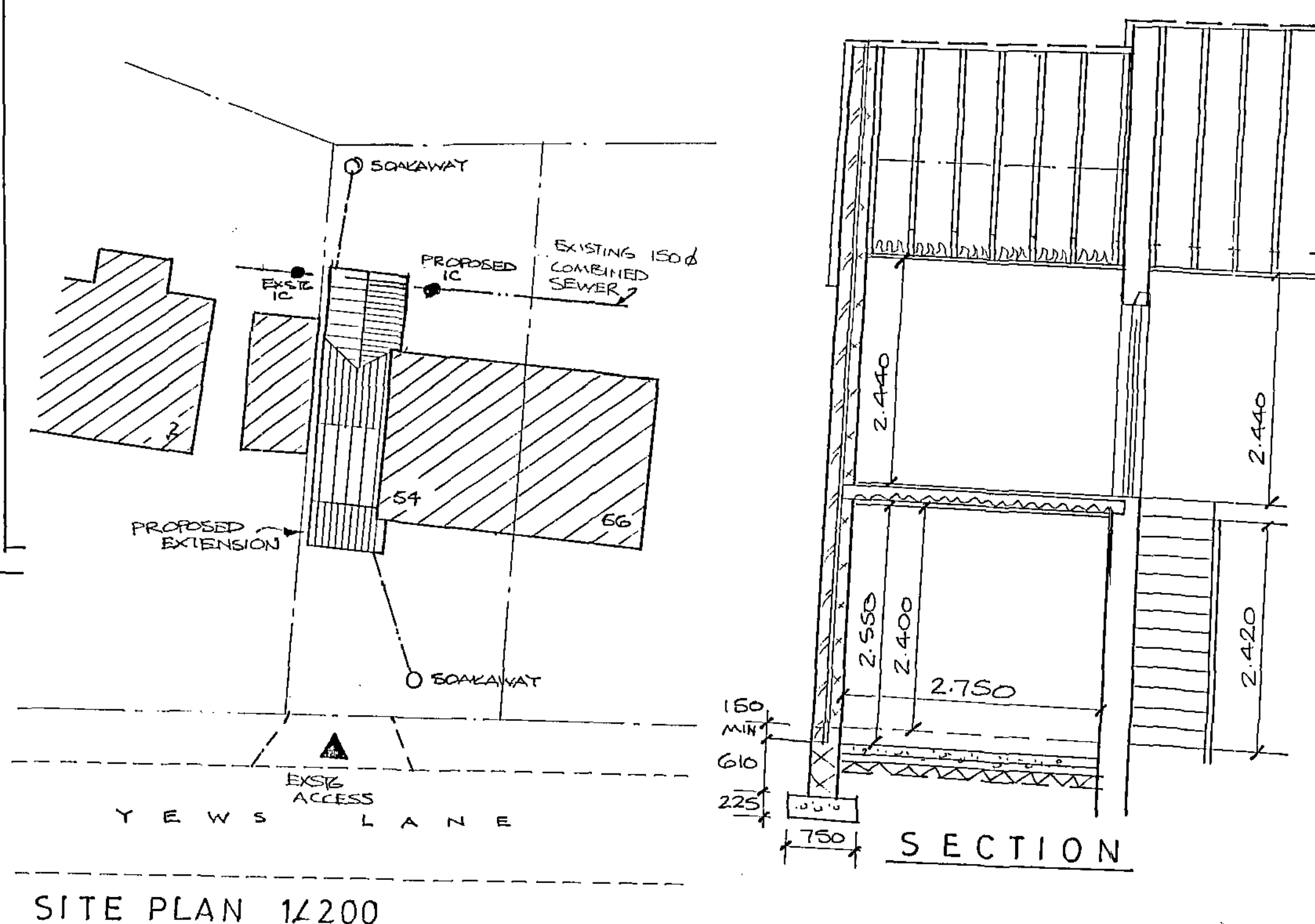
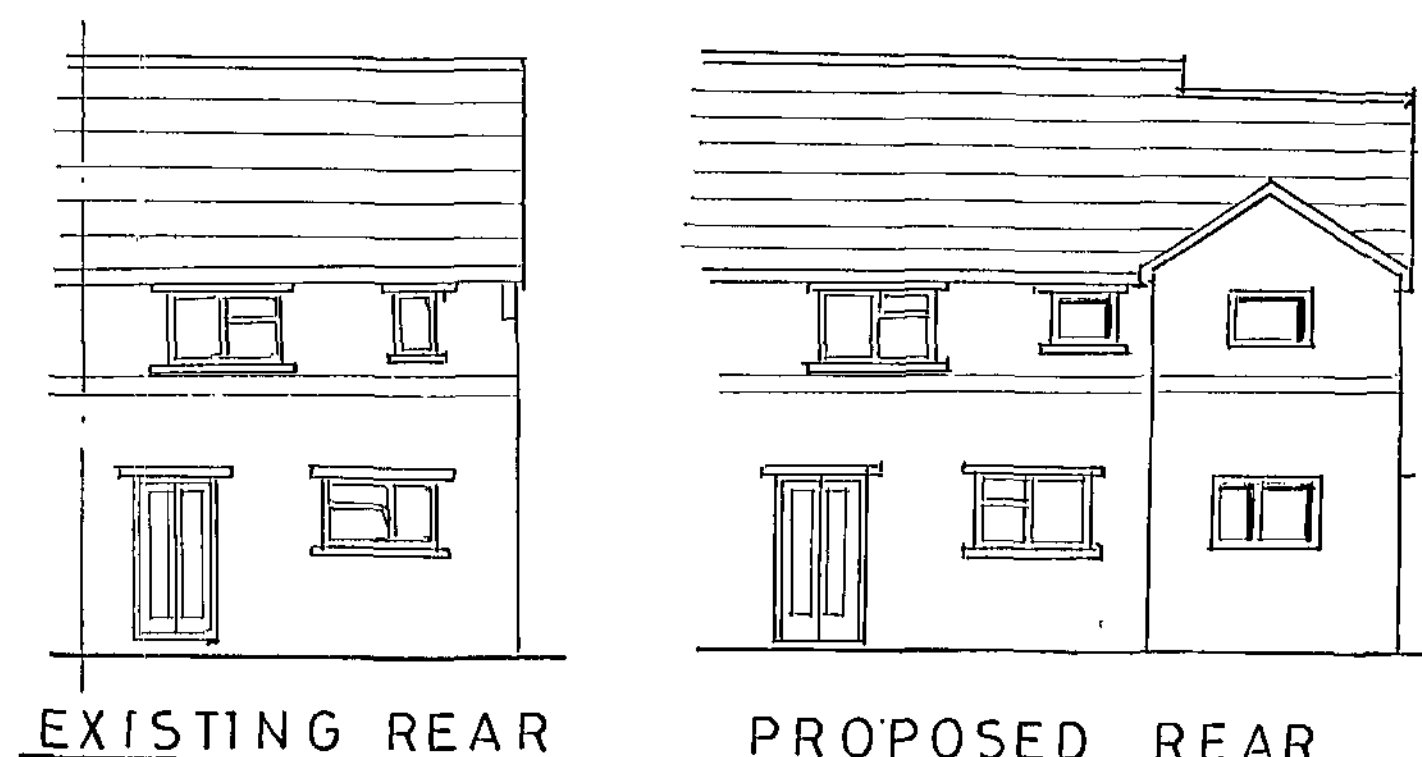
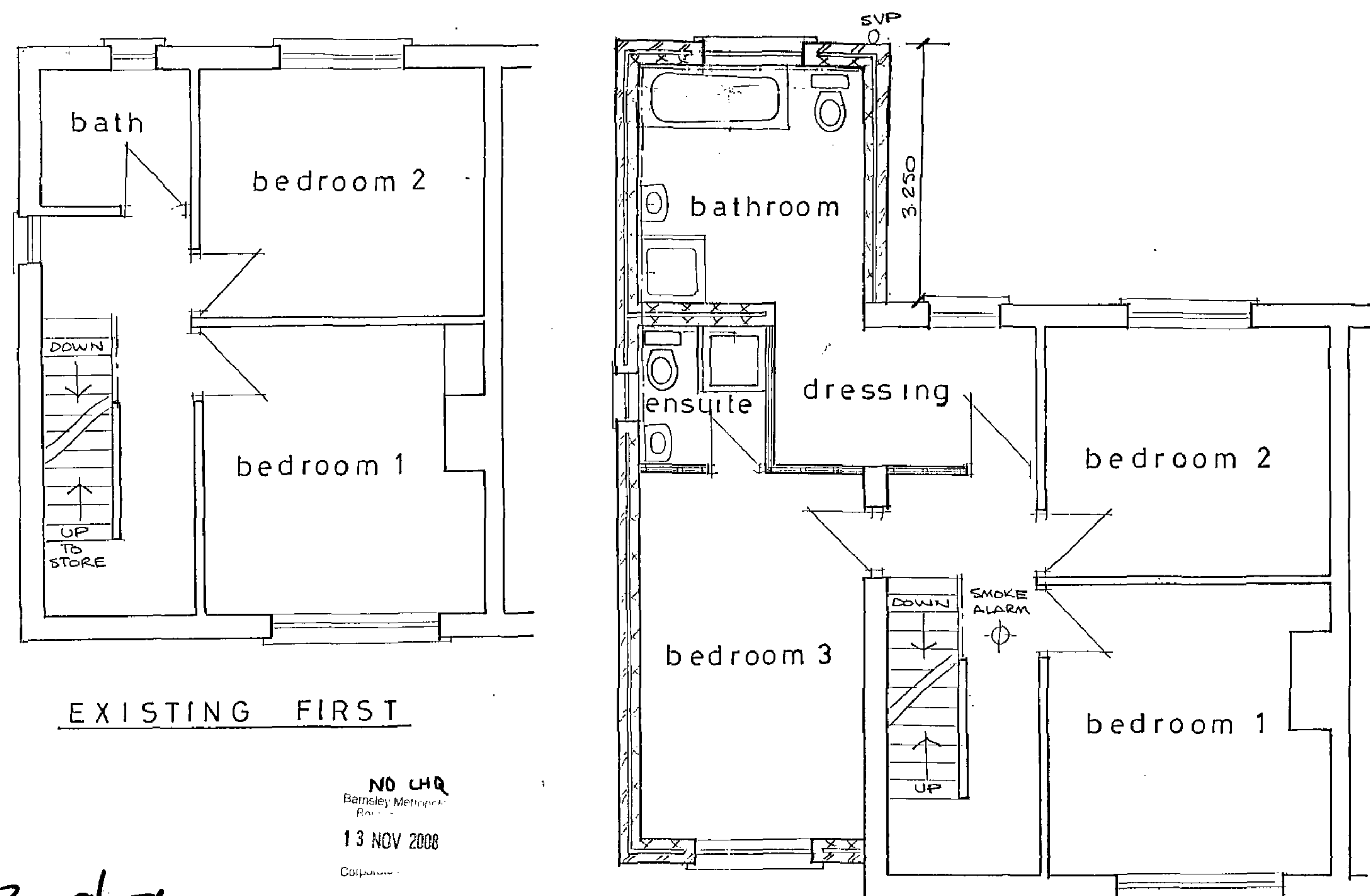
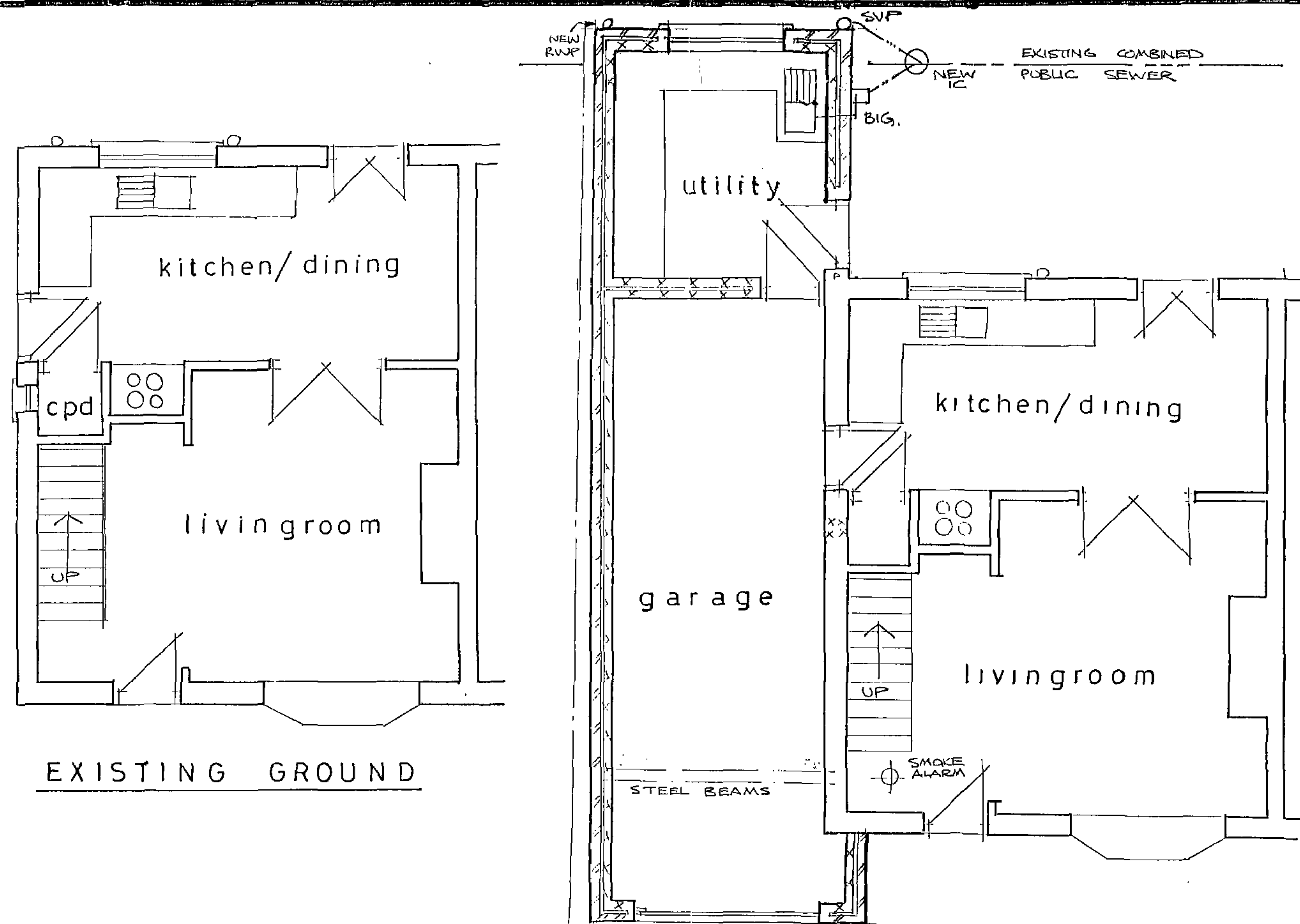




ROOF: Concrete interlocking roof tiles to match existing house main roof and on 38 x 50mm rafter battens fixed to suit the manufacturers requirements on uncluttered felt, verge and eaves tiles twice clipped, 125 x 50 rafters at 450 centres at 37.5 degree pitch, rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber ridge board; 225 x 75 purlins in SC3 timber at centre of rafter built in both ends; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s. straps; 30 x 5 galvanised m.s. anchors in lateral restraint to gables at mid span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 122 x 38 ceiling joists at 450 centres fixed to wallplates and 200 x 63 binders supporting ceiling joists at 2100 centres; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); Code 4 stepped lead flashing at front lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; roof felt lapped under existing roof coverings 225 at rear

OFFSHOOT ROOFS: tiles, battens, insulation and felt and felt all as main roof above on 125 x 38 rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber bearer rafterbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 147 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; lateral restraint to gables using 30 x 5 galvanised m.s. strap at mid span nailed across first three rafters and ceiling joists

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house, including contrasting feature brickwork; 75 cavity and 100 Thermatec "Turbo" insulation block inner leaf with plaster skim on 12.5mm internal plaster board fixed with plaster dabs; partial cavity wall insulation to be fixed to inner side of cavity to be 50mm Celotex Luff-R Zero CW30502 foam insulation board fixed to manufacturers instructions to give U value of 0.27; cavity walls to have flexible stainless steel wall ties 900 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and soffits to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.m. Calfic Cougar CGH 70/100 open back linoleum with min 150 and bearing with min 150 and bearing; tray dpc over linoleum with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides, 25mm thickness of 10kg/cu.m mineral fibre batts secured to stud work; floor joists doubled up under studs

GARAGE FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 50 concrete screed; 200 step up into house

UTILITY FLOOR: 25 ply boarding on 170 x 38 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; soffits vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex Luff-R Zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists; 200 step down into garage

FIRST FLOOR: 25 ply boarding on 170 x 38 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5mm plasterboard and 5mm plaster skim finish to utility ceiling; 25mm "Supalux" boarding to garage ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists to achieve a U value of 0.22; floor joists doubled up under studs; floor over garage also to have sound insulation of 100mm quilt of 10kg/sq.m mineral fibre over insulation board

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape window to new first floor bedroom to be side hinged casement opening through 90 degrees, minimum opening 550 x 850 high with floor to sill height max 1100

Bathroom and ensuite: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

Half hour fire resistant doors between garage/house and garage/utility with self-closing devices closing onto 25 rebates

STEEL BEAMS: 2 No. 178 x 102 x 19 g/m UBs to bear on 150 thick concrete padstones both ends; beams to be protected with 25 "Supalux" fire resistant boarding; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

DRAINAGE: Ensuite and bathroom to discharge to new 100 dia syp with slow radius rest bend to new drain connection to existing combined sewer; 75 deep seal trap to all bathroom appliances with 32 waste to hand basins, 38 waste to bath/shower and 100 waste to WC; no waste connected to SYP within 200 of WC connection; 38 waste to utility room sink to new back inlet gully; 110 x 63 gutters to discharge to existing with offshots to new 63 downpipes as shown; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 900 x 600 internal sized dia precast concrete sectional IC on 150 concrete base with cast iron cover and frame; new rainwater gully to 1 cu.m soakaway situated min 5 metres from any structure, soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; all work to satisfaction of Local Building Inspector and Yorkshire Water

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

SMOKE ALARMS: fitted in locations shown in accordance with BS 5833; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered

All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

NO CHQ
Barnsley Metropolitan Council
13 NOV 2008
Countryside

2008/1076
AMENDED PLAN for
PROPOSED TWO STOREY EXTENSION at SIDE of
No. 54 YEWS LANE, KENDRAY, BARNLSLEY

SCALES 1/50 and 1/100

1/1250