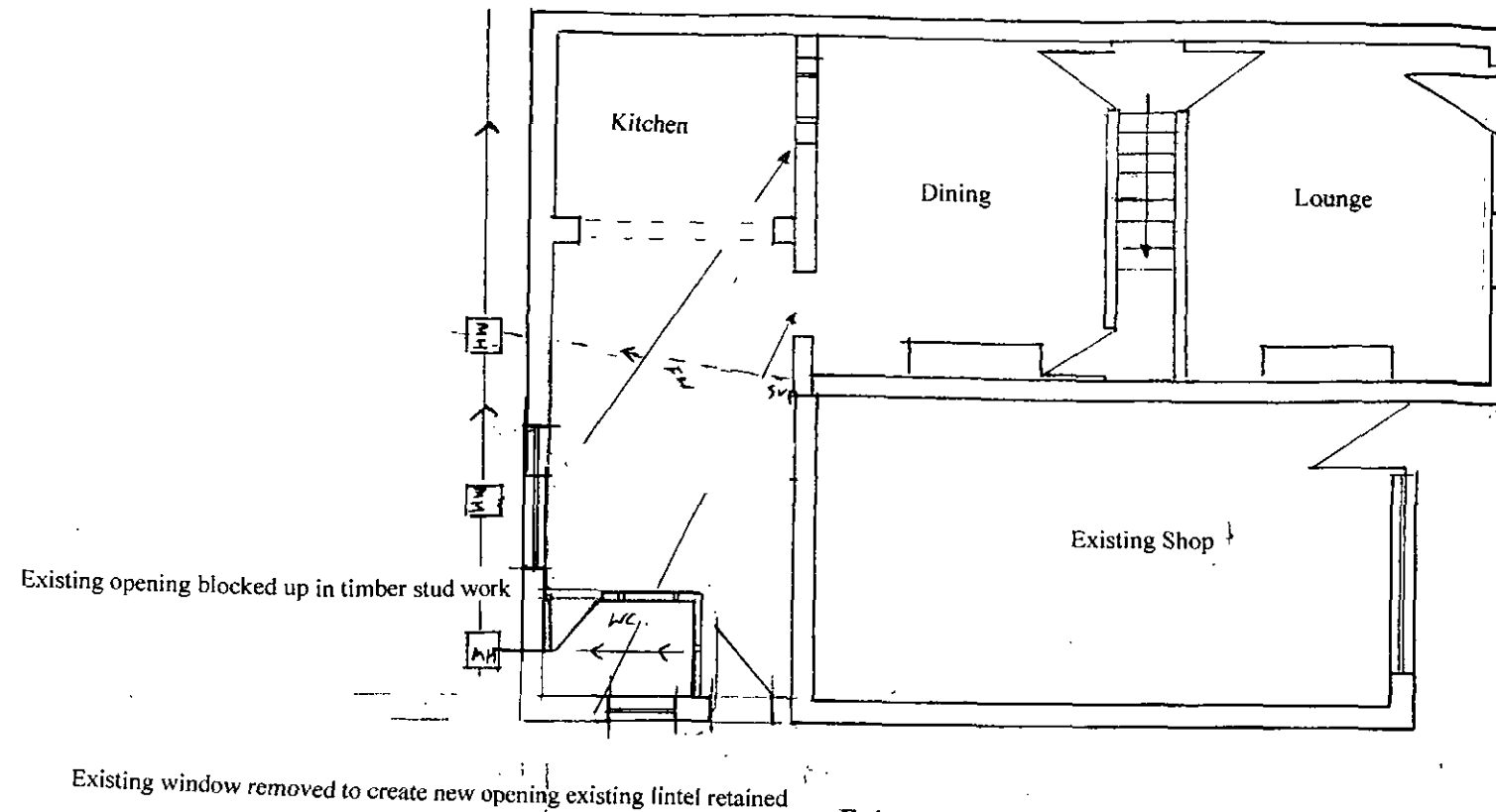
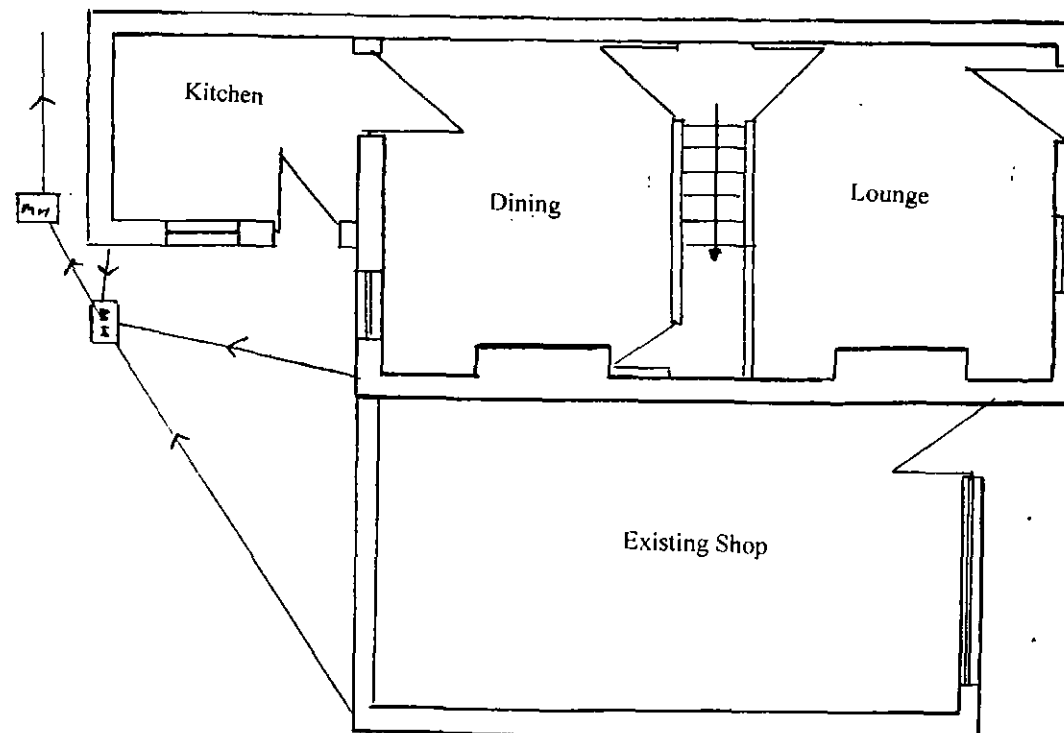


Proposed Ground Floor Plan



Existing Ground Floor



Building Regulations Specification:

448 Burton Road
Monk Bretton
Barnsley
South Yorkshire

Electrical Safety

All domestic and other relevant work required to meet the provisions of the Building Regulations Approved Document Part P to be designed installed inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self certification scheme. Upon completion of the works the Council will be provided with a copy of an appropriate BS 7671 Electrical Certificate by a person competent to do so.

Existing Walls

It assumed that the existing walls to the shop are 300mm investigated at commencement of the works and if not so an alternative wall construction agreed.

Windows

All new windows to have a min U value of 1.6 W/m²K have window energy rating of Band D. Windows to have rapid opening area equal to 1/20th of floor area of room and have 8000mm² trickle vents are night vent system.

Internal Walls

Internal walls to be timber stud consisting of 100x50 softwood(sw) verticals at max 600mm centres and horizontal noggins at 450 centres staggered with 100mm 10kg/m³ sound quilt between. Plasterboard and skim finish to internal and external finishes. Floor joists to be doubled up under any partitions.

Means of escape

Mains interlinked smoke detection with battery backup to BS 5446:Part 1 required to circulation provide protected route to ground floor means of escape. Provide heat detector to new kitchen area linked to smoke detection system.

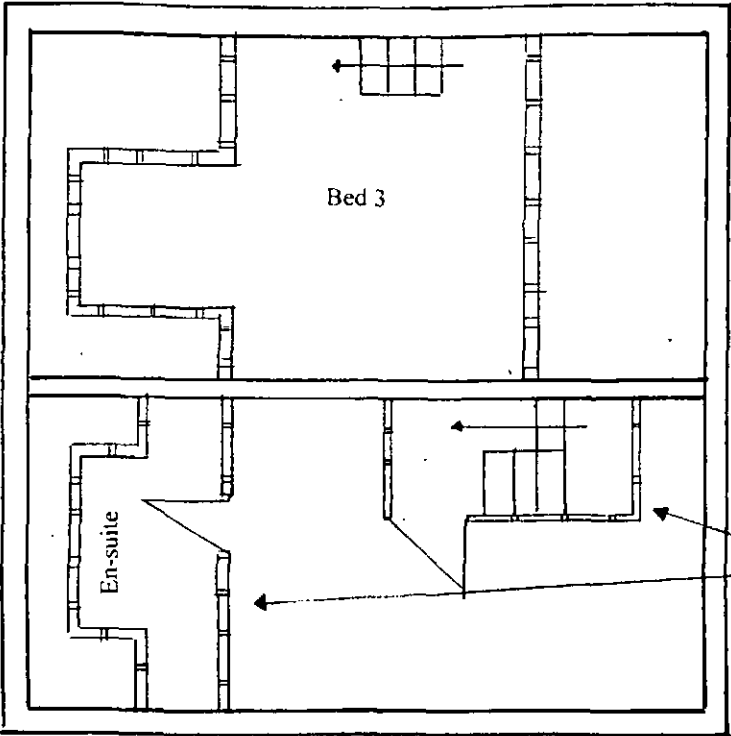
Second Floor Joists

New joists to be 195mm x 47mm Grade C 24 at 450 centres. Provide layer of sound insulation quilt with a density of 10kg/m³ between joists.

Extract Ventilation

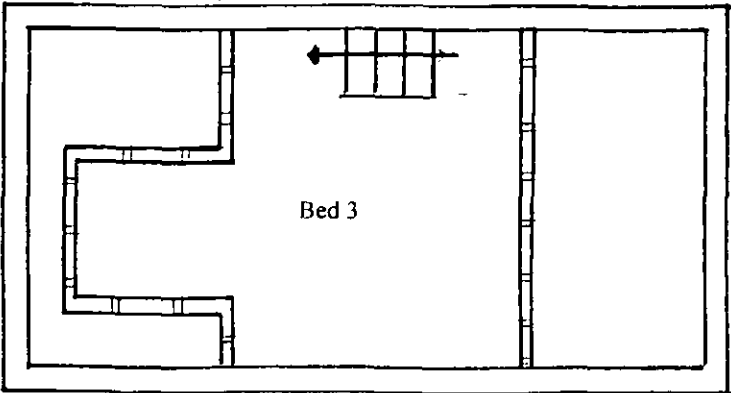
New en suite bathrooms to be provided with intermittent extract ventilation at 15l/sec. Kitchen to have extract at 30l/sec next to hob or 60l/sec elsewhere.

Proposed Second Floor Plan



Internal walls to be timber stud consisting of 100x50 softwood(sw) verticals at max 600mm centres and horizontal noggins at 450 centres staggered with 100mm 10kg/m3 sound quilt between. Plasterboard and skim finish to internal and external finishes. Floor joists to be doubled up under any partitions.

Existing Second Floor Plan



Building Regulations Specification.
448 Burton Road
Monk Bretton
Barnsley
South Yorkshire

Internal Drainage

Min trap sizes and depth of seal

Appliance	Trap Diameter	Depth of Seal
Washbasin –	32mm	75mm
WC pan -	75mm	50mm
Shower -	40mm	50mm
Bath -	40mm	50mm
Sink -	40mm	75mm

Heating System

Existing heating system/boiler to be assessed for suitability for increased heat and water demand. All heating work to be undertaken by Gas Safe registered contractor. New radiators to have Thermostatic valves fitted.

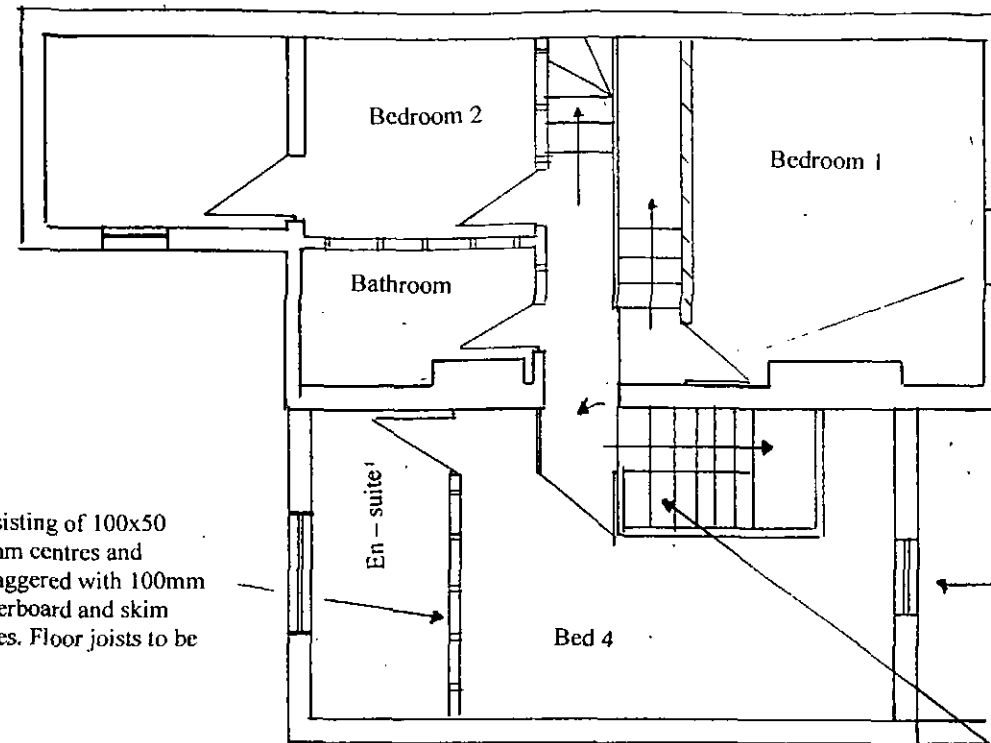
Lean to Roof

Rafters to be Strength Grade C24 150 mm x 47 mm fixed to timber bearer rawl bolted to existing wall rafters to be fixed to 100x50 wall plate with skew nail or truss clips. Wall plate to be strapped using 30x5 mild steel galvanised straps at 1200mm centres. Provide roof tie as shown on section to prevent roof spread. Provide lateral restraint straps at gable walls at max 2.0m centres over min of three rafters with noggins between. Insulation to be 75mm Kingspan thermapitch between rafters with 50mm under. Maintain 50mm air gap above insulation between Rafters. Tyvek Supra breathable membrane or similar approved laid to manufacturer's instructions with 38mmx25mm battens and roof tiles to match existing and suitable for pitch of roof on site. Provide Code 4 lead flashings to all roof abutments

First Floor Joists

New joists to first floor to line through with existing joist span approx. 4.0m. Joists to be 195 mm x 47 mm Grade c24 at 450 centres. Joists to be fixed to wall using 195mm X47mm timber bearer bolted to wall using at 1.0m centres and joist hangers. Provide 30x5 mild steel galvanised restraint straps at 2.0m centres and over min 3 joists with noggins between min width of 38mm and at least half depth of joists. Joists to have strutting at mid span and strutting to be solid and min width of 38mm and should extend at least ¾ of the joists depth. Sound testing required between new accommodation at first floor and ground floor see section for construction details in accordance with Approved Document Part E. Testing not required if contractor uses details and contractor registered with Robust Details Limited.

Proposed First Floor Plan



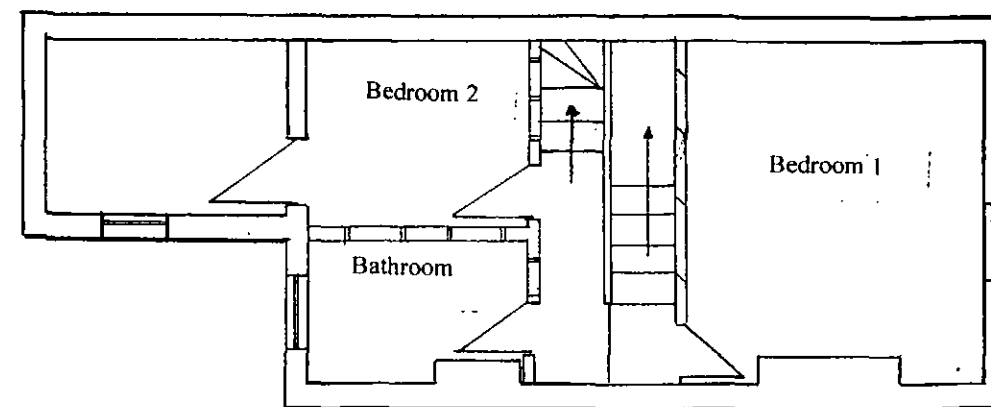
Internal walls to be timber stud consisting of 100x50 softwood(sw) verticals at max 600mm centres and horizontal noggins at 450 centres staggered with 100mm 10kg/m3 sound quilt between. Plasterboard and skim finish to internal and external finishes. Floor joists to be doubled up under any partitions.

New opening created using Naylor or similar lintels with min 100mm end bearing

New windows to be upvc to match existing

New staircase max pitch 42 degrees min headroom 2.0m
Stairs to be encased in stud work and plasterboard to provide protected route. Rise between 165 – 200mm used with a going of 223-300mm

Existing First Floor Plan



Building Regulations Specification.

448 Burton Road
Monk Bretton
Barnsley
South Yorkshire

Electrical Safety

All domestic and other relevant work required to meet the provisions of the Building Regulations Approved Document Part P to be designed installed inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person Self certification scheme. Upon completion of the works the Council will be provided with a copy of an appropriate BS 7671 Electrical Certificate by a person competent to do so.

Existing Walls

It assumed that the existing walls to the shop are 300mm investigated at commencement of the works and if not so an alternative wall construction agreed.

Windows

All new windows to have a min U value of 1.6 W/m2K have window energy rating of Band D. Windows to have rapid opening area equal to 1/20th of floor area of room and have 8000mm2 trickle vents are night vent system.

Internal Walls

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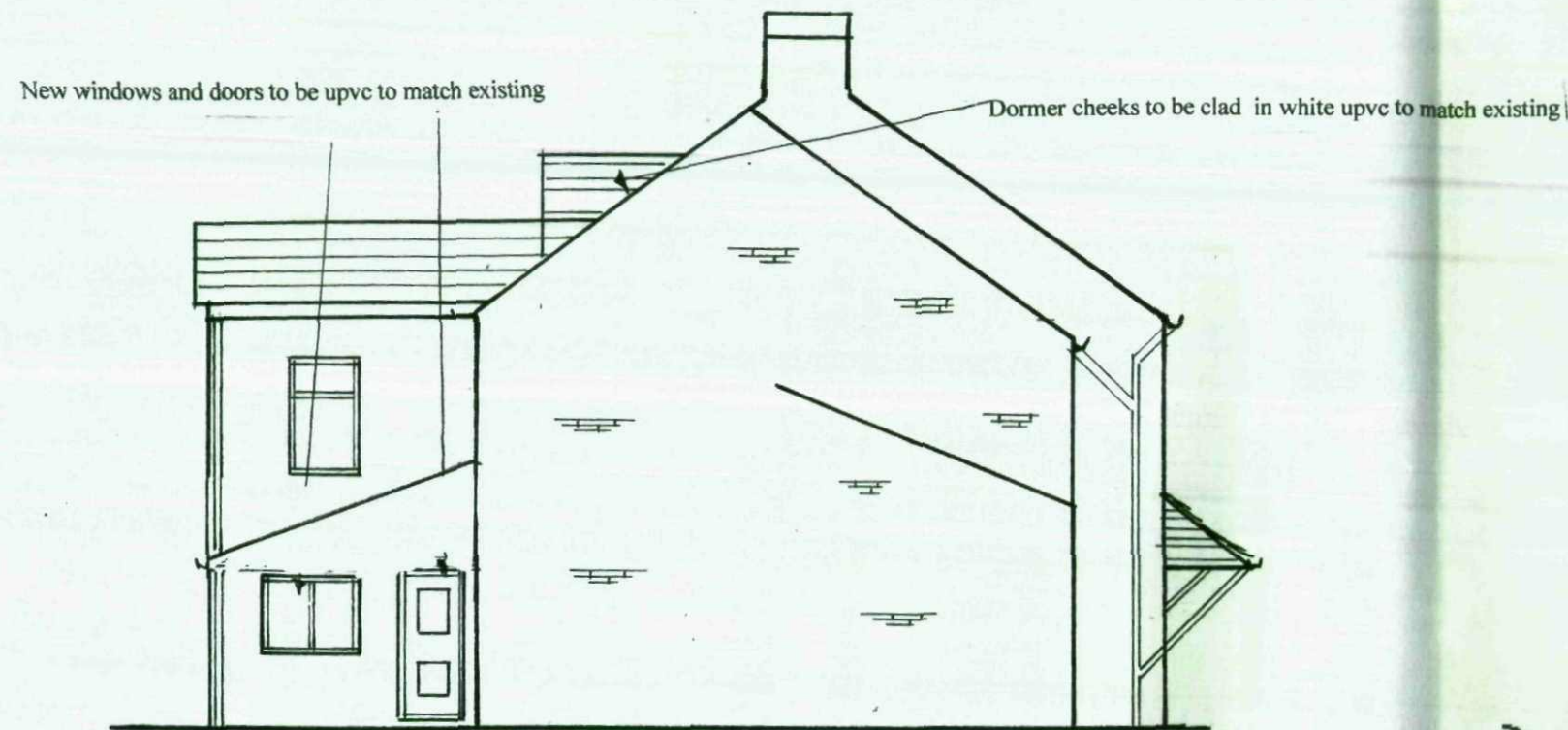
Second Floor Joists

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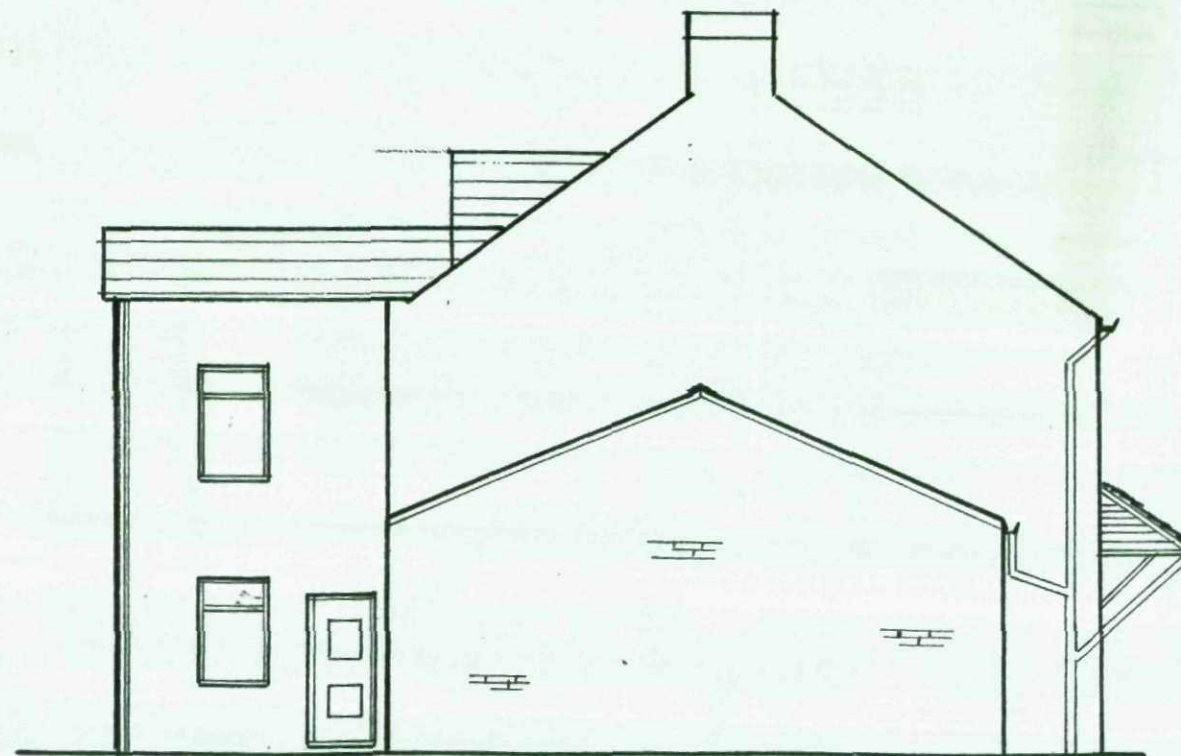
Extract Ventilation

New en suite bathrooms to be provided with intermittent extract ventilation at 15l/sec. Kitchen to have extract at 30l/sec next to hob or 60l/sec elsewhere.

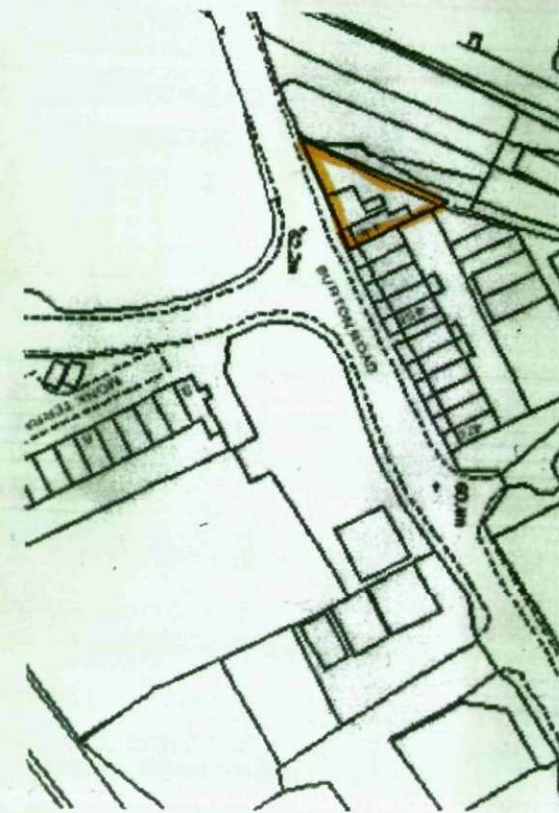
Proposed Side Elevation – Scale 1:100



Existing Side Elevation – Scale 1:100



Location Plan – Scale 1:1250



Rainwater drainage/gutter to be connected into existing down pipe

Building Regulations Specification.

448 Burton Road
Monk Bretton
Barnsley
South Yorkshire

Internal Drainage

Min trap sizes and depth of seal

Appliance	Trap Diameter	Depth of Seal
Washbasin –	32mm	75mm
WC pan –	75mm	50mm
Shower –	40mm	50mm
Bath –	40mm	50mm
Sink –	40mm	75mm

Heating System

Existing heating system/boiler to be assessed for suitability for increased heat and water demand. All heating work to be undertaken by Gas Safe registered contractor. New radiators to have Thermostatic valves fitted.

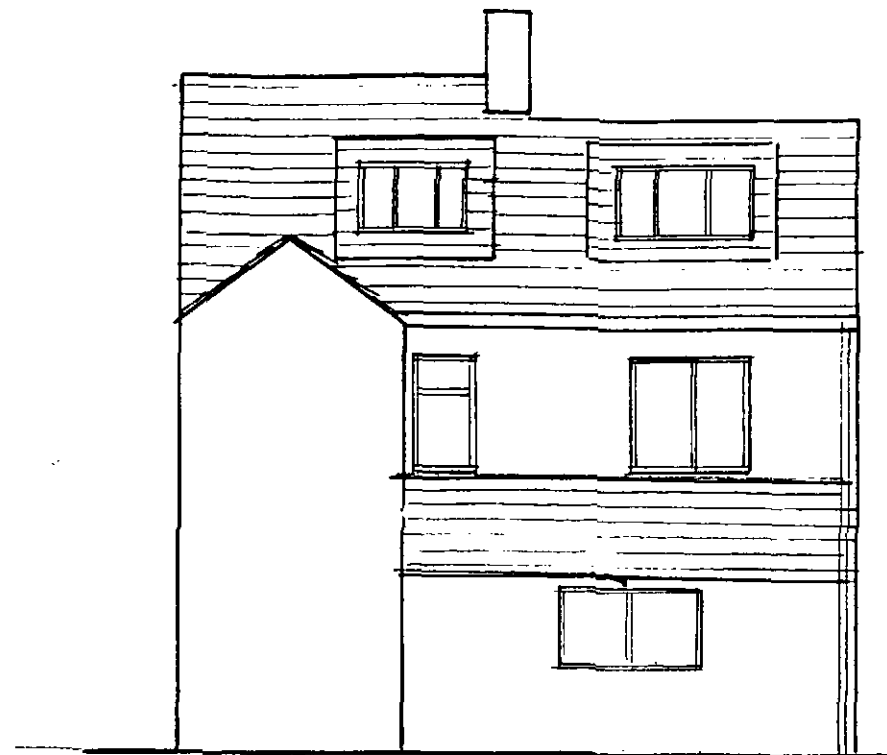
Lean to Roof

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First Floor Joists

New joists to first floor to line through with existing joist span approx. 4.0m. Joists to be 195 mm x 47 mm Grade c24 at 450 centres. Joists to be fixed to wall using 195mm X47mm timber bearer bolted to wall using at 1.0m centres and joist hangers. Provide 30x5 mild steel galvanised restraint straps at 2.0m centres and over min 3 joists with noggins between min width of 38mm and at least half depth of joists. Joists to have strutting at mid span and strutting to be solid and min width of 38mm and should extend at least ¾ of the joists depth. Sound testing required between new accommodation at first floor and ground floor see section for construction details in accordance with Approved Document Part E. Testing not required if contractor uses details and contractor registered with Robust Details Limited.

Proposed Rear Elevation – Scale 1:100



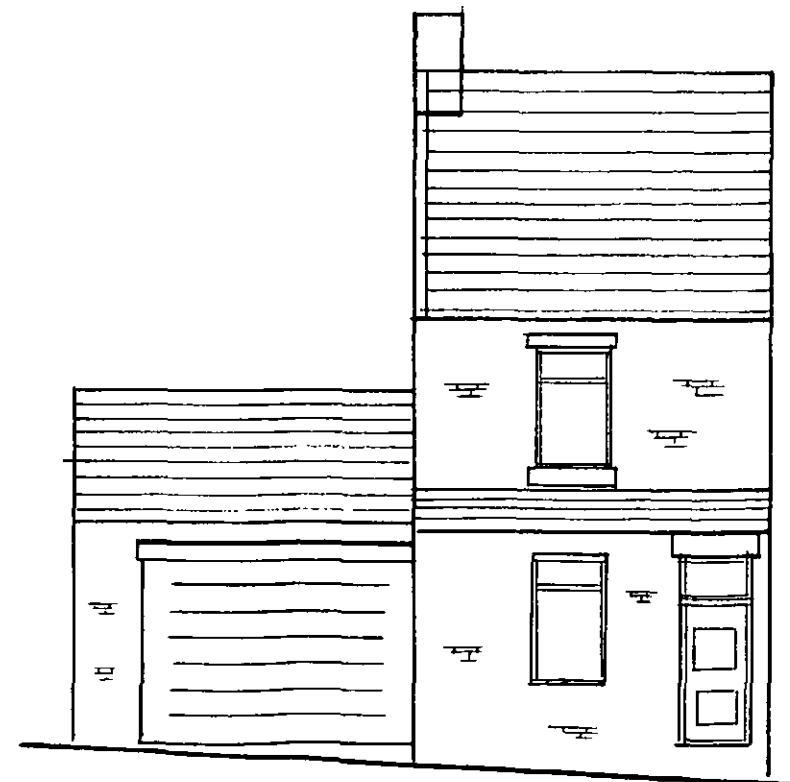
Existing Rear Elevation – Scale 1:100



Proposed Front Elevation – Scale 1:100



Existing Front Elevation – Scale 1:100



Building Regulations Specification.

448 Burton Road
Monk Bretton
Barnsley
South Yorkshire

Foundations

Foundations to be min depth of 750mm and 150mm thick width to be min 600mm using 300mm cavity wall construction. Any drains passing through trench to be lintelled over. All foundation details to be agreed with Local Authority Building Control Surveyor on site.

Existing foundations

Existing foundations to shop to be exposed (No of trial holes agreed with Local Authority Building Control Surveyor) to ascertain suitability for additional loadings. Any associated remedial works or underpinning required to be agreed with specialist engineer.

Existing Lintels

To be exposed and checked by Local Authority Building Control Inspector to ascertain suitability for additional loadings at front elevation.

New Lintels

Lintels to new rendered extension to be Naylor R6 with min of 100mm end bearing. Provide 2no Naylor R3 lintels or similar to new opening into extension. Lintels to new first floor extension to be Catnic or similar.

Ground Floor

New ground floor to rear extension to be 100mm of sulphate free well consolidated hardcore with sand blinding 1200gauge Damp Proof Membrane lapped into inner blockwork walls. Insulation to be 100mm Kingspan with 25mm perimeter upstand boards 100mm concrete slab over and 65mm screed finish.

First and Second Floor Extension
With Dormer and Side/Rear Extension

448 Burton Rd
Monk Bretton
Barnsley
Soyuth Yorkshire

Existing/Proposed Front Elevation
Existing/Proposed Rear Elevation

Sections 1:50

Dormer roof to be 147x50mm with glass reinforced plastic roof. 120mm kingspan insulation between joists

Dormer walls and cheeks constructed from 100x50mm studwork at 400mm centres with 100x100mm corner and window posts. 200x50mm timber of dormer head. Provide 100mm kingspan between studs. Insulated board and skim finish to inside face. 12.5mm external grade plywood sheating to face and cheeks. White Upvc cladding fixed to battens

Bed 5

New staircase max pitch 42 degrees min headroom 2.0m Stairs to be encased in stud work and plasterboard to Provide protected route. Rise between 165 - 200mm used with a going of 223-300mm

New walls to be outer leaf blocks Aircrete 7N block with a density of 750kg/m³ 100mm cavity with Rockwool cavity slab full fill insulation, facing brick to match existing at ground floor, ground floor extension at side and rear to have same construction but use dense blockwork and render to outer leaf to match existing. Finish to be 13mm plaster finish or plasterboard on dabs to internal skin. Wall ties to be Double triangle or vertical twist to BS 1243 at 450 centres vertically and 900 centres horizontally. At all openings provide ties at each block course within 225mm of opening. Tie existing walls to new using ancon, staifix or catnic type system at 225mm centres vertically or tooth out into existing.

New ceilings upgraded to 20kg/m³ - 2 layers of plasterboard with staggered joints

100mm 10kg/m³ sound deadening insulation

Independent ceiling joists

Existing floor

At least 125mm between plasterboard finishes

25mm clearance required between top of independent joist and bottom of new floor

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