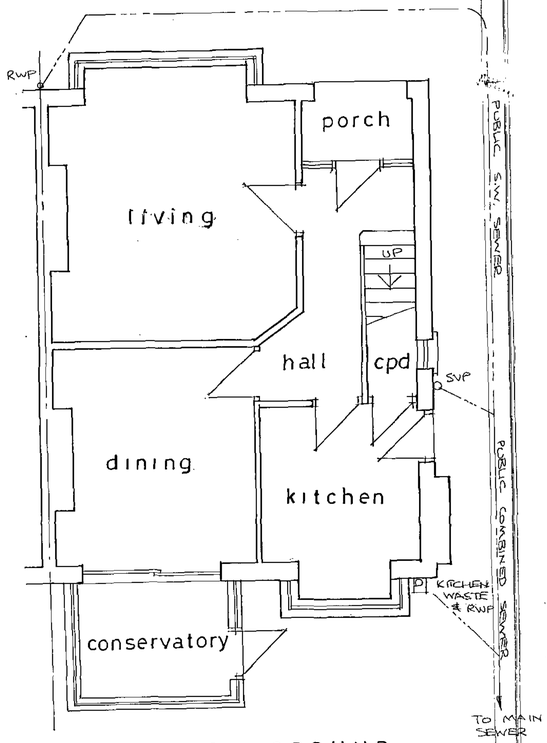
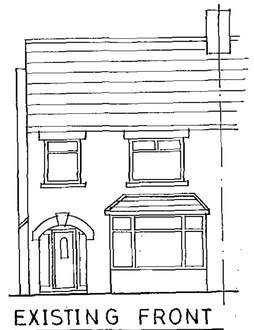


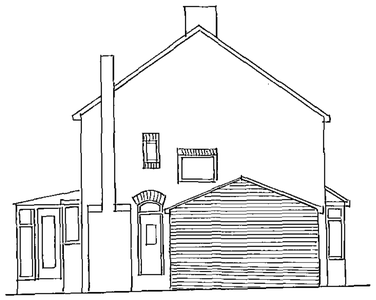
EXISTING GROUND



EXISTING FRONT

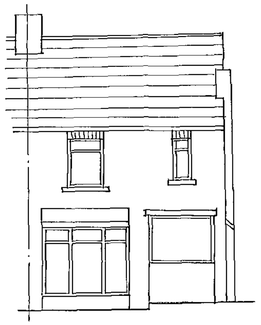
PROPOSED FRONT

EXISTING SIDE



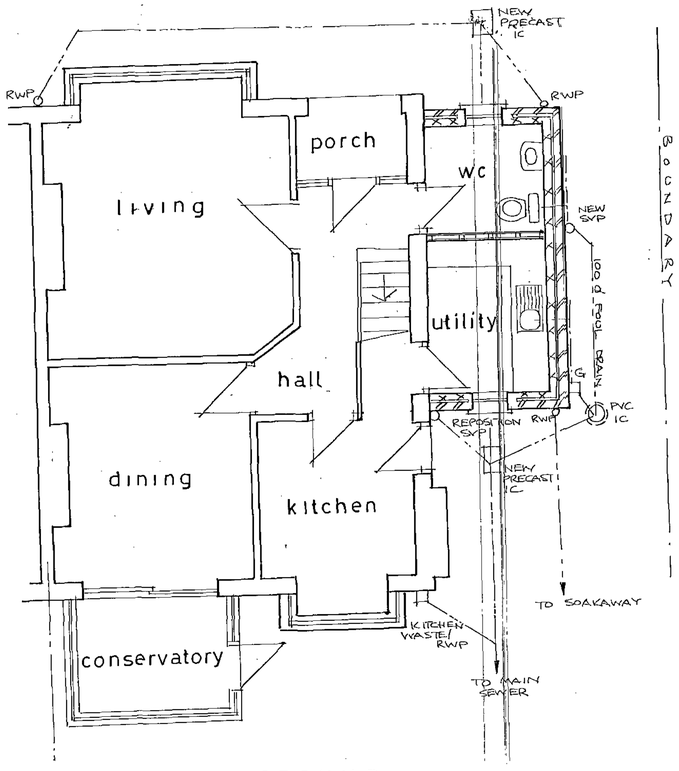
PROPOSED SIDE

LOCATION 1:1250

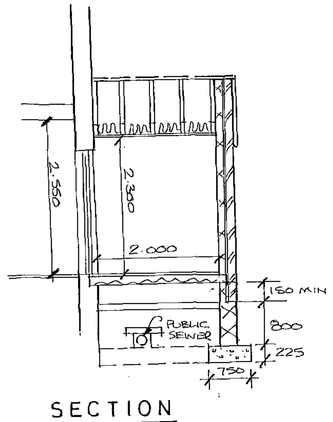


EXISTING REAR

PROPOSED REAR

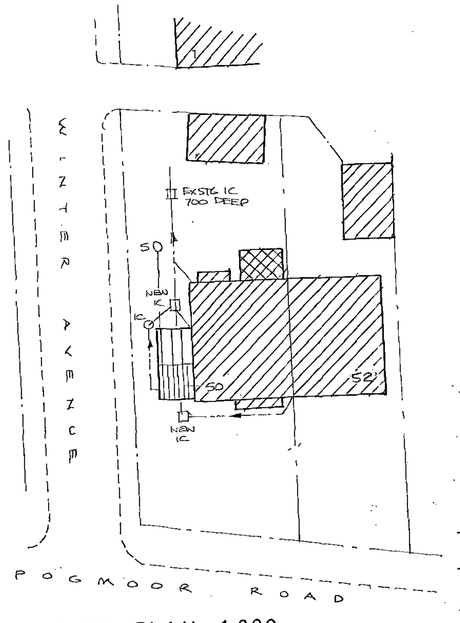


PROPOSED GROUND



SECTION

SCALES 1:50 and 1:100



SITE PLAN 1:200

RECEIVED 16 MAY 2011

ROOF: Natural grey roof slates to match existing house roof or Eternit Grey Marley Eternit fibre cement slates laid on 38 x 25mm battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; 125 x 50 rafters at 450 centres at 22.5 degree pitch (max span 2,600); rafters to bear on wallplate one end and on 150 x 25 timber ridge board other end; 100 x 75 treated wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at 1/3rd span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 147 x 50 ceiling joists at 450 centres fixed to wallplates with 175 x 50 at mid span (2.200 ceiling joist span); 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 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 of 0.16); Code 4 stepped lead flashing 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 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 manufacturer's 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; Catnic CN7E lintels to new door openings; 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 122 x 50 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at mid span 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 fuR-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;

WC: vented with mechanical extractor fan of min 15 litres/sec capacity capable of 3 air changes per hour and intermittent operation with 15 minute overrun; window having obscure glazing and some part of opening light 1.750 above floor level

Utility room: vented with mechanical extractor fan of min 30 litres/sec capacity of intermittent operation and *window with some part of opening* light 1.750 above floor level

DRAINAGE: WC to discharge to new 100 dia external PVC SVP terminating in balloon grating with slow radius rest bend to new drainage connection discharging to public combined sewer; 75 deep seal trap to all appliances with 32 waste to handbasin and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 38 waste to utility room sink to new back inlet gully; 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullys as shown; front to existing public surface water sewer, rear surface water gully to soakaway; all drain connections made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 x 600 precast concrete ICs on 150 concrete base with cast iron cover and frame on existing public sewers as shown; new IC on private drain to be 450 diameter PVC unit on 150 concrete base with cast iron cover and frame; public sewer passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector and Yorkshire Water and to Part H of Building Regulations; application for proposal made to YW before work starts; rear rainwater gully to 1 cu.m. soakaway situated min 5 metres 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.

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; hot and cold water supply to wc and utility; central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; thermostatic radiator valves to all new radiators

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

PROPOSED EXTENSION at SIDE of 50 POGMOOR ROAD, BARNSLEY