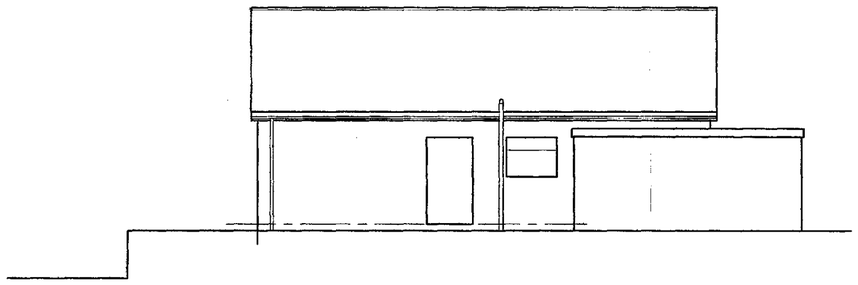
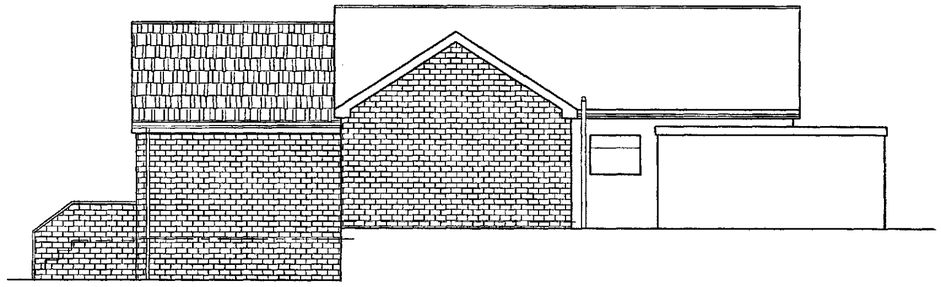
NOTE !
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement

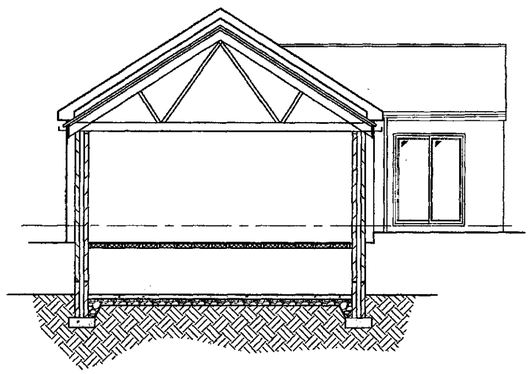
applicant
Mr B Greaves
32 Cumberland Drive
Ardsley
Barnsley
S71 5DF



Existing Side Elevation



Proposed Side Elevation



Section Thro Sun Room Extension

Sun room

ROOF: Roof spec as bedroom roof (see sheet 1)
flashing to existing to extend min 150 vert.

WALLS: Walls spec as bedroom walls(see sheet 1)

GROUND FLOOR: Ground Floor of 22 thick flooring t&g boarding, on 100x63 floor joists set at 400 crs; honey comb sleeper wall at mid span to give max span of joists 1800; insulation to floor by 100 thick Crown Loft Roll between joists, suspended on polypropylene support netting; min gap from wall to chipboard floor of 10mm; apply self adhesive strip to underside of skirting boards and two beads of sealant to the back; ensure foam strip is compressed before fixing skirting in place;

FOUNDATIONS: foundations as bedroom extension (see sheet 1);

Site of 100 conc on 125 cosolidated hardcore;

DOORS: Fit bi-fold door to rear elevation as shown; doors by Duration windows or similar;
all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206;

ELECTRICAL: electrical spec as bedroom extension;

VENTILATION: trickle ventilation to habitable rooms equal to 8000 sq. mm.; under floor ventilation by air bricks set at 900 crs;

HEATING: Central heating by extension of existing system; all new radiators to be fitted with TRV's; temperature control by room stats;

EXTERNAL STEPS: Steps to be constructed in brickwork and conc; going 300; riser 220; handrails to sides to be constructed of facing brickwork, with conc toppers; central handrail of steelwork; handrails to be 900 min high; top landing to be 1500 wide;

GENERAL NOTES: Samples of all external materials to be used in the construction of the dwelling to be submitted to and approved by the Planning Department prior to commencement;

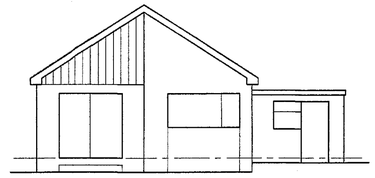
DRG No: BG001
Sheet 2 of 2

PROPOSED SINGLE STOREY SIDE BEDROOM EXTENSION and SUN ROOM EXTENSION at 32 CUMBERLAND DRIVE, ARDSLEY, BARNSLEY, S71 5DF.

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - JANUARY 2014

NOTE !
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

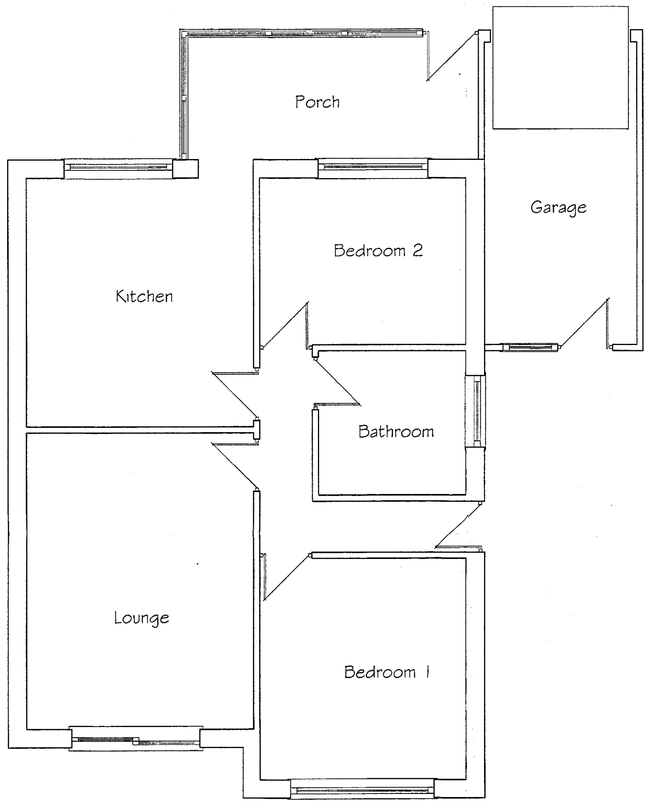
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement



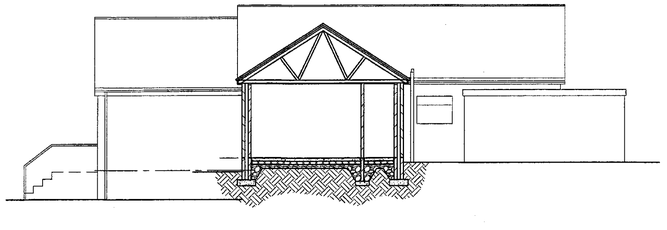
Existing Rear Elevation



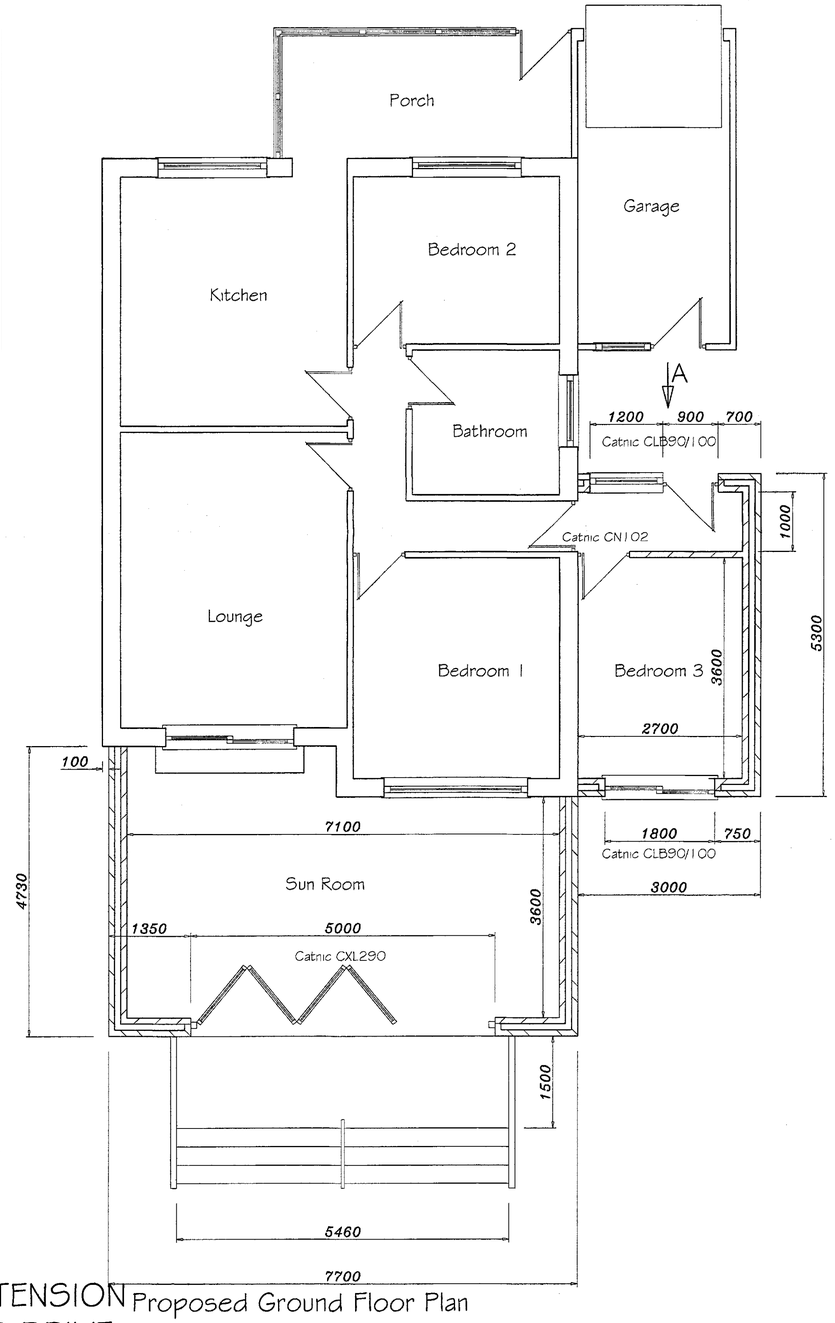
Proposed Rear Elevation



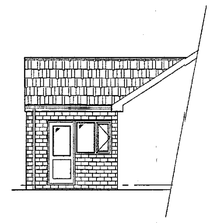
Existing Ground Floor Plan



Section Thro Bedroom Extension



Proposed Ground Floor Plan



View on Arrow A

ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by an electrician registered under the 'Competent Persons Scheme'
Prior to completion the Council must be satisfied that Part P has been complied with; and an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so;
Alternatively an application will be made seperately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;

All internal light fittings to accept energy efficient bulbs only; external lighting to have lamps that do not exceed 150W and automatically switch off when there is enough daylight; and when not required at night;

VENTILATION: trickle ventilation to habitable rooms equal to 8000 sq. mm.; ventilation to underfloor of sun room by air bricks set at 900 crs;

HEATING: Central heating by extension of existing system; all new radiators to be fitted with TRV's; temperature control by room stats;

GENERAL NOTES: Samples of all external materials to be used in the construction of the dwelling to be submitted to and approved by the Planning Department prior to commencement;

applicant

Mr B Greaves
32 Cumberland Drive
Ardsley
Barnsley
S71 5DF

ROOF: Roof of conc interlocking tiles in style and colour to match existing dwelling; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by South Yorkshire Truss Supplies Doncaster or similar; calculations for trusses to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses set at 600 crs.; 100x25 diagnal wind bracing; web bracing; & ceiling bracing to full length of roof; solid noggings and packings at all anchor points; valleys of BML milled lead code 5 or 6 on laying boards, roof construction to comply with BS 5263 Part 3; 3 No. end trusses to be tied to walls using Catnic straps; screwed to walls and to cover 3 No trusses; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. 100x50 binders set at all node points; ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between trusses, 200 over; underdrawn with 12.5 thick plasterboard and skim; 112 half round upvc gutters on 225x25 white upvc facia; upvc soffit fitted with soffit vents, soffit ventilation to be equal to continuous 10mm ventilation strip; and covered by insect proof mesh; 76 dia. upvc fallpipes; 100 dia. underground drainage pipework to existing soakaways, or new soakaways 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary;

WALLS: Walls of cavity construction; outer leaf of facings to match existing; 100 cavity with 100 thick Crown Dntherm cavity slab 32 insulation; 100 thick low density block inner leaf; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; internal finish of plasterboard on dabs and skim; continuous adhesive to penmeter of dry lining and a foamed polyurathane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all cills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the extension to ensure minimal air leakage; stainless steel twist wall ties set at 750 crs. horizontal; 450 crs. vertical; 225 crs. around openings and up unbonded reveals; honzontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on plan; min end bearing 150; all returns min 665;
brickwork bond 3 in 6; blockwork bond every other course; or use Catnic wall ties;

GROUND FLOOR: Ground Floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqeen dpm; bonded to horizontal dpc's; on 125 thick consolidated hardcore;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the LA Building Inspector; but with 750 min dig; 900 if into clay; and lower than any drains; foundations to internal walls of 450x150 concrete strips at same depth as externals;

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; frames of white upvc by Yorkshire Windows or similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; new windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;

DRG No: BG001
Sheet 1 of 2

PROPOSED SINGLE STOREY SIDE BEDROOM EXTENSION and SUN ROOM EXTENSION at 32 CUMBERLAND DRIVE, ARDSLEY, BARNSLEY, S71 5DF.

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - DECEMBER 2014