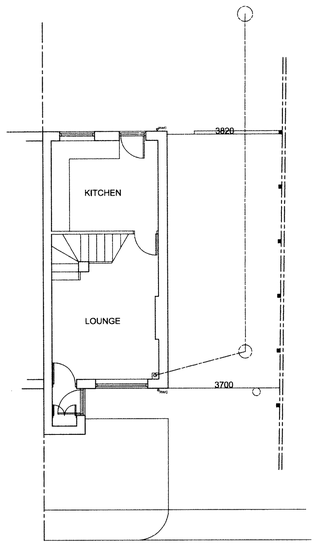
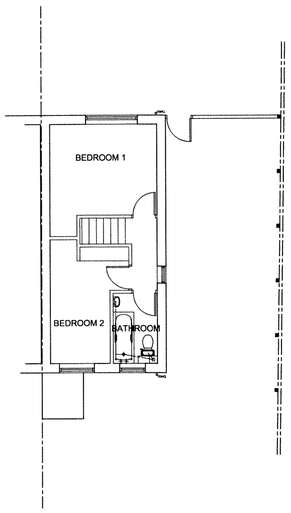
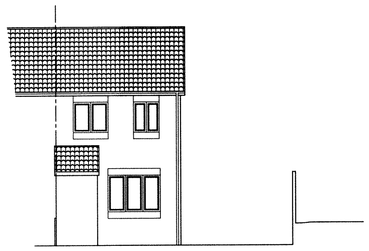


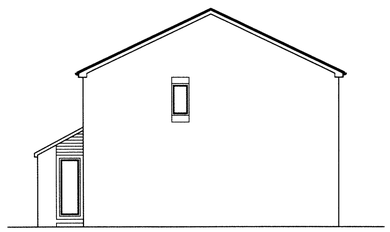
EXISTING GROUND FLOOR PLAN



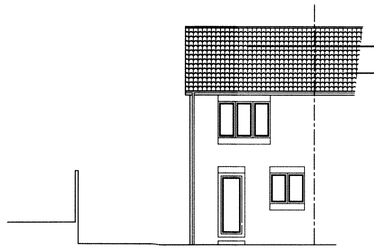
EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION

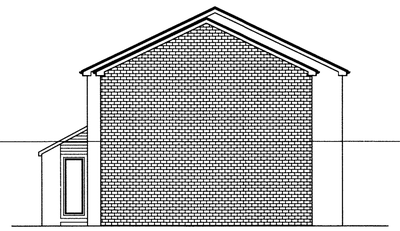


EXISTING SIDE ELEVATION



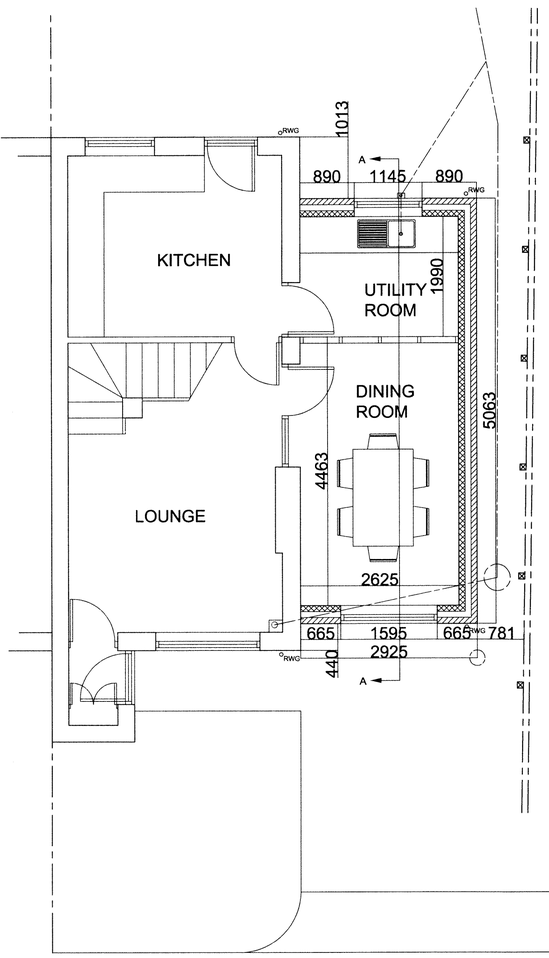
EXISTING REAR ELEVATION

PROPOSED FRONT ELEVATION

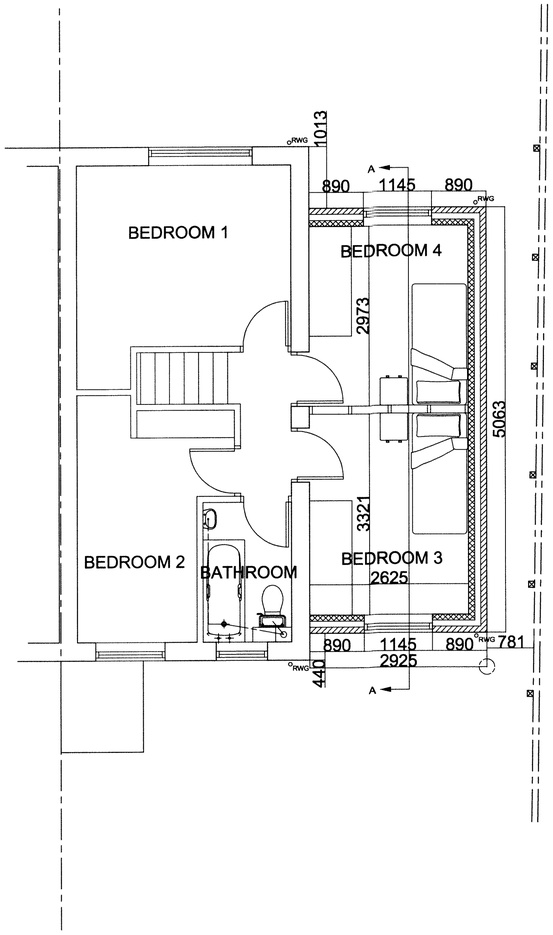


PROPOSED SIDE ELEVATION

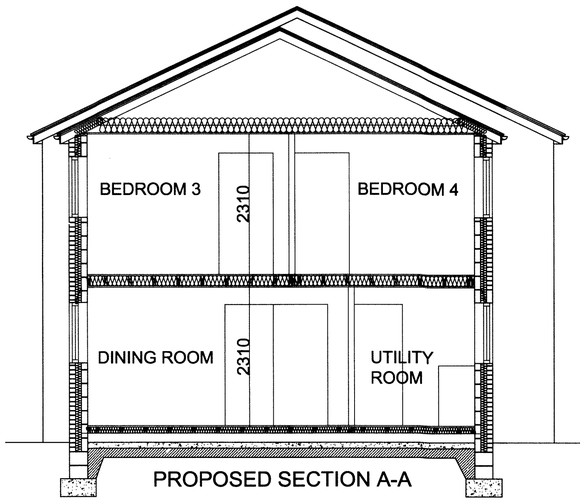
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION A-A

All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed w'th the client and builder prior to commencement of work.These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for.The contractor shall take into account everything ı ecessary for the proper execution of the works and to the satisfaction of the Local Authorities Building

Inspector, whether or not indicated on the drawings or in the specification.

These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. **When appropriate it is the owners responsibility to serve notice on the adjoing/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free lit· rature PO Box 236 West Yorkshire LS23 7NB. Emall odpm@twoten.press.net.**

Construction (Design & Management) Regulations 1994 - Applicable to all projects except work to a persons own house other than that carried out by the developer.The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations.

The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

At the request of the Inspector the contractor shall expose any foundations and lintols affected by the proposal and all shall be to his com[ete satisfaction or altered to be so. It is proposed to construct a two storey side extension All boundaries and final dimensions are to be agreed with client on site prior to commencement of work. Builder to lift the sealed access chamber lid sited in the drive in order to check the line and level of the existing drainage and take any necessary measures that may be necessary to resite or build across the drains in conjunction with the agreement of the Building Control Officer

Foundations Noted herein as a standard strip foundation builder to inform client for further action following commencement should ground conditions and the Building Control Officer determine that an engineered design is required 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC. Cavity to continue 150mm past lowest dpc

Ground Floor Timber 18mm tongue and groove chipboard flooring type 2 or 3 for wet areas laid in accordance with manufacturers instructions on 50mm x 100 mm floor joists at 400mm centres insulated between with 100mm of Kingspan. Ensure a 150mm air space from bottom of joist and top of oversite concrete. Joist ends to be wrapped in 2000g DPC into existing wall. 100mm oversite concrete laid at or above ground level and thickened to 150mm x 400mm below a honeycomb sleeper wall supporting the floor joists mid span oversite concrete to be on at least 100mm of compacted stone. Ventilate sub floor with 215mm x 150mm air grates liners tray DPC over commencing 450mm from each corner and at 1.8m centres thereafter. Double joists under all parallel partitions. Builder to discuss provision of a Radon barrier w'th the Inspector and to be 2000g dpm laid under the oversite and completely across the foot print of the extension when required .

First Floor to be laid level with the existing determined through the landing opening comprising 18mm tongue and groove chipboard type 2 or 3 for wet areas on 50mm x 200 mm joists at 400 mm centres insulated between with 100mm rockwool and an additional 100mm of kingspan over the garage all underdrawn with 15 mm plasterboard 5mm skim I row of full depth strutting 50mm wide mid :pan. Double joist under any bath feet,and parallel partitions. Floors between rooms other than the garage to be insulated with 100mm rockwool

Garage Floor 100mm concrete trowelled smooth to fall 75mm to the front garage door opening on 1200g dpm 50mm of sand blinding and 100mm compacted stone

Walls U value of external wall to be 0.28w/m²ºc or warmer. 100mm brickwork external leaf to match existing 100mm cavity fully filled with rockwool batts 100mm plasmor stranlite blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Inner leaf of garage to be blockwork jointed fai face. Reveals to have same U value as walls. Ties to have agre'ment certificate for wider cavity. 2000g DPC to each masonary leaf and below all floor joists at least 150mm above ground level and to heads cills and jambs of all openings. IGHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furfix profiles and maintain cavity. Soffit of lintol above any garage openings to have half hour fire resistance by fixing 12mm supalux to the underside. All internal finishes to be plaster in 2 coats. All internal stud partition walls to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm framework fully insulated between with fibreglass for sound insulation Any existing air grates enclosed by garage to be sealed and compensated for on other elevations Wall between utility and garage to be a cavity wall and have same u value as the existing external wall comprising 2 leaves of 100mm blockwork 100mm cavity fully insulated between with rockwool batts and all exposed blockwork jointed fair face garage wall taken to underside of floor and fire stopped with rockwool.

Code 4 lead soakers vallies aprons and flashings tray DPC to all abutments.

Roof Tiles to match existing laid in accordance with manufacturers instruction on 25mm x 50mm tanalized battens and 1 layer of fully breathable felt such as Tyvek that is allowed to sag 25mm between rafters.

Truss rafters at 600mm centres manufactured and braced in accordance with BS 5268 Part 3 secured to 100mm x 50mm wall plates with truss clips 12.5 mm plasterboard 5mm skim ceiling. The roof trusses must be measured for manufacture by the supplier on site and not from measurements noted on plan. Insulate above ceiling level with 150mm of fibreglass laid between the ceiling joists and 150mm across. Upvc fascia and soffits code 4 lead flashings tray dpc to abutment. Rainwater goods to match the existing

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges.

Windows/Doors UPVC double glazed windows and doors with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a u value of 1.6wm²k. Opening lights to be 1/20th of the floor area and 8000mm ² trickle vents to all rooms. All glazing in critical locations to be safety glass to BS6206© and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. En suite and utility to have mechanical extract ventilation discharging at a rate of 15/land 30l/sec respectively to external air. Doors to have 10mm undercut ensuite fan to have 15 min run on, means of escape opening lights to new bedrooms providing a clear opening 450mm wide x 750mm high sited between 800mm and 1100mm from the floor. Front garage door opening size operation and manufacturer to be agreed with client prior to commencement of work All construction shall be robust. All doors to have 10mm undercut. Door between kitchen and garage to be an FD30 self closing fire door with intumescant strips to the rebates

Drains All drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonary flexibly sealed with rocker pipes. All wastes to be 38mm diameter with 75mm deep seal anti vacumn trap discharging to trapped gulley and new soil and vent pipes no connection on soil stack within 200mm below wc connection svp to terminate with a cage 900mm above any opening within 3m. 100mm Osma plastic pipe bed and surround in pea gravel to minimum falls of 1:80 to existing manhole Lay new 100mm Osma plastic drain to the existing foul drain from the en suitesoil stack bed and surround in pea gravel. Any existing redundant drains to be sealed with concrete. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) water course C) existing on site system through trapped gullies all in accordance with inspectors instruction and agreed on site.

Alterations Form structural openings between existing and proposed at ground and first floor under monks R6 concrete lintols and make good plaster finishes. Resite the existing boiler to discharge through the external wall more than 600mm from any boundary

Any new boiler to have min SEDBUK rating of 86% sited in accordance with clients wishes any boiler to discharge as table to paragraph 3.4 Approved document J and by gas safe or other approved engineer .Class A or B boiler discharging more than 3(0mm from any opening into the building and more than 600mm from any boundary and outlet protected with a cage if within 2m of the floor

Smoke Detection Install a mains wired smoke detection and alarm system interlinked on a separately fused circuit to the distribution board and with battery back up to ground and first floor landing ceilings .All new light fittings shall only be capable of taking energy efficient light bulbs

PROJECT PROPOSED TWO ·`TOREY SIDE EXTENSION AT 1 BURNTWOOD CLOSE THURNSCOE BARNSLEY

DRAWING EXISTING AND PROPOSED PLANS

SCALE 1:50/100