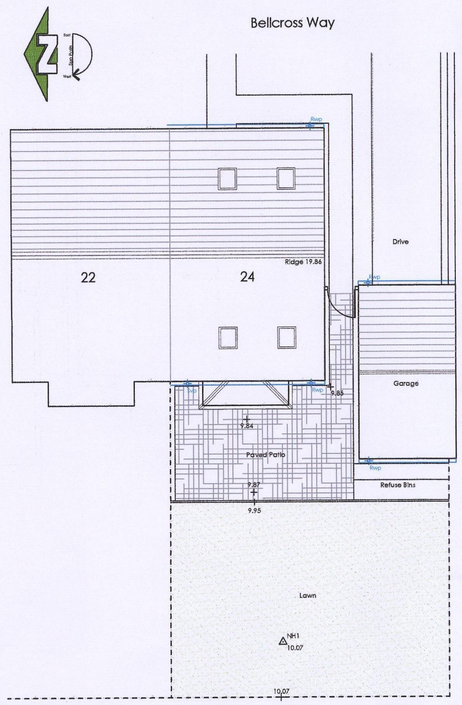
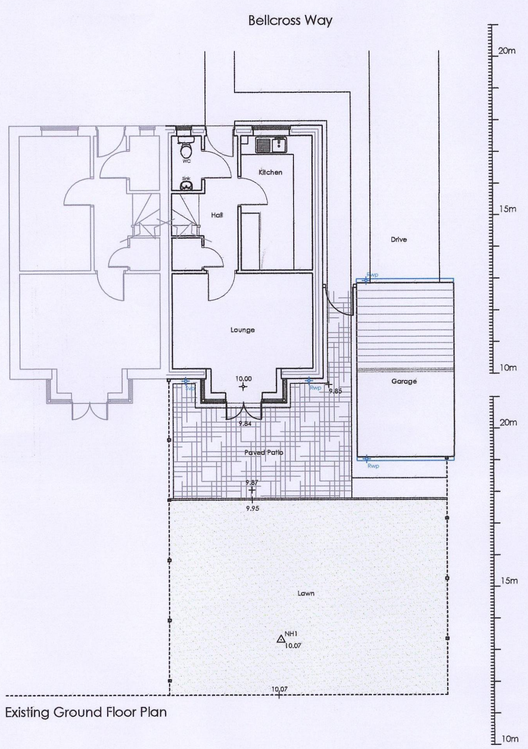
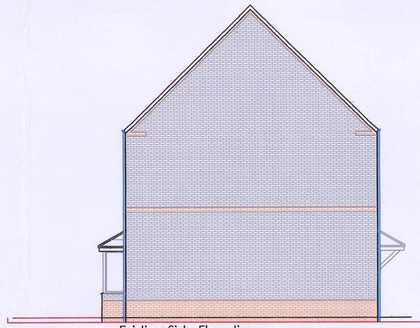


Existing Site Plan



Existing Ground Floor Plan

Existing Rear Elevation



Existing Side Elevation

BUILDING SPECIFICATION - GENERAL

This schedule is to read in accordance with the specification for the work and detail drawings. Structural engineer's drawings and details are to be referred to for all elements of structure. Do not scale from any drawings; all dimensions for the setting out, manufacture, or order of materials are to be taken from site measurements only. All works are to comply with the current Building Regulations to the satisfaction of the Building Control Officer. All materials whether named or specified generically are to be of the best quality available and all works and materials are to comply with all current British Standards, Codes of Practice and good quality trade practices. All materials are to be delivered, stored & fixed in accordance with the manufacturer's recommendations. The contractor is to allow for all works necessary for the proper execution of the intended works whether drawn, specified or implied on the drawing, specification or schedule.

If in doubt at any time - ask.

Good Practice Detailing & Part L1

The extension is to be constructed using good practice guidelines and Building Control approved 'robust details', to avoid cold bridging.

Ensure all insulation is continuous as far as is reasonably practicable.

Thermabate cavity closer's or similar insulated cavity closer's are to be used around all window and door openings.

Ensure that wall and roof insulation is continuous at eaves.

All Measurements in m.m (e.g. 150) unless stated otherwise.

Foundations:

600x225 concrete strip, depth determined on site by L.A. Building Control Office.
Any drains under building to be protected to satisfaction of L.A. Building Control Office & lintel over when passing under walls.

External Walls:

Cavity walls: 105 facing bricks (to match existing); 100 cavity with 100 dritherm 32 cavity insulation slabs. 100 lightweight blockwork inner skin e.g. durox superblock. air bricks fitted to external walls with cavity tray over.

Dritherm cavity slab 32 thermal conductivity (w/mk) 0.32 - thermal resistance (m2k/w) 3.10

Inner wall to receive B.G plaster board & skim.
Thermal conductivity 'U'-value (w/mk) 0.24.

Tie new facing brick work into existing course; continue course level through to new extension. Inner walls to be tied to existing walls using stainless steel crocodile wall starter straps.

Brick ties to be stainless steel catnic or similar with cavity batt retaining clips. Horizontal spacing 900 vertical spacing 450 to b.s 1243 1978.
Cavity closer to be used at all window and door reveals e.g. Thermabate.
Cavity trays to be installed above all window and door openings.

Cavity to be continuous, conc. filled to 150 below d.p.c & open at eaves to allow wall insulation to link with roof insulation (to avoid thermal bridge).
D.P.C. to walls (min 150 above ground level), openings & reveals.
Cavity wall insulation to extend 150 below floor insulation and extended to meet roof insulation.

Lintels:

Catnic / I.G./Keystone / Naylors lintels over new openings, fitted to manufactures instructions & span/load tables, with min 150 bearing.
All lintels, jamb & sills to be fully insulated c.w dpc tray over.
contractor to inform L.A Building Control Officer of intended lintels prior to installation.

Ground Floor:
65mm cement / sand screed, 150 thick C30 concrete slab, min 500 gauge visqueen dpm, all joints taped, 110 Rockfloor insulation to achieve max: U-value 0.20 W/m2K

1200g visqueen reinforced with additional layer where passing thro walls, turned up inside face of cavity and bonded to dpc to provide Radon/Methane barrier. 25mm sand blinding on min. 150 sulphate free hardcore.

All work to be carried out in accordance with Building Regulations.

Roof

Pre-fabricated trussed rafters to be at maximum 600 ctrs, to approved design complying with CP112 part 3 1973 and braced in accordance with BS5268 part 3 1985.

All trusses installed to manufacturers recommendations.
Truss design & calculations to be submitted to la prior to manufacture (conditional approval required)

Trusses to span from 100 x 50mm wall plates on all external walls, wall plates to be strapped to the wall @ 1200mm ctrs using 30x 6 x 1200mm gms straps with min 6 no fixings.

Roof Anchorage - First truss to be bolted to main wall at 450mm c/c using Rawl bolts or similar proprietary fixing then @ 1200mm ctrs using 30x6x1200mm GMS straps with min 6 no fixings. Straps to run down the inner leaf of the cavity and span over the first 2 trusses.

Concrete tiles (to match existing) on 25x38 s.w. battens on un-tearable roofing felt (lapped 150 horizontally & 300 vertically, pulled taught & dressed into gutter), approx 30° pitch.

Insulate roof with 300mm glass fibre on 12.5mm Duplex plasterboard & skim.
Roof to be vented through 10mm continuous slots (fly proof) in soffit / fitted roof vents.

PVC - White, fascia board with continuous 13 vent 'n' gap (with vermin proof strip) to match existing.
100 pvc gutter into existing 63 PVC R.W. pipe.

Code 5 lead for all abutment flashings.

Location Plan — Scale 1:1250

'U' values:

U values to the new extension to comply with part L1 of the Building Regulations.

'U' value compliance to be based on the elemental method for construction elements.

Roof - 0.16 w/mk (cold roof), 0.2 w/mk (warm roof).
Door & windows - upc-u - area weighted u value - 2.0 w/mk

Windows / Glazing:

All new units to be doubled glazed 16 gap argon filled & draught stripped; 1/20 of floor area to open & be fitted with 'trickle ventilation' min area 8000mm.
Typ: u value (w/m2k) 1.2

Glazing in critical locations to be safety glazing (B.S 6206 1981) to windows less than 800 above F.F.L and 1500 above F.F.L in doors and side panels.

Windows / Patio doors to be double-glazed with 4 - 20 - 4mm units using Low E (soft) coating glass with an air filled cavity. Windows to be manufactured by a FENSA registered manufacturer.

All glazing to comply with part 'N' of Building Regulations.

Roof Light:

Roof light supplied by Velux and installed as per manufactuers instructions.

Drainage:

Existing drainage system to be adopted.
All new below ground drainage is to be 100mm dia UPVC with flexible joints bedded on 150mm of pea gravel, min 1 in 40 fall. Any drainage passing underneath any part of the building and/or structure is to be encased in 150mm concrete and where passing under walls is to be spanned with 100 x 150mm P.C lintels, min 50mm clearance.

Electrical Works:

All electrical works to comply with Building Regulations Part 'P' to satisfaction of L.A Building Control Officer inc electrical certification (to BS7671) issued by a member of the competent persons scheme (registered with a Part 'P' Self-Certification Scheme) or electrical inspection to be carried out by L.A. & a further fee charged.

Lighting & Power:

Location of all fittings to be agreed on site all sockets and switches to between 450 - 1200 above ff level. All works to be carried out by NICEIC approved contractor certificate to be issued on completion.
All switches, sockets and pendant fitting to be white plastic MK pattern.

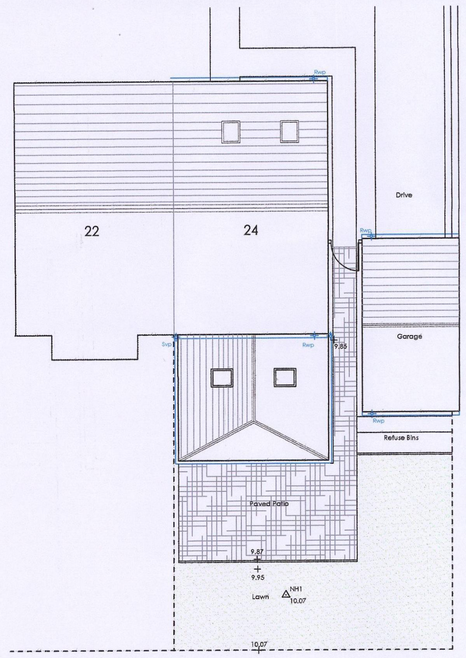
Min of 25% of all lighting to new extension to be energy efficient.

NOTES / OTHER WORKS:

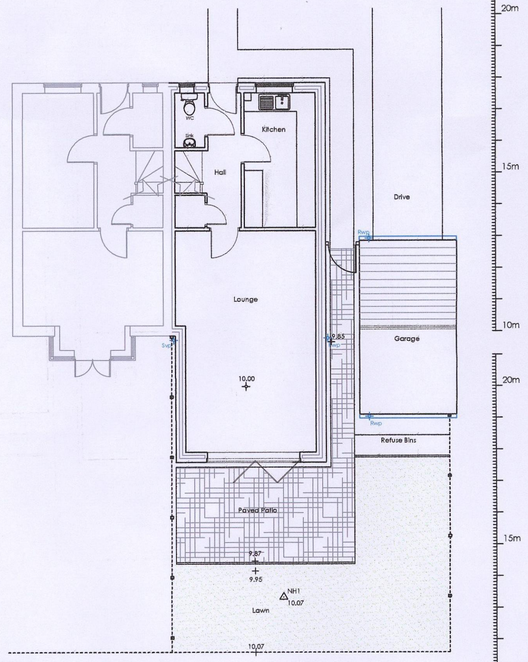
Rain Water Goods
PVCU gutters and fall pipes to match existing, RWPs, min 75mm dia into existing system.

Heating
Existing boiler to be retained, heating pipework to be extended to suit the new extension layout.
New radiators are to be fitted with TRVs, type to match existing.

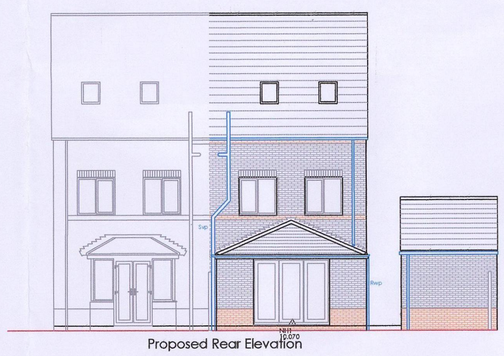
Smoke Detection
1 No new mains supplied smoke alarm to BS: 5446 is to be fitted at ceiling level within the extension area.



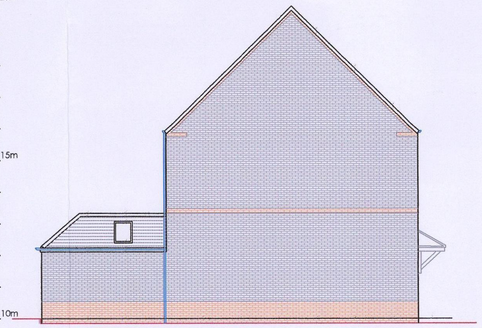
Proposed Site Plan



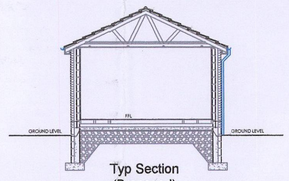
Proposed Ground Floor Plan



Proposed Rear Elevation



Proposed Side Elevation



Typ Section
(Proposed)

THIS DRAWING IS NOT INTENDED TO SHOW EXISTING GROUND CONDITIONS OR FOUNDATIONS. EACH AREA OF GROUND RELIED UPON TO SUPPORT THE STRUCTURE DEPICTED MUST BE INVESTIGATED BY THE CONTRACTOR AND APPROVED BY LA BUILDING CONTROL OFFICER

Rev	Description	By	Date

Client. Mr & Mrs M Holden
24 Bellcross Way
West Green
Barnsley
S75

Title. Proposed Single Storey Extension

Site. 24 Bellcross Way
West Green
Barnsley
S75

COMPUTER GENERATED DRAWING - DO NOT ALTER

Dwg No. HOL_01_24 Bellcross Way

Sheet No. 1

SCALE. 1/100	DATE. 12.03.16	REV.