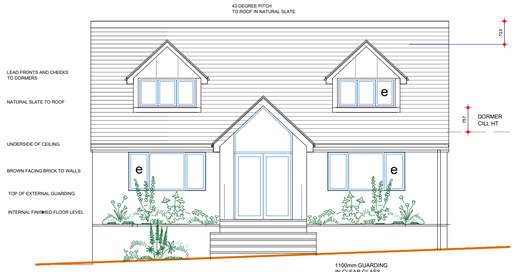
plans as proposed

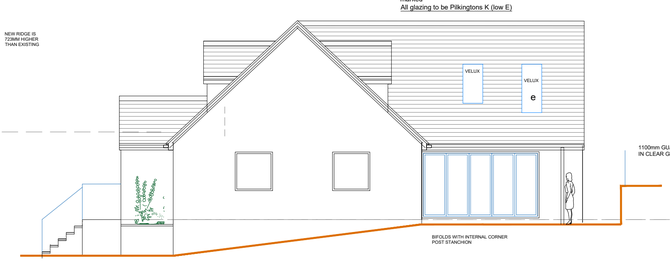


ne elevation

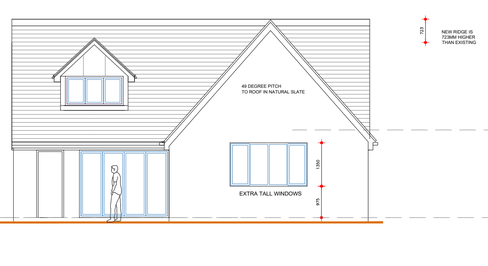
MEANS OF ESCAPE WINDOW SIZE

clear unobstructed opening area of 0.33 m² and a minimum width or height of 450mm. Bottom of openable area not more than 1100mm from the floor

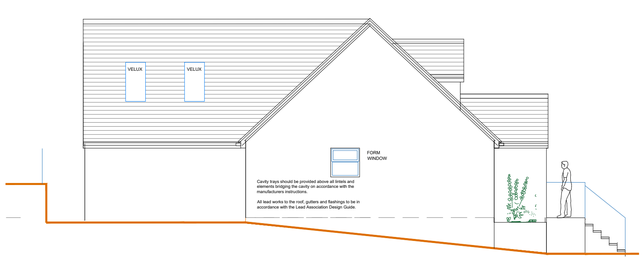
EXTERNAL WINDOWS AND DOORS
Windows with U value of 1.2 W/m2 deg K in upvc;locking handles;trickle ventilation;hermetically sealed double glazed units;include windowboards in white PVcu
Glazing in critical areas to BS 6206 (safety glazing)and permanently marked
All glazing to be Pilkingtons K (low E)



nw elevation



sw elevation



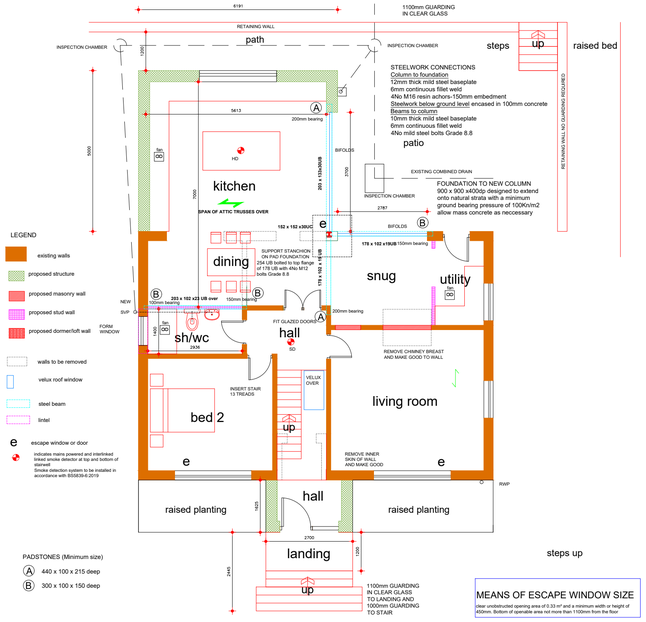
se elevation

Ventilation

minimum 70 000mm² background ventilation to be provided over the whole house area via trickle vents to windows
Any windows to habitable rooms opening less than 30 degrees should provide ventilation at least equivalent to 1/10th area of room
mechanical ventilation provisions to utility/kitchen/bathrooms to be 30 L/SEC

NOTE first floor joists supported onto beams via joist hangers fixed to top flange and face fixed to timber runner bolted to web of steels with M8 bolts at 300 ctrs

App Doc H Drainage
New above ground drainage to ADH Section 1 falls 1:40
Any conditions from the statutory sewerage undertaker, if applicable will be added to any approval given.



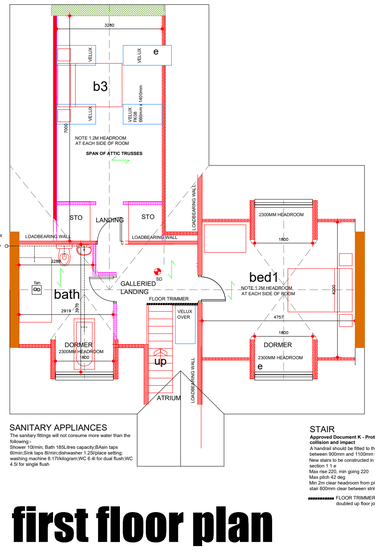
MEANS OF ESCAPE WINDOW SIZE

clear unobstructed opening area of 0.33 m² and a minimum width or height of 450mm. Bottom of openable area not more than 1100mm from the floor

steps up

ground floor plan

EXTERNAL WALLS
NEW MASONRY WALLS **TO ACHIEVE 0.18 U value**
SUPERSTRUCTURE NOTE 150MM CAVITY WALL REQUIRED
All walls to have U value of 0.18W/m2degC
IMPORTANT:USE MATCHING MATERIALS. Outer skin 100 matching facing brick 150mm cavity full fill Dritherm 32 insulation inner skin(BLOCK TYPE A) 100mm thick **Thermalite Shield or Thermalite Turbo block (thermal conductivity 0.15 W/mK)** inner skin, 12mm wallboard on dabs and 2mm skim finish to internal face of block. Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Block on edge cavity closers. Lintels to be by Birtley. Cavities to be continuous. Bond new work/courses into existing. Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level include for scaffolding.



SANITARY APPLIANCES
The sanitary fittings will not consume more water than the following:
WC 6 litres/ 150mm, Bath 185Litres capacity,BAsin taps 6litres/5mk taps 6lmin,dishwasher 1.25litrace setting, washing machine 8.17kl/kg/cm3WC 6.4l for dual flush;WC 4.5l for single flush

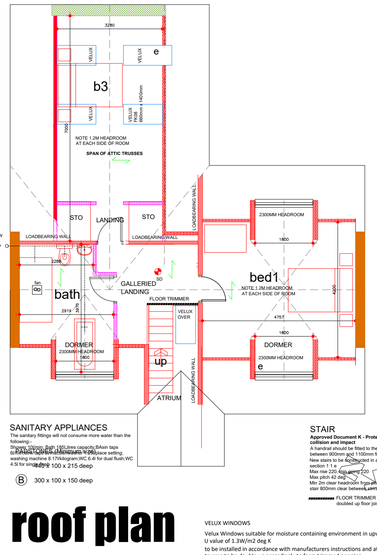
STAIR
Approved Document K - Protection from falling, collision and impact
A handrail should be fitted to the internal stair, the height between 900mm and 1100mm from the pitch line.
Stairs are to be constructed in accordance with ADK section 1.1 a
Max rise 220, min going 220
Max pitch 42 deg
Min 2m clear headroom from pitch line
stair 800mm clear between strings

FLOOR TRIMMER doubled up floor joists

first floor plan

floor joist span/attic truss span

EXTERNAL WALLS
NEW MASONRY WALLS **TO ACHIEVE 0.18 U value**
SUPERSTRUCTURE NOTE 150MM CAVITY WALL REQUIRED
All walls to have U value of 0.18W/m2degC
IMPORTANT:USE MATCHING MATERIALS. Outer skin 100 matching facing brick 150mm cavity full fill Dritherm 32 insulation inner skin(BLOCK TYPE A) 100mm thick **Thermalite Shield or Thermalite Turbo block (thermal conductivity 0.15 W/mK)** inner skin, 12mm wallboard on dabs and 2mm skim finish to internal face of block. Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Block on edge cavity closers. Lintels to be by Birtley. Cavities to be continuous. Bond new work/courses into existing. Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level include for scaffolding.



SANITARY APPLIANCES
The sanitary fittings will not consume more water than the following:
WC 6 litres/ 150mm, Bath 185Litres capacity,BAsin taps 6litres/5mk taps 6lmin,dishwasher 1.25litrace setting, washing machine 8.17kl/kg/cm3WC 6.4l for dual flush;WC 4.5l for single flush

STAIR
Approved Document K - Protection from falling, collision and impact
A handrail should be fitted to the internal stair, the height between 900mm and 1100mm from the pitch line.
Stairs are to be constructed in accordance with ADK section 1.1 a
Max rise 220, min going 220
Max pitch 42 deg
Min 2m clear headroom from pitch line
stair 800mm clear between strings

FLOOR TRIMMER doubled up floor joists

roof plan

assume existing roof structure to remain in situ
new floor joists at 400 ctrs

VELUX WINDOWS
Velux Windows suitable for moisture containing environment in upvc with U value of 1.3W/m2 deg K
to be installed in accordance with manufacturers instructions and attic trusses to be double up accordingly to form trimmed opening.
Window to landing to be electrically operated and on a rain sensor

NOTES
CDMC–the client is the builder and is responsible for compliance with the CDM regs.
All structural timber to be strength graded
VENTILATION
All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room. 8000mm2 trickle vents to be provided to each habitable room
INSULATION
all to be lapped as recommended in DLTR guidance for ensuring robustness of construction-no gaps or thermal bridges
ALL ROOF TRUSSES
Shall be designed and braced to BS5268 Part 3
FOUNDATION
Provide suitable concrete foundation in mass concrete 600mm wide taken down to 1m or as agreed on site with District Building Surveyor

UNDERGROUND DRAINAGE
Separate system to be maintained.Drainage to be in approved plastics system 100mm dia laid to suitable falls with 350 dia ic at junction/change of direction of drain run if applicable. All drains to connect into existing combined system on site of former bakery.
Head of drain run to be vented to open air-use flush tile terminal.
Surface water drainage to connect to soakaway in rear garden size and siting to be as agreed with DBS and subject to percolation test.
NEW MASONRY WALLS
SUBSTRUCTURE
Foundation walls built up to and above minimum 150mm of finished ground or paving level;include damp proof course.
FINISHING JOINERY
Skirtings and architraves
Skirtings and architraves to be softwood torus moulded unless noted otherwise the following are assumed:-
Doors
Internal doors to be natural timber for stain finish
Ironmongery
All doors to have chrome plated ironmongery

Approved Document P Electrical safety – Dwellings
Electrical Safety. Prior to completion of the work the District Surveyor is to be
provided with evidence to demonstrate that either:
a). The electrical work has been carried out by a registered competent person
who is a member of a relevant "Competent Person Scheme". A Building
Regulations compliance certificate or a copy of the information on the
certificate should be given to this authority within 30 days of the work being
completed; or
b). The electrical work has been inspected and tested by a registered thirdparty
certifier in accordance with Approved Document P Section 3 and a satisfactory condition report issued. The registration body of the third-party certifier should give a Building Regulations compliance certificate or a copy of the information on the certificate to this authority within 30 days of the condition report being issued; or
c). If the Part P electrical work forms part of this application the Authority is to be notified at the appropriate stage so the departments electrical contractor can inspect the installation.
for light switches allow moisture resistant fittings to utility kitchen, bathroom and ensuites

Part M - Access to and use of buildings
Electrical sockets/switches to be located between 450 - 1200mm from floor level

COMMISSIONING CERTIFICATES
All design, installation and commissioning certificates must be received by Approved Inspector in order that they can issue one certificate within 4 weeks of occupation

STRUCTURES
Structural engineers package of information to be forwarded for checking includes
steel beams
wall stability
corner post and foundation to kitchen

Structural calcs or manufatcturers certificate for the raised tie and attic roof trusses and bracing design and the engineered joists to the flat roof to be provided before site erection.

Movement joints to be provided in accordance with the structural engineers design and/or the manufacturers installation guidance. Minimum dimension of corner piers to be 665mm.

SECURITY
All new external doors and windows within the dwelling shall meet the PAS24 Security Standard for controlled fittings.

EXTERNAL WINDOWS AND DOORS

Windows with U value of 1.2W/m2 deg K in upvc;locking handles;trickle ventilation;hermetically sealed double glazed units;include windowboards in white PVcu. Doors to have a U value of 1 W/m2 deg k.

Glazing in critical areas to BS 6206 (safety glazing)and permanently marked

All glazing to be Pilkingtons K (low E)

CENTRAL HEATING SYSTEM
Gas boiler SEDBUK2009 EFF90.0 Min 89.5% Condensing Combi with Auto ignition

RESTRAINT
wallplates to be tied down with 3 No straps to each gable slope

RESTRAINT
Ceiling joists to be tied down with 3 No straps to each gable slope

RESTRAINT
rafters to be tied down with 3 No straps to each gable slope

INSULATION TO SLOPING CEILING ACHIEVE 0.13 U value
170mm PIR between ceiling joists
insulated plasterboard to underside of ceiling joists

INSULATION ACROSS CEILING ACHIEVE 0.13 U value
270mm loft roll

ROOF FRAMEWORK
Attic trusses at 600 centres all sizes and stability as specified by engineer 21 sw fascia min 25mm air gap at eaves c/w fly mesh. All wallplates 75 x 50 mm tied down at 1800mm centres. Lat. restraint straps at 1800mm centres at ceiling level and at gable peaks(3No per side) 12.7mm foil backed plasterboard, scrim and skim finish to u/s ceiling.

Approved Document C - Site preparation and resistance to contaminants and moisture
roof membrane to the roof to be Unbreakrite sarking felt.
The new slates should be fixed in accordance with BS 5534:2014 and the manufacturers instructions.
Annex
Structural calcs or manufacturers certificate for the roof trusses and bracing design to be provided before site erection.

section a-a

PITCHED ROOF INSULATION AND UNDERDRAWING
underdrawn with 50mm rigid PIR insulation with 12.7mm foil backed plasterboard, scrim and skim finish to u/s ceiling.

roof insulation within rafters to be 100mm PIR insulation with vented airspace min 50mm above insulation to give 0.15 U value.

SUPPORT TO BE PROVIDED AT EACH SIDE OF ESCAPE WINDOW OPENING WHERE THE CEILING IS LOWER
THIS IS A REQUIREMENT SINCE THE BOTTOM OF THE ESCAPE WINDOW MUST BE MAX 1100MM FROM EAVES GUTTER

ROOF FRAMEWORK TO REAR EXTENSION
ATTIC TRUSSES at 600 centres all sizes and stability as specified by manufacturers' 21 sw fascia min 25mm air gap at eaves c/w fly mesh. All wallplates 75 x 50 mm tied down at 1800mm centres. Lat. restraint straps at 1800mm centres at ceiling level and at gable peaks(2No per side) 12.7mm foil backed plasterboard, scrim and skim finish to u/s ceiling.

Approved Document C - Site preparation and resistance to contaminants and moisture
roof membrane to the roof to be Unbreakrite sarking felt.
The new slates should be fixed in accordance with BS 5534:2014 and the manufacturers instructions.
Outbuilding
Structural calcs or manufacturers certificate for the roof trusses and bracing design to be provided before site erection.

RESTRAINT
raised collar trussed rafters to be tied down with 3 no straps to each gable slope

refer to specialist truss manufacturers drawings for full strapping down and velux roof window trimming details etc

section b-b

FOUNDATIONS
Foundations to be taken down to suitable load-bearing strata, to the invert level of any localised drainage and to the satisfaction of the district surveyor.

Note - wall cavities should not be concrete filled any higher than 225mm below the lowest DPC level

Depth as determined and agreed on site with District Building Surveyor but at least 1m deep

Provide 25 N/mm2 deep mass filled concrete strip foundation Size 750 x 600mm wide.

Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level include for scaffolding.

Approved Doc C Site prep
kingspan K8 cavity board is 50mm with 50mm residual cavity maintained

radon protection measures 1200g visqueen continuous under and round slab edge and lapped with DPC across entire wall including cavity

GROUND FLOOR DESIGN

GROUND FLOOR STRUCTURES
Insitu concrete slab to be laid to extensions
65mm concrete screed topping
on separating layer on 100mm rigid pod board PIR insulation on DPM lapped to DPC
on 100mm insitu concrete floor slab
on min 100mm layer well compacted hardcore

Provide dpc at minimum 150mm above finished ground level. Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level include for scaffolding.

Radon protection measures to include
tray dpcs where barrier crosses cavity.
A polythene sheet separation layer (not less than 125 microns / 500 gauge), should be provided between the floor insulation and the screed to stop cement products reacting with the insulation surface prior to curing. The polythene sheet should have 150mm overlaps, taped joints and turned up 100mm at the walls.

A tray dpc is required over the radon barrier where it bridges the cavity.

EXTERNAL WALLS
NEW MASONRY WALLS **TO ACHIEVE 0.18 U value**
SUPERSTRUCTURE NOTE 150MM CAVITY WALL REQUIRED
All walls to have U value of 0.18W/m2degC
IMPORTANT USE MATCHING MATERIALS. Outer skin 100 matching facing brick 150mm cavity full fill Dritherm 32 insulation inner skin(BLOCK TYPE A) 100mm thick **Thermalite Shield or Thermalite Turbo block (thermal conductivity 0.15 W/mK)** inner skin, 12mm wallboard on dabs and 2mm skim finish to internal face of block. Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Block on edge cavity closers. Lintels to be by Birtley. Cavities to be continuous. Bond new work/courses into existing. Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level include for scaffolding.

23/05904/BR REGS MODS

1. Provide emergency egress window details.

The windows should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide.

The bottom of the openable area should be no more than 1100mm above the floor.

2. Provide new external wall construction details. (to achieve 0.18W/m2K) SEE SPECIFICATION NOW ADDED TO DRAWING

3. Provide details of the home gym, floor, wall (external and internal) and roof insulation.Room is to be heated and the same specification as the house extension.

WALL TO NEW PART L

FLOOR TO NEW PART L

ROOF TO NEW PART L

Scale 1 to 50 @A1

0 1 5 10

J MURRAY
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
Alterations and extensions
Benwin, Pinfold Lane
Darfield, Barnsley
S75 9HJ
CLIENT D Carr

drawing 2

DATE 13/9/2023 SCALE 1:100@A1

23/05904/BR REGS MODS

DRAWING No. c/22/P2

REVISION a b