

## **Specification Notes for Development at 29-31 New Street, Barnsley**

### **Roof Construction**

Traditional warm roof construction comprising of timber rafters, insulation and either natural or artificial slate finish. Velux type roof lights to replace existing and for windows in new roof section On both slopes.

### **Wall Construction**

Existing front section to remain natural coursed stone, including the blocking up of the existing doorway. Rear section of existing building to be increased in height in blockwork.

New extension to be cavity wall construction in blockwork including insulation, to be built on new concrete strip foundation.

The whole of the rear section to be rendered to cover up badly blocked up original openings.

### **Windows and Doors**

New tri-fold doors to be installed to residential unit in lounge and kitchen/dining room. New partial glazed Upvc door to rear elevation. All units to be triple glazed

### **Roof Terrace**

New roof terrace to have paved area as shown on drawings with drainage to connect to existing system, artificial grass to be used together with raised planters as shown.

Glazed balustrade to be provided as indicated on drawing

Screen wall to be constructed in blockwork with rendered finish and stone coping

### **Drainage**

New drainage to connect into existing mains sewer in Albert Street, including new manhole and connections

### **External Stairs**

Private residential staircase to be constructed in stainless steel.

New fire escape staircase to be galvanised steel.

### **Bin Store**

Rear bin store to be constructed in brickwork to rear with pitched slate roof, to be divided to allow for domestic and commercial waste bins

### **Boundary Treatment**

New boundary walls to be constructed in 215mm brickwork as indicated on drawing on new foundations.

New Electronically operated metal and timber gates to be provided to new residential entrance

### **Vehicle Hardstanding**

Tarmacadm hardstanding to be provided including all drainage

