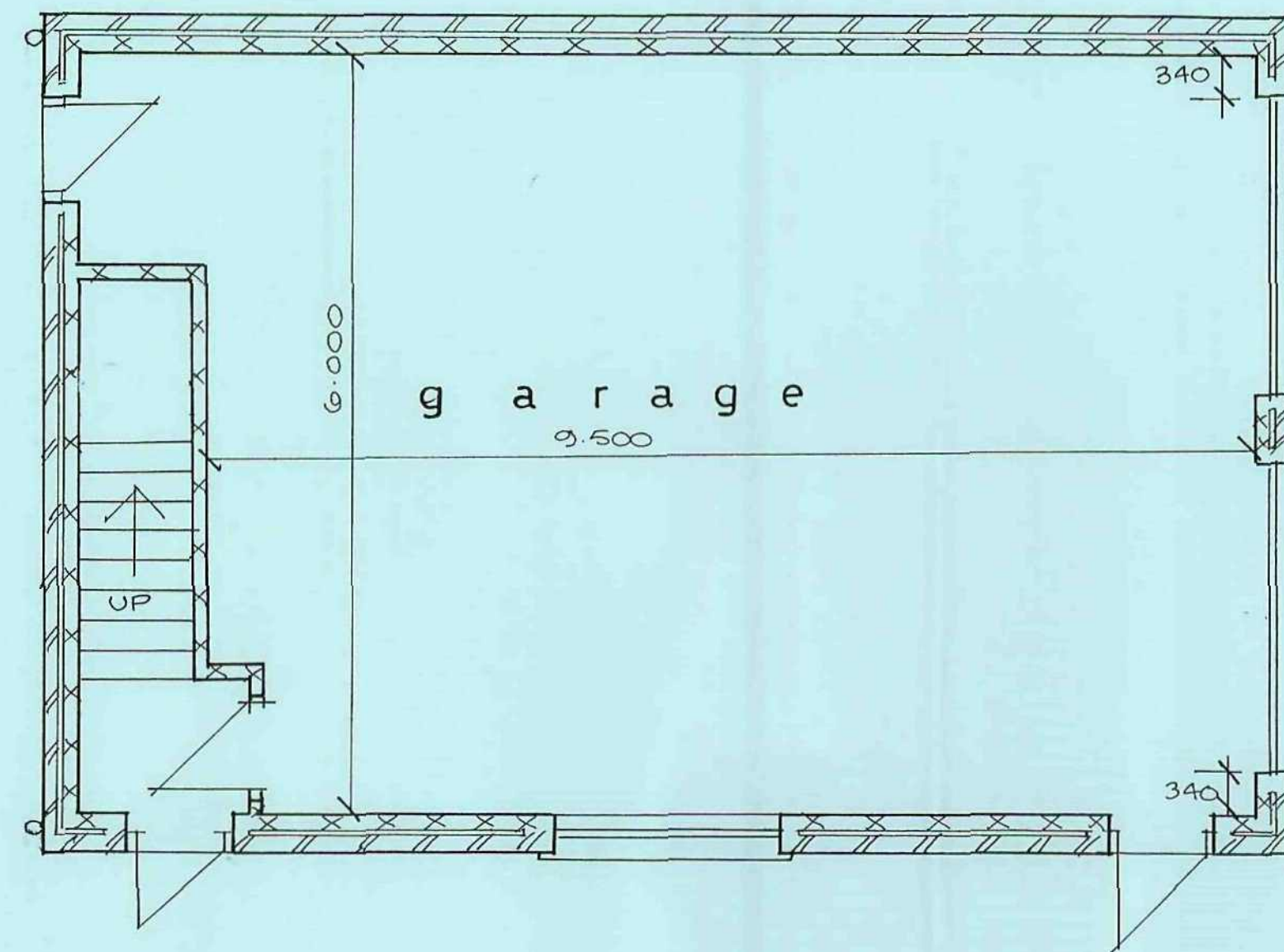
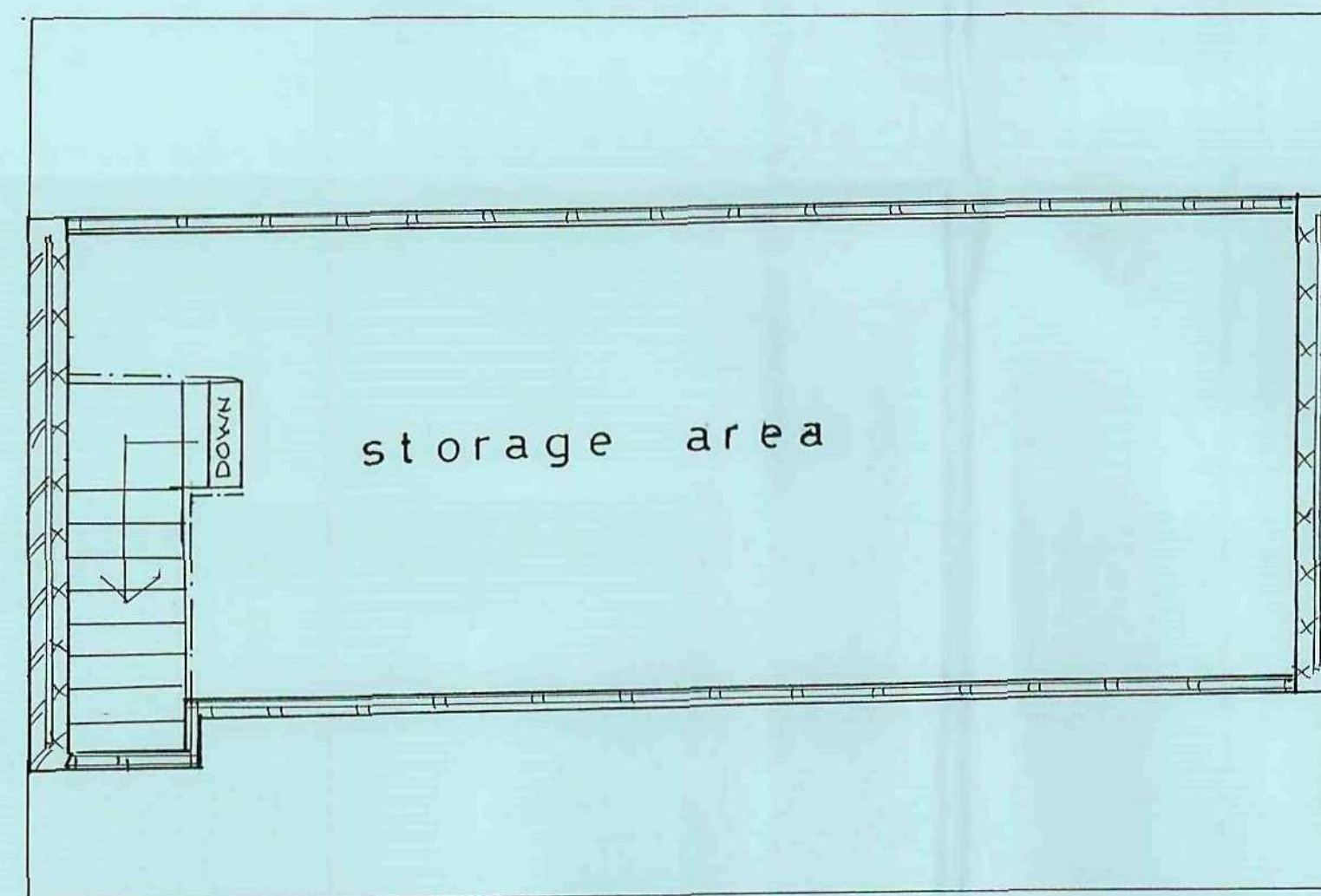




GROUND FLOOR



FIRST FLOOR

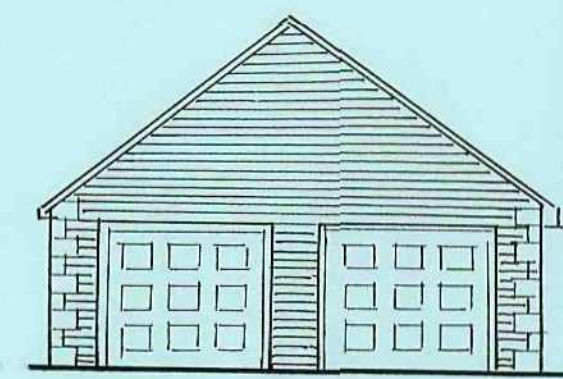
SCALES 1:50 and 1:100

RESUBMITTED PLAN Ref 2010/0711

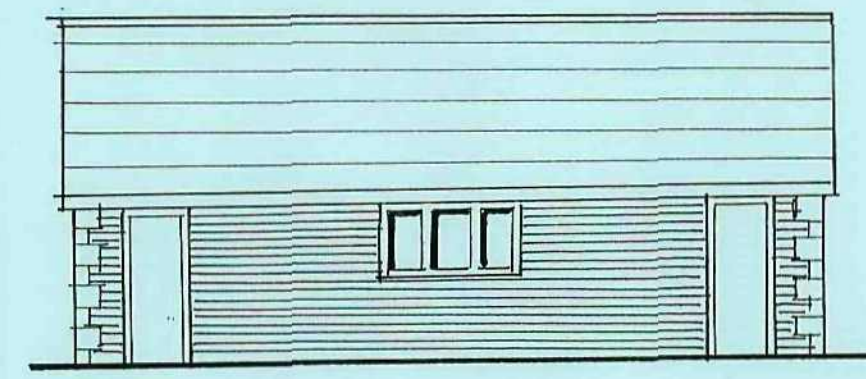
DOUBLE DETACHED GARAGE at

364 PONTEFRACT ROAD, LUNDWOOD,

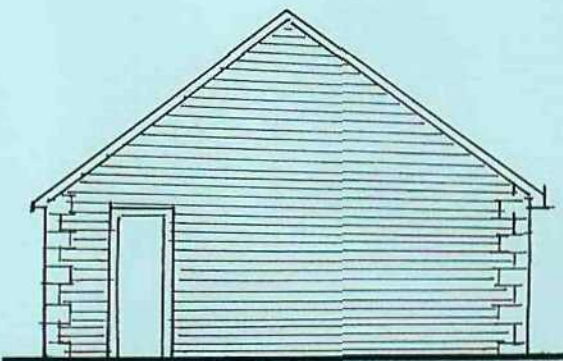
BARNSELY



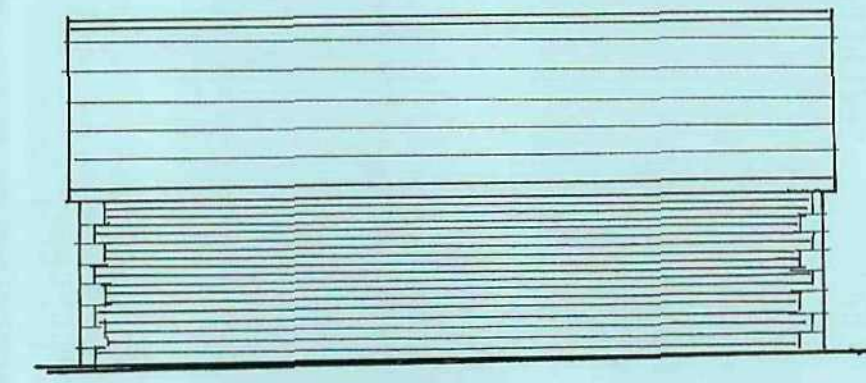
FRONT
(to Pontefract Rd)



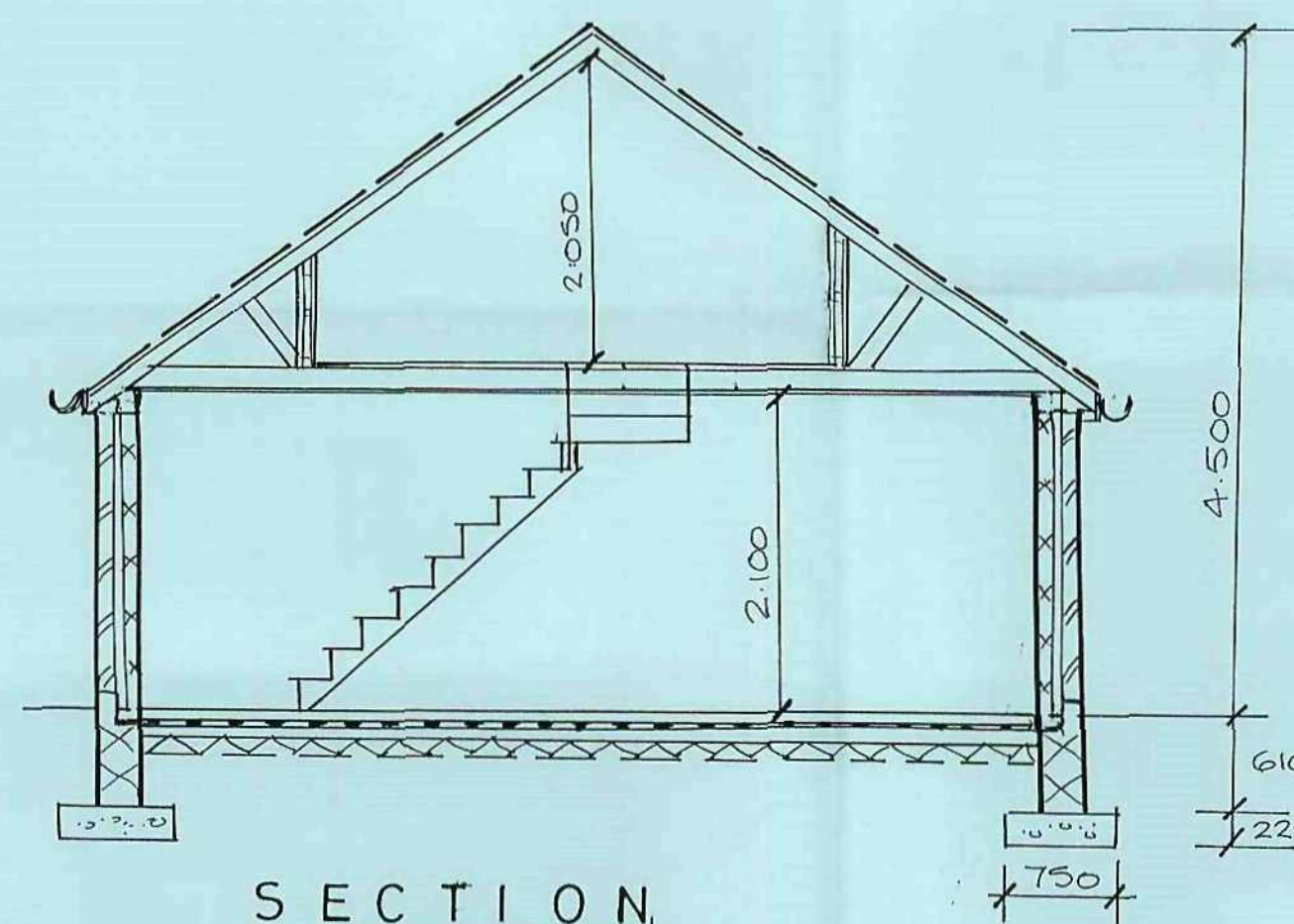
SIDE (to garden)



REAR



SIDE



SECTION

ROOF: Gray Marley Eternit fibre cement slates laid on 38 x 25mm batten fixed on untearable felt; verge and eave slates twice clipped; proprietary manufacture trussed rafters at 600 centres at 35 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to have min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to max 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders; PVCu soffit, fascia and barge board; 13mm plasterboard ceiling with 38 x 38 noggins at edge; insulation to be 50 "Kingspan" Thermopitch TP10 zero ODP insulation board between rafters; 25 ply boarding on bottom chords to storage area in roofspace;

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing bungalow; 75 cavity and 100 mm thickness of 7.3 N/sq mm loadbearing block inner leaf; full cavity wall insulation to be Rockwool mineral fibre; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and gables to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturer's instructions; wall below ground level to be in 7.3 N/sq mm Thermalite tongue and groove trench blocks; Calnic Cougar CG70/100 open back lintels to with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector

Internal wall between garage/staircase to be 100 mm thickness of 7.3 N/sq mm loadbearing blocks built off 450 x 150 concrete foundations with Naylor Spanlite P100 prestressed concrete lintels over openings

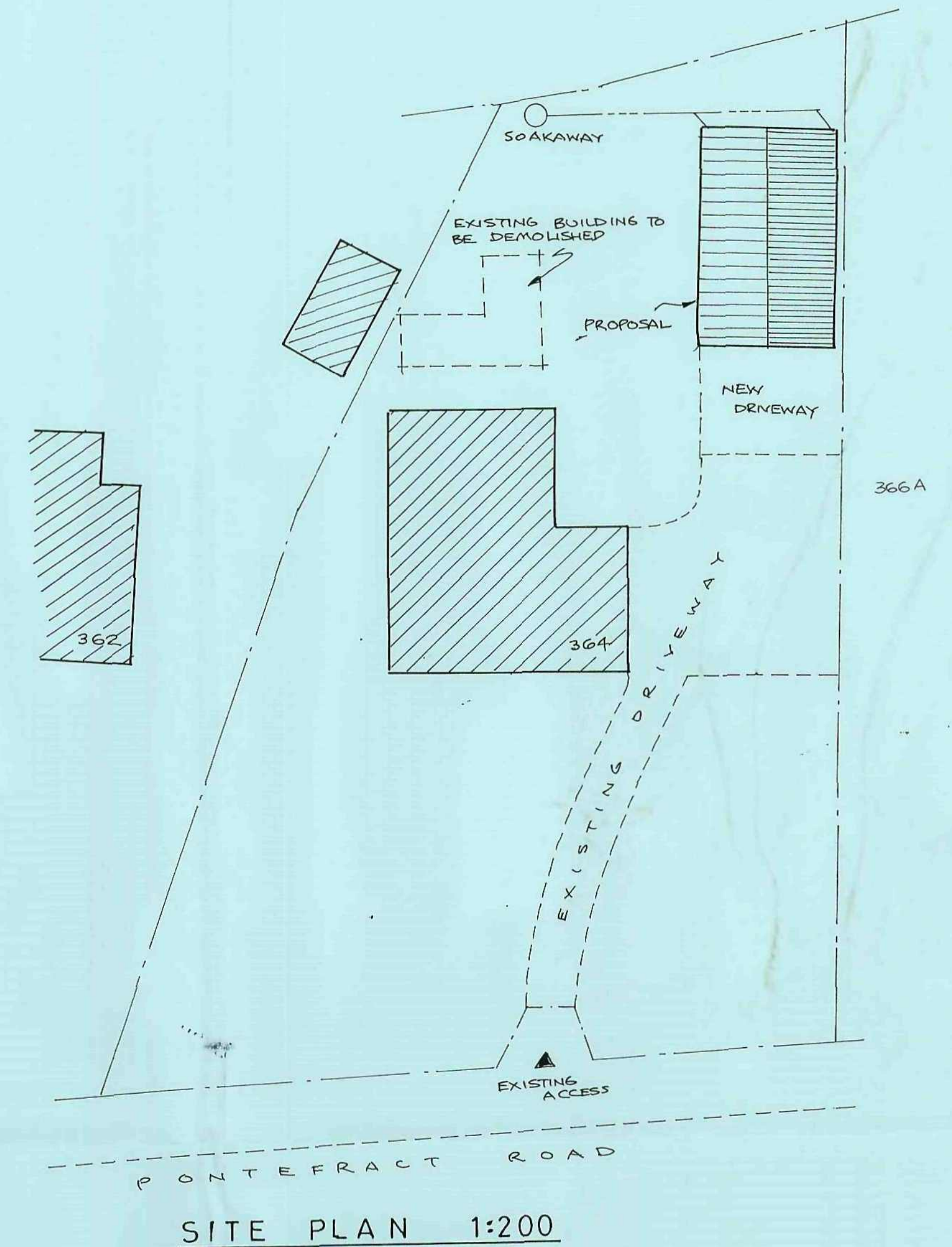
SOLID GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed smooth finished

STAIRCASE: access to storage area to be via 850 wide, 41 degree pitch timber staircase with 200 risers and 230 treads; treads to overlap tread below by 15mm; handrail to be fixed to one side of stair 900 above pitch line

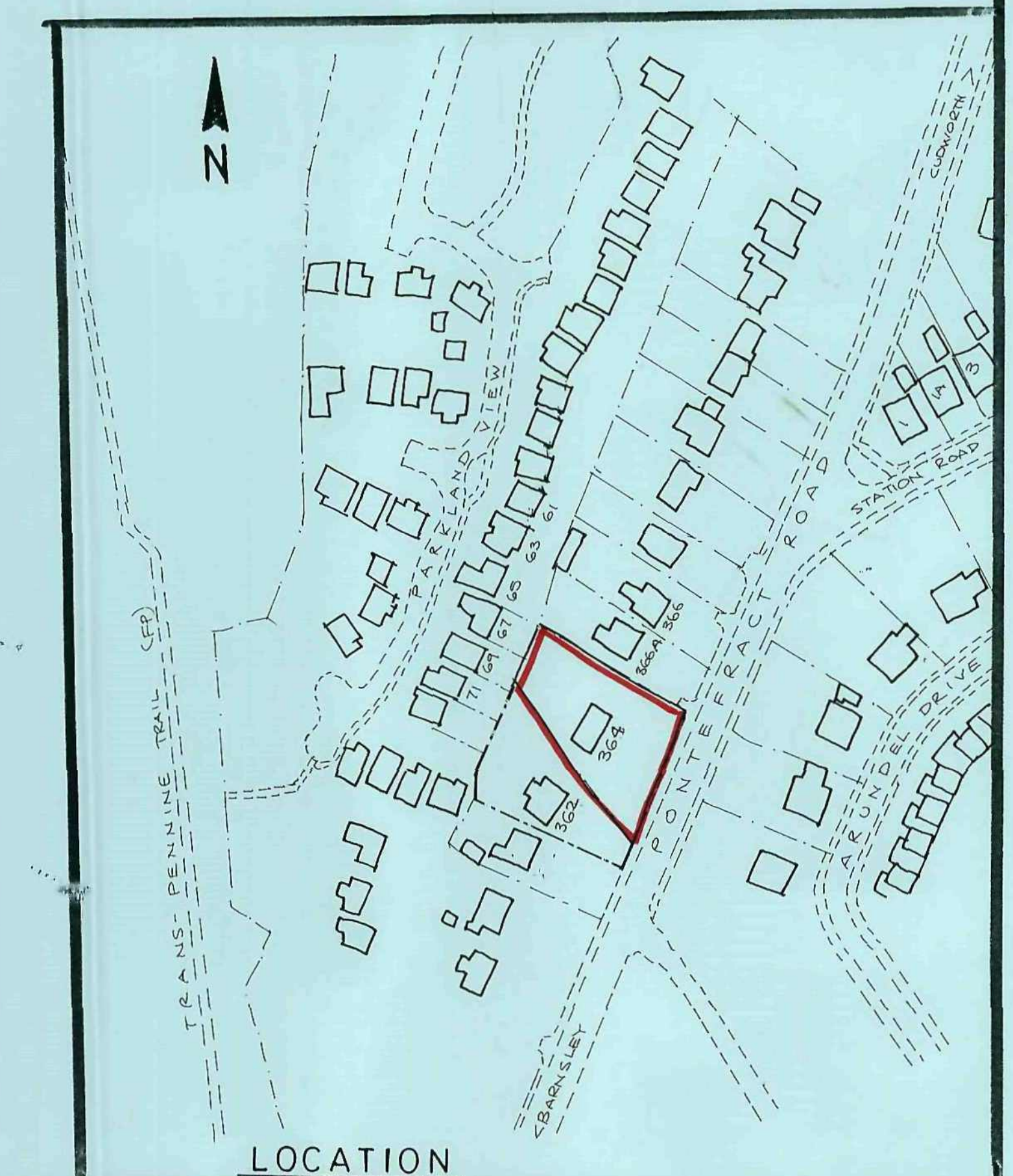
DRAINAGE: 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullies as shown; drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; rainwater gullies to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

New window to be 16mm double glazed PVCu unit 1800 wide x 1034 high; personal doors to be 2,000 x 900 wide PVCu; garage doors to be 2,000 x 2,440 wide roller shutter doors



SITE PLAN 1:200



LOCATION