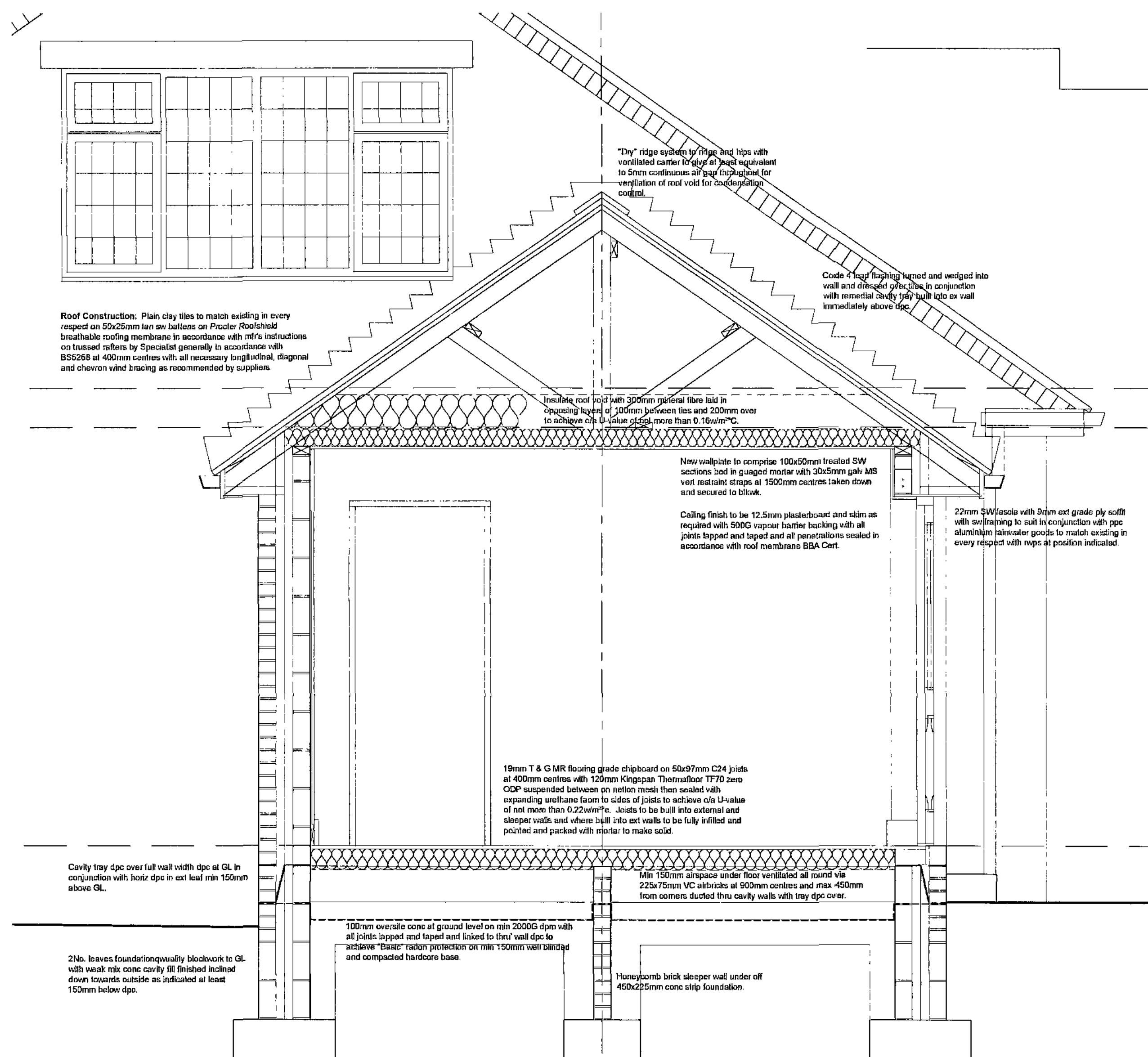
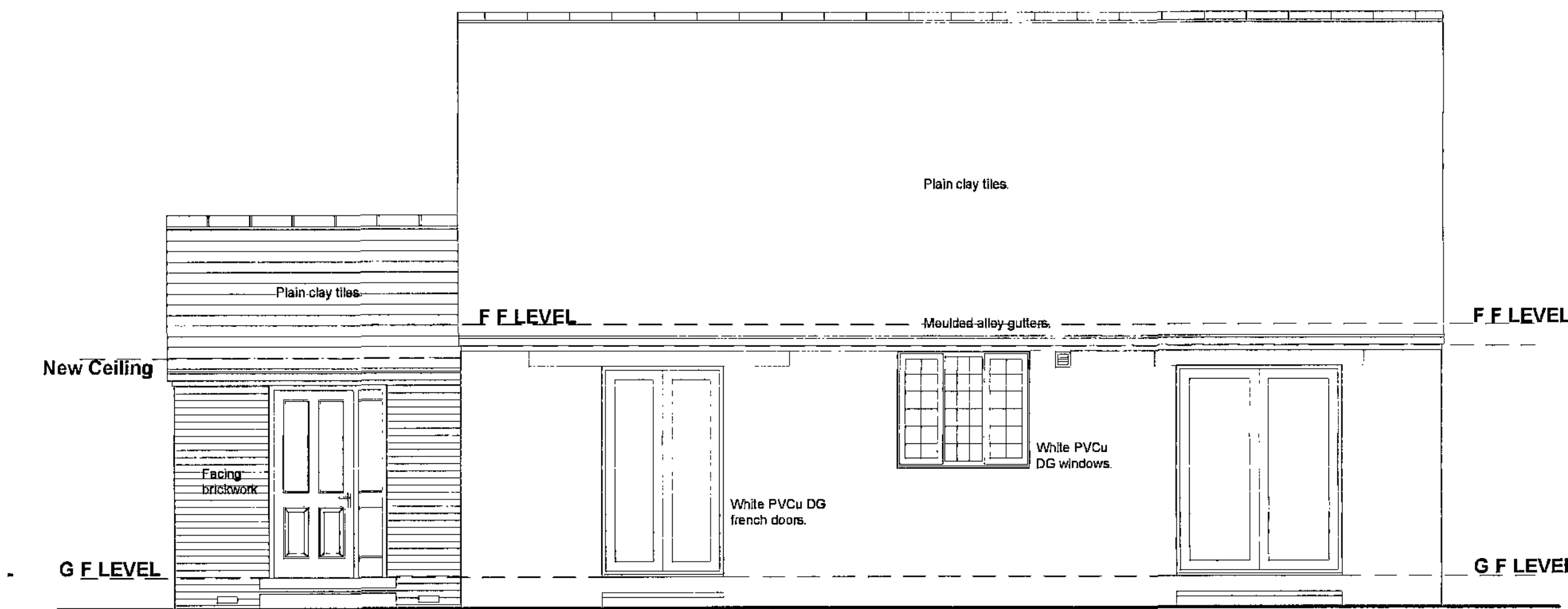
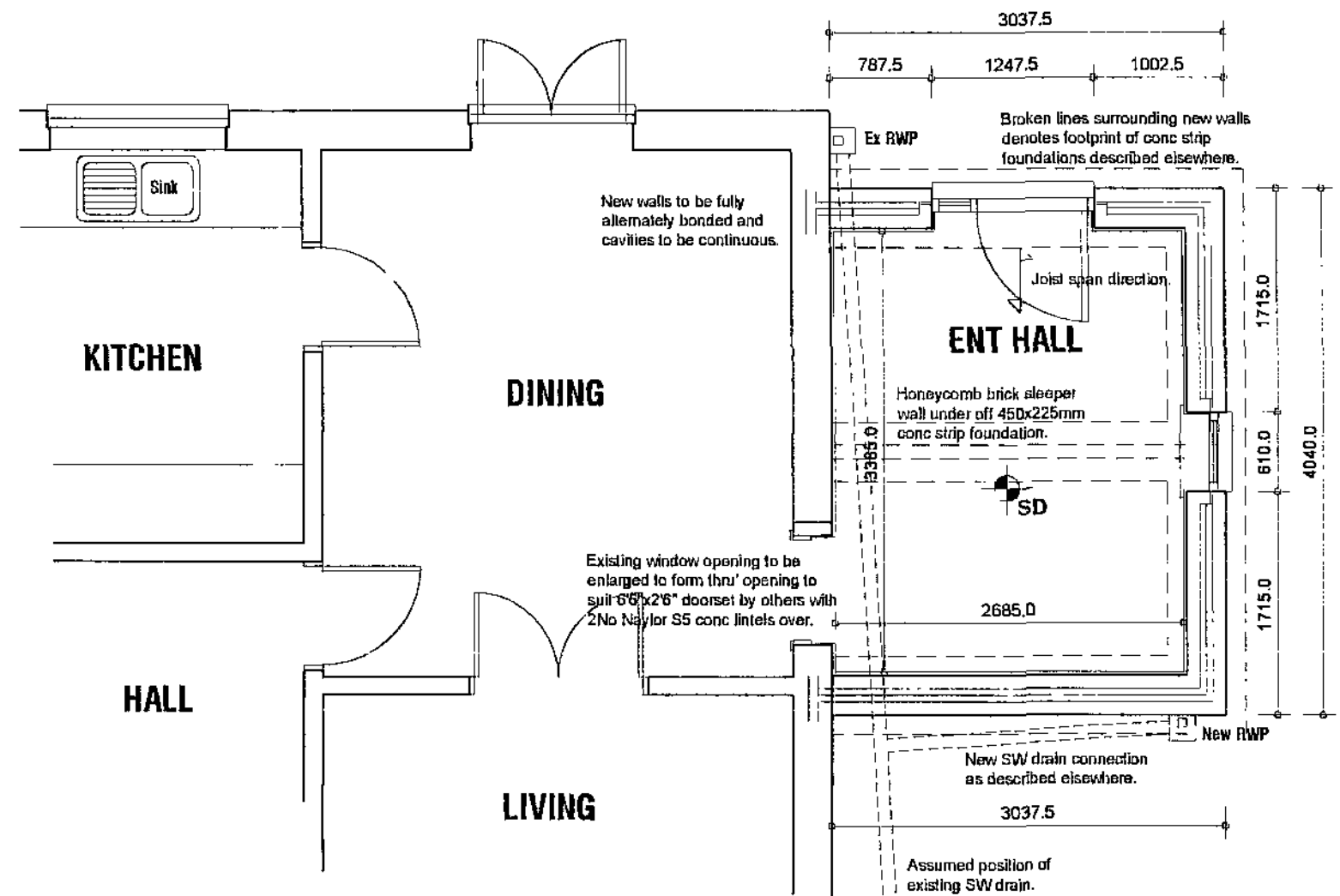
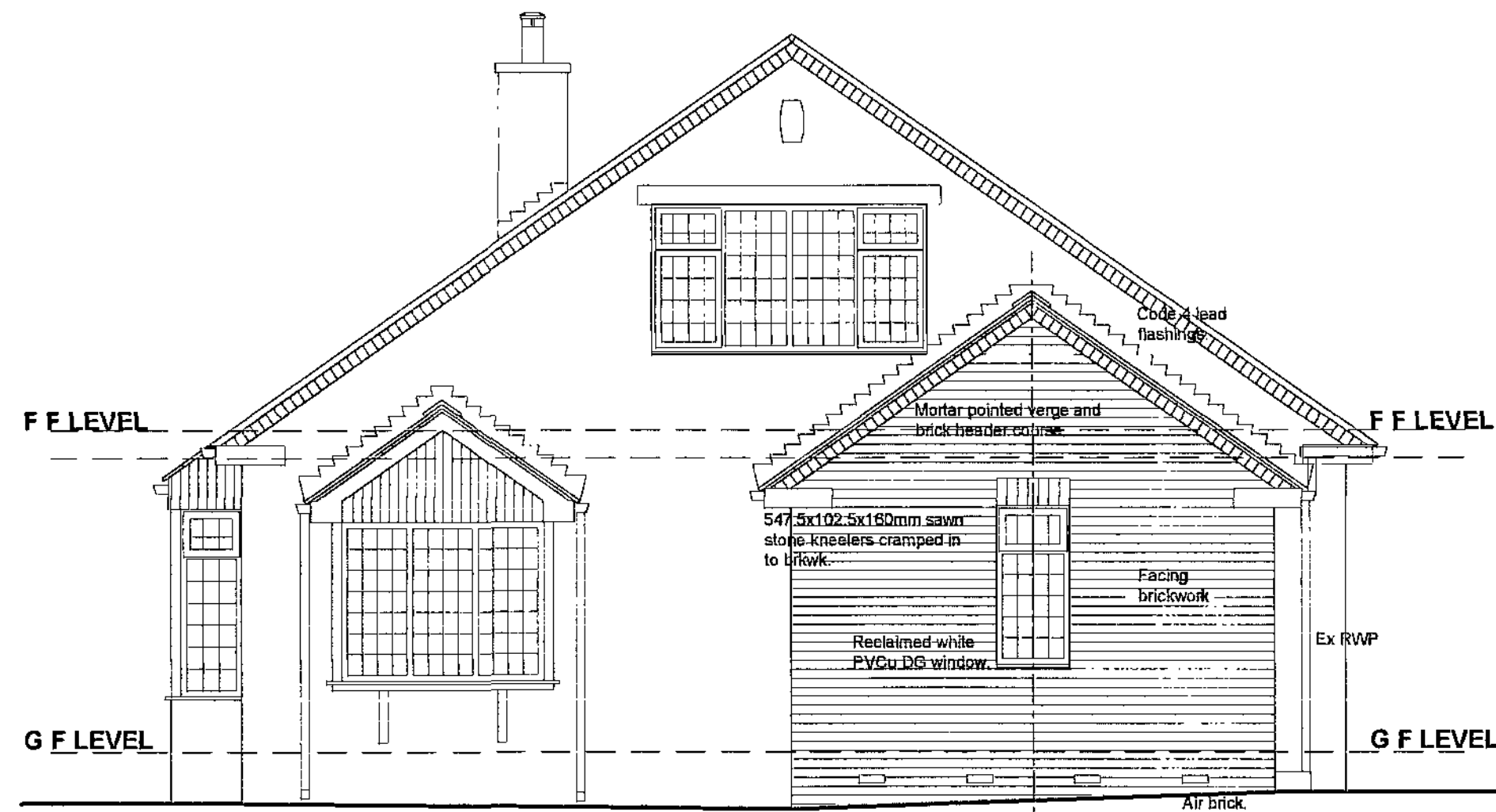
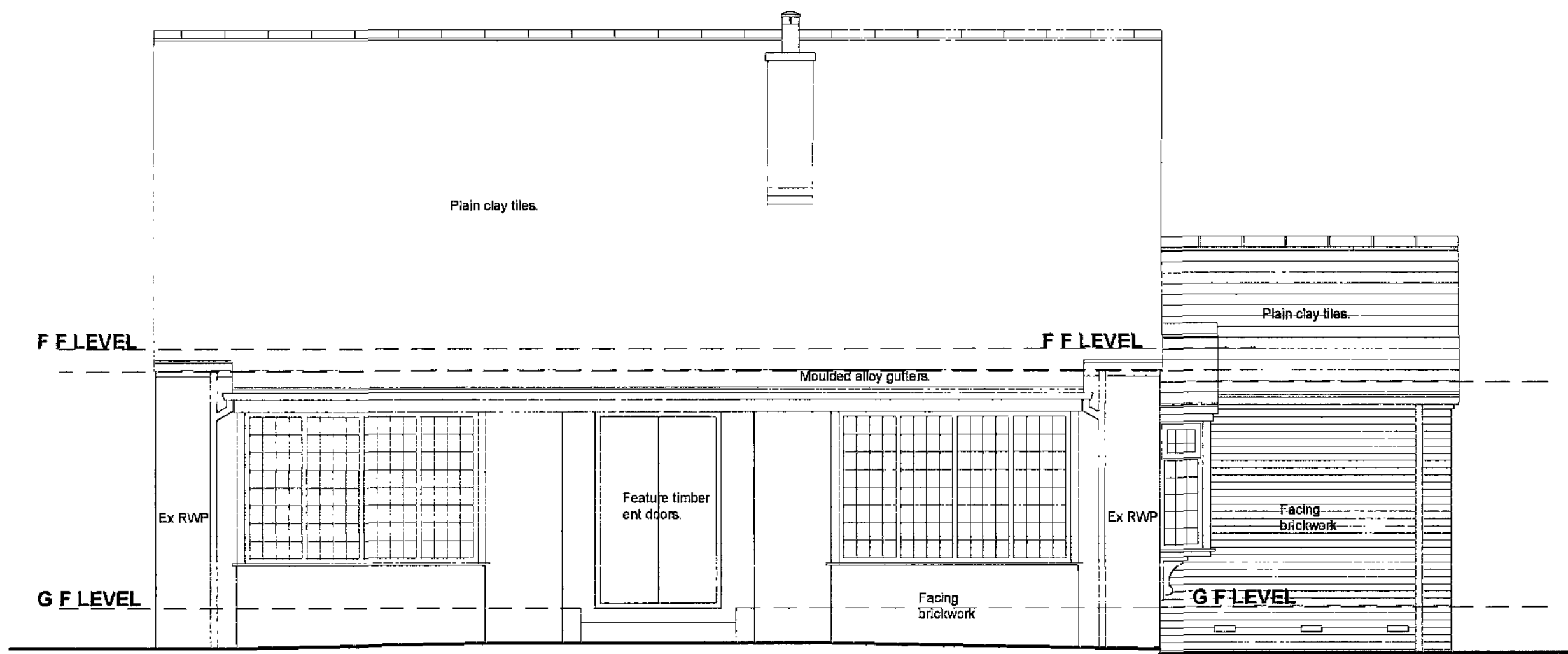




FIRE SAFETY:-
Provide self contained smoke alarm to sitting room, interconnected, and all wired on existing exclusive mains circuit and provided with battery back-up. Incorporate mains indicator light and manual test button. Existing smoke alarms to be retained and protected throughout the course of the works and tested and repaired and/or replaced where found necessary.

BELOW GROUND DRAINAGE:-
100mm dia flexibly jointed VC or plastic pipelines laid to max available fall subject to ex drain levels and connection thereto with min 150mm pea gravel surrounds. New rwp gully to be access type for cleaning and maintenance purposes. Lintel over all drains passing thru walls with suitable conc lintels with opening sealed with inert material to prevent ingress of fill and vermin.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted and expanded to extension by a CORGI registered plumbing contractor. All primary pipework to be insulated in accordance with current regulations. Heating system to be controlled by thermostatic rad valves. Any non-room sealed heating appliance to have permanent ventilation to relevant room in accordance with manufacturers requirements. Existing Balanced flue boiler with interlock and combination timer and stat controls to be checked for adequate capacity for extra load and replaced if found necessary. Space heating control system to comply with regulation G3, British Standards and Codes of Practice. No combustible material to be installed within 40mm of any flue. Full details to be established on site for approval by Local Authority Building Control before relevant work proceeds.

INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 1 in 4 positions or at the ratio of 1 fitting per 25m² new floor area whichever the greater high efficiency lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit watt. All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671) by qualified/certified electrician operating under an approved "competent persons" scheme.

BAY WINDOW:-
Existing bay window roof to be re-modelled to form gable as indicated in plain clay tiles on 50x25mm tan sw battens on breathable roofing felt a/b on 50x100mm rafters at 400mm centres with matching ceiling joist sections off 100x50mm bearer on top of frames and corner posts. 22mm sw fascias and barge boards. 8mm ext grade ply soffits. Infill gable with vertical boarding off 50x50mm sw framing. Code 4 lead flashings and remedial cavity tray at abutment.

Barnsley Metropolitan Borough Council
01 JUL 2009
Corporate Mail Room

103 POGMOOR ROAD, POGMOOR,
BARNSELY,
S75 2LN.

DETAILED PROPOSALS
PLANS SECTION AND ELEVATIONS
Scales. 1:20, 1:50 & 1:200
Date. JUNE 2009.
Rev. -.

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to all cavity walls off good ground with at least 600mm cover subject to depth of existing to which it shall be linked and below all adjacent drainage. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with min strength of 7N/mm². Cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

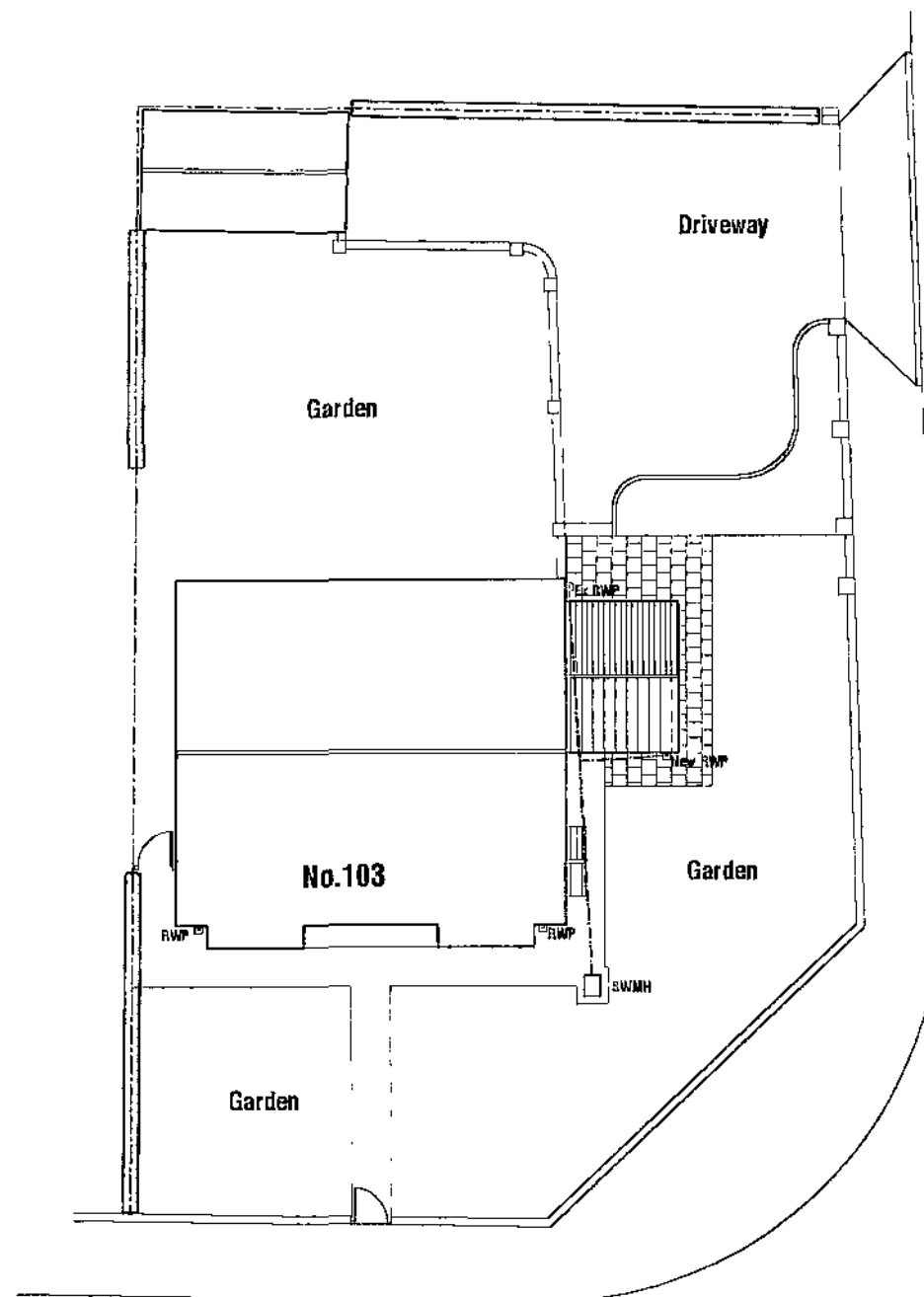
DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC's to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels, master boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 102mm facing brick to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc block. Generally provide 100mm structural cavity with 50mm KINGSPAN TW50 partial fill cavity insulation, BBA certified, to achieve overall U-Value not exceeding 0.30W/m²K. Stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all openings with reveal blocks and build in DAMCOR insulated dpc or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before.

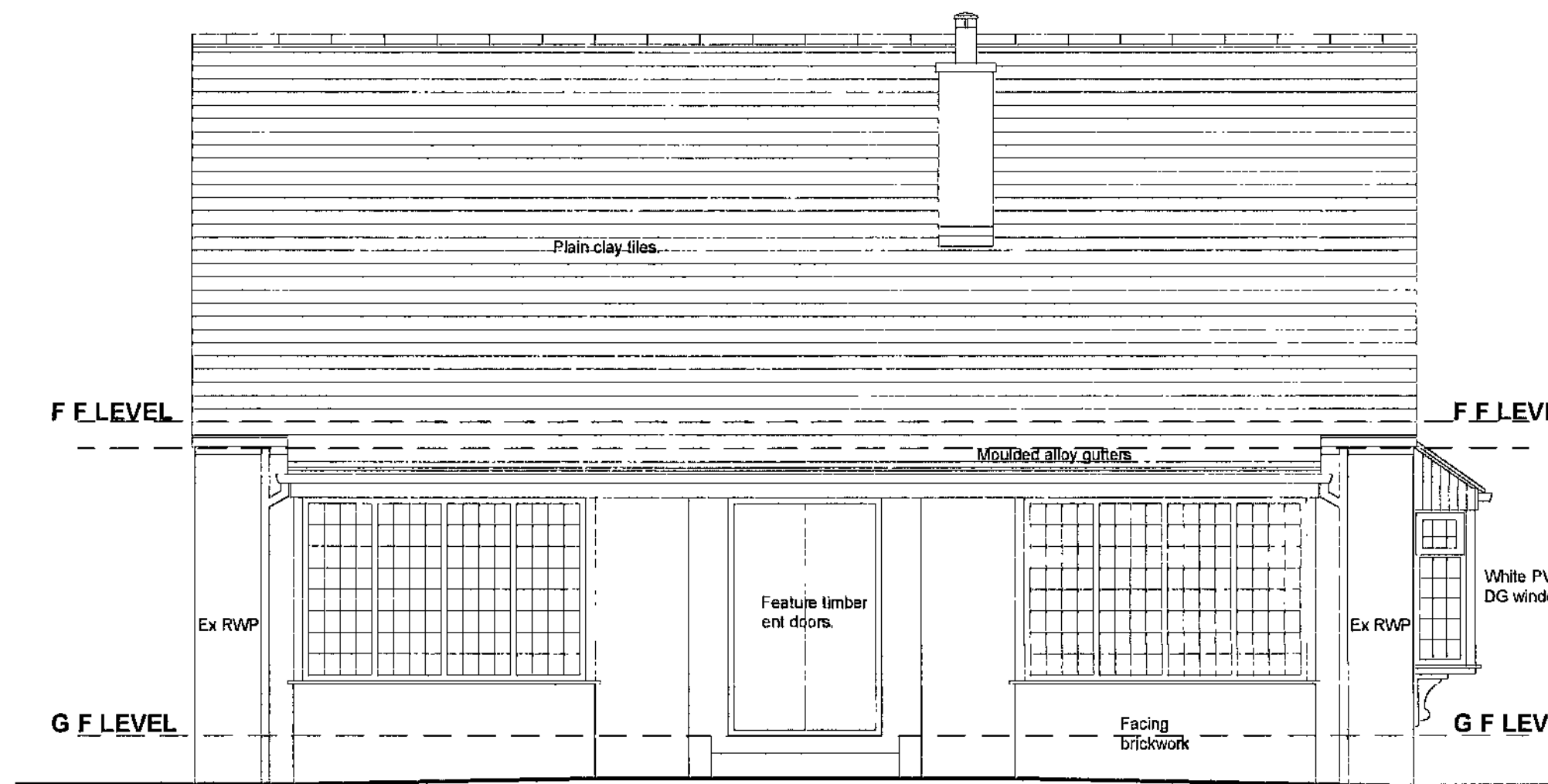
LINTELS (Cavity Walls):-
All lintels to be CATNIC COUGAR open backed insulated coated galv steel lintels ref. CGH50/100, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manuf's recommendations. Provide tray DPC over as before. Openings with particular lintel requirements indicated on the drawings.

WINDOWS AND DOORS:-
New doorset to be high performance PVCu to match existing, double glazed with HP DG units incorporating low-E glass & gas filled cavity to ensure max 1.8 W/m²K U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Glazed in trickle vents to be provided to give min 2500mm² background ventilation. Existing HP window understood to have gas filled cavity and low-E glass to be reclaimed and reinstalled in new wall at position indicated.

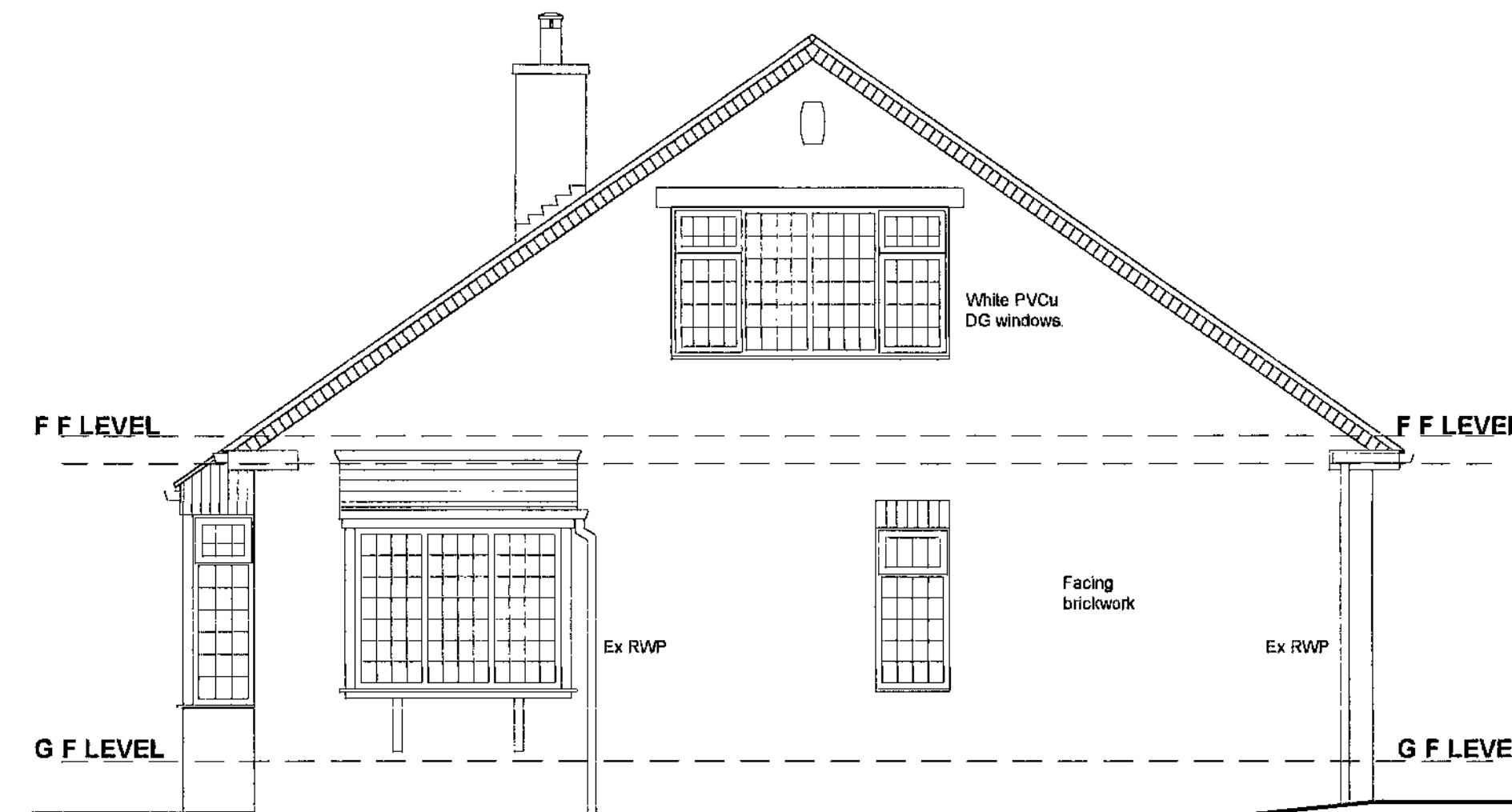
GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1978.
Obscure glazing to any bathrooms and WCs.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with all height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.



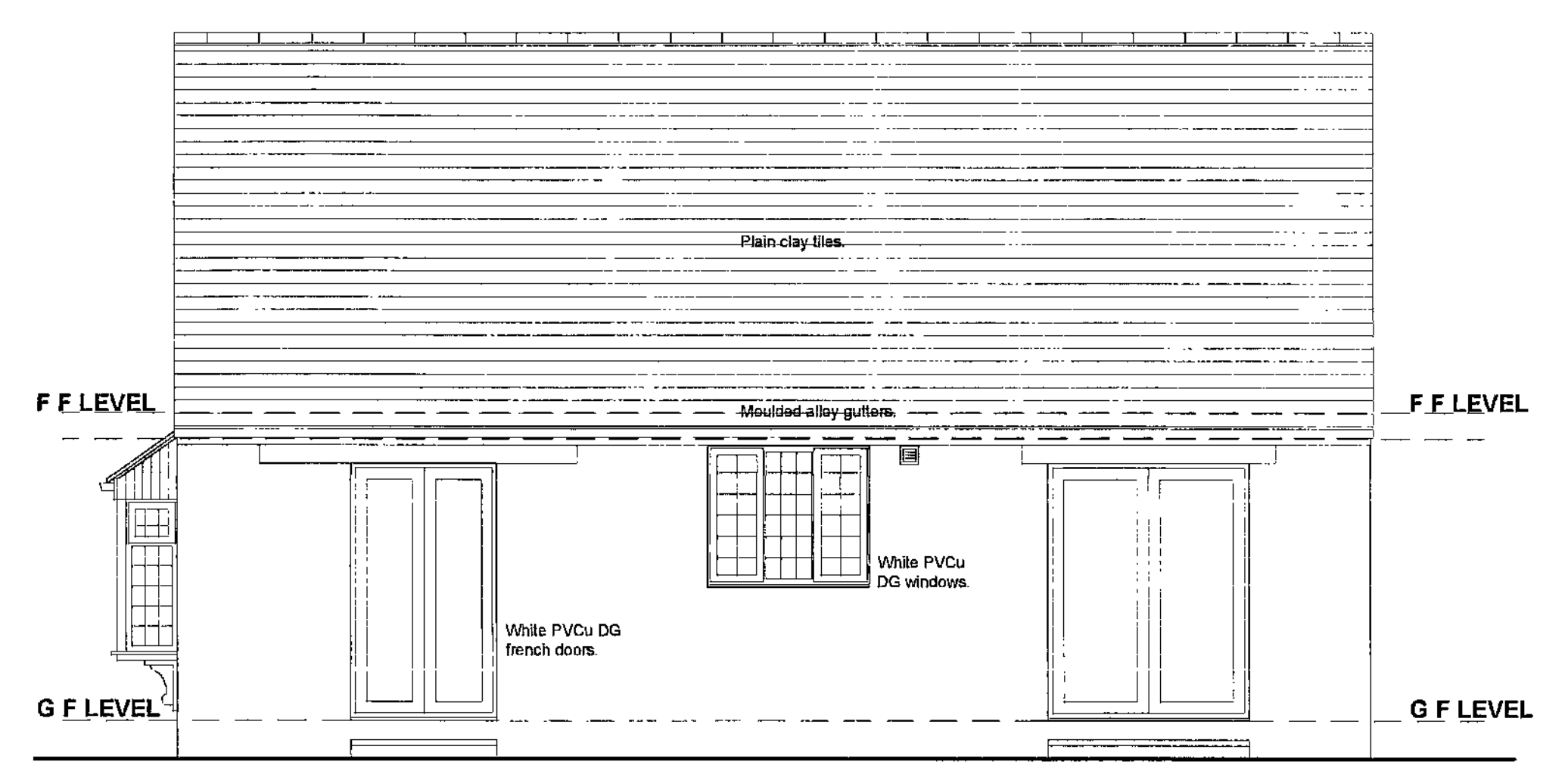
Pogmoor Road
SITE PLAN 1:200



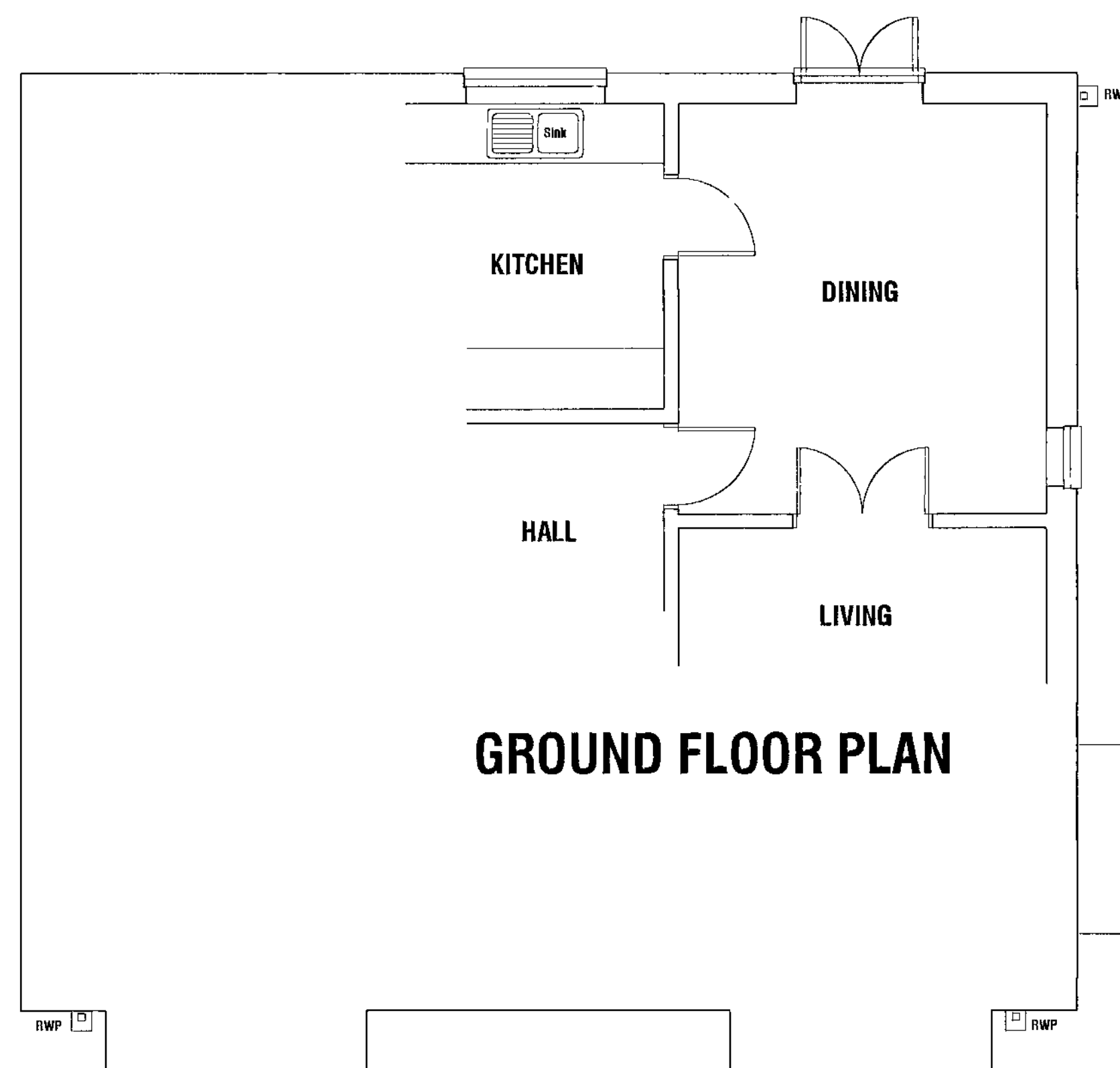
SOUTH ELEVATION



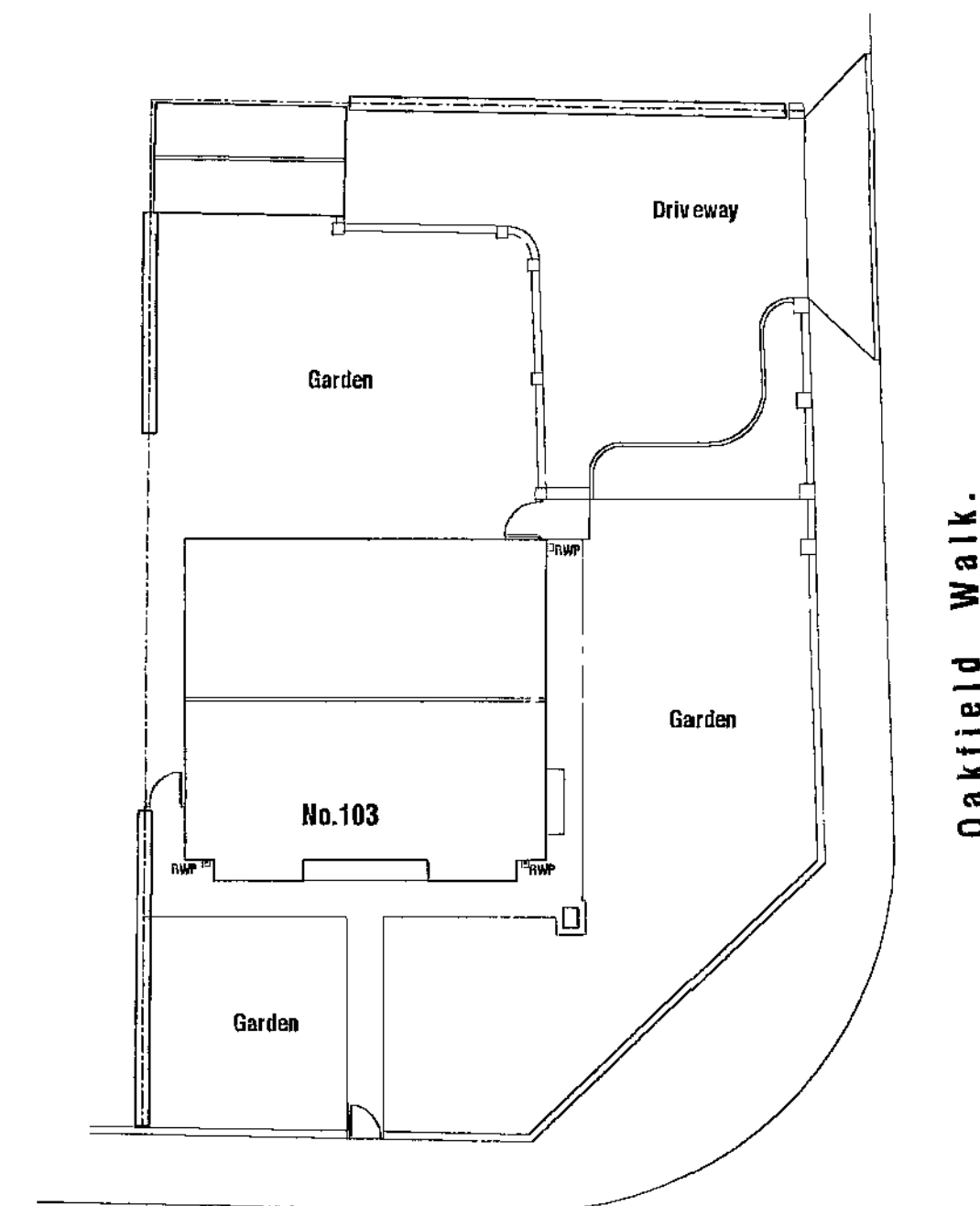
EAST ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



**Pogmoor Road
SITE PLAN 1:200**

Barnsley Metropolitan
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Corporate Mail Room

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SURVEY
PLANS AND ELEVATIONS
Scales. 1:50 & 1:200
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