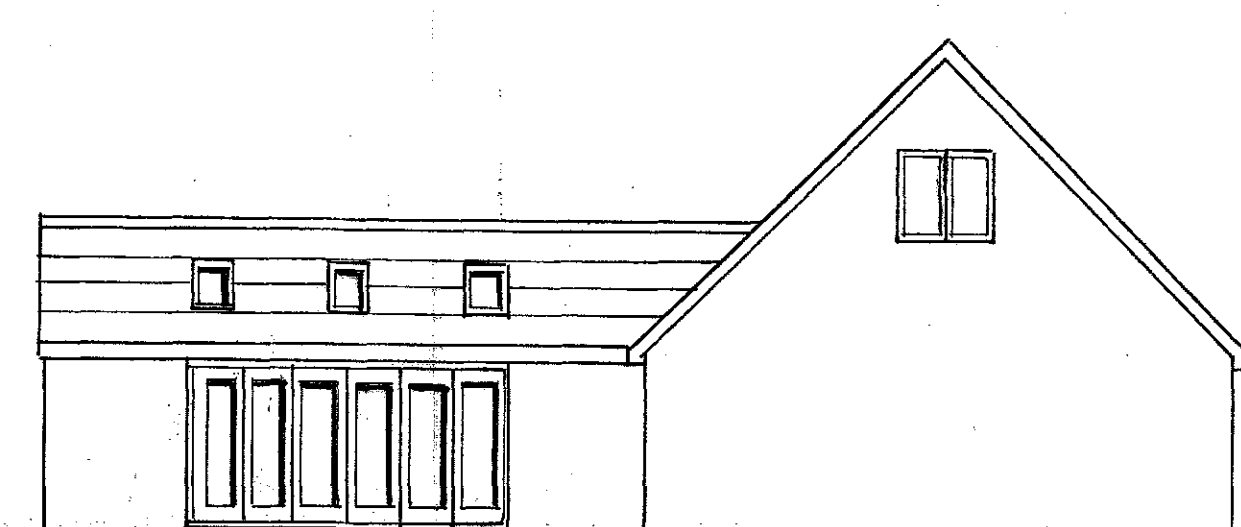
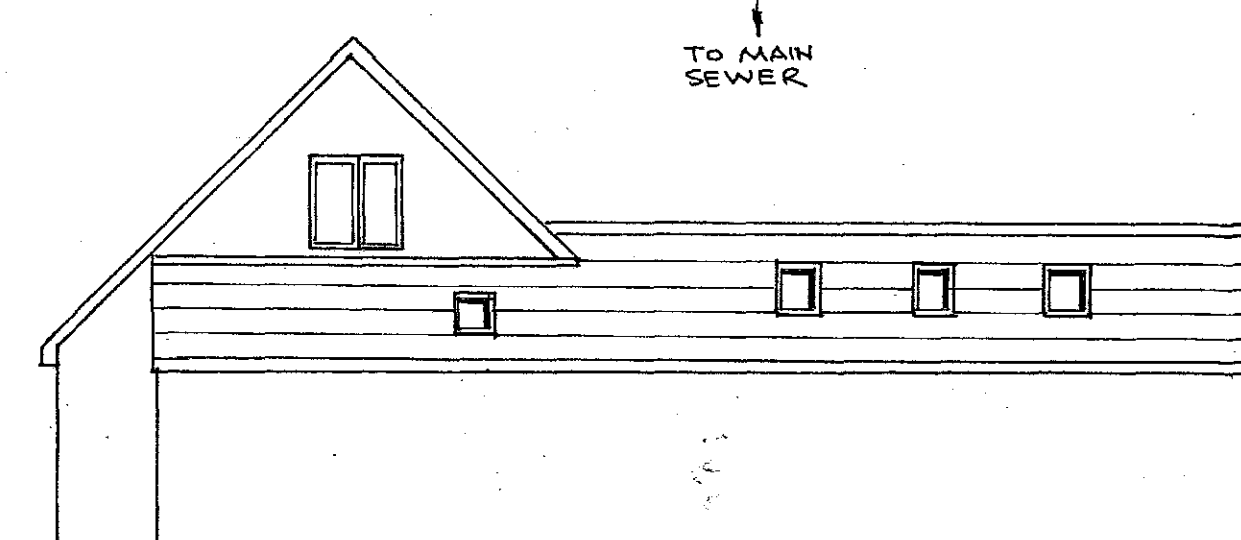
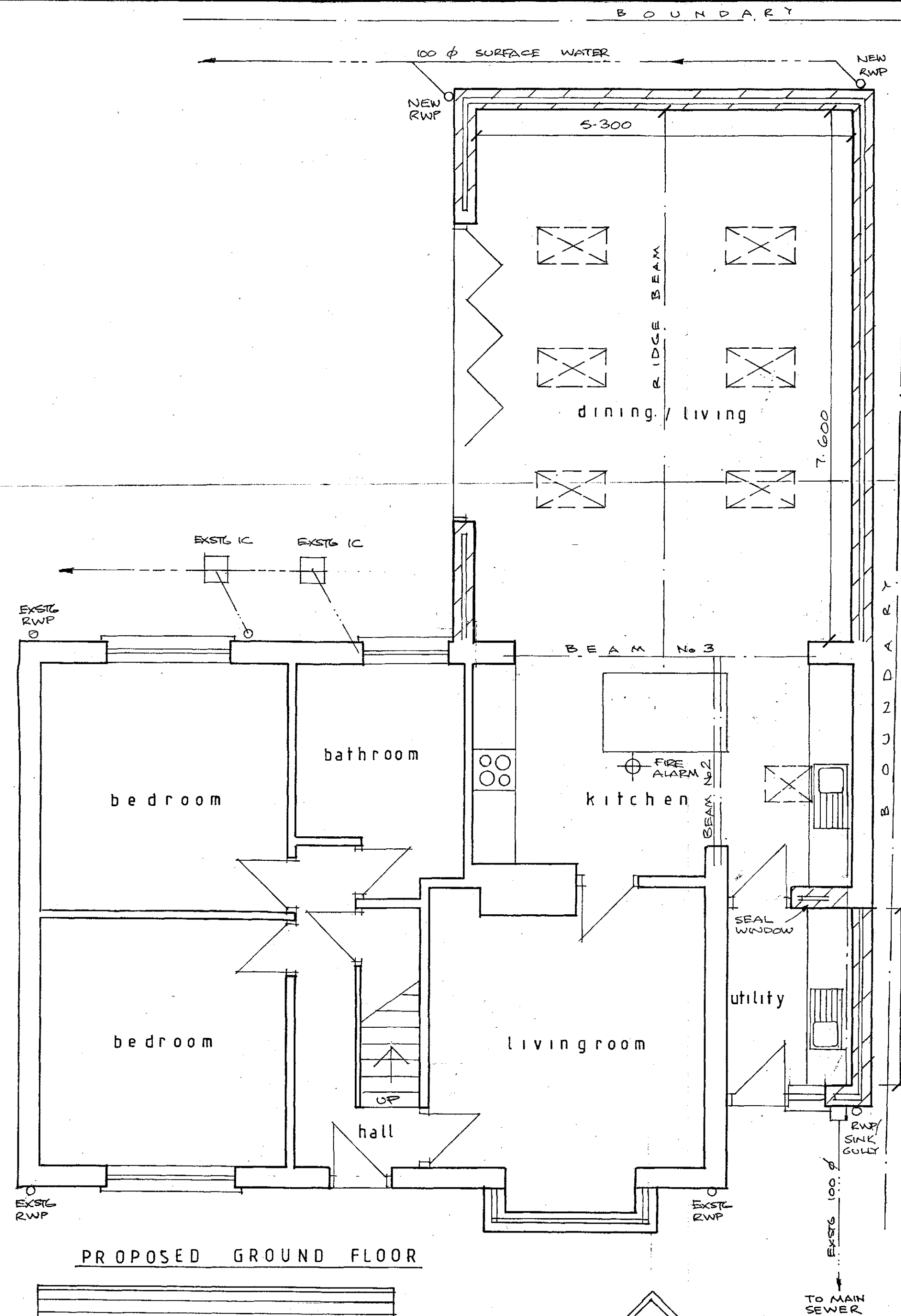




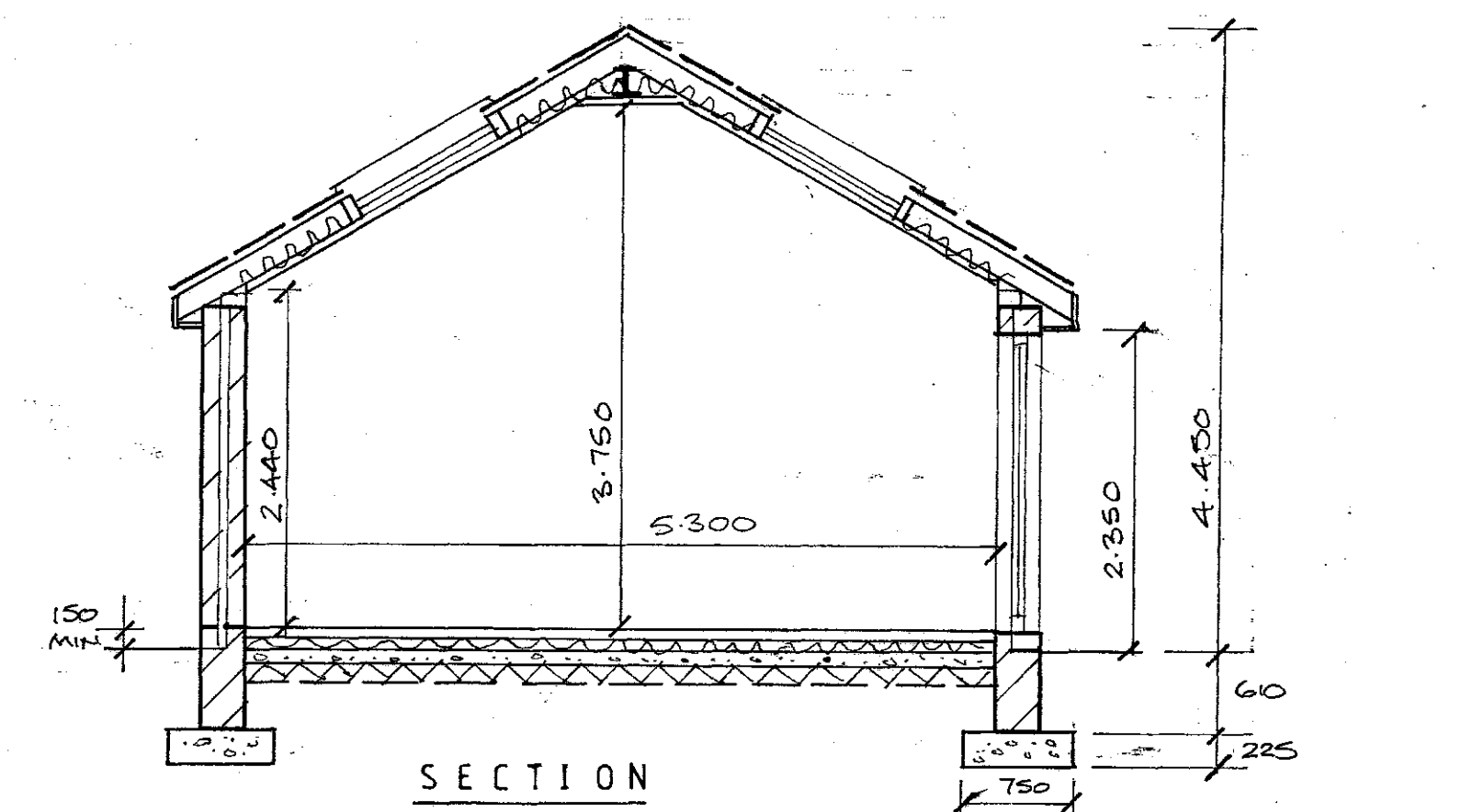
EXISTING SIDE

PROPOSED EXTENSION to SIDE and REAR of
No.4 SPRING GARDENS, HOYLAND,
BARNSELY

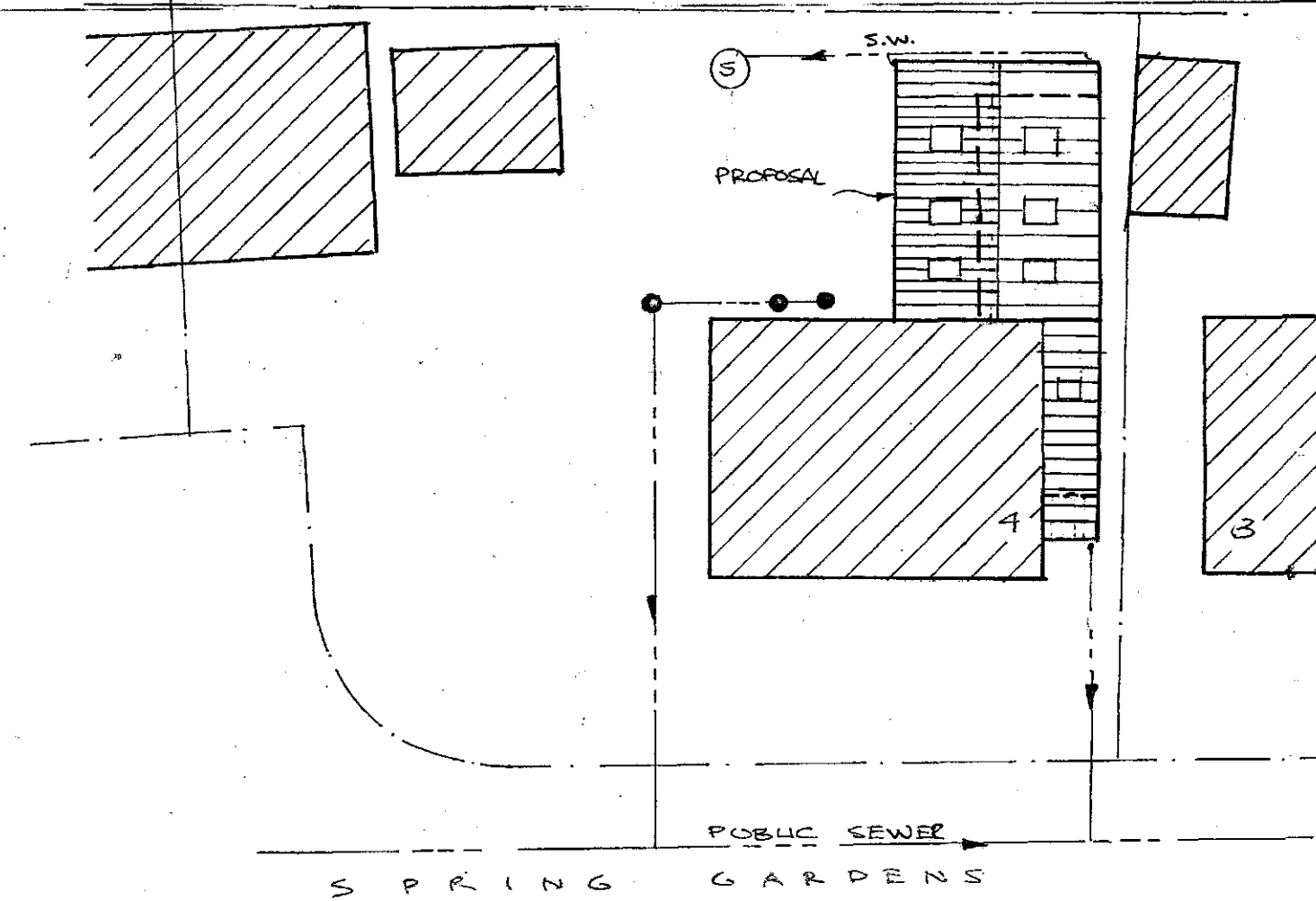
SCALES 1/50th, 1/100th and 1/200th at A1 **DO NOT SCALE**



PROPOSED SIDE



SECTION



ROOF: Plain Grey Marley Modern concrete interlocking roof tiles laid on 3x8 x 25 piling battens with 75 headlap on underlay felt to BS EN 13037; verge and eaves tiles twice clipped; vaulted roof comprising of 150 x 44 rafters at 450 centres at 30 degree pitch in strength class C16 timber (max span 3300); rafters to diving living roof fixed to wallplates using Simpson VAPa variable connector and ridge end bird-mouthing; ridge end rafters to diving living roof fixed to wallplates using Simpson VAPa variable connector and ridge end bird-mouthing; 150 x 44 rafters at 450 centres at 30 degree pitch in strength class C16 timber to roof kitchen and utility fixed to wallplate one end using Simpson VAPa variable pitch connector 150 x 75 timber barge (rabbeted to house wall other end using Simpson Vape Fix hinge); wallplates fixed to wall using steel angles; lateral restraint to gables at 175" span built into wall and nailed across first 3 rafters; white PVC soffit, fascia and barge board; insulation to be 60mm Kingspan Kooltherm K7 pitched roof board fixed between rafters and 70mm Kingspan Kooltherm K16 insulated dry lining board to underlay of board fixed to rafters using 10mm x 100mm x 3mm V-shaped clips; 150 x 44 rafters to diving living roof coverings m230 and turned up house wall 150 and tucked in; Code 4 lead valley lapped under roof coverings 230.

WALLS: 100% thick external lean in Celcon 3.6 N/mm² standard grade blockwork rendered with 1:3 cement/sand mortar painted in colour to match existing masonry. 100% cavity and 100% Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre insulation (U value 0.27 W/m²/K); wall ties 750mm vertically, 450 vertically, and 225 vertically at openings; cavities closed out at reveals, dills and sills and ties to be continuous; Kingspan insulation blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/mm² trench blocks. Caticc Curo CG90100 open back inlets to personal door and window opening and Caticc Curo CGX90100 open back inlets to door and window opening. 150mm thick 150mm deep 150mm wide 150mm high 150mm high block in blockwork; dpc to be 150 above adjacent ground level and to be tied into existing dpc and dpm

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 Part A of Approved Document to Building Regulations and to satisfaction of local Building Inspector

GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1000 gauge polythene dpm under 85 liquid concrete screed; dpm tied into dpcs; 85 thick Kingspan Thermofoor TF70 zero ODP insulation board laid on dpm (U-value = 0.22 W/m²K)

VENTILATION: New utility room window to be 24mm double glazed PVCu unit fitted with low E coated glass; opening area minimum 1/20th floor area of room; habitable room windows to have "trickle" ventilation 5,000mm² in area and utility to have 2,500mm²; window minimum U value to be 1.6 W/m²K and door to be to have min U value of 1.8 W/m²K; toughened safety glazing complying with BS6262:1981 to glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors

*Velux® 550 x 1180 Type GPU roof windows to dining/living and GPU 55 x 980 to kitchen area (or similar approved) fixed between trimmed rafters in accordance with manufacturer's instructions; roof windows to be double glazed units U value of 1.4 W/m²K fitted using proprietary fixing kits and flashings

4200 wide Vufold Master Bifold doorsets (or similar approved) with insulated frame to dining area in white finish, 24mm double glazed unit with Low E coated glass (U value of 1.50 W/m²K); toughened safety glazing complying with BS6206:1981 to Vufold doors

Kitchen: vented with mechanical extractor fan of 30 litres/sec intermittent extraction rate incorporated in cooker hood

Utility: vented with mechanical extractor fan of 60 litres/sec intermittent extraction rate

Hot and cold water to sinks with hot tap located on left hand side of basin; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

Smoke detectors/alarms: Heat detector/alarm in kitchen fitted in accordance with BS 5839-6:2004; detector to be wired to mains electricity with separate fuse in fuse box with 3 hour battery backup

PLUMBING: Any work on 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 all new radiators

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate; internal lights to new rooms and external safety lighting to have energy efficient fittings

STEEL BEAMS: Steel Ridge Beam to be 203mm x 203mm x 52 kg/m U.C. bearing on 260 mm x 215 mm x 140 concrete padstones both ends in Grade C30 concrete; support to beam at kitchen end off 100 thick concrete blockwork in 71mm² blocks built off Beam No. 3; Beam No. 2 to be 2 No. 152mm x 89mm x 16kg/m UBs bolted together at 173rd points with tubular steel spacers over bolts and bearing on 259mm x 140mm x 100mm concrete padstone one end in Grade C30 concrete and on Beam No.3 other end; Beam No.3 to be 203mm x 203mm x 60 kg/m U.C. bearing on 600 x 150 x 140 concrete padstones both ends in Grade C30 concrete; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges Calculations for steel beams submitted for approval

-DRAINAGE: 110 x 63 cutters to discharge to 63 downpipes to new rainwater gullys mat rear, gullys to

discharge to 1m³ soakaway situated min 5.000 from any structure; soakaway 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; drain connections made up using 110 diameter polyethylene pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 60; foul drainage from sinks to discharge to existing private foul drain as shown on plans; new back inlet gully to kitchen and utility room sinks each with 38 waste and 75 deep seal traps