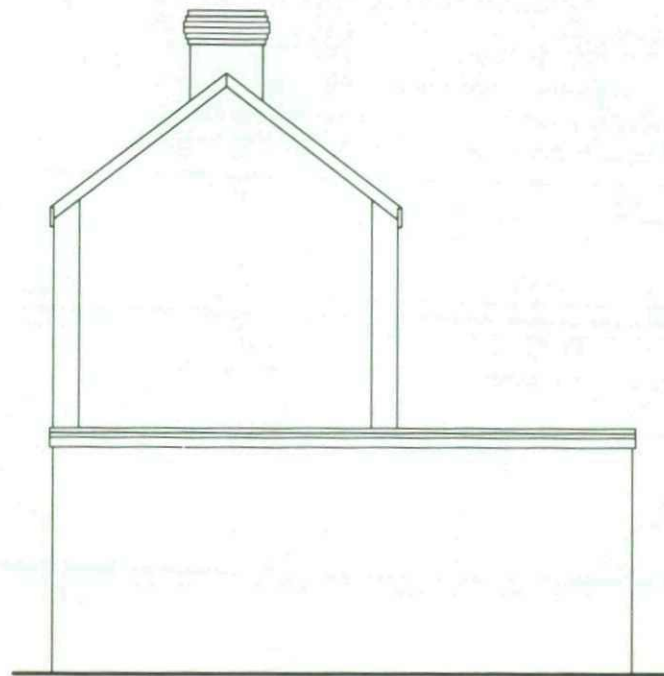
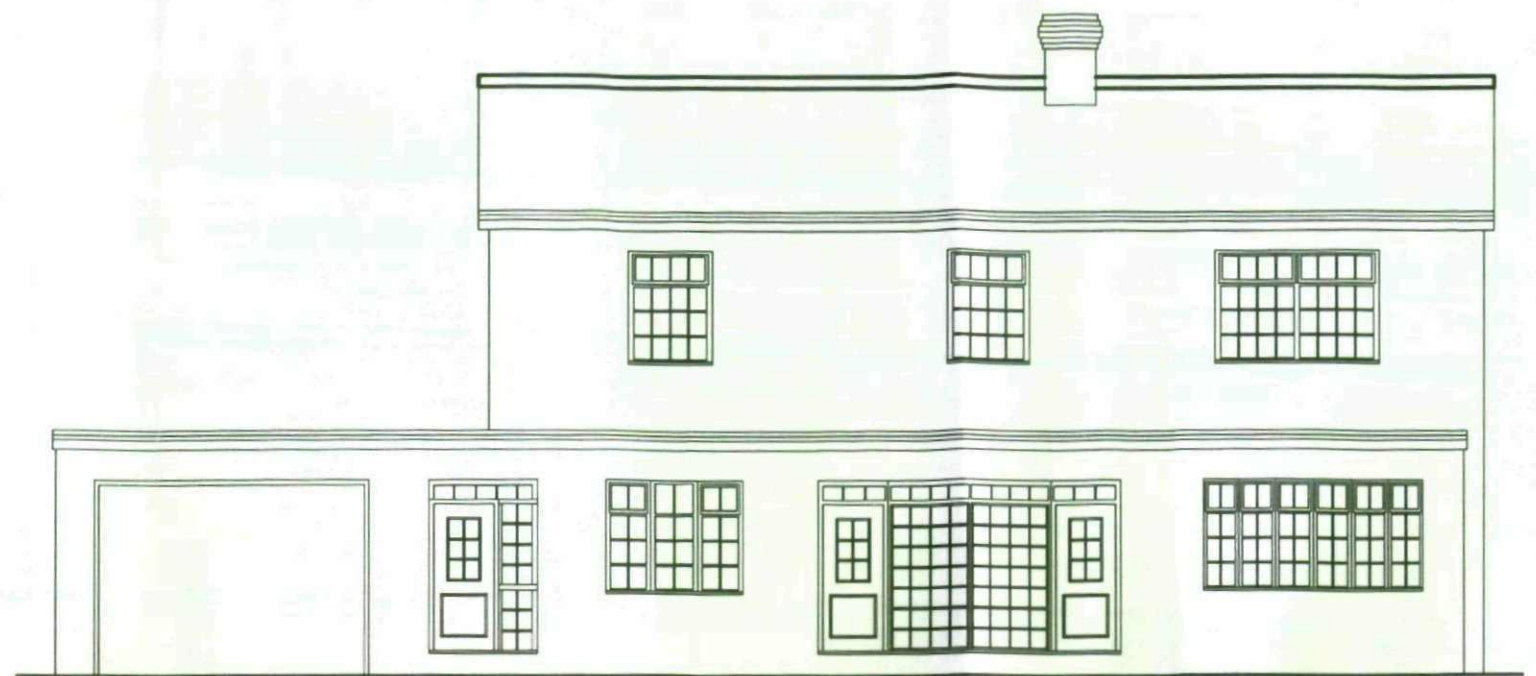
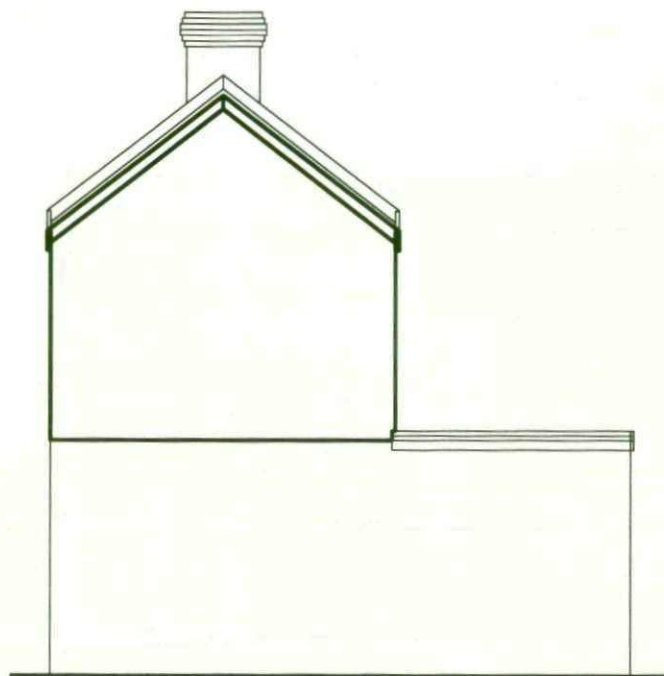




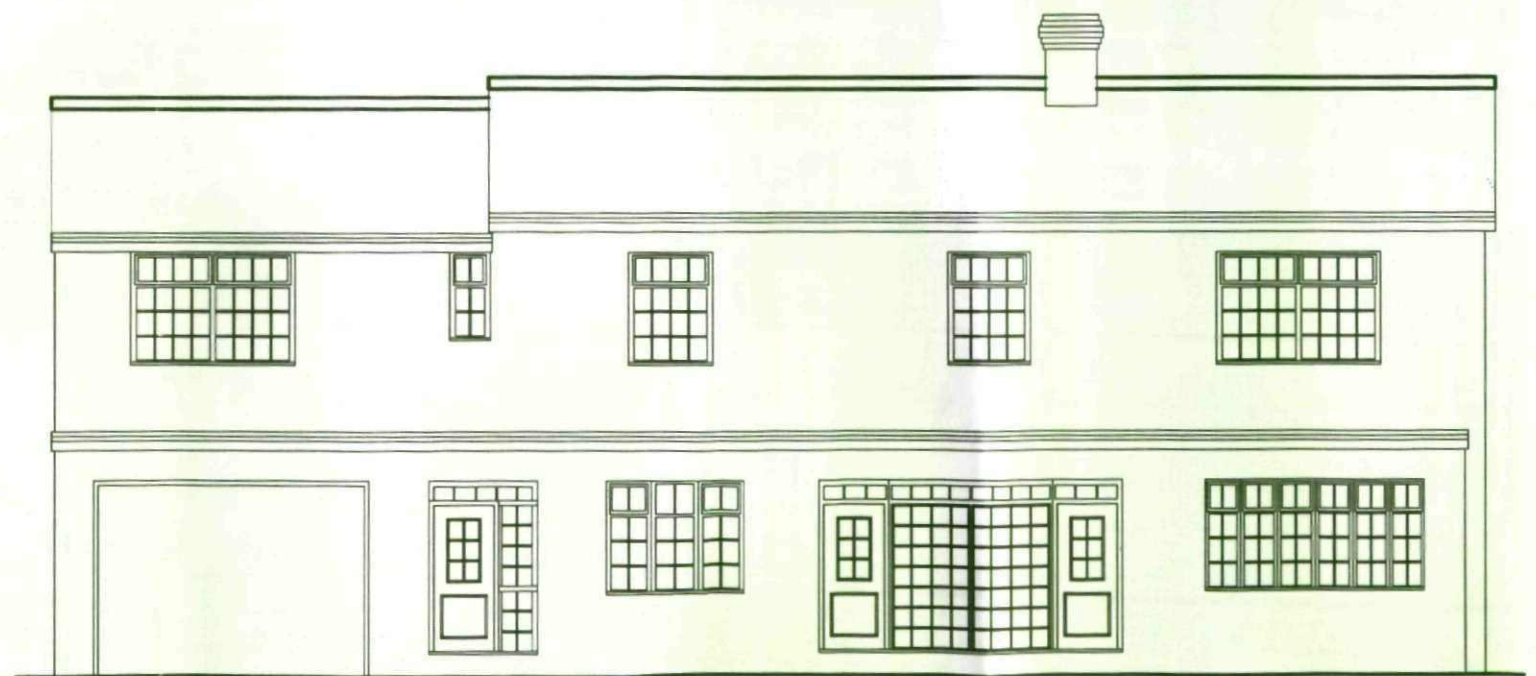
Existing side elevation



Existing front elevation



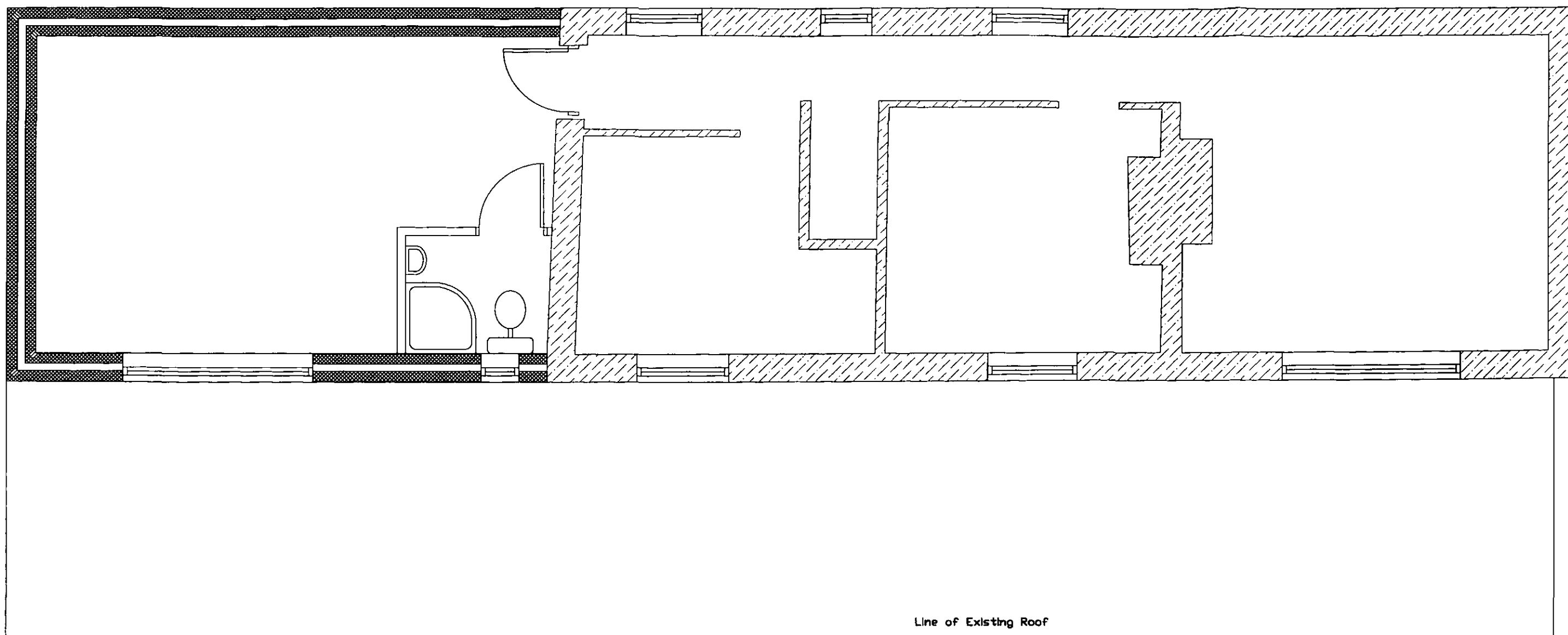
Proposed side elevation



Proposed front elevation



Proposed first floor extension &
 internal ground floor alterations
 to
 Ivy House, Keresforth Road, Dodworth.
 for
 Mr S. Hawcroft
 of
 Nr, 3, Wareham Grove, Dodworth, Barnsley
 Scale 1:100



WALLS:- 110 'Thermalite Shield' insulation block outer leaf 90 cavity and 110 'Thermalite Shield' insulation block inner leaf with cavity filled with 80mm 'Kingspan TW50' insulation board; internal plaster finish; external skin to finished in 19 cement/sand render incorporating waterproofing additive, colour and textured finish to match existing as near as possible; cavity walls to have double drip type wall ties 900 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, sills and eaves, with vertical and horizontal damp proof courses to BS 743; cold bridge prevented by installing 'Thermabate 70' cavity closers at reveals and eaves; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing house wall; 'Catnic Cougar' CGH90/100 lintels with 150 end bearing over openings to windows and doors.

FOUNDATION:- existing foundation to be checked for depth, size and condition; with final decision to be made by the BUILDING CONTROL OFFICER

FIRST FLOOR:- 25 ptg boards on existing joists; joists to be restrained laterally using 30 x 5 galvanised mild steel straps at maximum 1800 centres nailed across first three joists; underdrawn with 2 layers 13 foil-backed plasterboard and 5 plaster skim

DRAINS:- Assemble all new drains using 100 diameter clayware pipes with patent push fit flexible joints; pipes laid to a minimum of 1 in 40; where existing drains passing under extension they are to be protected by taking foundations below level of pipework and supporting wall above with concrete lintel

ROOF:- Concrete interlocking roof tiles to match existing in colour and pattern where possible; laid on 38 x 25 mm battens on 38 x 50 counter-battens with 'Kingspan' nilvent sarking membrane with 'Kingspan' Thermapitch TP10 insulation between rafters and 'Kingspan' ThermaWall TW56 under rafters; verge and eaves tiles twice clipped; 150 x 50 rafters at 450 centres in Class SC3 timber at pitch to match existing where possible; rafters to bear on wallplate one end and on 150 x 25 ridge board; 100 x 75 treated wallplate fixed to blockwork @ 1800 centres with 30 x 5 x 700 once bent galvanised mild steel straps; lateral restraint to gables at 1/3 points using 30 x 5 galvanised mild steel straps nailed across first three rafters; 2nr 225 x 63 purlins built in at both ends and secured with 30 x 5 x 1200 once bent galvanised mild steel straps fixed to brickwork and blockwork; rafters underdrawn using 2 layers 13 foil-backed plasterboard with 5 mm plaster skim finish; Code 4 lead flashing lapped under roof coverings minimum 230 and turned up house wall minimum 150 and tucked in; exterior grade plywood soffits, fascias and barge boards; roofspace vented with 13 mm air gap with flyproof mesh screen and cross ventilation promoted using proprietary tile vents

Proposed first floor extension & internal ground floor alterations to
Ivy House,
Keresforth Road,
Dodworth.
for
Mr S. Hawcroft
of
Nr, 3, Wareham Grove
Dodworth,
Barnsley

Scale 1:50