Roof Construction
To be finished in Double Roman concrete tiles to match Existing roof on 50x25mm battens on breathable roofing felt on fink roof trusses by specialist manufacturer at 600mm ctrs on 75x100mm wall plate calculations for all trusses to be submitted for approval prior to commencement on site.

30x5mm anchor straps to be provided to wall plate at alternate rafter, to extend min 1200mm down wall

External Wall Construction
Cavity wall construction to comprise; 102.5mm brickwork to match existing dwelling outer leaf, with 50mm clear cavity with 50mm Kingspan or equal approved, cavity insulation, 100mm lightweight thermal blockwork to inner leaf with 12.5mm plasterboard on dabs to internal face.

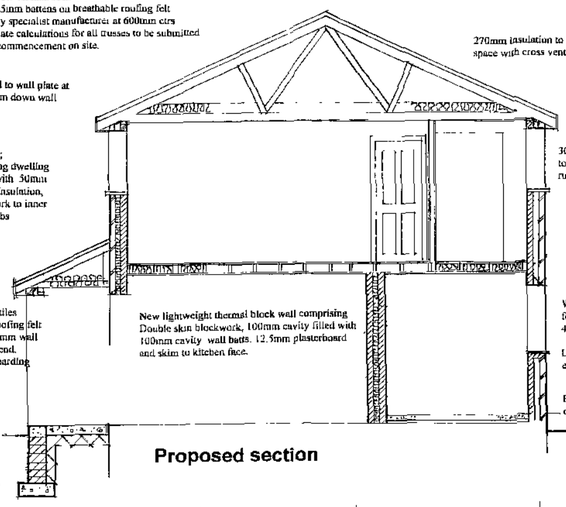
Code 4 lead flashings to be used in conjunction with proprietary tray dpc

New Mono pitch roof to be constructed of concrete roof tiles To match existing on roofing on 50x25mm battens on roofing felt On mono type roof trusses to specialist design, on 75x50mm wall Plate supported by wall and gallows type bracket at free end. Underside to be finished in upvc tongued and grooved boarding

Proprietry Tray DPC to be provided to front elevation Over monopitch roof, and all lintels in external wall.

Foundations
To be 600x225mm thick concrete strip type, min 750mm to underside, depending on ground conditions.

Foundations to be approved by Local Authority Building Control Officer



New lightweight thermal block wall comprising Double skin blockwork, 100mm cavity filled with 100mm cavity wall batts. 12.5mm plasterboard and skim to kitchen face.

270mm insulation to be provided in 2 layers to roof space with cross ventilation provided by eaves vents.

30x5mm anchor straps to be provided at 1.2m ctrs to verge, first floor and ceiling level where timbers run parallel to wall and to span 3 No timbers

Wall ties to be stainless steel vertical twist type suitable for 100mm cavity at 750mm centres horizontal and 450mm centres vertically and every block course at reveals

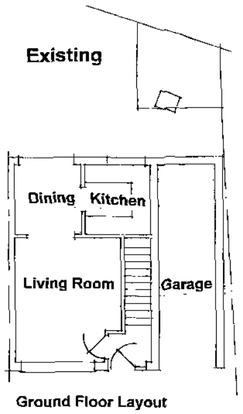
Lintels to be Catnic CH110 or equivalent with 150mm end bearing.

Floor construction to kitchen to be 75mm screed on 75mm rigid polystyrene on existing floor slab

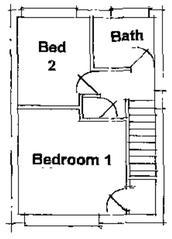
Proposed section



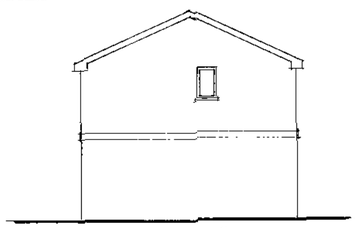
Proposed section



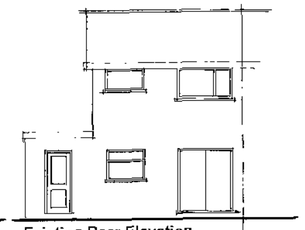
Ground Floor Layout



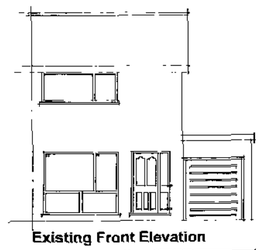
First Floor Layout



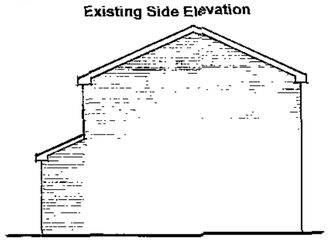
Existing Side Elevation



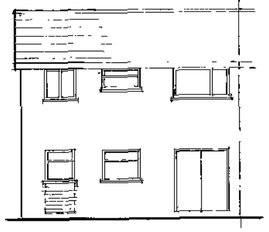
Existing Rear Elevation



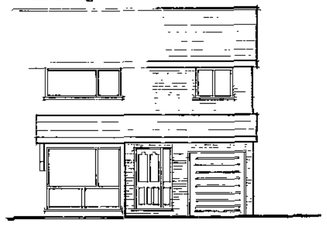
Existing Front Elevation



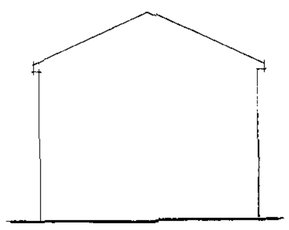
Proposed Side Elevation



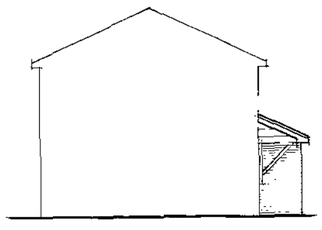
Proposed Rear Elevation



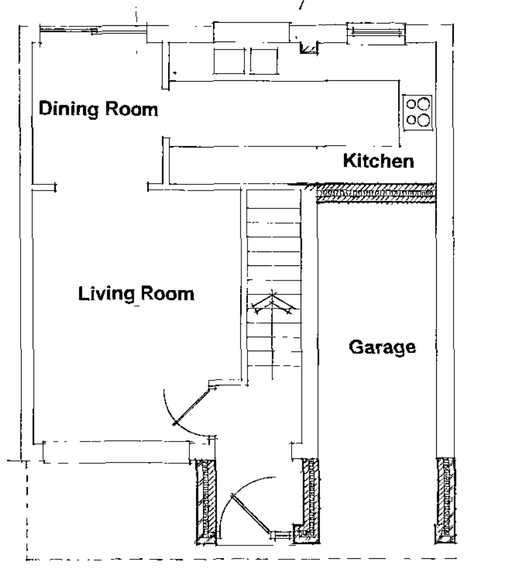
Proposed Front Elevation



Existing Side Elevation



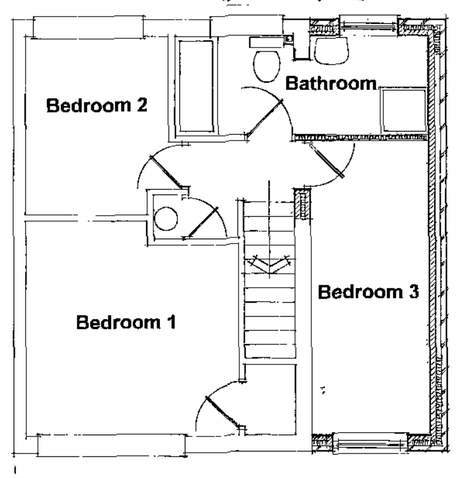
Proposed Side Elevation



Proposed

Ground Floor Layout

Existing drainage to be used, but must be inspected and approved by the Local Authority Building Control Officer



First Floor Layout

BMBC
CORPORATE MAIL ROOM
09 JAN 2013
Received by:
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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

General
Foundations to be exposed and approved by District Building Surveyor.

All masonry to be adequately bonded to existing To the approval of the District Building Surveyor.

All new drainage to be laid to the approval of the District Building Surveyor.

Windows to have min 1/20 floor area opening light. Glazing to all windows to be double glazed sealed units fitted with Pilkington K glass to meet current U value.

Escape windows to first floor to have min 0.33m² clear opening, min height or width 450mm

Glazing to doors or windows within 300mm of a door, below 1.5m from ground/floor level, or below 800mm elsewhere to be fitted with safety glass to BS6206

Background ventilation to habitable rooms to be 8000mm² and 4000mm²to non habitable rooms

Mechanical ventilation to be provided to bathroom to give 15 litres/sec ventilation.

Switches and sockets to be between 450mm and 1200mm

Mains operated smoke detectors to be provided in circulation areas.

Electrical Installation
The electrical installation must be carried out by an electrician registered under the "Competent Person Scheme" and provide certification for testing, design and inspection. Alternatively an application to be made separately to Local Authority Building Control in respect of Part P of the Approved Document for the inspection and testing of the electrical installation.

First Floor Construction
19mm T & G floorboard on 50x150mm floor joists at 450mm centres with 100mm insulation to provide a density of 10kg/m³ with 12.5mm plasterboard and skim to underside.

Herringbone strutting to be provided mid span. With Edge noggins for plasterboard

30x5mm galvanised anchor straps to be provided for lateral restraint to extend down wall and span 3 No joists, where joists run parallel to wall.

Internal Wall Construction
Internal walls to be 47x75mm timber stud construction Set at 600mm horizontal centres and 1200mm vertical Centres and clad with 12.5mm plasterboard with skim finish partitions to have acoustic insulation wall batts

A		
	Date	Revisions

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9 MIDHOPE WAY, BARNSLEY, S.YORKS S75 2LS
TEL: 07888 764202
PLANNING SUPERVISORS

Client
Mr W. Walker

Job Title

Drawing Title
Proposed extensions and alterations to 6 Bleasdale Grove, Monk Bretton, Barnsley

Scale **1:50 1:100**

Date | Drawn by

Drg No. **Drawing No. 7109/01** | Rev.

A PROJECT BY THE HOUSING ARCHITECT DAT No 7109

594 x 841mm A1