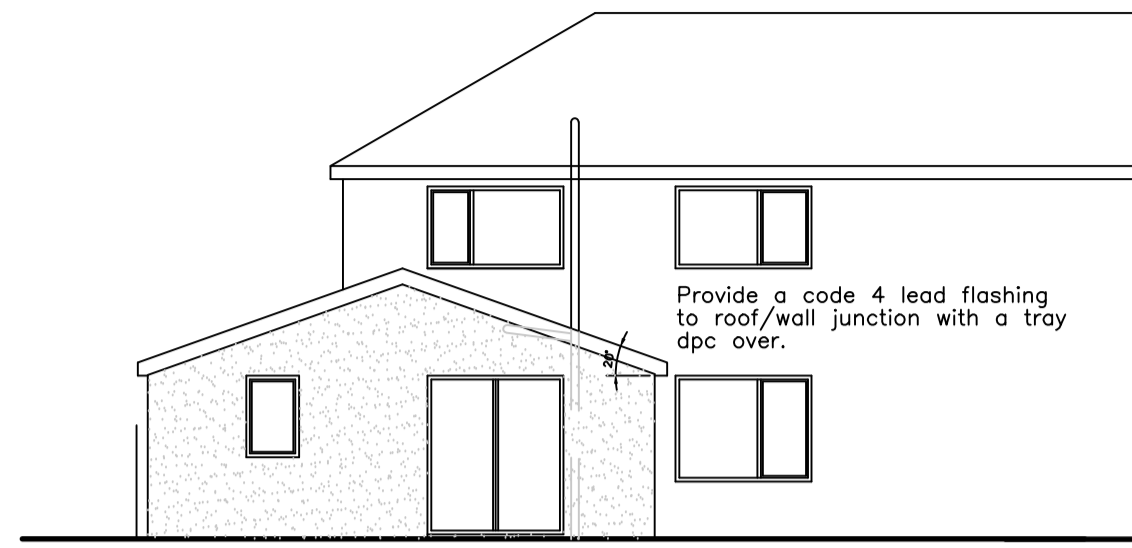


EXISTING REAR ELEVATION

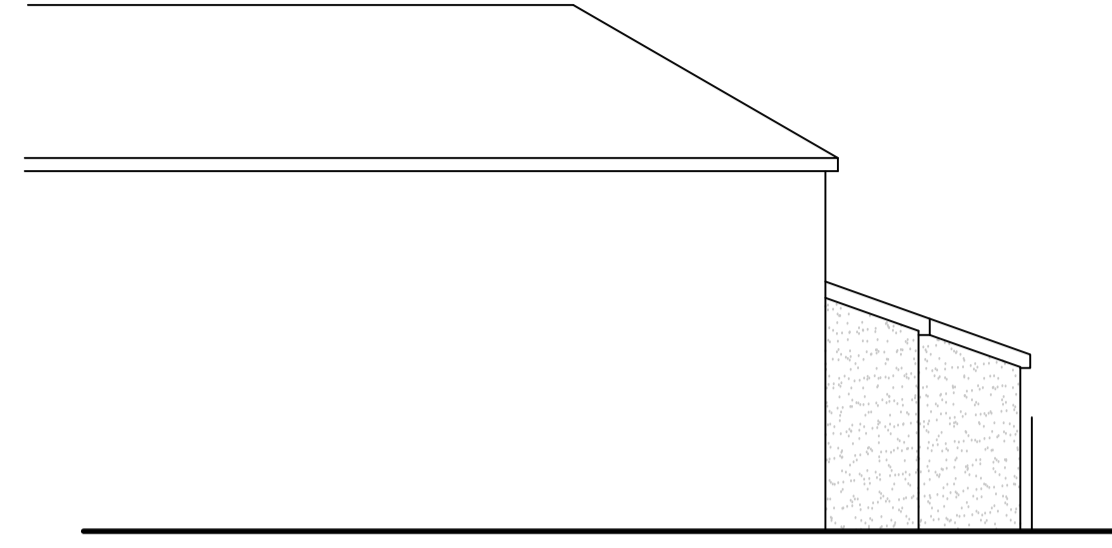


PROPOSED REAR ELEVATION

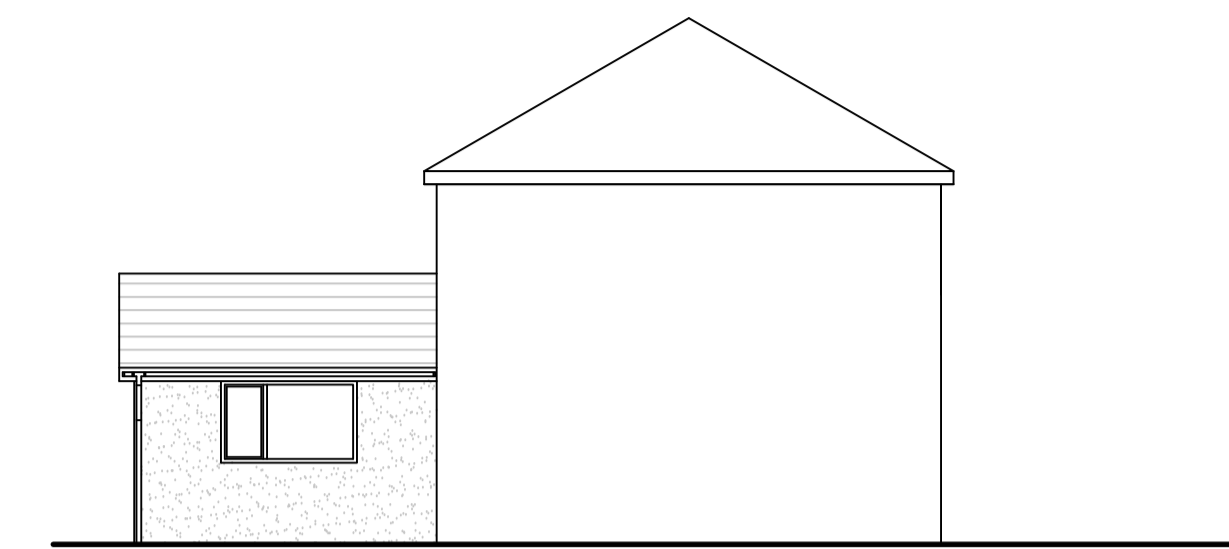
ROOF
Roof tiles to match existing
WALLS
Pebble dash finish on blockwork to match existing.



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

TRUSSED ROOF

Black clay Roof tiles on 25 x 38 s.w. treated battens on untearable roofing felt.
New roof of trussed construction to manufacturers details and design. To BS 5268 Pt 3 @ 600mm ctrs.
@400mm ctrs. truss clips used to fix trusses—two per truss
100 x 25 sw bracing diagonally and at each node point horizontally and sloping.
100 x 50 (or to suit int. leaf thickness) sw wall plate bedded onto blockwork.
225x25 Cellulose Specifier range PVC-u fascia board with 10mm PVC-u soffit fitted with soffit vent. Vent to allow a continuous ventilated strip of 25mm width protected with a flyproof mesh.
1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.
350mm glassfibre insulating quilt laid between trusses
100mm half round PVC gutter to 65mm PVC downpipe.
1500mm long lateral restraint straps to be fixed as above at ceiling level.
All lateral restraint straps are to be provided with noggins between members to which they are fixed and fixed @ 1500mm ctrs.
12.5mm plasterboard and skim to ceiling—see note re bathroom plasterwork.

Provide lateral restraint straps to roof trusses noggied out across 3 No trusses with 74x50 noggins. At 1500 ctrs.

WALLS

Inner leaf of thermalite lightweight aggregate blocks with pebble dash finish. 100mm filled cavity (Rockwool RW6) formed between leaves. Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC's to all heads, cills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and tiled finish and built off floor slab.
Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level.
Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audible throughout the building and linked to fire alarm if fitted.
Detectors are to be sited min 300mm from luminaries, or radiators.
Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15 minute overrun. All linked to lighting controls to conserve energy.

SUB-STRUCTURE & GROUND FLOOR

Strip foundations 650 mm wide 225 deep 35N/mm² OPC concrete taken down to firm bearing strata to satisfaction of the BCO min 600 deep (900 mm in clay). Blockwork below ground level to be 2 skins of 100 mm 7N/mm² with 100 cavity filled with weak mix conc. to G.L. Notewidth of blockwork to equal the thickness of the leaves proposed above.
Floor to be 100mm 35N/mm² concrete slab on 300g polythene dam lapped onto wall dpm min 150 above g/l 90 mm Kingspan K3 insulation. 65mm Screed floor with smooth trowelled finish. Excavation to be backfilled to inside with clean consolidated hardcore compacted in max 225mm layers. Backfilling to outside to be with selected as-dug material (up to 300mm below G.L. if in garden areas) or hardcore as before (if hardsurfaced areas).

Provide 2 No air bricks per elevation for beam & block floor.

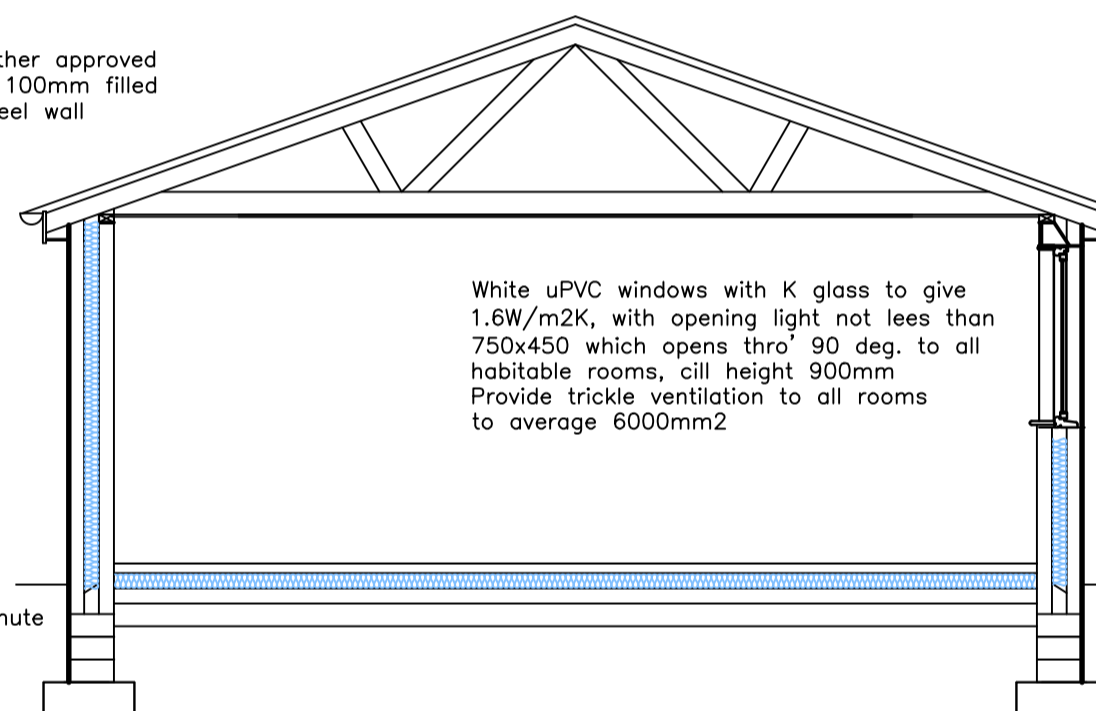
SMOKE DETECTORS

Smoke Detectors are to be provided to the following:—
—in every bedroom that is either formed or altered by the works
—in every hallway or lobby or connecting corridor that is formed by the works.
Rate of Rise Heat Detectors are to be provided to every kitchen that is either altered or formed by the works.
—NOTE in the case of smoke and heat detectors, these are to be of a mains wired-in type and if more than one, they are to be linked so as to sound if any detector is activated.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and tested by an Electrician registered with one of the Part P self certification schemes.
On completion a certificate must be issued by a person competent to do so to BS7671

SAFETY GLASS

All door glass below 1500mm from floor level & window glass below 800mm level is to be laminated or toughened in accordance with BS 6222-1:1981



White uPVC windows with K glass to give 1.6W/m²K, with opening light not less than 750x450 which opens thro' 90 deg. to all habitable rooms, cill height 900mm
Provide trickle ventilation to all rooms to average 6000mm²

PROPOSED SECTION

DRAINS BENEATH FOUNDATIONS

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete lintels.

DRAINS

New drains to be Hepworth 'Superleeve' or other approved generally bedded Class 'N' beneath gardens etc. Where drains pass through walls they are to be linteled over with PC lintels. Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep. If drains are deeper than they are to be protected by bedding and surrounding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions—depending on size of pipe.

New walls bonded into existing—min 3 courses in every 6. Cavities to be maintained where applicable.

New S.& V.P. to be connected to new drains & taken 900mm above opening window with anti bird nest cage on top.

No part of foundation or gutter to overhang boundary line unless written permission is deposited with building control prior to work commencing.

WASTES AND DRAINS

32 mm dia waste with deep seal trap to all wash hand basins 40 mm dia waste with deep seal trap to all sinks baths and showers. 100 mm dia waste to wc. No connection of SVP to be within 200 mm of wc connection
100 mm dia supersleeve drains laid at min 1 in 40 to layout as shown on site layout drawing. All manholes to be Hepworth Polypropylene with light duty covers.
Manholes in drives to be 225 engineering brickwork on 150 mm concrete bed with heavy duty cover and frame.
Manholes to drain diversion to be brick to LA requirements.

MECHANICAL VENTILATION

Mechanical vent fans to be provided to all bathrooms to be two speed type (Baxi Humidistat) to give rate of 15lit/sec. and constant background ventilation.
If no window exists in sanitary accommodation then 3 air changes/hr (operated intermittently) to be provided by mechanical fan with 15min overrun.
Kitchen ventilation to have min 4000mm² trickle vents AND mechanical extract min 60L/sec (or incorporated in a cooker hood) capable of being operated intermittently.

LINTELS

Lintels to internal walls to be CATNIC. External stone walls to have NAYLOR pcc with ZED strip front lintel. Brick walls to have Catnic or IG lintels fixed in accordance with manufacturers instructions. All lintels to have min 150 end bearing.

GAS APPLIANCES — PRECAUTIONS

The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas flue or terminal. A similar check is to be made on the terminals of neighbouring properties. No essential ventilation is to be blocked or removed which may affect the operation or safety of any gas appliance.
If in doubt, a CORGI registered installer is to be employed to check the safety of gas appliances. Failure to comply with these recommendations could result in death.

THERMAL BRIDGING PREVENTION

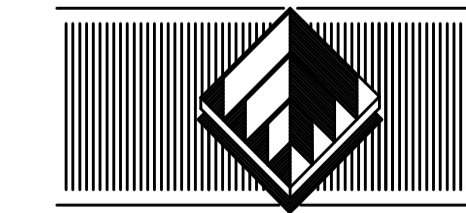
R.M.C Thermabate cavity closers are to be installed to all jambs, cills in accordance with manufacturers instructions. Heads of openings to be insulated by using a fully insulated lintel or use of outcaved aerated concrete blockwork behind 'Z' type lintels.

This project may require a methane barrier to comply with current legislation. This is recommended, but may not be obligatory. Client or his builder to check local conditions with the Local Authority at the time of construction. A suitable type would be Monarflex RAC. It is to be bonded across cavity to all outside faces of walls and sealed around surfaces and penetrations.

All timbers are to be softwood unless directly instructed by the Client—Any Hardwoods used are to be sourced only from sustainable forest plantings.

Actual depth of foundations to be determined on site. All work to be to the satisfaction of the local authority. All dimensions to be checked on site and any discrepancies must be notified immediately. All dimensions are in millimetres unless otherwise stated. Information given on this drawing is subject to local authority approval.
Do not scale this drawing.

PROJECT MANAGEMENT services



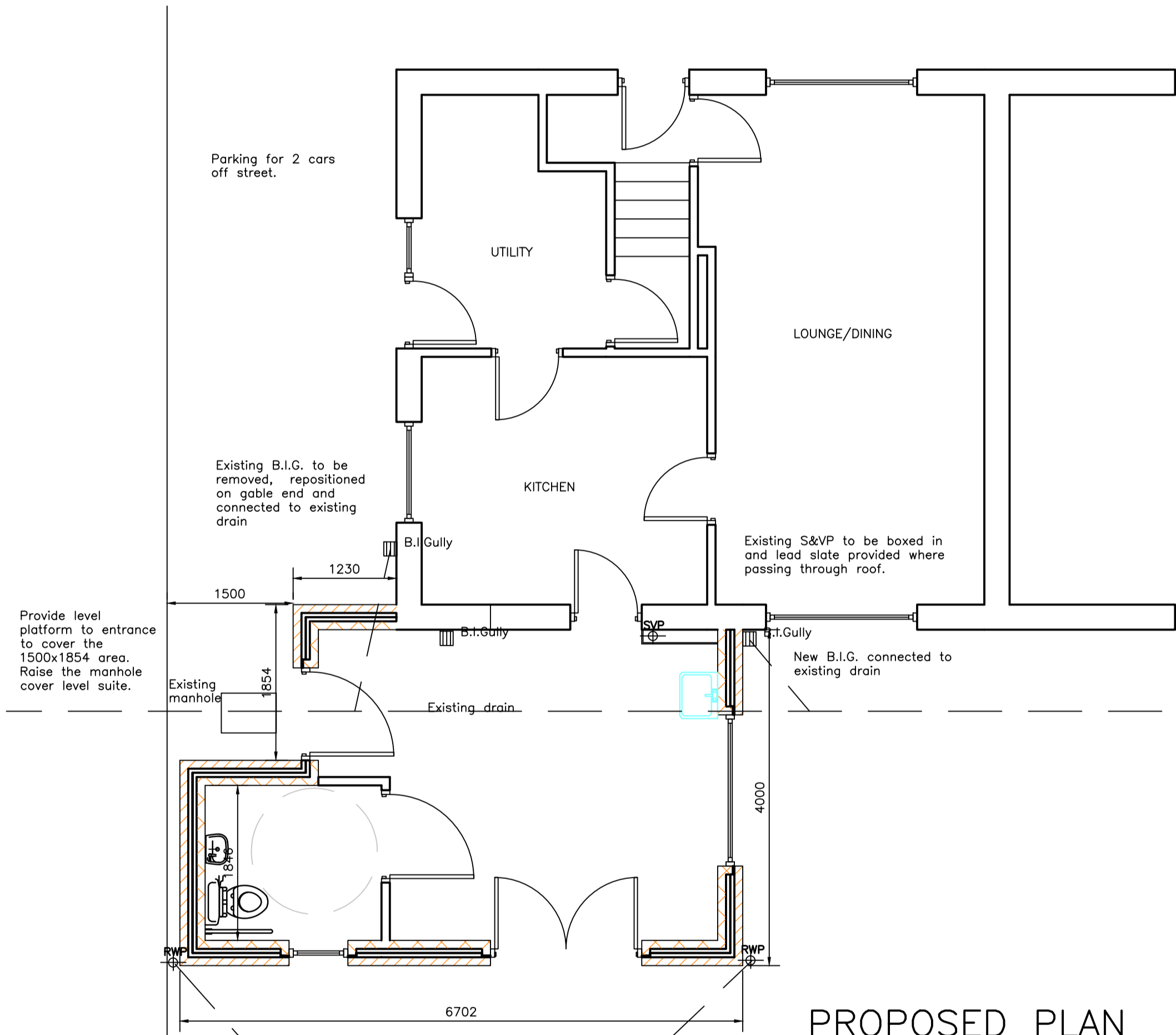
CHARTERED BUILDING CONSULTANTS

4 HUDDERSFIELD ROAD, BARNSELEY, SOUTH YORKSHIRE S70 2LT
TELEPHONE (01226) 286278
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CLIENT

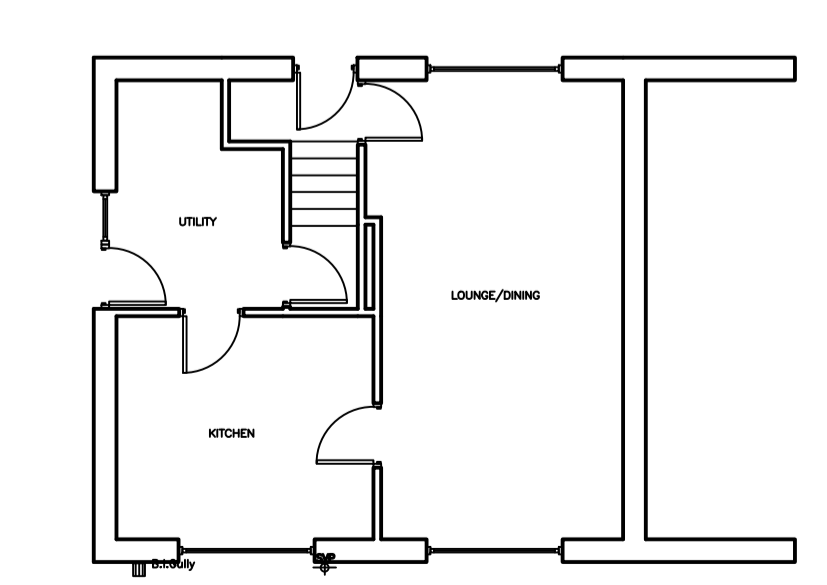
Mr J WILLIAMSON

PROJECT
PROPOSED REAR EXTENSION
82 QUEENS AVENUE
LITTLE HOUGHTON
S72 0HQ

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
WILLIAMSON.DWG	2321/01	1:100 1:50	28/9/11	DE	



PROPOSED PLAN



EXISTING PLAN