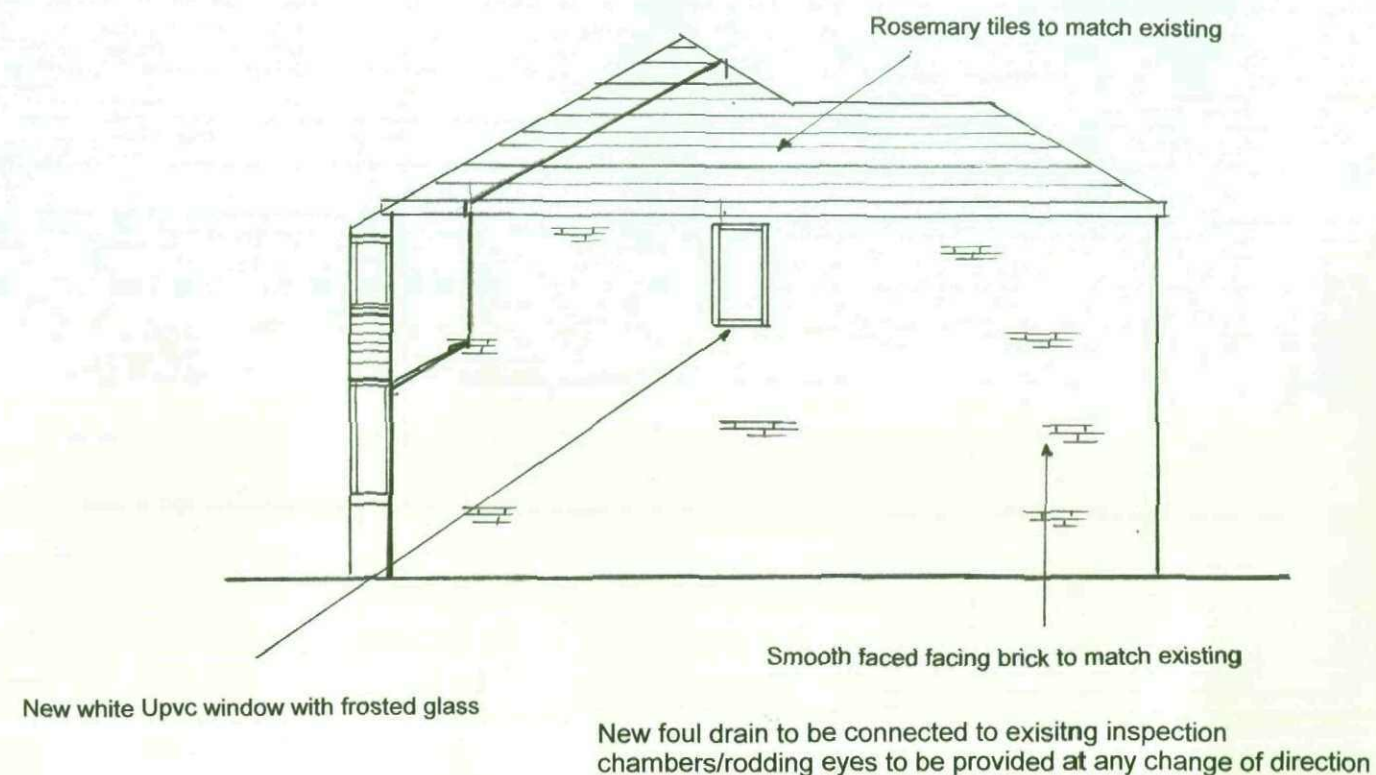
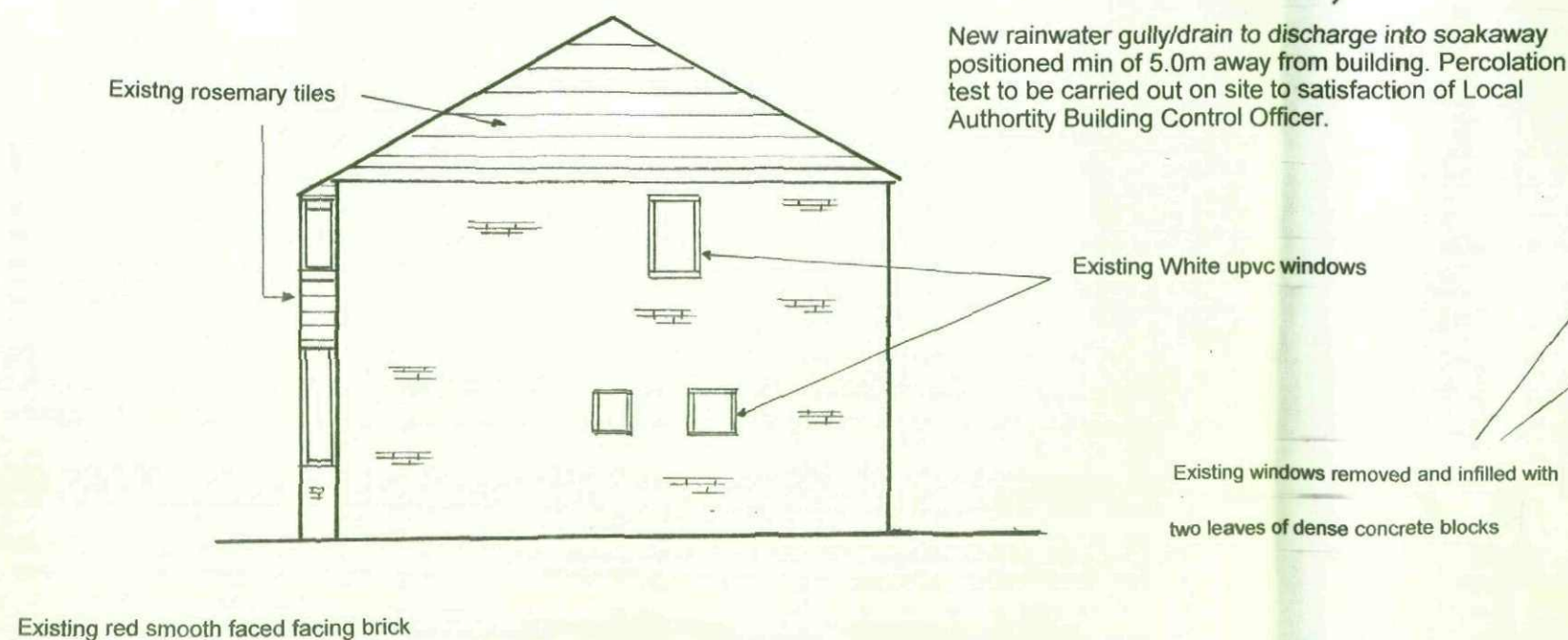


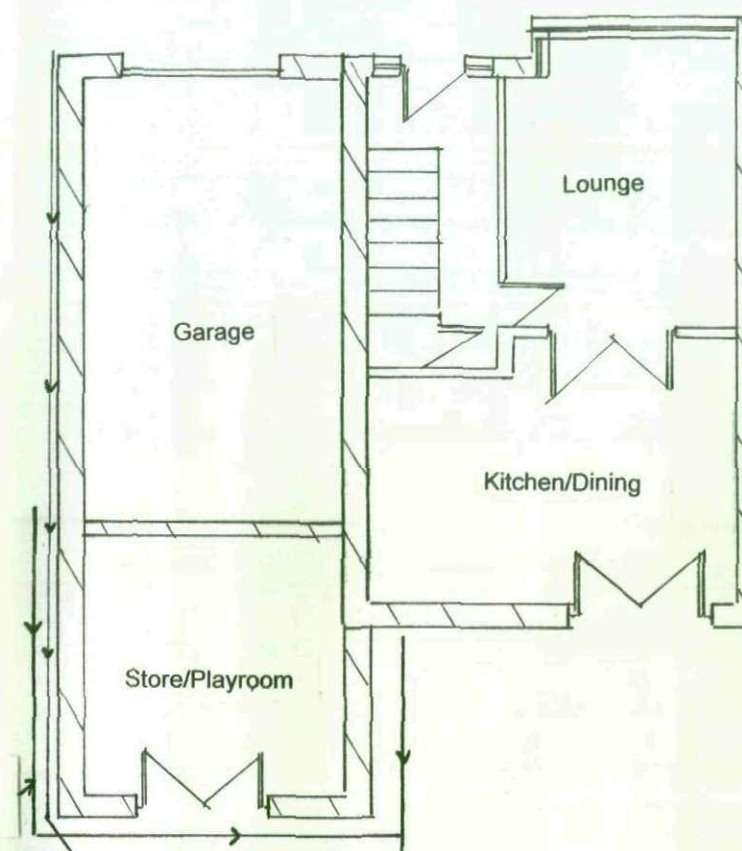
Proposed Side Elevation - Scale 1:100



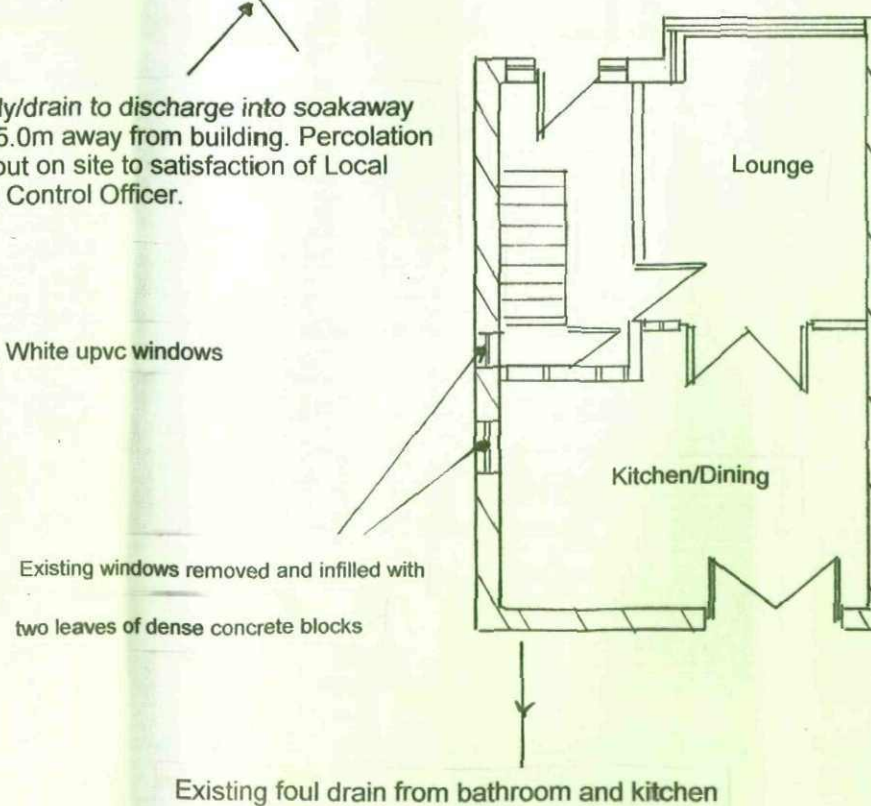
Existing Side Elevation - Scale 1:100



Proposed Ground Floor Plan - Scale 1:100



Existing Ground Floor Plan - Scale 1:100



Rainwater Goods

Rainwater pipes to be plastic 100mm diameter.
Gutter to be half round plastic

Internal Drainage

W.C.s to have min 100mm dia outlet with 50mm deep seal traps.
Sinks Baths and Showers to have min 40mm outlet pipework with 75mm deep seal traps
Wash hand basins to have 32mm min dia outlet pipework with 75mm deep seal traps

External Drainage

Drains passing within 1000mm of buildings or roads to be encased in pea gravel 150mm thick and if drain passes under a load bearing wall then the drain must be lintelled over to satisfaction of Local Authority Building Control Surveyor. All new drains are to be min 100mm dia epsleve or Hepseal with flexible joints and fittings laid to a fall of 1:40. All inspection chambers and rodding eyes to be plastic to British Standard 7158

Ground Floor

Garage floor to be well compacted layer of sulphate free hardcore, one layer of sand blinding with 1200 gauge visqueen under lapped into external dpc, 150mm concrete floor slab to finish. If radon barrier is required dpm to be continuous through cavity wall construction with dpcc cavity tray over with weep holes provided

Store/Playroom floor to be layer of well compacted sulphate free hardcore one layer of sand blinding with 1200 gauge visqueen under lapped into internal leaf of cavity wall. Provide 100 Kingspan insulation under 150mm concrete floor slab, with screed to finish. If radon barrier is required dpm to be continuous through cavity wall construction with dpcc cavity tray over with weep holes provided

First Floor

Floor joists to be 170mm x 47mm C 24 at 400mm centres. Floor joists to be sat on restraint type hangers fixed to timber wall plate 170x47 rawl bolted to wall at 1.0m centres. Provide one row of strutting at mid span at least 38mm thick and extending to min 3/4 of joist depth. Floor above study/playroom to be provided with 100mm quilt insulation with density of 10kg/m3. Provide plasteboard and skim finish. Floor above garage to be provided with 200mm Rockwool thermal insulation and finished with 12.5mm gypsum fireline board and skim

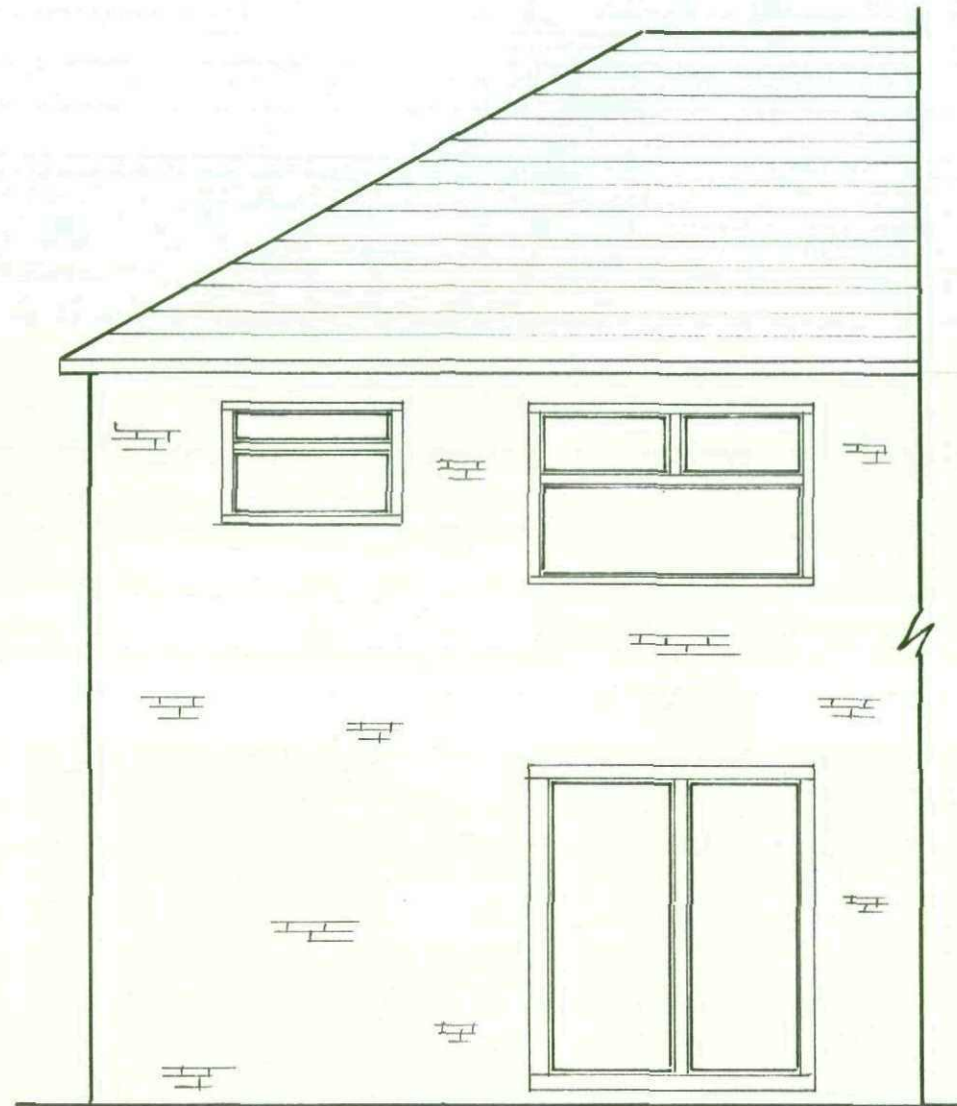
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S.Yorkshire

Existing/Proposed Ground Floor Plan
Scale 1:100

Existing/Proposed Side Elevation
Scale 1:100

Existing Rear Elevation – Scale 1:50



Proposed Rear Elevation – Scale 1:50



New white upvc doors to amtch existing

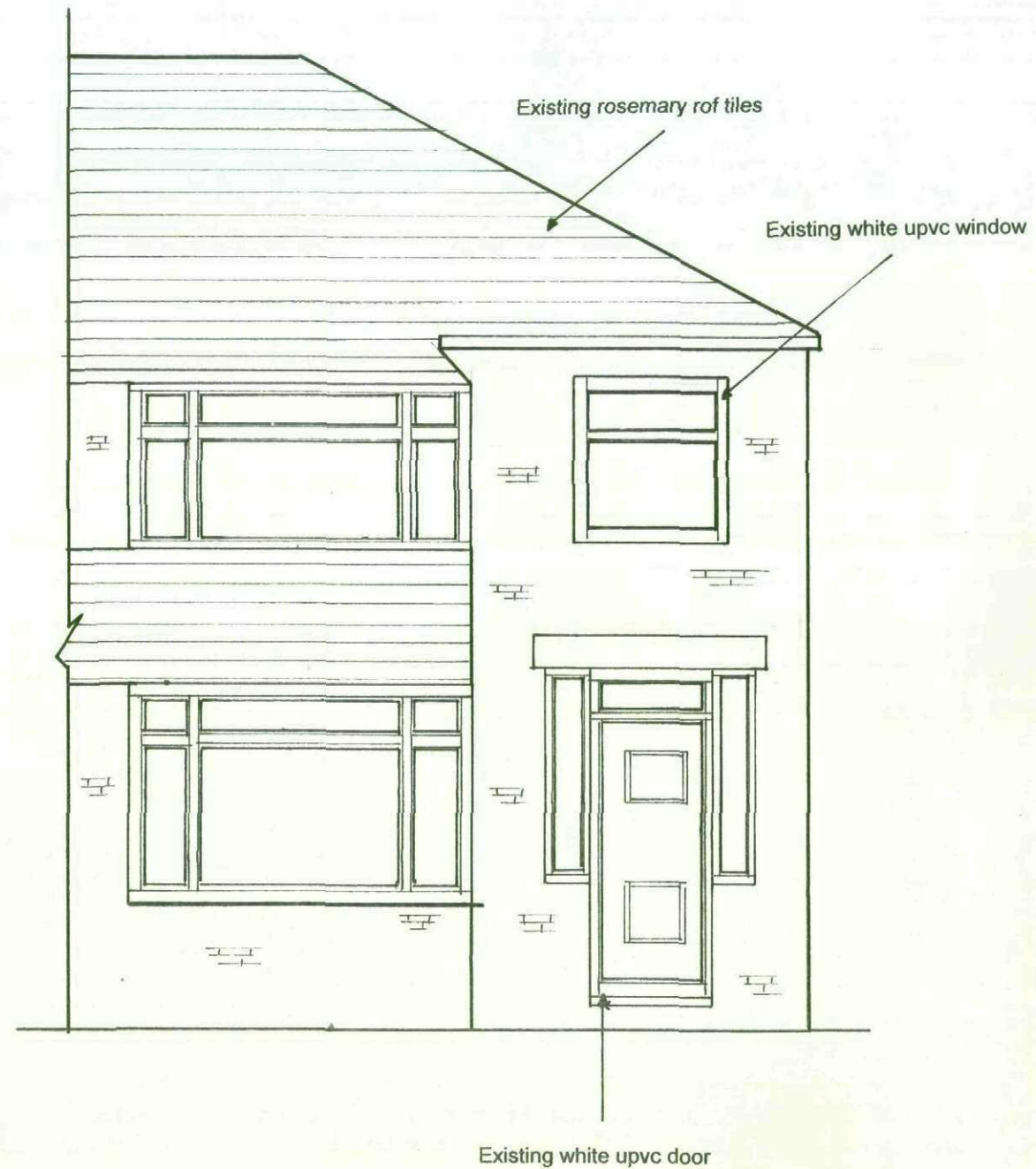
Existing white upvc doors

Planning Application

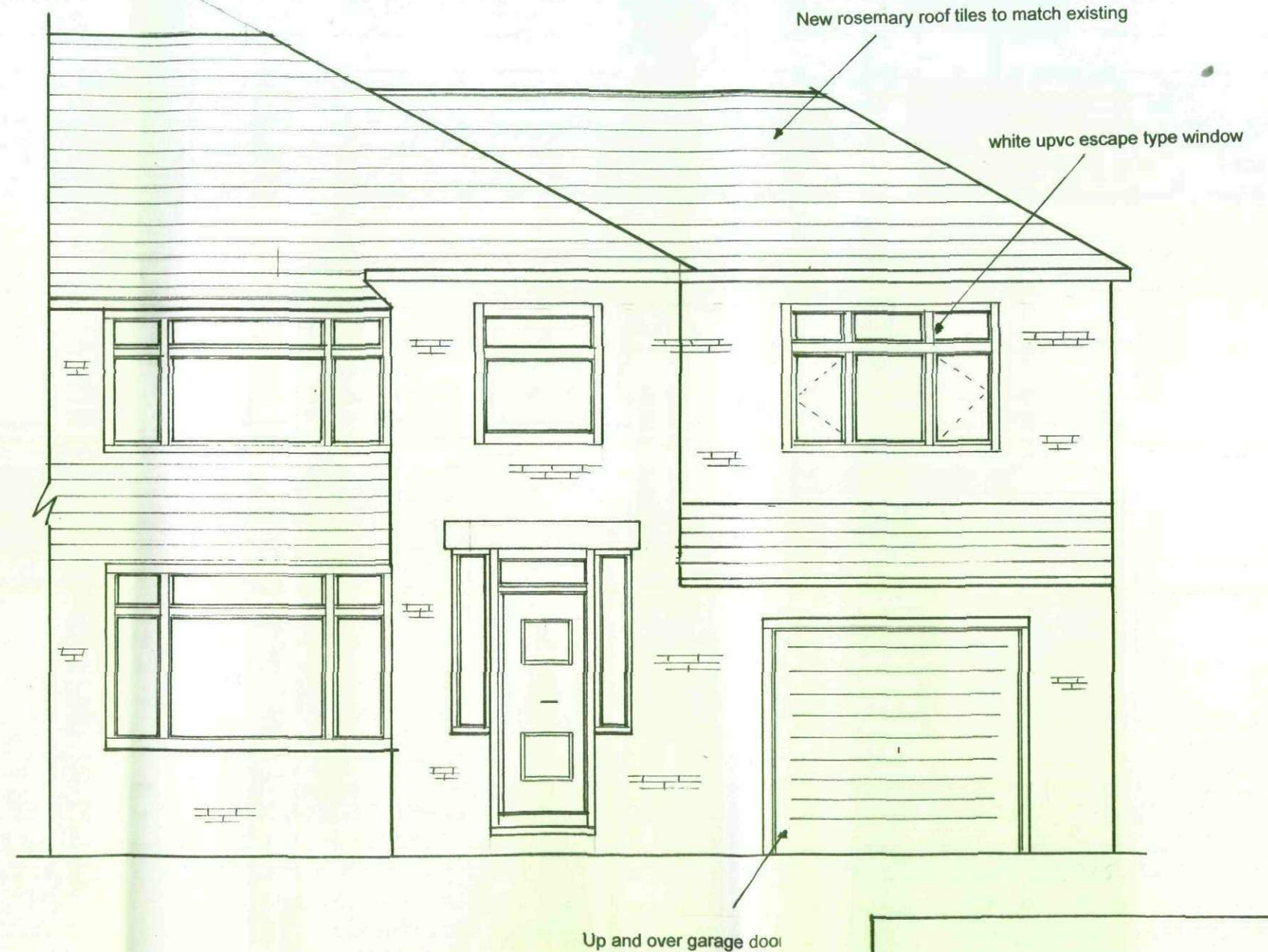
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Existing/Proposed Rear Elevation
Scale 1:50

Existing Front Elevation – Scale 1:50



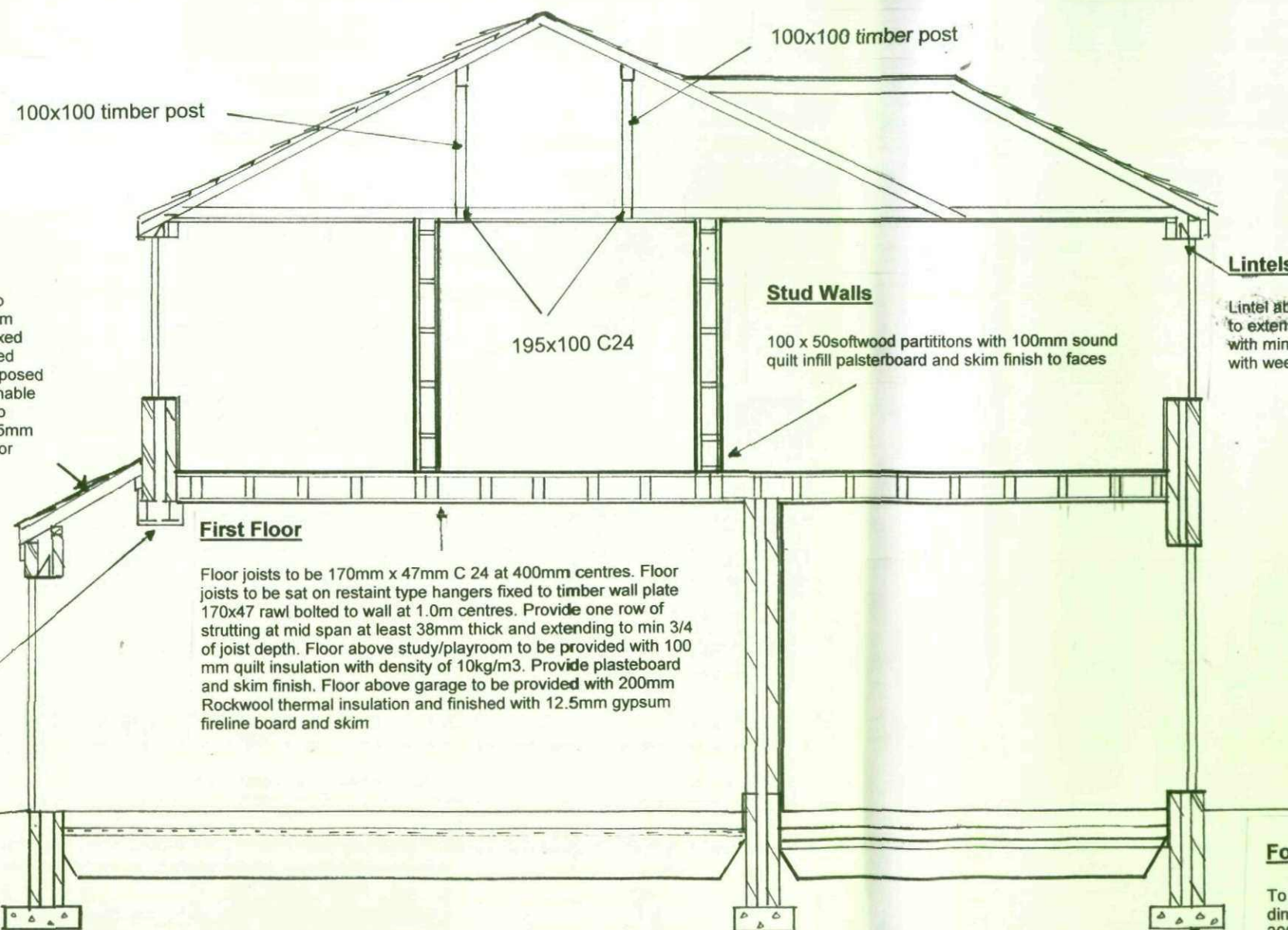
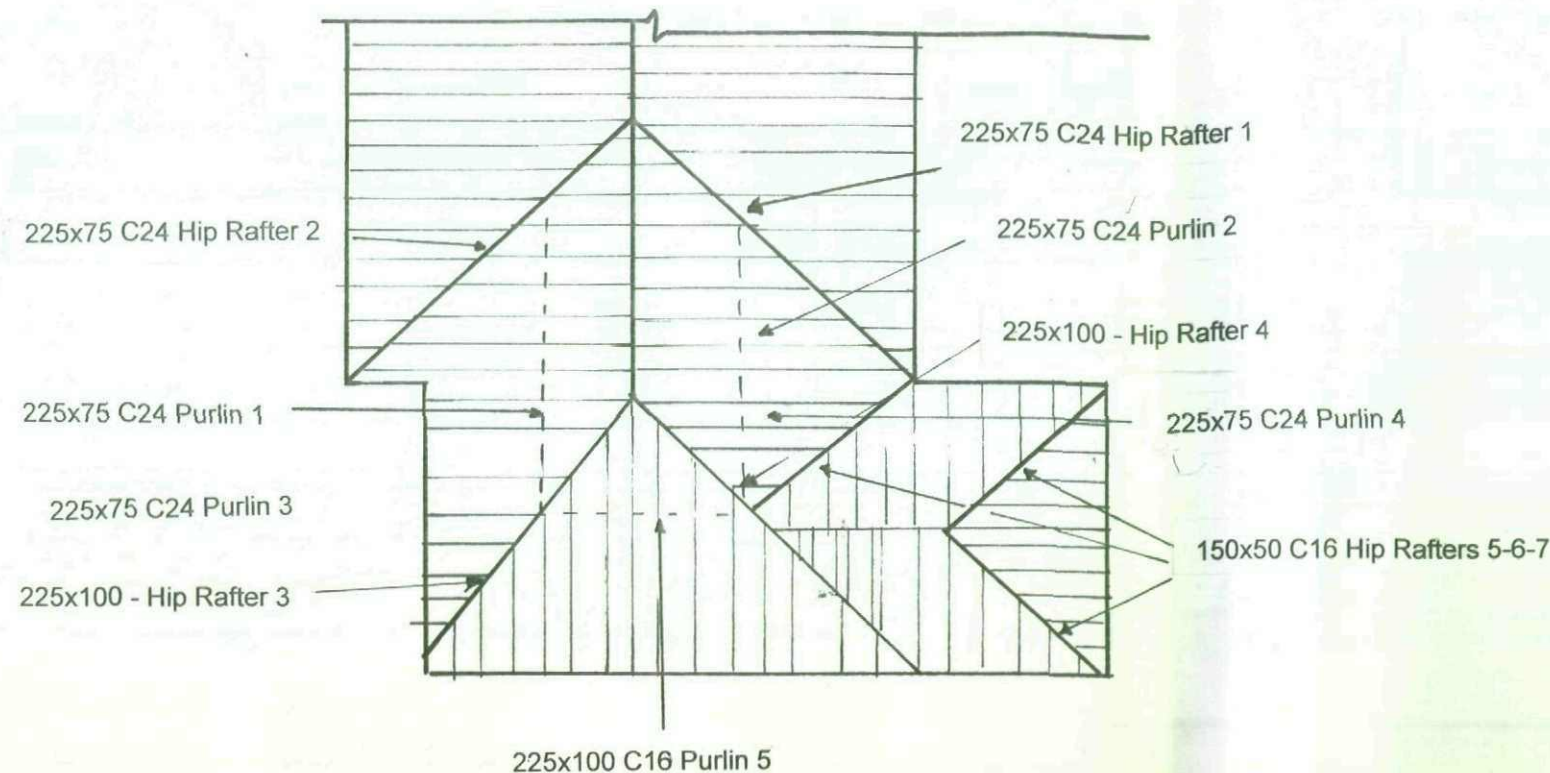
Proposed Front Elevation – Scale 1:50



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Existing/Proposed Front Elevation
Scale 1:50



Lean to Roof

To be 100x38mm C16 Rafters spiked or fixed using truss clips to 100x50mm wall plate with 30x5mm straps at 1.8m centres. Rafters fixed to 150x47mm wall plate rawl bolted at 1.0m centres to junction of proposed new wall at front elevation. Breathable felt laid over installed according to manufacturers instructions. 38x25mm battens with Rosemary clay tiles or similar to match existing

Steelwork

Steelwork to garage -

178x103x19KG UB

178x102x19kg UB

2 No leaves of dense concrete

First Floor

Floor joists to be 170mm x 47mm C 24 at 400mm centres. Floor joists to be sat on restraint type hangers fixed to timber wall plate 170x47 rawl bolted to wall at 1.0m centres. Provide one row of strutting at mid span at least 38mm thick and extending to min 3/4 of joist depth. Floor above study/playroom to be provided with 100 mm quilt insulation with density of 10kg/m3. Provide plasterboard and skim finish. Floor above garage to be provided with 200mm Rockwool thermal insulation and finished with 12.5mm gypsum fireline board and skim

Stud Walls

100 x 50 softwood partitions with 100mm sound quilt infill plasterboard and skim finish to faces

Lintels

Lintel above windows and door to extension to be Catnic CG90/100 with minimum end bearing of 150mm with weep holes provided.

Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick.

Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick. Generally depth to be min 750mm depth but exact depth to be determined by ground conditions on site and agreed with Local Authority Building Control Surveyor. Care is to be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure. If the excavations are within 1000mm of any adjoining property then the owner of that property must be informed before works commence and his permission in writing required to comply with the The Party Wall Act

Walls

Wall construction below ground to be 2 leaves of 7 N/mm2 concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with 50mm Kingspan insulation, 100mm facing brick. Wall ties to be vertical twist or double triangle at 750 centres horizontally 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by toothing out to retain cavity or by Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level and inner leaf dpc lapped into dpm where ground floor is solid construction Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings

Lintels

Lintel above windows and door to extension to be Catnic CG90/100 with minimum end bearing of 150mm with weep holes provided.

Sound Insulation

Provide 100mm of sound insulation quilt with a min density of 10kg/m3 to all internal timber stud partition walls

Windows/Doors

All window and door frames to be manufactured from UPVc with 24mm min gap to glazed units, glass to have low emissivity coating such as Pilkington K or similar to give Max U value of 1.8W/M2K. Bedroom at ground floor to have at least one fire escape window, clear opening of 750mm by 450mm and be max 1100mm from floor level. Glazing in windows less than 800mm below ground to be toughened. Glazing less than 1500mm below ground in doors to be toughened. All toughened glass to comply with BS 6206: 1981

Heating and Lighting

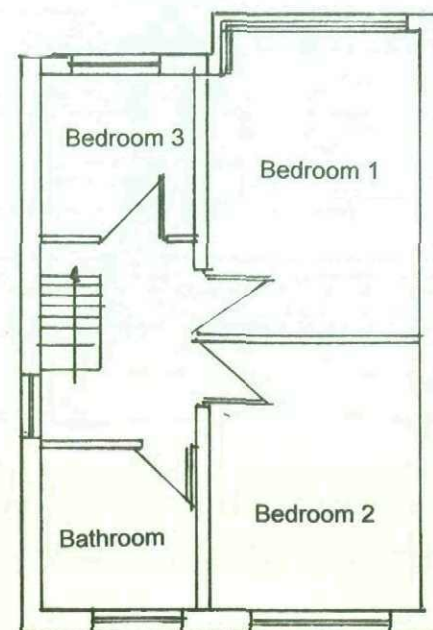
All new radiators are to be provided with Thermostatic Radiator Valves (TRV'S). Extension to Boiler/Heating System to be carried out by gas safe engineer. 1 in 4 of new light fittings to be energy efficient

Building Regulations/Planning

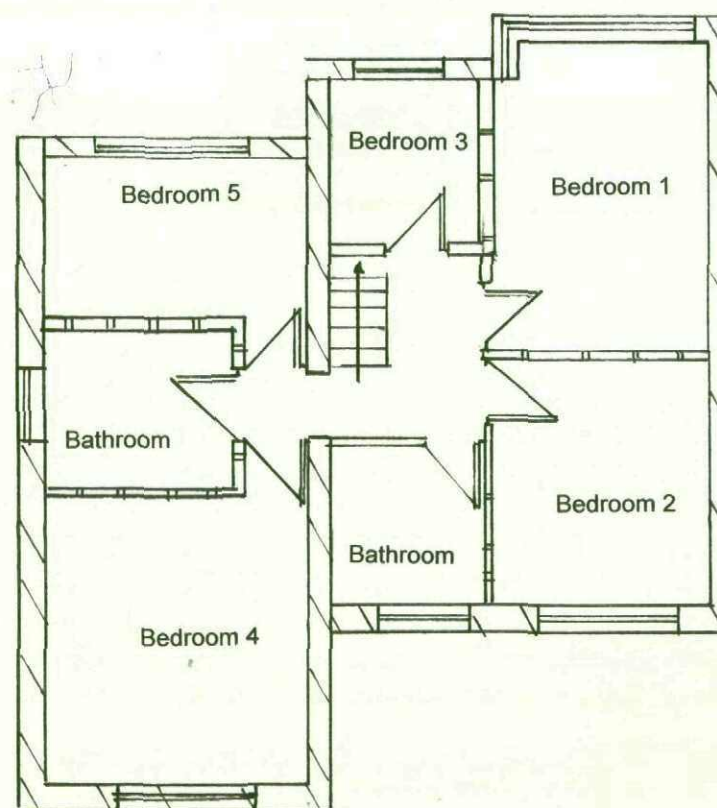
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Proposed Section - Scale 1:50
Proposed Roof Plan - Scale 1:100

Existing First Floor Plan - Scale 1:100



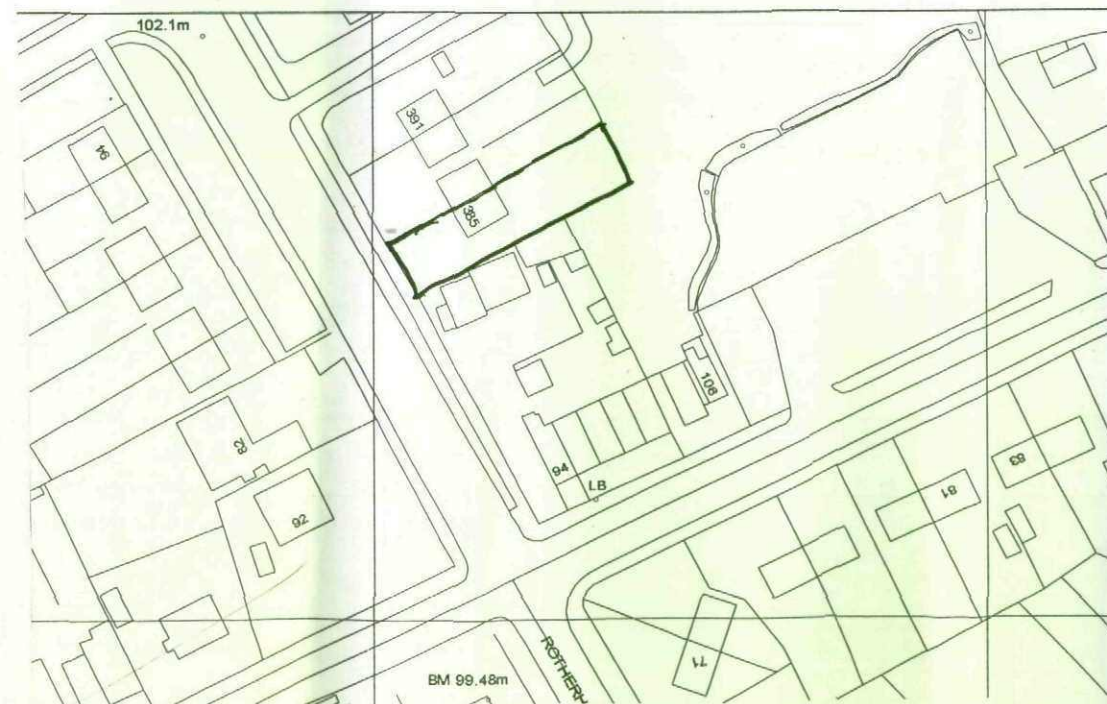
Existing First Floor Plan - Scale 1:100



Site Plan 1:200



Location Plan - Scale 1:1250



Steelwork

Steelwork to garage -

Inner leaf - 178X103X19KG Universal Beam

Outer Leaf - 178x102x19kg Universal Beams

Steelwork to be bolted together using M10 Bolts at 1.5m centres and finished with 12.5mm gypsum fireline board and skim.
Steelwork to be sat on concrete padstones 327x100mm with Min end bearing of 150mm

Ventilation

Provide extract fan to kitchen 30l/sec adjacent to hob or 60 l/sec elsewhere. 30l/sec to bathroom

Means of Escape.

Provide mains linked smoke detector installed in accordance with BS 5839-6:2004 to landings at ground and first floor with battery backup to confirm to BS 5446 -1 2000. Detector to be ceiling mounted and Min 300mm from walls and light fittings.

Fire Safety

Provide mains inter linked smoke detector wired to separately fused circuit installed in accordance with BS 5839-6:2004 to landing at first floor at bottom of stairs at ground floor and heat detector in kitchen as indicated on plan. Detector to have battery backup to confirm to BS 5446 -1 2000
Detector to be ceiling mounted and Min 300mm from walls and light fittings

Electrical Safety

Electrical installation to be carried out by a person registered with with a Competent persons scheme or installed by person registered under a recognised Trade body such as NICIEC, NAPIT etc who will issue certificate as evidence of work complying with A.D Part P.

Rainwater Goods

Rainwater pipes to be plastic 100mm diameter.
Gutter to be half round plastic

Lean to Roof

To be 100x38mm C16 Rafters spiked or fixed using truss clips to 100x50mm wall plate with 30x5mm straps at 1.8m centres. Rafters fixed to 150x47mm wall plate rawl bolted at 1.0m centres to junction of proposed new wall at front elevation. Breathable felt laid over installed according to manufacturers instructions. 38x25mm battens with Rosemary clay tiles or similar to match existing

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Existing/Proposed First Floor Plan
Scale - 1:100

Location Plan - Scale 1:1250

Site Plan 1:200