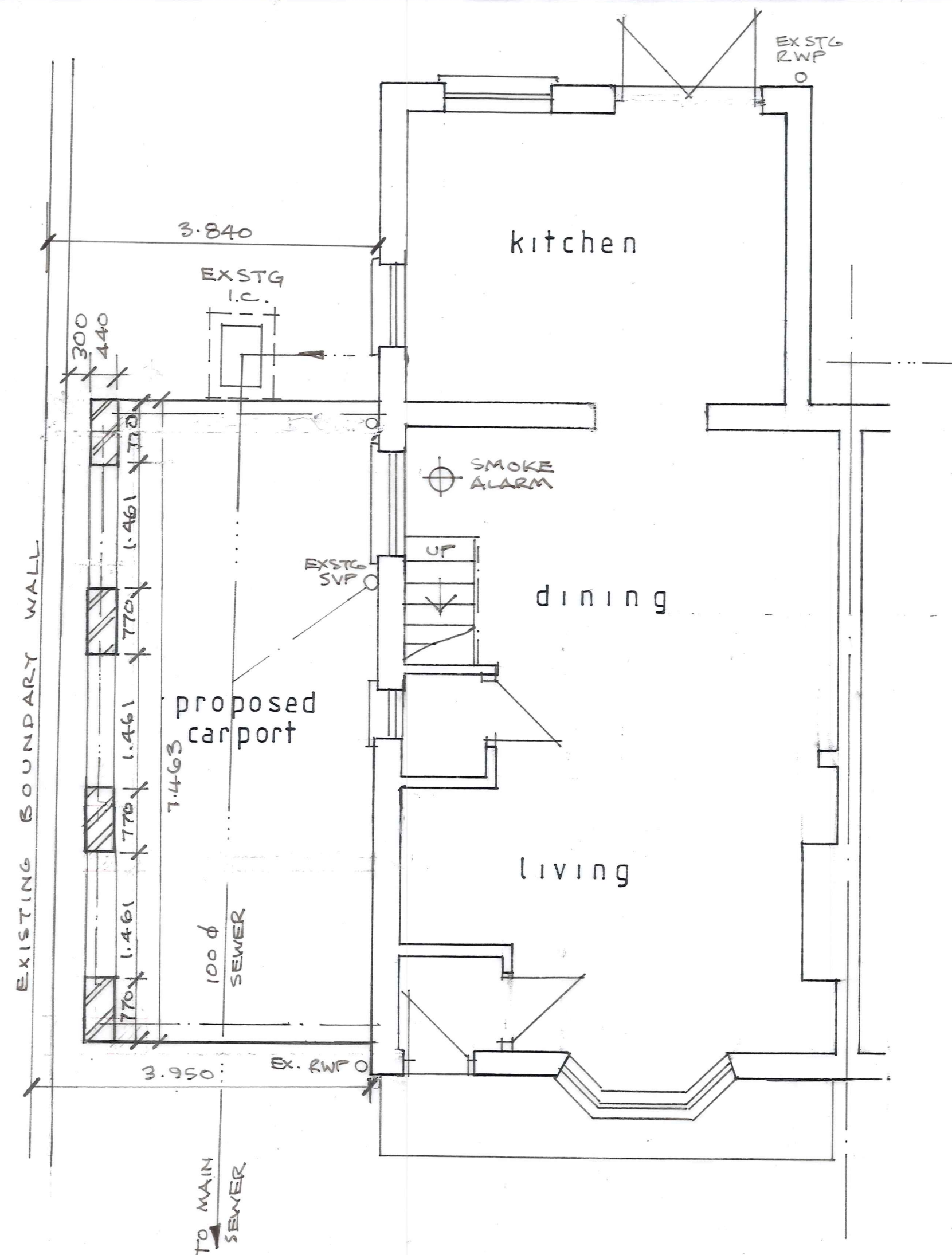
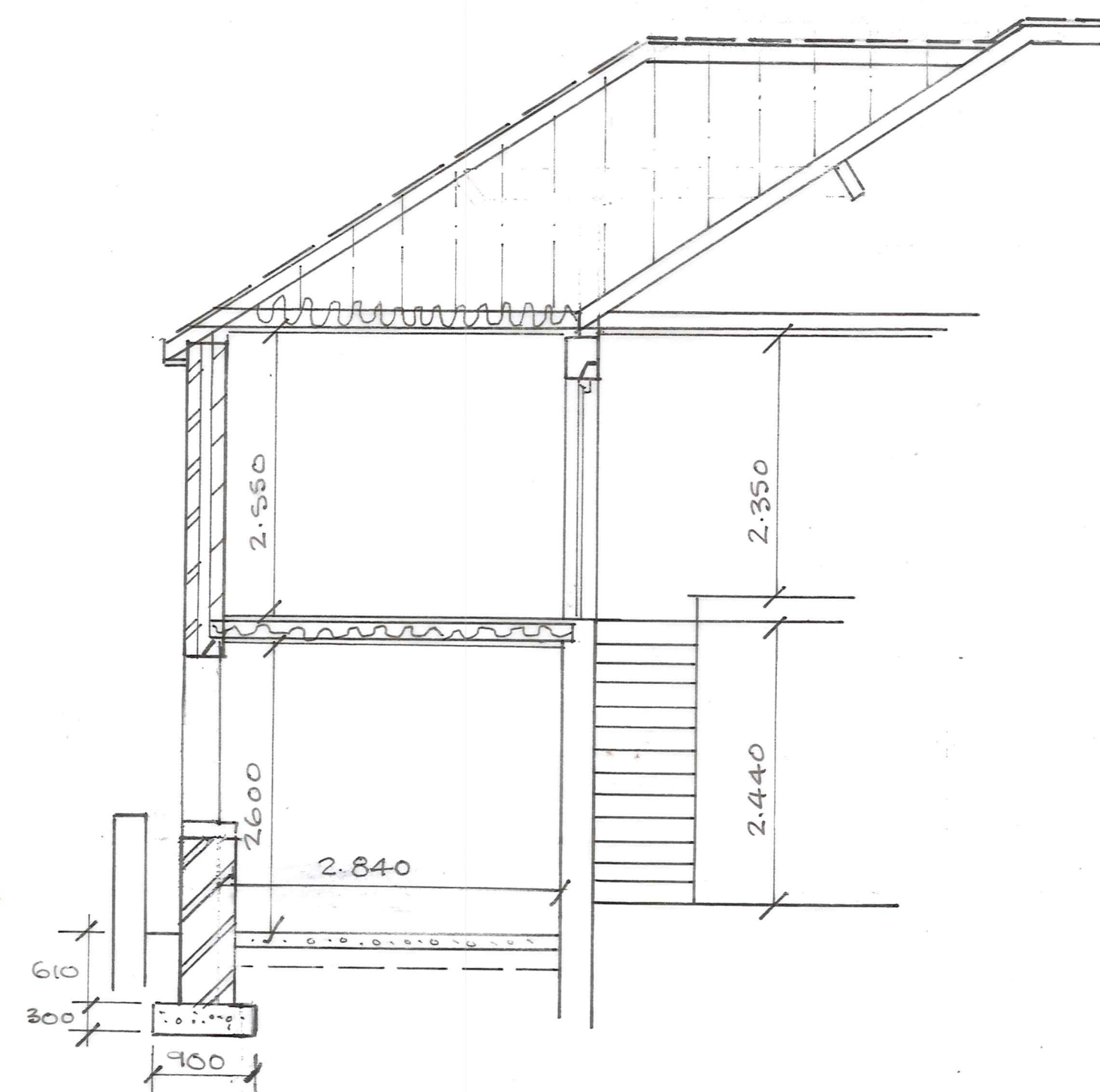
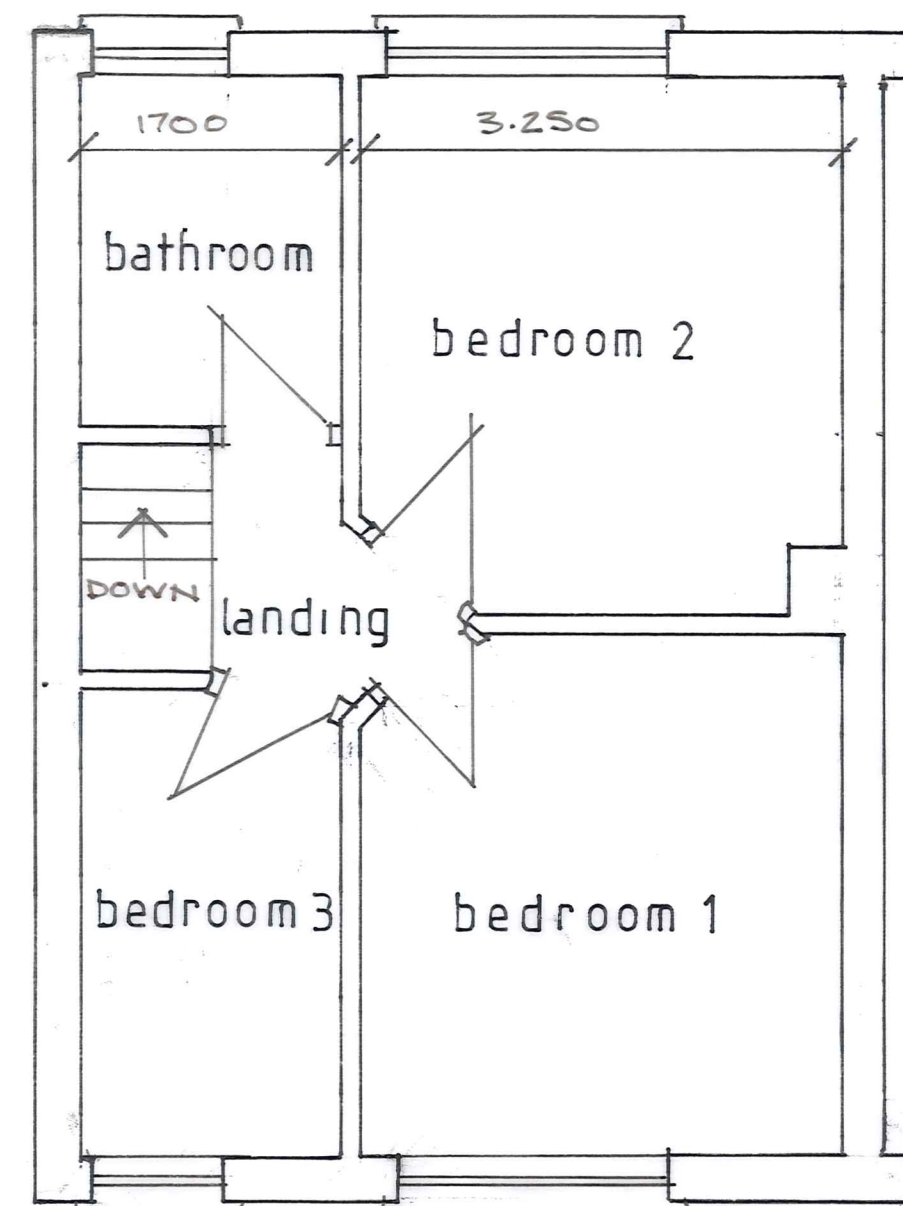




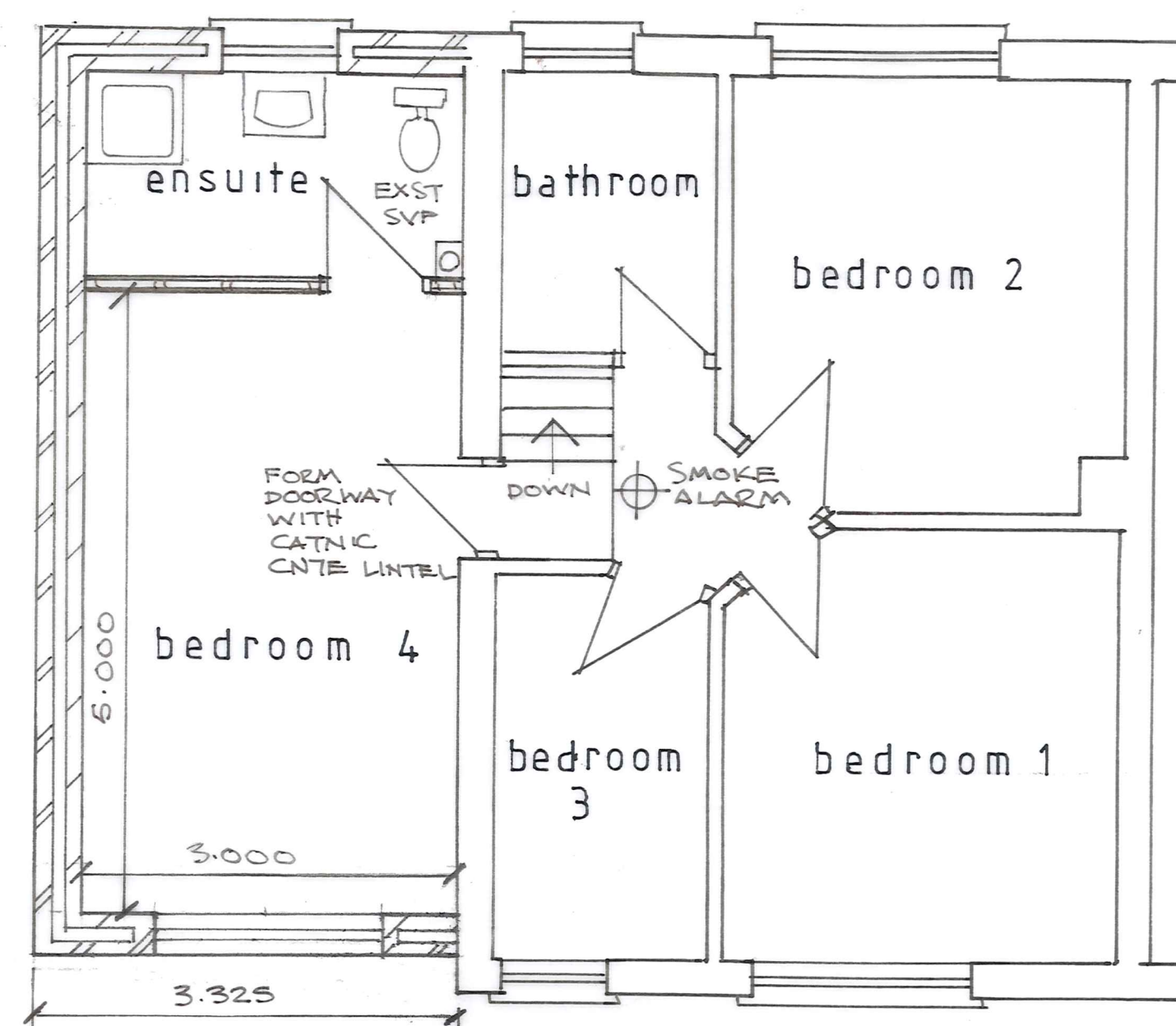
GROUND FLOOR



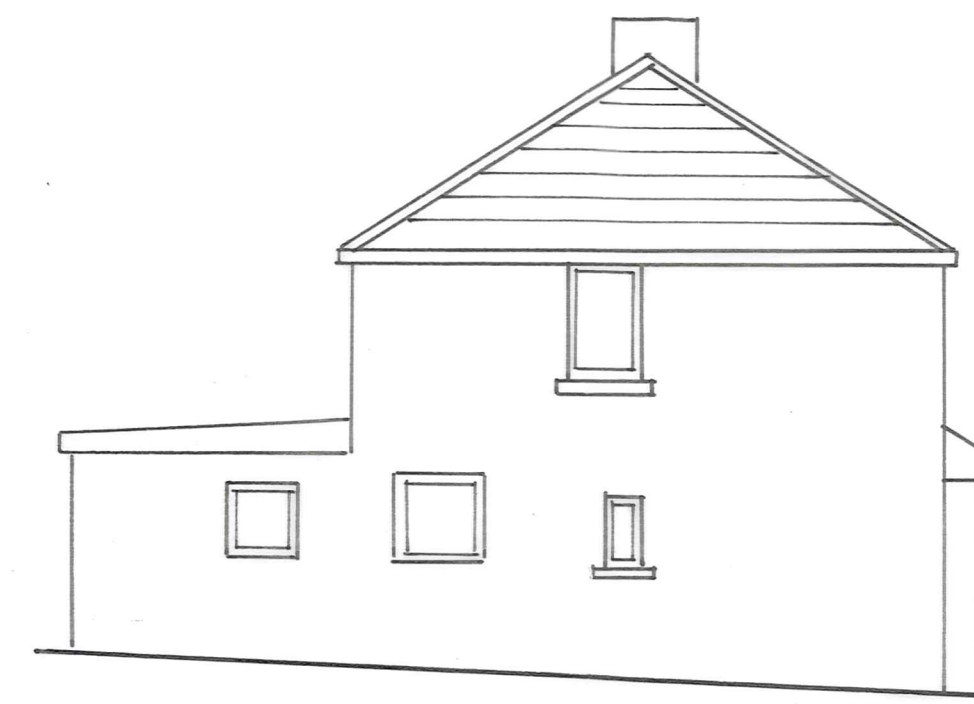
SECTION



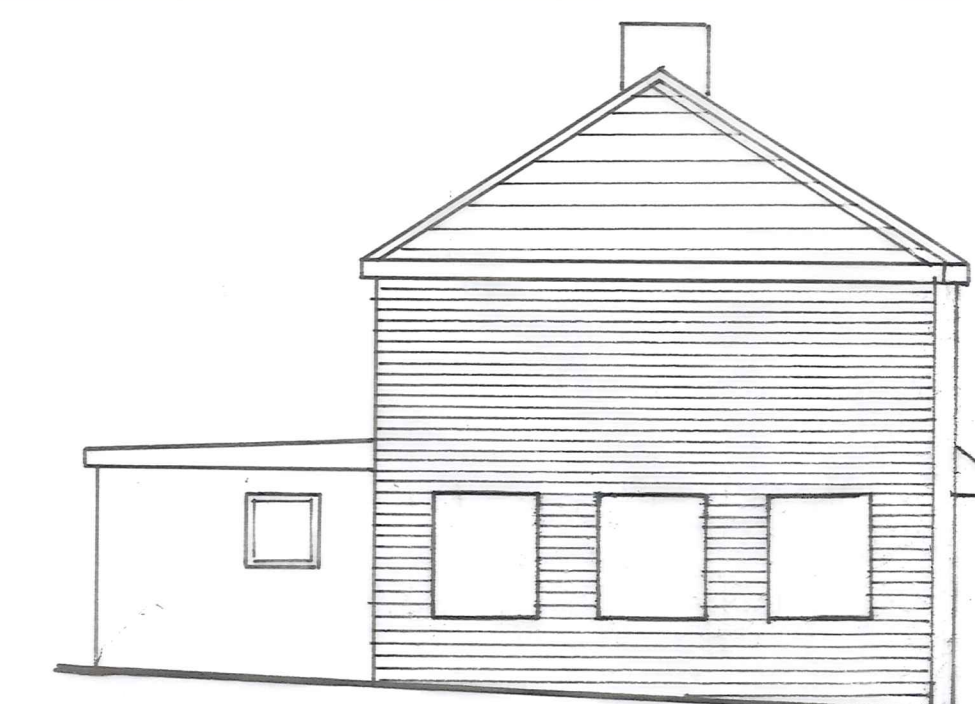
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



EXISTING SIDE



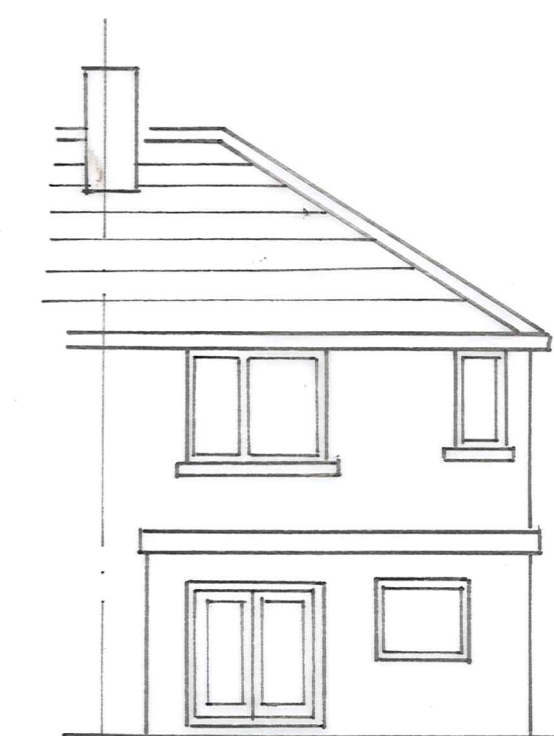
PROPOSED SIDE



EXISTING FRONT



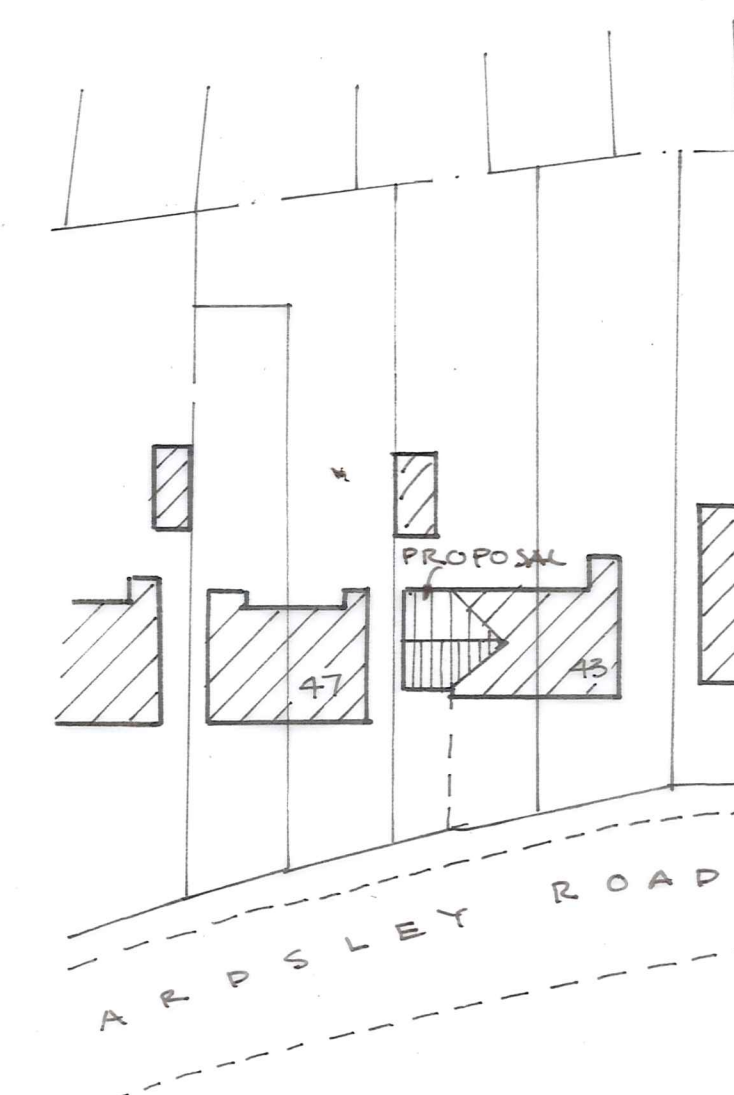
PROPOSED FRONT



EXISTING REAR



PROPOSED REAR



SITE PLAN 1/500th

ROOF: Grey roof slates to match existing house roof laid on 38 x 25 battens on breathable sarking membrane sealed with 75 mm wide double sided acrylic adhesive tape on 18 sarking board; 150 Kooltherm K107 insulation board fixed between rafters and 50mm Kooltherm K107 board over rafters; 25 timber battens nailed to rafters to maintain ventilation air gap; 195 x 47 jack and common rafters in class C24 timber at 450 centres at 32.5 degree pitch; rafters to bear on wallplate or on 225 x 75 hip rafter in timber class C24 or on 200 x 25 ridge board; 100 x 75 treated wallplate fixed to blockwork at 1800 metre centres with 30 x 5 x 600 once bent galvanised m.s. straps, 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges on 145 x 44 ceiling joists in timber class C16 at 450 centres built off wallplate both ends; PVCu soffit and fascia board; ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 lead valley lapped under roof coverings min 230; roofing felt at rear lapped under existing roof coverings min 230; 50 x 100 dragon ties to corners and across ceiling joists to tie hips together; galvanised hip iron minimum 5mm thick at fixed base of hip tree with two 5mm diameter nails or suitable screws; reuse existing terracotta hip caps with new matching ridge caps at junctions

CAVITY WALLS: External leaf to be 102.5 thick brickwork in bricks to match existing house; 125 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 10mm insulating plasterboard fixed with plaster dabs and 5mm plaster finish; full cavity fill of Rockwool mineral fibre insulation; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves; new walls bonded to existing using Simpson Strong-Tie C2KS Crocodile Wall anchor ties or similar approved; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; Catnic CG110/125 lintels to window openings; min 150 end bearing to all lintels with tray dpc over and weep holes in brickwork;

Cavity wall built off brick supporting wall with Catnic CX110/125 extra heavy duty lintels fixed both between piers and to front and rear elevation openings; supporting wall to be 325 thick solid brickwork built off concrete strip foundations, dpc to be min 150 above adjacent ground level; precast concrete copings to supporting wall between piers; min 150 end bearing to all lintels

Supporting 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 Part A of Approved Documents and Local Building Inspector

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

FIRST FLOOR: 25 ptg boarding on 170 x 50 joists in Class SC16 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 25mm "Supalux" boarding to carport ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists; floor joists doubled up under studs

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 1/20th floor area of habitable room with "trickle" ventilation 5,000mm² in area, bathroom have 2,500mm² trickle ventilation; windows minimum U value to be 1.6W/m² K; Escape window to new first floor bedroom with unobstructed openable area min 0.33 sq.m in area (minimum 450 high x 450 wide); bottom of openable area min 1100mm from floor

Ensuite: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with intermittent operation mechanical extractor fan of 15 litres/sec extraction rate with 15 minute overrun after the light switched off

DRAINAGE: Ensuite to discharge to existing SVP which is to be extended to discharge above roof level through bird proof cage with proprietary manufacture roof flashing; Internal SVP boxed in and insulated in accordance with Building Regulations; 75 deep seal trap to all bathroom appliances with 32 waste to handbasin, 38 waste to bath/shower and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 110 x 63 gutters to discharge to existing downpipes and rainwater gullies; no increase in impermeable area due to existing driveway being hard paved and draining to existing gullies

Hot and cold water to wash hand basin with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

Smoke detectors/alarms: Optical type smoke detectors/alarms to landing and hallway fitted in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; 3 hour battery backup to detectors

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; internal lights to bedrooms, kitchen, living room and bedrooms and external safety lighting to have energy efficient fittings.

PROPOSED EXTENSION at SIDE of No.45 ARDSLEY ROAD, WORSBROUGH, BARNSELY

SCALES 1/50th and 1/100th at A1