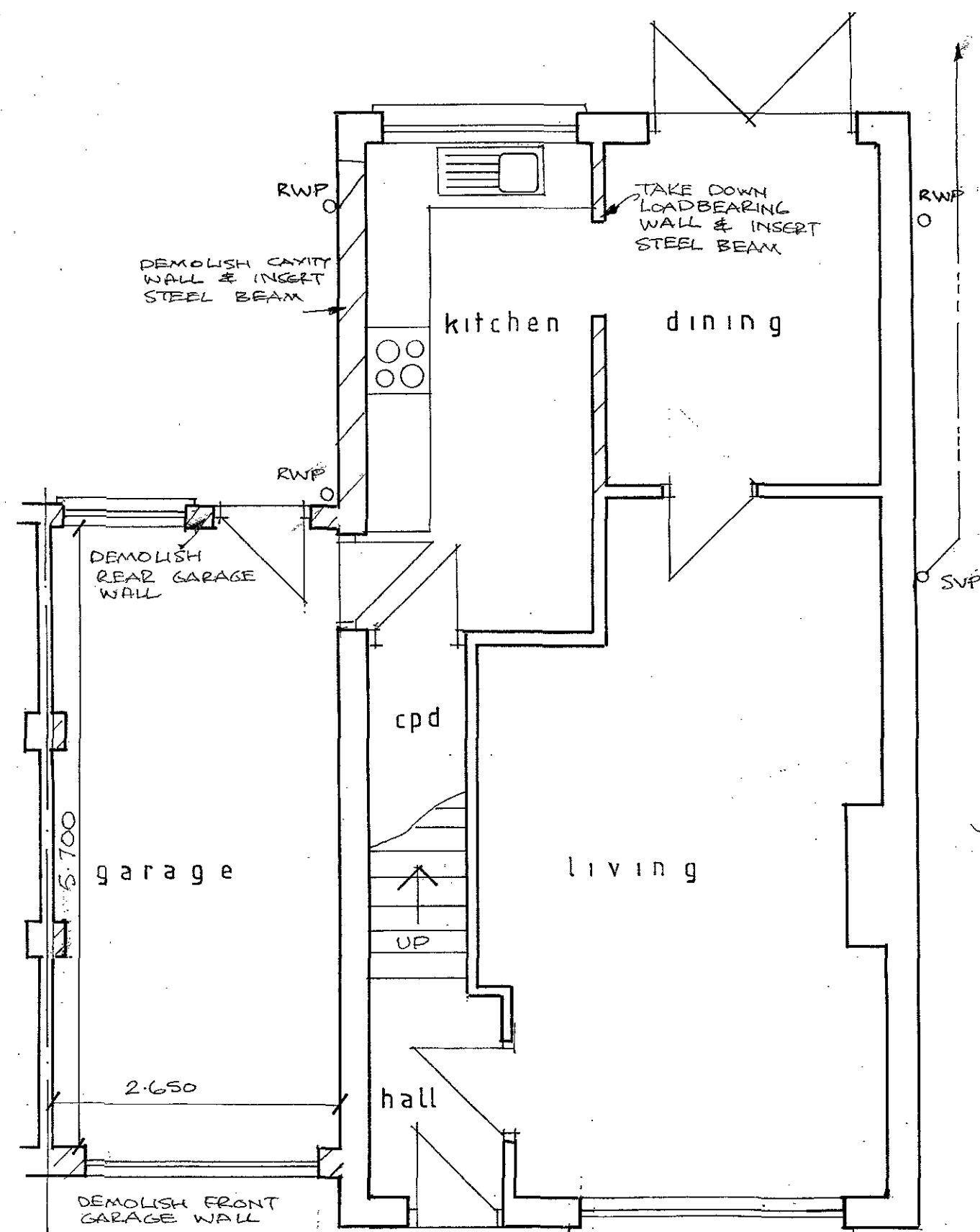
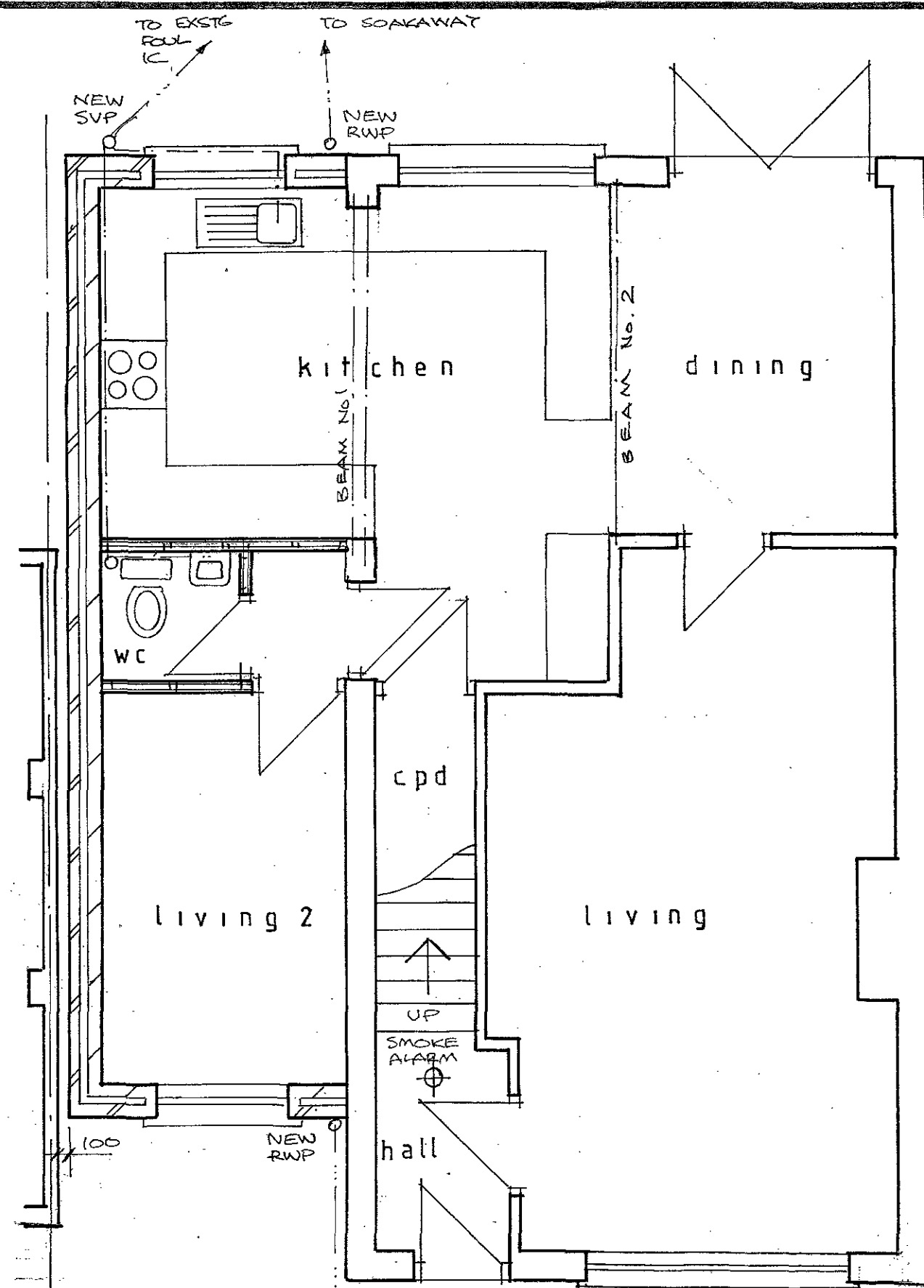
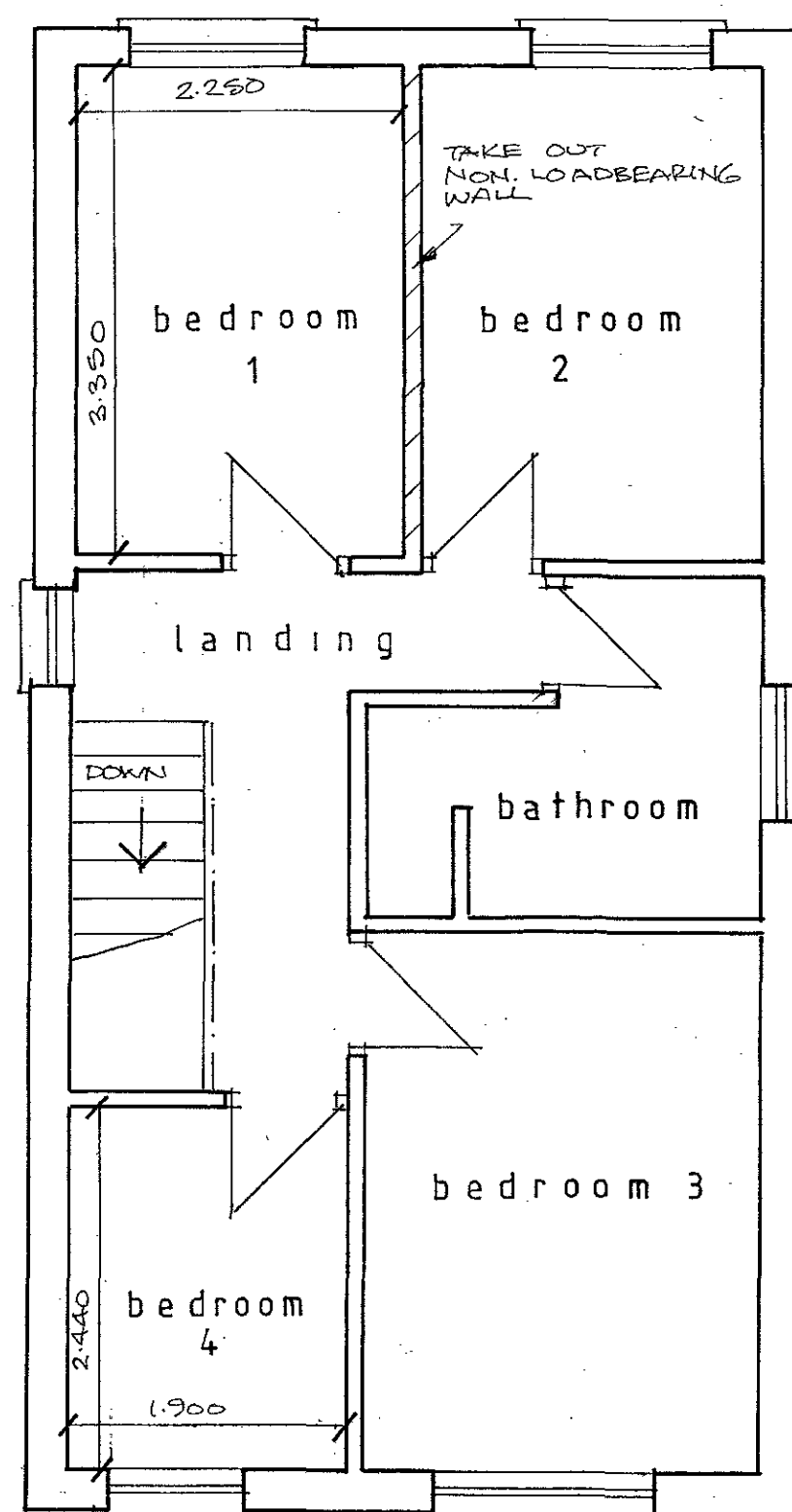




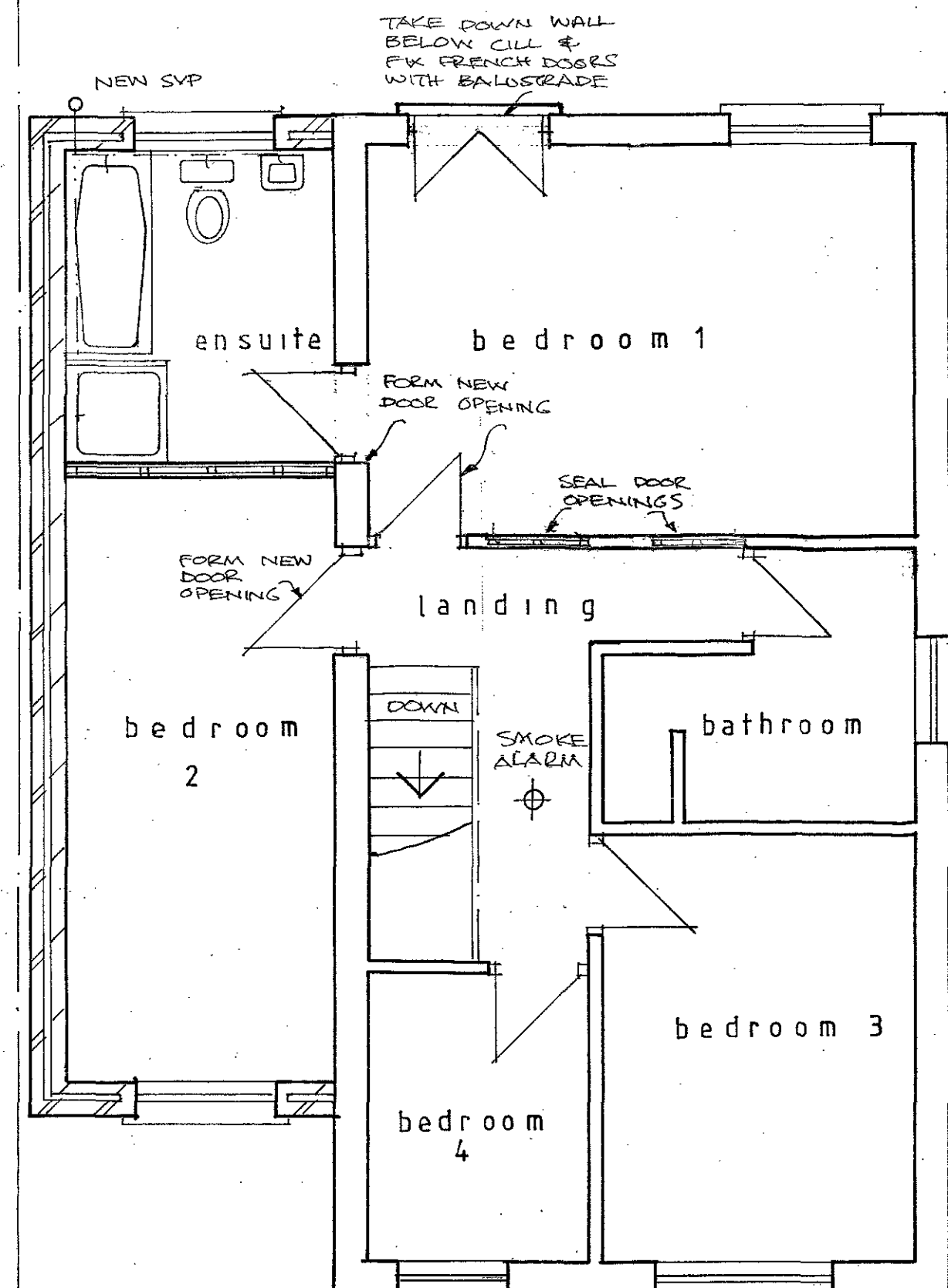
EXISTING GROUND



PROPOSED GROUND



EXISTING FIRST

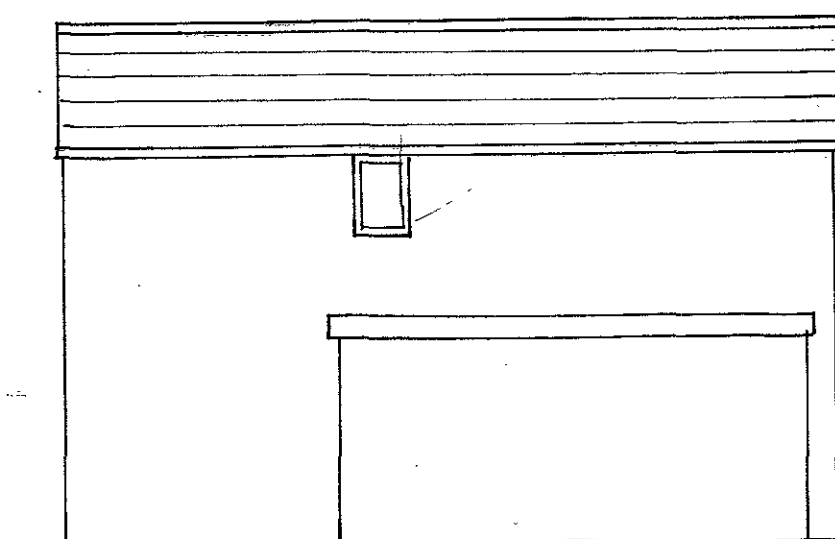


PROPOSED FIRST



EXISTING FRONT

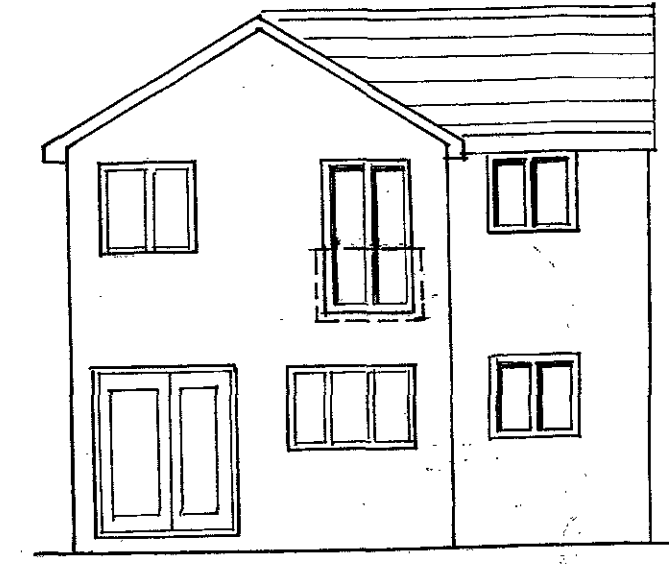
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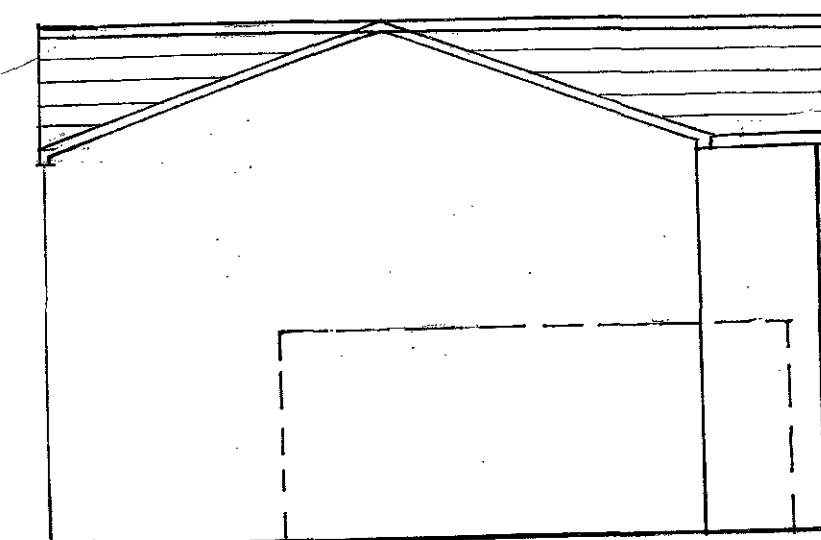
EXISTING SIDE



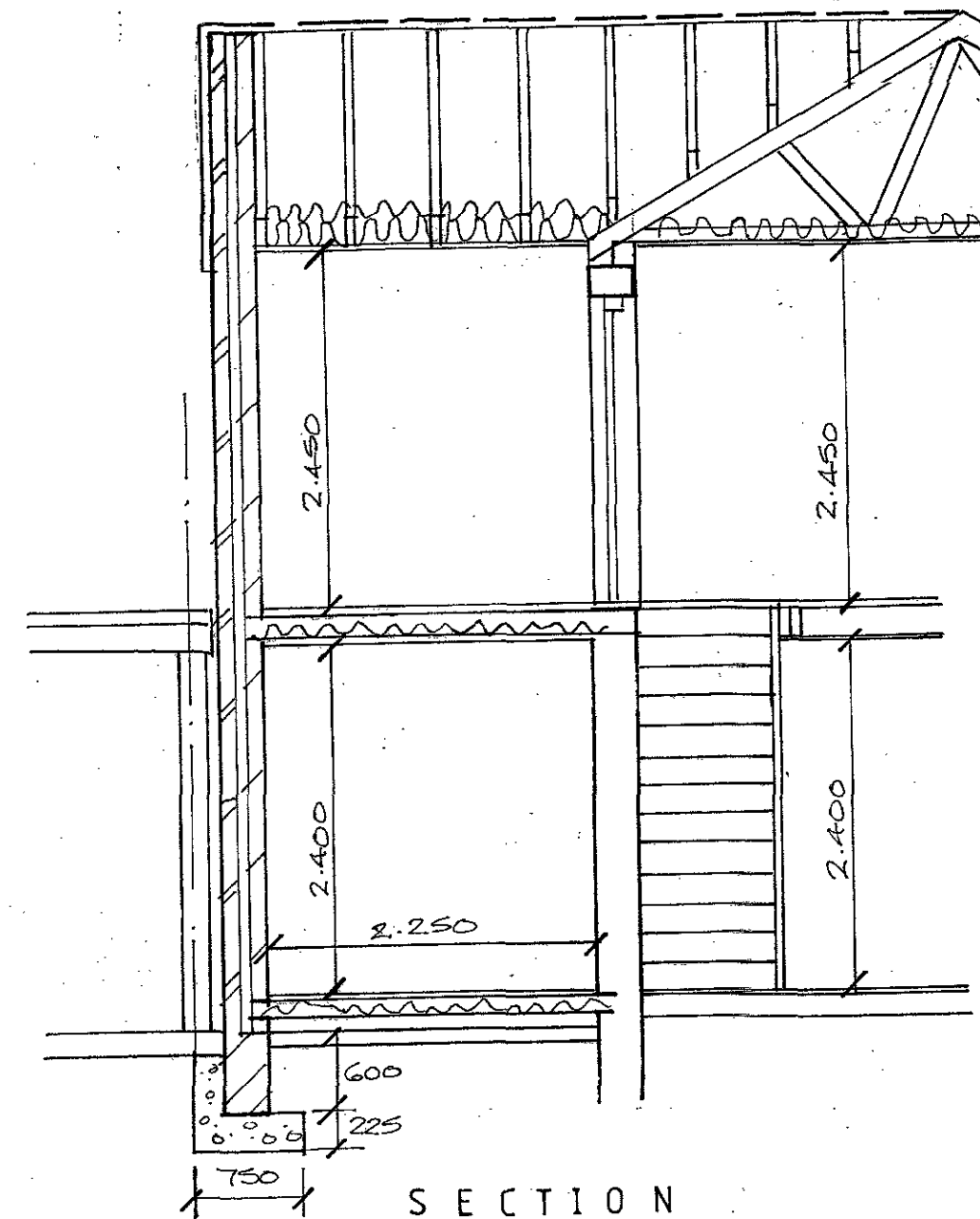
PROPOSED FRONT



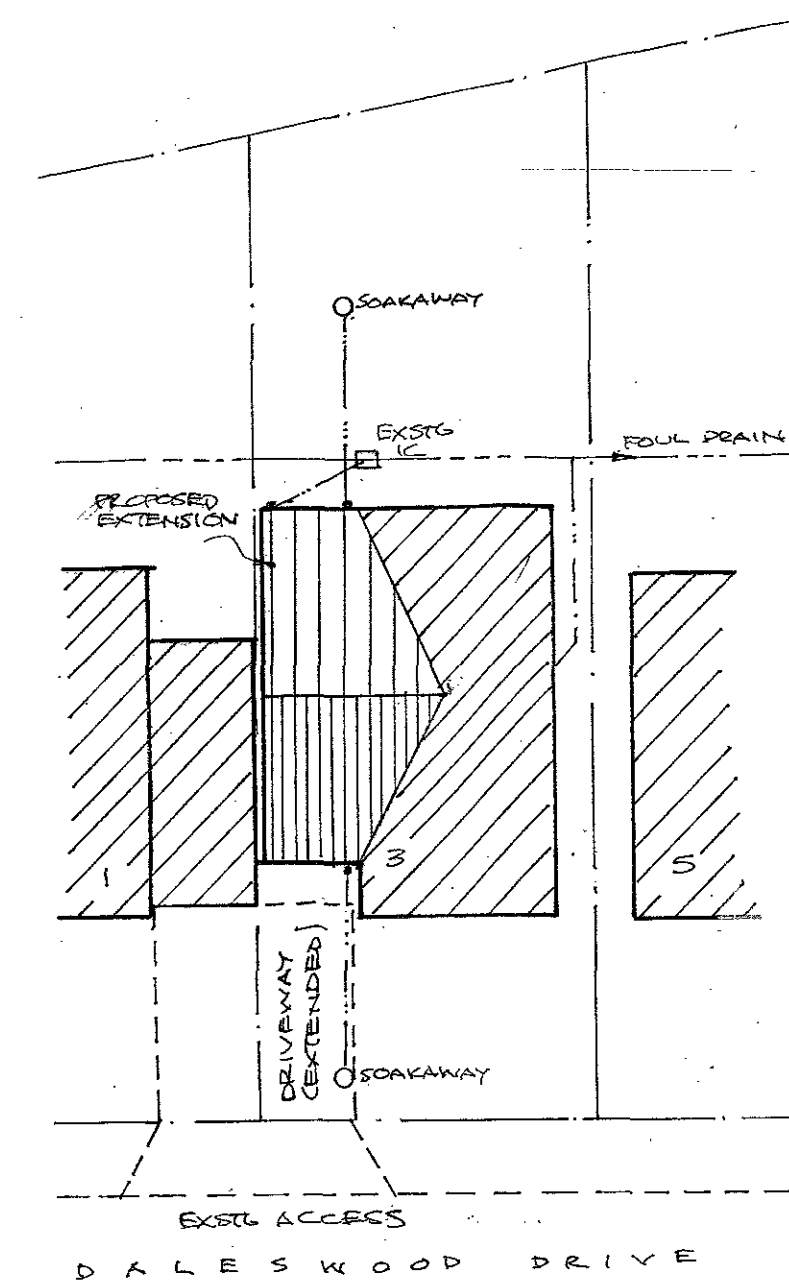
PROPOSED REAR



PROPOSED SIDE



SECTION



SITE PLAN 1/200th

ROOF: concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture Fink pattern trusses at 600 centres at 22.5 degree pitch (builder to check pitch of trusses to ensure match with existing ridge height before ordering); trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have min 97 x 38 top and internal chords and min 147 x 38 ceiling chords; all timber in trusses to be Grade TR26 to BS EN 519:1995; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site; trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at max 1800 centres built into wall and nailed across first 3 rafter and ceiling ties; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties 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 lead valley lapped under roof coverings min 230; PVCu soffit and fascia board; 110 x 63 gutters discharge to 50 square downpipe to rainwater gully

CAVITY WALLS: 102.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 100 cavity and 100 Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork 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; Catnic Cougar CH90/100 open back lintels to door and window openings with minimum 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc

New door openings in existing external wall to have Catnic CG70/100 fixed as detailed above

Cavity 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 Document to Building Regulations and local Building Inspector; existing foundations to garage to No.1 to be underpinned with concrete to satisfaction of local Building Inspector

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/m² mineral fibre bats secured to stud work; floor joists doubled under studs

GROUND FLOOR: 25 ply boarding on 145 x 50 joists in Strength Class C16 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into cavity wall and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value 0.22; W/m²K) 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

FIRST FLOOR: 25 ply boarding on 145 x 50 joists in Strength Class C16 timber at 450 centres built into load bearing 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; sound insulation consisting of 10 thickness of 45kg/m² density sound insulation quilt laid between joists

STEEL BEAMS: Beam No.1 to extension wall 2 No. 203 x 102 x 23 kg/m U.B.s bolted together with M24 Grade 8.8 bolts with tubular steel spacers over bolts bearing on 250 mm long x 140 mm deep x 100 wide concrete padstone in Grade C30 concrete both ends; Beam No.2 to existing first floor joists to be 152mm x 89mm x 16 kg/m U.B. bearing on 215mm long x 140mm deep x100 wide concrete padstone in Grade C30 concrete both ends; beams to protected with 10 mm Promat "Supalux" fire resistant boarding with 5mm plaster finish

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

VENTILATION: New windows to be 24mm double glazed PVCu units fitted with low E coated glass, opening area minimum 5% floor area of room served; 4000mm² trickle ventilation to ensuite and 8000mm² to all other rooms; New bedroom window to be escape window with an unobstructed openable area min 0.33m², escape window minimum 450 high x 450 wide with bottom of openable area min 1100 from floor; PVCu doors to be to have min U value of 1.8 W/m²K; Toughened or safety glazing complying with BS6206:1991 to French windows; glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors to be safety glazing to BS 6206; all windows to be fitted by FENSA registered contractor

Wrought iron balustrade fixed to external wall outside French Windows to Bedroom 1 1.000 above floor level with vertical spindles fixed at 100 pitch

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

WC: vented with mechanical extractor fan min 6 litres/sec intermittent extraction rate operated from light switch with 15 minute overrun when light extinguished

Kitchen: vented with mechanical extractor fan of 60 litres/sec intermittent extraction rate or 30 litres/sec incorporated in cooker hood

DRAINAGE: new ensuite and WC connected to new external SVP with slow radius rest bend to new drainage connection; SVP terminating in ballon grating discharging 1000 above any opening light; 75 deep seal traps to all appliances with 32 wastes to hand basins, 38 waste to shower/bath and 100 wastes to WCs; no waste connected to SVP within 200 of WC connection; RWP at front and rear to new gullies to connect to soakaways via new drain connection; all new drain connections made using 110 diameter plastic drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 40; 1 m³ soakaways situated min 5 metres from any structure filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground

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

PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators; Hot and cold water to wash hand basin and bath with hot tap located on left hand side of basin; Any work on boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector

PROPOSED TWO STOREY EXTENSION at SIDE of No.3 DALESWOOD DRIVE, WORSBROUGH, BARNSELY

SCALES 1/100th and 1/50th at A1 (DO NOT SCALE)