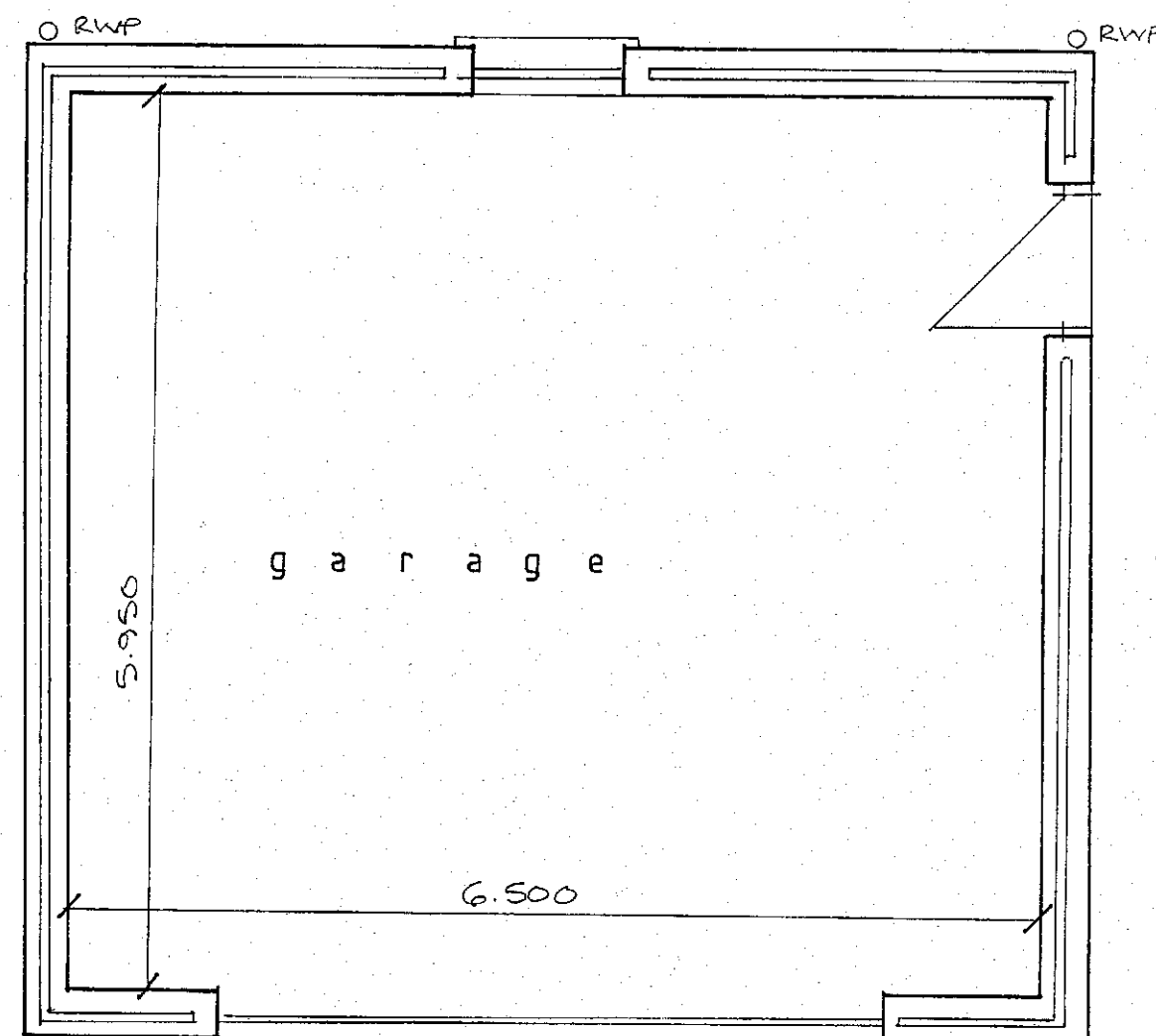
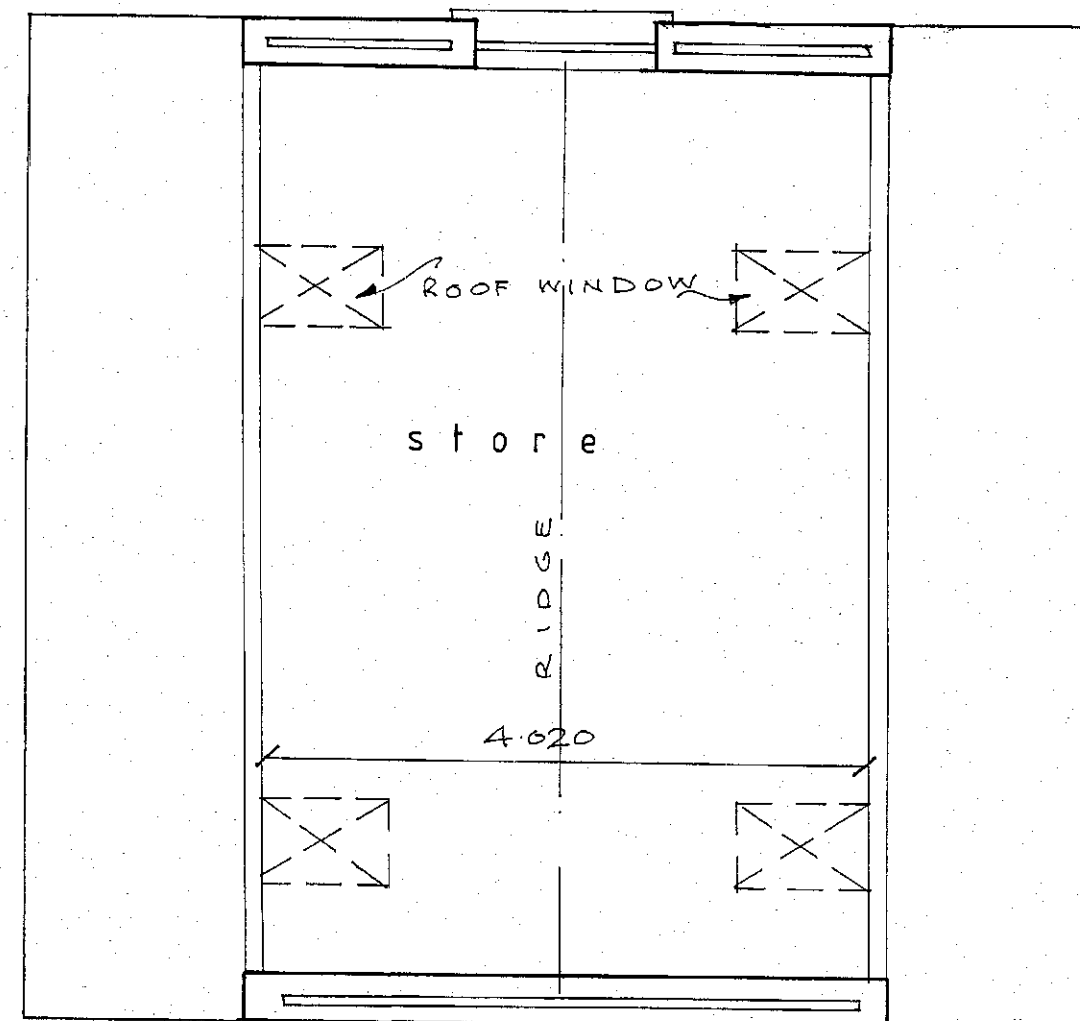
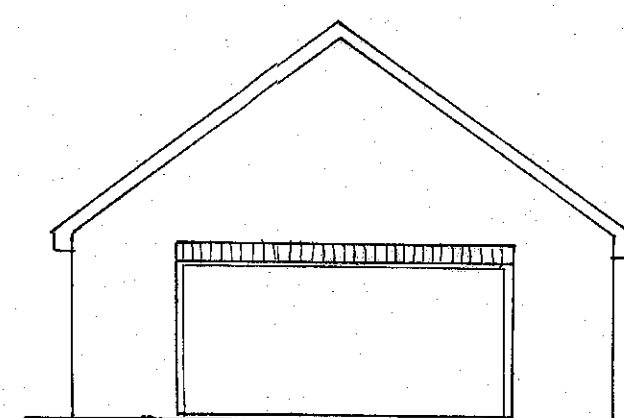




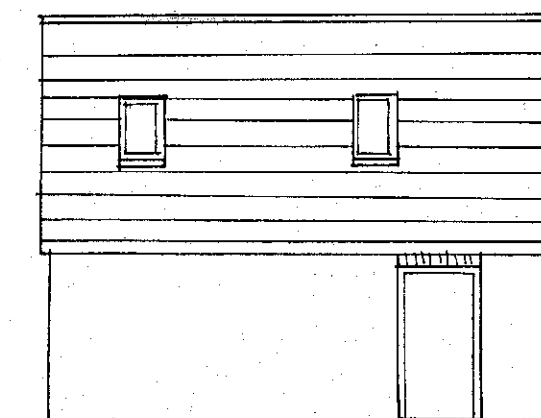
EXISTING GROUND FLOOR



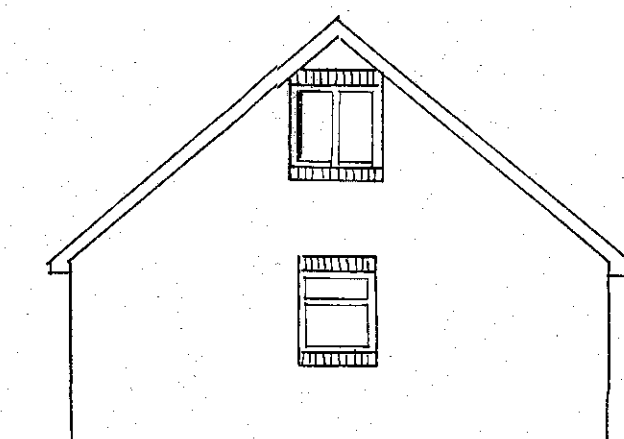
EXISTING ROOFSpace



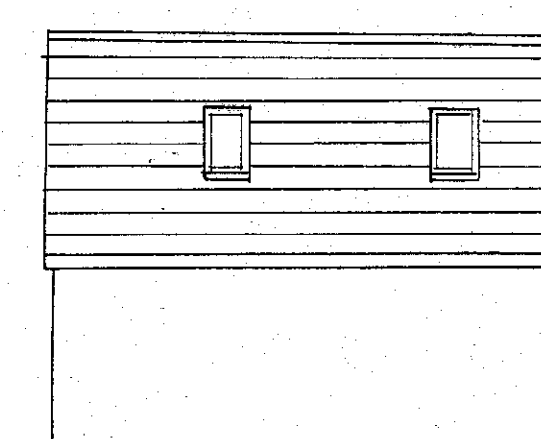
EXISTING FRONT



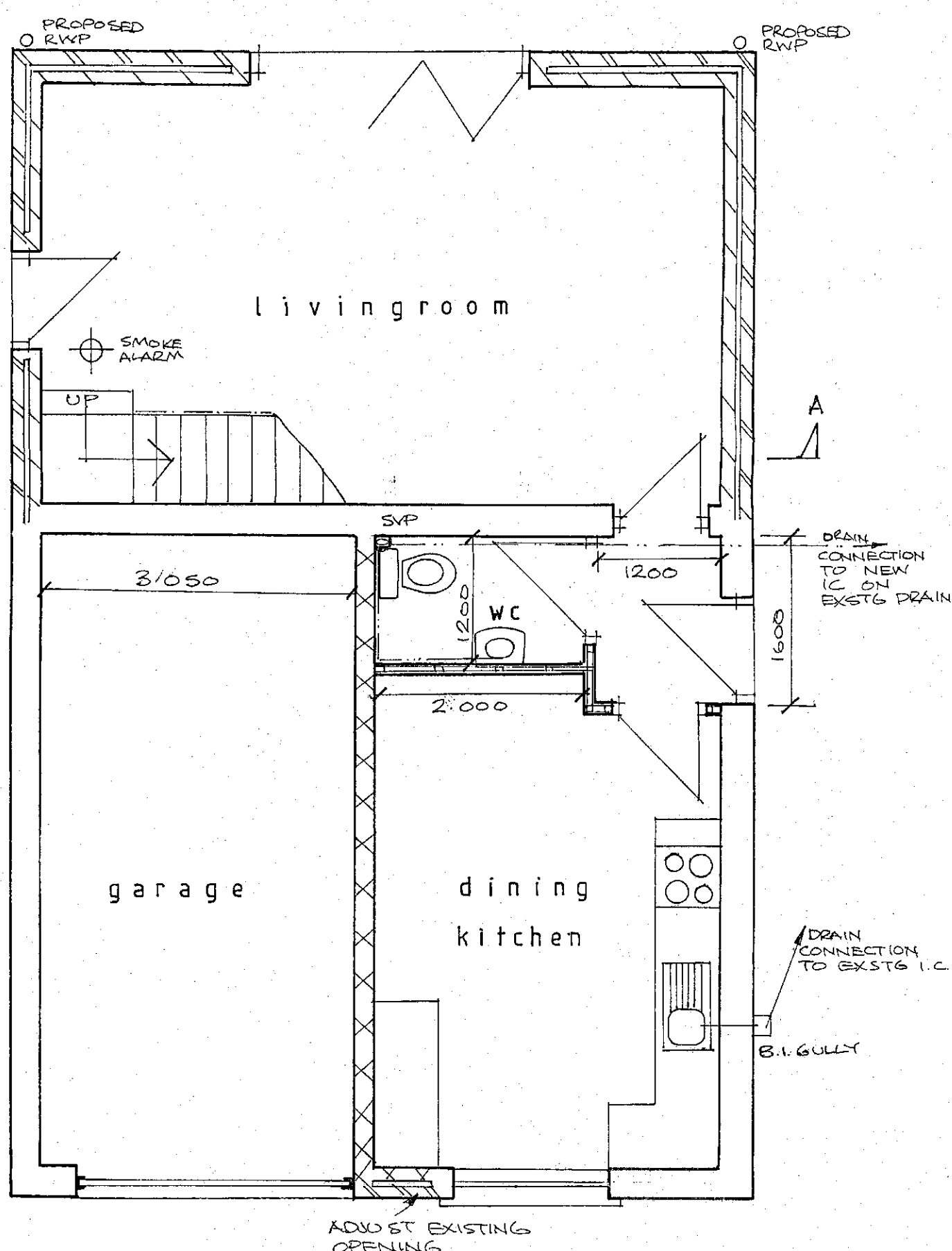
EXISTING SIDE
(to No.59)



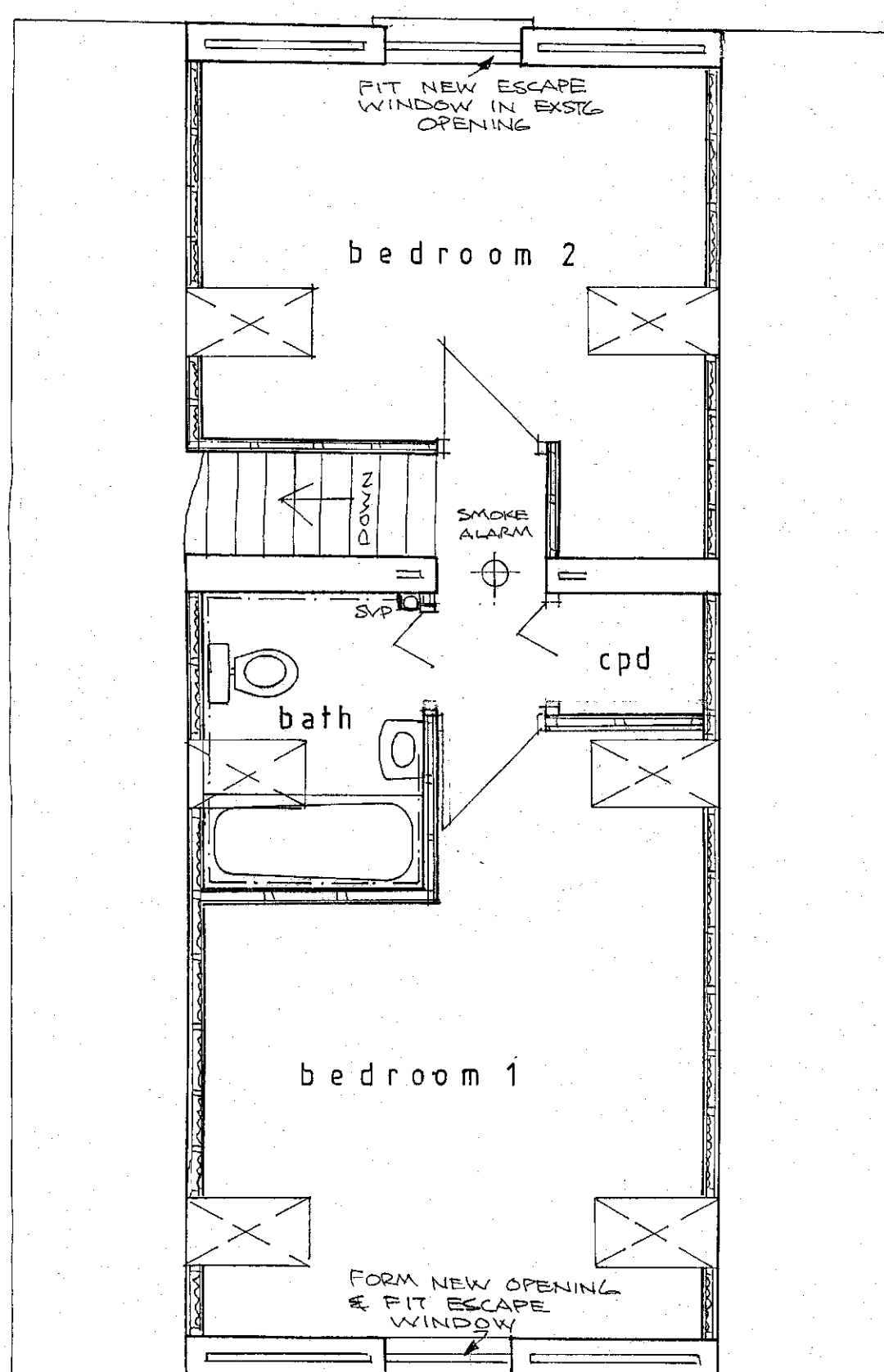
EXISTING REAR



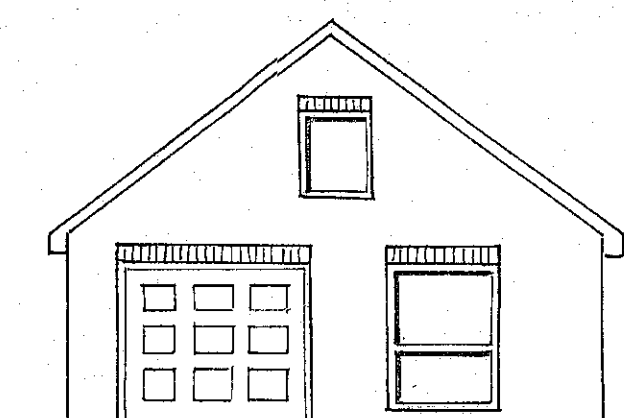
EXISTING SIDE
(to path)



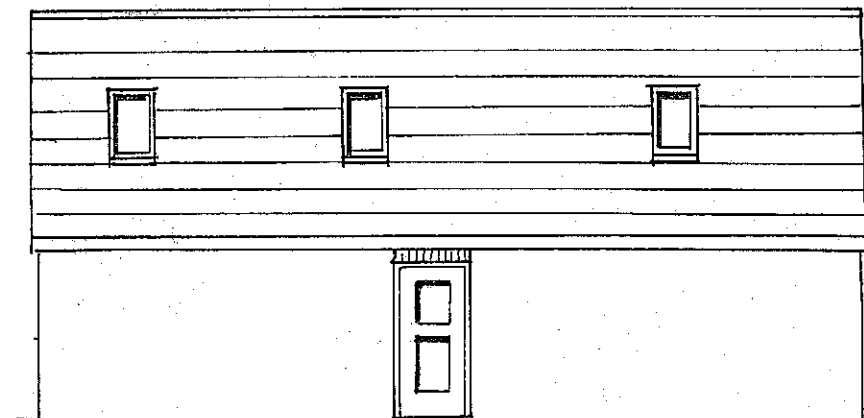
PROPOSED GROUND FLOOR



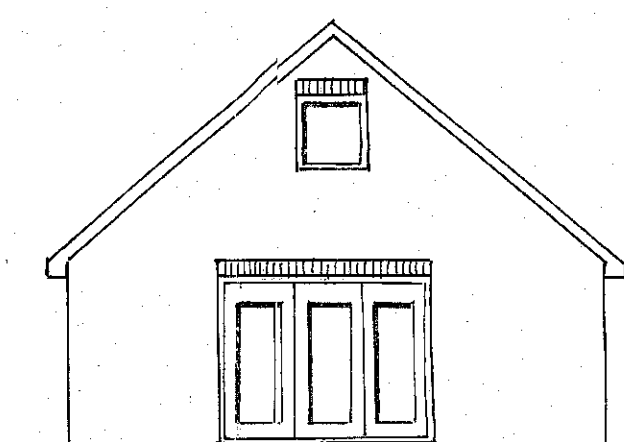
PROPOSED FIRST FLOOR



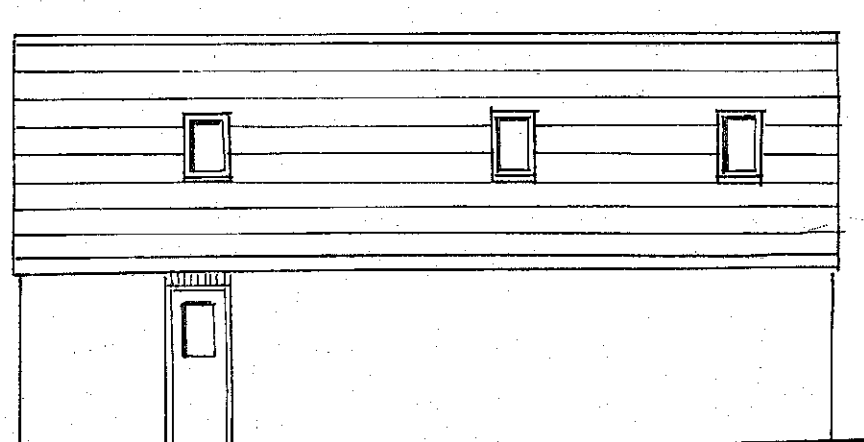
PROPOSED FRONT



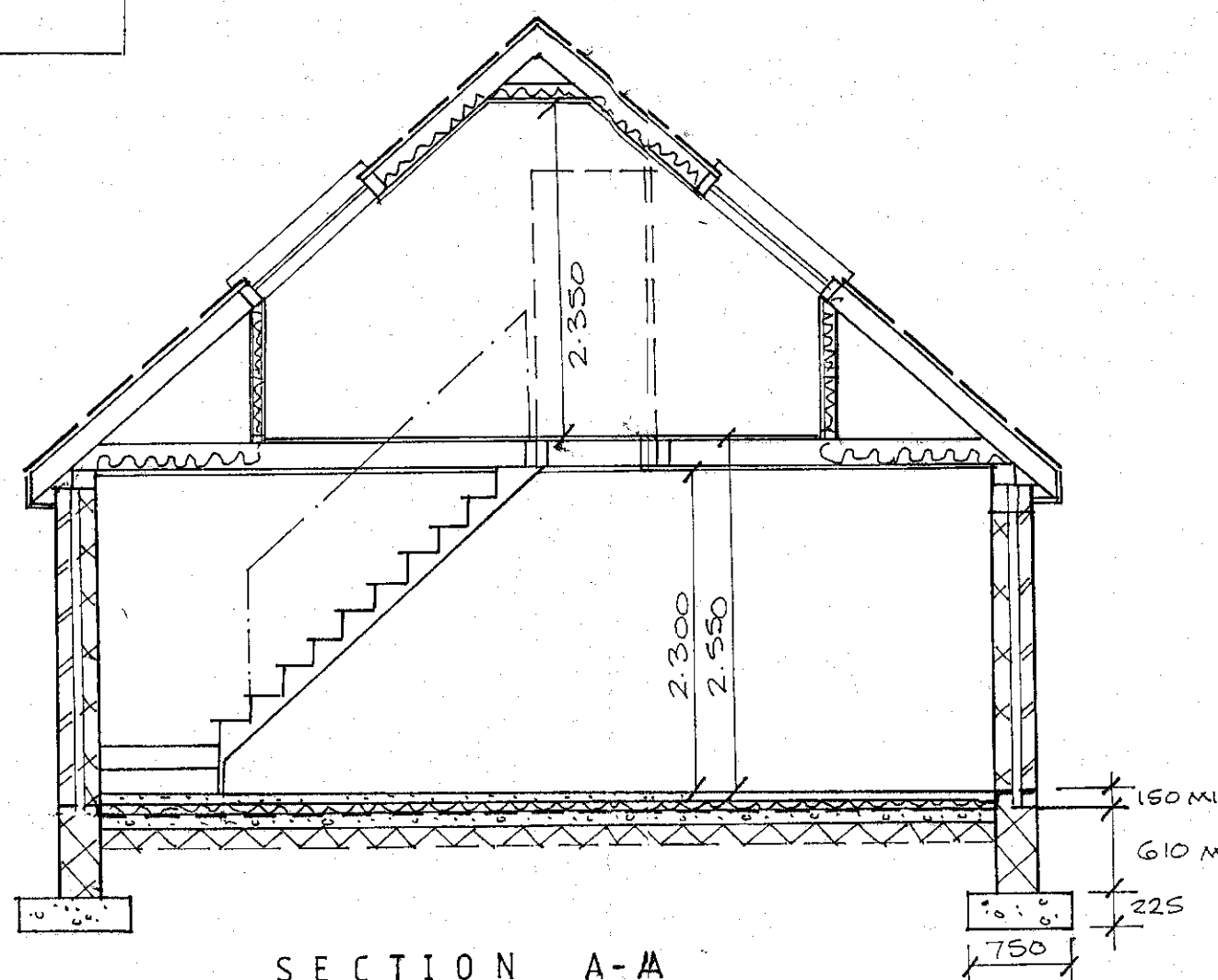
PROPOSED SIDE (to No.59)



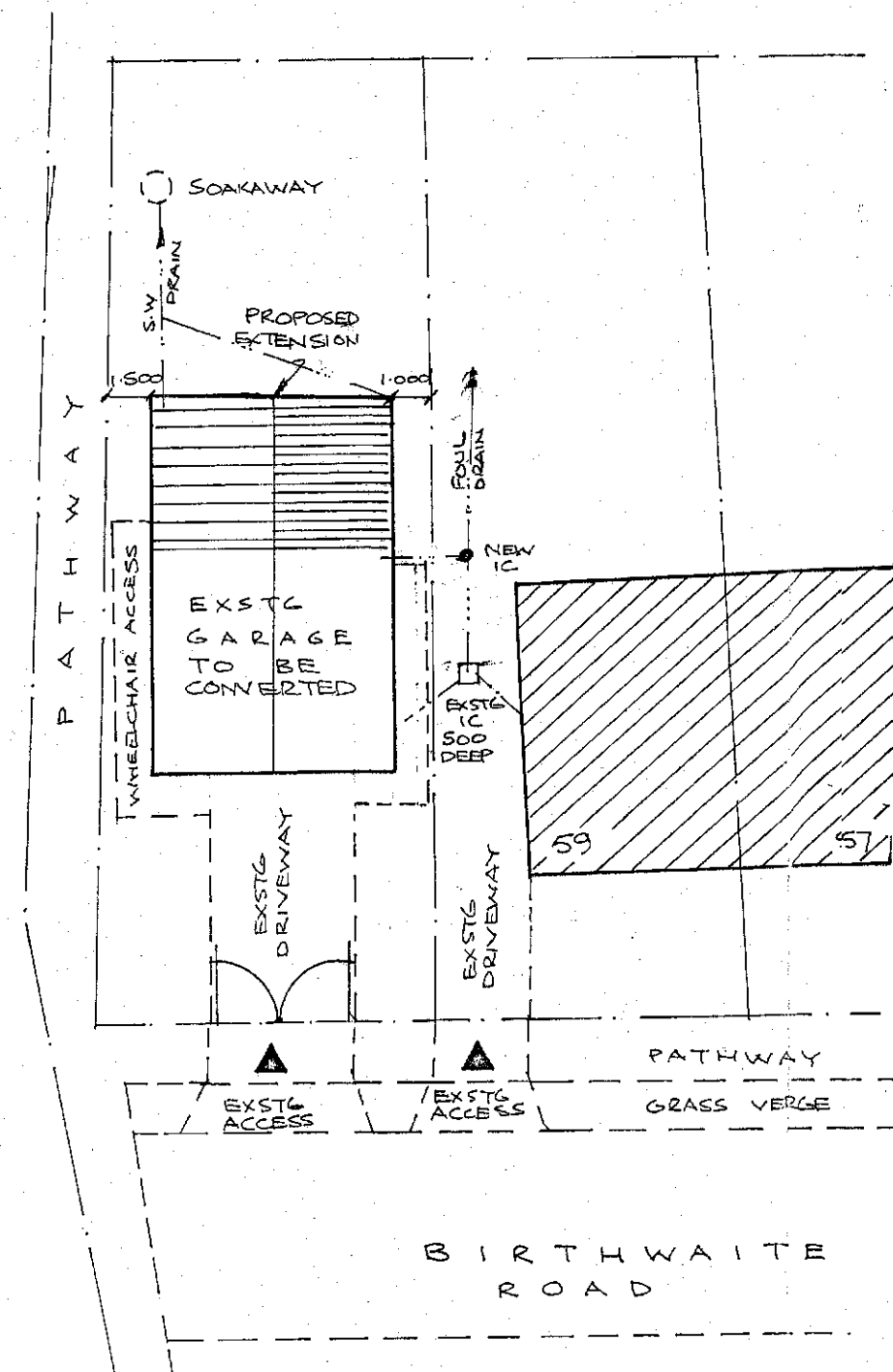
PROPOSED REAR



PROPOSED SIDE (to path)



SECTION A-A



SITE PLAN 1/200th

CONVERSION

EXISTING ROOF: Marley Eternit Double Roman roof tiles roof tiles with 75 headlap on 50 x 25 batten on untreble felt; proprietary manufacture "Atto" style trussed rafters at 600 centres; manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses have 220 x 47, bottom chords, 197 x 47 internal chords; all timber in trusses is TR 26 grade timber to BS EN 519: 100 x 25 diagonal wind bracing nailed to underside of each truss and longitudinal binders to ridge, ceiling and vertical ties; trusses fixed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5mm galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each rafter and bottom chord member

Existing roof to be insulated with 110 thickness of Kingspan Thermapitch TP10 insulation laid between rafters on 10mm foil backed plasterboard; roof void to have 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value 0.14 W/m²K); 110 thickness Kingspan Thermapitch TP10 insulation between wall studs with 10mm foil backed plasterboard one side and 18mm marine grade plywood other side insulation (U value of 0.28 W/m²K); sound insulation of 100 quilt of 10kg/sq.m mineral fibre laid between ties on ceiling

12mm thickness of Promat "Supalux" fire resistant board to garage ceiling with 12mm thick Supalux fibre/cover strips at lateral board joints fixed with M4 x 75 long steel woodscrews at 300 centres; 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists to achieve a U value of 0.22 W/m²K

EXISTING WALLS: 112.5 thick brick external leaf, 110 cavity and 100 thickness of 3.6N/m² standard grade insulation block inner leaf with full cavity fill of Rockwool mineral fibre insulation (U value of 0.26 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eills and eaves; IG L11FD 110 WOL lintels to with min 150 and bearing over openings; dpc min 150 above adjacent ground level and tied into dpm

Walls to be adjusted by building cavity wall as above with Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls alternate courses; dpc to be min 150 above adjacent ground level and to be tied into existing dpc and dpm

Existing blockwork to be given 5mm plaster finish internally

Proposed block wall between garage/living: 190 thickness of 3.6N/m² standard grade insulation block with 35 thickness of Kooltherm K14 Insulated Plasterboard fixed to wall kitchen side with plaster dabs and 5mm plaster skim finish; internal wall built off existing 100 concrete slab

EXISTING GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed; dpm tied into all dpcs; 85 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed (U value of 0.22 W/m²K)

EXTENSION

ROOF: Marley Eternit Double Roman roof tiles roof tiles with 75 headlap in colour to match existing on 50 x 25 batten on untreble felt; verge and eaves tiles twice clipped; proprietary manufacture "Atto" style trussed rafters at 600 centres; same pitch as existing (builder to check pitch before ordering trusses); trusses designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses have 220 x 47 bottom chords, 197 x 47 rafters and 97 x 47 internal chords; all timber in trusses TR 26 grade timber to BS EN 519: 100 x 25 diagonal wind bracing nailed to underside of each truss and longitudinal binders to ridge, ceiling and vertical ties; trusses fixed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5mm galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; ventilators at soffit to give an equivalent area as 12mm continuous air gap; roof to be insulated with 110 thickness of Kingspan Thermapitch TP10 insulation laid between rafters; roof void to have 300 Rockwool mineral fibre insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value 0.14 W/m²K); 110 thickness Kingspan Thermapitch TP10 insulation between wall studs with 10mm foil backed plasterboard one side and 18mm marine grade plywood other side insulation (U value of 0.28 W/m²K); 22 ply boarding on ceiling tie with sound insulation of 100 quilt of 10kg/m² mineral fibre laid between ties on ceiling above rooms

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to match existing and to be approved by Planning Officer; 110 cavity and 100 thickness of 3.6N/m² standard grade insulation block inner leaf with 5mm plaster skim finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.28 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls alternate courses; wall below ground level to be in 3.6N/m² trench blocks; Cathic Cougar CG70/100 open back lintels to with min 150 and bearing over openings with 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 and dpm; 5mm plaster finish

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; sound insulation of 25 thickness of 10kg/sq.m mineral fibre bats secured to stud work

FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed; dpm tied into all dpcs; 85 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed (U value of 0.22 W/m²K)

STAIRCASE: 850 wide timber staircase with 195 risers and 220 treads; treads to overlap tread below by 15mm; headroom minimum 2 metres measured vertically above pitch line and 1.5 metres measured at right angles to pitch line; handrail to be fixed to one side of stair 900 above pitch line; balustrade fixed to open side of stair below first floor level 600 above pitch line with vertical spindles fixed at 100 pitch; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; stairwell to be insulated with 80mm Kingspan TP10 zero ODP insulation board fixed between rafters on 20mm Kingspan Thermafloor TW56 zero ODP insulation board fixed under rafters

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 1/20th floor area of room served; habitable room windows to have "trickle" ventilation 5,000mm² in area; kitchen and bathroom to have 2,500mm² trickle ventilation; windows minimum U value 1.60 W/m²K; PVCu doors to have min U value of 1.8 W/m²K; toughened safety glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors to BS 6206

Escape windows in gables to both first floor bedrooms to have unobstructed openable area min 0.33 m² in area, minimum 450 high x 450 wide; bottom of openable area min 1100 from floor

"Velux" 550 x 1180 Type GGL centre pivot roof windows 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

2700 wide "Vulfold Master" Bifold white finish door-set to living room with Low E glazed 24mm Argon filled double glazed units using toughened tempered safety glass to BS 6206 (U value 1.20 W/m²K)

Kitchen: vented with mechanical extractor fan incorporated in cooker hood of min 30 litres/sec intermittent extraction rate and 13 litres/second continuous extraction rate

Bathroom: vented with roof window together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

WC: vented with mechanical extractor fan of min 6 litres/sec capacity with 15 minute overrun after the light is switched out

HEATING: All work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations

Boiler to be minimum 28Kw rated condensing combination boiler fixed to external wall in kitchen; boiler to discharge to external balanced flue terminal via proprietary co-axial flue system provided by boiler manufacturer; all work in accordance with manufacturer's instructions and specifications

3.5Kw fuelless gas fire to living room fixed in accordance with manufacturer's instructions; proprietary draught reducing air vents to living room to BS5871 Pt 4 and BS5440 Pt 2:2000 to provide 100cm² of "free air"; vent fitted at low level minimum 1,000 metre from window and gas fire

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin

ELECTRICS: All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be copied to Local Building Inspector; internal lights to bathroom, kitchen, living room and bedroom 1 and external safety lighting to have energy efficient fittings

Light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 from finished floor level to comply with Part M of the Building Regulations and British Standard BS 7671

Smoke detectors/alarms: Smoke detectors/alarms and heat detectors/alarms fitted in locations shown in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that all sirens sound if one detector triggered; 3 hour battery backup to detectors

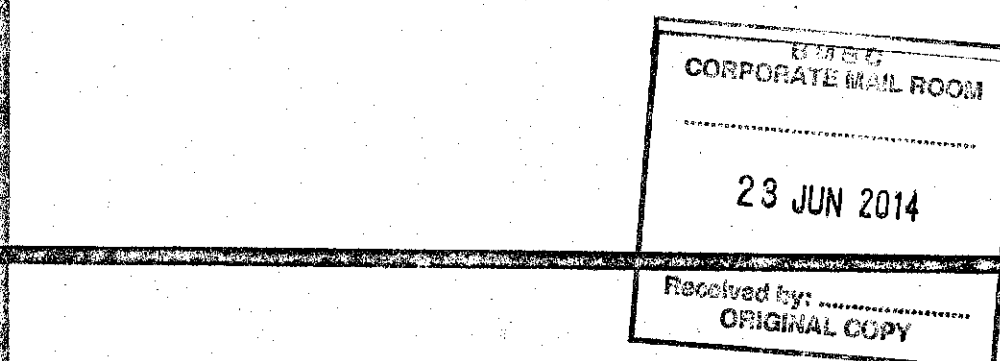
DISABLED ACCESS: to comply with Part M of Approved Document to Building Regulations; ramped access to side doorway formed in brickwork/concrete to be max 10 metres long at 1 in 15 maximum gradient with 1200 long landing at top; external door 775 wide with level threshold; 800 wide clear openings to internal doorways to all ground floor rooms including WC

DRAINAGE: 110 x 63 gutters to discharge to 63 downpipes to discharge to new surface water gully in position shown on plan; rainwater gully to discharge to 2 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky materials; percolation test carried out to prove suitability of ground for soakaway disposal to satisfaction of Local Building Inspector

Bathroom and WC to discharge to 100 dia. SVP; SVP to have slow radius rest bend to new drain connection to new IC with birdproof cage at top discharging min 1,000 above roof window level; internal SVP to have sound insulated in accordance with requirements of Building Regulations; 75 deep seal trap to all appliances with 32 waste to handbasins, 38 waste to bath and 100 waste to WCs; no waste connected to SVP within 200 of WC connection; new 450 dia polypropylene IC on 150 concrete base with cast iron cover and frame; air admittance valves to bathroom and WC to BS EN 12380

38 waste to kitchen sink to new back inlet gully to discharge to existing IC; all new drain connections made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; private drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls over

No public sewer found in position shown on public sewer record as passing under existing garage when excavation work carried out under supervision of Local Building Inspector, however if any sewer found all work to comply with Part H4 of Approved Document to Building Regulations to satisfaction of Local Building Inspector and Yorkshire Water



PROPOSED CONVERSION of and EXTENSION to DETACHED DOUBLE GARAGE to form DORMER BUNGALOW at No.59 BIRTHWAITE ROAD, KEXBOROUGH, BARNSELY

SCALES 1/50th and 1/100th