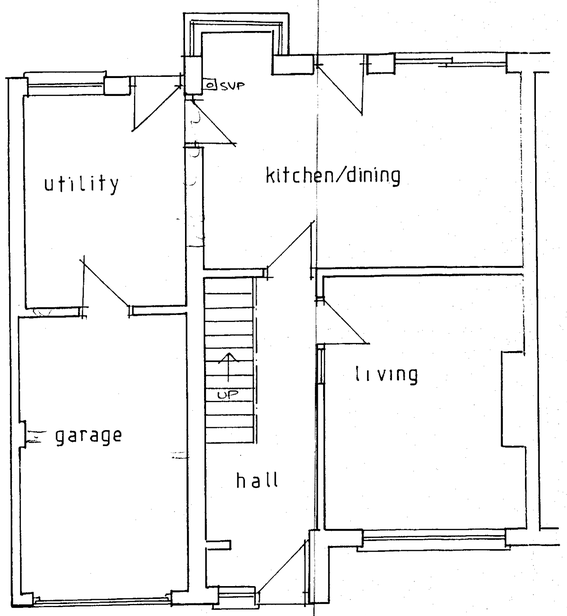
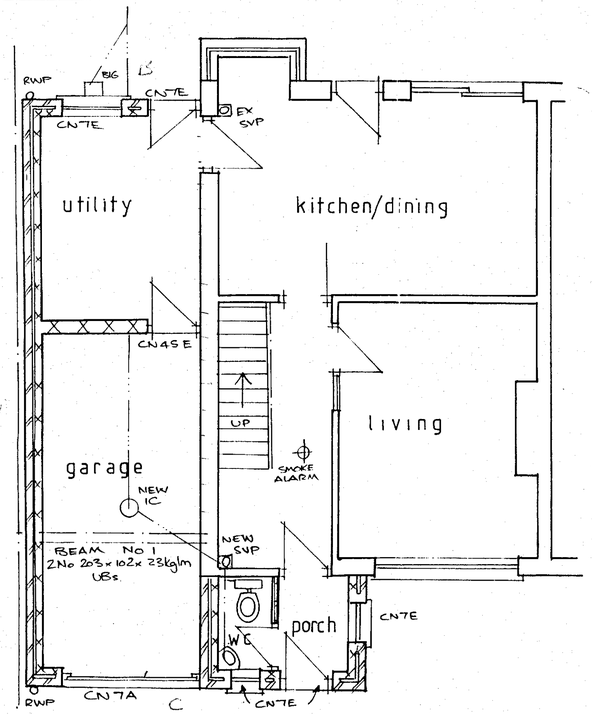
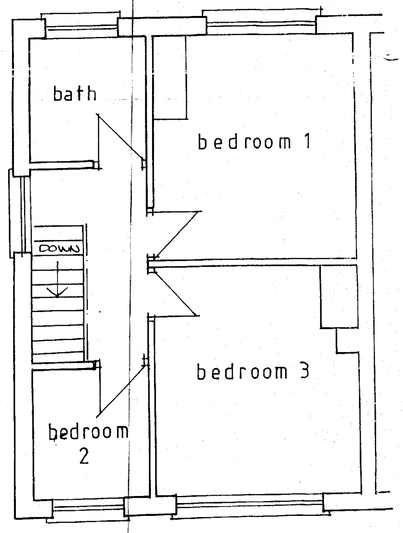


EXISTING GROUND



PROPOSED GROUND



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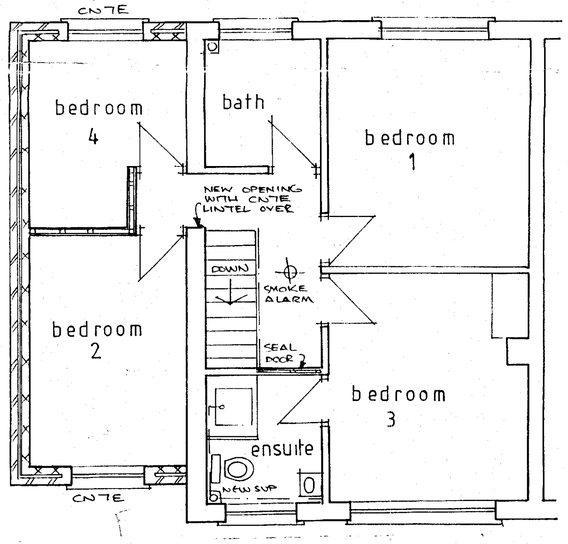
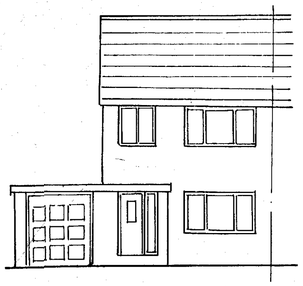


PROPOSED FIRST

65 x 225 - 014



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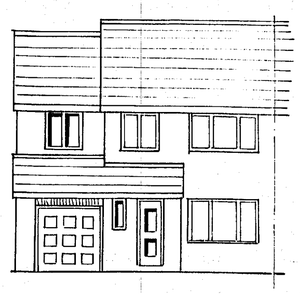
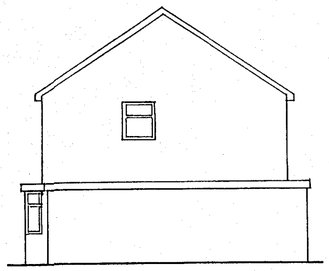
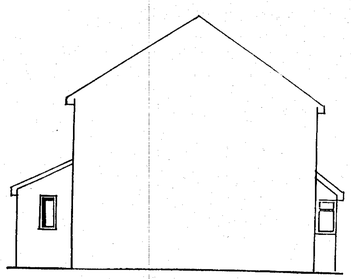


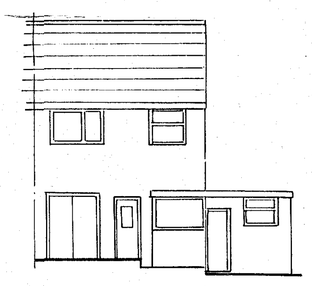
PROPOSED FRONT



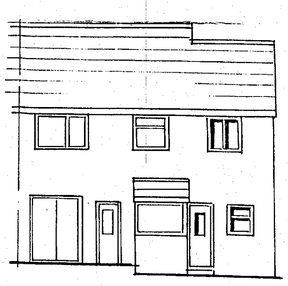
EXISTING SIDE (from No 56)



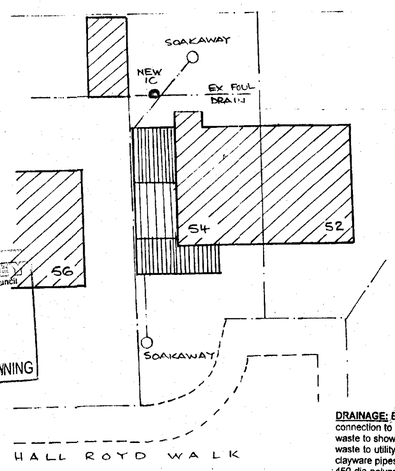
PROPOSED SIDE (from No 52)



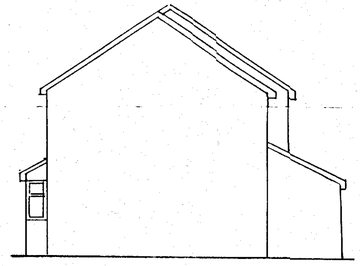
EXISTING REAR



PROPOSED REAR



SITE PLAN 1/200



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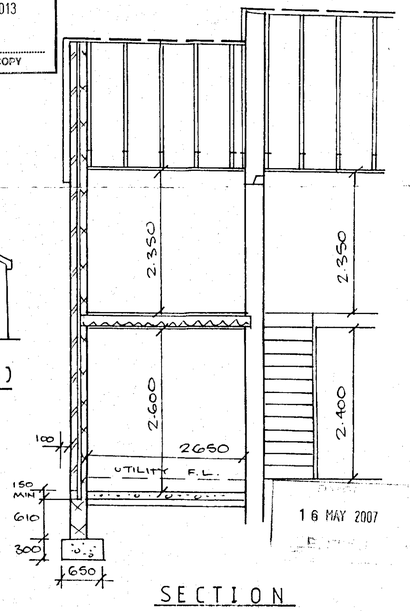

SECTION

PROPOSED TWO STOREY at SIDE and FRONT PORCH

No 54 HALL ROYD WALK SILKSTONE COMMON

BARNSLEY

SCALES 1/100 and 1/50

02/07

BARNSLEY Metropolitan Borough Council
20 JUN 2007
APPROVED TOWN PLANNING

BMEC CORPORATE MAIL ROOM
11 APR 2013
Received by: .....
ORIGINAL COPY

16 MAY 2007

MAIN ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; (builder to check pitch of roof before ordering trusses); trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; Calculations to be be prepared by truss manufacturer before installation; trusses nailed both ends to 100 x 75 treated wallplates; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 600 once bent galvanised m.s.straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max. 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1.8 metre centres; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 50 mm Kooltherm K7 pitched roof board between rafters and 70mm Kooltherm K18 insulated dry lining board to underside of rafters to give a U value of 0.17; Code 4 stepped lead flashing lapped under roof coverings min 230 and up house wall min 150 and tucked in; felt lapped under roof coverings at rear by 225, 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullys as shown

OFFSHOT ROOF: tiles, battens and felt all as main roof above on 125 x 38 rafters at 450 centres at 30 degree pitch; rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber bearer rawlbolted 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; 122 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 ms strap at mid span nailed across first three rafters and ceiling joists, rainwater goods as above; insulation to porch and and WC as described under main roof above

CAVITY WALLS: 112.5 thick external leaf in brickwork in colours to be approved by Planning Officer and to match existing house; 50 cavity and 100 "Thermalite" insulation block inner leaf with 12.5mm internal plaster finish bonded to Kingspan Thermawall TW52 zero ODP rigid urethene insulation 67.5mm thick fixed to blockwork with adhesive plaster dabs to give U value of 0.30, no insulation to garage walls; cavity walls to have wall ties 900 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; "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" lintels to be to patterns indicated on plans 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 existg 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

Internal block wall to garage: 190mm thickness of Thermalite "Turbo" blockwork with 35mm Gyproc Thermal Board Plus fixed to wall with plaster dabs and 5mm plaster skim finish; internal wall built off 450 x 150 concrete foundation

GARAGE FLOOR: 150 compacted thickness of selected hardcore with 100 structural concrete over

FIRST 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; 12.5mm plasterboard and 5mm plaster skim finish to living area ceilings with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; 25mm "Supalux" boarding to garage ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethene 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

UTILITY and PORCH/WC 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; 80 thick Kingspan Kooltherm K3 zero ODP rigid urethene insulation board fixed between joists on 25 x 25 timber battens screwed to joists 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 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 windows to new first floor bedroom to be side hinged casements opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

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

WC: vented with window having obscure glazing and some part of opening light 1.750 above floor level

Half hour fire resistant door between garage/utility with self closing device closing onto 25 rebates, min 150 max 200 step down into garage

STEEL BEAMS: 2 No. 203 x 102 x 23 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to 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

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

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839; 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 an electrician registered under the "Competent Person Scheme" who is to produce a certificate for testing, design and inspection of installation

DRAINAGE: Ensuite and WC to discharge to new 100 dia svp with slow radius rest bend to new drain connection to new drain; 75 deep seal trap to all bathroom appliances with 32 waste to handbasins, 38 waste to shower and 100 waste to WCs; no waste connected to SVP within 200 of WC connection; 38 waste to utility room sink to new back inlet gully; all new drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene ICs on 150 concrete base with cast iron cover and frame; screw down airtight cover to new IC in garage; rainwater gullys to 1 cu.m soakaways situated min 5 metres from any structure; soakaways filled with clean hardcore free from vegetable and fluky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; private drain passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector