NEW PITCHED ROOF CONSTRUCTION
Marley Thurtone black/blue fibre cement tiles with Marley fibre cement slate continuous dry verges. (tiles suitable for laying to minimum pitch of 15°) on 38x25mm treated sw tiling battens on 38x50mm sw counterbattens on Tyvek SUPRO breather membrane laid taut with sealed laps, perimeters and penetrations installed strictly in accordance with manufacturer's instructions on 200x50mm C16 rafters at 400mm c/cs. Rafters birdsmouthed over and mechanically fixed to 100x50mm sw wall plate at eaves and 100x75mm sw wallplate fixed to existing house wall at head. 200x50mm C16 ceiling joists @ 400mm c/cs with 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.

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.

FOUNDATIONS:
To external cavity walls generally – 600mm wide x 225mm deep insitu concrete foundations.

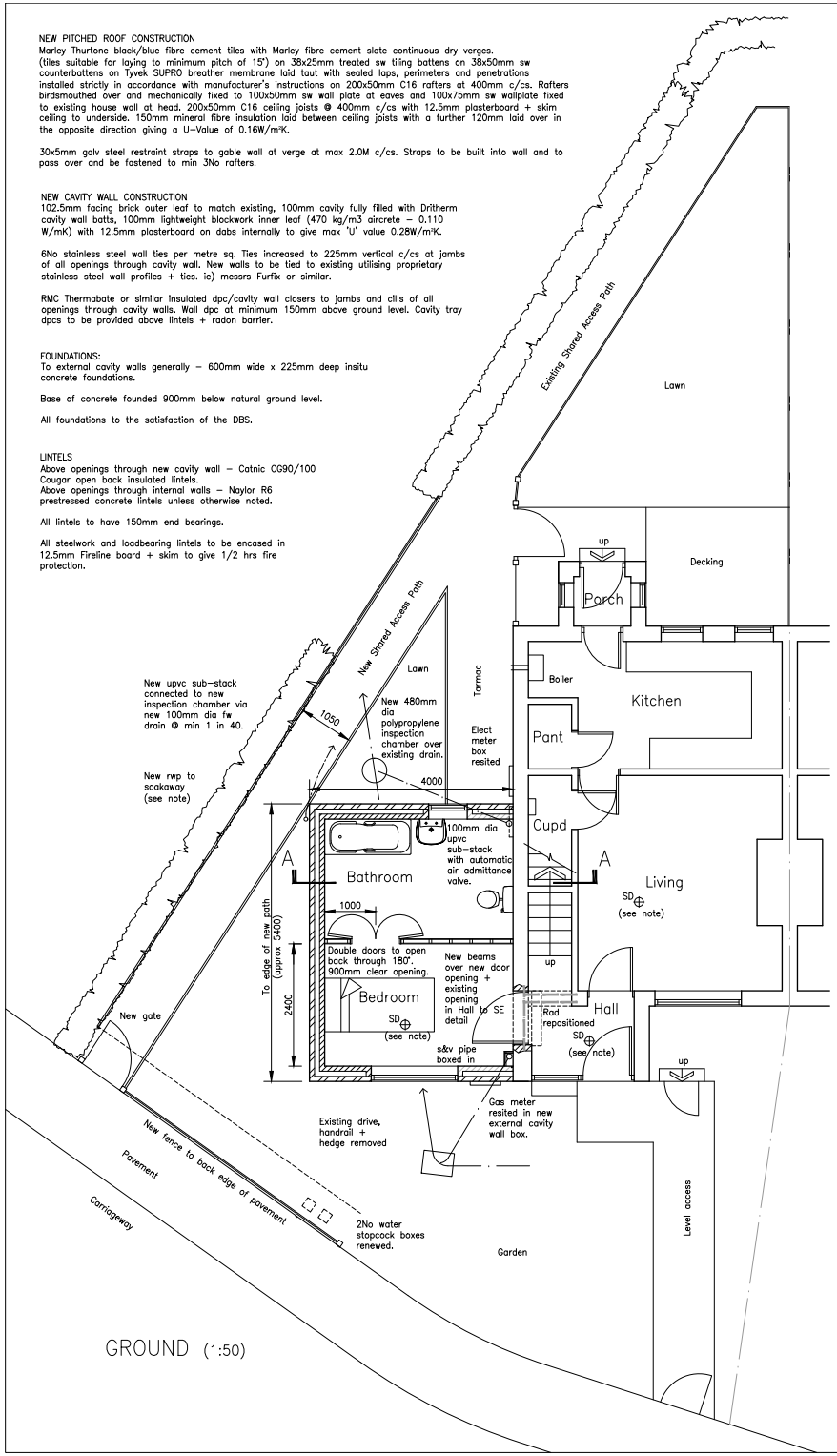
Base of concrete founded 900mm below natural ground level.

All foundations to the satisfaction of the DBS.

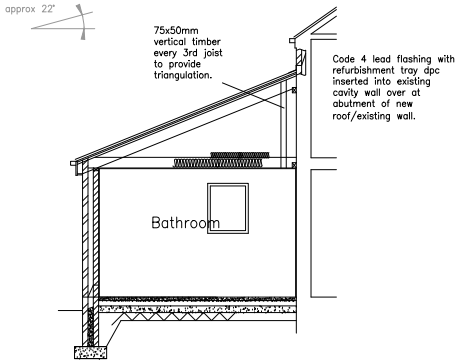
LINTELS
Above openings through new cavity wall – Catnic CG90/100 Cougar open back insulated lintels.
Above openings through internal walls – Naylor R6 prestressed concrete lintels unless otherwise noted.

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.



GROUND (1:50)



SECTION A–A (1:50)

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.

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 acheive a minimum 'U' Value of 1.6W/m²K.

Any glazing within 800mm of floor level generally and within 1500mm of floor level in doors and zone 300mm either side of door openings to be glazed in toughened or laminated glass to BS 6206 and permanently marked accordingly.

VENTILATION
To to be provided by means of background ventilators and intermittent extract fans.

New Bedroom to have openable window min 1/20th floor area with trickle ventilator in head to give min 8000mm2 background ventilation.

Bathroom to have openable window plus mechanical extract ventilation rated at min 15 litres/second with the fan controlled from light switch with an overrun of 15 minutes.

DRAINAGE:
Any 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.

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

Sanitaryware to new Bathroom connected into new 100mm dia upvc sub-stack with automatic 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. Bath to have 40mm dia waste and 40mm dia trap. All appliances to have 75mm deep seal traps.

New r.w.p.s to be connected to new soakaway/s via 100mm dia surface water drains at 1 in 60. Soakaways 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. If the ground proves unsuitable the drainage must be connected to the public sewer in accordance with BS 8301, 1985 and amended plan showing design and details to be 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 radiators to new rooms. Contractor to allow for repositioning existing radiators as necessary.

All new radiators to be fitted with thermostatic radiator valves.

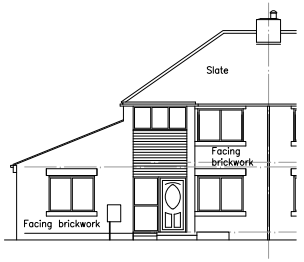
Existing boiler/flue unaffected by proposals.

Any work to gas appliances to be carried out by a 'Gas Safe' engineer.

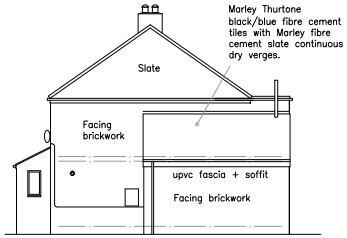
ELECTRICAL INSTALLATION:
Contractor to include for new general power and lighting to new accommodation + alterations to the existing installation as necessary/to client's requirements. A minimum of 1No light fitting which will only take a lamp having a luminous efficacy greater than 40 lumens per circuit-Watt 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
⊕ = Mains operated interconnected smoke detectors on separate fused circuit to new extension Bedroom, existing Living Room, ground floor Hall + first floor landing. Alarms to be installed in accordance with BS5839: Part 6 2013.

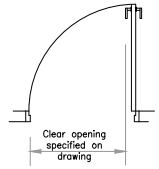


FRONT ELEVATION
(1:100)



SIDE ELEVATION
(1:100)

REAR ELEVATION
(1:100)



MEASUREMENT OF DOOR CLEAR OPENING WIDTHS

Notes

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 Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Sheffield City Council Specification to be read in conjunction with this drawing.

Revisions

Rev A, April 17: Client revisions.
Rev B, April 17: Client revisions.
Rev C, May 17: Section A–A + building regulation notes added.

Lambert Smith Hampton
Property Solutions
Building Consultancy
2 St Paul's Place
Sheffield S1 2JF
Tel: 0114 275 3752
www.lsh.co.uk

Client
EVIE MAE O'GRADY-ASKWITH

Project
20 GREAVES ROAD
SHEFFIELD
S5 9DD

Drawing
PLANS AND ELEVATIONS AS PROPOSED

Job No.		DWG No.	
2016097		02C	
Scale	Date	Drawn	Checked
A1 @ 1:50, 1:100	Dec 16	PS	DG