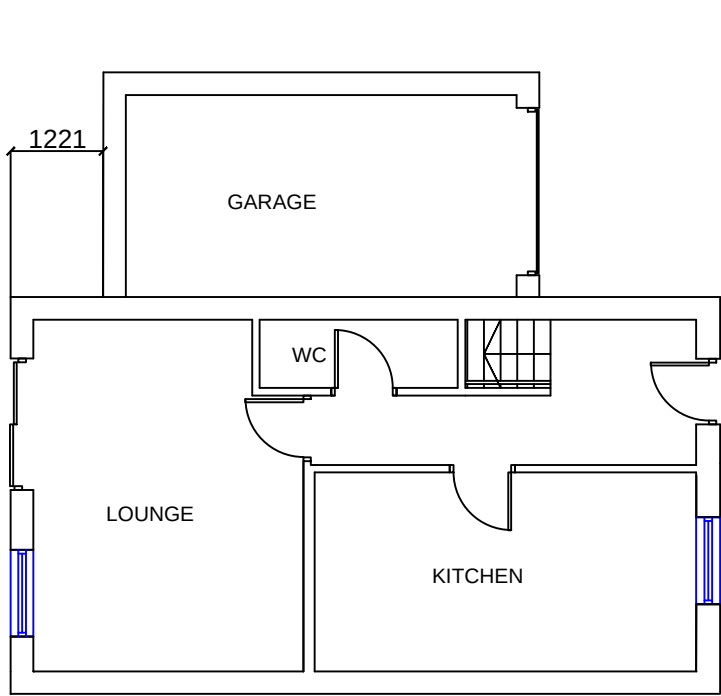
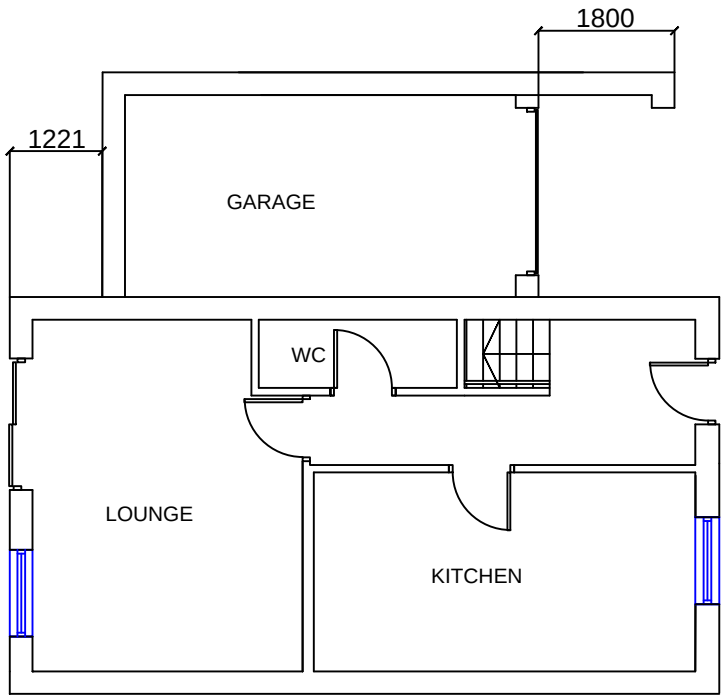
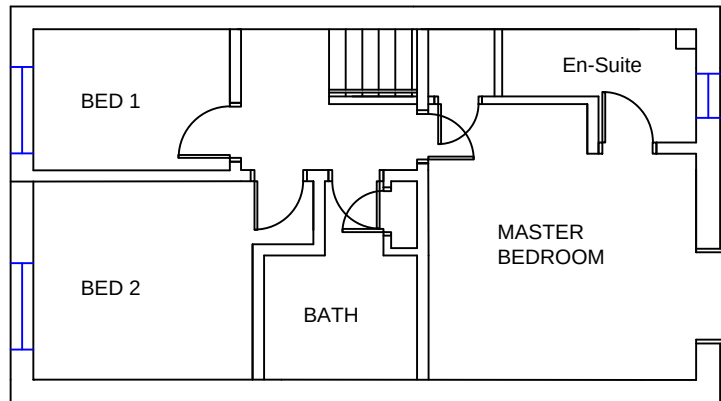




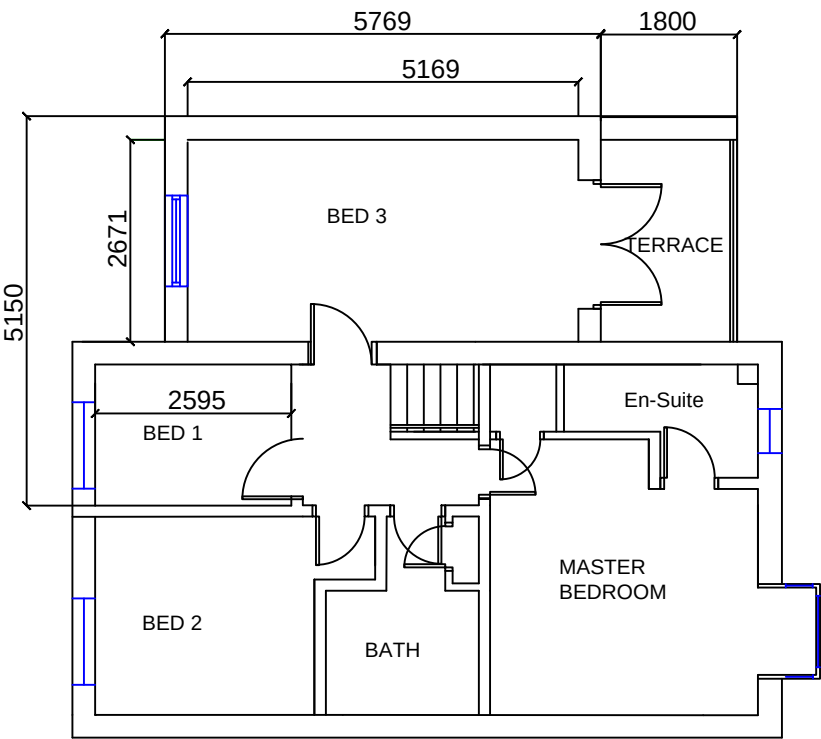
EXISTING GROUND FLOOR



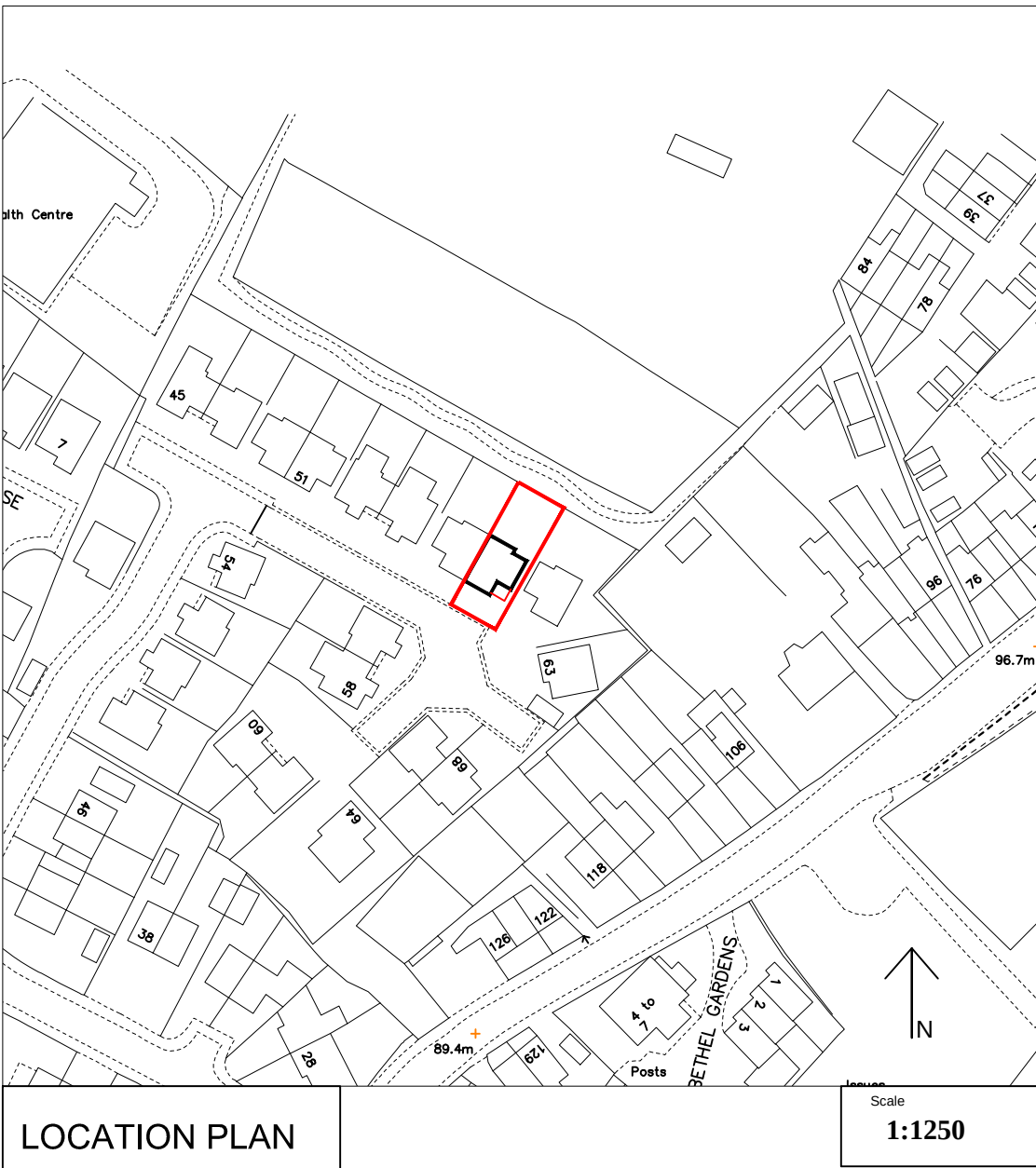
PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



LOCATION PLAN

General Construction Notes

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200mm gauge polythene DPM or 3 coats RIW. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex G4000. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

First Floor Construction
to be concrete slab min of 150mm with a 80mm screed finish. The slab is to be capable of holding the proposed balcony, and will be confirmed by the structural engineer.

PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
Provide 103mm facing brick to match existing construction. 50mm clear residual cavity. 50mm Kingspan Thermawall TW50 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Topline standard) Internal finish 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.
WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243.
WARM PITCHED ROOF
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

To achieve min U-value required of 0.18 W/m²K
Roofing tiles to match existing fixed to tile battens secured over breathable sarking felt to BS747 or relevant BBA Certificate allowing the breathable felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 110mm Kooltherm K7 insulation boards installed under the counter battens and over 47 x 100mm timber rafters (strength class C24 at 400 c/c - to give a max 2.12m span). A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.
TRADITIONAL BALUSTRADES
Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in BS6399-1:1996. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

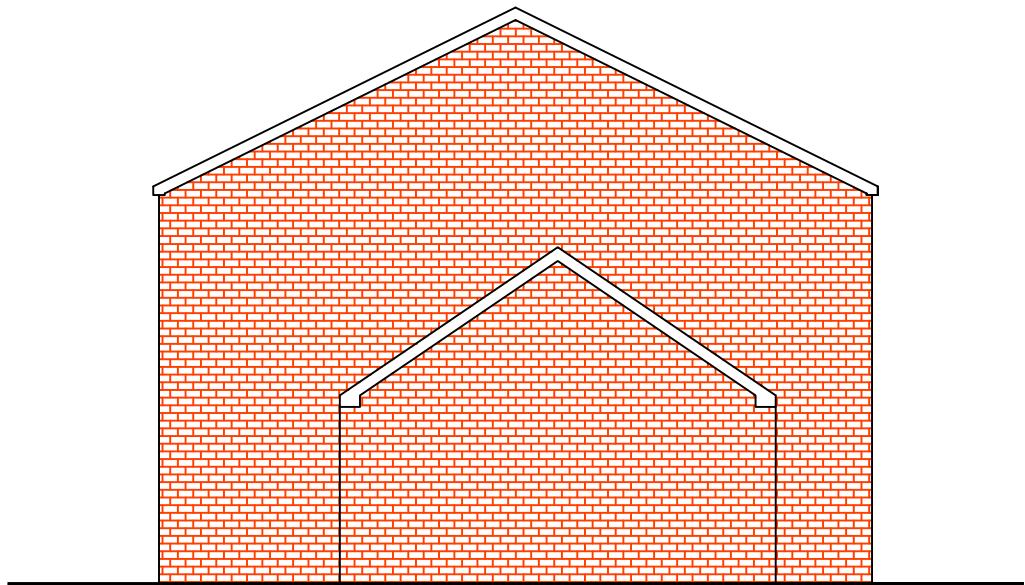
ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.



EXISTING FRONT ELEVATION



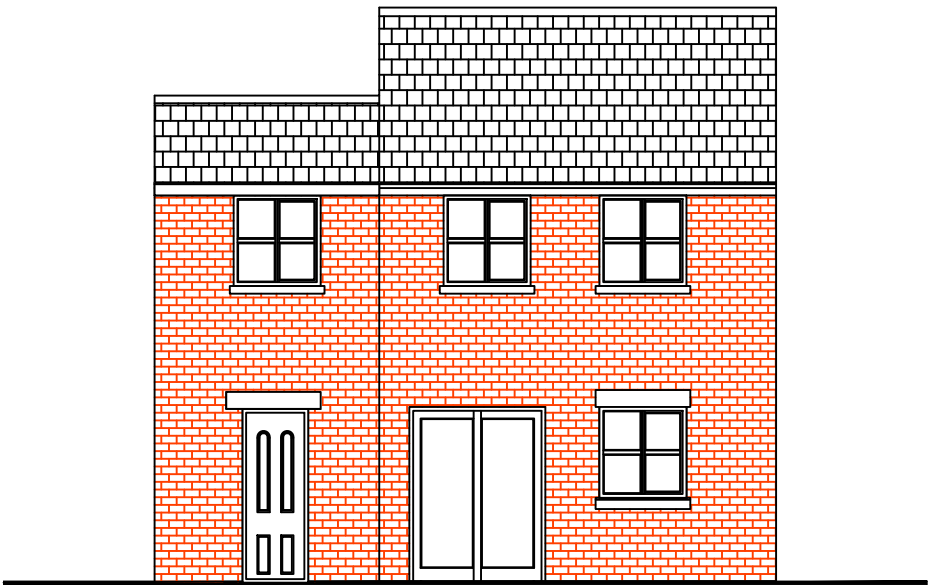
EXISTING REAR ELEVATION



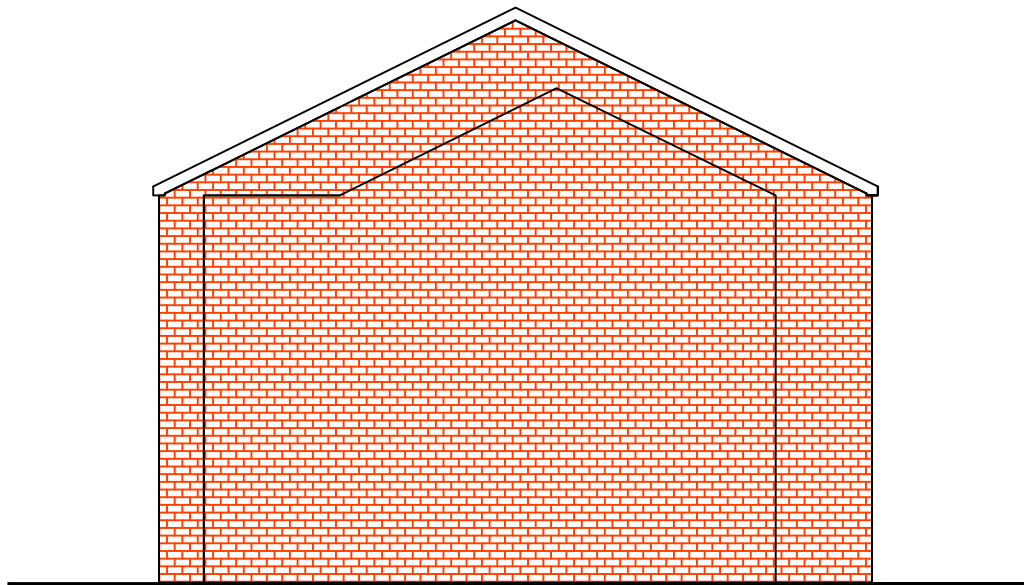
EXISTING SIDE ELEVATION



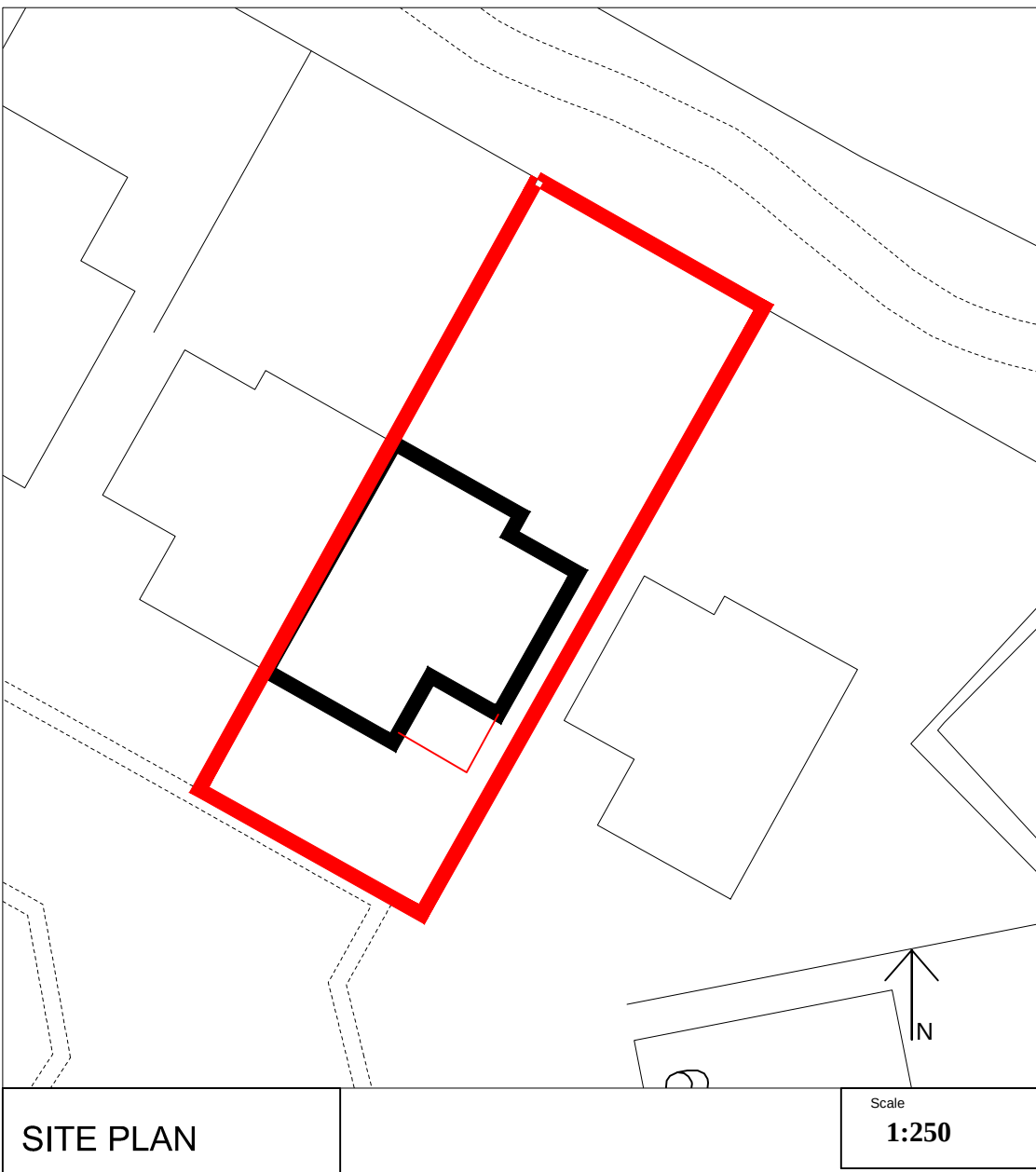
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



SITE PLAN

Rev.	By	Amendments	Date
PLANNING CONSULT, DIGITAL MEDIA CENTRE, COUNTY WAY, BARNSELEY, S70 2JW Tel:- 01226 720814 www.planningadvise.co.uk			
Client LOUISE JONES 59 SPARKFIELDS DARTON			
Project SIDE EXTENSION			
Drawing title PLANNING DRAWING			
Scale 1:100	Drawn TC	Checked LJ	Date 23/03/2012
Drawing No. PC/LJ/MAR/TC1		Revision A	File