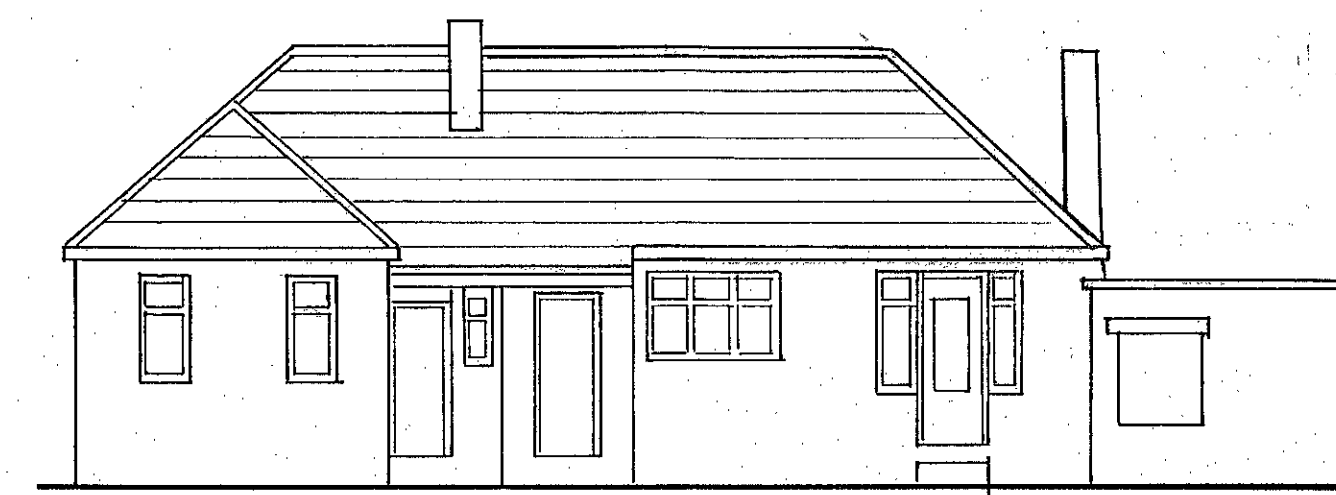
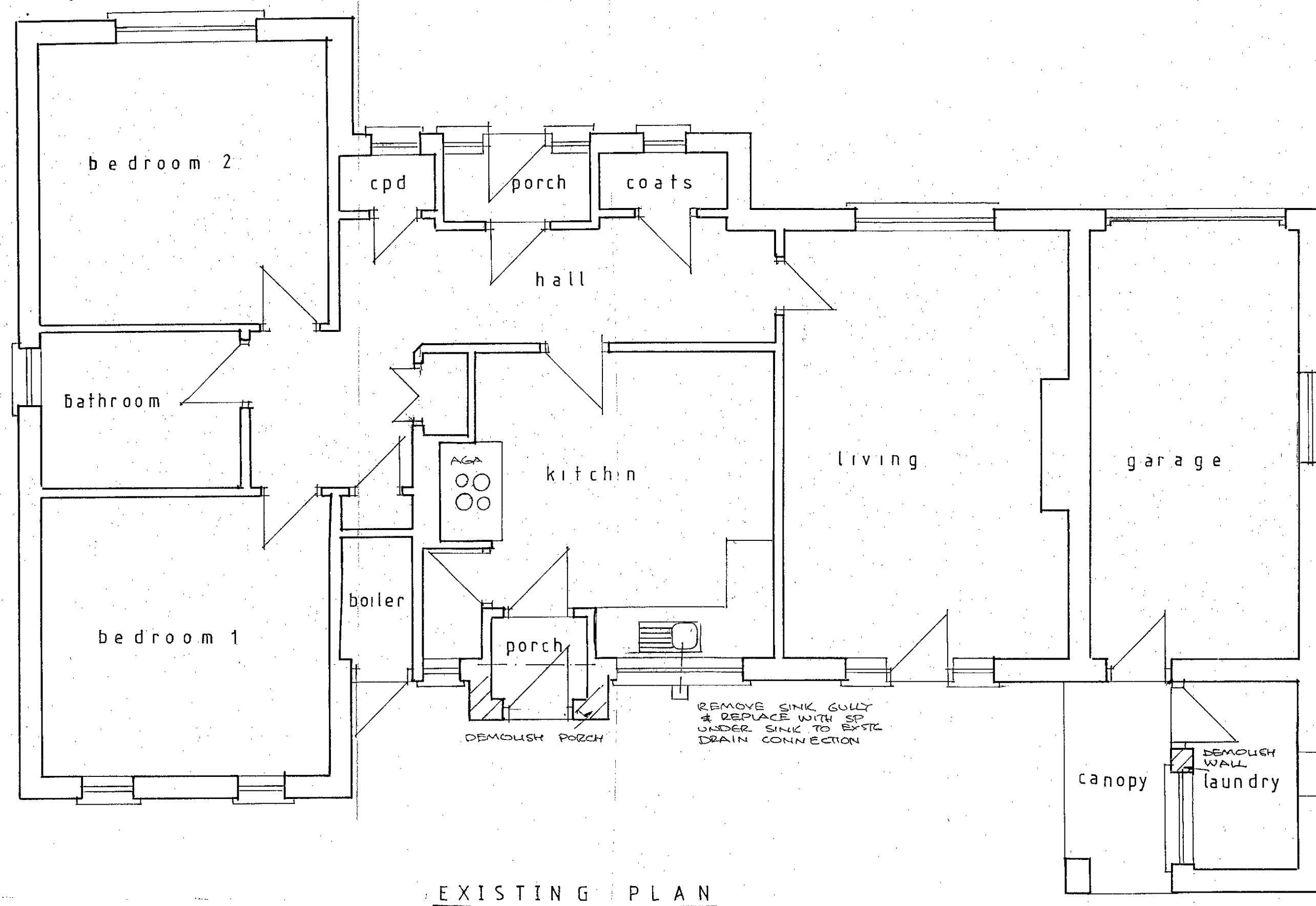
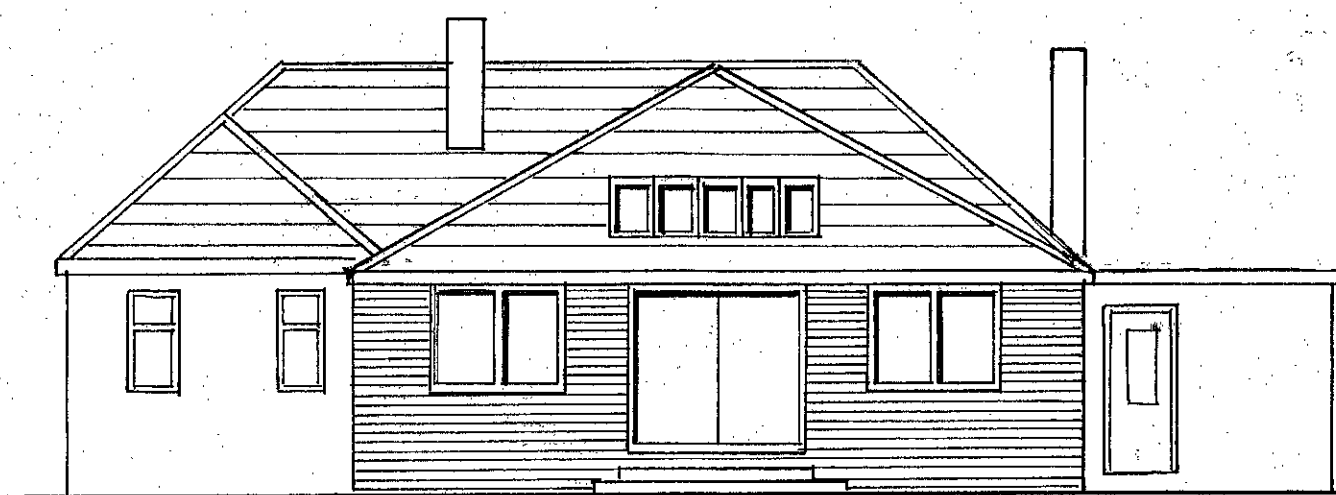
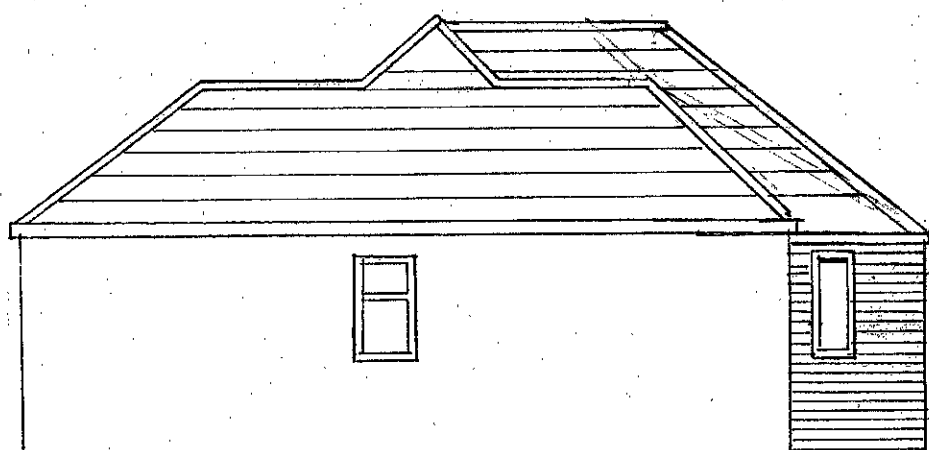




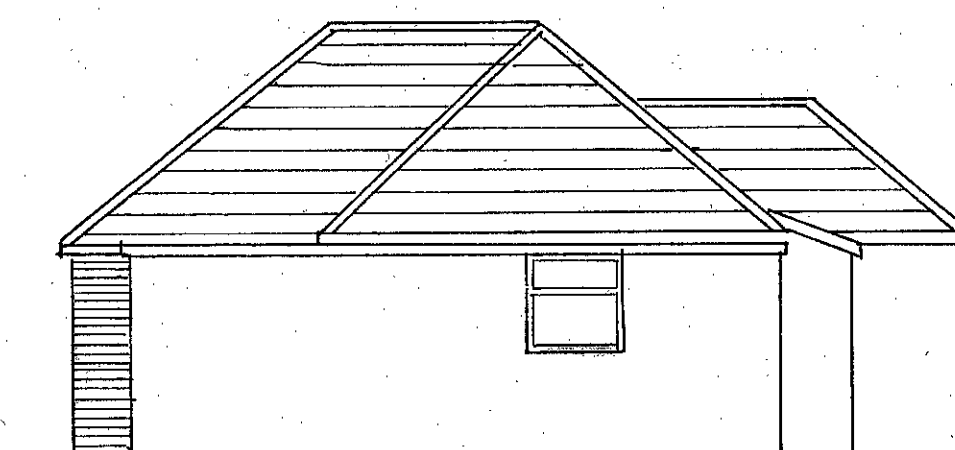
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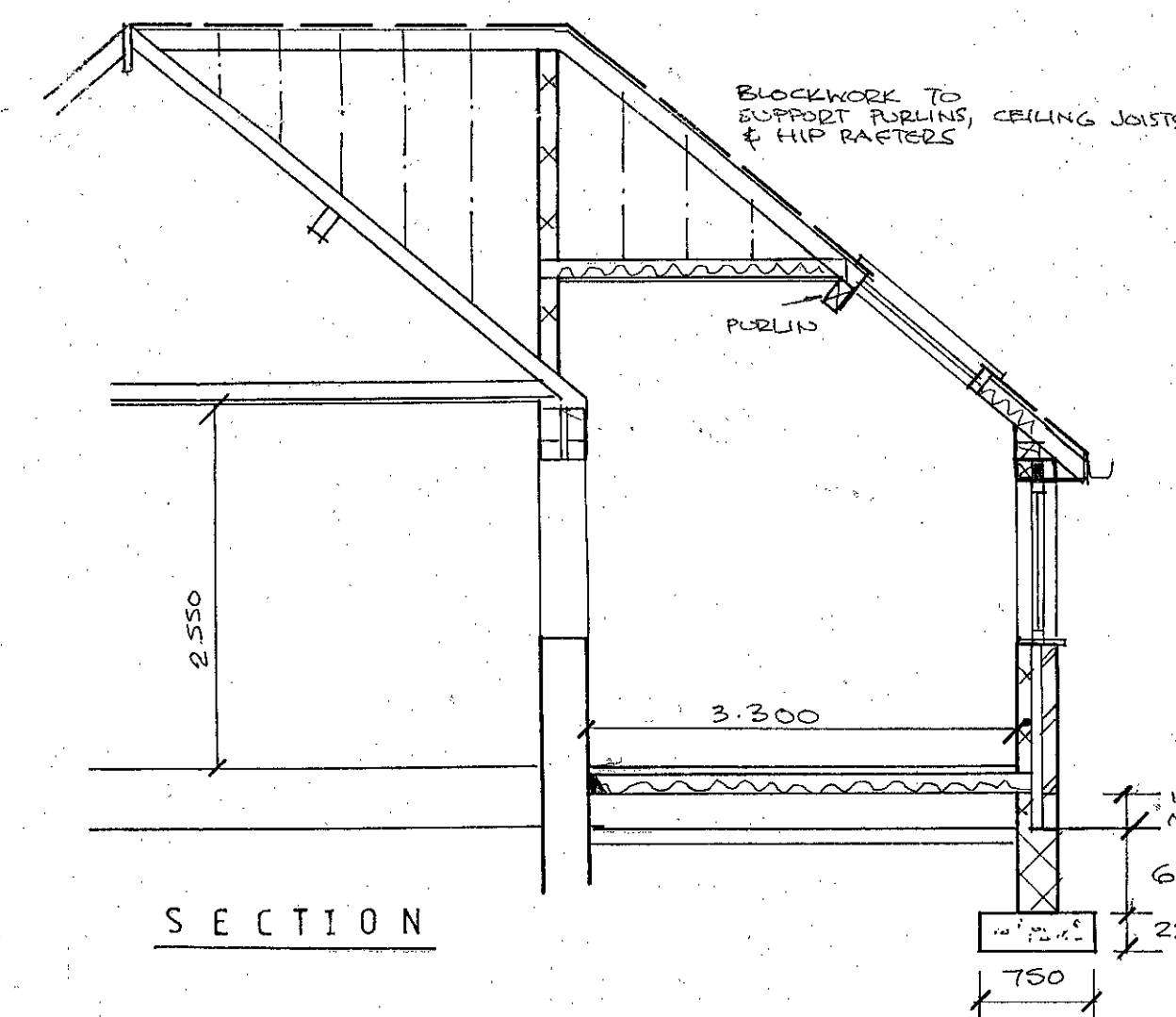
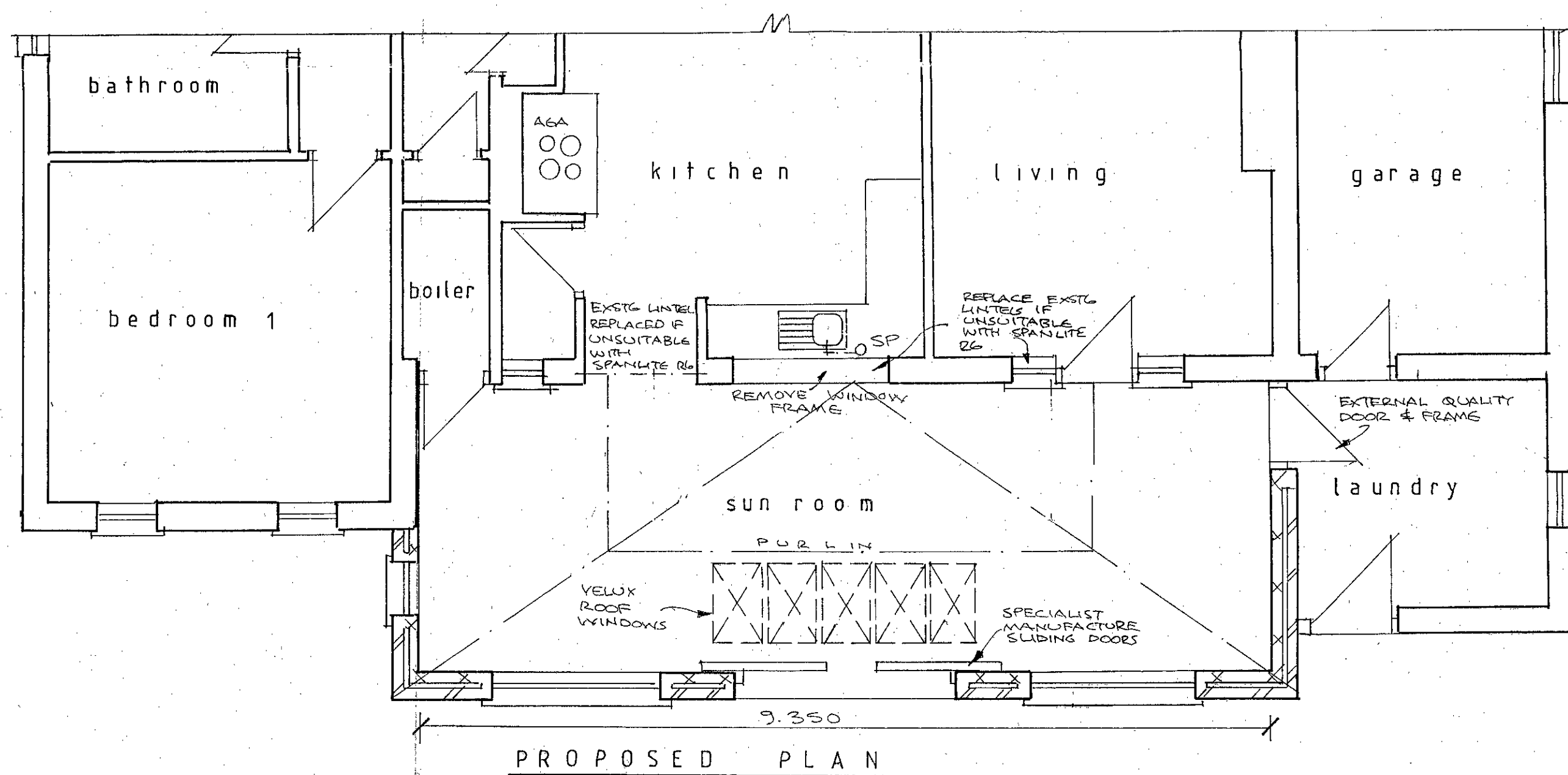
PROPOSED REAR



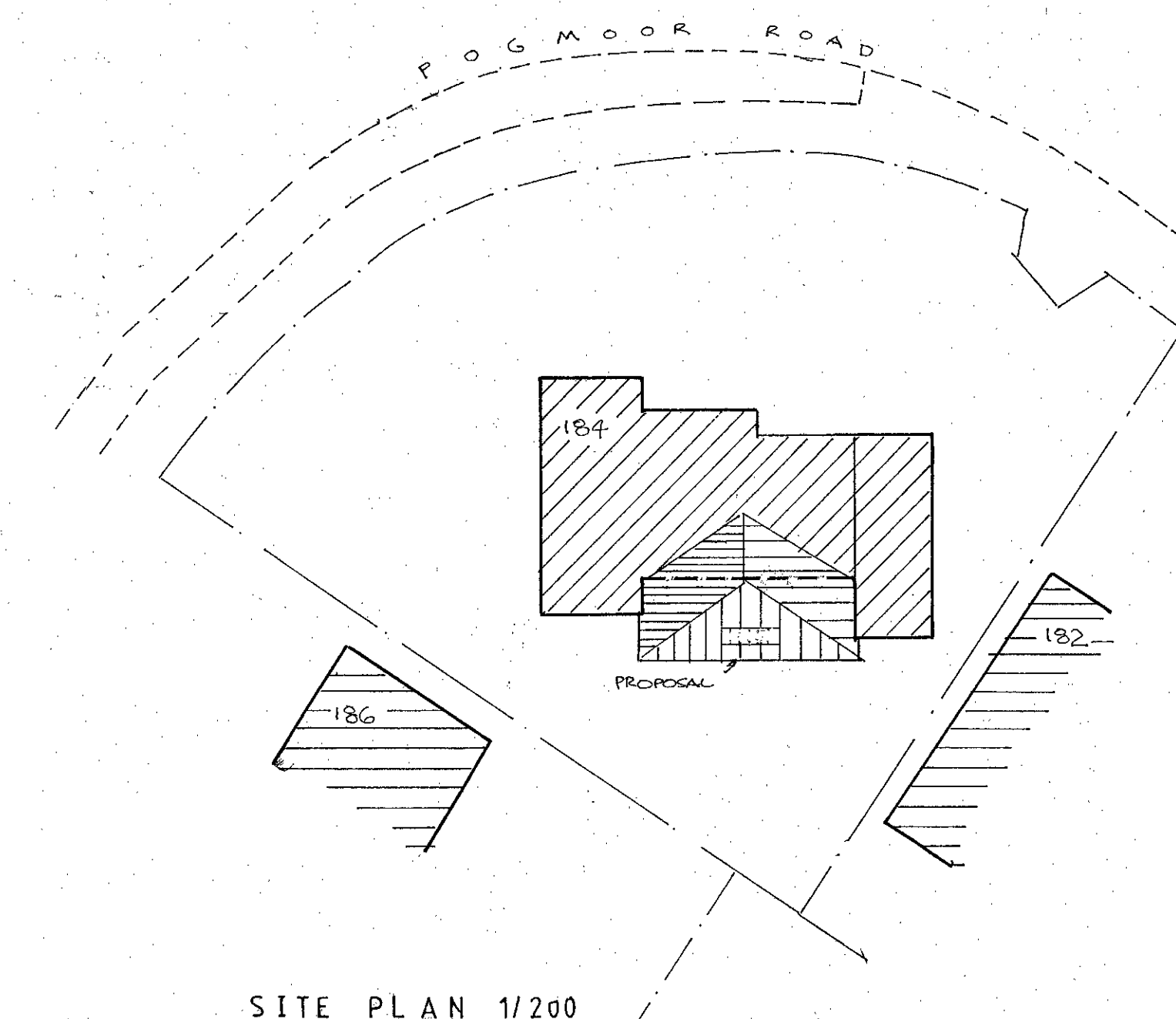
PROPOSED SIDE (to No 186)



PROPOSED SIDE (to No 182)



SECTION



SITE PLAN 1/200

HIP ROOF: Concrete interlocking roof tiles to match existing roof on 38 x 25 battens on underlay felt to BS EN 13707 with verge tiles twice clipped; galvanised hip iron minimum 5mm thick at fixed to base of hip tie with two 5mm diameter nails; mitre hip tiles at ridge junctions; 50 x 100 dragon ties to corners and across ceiling joists; 195 x 47 jack and common rafters at 450 centres in Strength Class C24 timber (Max span 5.290, slope between 30 and 45 degrees); rafters to bear on wallplate, or 225 x 50 hip rafter and on 225 x 25 ridge board; ridge board supported off load bearing blockwork built off existing external wall; 100 x 75 treated wallplate fixed to blockwork at maximum 1800 centres with 30 x 5 x 600 once bent galvanised m.s. straps; rafters fixed to wallplate one end using Simpson VPA variable pitch connector and to ridge board other end using Simpson RR50 ridge rafter connector; 10mm foil backed plasterboard ceiling with 38 x 38 noggins at edges on 120 x 38 ceiling joists at 450 centres in Strength Class C16 timber built off 100 thick blockwork built off existing external wall one end and on 275 x 63 purlin other end; ceiling joists also bolted to adjacent rafters; PVCu soffit and fascia board; insulation to be 300 Rockwool mineral fibre laid in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees; sloping part of roof insulated with 60 mm Kooltherm K7 pitched roof board between rafters and 70mm Kooltherm K18 insulated dry lining board to underside of rafters to (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 lead valley lapped under roof coverings min 230

5No. "Velux" 480 x 980 non opening roof windows (or similar approved) fixed between 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

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to match existing house; 100 cavity and 100 Calcon 3.8 N/m² standard grade insulation block inner leaf with 5mm plaster finish; full cavity fill of Rockwool mineral fibre insulation (U value of 0.27 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves 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 using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6 N/sq.mm trench blocks; Catnic Cougar CG70/100 open back lintels to with min 150 end bearing over openings; 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 wall continued to form parapet wall to accommodate box gutter system with reconstructed sandstone coping; 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

FLOOR: 25 ptg boarding on 170 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls one end and hung off heavy duty joist hanger screwed to existing house wall other end; 30 x 5mm lateral restraint straps at 1800 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 (U value 0.22 W/m²K); 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

VENTILATION: New windows to be Argon filled 14mm double glazed PVCu units fitted with low E coating glass (U value to be 1.6 W/m² K); opening area minimum 1/20th floor area of room; windows to have "trickle" ventilation 5,000mm² in area; 2400 x 2100 high double glazed aluminum sliding doors on proprietary manufacturer triple door track to be polyester powder coated white; doors to have Argon filled 14mm double glazed PVCu units fitted with low E coating glass (U value of 1.6 W/m²K); all glass toughened safety glazing complying with BS6206:1981

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

ELECTRICS: All electrical work 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 and external safety lighting to have energy efficient fittings

Non loadbearing wall removed from existing laundry room; new 2000 x 900 PVCu external personal door fixed under existing lintel

Code 4 lead flashing at junction of laundry roof and orangery wall lapped under roof covering min 230 and turned up wall min 150 and tucked in; Code 4 lead flashing to junction of orangery roof and bungalow roof lapped under roof covering min 230

DRAINAGE: Existing back inlet gully to kitchen sink to be removed and new stub soil pipe fixed under sink; 100 diameter Soil Pipe with slow radius rest bend to existing drain connection; SP to be insulated in accordance with Building Regulations; 75 deep seal trap to and 38 waste to kitchen sink all drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40

PROPOSED EXTENSION at REAR of No.184 POGMOOR ROAD, POGMOOR, BARNSELY

SCALES: 1/50th and 1/100th

