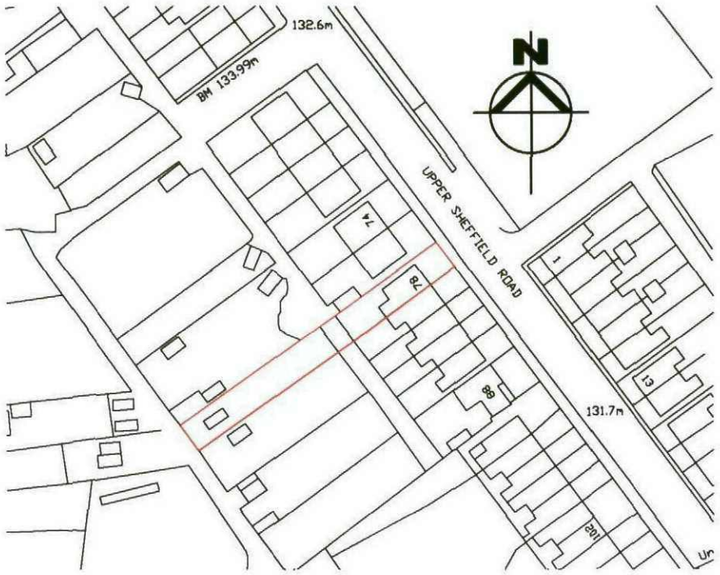
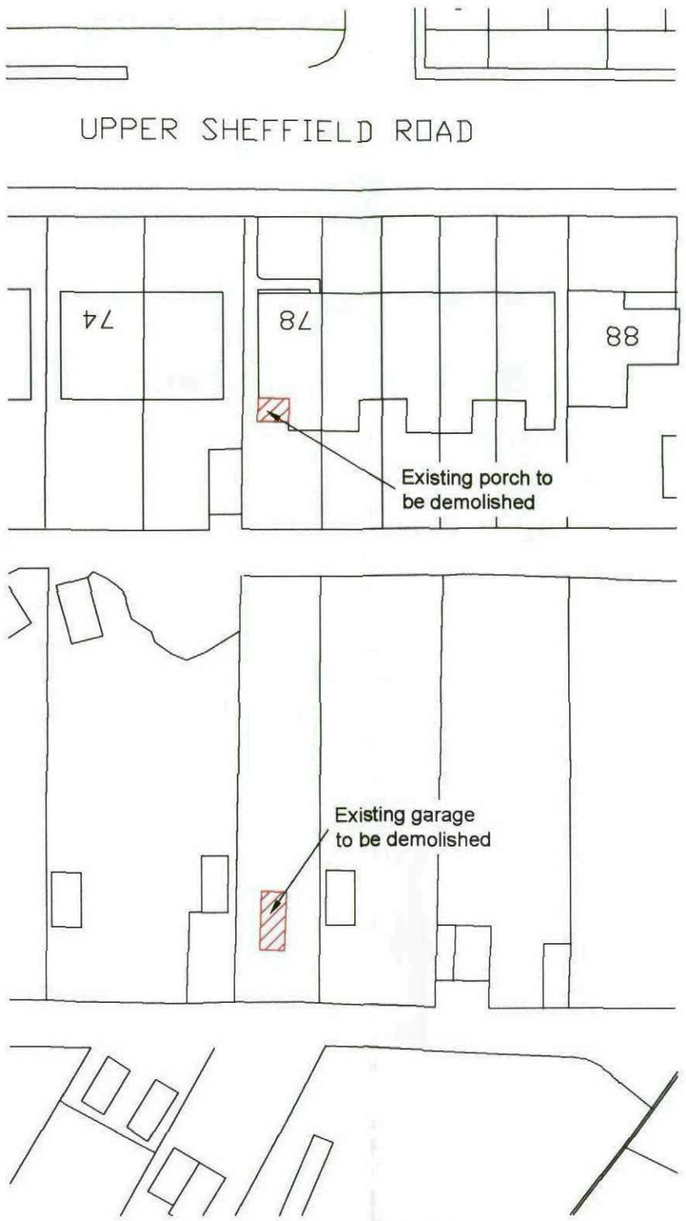
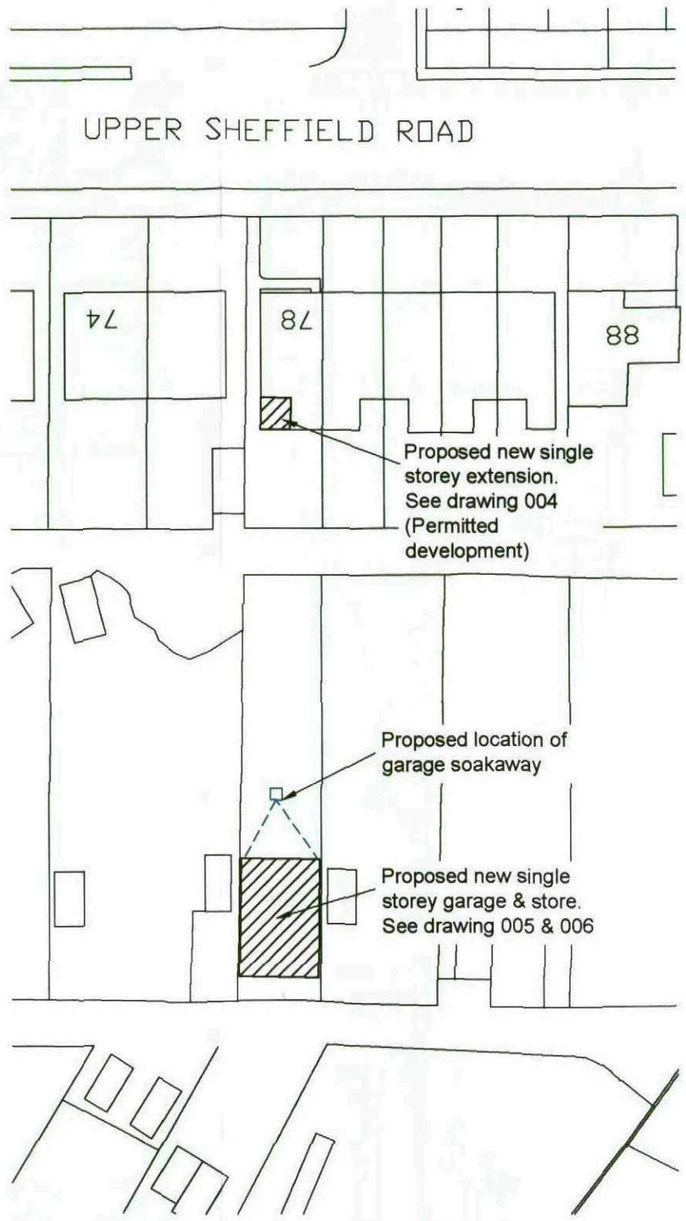


Site Location 1:1250



Existing Site Layout 1:500



Proposed Site Layout 1:500

B - 25.04.11 - Red line boundary updated in-line with information received from land registry

A - 26.02.11 - Proposed new access to front of property omitted from planning application under advisement from BMBC. Plans & border updated.

ORIGINAL SIZE A3 - DO NOT SCALE

Project: Single Storey Rear Extension, Loft Conversion & Garage.
Address: 78 Upper Sheffield Road, Barnsley, S70 4PW.
Drawing Title: Site Location Plan, Existing & Proposed Plans
Date: Decemeber 2010.

Drawing No: 2010-1053-001
Revision B
Drawn By: JD
Scale @ A3: As Shown
Drawing Status: Planning

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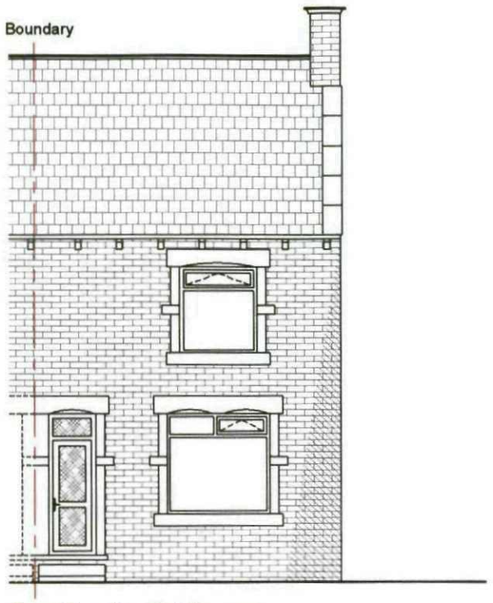
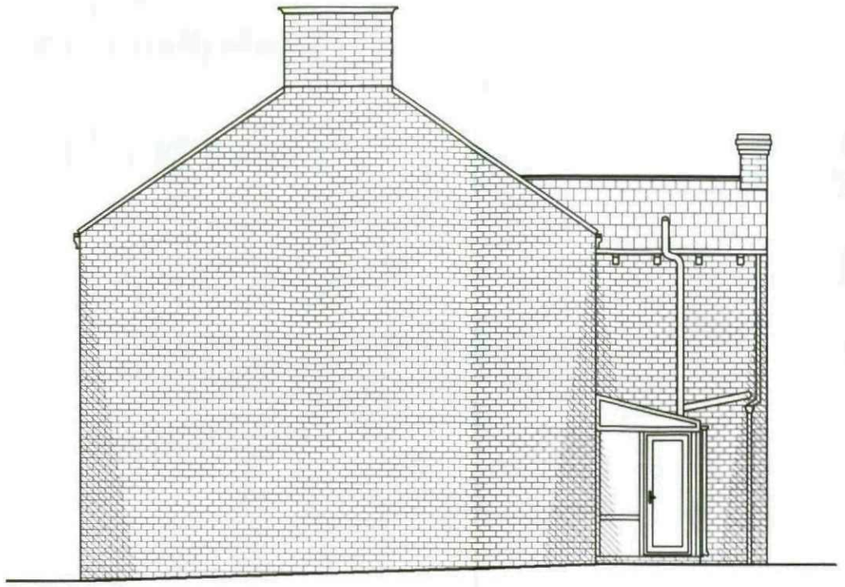
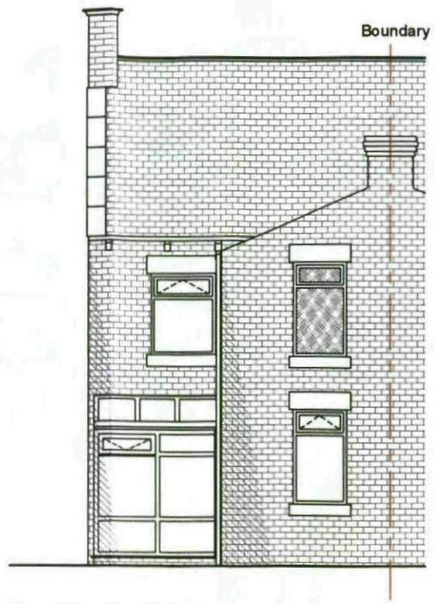


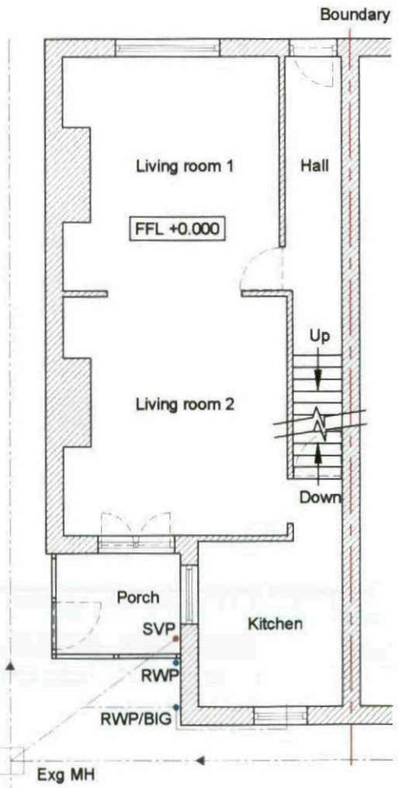
Front Elevation Existing 1:100



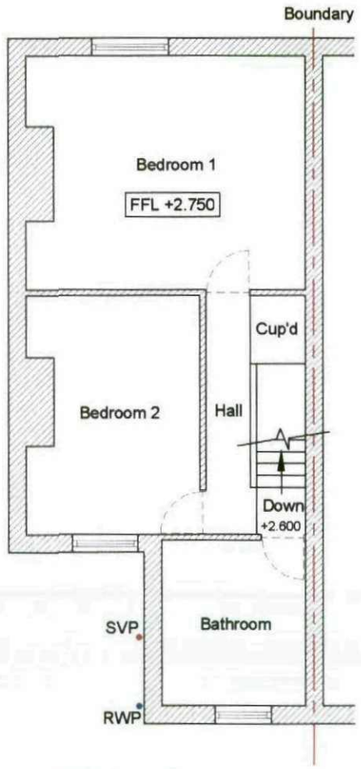
Side Elevation Existing 1:100



Rear Elevation Existing 1:100



Ground Floor Existing 1:100



First Floor Existing 1:100

ORIGINAL SIZE A3 - DO NOT SCALE

Project: Single Storey Rear Extension, Loft Conversion & Garage.
Address: 78 Upper Sheffield Road, Barnsley, S70 4PW.
Drawing Title: Existing House Plans & Elevations
Date: Decemeber 2010.

Drawing No: 2010-1053-003
Revision A
Drawn By: JD
Scale @ A3: As Shown
Drawing Status: Planning

A - 26.02.11 - Proposed new access to front of property omitted from planning application under advisement from BMBC. Border updated.

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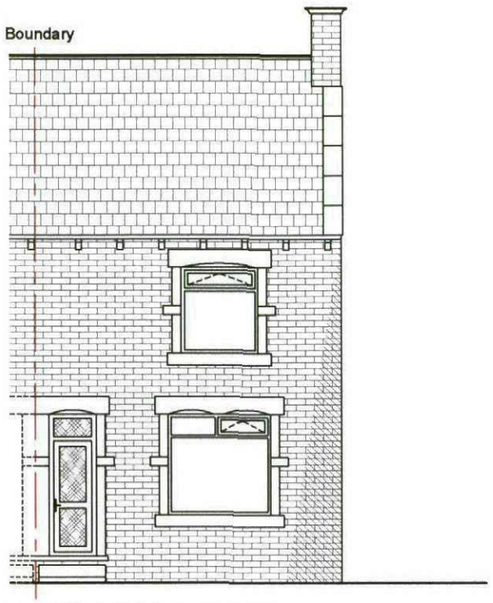
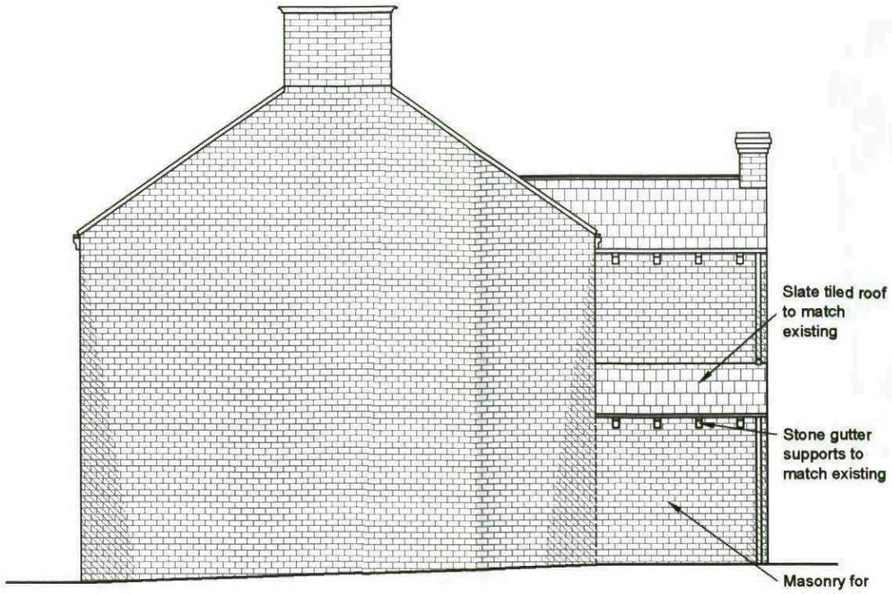
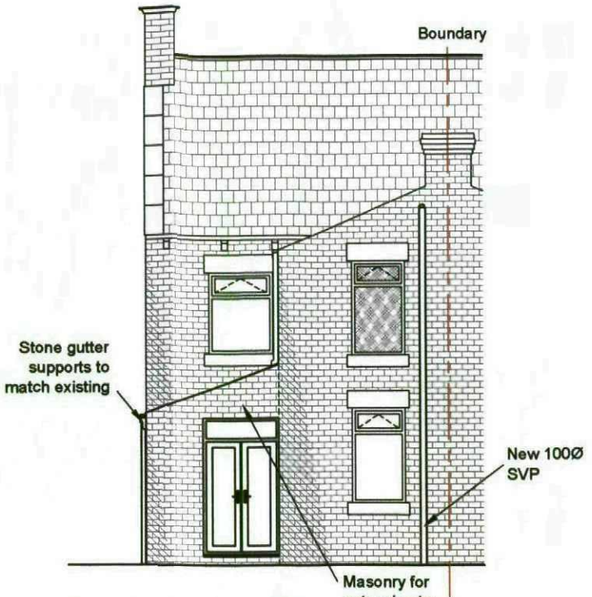


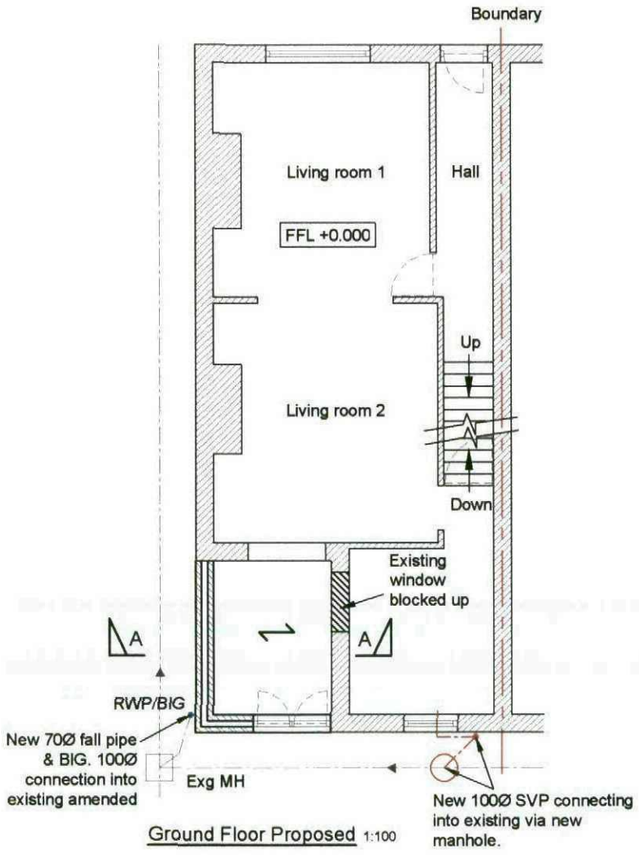
Front Elevation Proposed 1:100



Side Elevation Proposed 1:100



Rear Elevation Proposed 1:100



Ground Floor Proposed 1:100

Low Roof Structure

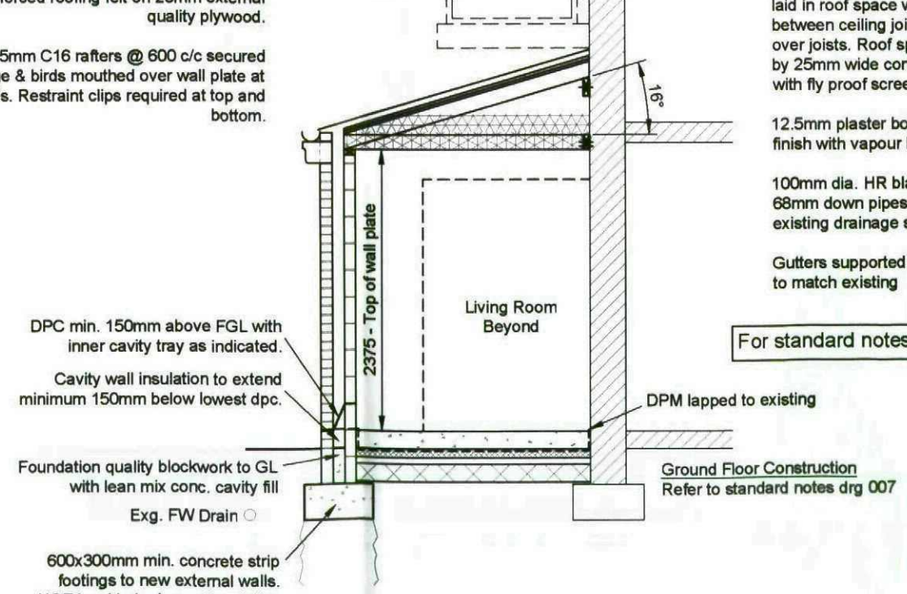
Code 4 Lead flashing

Natural slate tiles or similar to match existing on 38x25mm Tan SW battens over breathable roofing membrane on 50x25mm counter battens @ 500 c/c with two layers of reinforced roofing felt on 20mm external quality plywood.

50x125mm C16 rafters @ 600 c/c secured at ridge & birds mouthed over wall plate at eaves. Restraint clips required at top and bottom.

50x125mm C16 ceiling joists @ 600 c/c secured *at eaves* & fixed wall plate against existing building.

100x50 Tan SW wallplate bed in gauged mortar with 30x5mm SS vertical restraint straps at 2.0m centres taken down and secured to wall.



Section A-A 1:50

Where roof rafters are parrallel to external walls provide and install *30x5mm* SS restraint straps as 1.5m c/c taken over min 3 No. rafters and down and secured to walls.

300mm thick overall insulation quilt to be laid in roof space with 150mm thick laid between ceiling joists and 150mm thick laid over joists. Roof space be vented at eaves by 25mm wide continuous gap protected with fly proof screen & vented at ridge.

12.5mm plaster board and skim ceiling finish with vapour backing barrier.

100mm dia. HR black PVCu gutters with 68mm down pipes & discharging into existing drainage system.

Gutters supported of brick gutter supports to match existing

For standard notes refer to drawing 007

B - 16.04.11 - Proposed works to upper floors omitted. Opening up in proposed kitchen area revised back to as existing. Building regulation information added.

A - 26.02.11 - Proposed new access to front of property omitted from planning application under advisement from BMBC. Border updated.

Project: Single Storey Rear Extension, Loft Conversion & Garage.
Address: 78 Upper Sheffield Road, Barnsley, S70 4PW.
Drawing Title: Proposed House Plans & Elevations
Date: Decemeber 2010.

Drawing No: 2010-1053-004
Revision B
Drawn By: JD
Scale @ A3: As Shown
Drawing Status: Planning

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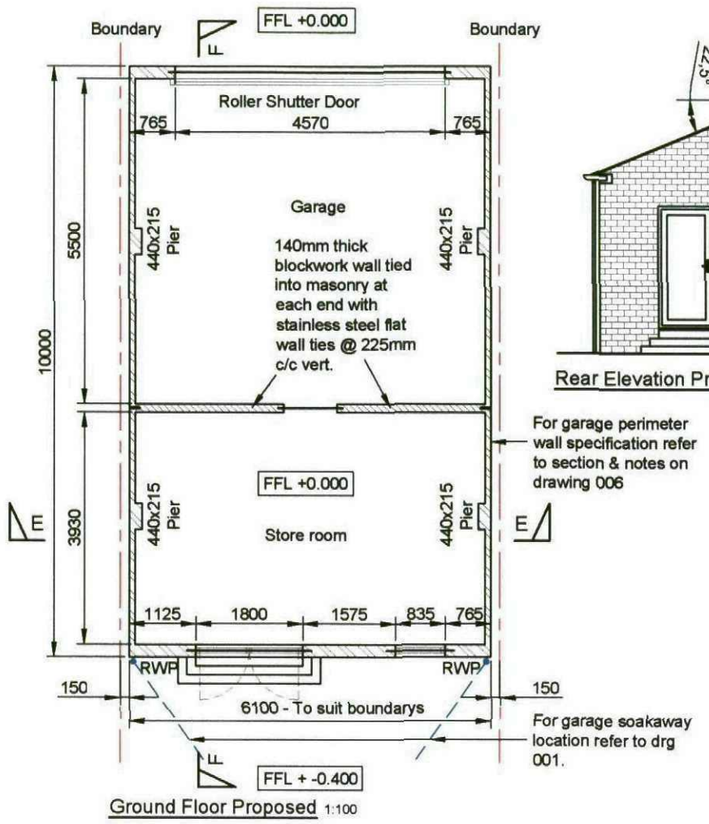
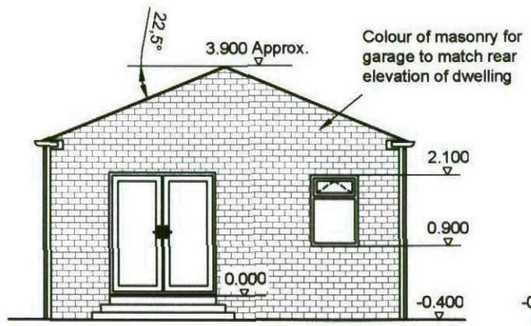
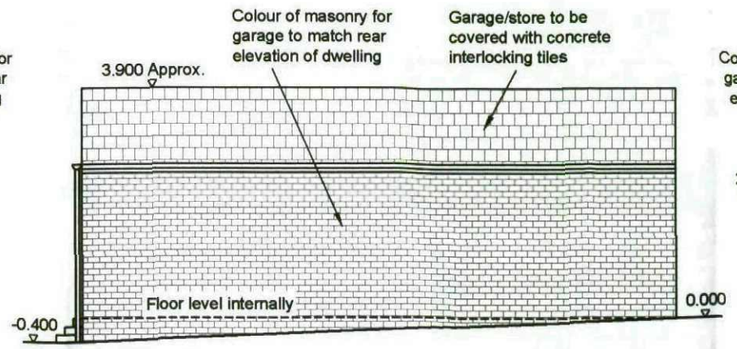
ORIGINAL SIZE A3 - DO NOT SCALE



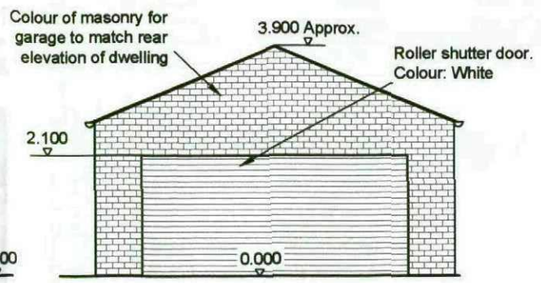
Ground Floor Proposed 1:100



Rear Elevation Proposed 1:100



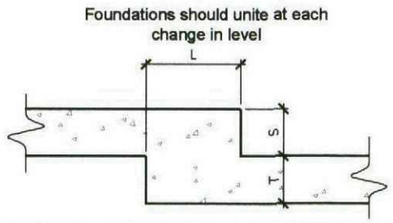
Side Elevation Proposed 1:100



Front Elevation Proposed 1:100

Opening Schedule

Description	Size (m)	Lintel Type	Bearing (mm)
Garage Door	4.75x2.3	Catnic CN99/394C	150
Double Door	1.8x2.1	Catnic CN71A	150
Window	0.835x1.2	Catnic CN71A	150
Internal Door	0.9x2.1	Naylor P140	150



Minimum overlap L = Twice height of step, or thickness of foundation or 300mm,whichever is greater

S should not be greater than T

(For trench foundations, minimum overlap L = twice height of step, or 1 metre, whichever is greater)

Typical Section Through Stepped Foundation 1:25

Roof Structure

Concrete interlocking tiles on 38x25mm Tan SW battens over breathable roofing membrane.

Timber trussed rafters @ 600 c/c to manufacturers specifications & BS 5628:1985. Roof truss calculations to be issued to BCO for approval minimum 2 weeks prior to erection of roof structure. Trusses to have 100mm x 25mm s.w. diagonal and longitudinal wind bracing, overlapping min. 3 no. trusses & all associated truss clips & hangers. All roof timbers to be treated with approved preservative.

100x50 Tan SW wallplate bed in gauged mortar with 30x5mm SS vertical restraint straps at 2.0m centres taken down and secured to wall.

Where roof rafters are parrallel to external walls provide and install 30x5mm SS restraint straps as 1.5m c/c taken over min 3 No. rafters and down and secured to walls. Infill noggins to allow fixing of straps to suit.

Roof space be vented at eaves by 25mm wide continuous gap protected with fly proof screen & vented at ridge.

100mm dia. HR black PVCu gutters with 68mm down pipes & discharging into soakaway.

For standard notes refer to drawing 006

Section E-E 1:50

B - 26.03.11 - Width revised to suit revised boundary. Building regulations information added.

A - 26.02.11 - Proposed new access to front of property omitted from planning application under advisement from BMBC. Border updated.

Project: Single Storey Rear Extension, Loft Conversion & Garage.
Address: 78 Upper Sheffield Road, Barnsley, S70 4PW.
Drawing Title: Proposed Garage Plans & Elevations
Date: Decemeber 2010.

Drawing No: 2010-1053-005
Revision B
Drawn By: JD
Scale @ A3: As Shown
Drawing Status: Planning

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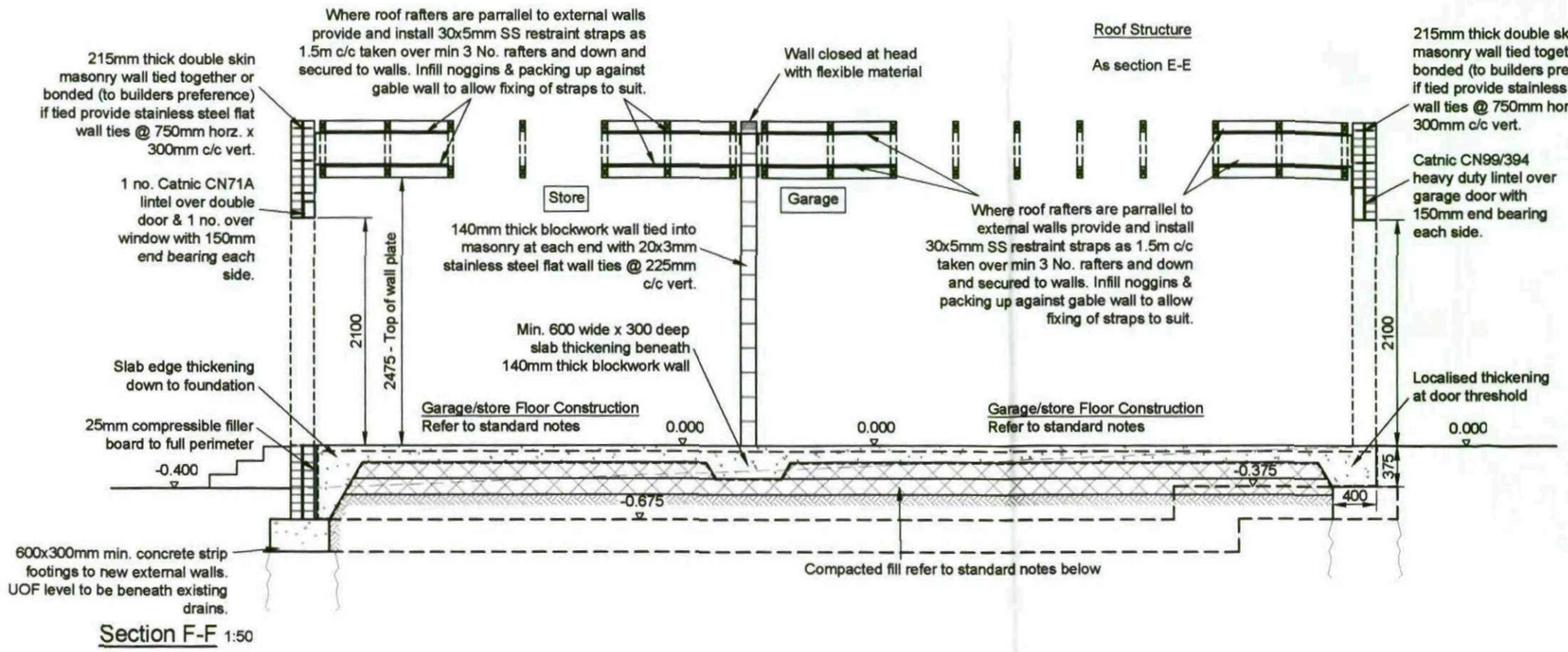
ORIGINAL SIZE A3 - DO NOT SCALE



Section F-F 1:50

General Notes

All dimensions in millimetres, levels in metres unless noted otherwise.

Do not scale - if in doubt, ask.

All internal dimensions refer to structure, i.e. prior to fixing of wall finish.

All dimensions shown on any drawing to existing structures are approximate and the contractor is to obtain all exact site dimensions necessary to carry out the works.

Temporary protection shall be provided shall be provided to prevent water penetration into any existing structures during the works.

The contractor should maintain the stability of all existing buildings and structures within and adjacent to the works, and of all works from the date of possession of the site until practical completion of the works. The contractor shall design, install and maintain all necessary temporary works to comply with the above.

The contractor shall be responsible for ensuring that sufficient tolerances are provided and integrated throughout all elements of the works. The contractor is to take account of tolerances detailed elsewhere when complying with this clause.

Notes

Foundations
The foundations to be minimum 600mm x 300mm U.N.O. C30 concrete strip foundations taken down to firm ground and bear onto undisturbed natural strata free from man made & organic materials. FOundation also to be below invert level of any drain to satisfaction of the building control officer. All in-situ concrete to be properly compacted using a suitable-sized vibrating concrete poker unit or other similar method approved. Finishes to concrete foundations to be tamped finish unless noted otherwise.

Any coal exposed during/by building works to be blinded off with mass concrete to prevent spontaneous combustion.

Soakaway
New RWP'S & be connected to soakaway of min. 1m³ clean rubble below pipe invert wrapped in geotextile with 100mmØ VC pipes laid at min. 1:60 fall and bed surround in min. 150mm pea gravel. Subject to results of percolation test in accordance with BS6297 to satisfaction of building control officer or connected into existing foul drainage system.

Walls below DPC
Brickwork below ground and within 150mm of finished ground level to be Class B engineering brick OSA to BS 3921 in grade (i) mortar to BS 5628. 103mm facing brickwork to match existing in every respect above to DPC.

ORIGINAL SIZE A3 - DO NOT SCALE

Damp Proof Courses
Horizontal DPC to all walls. DPC's to external walls to be min. 150mm above ground level. All DPC's to be min, 2000 Gauge,

External Walls Above D.P.C. - Garage/Store

Brickwork above ground to be to BS 3921, minimum strength 15N/mm², designation F2, with water absorption rate between 7-12%, in grade (iii) mortar to BS 5628.

Side Walls
External leaf in 103mm facing brickwork to match existing in every respect. Piers to be 440 wide x 215 deep and to be tied together or bonded (to builders preference) if tied provide 20x3mm flat stainless steel flat ties @ 300mm c/c vert.

Gable Walls
External leaf in 2x103mm facing brickwork to match existing in every respect . Wall to be tied together or bonded (to builders preference) if tied provide 20x3mm flat stainless steel flat ties @ 700mm c/c horz. x 300mm c/c vert. Gable walls to be strapped to rafters at 2m centres should be galvanised mild steel 30x5mm thick, or similar approved. Roof cross ventilation is to be provided with 2 No. air bricks (1 No. each side). Air bricks to provide a free air flow of 6500mm² to BS493.

Blockwork Partition Wall
Internal leaf of 140mm solid 4,2N loadbearing blockwork tied into side walls with 20x3mm flat stainless steel flat ties @ 225mm c/c vert . Walls spanning parallel to the direction of the roof trusses are to be strapped. Straps to be placed at intervals not greater than 2m and should be galvanised mild steel 30x5mm thick, or similar approved. Roof cross ventilation is to be provided with 1 No. air brick. Air brick to provide a free air flow of 6500mm² to BS493.

Floor construction

Concrete - Garage/Store
150mm thick plain concrete slab with 1 layer A252 mesh, top face 40mm cover nominal with steel float finish on Visqueen Gas Barrier D.P.M. & wall D.P.C. on 50mm thick sand blinding on 300mm thick limestone hardcore min., compacted in layers no greater than 150mm.

Lintels
All lintels to be Catnic cavity wall open backed insulated insulated steel lintels U.N.O., or other equal and approved, BBA certified and suitable for the span with min 150mm end bearings. Provide tray DPC over.

Openings with particular lintel requirements noted on the drawings.

Windows and Doors
All new windows where indicated to be high performance white PVCu, double *glazed with HP units incorporating 16mm cavity & low-E glass to ensure max 1.8* W/M²°C U-Value, fully draft sealed, with opening lights indicated giving 1/20th floor area natural ventilation. Provide trickle ventilation giving 8000mm² to habitable rooms and 4000mm² to all other rooms. W indows to have escape openings min size 0.33m² 650 x 450 opening to 90°. Safety glazing required in "critical locations". These shall include:

-All doors to a height of 1500mm above floor level, together with adjoining glazed panels.
-Any Glazing below 800mm above floor level.

Electrical Work
All electrical work is to be in accordance with BS 7671 & required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected and tested by a person competent to do so. If required this may be undertaken by the local council, for which an additional charge will be made. Proposed light fittings only capable of accepting high efficiency lighting. On completion of the work a Building regulation self certification certificate must be issued.

All light switches and power sockets to be located within the accessibility zone. i.e. more than 450mm and less than 1200mm above floor level. Energy efficient light fittings required to all rooms/locations.

Project: Single Storey Rear Extension, Loft Conversion & Garage.
Address: 78 Upper Sheffield Road, Barnsley, S70 4PW.
Drawing Title: Proposed Garage Sections & Notes
Date: Decemeber 2010.

Drawing No: 2010-1053-006
Revision -
Drawn By: JD
Scale @ A3: As Shown
Drawing Status: Planning

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