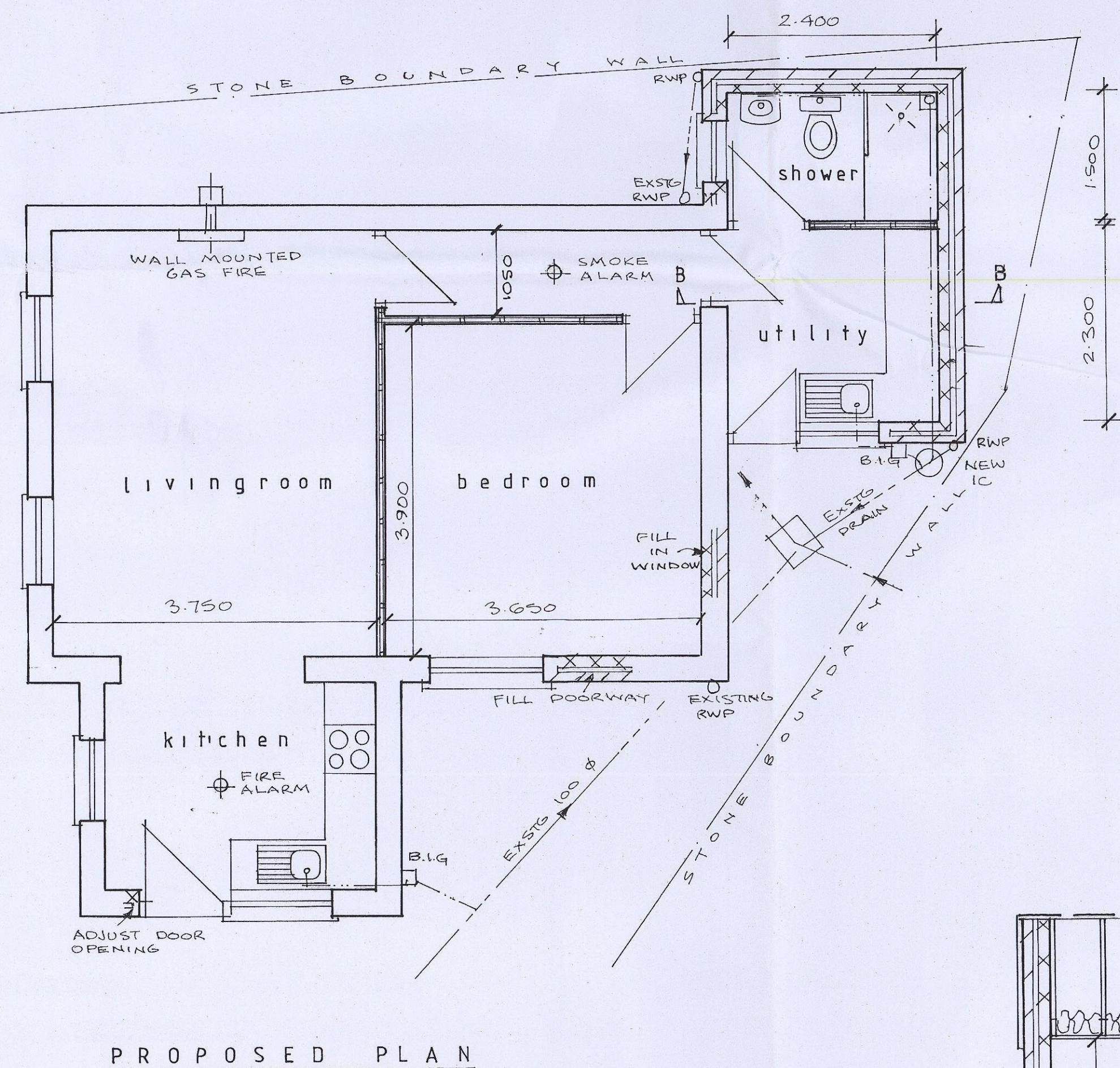
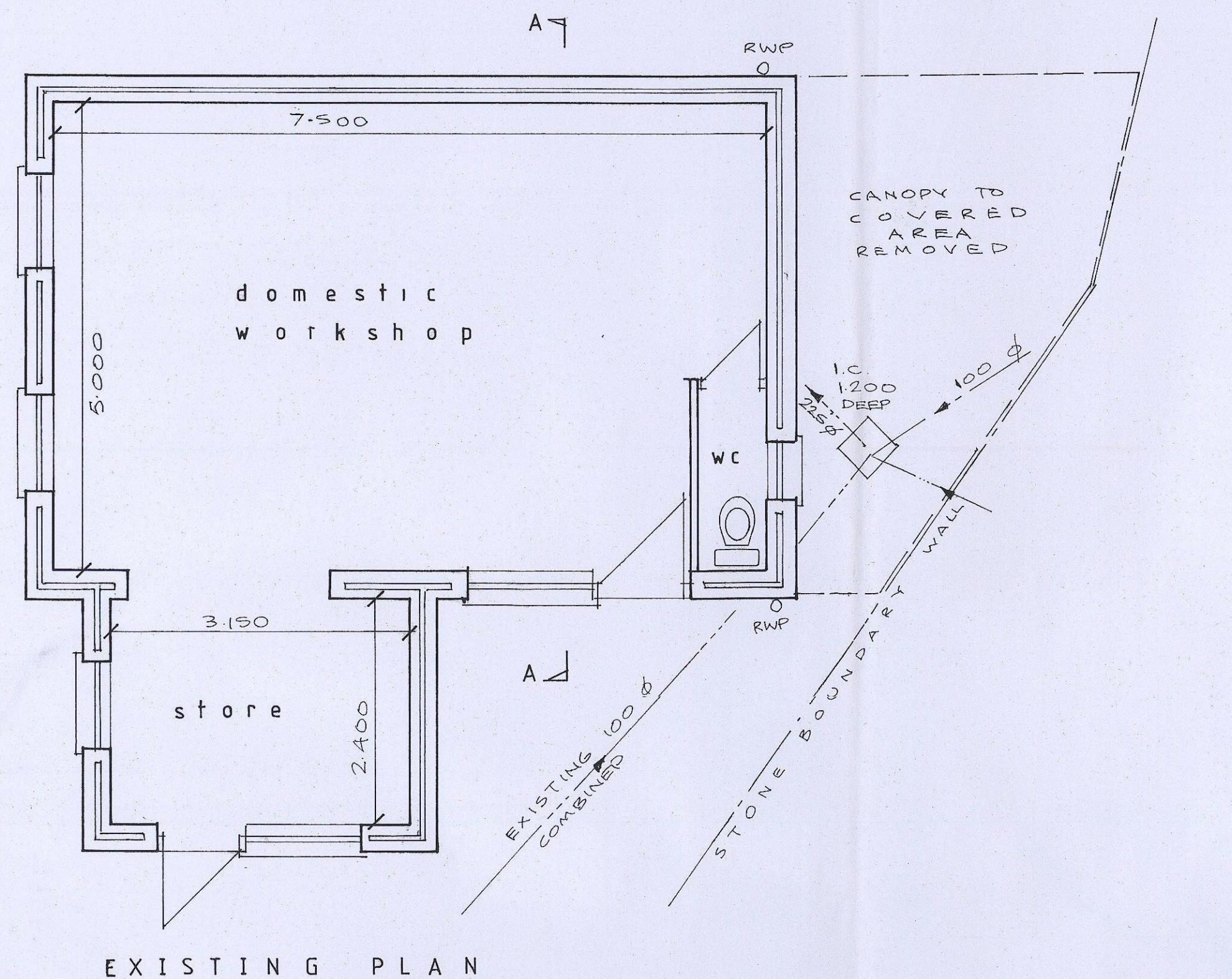
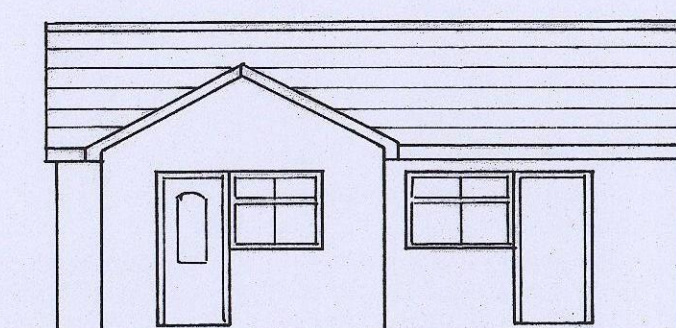


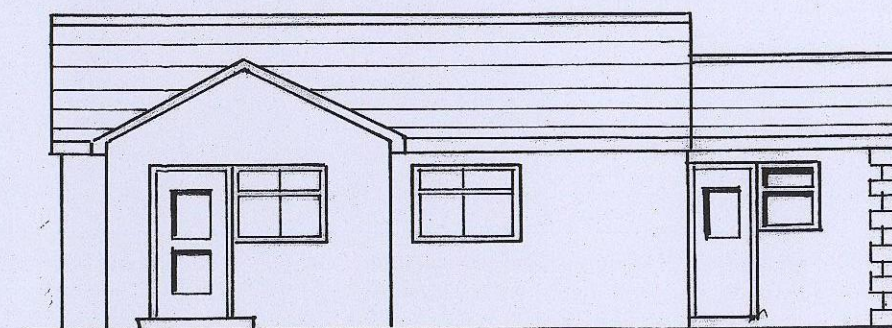


PROPOSED CONVERSION of OUTBUILDING to form ANNEX ACCOMODATION at REAR of No.24 ABBEY LANE, CUNDY CROSS, BARNSELY

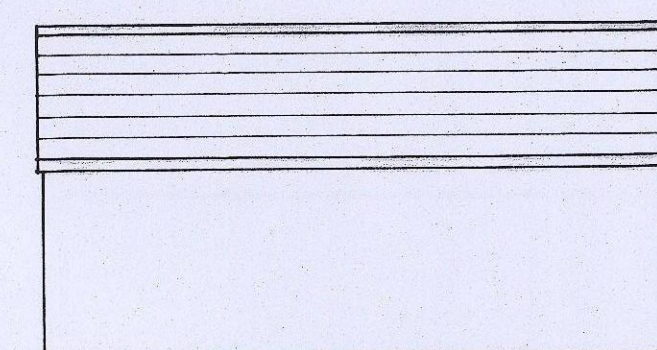
SCALES 1/50th and 1/100th



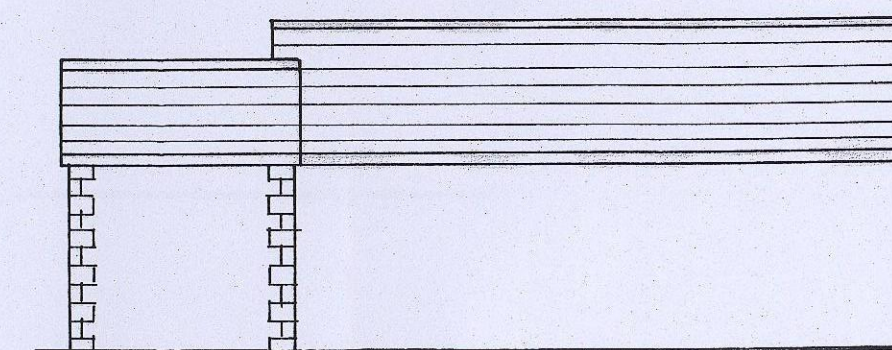
EXISTING FRONT



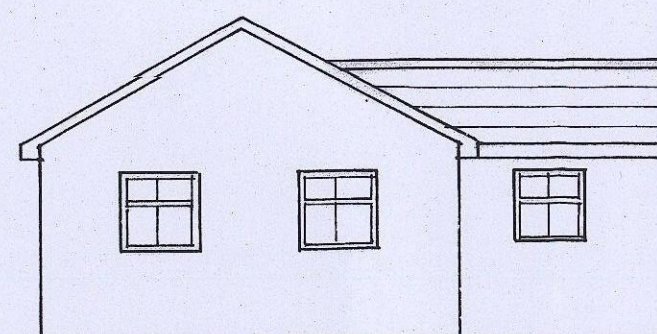
PROPOSED FRONT



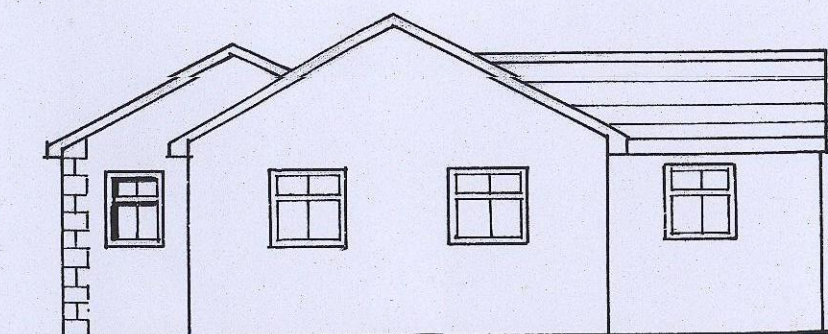
EXISTING REAR



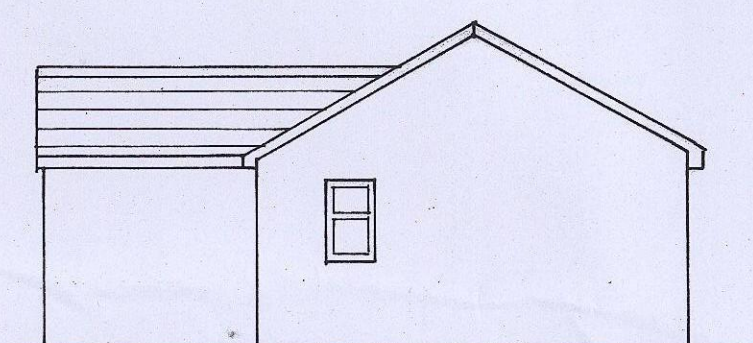
PROPOSED REAR



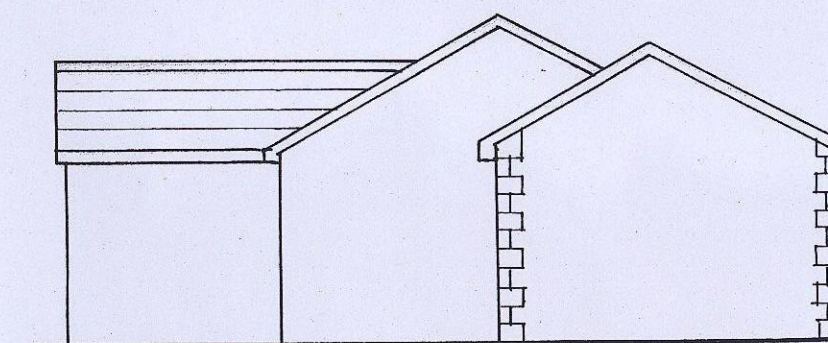
EXISTING SIDE



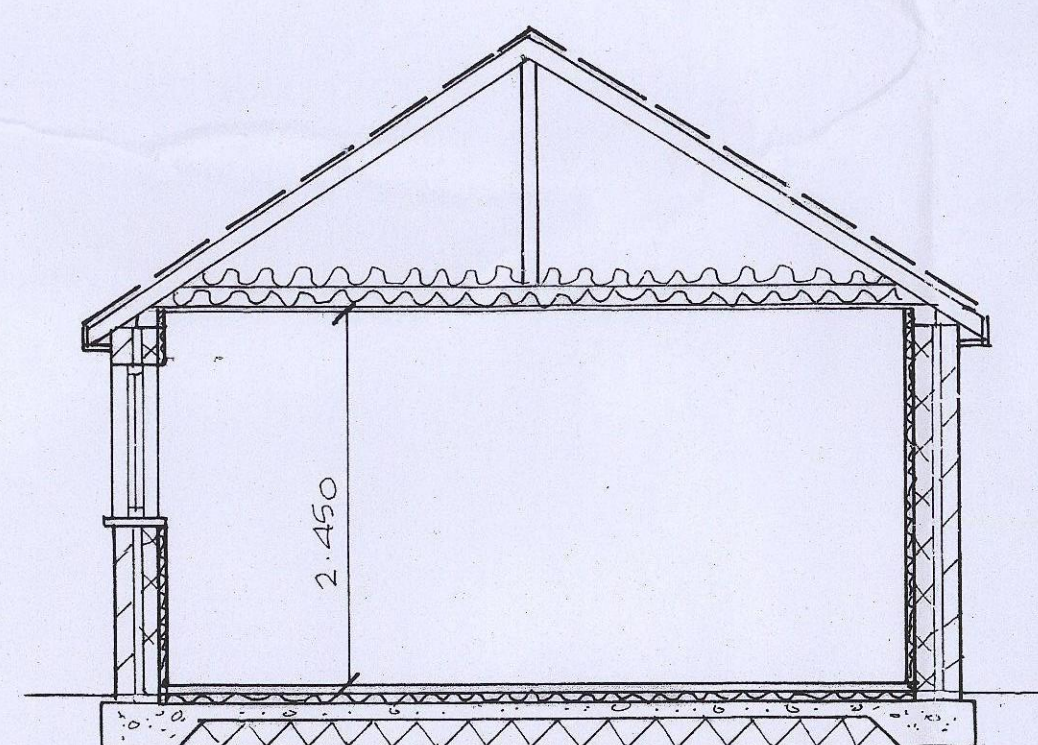
PROPOSED SIDE



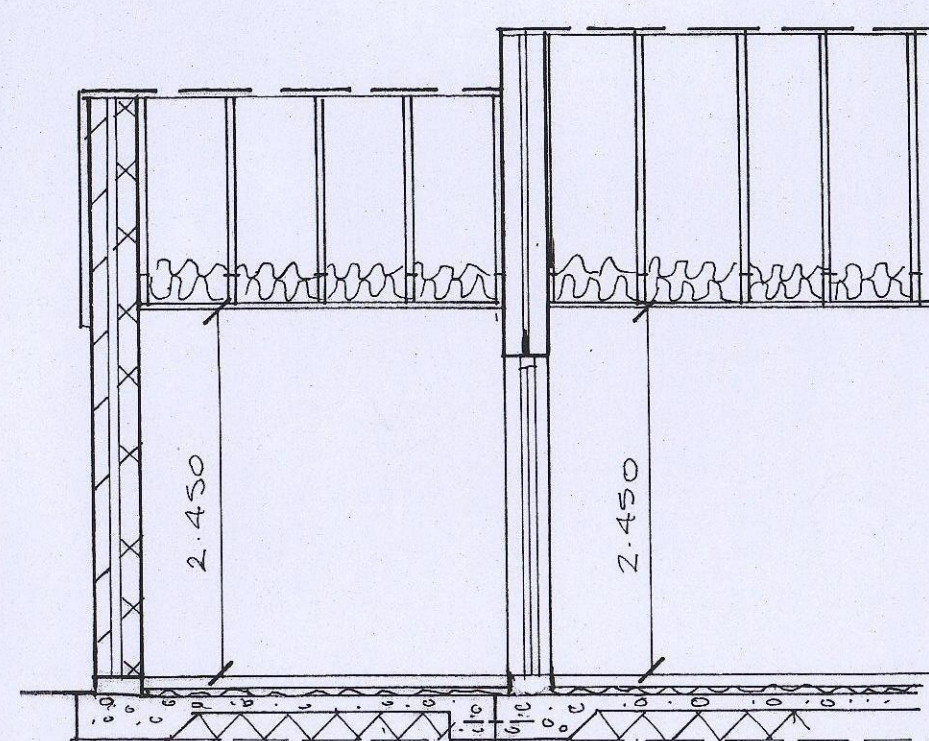
EXISTING SIDE



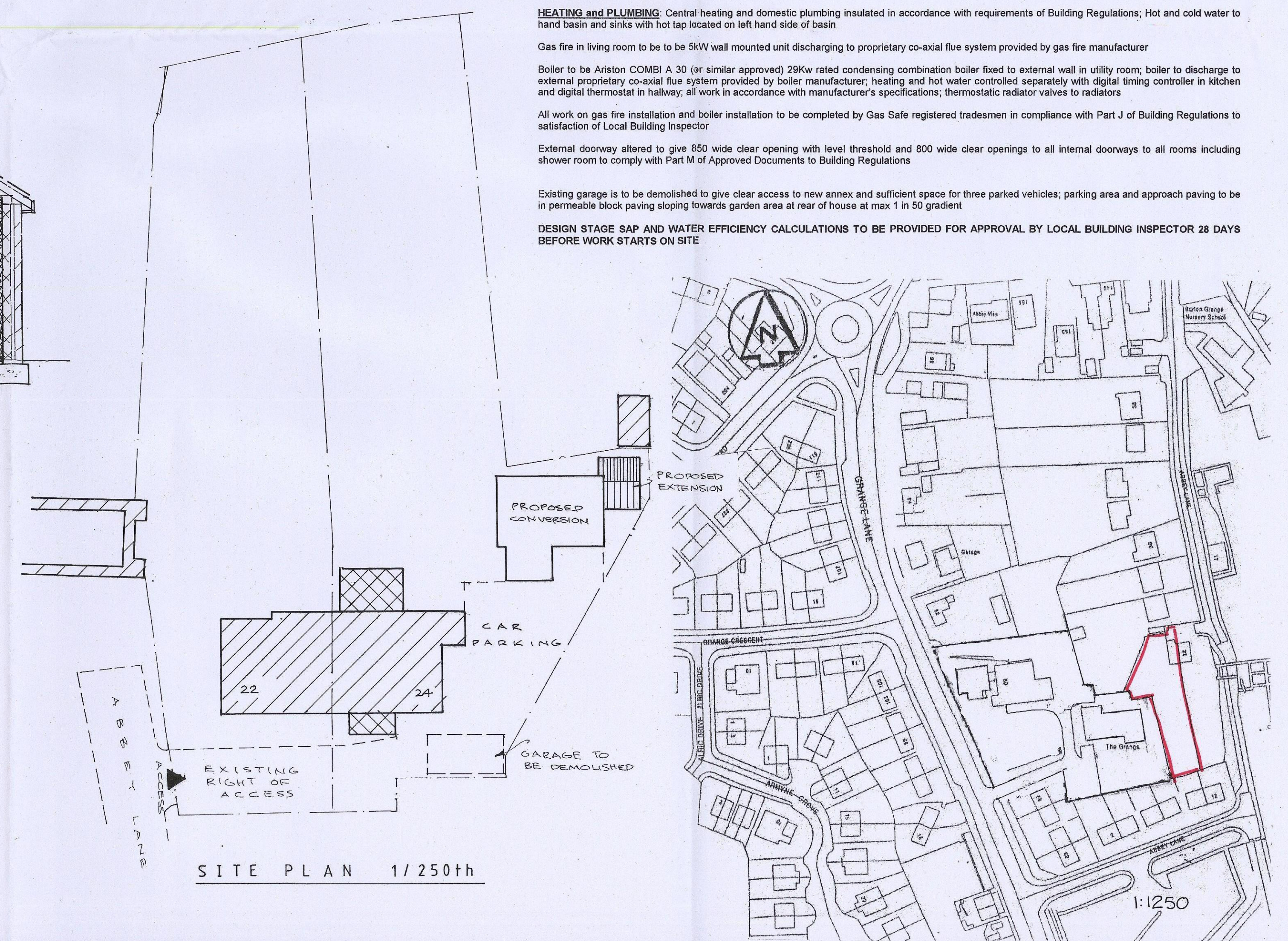
PROPOSED SIDE



SECTION A-A



SECTION B-B



EXISTING BUILDING

Existing cavity walls to living room/bedroom area 50 wide cavity fully filled with Rockwool mineral fibre insulation to be supplemented by cladding internal walls with 37.5 thickness of Kingspan Kooltherm K17 Insulated Plasterboard to give a U value of 0.26 W/m²K; 5mm plaster finish

Existing cavity walls to kitchen 100 wide cavity with full fill Rockwool mineral fibre insulation (U value of 0.26 W/m²K)

Existing roof to have additional 200 thickness of Rockwool mineral fibre insulation laid on existing 100 thickness of Rockwool to give a U value of 0.16 W/m²K

Existing floor has 85 thickness of Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed (U value of 0.22 W/m²K)

PROPOSED EXTENSION

ROOF: Plain grey concrete interlocking roof tiles to match existing on 38 x 25 battens on underlay felt to BS EN 13707; 125 x 44 rafters in class C16 timber at 450 centres at 27.5 degree pitch; rafters to bear on wallplate one end and on 200 x 25 ridge board; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 600 once bent galvanised m.s. straps; 10mm foil backed plasterboard ceiling with 38 x 38 noggin at edges on 170 x 47 ceiling joists in class C16 timber at 450 centres built off wallplate both ends; PVCu soffit and fascia board; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing lapped under roof coverings min 230 and up existing wall 150 and tucked in; 110 x 63 gutters to discharge to 63 downpipes to existing drain connection

CAVITY WALLS: 100 thick external leaf in reconstructed sandstone to match existing building; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf (or similar approved) with 5mm plaster skim finish; full fill cavity wall insulation of Rockwool mineral fibre (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; insulated cavity closers at openings fixed in accordance with manufacturer's instructions; stonework and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/mm² trench blocks; Celnic Cougar CG70/100 open back lintels to openings with min 150 end bearing; tray dpc over lintels with weep holes in stonework; dpc to be min 150 above adjacent ground level and to be tied into dpm

RAFT AND GROUND FLOOR: Cavity walls built off reinforced concrete raft foundation laid on 300 minimum depth of well-watered and compacted graded limestone; 150 thick raft in C40/20 concrete with one layer of A142 mesh thickened up to 800 x 400 at edges with two layers of type B503 steel mesh reinforcement; reinforcement to have minimum 40 cover and sheets to be lapped minimum 225 and tied together with 1.6mm wire binding; raft tied into existing raft using 500 long R16 bars resin fixed 200 deep into existing raft at 500 centres; 85 thick Kingspan Thermafloor TF70 zero ODP insulation board laid on dpm under 25 smooth finished concrete screed; Excavation will be taken down to suitable strata as required by Part A of Building Regulations and Local Building Inspector and concrete raft thickened up as required upon inspection of ground conditions

GENERAL

Stud partition walls: 75 x 50 timber studs with 10mm plasterboard and 5mm plaster skim finish both sides; sound insulation of 25 thickness of 10kg/m³ mineral fibre bats secured to stud work

VENTILATION: Existing windows are 24mm double glazed PVCu units with a minimum U value of 1.60 W/m²K; opening area minimum 5% floor area of room served; PVCu doors to have min U value of 1.8 W/m²K; toughened or safety glazing complying with BS206:1981 to all glazing between finished floor level and 800 in windows and finished floor level and 1500 in doors; air bricks boxed through cavity with tray dpc over to provide trickle ventilation of 4000mm² to shower room and 8000mm² in area all other rooms

Shower room: vented with window having obscure glazing and some part of opening light 1750 above floor level together with mechanical extractor fan of 15 litres/sec intermittent extraction rate

Kitchen: vented with mechanical extractor fan of 30 litres/sec intermittent extraction rate incorporated in cooker hood

Utility room: additional ventilation by mechanical extractor fan of 30l/s extraction rate

DRAINAGE: 38 waste to kitchen and utility room sinks discharging to new back inlet gullys situated on existing combined drain; new IC to be 450 diameter polypropylene unit with cast iron cover and frame bedded on 150 thickness of loadbearing concrete; SVP to terminate in balloon grating discharging 1000 above any opening light; 75 deep seal traps to all shower room appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 38 waste to kitchen and utility room sinks with 75 deep seal traps; roof to discharge to new rainwater gullys to existing drainage connections; reduction in flows to combined sewer as roof area reduced by demolition of larger covered storage area roof; new drainage connections made using 110 diameter drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 40

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

Light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 mm from finished floor level, consumer unit between 1350 and 1450 to comply with Part M of Approved Documents to Building Regulations and British Standard BS 7671; internal lights to shower room, living room, bedroom and external safety lighting to have energy efficient fittings

Smoke detector/alarms: Optical type smoke detectors/alarms to hallway and heat detector/alarm fitted in kitchen in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box with 3 hour battery backup; alarms interconnected so both sirens sound if alarm triggered

HEATING AND PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Hot and cold water to hand basin and sinks with hot tap located on left hand side of basin

Gas fire in living room to be to be 5kW wall mounted unit discharging to proprietary co-axial flue system provided by gas fire manufacturer

Boiler to be Ariston COMBI A 30 (or similar approved) 29Kw rated condensing combination boiler fixed to external wall in utility room; boiler to discharge to external proprietary co-axial flue system provided by boiler manufacturer; heating and hot water controlled separately with digital timing controller in kitchen and digital thermostat in hallway; all work in accordance with manufacturer's specifications; thermostatic radiator valves to radiators

All work on gas fire installation 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

External doorway altered to give 850 wide clear opening with level threshold and 800 wide clear openings to all internal doorways to all rooms including shower room to comply with Part M of Approved Documents to Building Regulations

Existing garage is to be demolished to give clear access to new annex and sufficient space for three parked vehicles; parking area and approach paving to be in permeable block paving sloping towards garden area at rear of house at max 1 in 50 gradient

DESIGN STAGE SAP AND WATER EFFICIENCY CALCULATIONS TO BE PROVIDED FOR APPROVAL BY LOCAL BUILDING INSPECTOR 28 DAYS BEFORE WORK STARTS ON SITE