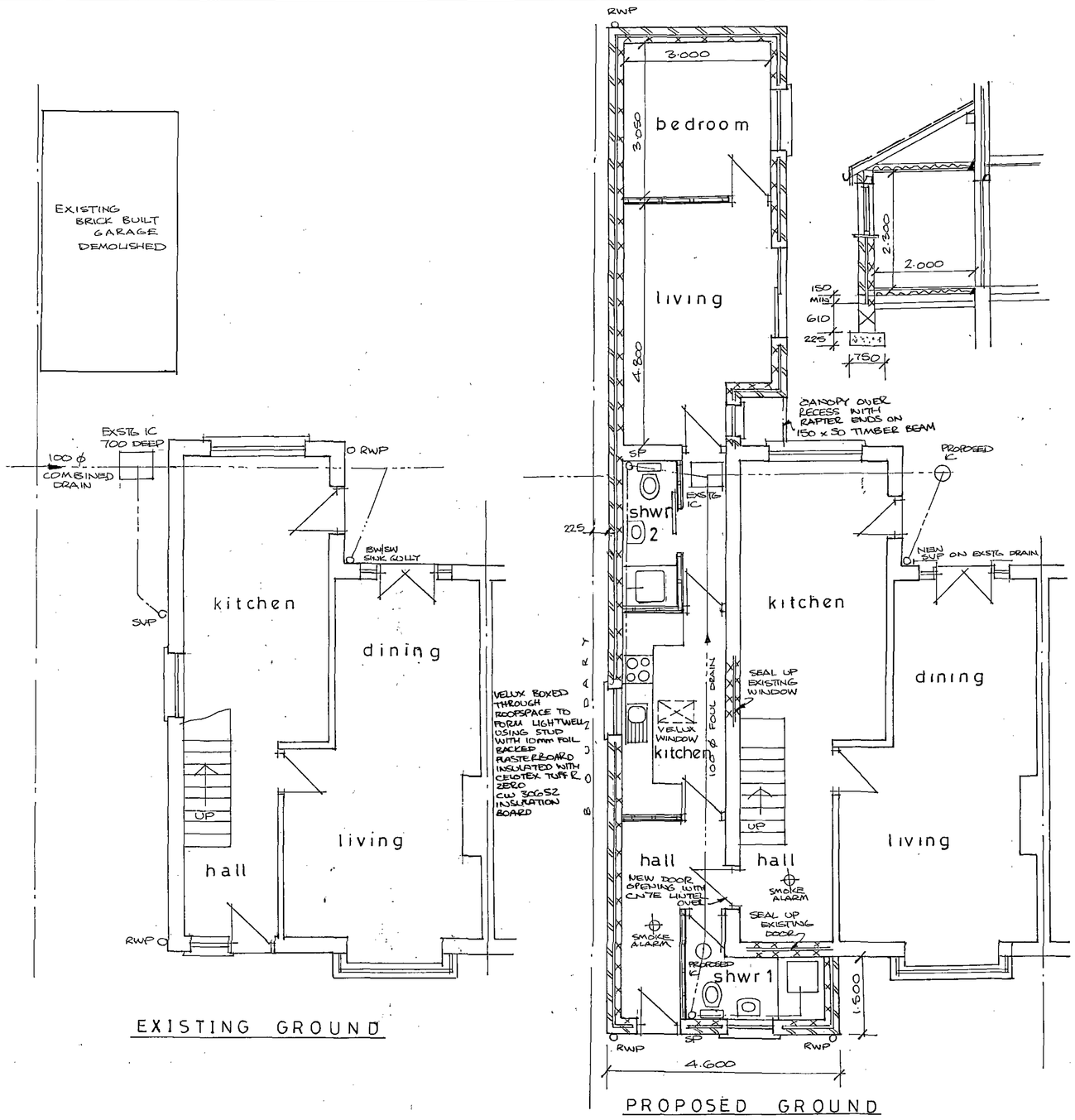
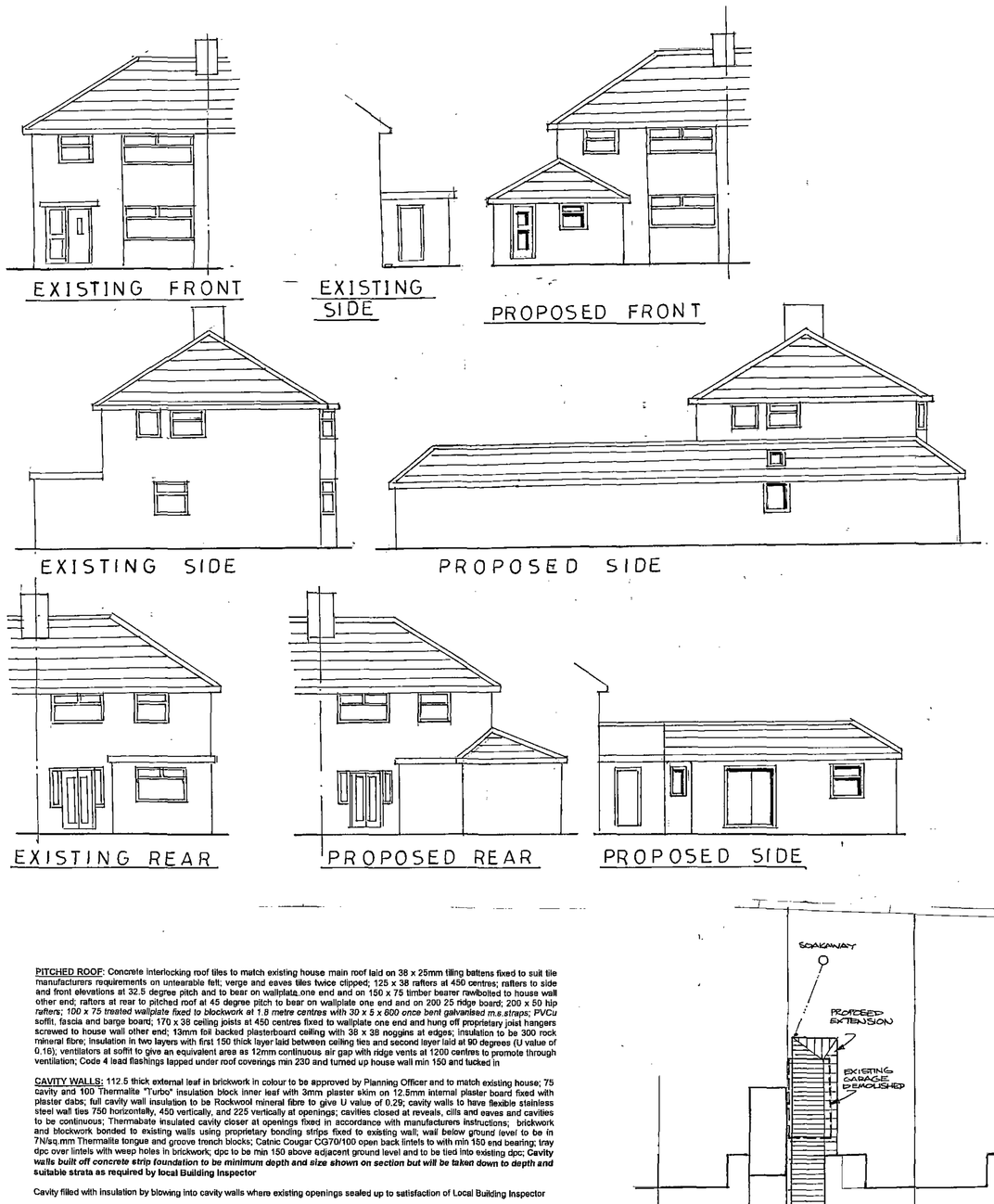


EXISTING GROUND

PROPOSED GROUND

PROPOSED EXTENSION to 140 BARNSLEY ROAD, DARTON, BARNSLEY

SCALES 1/50 and 1/100



DRAINAGE: Existing bathroom svp removed and existing fittings to discharge to new 100 dia SVP at rear on existing drain connection; new shower rooms to discharge to new 100 dia stub stacks with slow radius rest bend to new drain connection to existing drain; internal stub pipes to be insulated in accordance with Building Regulations; 75 deep seal trap to all bathroom appliances with 32 waste to handbasin, 38 waste to bath and showers and 100 waste to WCs; no waste connected to SVP or stub stack within 200 of WC connection; 38 waste to new kitchen room sink to new stub stack in Shower room 2; 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullys as shown; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene IC on 150 concrete base with screw down cast iron cover and frames with airtight gasket seals; new rainwater gullys to 1 cu.m soakaways situated min 5 metres from any structure; soakaways 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; private drain passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

Hot and cold water supply to shower rooms and bathroom; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

PLUMBING: Any work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; thermostatic radiator valves to new radiators in living room and bedroom

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

Existing driveway widened by 1.800 to allow vehicles to be parked and manouvered to remove necessity for backing out onto main road; all work in public highway to satisfaction of Highway Authority from whom license to work in highway is to be obtained.

PITCHED ROOF: Concrete interlocking roof tiles to match existing house main roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; 125 x 38 rafters at 450 centres; rafters to side and front elevations at 32.5 degree pitch and to bear on wallplate one end and on 150 x 75 timber bearer rawbolted to house wall other end; rafters at rear to pitched roof at 45 degree pitch to bear on wallplate one end and on 200 25 ridge board; 200 x 50 hip rafters; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s.straps; PVCu soffit, fascia and barge board; 170 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 rock mineral fibre; Insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap with ridge vents at 1200 centres to promote through ventilation; Code 4 lead flashings lapped under roof coverings min 230 and turned up house wall min 150 and tucked in

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar CG70/100 open back lintels to with min 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; **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 local Building Inspector**

Cavity filled with insulation by blowing into cavity walls where existing openings sealed up 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/cu.m mineral fibre bats secured to stud work; floor joists doubled up under studs

GROUND FLOOR; 25 ptg boarding on 170 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork 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 Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape windows to new bedroom to be side hinged casement opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Shower Room 1: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

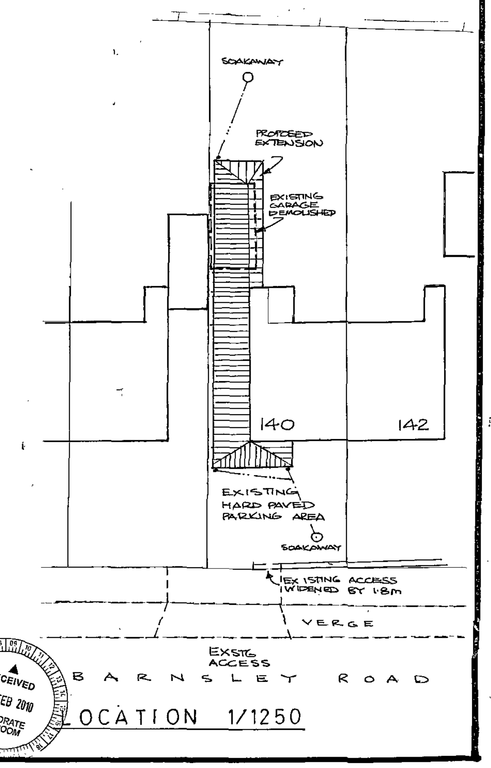
Shower Room 2: vented with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun; fan to be capable of 3 air changes per hour

Kitchen: vented with mechanical extractor fan of min 60 litres/sec capacity (30 litres/sec if incorporated in cooker hood); kitchen fan also capable of intermittent operation.

"Velux" 658 x 1178 Type GGL roof window (or similar approved) fixed between trimmed rafters in accordance with manufacturers instructions; roof windows to be double glazed units fitted using proprietary fixing kits and flashings;

Safety glazing to BS6206 to all patio doors and to glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in other doors

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839-6:2004; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; battery backup to detectors



LOCATION 1/1250

RECEIVED
10 FEB 2010
CORPORATE MAIL ROOM