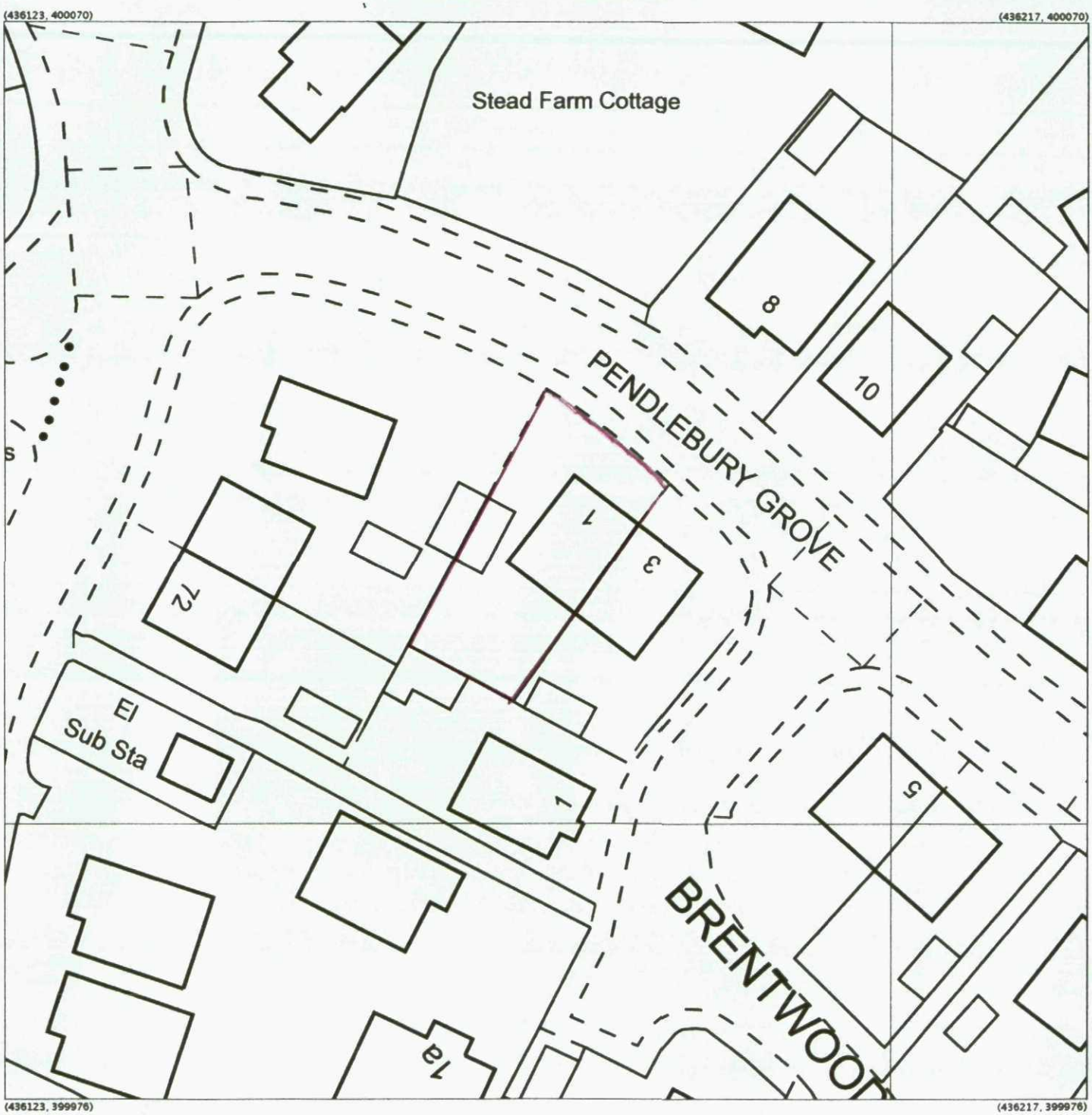


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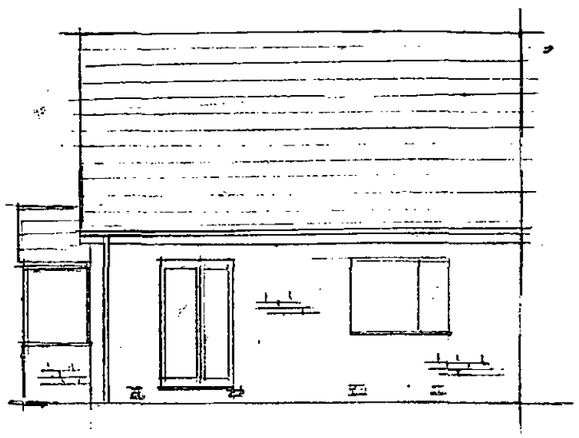
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Metres
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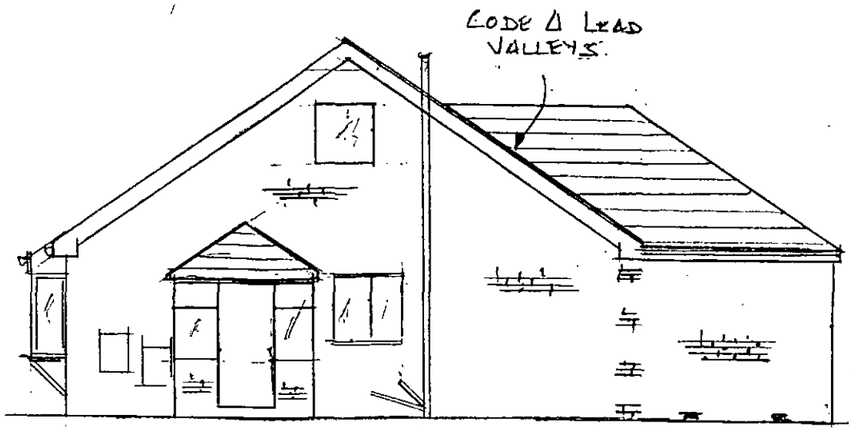
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Supplied by: **Stanfords**
Reference: OI548002
Centre coordinates: 436170 400023

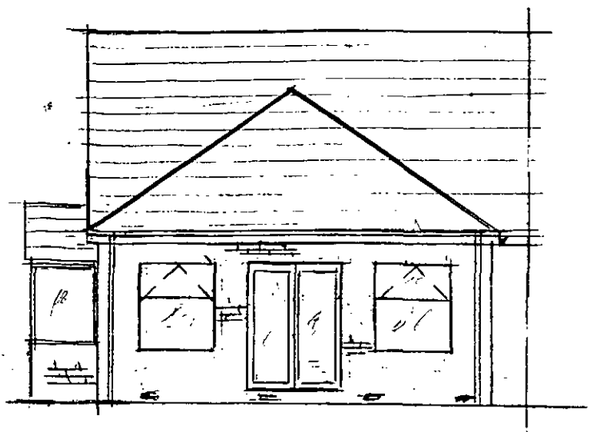
1 PENDLEBURY GROVE
BARNSLEY
S74 0LL



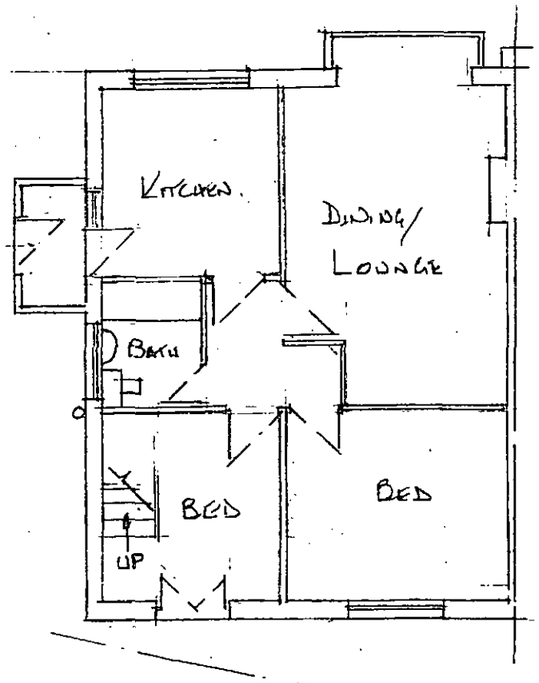
EXISTING REAR ELEVATION



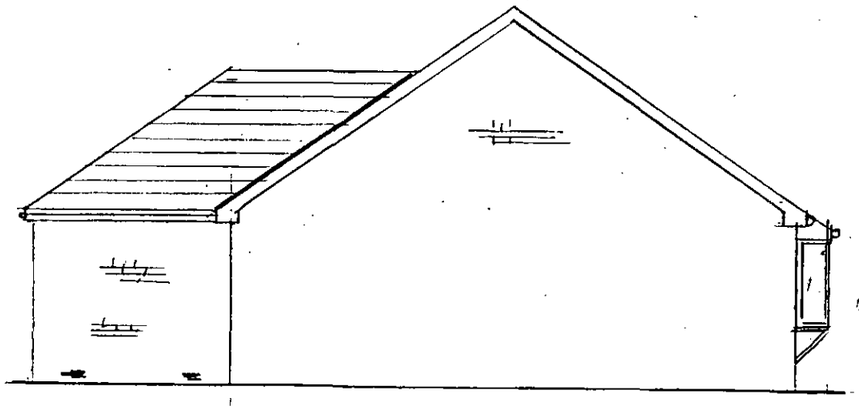
PROPOSED SIDE ELEVATION ON 'A'



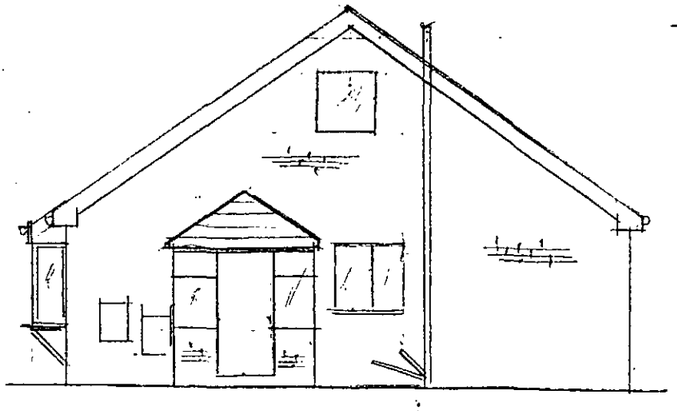
PROPOSED REAR ELEVATION



EXISTING GROUND PLAN



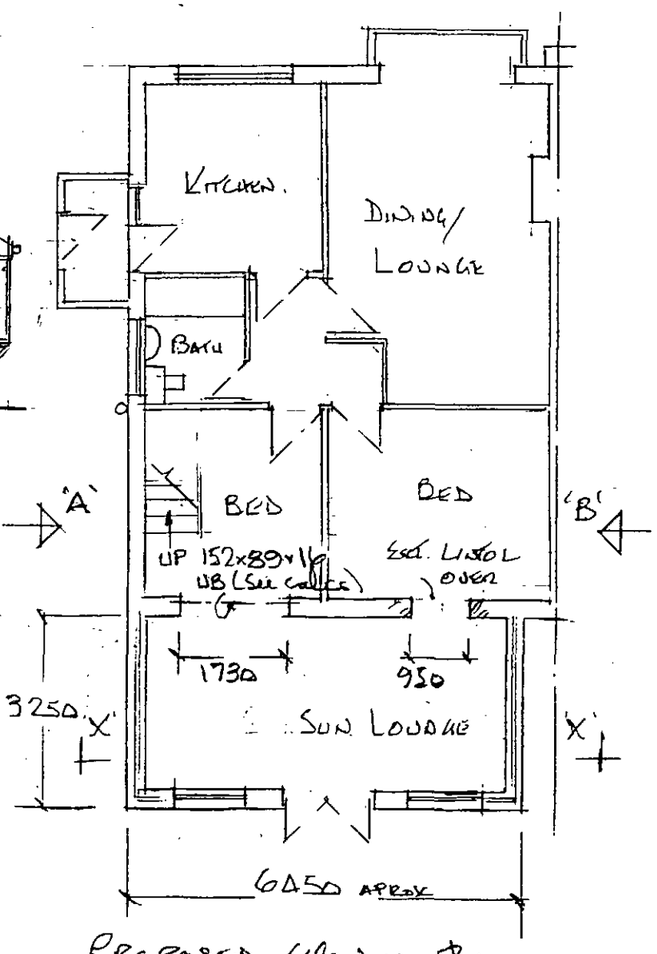
PROPOSED SIDE ELEVATION ON 'B'



EXISTING SIDE ELEVATION ON 'A'

EXISTING & PROPOSED PLANS & ELEVATIONS @
NO. 1 PENDLEBURY CIRCLE
HOYLAND

SCALE 1:100



PROPOSED GROUND PLAN

GROUND FLOOR CONSTRUCTION:
25mm FLOOR QUALITY WEYROC ON 150 X 50 SC3 GRADE JOISTS @ 400 CTRS. ON MS JOIST HANGERS (DOUBLE JOISTS UNDER STUD WALLS)
130mm CELOTEX GA3000Z INSULATING BOARDS LAID BETWEEN JOISTS WITH CELOTEX INSULATION CLIPS.
MIN 150mm AIR GAP FROM U/SIDE OF JOIST TO 100mm SITE CONCRETE ABOVE OR LEVEL WITH ADJACENT GROUND ON CONSOLIDATED HARDCORE.
225 X 150 AIR BRICKS DUCTED ACROSS CAVITY WITH TRAY DPC OVER @ 450mm FROM CORNERS & MAX 1500mm CTRS. EXISTING AIR BRICKS TO BE KEPT CLEAR.

WINDOWS:
ALL TO BE LOW E DOUBLE GLAZED (PVC OR TIMBER CONSTRUCTION) WITH 16mm AIR GAP
OPENING LIGHTS MIN. 1/20 FLOOR AREA SERVED AND FITTED WITH MIN. 8000mm2 TRICKLE *VENT OPENINGS.*
ALL NEW WINDOWS & EXTERNAL DOORS CONSTRUCTED TO ACHIEVE U VALUE 1.8
I.E.ARGON FILLED MIN 16mm GAP WITH LOW E COATING TO INSIDE.

GLAZING:
ALL GLAZING IN & AROUND DOORS TO BE SAFETY GLASS & ALL GLAZING BELOW 800mm FROM FLOOR LEVEL TO BE SAFETY GLASS.
ALL SAFETY GLASS TO BS 6206. CLASS C.

LINTOLS:
CATNIC CG 90/100 TYPE UNLESS NOTED. LINTOLS TO HAVE MIN 150mm BEARING BOTH SIDES.

STEELWORK:
TO BE ENCASED IN 18mm PL.BD WITH 1.6mm WIRE BINDING @ 100mm CTRS. & SKIM FINISH.

HEATING: EXTENSION TO EXISTING WITH RADIATORS FITTED WITH THERMOSTATIC CONTROL VALVES.
PIPEWORK INSULATED IN ACCORDANCE WITH PART L OF BUILDING REGS.

ELECTRICS:
ALL TO BE CARRIED OUT BY A PERSON WITHIN A COMPETENT PERSON SCHEME OR INSPECTED UNDER PART P OF BUILDING REGULATIONS.(FOR WHICH A ADDITIONAL PAYMENT WILL BE REQUIRED)
APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

ROOF CONSTRUCTION:
CONCRETE INTERLOCKING ROOFING TILES TO MATCH EXISTING ON 38 X 38 SW BATTENS @ PITCH TO SUIT TILES ON FACTORY MADE TRUSSES @ MAX 600 CTRS.
(MANUFACTURERS CALCS. TO BE SUBMITTED MIN 28 DAYS PRIOR TO ERECTION)
ALL ERECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
100 X 25 DIAGONAL BRACING & 100 X 25 LONGITUDINAL BRACING @ NODE POINTS TO CEILING, WEB & DIAGONALS IN ACCORDANCE WITH BS 5268 PART 3.
EVERY 3rd TRUSS TO BE TIED DOWN BWK. MIN 6 COURSES WITH 30 X 5 GMS STRAPS & ACROSS MIN 3 TRUSSES ON NOGGINS BETWEEN TRUSSES @ CEILING & VERGE LINES @ MAX 1800 CTRS.
EACH TRUSS TO BE INDIVIDUALLY FIXED WITH FRAMING PLATES TO 100 X 50 WALLPLATE ANCHORED WITH 30 X 5 GMS STRAPS 1000 LONG @ 600 CTRS.
ROOF PITCH & SPAN ETC. TO BE CHECKED BY BUILDER & ENSURE SUITABILITY FOR TILES TO BE USED & PRIOR TO DESIGN OF TRUSSES.

WALLPLATES ANCHORED DOWN BWK WITH 30 X 5 GMS STRAPS X 1000 LONG @ 600 CTRS.
CEILING JOISTS FIXED TO RAFTERS, BINDERS & WALLPLATES WITH FRAMING CLIPS.
EVERY 3rd RAFTER/JOIST TIED DOWN BWK. MIN 450 WITH 30 X 5GMS ANCHOR STRAPS & ACROSS MIN 3 RAFTERS/JOISTS @ CEILING & VERGE LINES ON NOGGINS BETWEEN @ MAX 1800 CTRS.

ROOF VENTILATION:
MIN. 25mm AIR GAP TO SOFFIT/BWK. ALL ROUND. GAP PROTECTED WITH VERMIN PROOF MESH.
RIDGE VENTS TO GIVE EQUIVALENT 5mm CONTINUOUS AIR GAP
ROOF VENTILATORS FIXED BETWEEN RAFTERS TO AID PASSAGE OF AIR INTO ROOF SPACE, MIN 50mm AIR GAP FROM INSULATION TO U/S OF SLATES TO BE MAINTAINED.

ROOF INSULATION: 300 FIBREGLASS INSULATION LAID IN ROOF SPACE, 150 LAID BETWEEN TRUSSES & 150 LAID @ 90 DEG. UNDERDRAWN WITH 12.5mm PL.BD & SKIM.

WALL CONSTRUCTION:EXTERNAL
102.5 FACING BWK.TO MATCH EXISTING,100mm CAVITY FILLED WITH 100mm ROCKWOOL, THERMALITE SHIELD 2000 BLOCK INNER LEAF FACED WITH 13mm LIGHTWEIGHT PLASTER TO GIVE 'U' VALUE LESS THAN 0.27
INSULATION TAKEN TO FULL WALL HEIGHT & TO COVER GROUND FLOOR INSULATION.
SEC. ENG. BWK. BELOW DPC LEVEL & WEAK MIX FILL CAVITY TO 225mm BELOW DPC LEVEL
LEVEL.
DPC SET 150mm MIN ABOVE GROUND LEVEL & NOT TO BRIDGE CAVITY.
STAINLESS STEEL WALL TIES @ 5/Sq.M. & 225 VERTICAL TO UNBONDED JAMBS.
THERMABATE CAVITY CLOSERS TO SILLS & REVEALS.
ALL NEW BRICKWORK BLOCK BONDED TO EXISTING & CAVITY MADE CONTINUOUS.

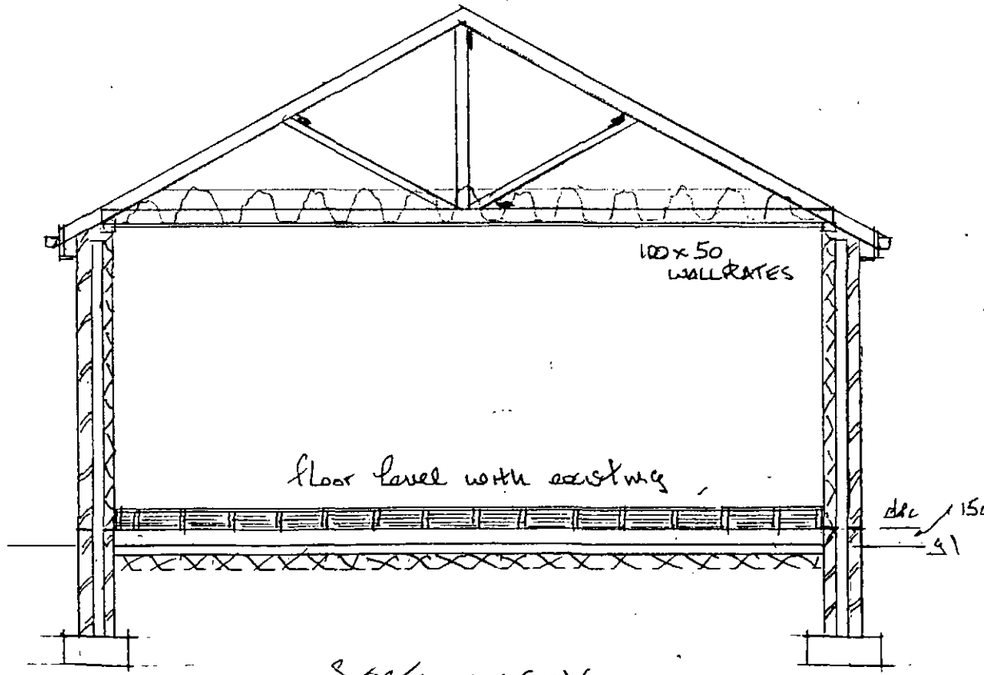
INTERNAL WALLS: STUDDING WALLS
100 X 50 STUD WALLS WITH 12.5mm PL.BD. & SKIM BOTH SIDES.
100mm FIBREGLASS BETWEEN STUDS.
DOUBLE JOISTS UNDER STUD WALLS.

DPC:
BITUMEN DPC TO WALLS MIN 150 ABOVE GROUND LEVEL
VERTICAL DPC & WEATHER CHECKS TO ALL EXTERNAL OPENINGS.

FOUNDATIONS:
600 X 225 STRIP FOOTINGS MIN. 600 COVER (900 IF IN CLAY STRATA & TAKEN BELOW INVERT LEVELS OF ADJACENT DRAINS WITHIN 1000mm OF FOUNDATIONS.
ANY DRAINS UNDER EXTENSION TO BE UNCOVERED & HAUNCHED IN 150mm CONCRETE & LINTOL OVER WHERE PASSING THRO WALLS(BUILDER TO CHECK PRIOR TO EXCAVATING FDTS. FOR HIDDEN DRAINS & REDUNDANT DRAINS TO BE GRUBBED UP & SEALED.
ALL FOUNDATIONS TAKEN DOWN TO FIRM GROUND & ALL TO SATISFACTION OF D.B.S.

DRAINAGE:
EXISTING DRAIN RUN TO BE IDENTIFIED BY BUILDER & NEW DRAINS CONNECTED TO SATISFACTION OF D.B.S.
ALL NEW DRAINS TO BE 100mm FLEXIBLE JOINTED HEPSLEEVE & LAID IM 150 PEA GRAVEL TO FALL MIN. 1:40 TO I.C.
DRAINS UNDER EXTENSION TO BE HAUNCHED IN 150 mm CONCRETE & LINTOL OVER WHERE PASSING THRO WALLS.

SURFACE WATER:
113 HALF ROUND PVC GUTTERS TO EXISTING SYSTEM WHERE POSSIBLE OR TO HOLLOW SOAKAWAYS MIN 5M FROM ANY FOUNDATIONS.ALL TO BE DISCUSSED & AGREED WITH D.B.S.
SOAKAWAY SUBJECT TO GROUND PERCOLATION TESTS. WITH RESULTS SUBMITTED TO BUILDING CONTROL OFFICE PRIOR TO WORK COMMENCING.
NOTE: SURFACE WATER TO GO TO SOAKAWAY AS FIRST PRIORITY.



PROPOSED EXTENSIONS @
No. 1 PENDLETON GROVE
HOYLAND

SCALE 1:50