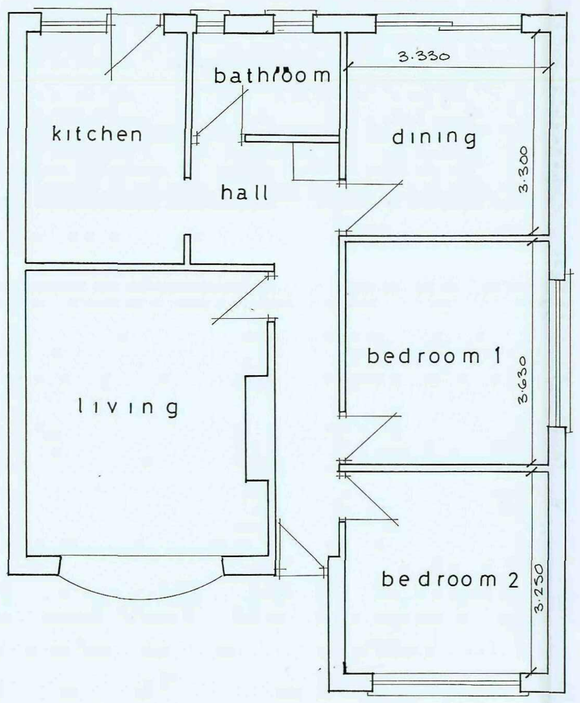
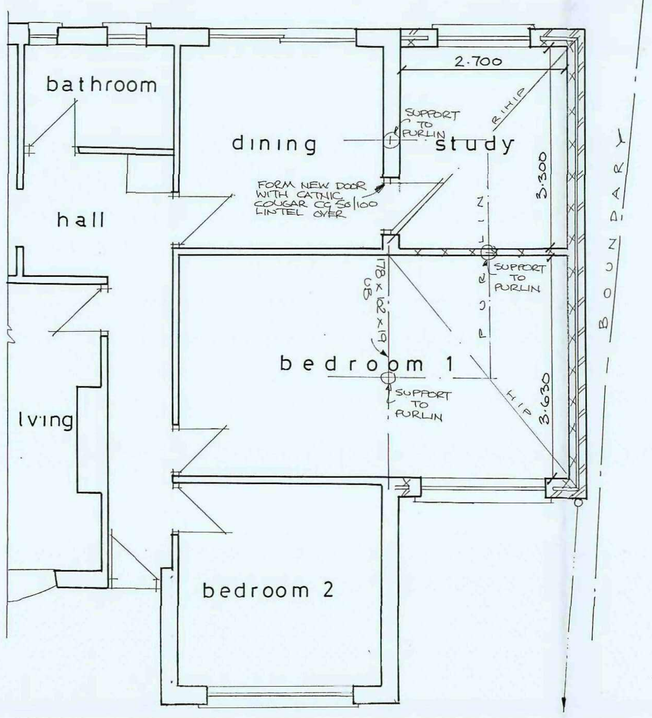
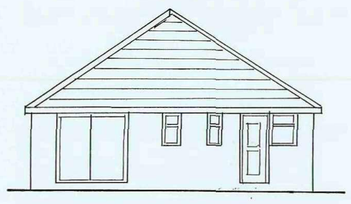


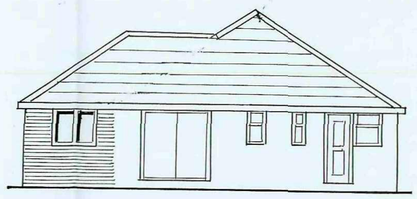
EXISTING PLAN



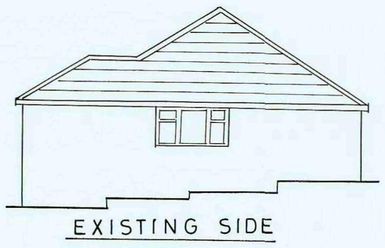
PROPOSED PLAN



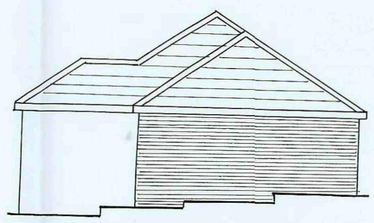
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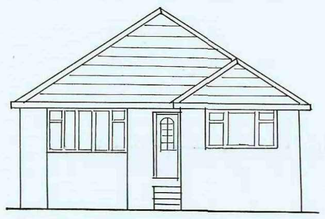
PROPOSED REAR



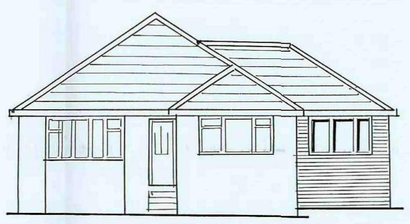
EXISTING SIDE



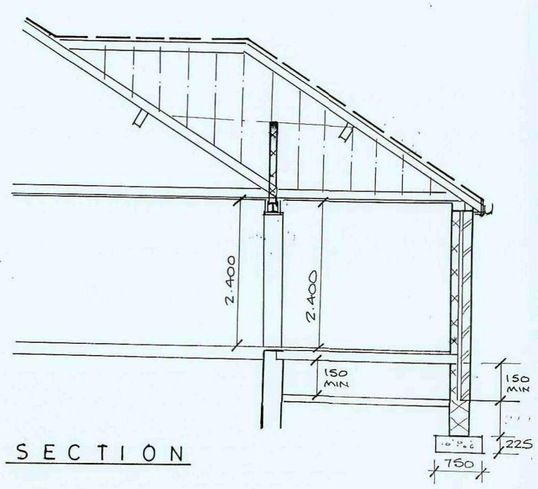
PROPOSED SIDE



EXISTING FRONT

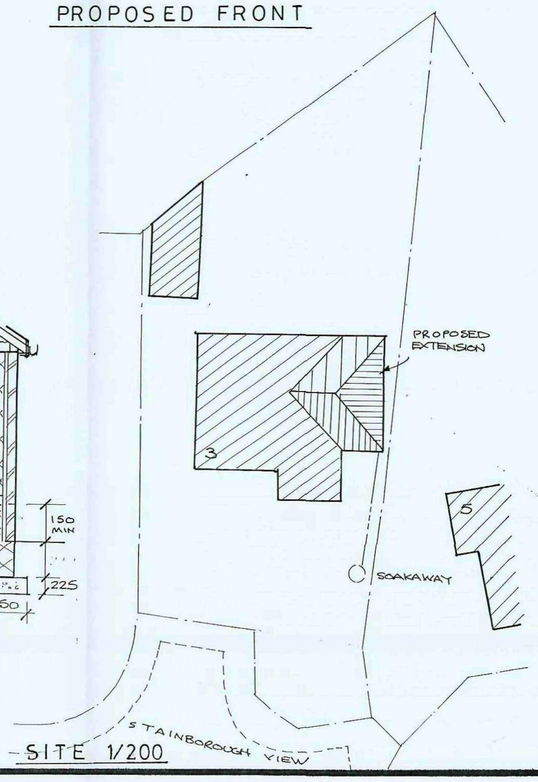


PROPOSED FRONT



SECTION

SCALES 1/50 and 1/100



SITE 1/200

ROOF: Concrete interlocking roof tiles to match existing bungalow roof on 38 x 25 battens on untearable felt with and eaves tiles twice clipped; 100 x 50 rafters at 450 centres at 32.5 degree pitch to match existing roof; rafters to bear on wallplate, on 200 x 50 hip rafter, 200 x 25 ridge board and on 175 x 50 purlins in SC3 timber at centre of rafter span; purlin to bear on hip rafter, on 100 loadbearing blockwork built off existing cavity wall, new internal block wall or steel beam; short rafter ends to bear on 150 x 25 bearer nailed to existing rafters; 50 x 100 dragon ties to corners and across ceiling joists to tie hips together; ventilation to roof space by fixing ventilators at soffit to give an equivalent area as 12mm continuous air gap; 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; felt lapped under existing roof coverings min 230; 147 x 50 ceiling joists at 450 centres; PVCu soffit and fascia board; insulation to be 300 rock mineral fibre laid in two layers with first 150 thick laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); felt lapped under existing roof tiles min 225; Code 4 lead valley lapped under roof coverings min 230

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing bungalow; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm 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 tuff-R Zero CW3050Z 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, cills and eaves and cavities 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.mm Thermalite tongue and groove trench blocks; Catnic Cougar CG70/100 open back lintels with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into exstg 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

INTERNAL BLOCK WALL: 100mm thickness of 7N/sq.mm loadbearing blockwork with 5mm plaster skim finish both sides; internal wall built off 450 x 150 concrete foundation; wall to be honeycombed below floor level with dpc tied into external wall dpc's

FLOOR: 25 ptg boarding on 147 x 50 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; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 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

VENTILATION: New windows to be 16mm double glazed PVCu unit 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 study to be side hinged casement opening through 90 degrees, minimum opening 460 x 850 high with floor to cill height max 1100

STEEL BEAM: 178 x 102 x 19 kg/m UB to bear on 150 thick concrete padstones both ends; beam to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; Calculations for steel beam submitted for approval

DRAINAGE: 110 x 63 gutters to discharge new 63 downpipe to new rainwater gully as shown; drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; connection 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; any private drain passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

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

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



LOCATION 1/1250

PROPOSED EXTENSION at SIDE of 3 STAINBOROUGH VIEW, WARD GREEN

Barnsley Metropolitan Borough Council
28 NOV 2008
Corporate Mail Room