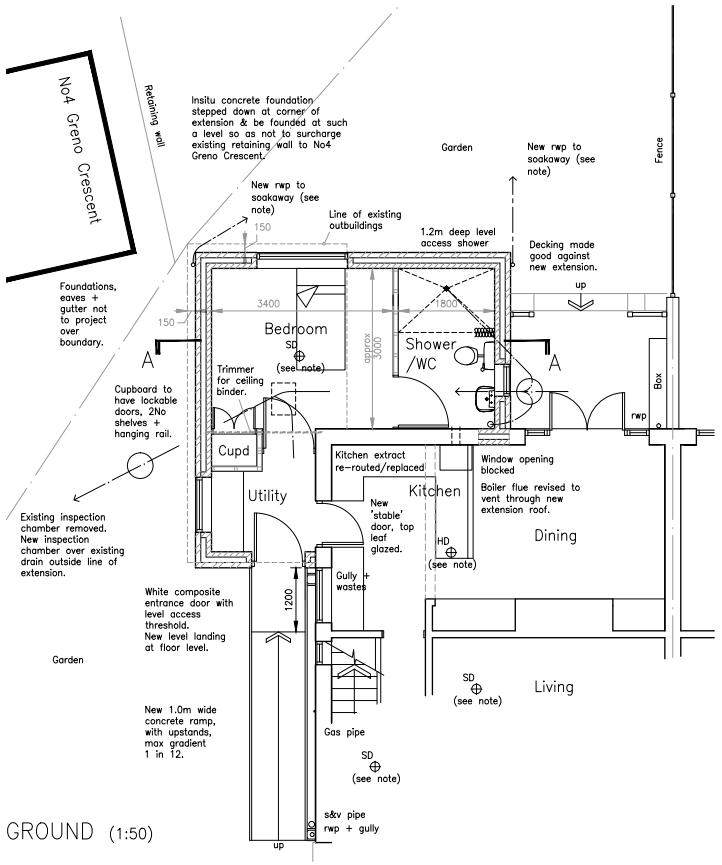


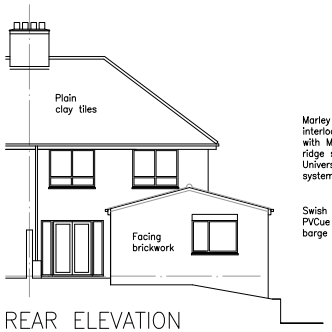
GROUND (1:50)

NOTE:

ALL NEW DOORS TO HAVE 900mm WIDE CLEAR OPENINGS UNLESS OTHERWISE NOTED.

Sanitaryware to new Shower/WC into 100mm dia upvc soil sub-stack with automatic air admittance valve.

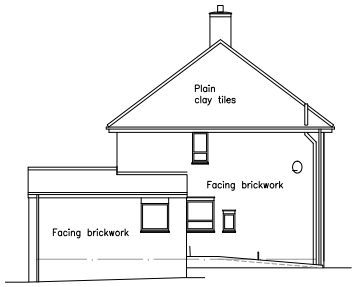
Soil sub-stack + shower into new 480mm dia polypropylene IC over existing drain via 100mm dia fw drains @ min 1 in 40.



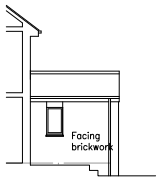
REAR ELEVATION (1:100)

Marley Wessex interlocking concrete tiles with Marley ventilated dry ridge system and Marley Universal dry verge system

Swish Building Products PVCue fascia, soffits + barge boards.

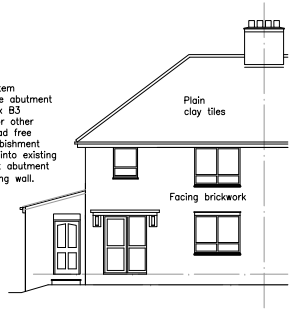


SIDE ELEVATION (1:100)



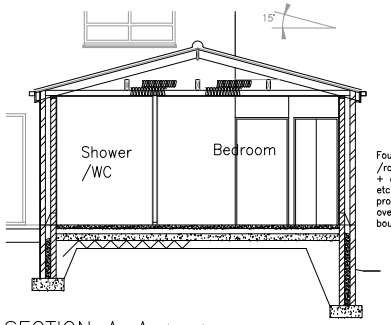
SIDE ELEVATION (1:100)

Marley dry fix system ventilated top edge abutment plus Ubbink Ubiflex B3 aluminium mesh or other equal approved lead free flashing with refurbishment tray dpc inserted into existing cavity wall over at abutment of new roof/existing wall.



FRONT ELEVATION (1:100)

Ubbink Ubiflex B3 aluminium mesh or other equal approved stepped lead free flashing with stepped refurbishment tray dpc inserted into existing cavity wall over at abutment of new roof/existing wall.



SECTION A–A (1:50)

NEW PITCHED ROOF CONSTRUCTION
Marley Wessex Smooth Brown interlocking concrete tiles with Marley venitlated dry ridge system and Marley Universal dry verge system (tiles suitable for laying at the indicated pitch of 15°) on 38x25mm treated sw tiling battens on Icopal H65/240 grade Monarflex Protect or other equal approved non-breathable roofing felt laid strictly in accordance with manufacturer's instructions on 150x50mm C16 rafters at 400mm c/cs. Rafters birdsmouthed over and mechanically fixed to 100x50mm sw wall plates at eaves and to 100x75mm sw wall plate rawlbolted to existing house wall at head (where abutting). 100x50mm C16 ceiling joists @ 400mm c/cs with 200x75 C16 ceiling binders at max 1.5m c/cs. 12.5mm plasterboard + skim ceiling to underside. 150mm mineral fibre insulation laid between ceiling joists with a further 120mm laid over in the opposite direction giving a U-Value of 0.16W/m²K.

Marley Universal Eaves vent system including eaves rafter roll, felt support tray and strip ventilator to give ventilation equal to 10mm continuous gap at eaves. Marley Dry Fix Ventilated Top Edge Abutment system at abutment of new roof/existing wall to give ventilation equal to 5mm continuous gap at head. Roof ventilation systems to be installed strictly in accordance with manufacturer's instructions.

30x5mm galv steel restraint straps to gable wall at verge at max 2.0M c/cs. Straps to be built into wall and to pass over and be fastened to min 3No rafters.

NEW CAVITY WALL CONSTRUCTION
102.5mm facing brick outer leaf to match existing, 100mm cavity fully filled with Dritherm cavity wall batts, 100mm lightweight blockwork inner leaf (470 kg/m3 aircrete – 0.110 W/mK) with 12.5mm plasterboard on dabs internally to give max 'U' value 0.28W/m²K.

6No stainless steel wall ties per metre sq. Ties increased to 225mm vertical c/cs at jambs of all openings through cavity wall. New walls to be tied to existing utilising proprietary stainless steel wall profiles + ties. ie) messrs Furfix or similar.

RMC Thermabate or similar insulated dpc/cavity wall closers to jambs and cills of all openings through cavity walls. Wall dpc at minimum 150mm above ground level. Cavity tray dpcs to be provided above lintels + radon barrier.

LINTELS
Above openings through new cavity wall – Catnic CG90/100 Cougar open back insulated lintels.

All lintels to have 150mm end bearings.
All steelwork and loadbearing lintels to be encased in 12.5mm Fireline board + skim to give 1/2 hrs fire protection.

FOUNDATIONS
To external cavity walls – 600mm wide x 225mm deep insitu concrete foundations.
Base of concrete generally founded 900mm below natural ground level. (see note re neighbour's retaining wall).

All foundations to the satisfaction of the DBS.

NEW FLOOR CONSTRUCTION
75mm sand cement screed on 500 grade polythene separating layer on 100mm Celotex FF4000 insulation on 125mm thick insitu concrete floor slab on Visqueen Radon Membrane/dpm (all joints taped). dpm lapped up internal face of cavity wall and taken through cavity + outer leaf at dpc level (basic Radon gas measures) on min 150mm well compacted and uniformly blinded hardcore to give max 'U' value 0.22W/m²K.

Slab to be reinforced with one layer A142 mesh where fill beneath exceeds 600mm in thickness.

Underfloor ventilation to existing house to be maintained via telescopic underfloor vents + ducts under new floor slab. Ventilation provided to give actual opening of 1500mm2 per each metre of wall run.

NEW PARTITIONS
12.5mm Gyproc SoundBloc plasterboard + skim either side of 75x50mm sw studs @ 400mm c/cs. 25mm thick Gypglas 1200 sound insulation between studs. Overall construction to give sound reduction of 40dB.

WINDOWS/GLAZING
Any new windows to be double glazed and draught proofed. Double glazing to incorporate 16mm air gap and Low 'E' glass internally, all to achieve a minimum 'U' Value of 1.6W/m²K.

All new glazing to be in toughened or laminated glass to BS 6206 and permanently marked accordingly.

New external door to achieve a minimum 'U' value of 1.8W/m²K.

VENTILATION
New Bedroom to have openable window min 1/20th floor area with trickle ventilator in head to give min 8000mm2 background ventilation.
Shower/WC to have openable window plus Greenwood CV2 continuously running extract fan with HumidiSMART sensing/boost. (trickle speed 5 l/s boost 8 l/s).
Kitchen to have openable window plus Greenwood CV2 continuously running extract fan with HumidiSMART sensing/boost. (trickle speed 8 l/s boost 13 l/s).

FOUL DRAINAGE
All drains to be built over to be protected to the satisfaction of the DBS. All drains to be load free (lintelled over) where passing through/under walls. All drains to be removed to be sealed to the satisfaction of the DBS. Shared manholes not to be built over.

Alterations/connection to existing shared drains/manholes to be carried out under formal agreement with Yorkshire Water Services.

New soil sub-stack/shower to be connected into new 480mm dia polypropylene inspection chamber over existing drain via new 100mm dia fw drains @ min 1 in 40. New fw drains to be bedded on granular material.

ABOVE GROUND DRAINAGE
Sanitaryware to new Shower/WC connected into new 100mm dia upvc soil sub-stack with automatic air admittance valve. WC to have 100mm dia UPVC 'horizontal' waste at a fall of between 9 & 90mm per metre run. Washbasin to have 40mm dia waste and 32mm dia trap. Shower to have 40mm dia waste and 40mm dia trap.
All appliances to have 75mm deep seal traps.

SURFACE WATER DRAINAGE
New rwps to discharge, via 100mm dia surface water drains at 1 in 60, to one of the following outfalls listed in order of priority:
1. A Soakaway (see below for details) or other adequate filtration system, or where this is not reasonably practical,
2. A Watercourse, or where this is not reasonably practical,
3. A sewer (see below for details).
Rainwater discharge to be discussed with the DBS at an early stage. Soakaways (where applicable) to be min. 1.0m3 and min. 5.0 metres away from all buildings and to be subject to satisfactory percolation tests and to the satisfaction of the DBS.
Where connecting to the public sewer this must be carried out in accordance with BS 8301, 1985 and an amended plan showing design and details submitted to local authority for approval.

Gutter size to the satisfaction of the DBS.

SERVICES
Contractor to allow for and be responsible for the re-siting of any gas, electric & water meters/equipment + any supply, service pipework, cables etc required to enable the specified works to be carried out.

HEATING INSTALLATION
Contractor to check adequacy of existing central heating boiler + include for LPHW radiator to new rooms. Contractor to allow for repositioning existing radiators as necessary.

All new radiators to LST and be fitted with thermostatic radiator valves.

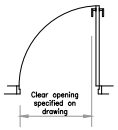
Flue from existing boiler to be re-routed to terminate through new extension roof. All work to boiler/flue to be carried out by Gas Safe registered engineer. Flue outlet to be located in accordance with Approved Document J – table/diagram 34.

ELECTRICAL INSTALLATION
Contractor to include for new general power and lighting to new accommodation + alterations to the existing installation as necessary/to client's requirements. A minimum of 1No light fitting which will only take a lamp having a luminous efficacy greater than 40 lumens per circuit-Watt to be provided to the area affected by the building works.

Prior to completion of the work the DBS is to be provided with evidence to demonstrate that either:
a) The electrical work has been carried out by a registered competent person who is a member of a relevant "Competent Person Scheme". A Building Regulation compliance certificate or a copy of the information on the certificate should be given to the local authority within 30 days of the work being completed;
or
b) The electrical work has been inspected and tested by a registered third-party certifier in accordance with Approved Document P Section 3 and a satisfactory condition report issued. The registration body of the third party certifier should give a Building Regulations compliance certificate or a copy of the information on the certificate to the local authority within 30 days of the report being issued;
or
c) If Part P electrical work forms part of the Building Regulation application/approval the local authority is to be notified at the appropriate stage so their departments electrical contractor can inspect the installation.

SD/HD ⊕ = AICO mains operated interconnected smoke/heat alarms on separate fused circuit to new extension Bedroom, Kitchen, Living Room, ground floor Hall + first floor landing. Alarms to be installed in accordance with BS5839: Part 6 2013.

Notes



MEASUREMENT OF DOOR CLEAR OPENING WIDTHS

This drawing to be read in conjunction with Sheffield City Council Specifications.

Where dimensions are not given, drawings must not be scaled and measurements must be checked on site.

In the event of any dimensional conflict between Turner Design Associates Drawings, the matter must be referred to Turner Design Associates for clarification.

Revisions

A, Nov 17: Client revisions.
B, Nov 17: Ramp added. Roof tiles/systems spec added.
C, Dec 17: Section A–A + building regulation notes added.

TURNER design ASSOCIATES
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Client

MASTER BOBBY HALL

Project

2 GRENO CRESCENT
SHEFFIELD
S35 8NX

Drawing

PLAN, ELEVATIONS AND SECTION AS PROPOSED

Drwn By:	Date:	Scale:	Dwg No:
PS	Oct 17	1:50 1:100 @ A1	17/575/02C