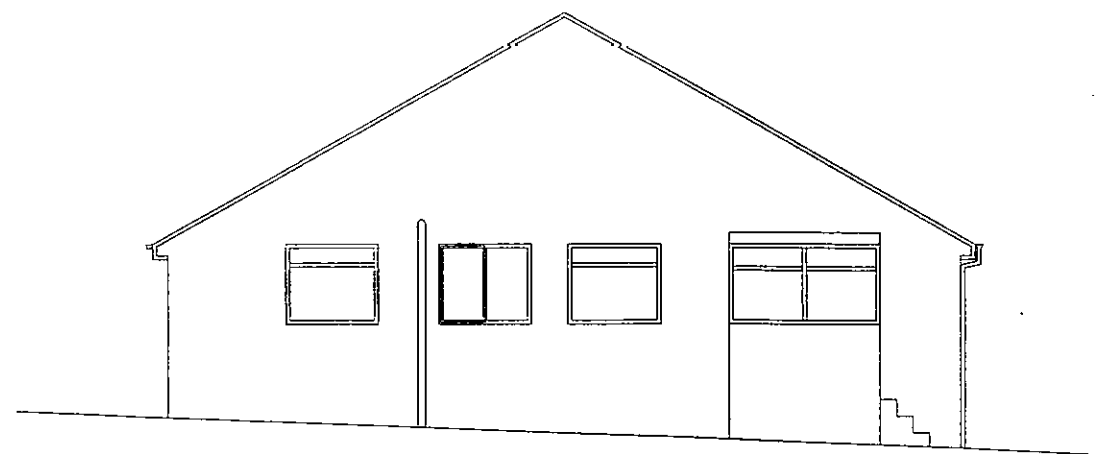
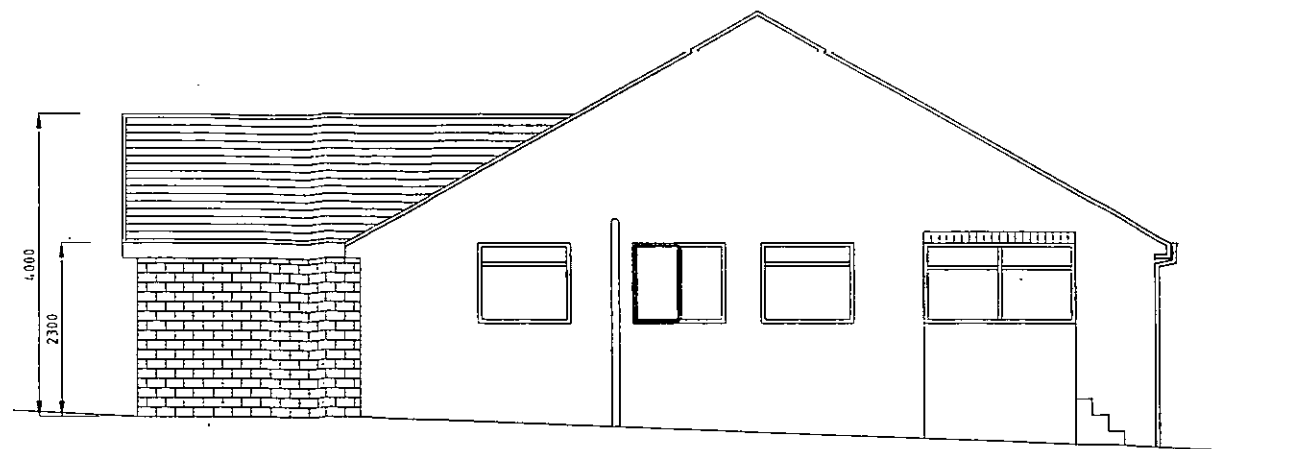
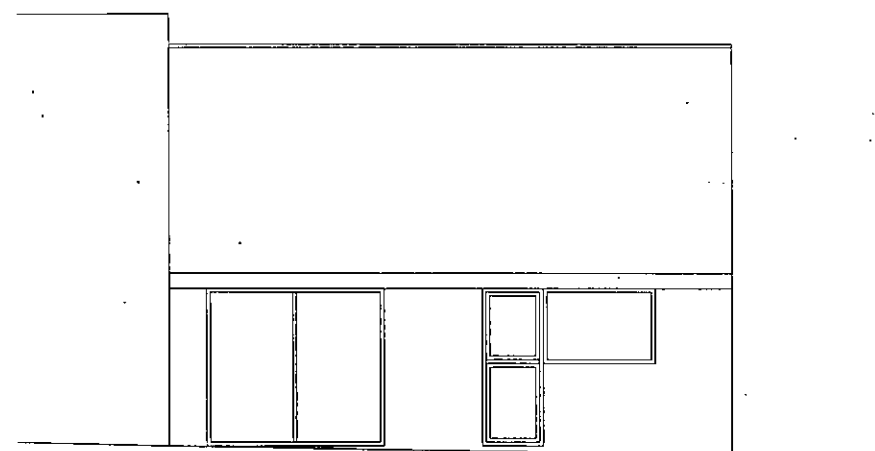




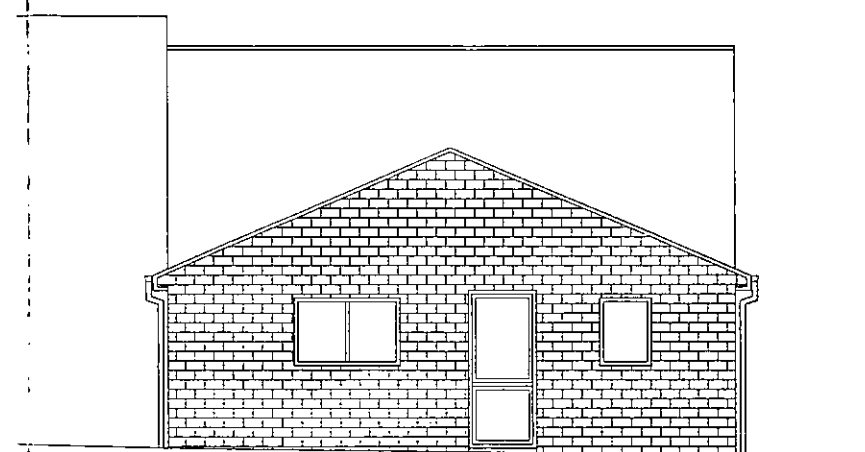
EXISTING SIDE ELEVATION



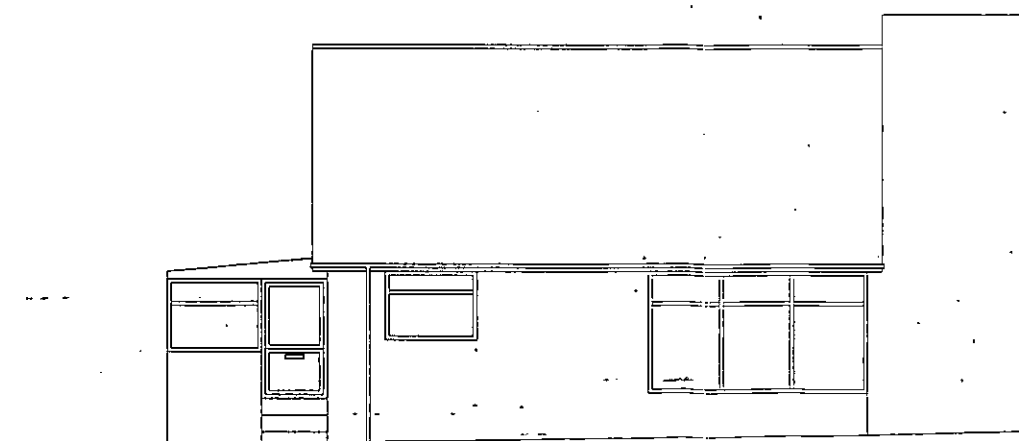
PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION

Barnsley Metropolitan Borough Council  
BUILDING REGULATIONS

31 JUL 2012

APPROVED

PLAN No. 12/29636

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24 JUL 2012

BARNLEY M.B.C.  
BUILDING CONTROL

MR BIRKETT

SINGLE STOREY REAR  
EXTENSION

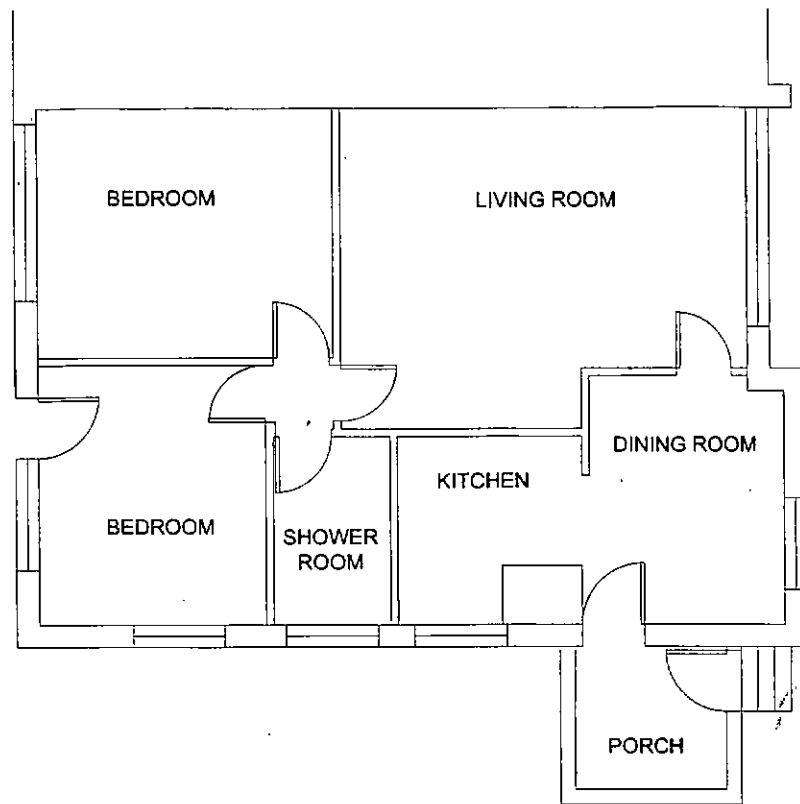
26 LONG CAUSEWAY  
MONK BRETTON  
BARNLEY

SCALE:  
1:100

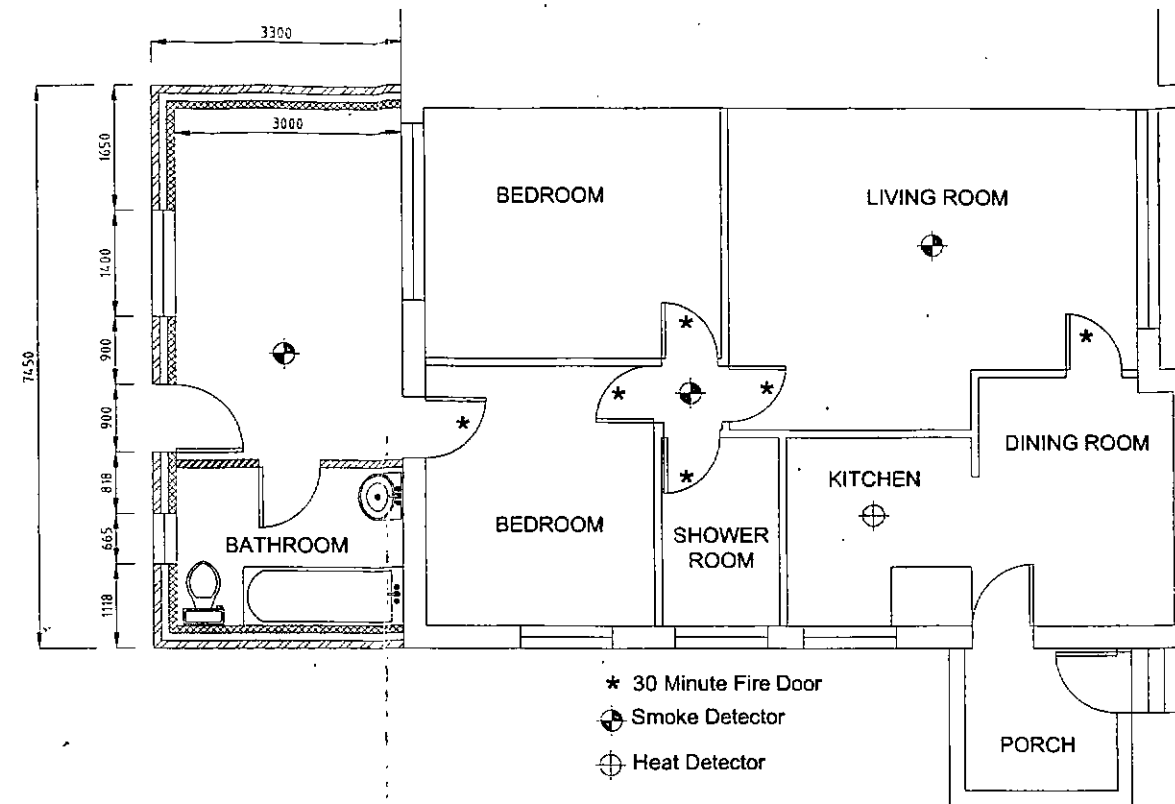
12 JULY 2012

REV: A

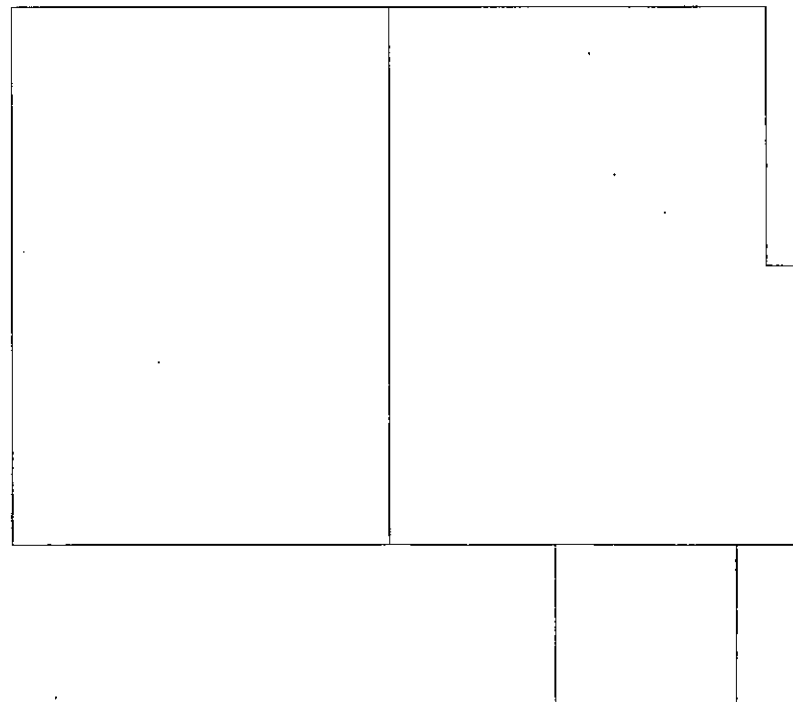
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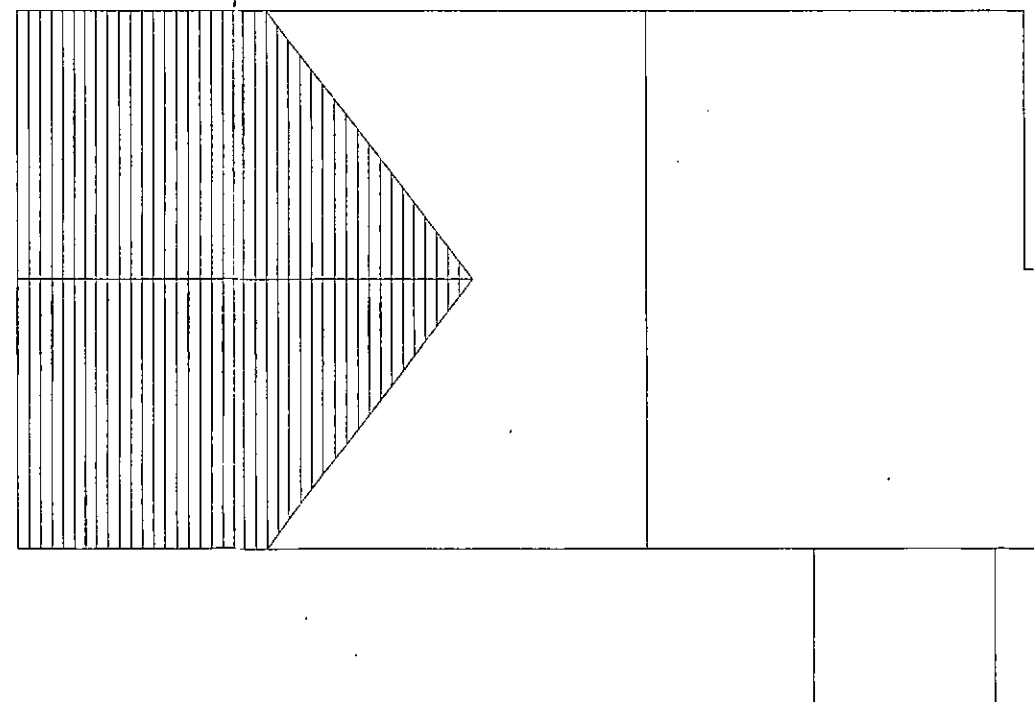
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING ROOF FLOOR PLAN



PROPOSED ROOF FLOOR PLAN

Barnsley Metropolitan Borough Council  
**BUILDING REGULATIONS**  
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 PLANNING

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SINGLE STOREY REAR  
 EXTENSION

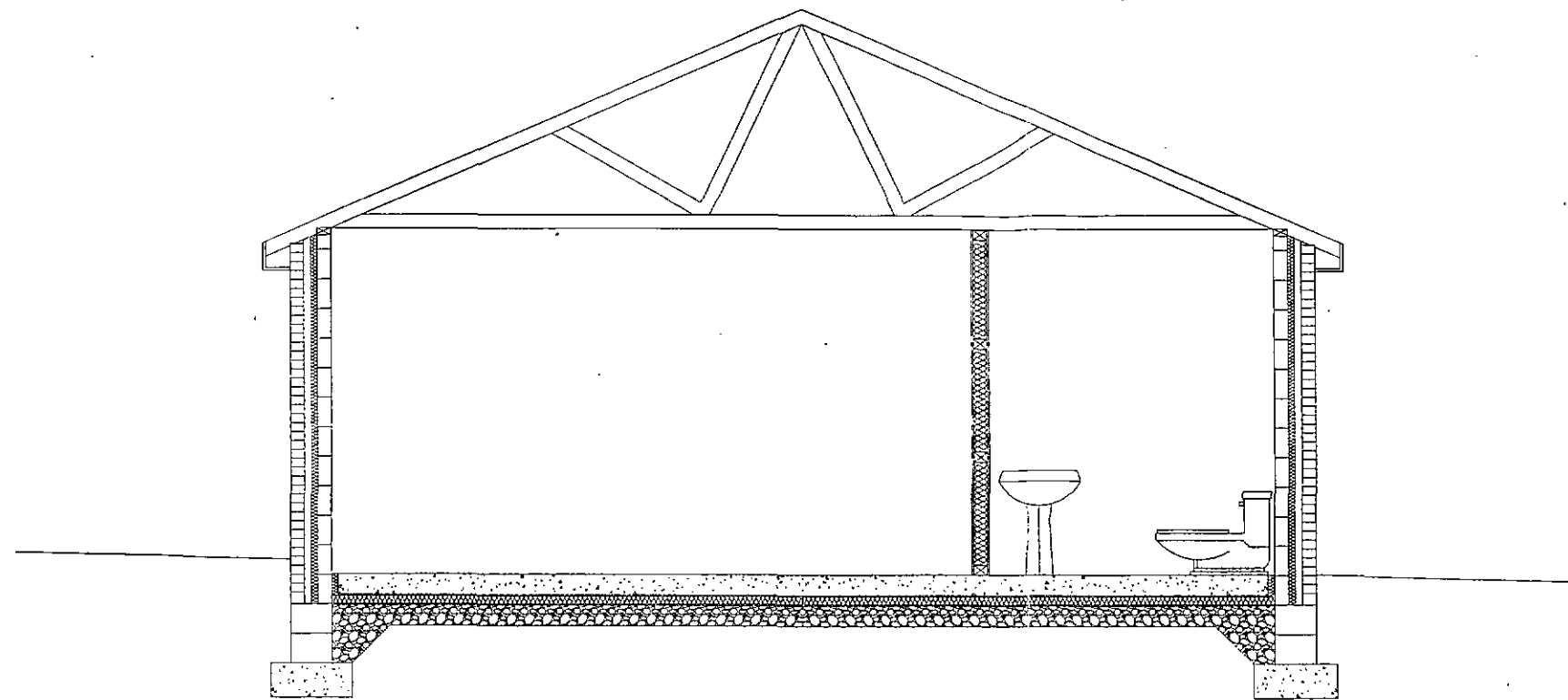
26 LONG CAUSEWAY  
 MONK BRETTON  
 BARNSELEY

SCALE:  
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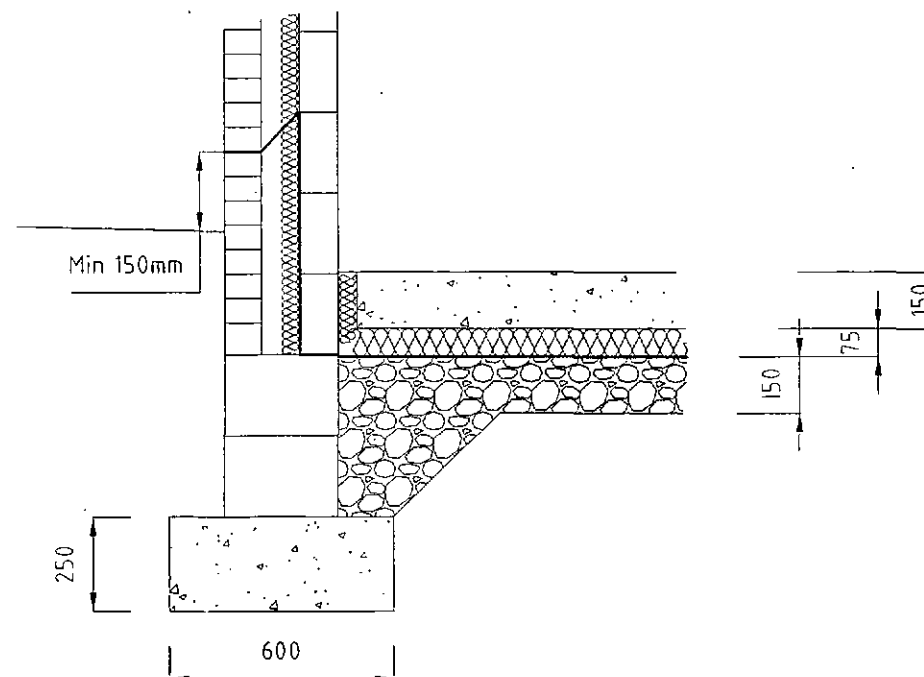
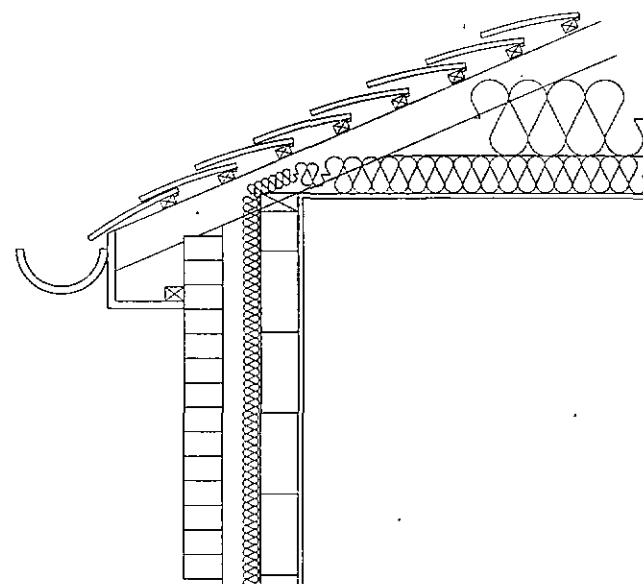
12 JULY 2012

REV: A

DRWG NO: 002



SECTION A-A



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 BARNSTON B.C.  
 BUILDING CONTROL

MR BIRKETT

SINGLE STOREY REAR  
 EXTENSION

26 LONG CAUSEWAY  
 MONK BRETON  
 BARNSTON

SCALE:  
 1:100

12 JULY 2012

REV: A

DRWG NO: 004

Foundations:

200 x 600mm concrete strip footings a minimum of 900mm from lower ground level to underside of concrete subject to approval of the Building Control officer.

200 x 450mm to 100mm blockwork sleeper walls.

External Walls:

100mm brickwork external leaf (to match existing)  
50mm clear cavity with 50mm of Kingspan insulation  
100mm thermalite blockwork to inner leaf  
12.5mm plasterboard and skim to internal finish.

Stainless steel wall ties to be positioned 450mm centres vertically, 750mm horizontally and 225mm to all reveals.

D.P.C to be built in all external walls a minimum of 150mm above ground level.

7N solid blockwork to be used below D.P.C level.

Thermabate insulated cavity closers to be built in to all reveals.

Starter wall ties to be used where new external walls join existing external walls, cavities to be made continuous.

Internal Walls:

Internal walls to be 75mm x 50mm timber stud walls with insulation to achieve 10kg/m3

Lintels:

Catnic 90/100 lintels to be used above all opening in external walls.

Naylor R6 lintels to be used over all openings in 10mm internal blockwork walls.

Ground Floor:

A minimum of 150mm well rolled and compacted hardcore with a 2000 gauge visqueen DPM laid over with all joints lapped and taped. 75mm of Kingspan insulation with 150mm concrete floor slab laid above. Alternatively, 100mm oversite concrete with 100mm x 50mm floor joists. A minimum of 150mm clear space between underside of floor joists and oversite.

Roof construction:

Interlocking concrete tiles to match existing and to suit the pitch of the roof.  
25mm x 50mm sw battens with a single layer of un-tearable breatheable felt.  
100mm x 50mm wall plate  
Pre fabricated trusses to specialist design. Calculations to be provided 28 days before works commence.  
100mm Rockwool insulation laid between ceiling with 200mm Rockwool insulation laid over at 90°, 13mm plasterboard and skim to underside of ceiling joists.  
Ventilation to be provided to roof void equivalent to a 25mm wide continuous strip along eaves.

Lateral Restraint Straps/Anchor Straps:

30mm x 5mm galvanised mild steel anchor straps to be provided at 2m centres taken down wall a minimum of 900mm and screwed in to wall.

30mm x 5mm galvanised mild steel restraint straps to be provided to rafters spanning over at least 3 rafters with 100mm x 50mm noggins between.

Escape Windows:

All habitable rooms to be provided with escape windows to achieve 0.33m2 clear opening space with no dimension less than 450mm and the bottom of the opening window to be within 1100mm of the finished floor level.

Smoke Detection:

Smoke detection to be provided to all circulation spaces and where shown on plan, these should be mains wired with a battery backup and wired on a separate circuit.

Heat detection in kitchen linked to smoke detectors.

Ventilation:

Extract fans to be provided to bathroom to achieve 15 litres/second. Where no window is provided then the extract fan to have a 15 minute over run.

All new windows to be fitted with trickle ventilators to achieve 8000mm2 background ventilation.

New opening lights to be 1/20th of the floor area.

Sanitary Pipework:

Sinks to have 38mm diameter waste pipes.  
Baths to have 38mm diameter waste pipes.  
Wash hand basins to have 32mm diameter waste pipes.  
Showers to have 38mm diameter waste pipes.

All sanitary pipe work to be fitted with a minimum of 75mm deep seal traps.

Foul Drainage:

All drains to have lintel over where passing through walls.  
Where a drain is within 1200mm of a building it is to be encased in concrete to underside of foundations.  
New manholes to be built up in 225mm class B engineering brickwork off of a 150mm concrete base.  
No waste to discharge in to S&VP within 200mm of a w/c connection.

Rain Water Drainage:

Rain water gutters to be 100mm in UPVC with 68mm down pipes all to discharge in to a soak away which is to be located a minimum of 5m away from any building or highway, to be 1m3 and subject to a percolation test.

Windows & Doors:

All windows to be glazed with double Low E (soft), argon filled with a minimum 16mm gap and a U Value to meet 1.6.  
All glazing to be in accordance with Approved Document Part N of the Building Regulations. Areas to have safety glazing (critical locations) are between floor level and 800mm in windows and between floor level and 1500mm in doors or side screens within 300mm of a door.

Electrical:

Electrical work to be certified under the competent persons scheme and full certification of the design/inspection and testing to be provided to the local authority.

Heating:

All works including alterations to heating to be carried out by a member of GasSafe.

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BARNLEY BUILDING CONTROL

MR BIRKETT

SINGLE STOREY REAR  
EXTENSION

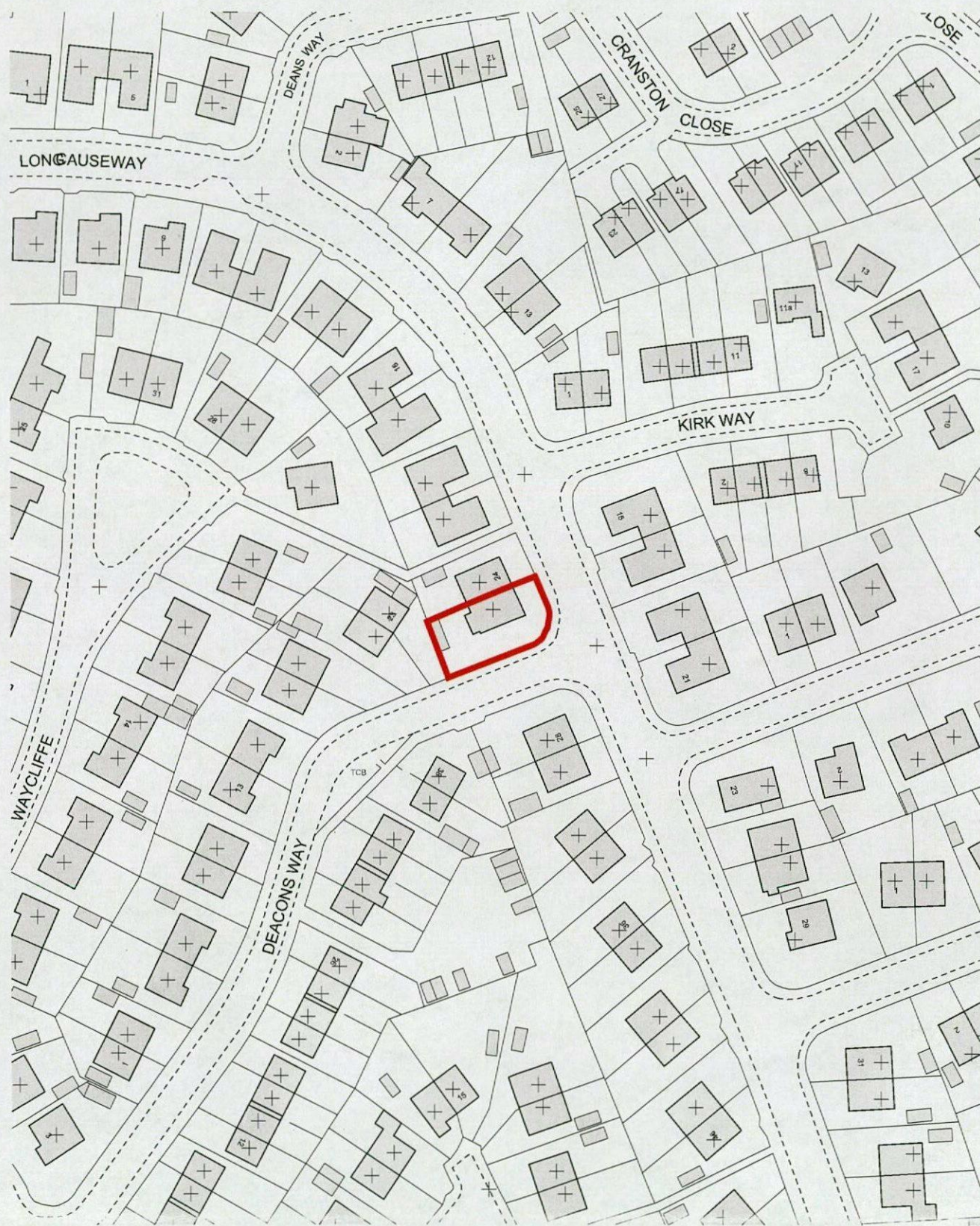
26 LONG CAUSEWAY  
MONK BRETTON  
BARNLEY

SCALE:  
1:100

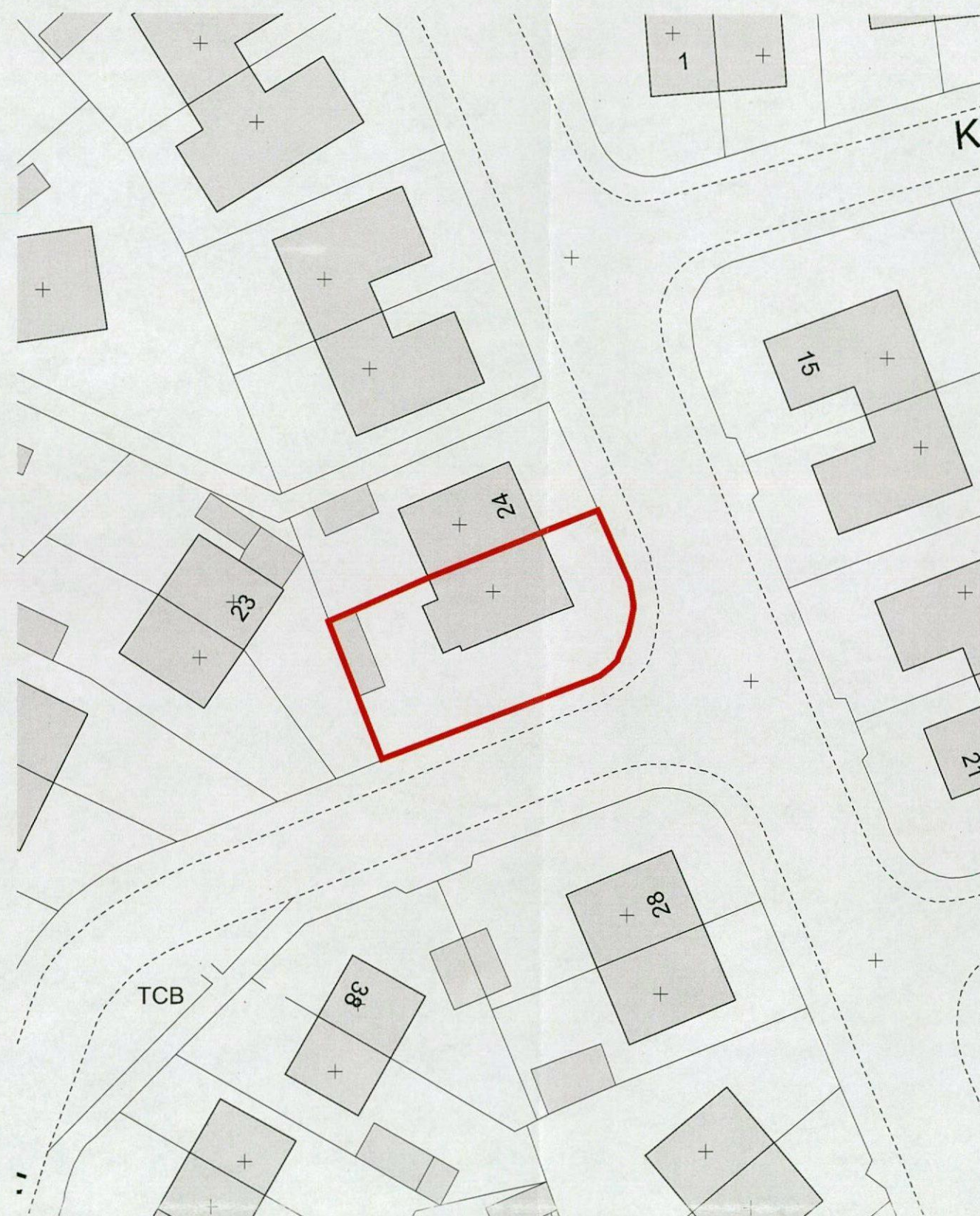
12 JULY 2012

REV: A

DRWG NO: 003



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