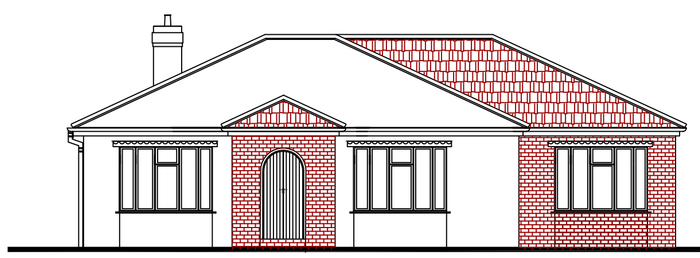
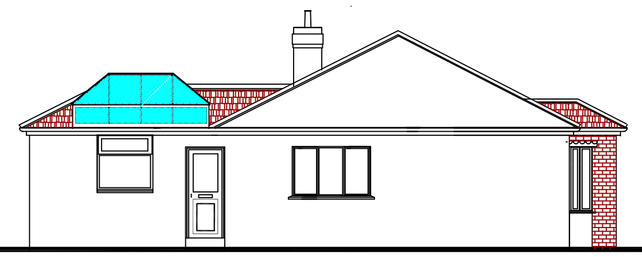
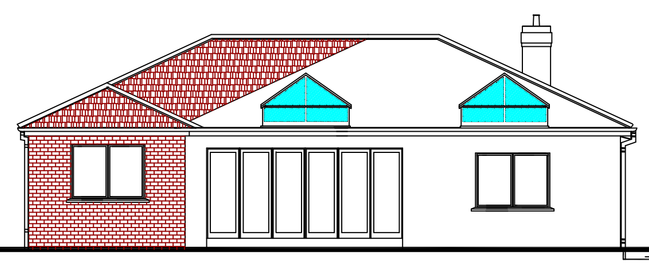


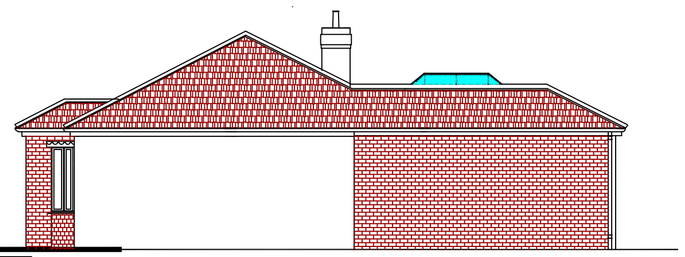
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

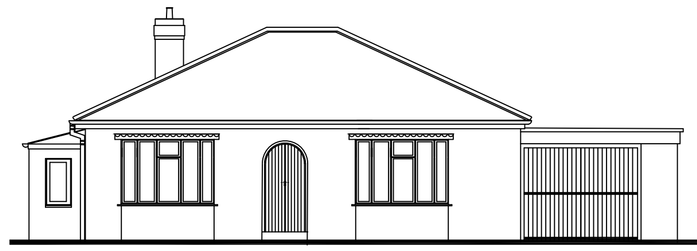


PROPOSED REAR ELEVATION

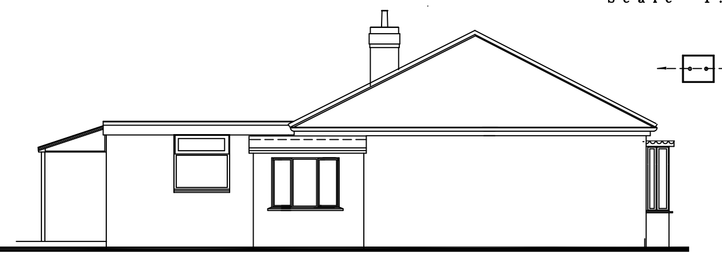


PROPOSED SIDE ELEVATION

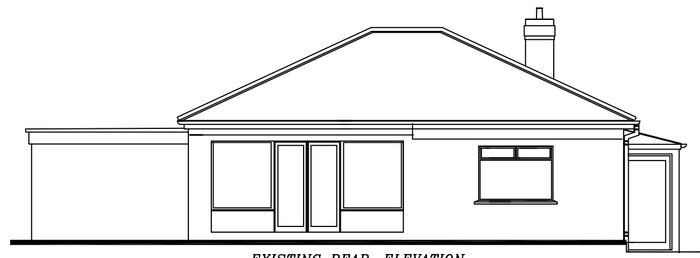
Scale 1 : 100



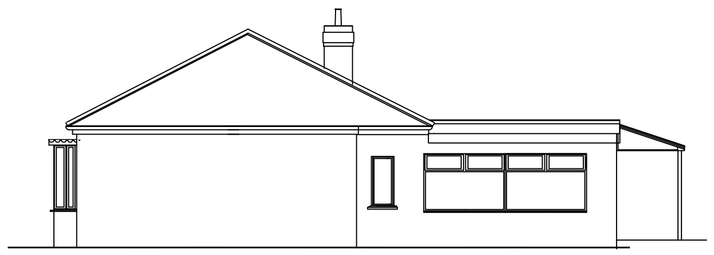
EXISTING FRONT ELEVATION



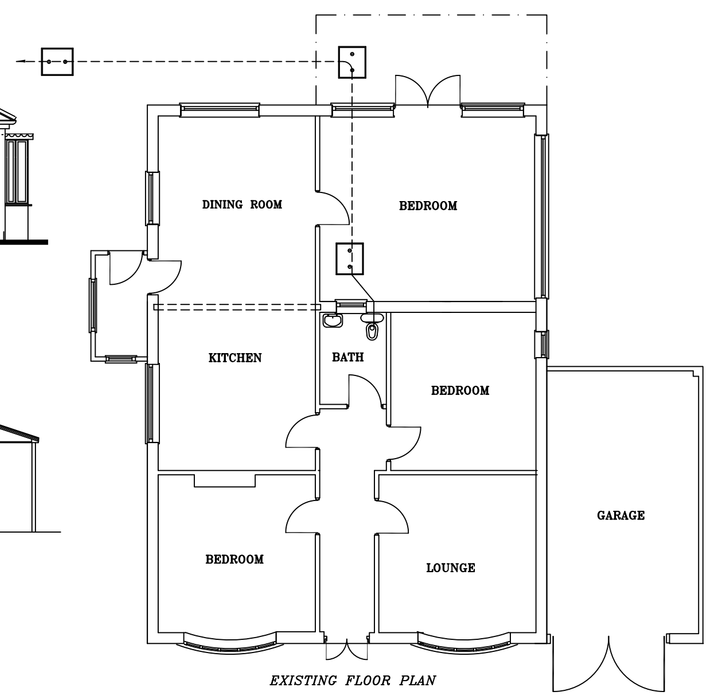
EXISTING SIDE ELEVATION



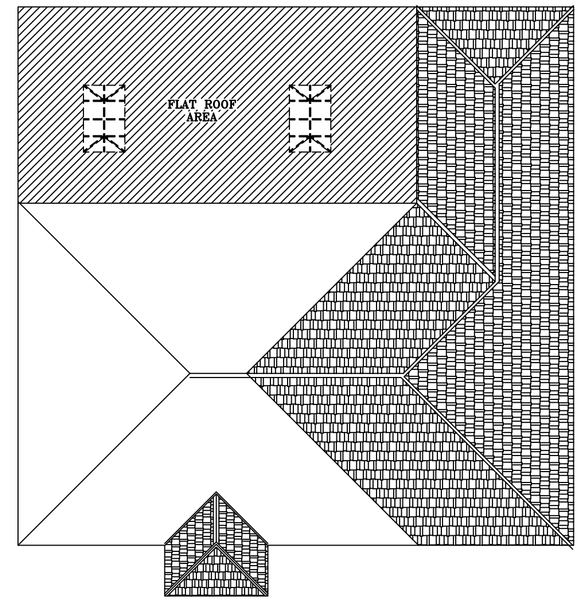
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FLOOR PLAN



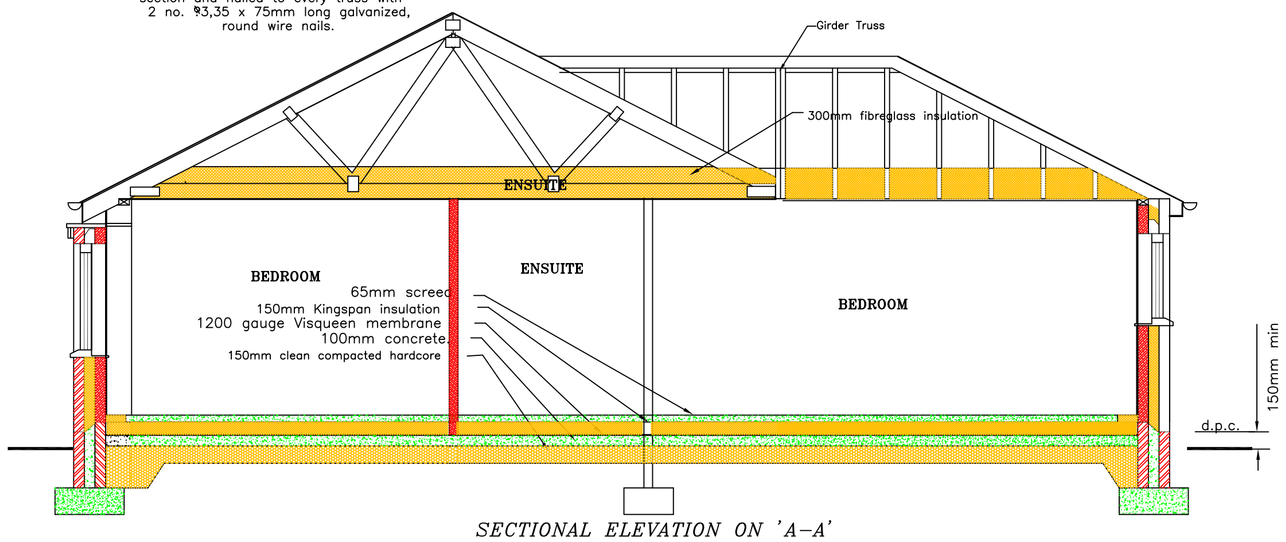
PROPOSED ROOF PLAN

PITCH OF ROOF TO BE DETERMINED ON SITE AND NOT FROM THIS DRAWING

TRUSSED RAFTER ROOF STABILITY

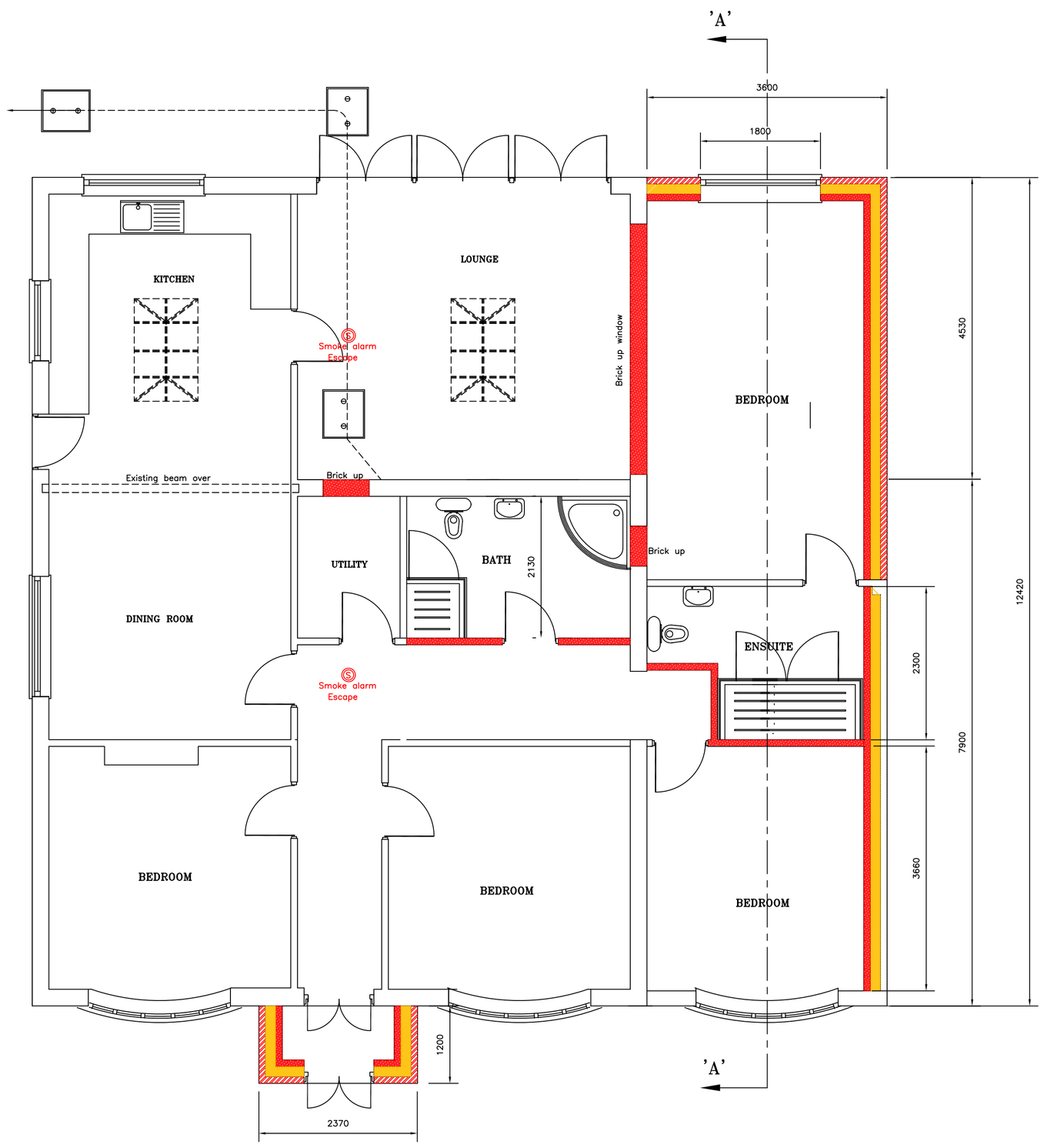
BRACING TO B.S.5268 part 3 : 1985.

All bracing to be 25mm x 100mm (nom) section and nailed to every truss with 2 no. ø3.35 x 75mm long galvanized, round wire nails.



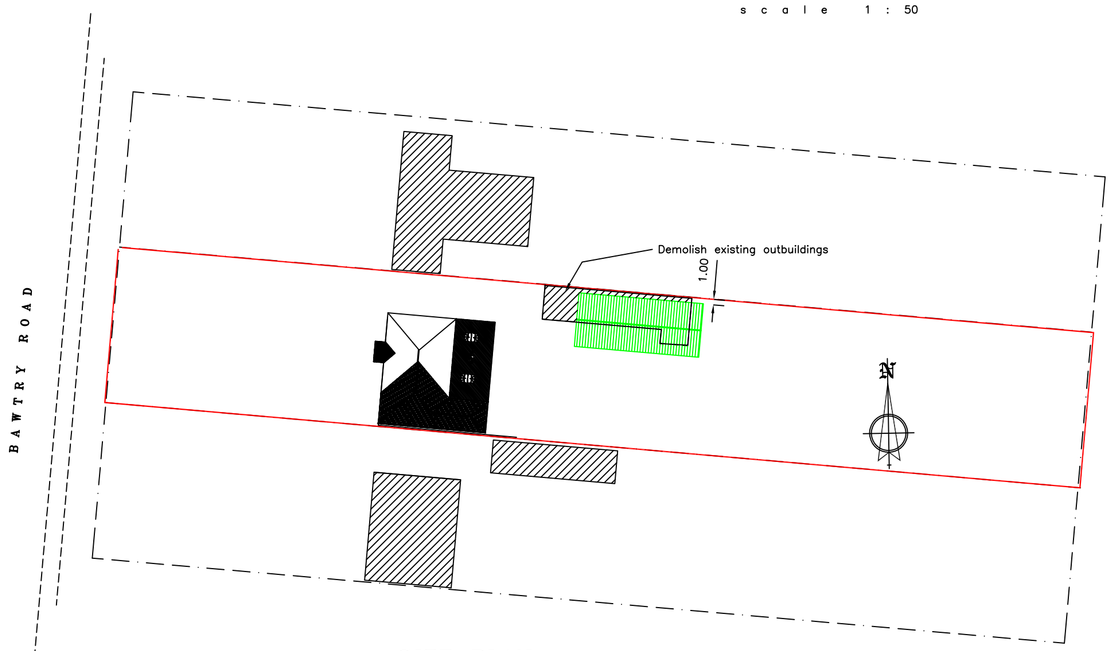
SECTIONAL ELEVATION ON 'A-A'

scale 1 : 50



PROPOSED FLOOR PLAN

scale 1 : 50



SITE PLAN

Scale 1 : 200

ALL WORK TO COMPLY WITH BUILDING REGULATIONS 2000 AS AMENDED AND ASSOCIATED LEGISLATION AND PLANNING CONDITIONS. ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT. ANY DEVIATION TO BE NOTED ON APPROVED PLAN. 48 HOURS NOTICE TO BE GIVEN TO ALL STATUTORY AUTHORITIES PRIOR TO COMMENCEMENT. SAMPLES OF BRICK AND TILE TO BE APPROVED BY PLANNING AUTHORITY PRIOR TO COMMENCEMENT. MANUFACTURER'S DETAILS OF TRUSSES TO BE SUBMITTED 28 DAYS PRIOR TO ERECTION.

PITCHED ROOF:
Concrete roof tiles to match ex. on treated battens on Tyvek breathable felt on specialist trusses @ 600mm centres. Timbers to be fixed to 75mm x 100mm wall plate, this to be fixed to supporting brickwork by means of proprietory wall plate straps @ 1500mm centres. 25mm x 100mm wind and stability bracing running 45 degs. from apex of gable to eaves level to B.S. 5268 Pt3 1985. Roof space to be insulated using 300mm glass fibre insulation: 100mm laid between the joists and 200mm transversely and underdrawn using 12.5mm plaster board and skim finish. Roof structure as detailed.

LATERAL RESTRAINT:
30mm x 5mm galvanized m.s. straps to span minimum of 3# joists to gable at first floor ceiling level and turned 100mm down cavity with 75mm x 50mm noggins between @ 1800mm centres. Also, at first floor ceiling level.

WALLS:
Proposed walls to be 350mm cavity construction. 100mm outer leaf, 150mm cavity. Cavityinsulated using 150mm Drytherm 32 with lightweight block inner leaf. Stainless steel cavity ties @ 450mm horizontal centres and 225mm vertical centres. and 225mm vertical centres at all cavity closures. All new brickwork to be fixed to existing using stainless steel crocodile profiles. Dot & dab plasterboard finish.

DAMP PROOF COURSE:
Hyload type d.p.c. to B.S. 743 to all cills, jambs, heads, as tray over lintols, vertically to all closures and reveals, cavity trays and external walls, horizontally 150mm above g.l. and linked to floor d.p.m. as required. DPC to closures, these to be insulated to prevent cold bridging.

DRAINAGE:
To B.S. 5272:1978. 40mm dia. u.p.v.c. waste pipes to w.h.b., sink, bath and shower, all with 75mm deep sealing or re-sealing traps or anti-syphonic traps. 100mm dia. to w.c. 100mm u.p.v.c. soil & vent pipe rising 900mm above window openings and fitted with with wire mesh cage discharging into existing i.c. and drain.

SOLID GROUND FLOOR:
Approved finish on 65mm sand and cement screed on 150mm Kingspan insulation (U-value 0.18W/m²c) insulation on 1200 gauge Visqueen membrane. This to be continuous with horizontal d.p.c., on 100mm concrete floor slab, this to be insulated at edges by turning up insulation at floor edges. 100mm u.p.v.c. pipe required through extension floor to extend existing sub-floor ventilation.

STRIP FOUNDATIONS:
Foundations of 21N/sq.mm 1:2:4 concrete mix. 650mm x 250mm to cavity walls. Min. depth to be 600mm,(1000mm in clay) and below invert level of any drain and to the satisfaction of L.A.B.C.O. Existing foundations to be exposed to determine suitability.

OPENINGS:
Catnic Standard Duty Lintel. TSI. 150/100 lintel over. All windows to be double glazed. these to have a minimum cavity of 16mm with argon gas fill.(U-value 1.40 W/m²c), opening lights to all habitable rooms to provide min. 5% respective to room floor area. Windows to provide min. 4000sq.mm. permanent ventilation to all non-habitable rooms via trickle ventilation and 8000sq.mm trickle vents to all habitable rooms. Toughened glass to all glazing in critical locations. 10000mm trickle vents to open plan kitchen/living area.
Escape windows to have a clear opening of 850x500mm with glazing to B.S. 6206.

HEATING APPLIANCES:
All new radiators to be fitted with thermostatically controlled valves located in each room.

SMOKE ALARM:
Smoke detectors situated as detailed and to comply to BS. 5446 having independent electrical supply and to be interlinked as required.

SOCKETS & SWITCHES:
All sockets and switches to be between 450mm min. and 1200mm max from finished

LOW ENERGY LIGHTING:
40% of all light fittings to be low energy type.

STEELWORK:(Where required)
All steelwork to have 30mins fire resistance by means of 30mm plasterboard and skim or 15mm Fireliner boarding. Beams to be supported on concrete padstones. Blockwork supporting steel beams and associated padstones to be of 7N/mm.sq. blockwork.

MECHANICAL VENTILATION:
Kitchen to have 60L/sec. extraction fan. Bathroom, utility room and w.c. and ensuites to have 30l/sec extraction fan giving 3 air changes per hour. Windowless room to have extractor connected to light switch.. All extractor units to exhaust to atmosphere. Extractor fans in windowless rooms to have 15mins overun.

ELECTRICAL INSTALLATION:
All notifiable electrical work is required to meet the requirements of Part P (Electrical Safety) and must bee designed, installed, inspected and tested by a person competent to do so.

SCALE BAR 1:500
SCALE BAR 1:500
SCALE BAR 1:100
SCALE BAR 1:200

PROPOSAL: PROPOSED SIDE EXTENSION AND GARAGE CONVERSION TO HABITABLE ACCOMMODATION ADDITION OF PORTAL FRAME BUILDING IN REAR AT 45 BAWTRY ROAD, BLYTH, WORKSOP,S81 8HJ GARDEN FOR STORAGE FOR MR. D. OLIVER

Scales: 1:50, 1:100, 1:200,

DATE: 6th March 2024

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