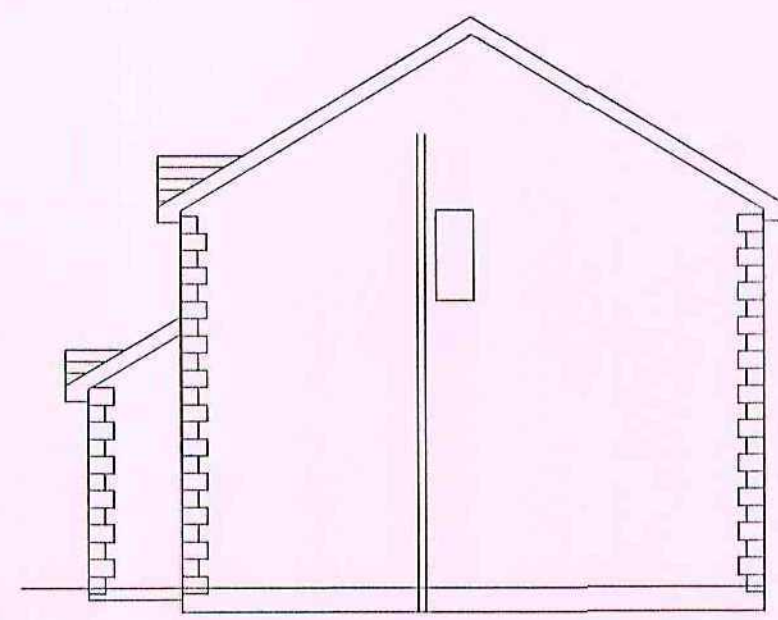
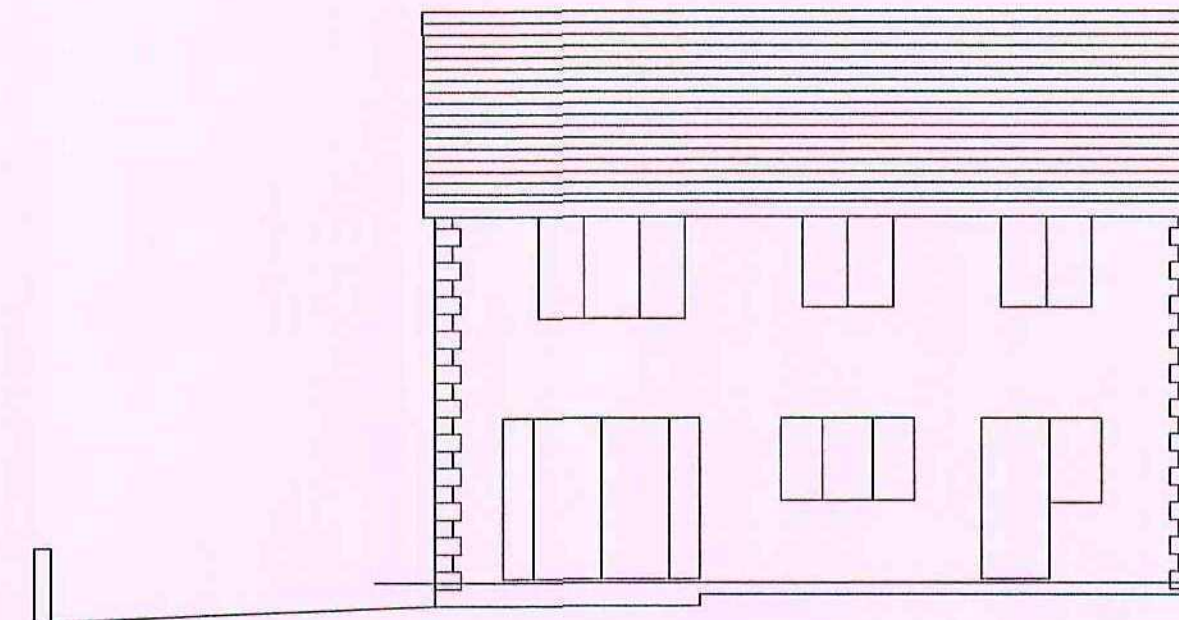




Existing Front Elevation



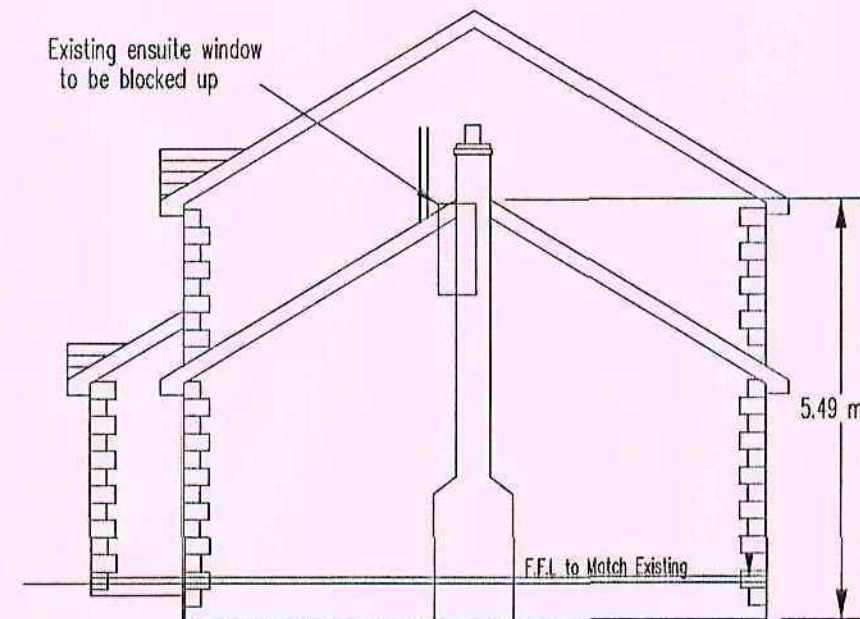
Existing Side Elevation



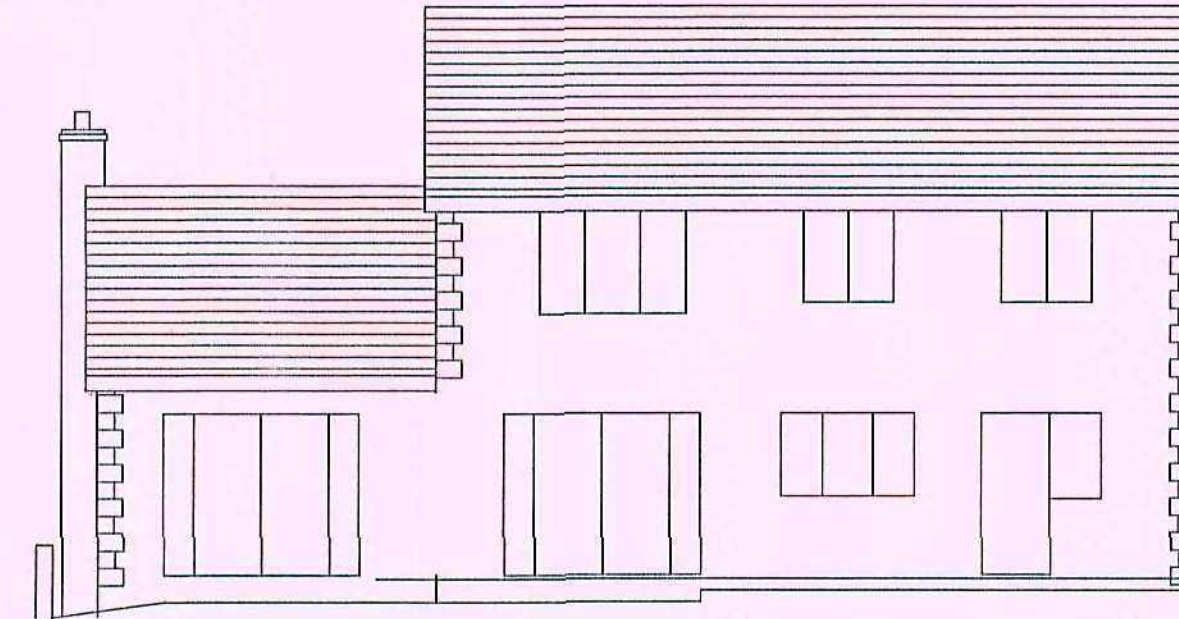
Existing Rear Elevation



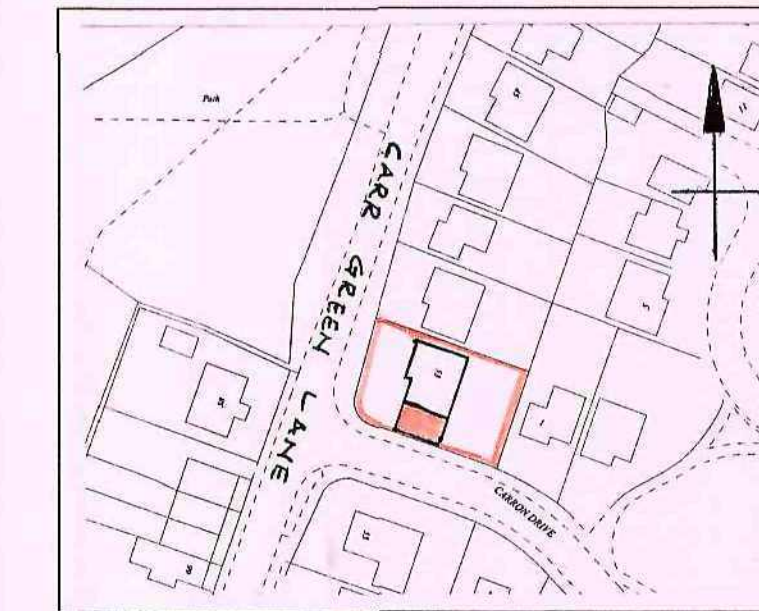
Proposed Front Elevation



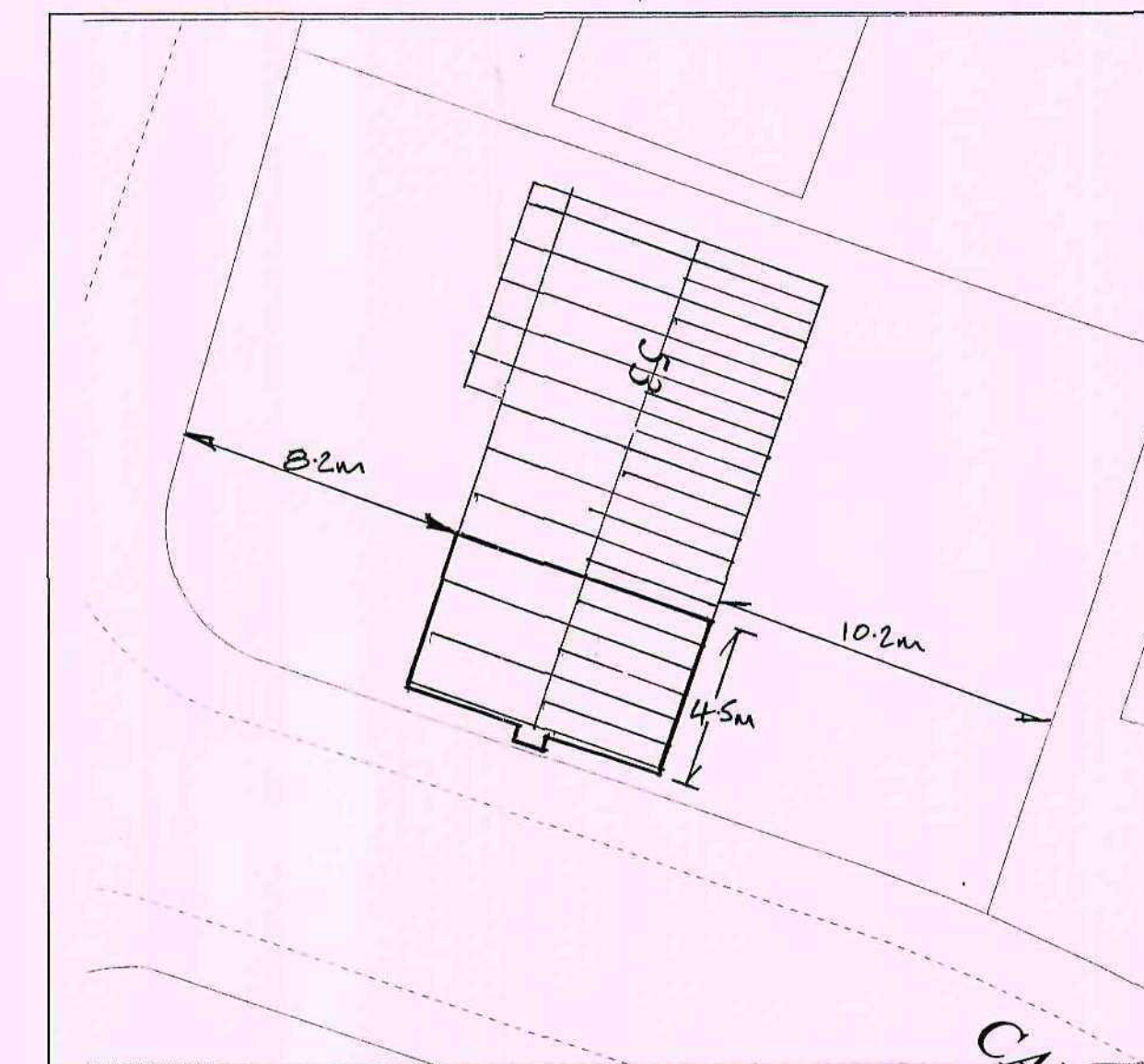
Proposed Side Elevation



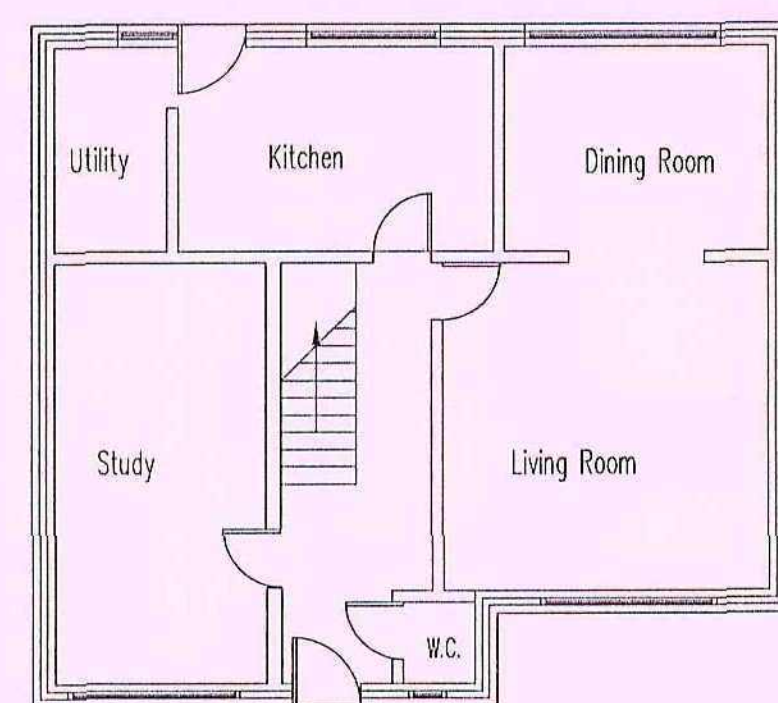
Proposed Rear Elevation



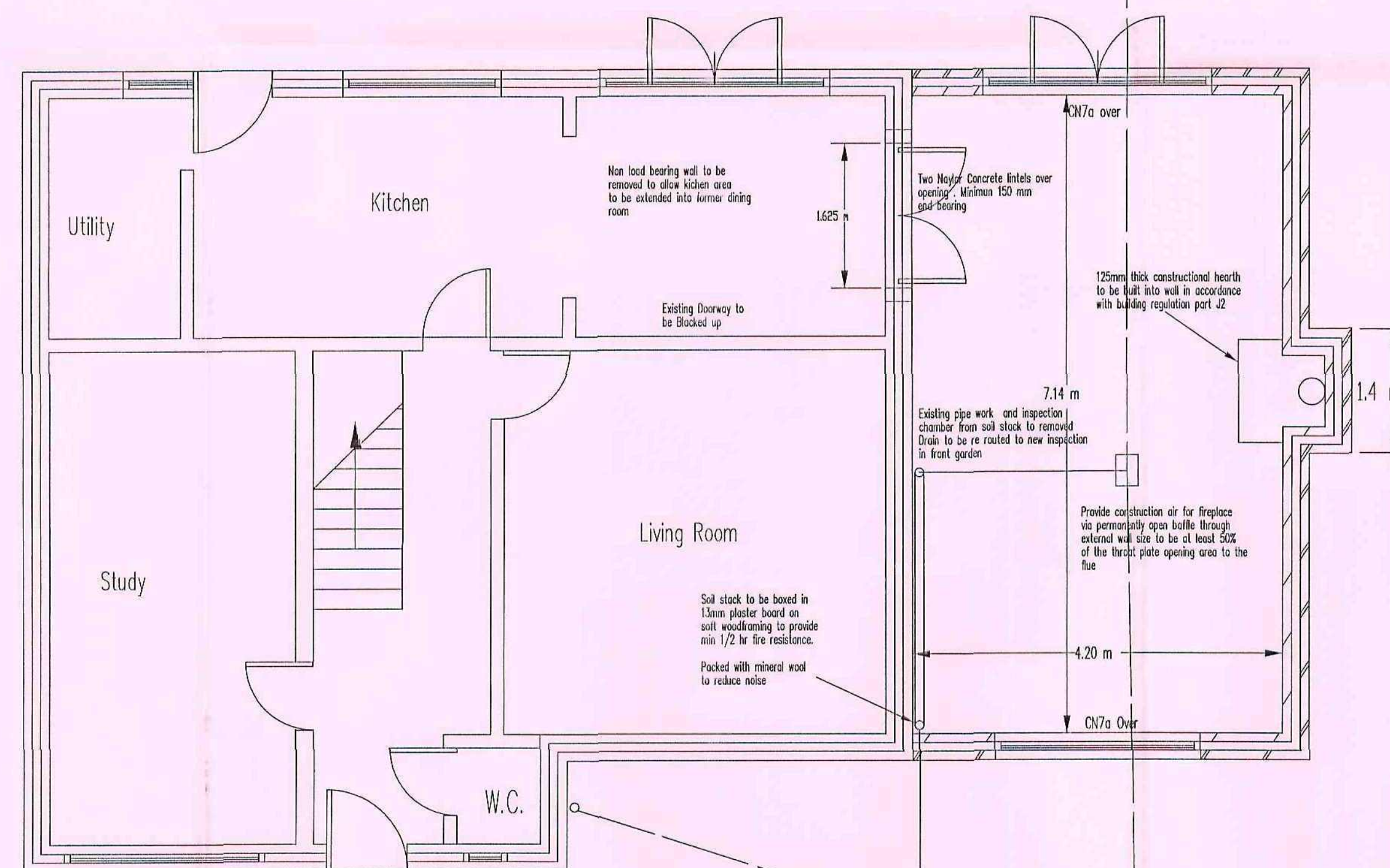
Location Plan 1/1250



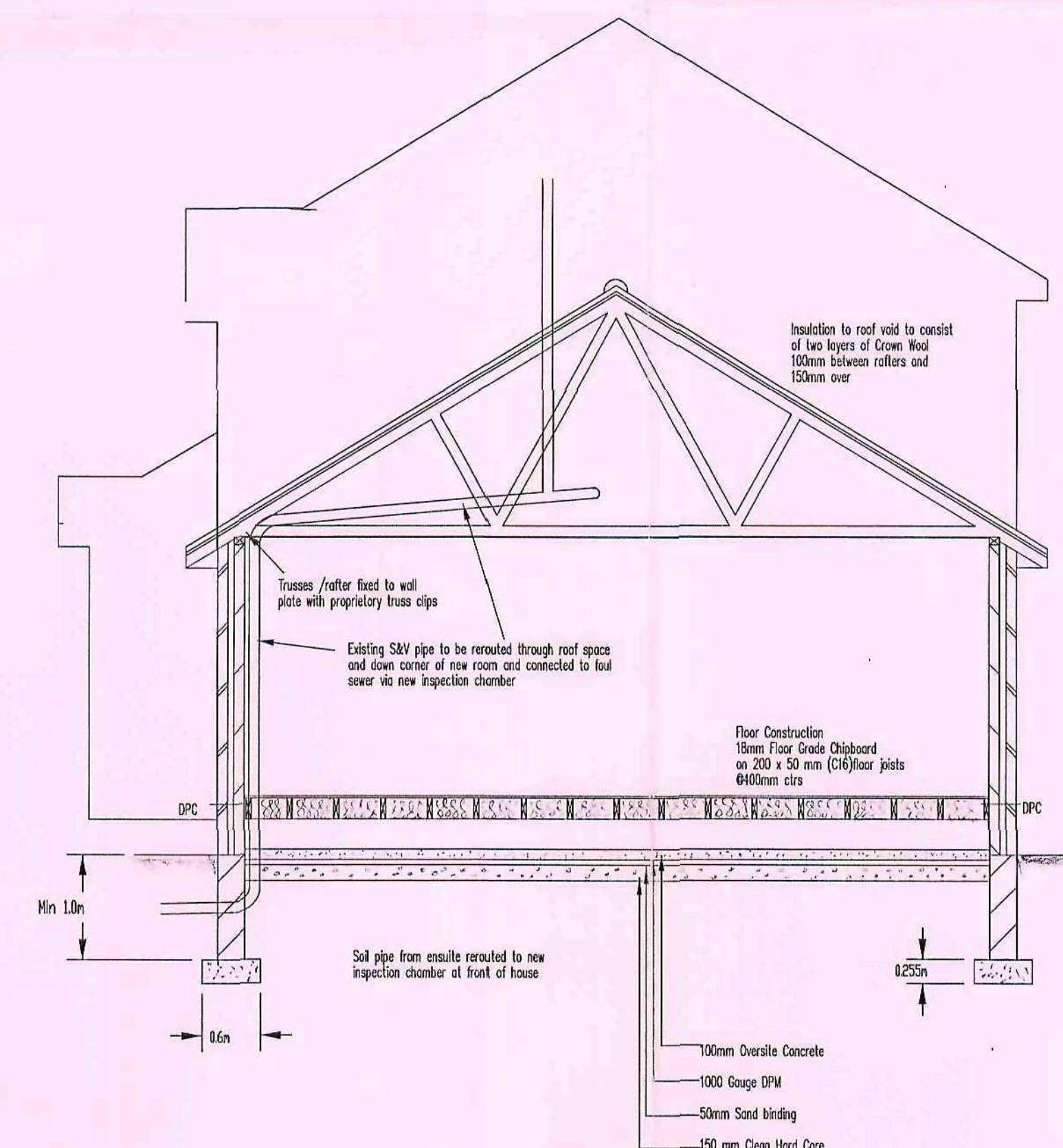
Site Plan 1/200



Existing Ground Floor Plan
Scale 1/100



Proposed Ground Floor Plan
Scale 1/50



Cross section on A-A
Scale 1/50

Notes

Foundations to be 1:2:4 Concrete Strip footing 600 x 225mm. 1.0m deep from ground level or at the discretion of the Building Inspector.

External walls to be 305mm trench blocks to 150mm below GL. External leaf to be 1/2 brick thick facing brick to match existing. 65mm cavity filled with 65mm DRYTHERM cavity bats. Inner leaf 100mm Class B engineering bricks to DPC with 100 mm Celcon block above. New works - outer leaf to be keyed to existing brickwork one in one. Inner leaf on stainless steel starter bars installed as per manufacturers instructions. Build in stainless steel wall ties at intervals 900mm horizontal and 450mm vertical and 300mm vertical at reveals. (min. 5 No. Per m²). Build in vertical DPC to all new openings.

Oversite Concrete to be 1:3:6 concrete on 1000 gauge Visqueen D.P.M on 50mm sand binding on 150mm clean crusher run hardcore. Top of concrete to be above external ground level.

Sub Floor Ventilation to be 150mm x 215mm Air-brick at 1.8m centres and 900mm within corners. Boxed through cavity with tray DPC over.

Floor Construction to be 18mm floor grade chipboard on 200 x 50mm (C16) soft wood joists at 400mm centres on galvanised BAT steel joist hangers.

Floor Insulation to be 200mm Crown wool on Polypropylene support netting draped over joists prior to boarding.

Roof - Interlocking concrete tiles to match existing on treated wooden tiling batten on 1 No. layer of Monofol felt on contractor designed timber trusses at 400mm ctrs. Trusses to be fixed to wall plate using proprietary truss clips.

Wall plates secured to inner leaf with 30mm x 5mm galvanised steel straps at min 1.25m centres. Lateral restraint to be provided to gable wall by fastening final 2 rafters to inner leaf with galvanised steel straps at 900mm centres. Code 4 lead work to flashings and around chimney stack as required.

Roof Insulation to 2 No layers of Crown wool insulation 100mm between and 150mm cross layered over.

Roof eaves ventilation fascia board held off 10mm on opposite walls to provide cross flow. Roof eaves ventilated by ventilated tiles (Redland Redvent or similar).

Drainage: new Inspection Chamber to be located in front garden to match existing and installed in accordance with manufacturer instructions. Existing S & V pipe to be re-routed and connected to new chamber using UPVC piping to match existing. Where drains new or existing pass through proposed new walls then build in concrete lintels (min 150mm end bearing) to allow 75mm clearance around drain and bed and surround in pea gravel.

Rainwater via new gutters and downpipes (63mm dia) located at front and rear corners of new works then to soak away min 5m from dwelling and min 1m³ of hardcore fill beneath the inlet.

Windows to be double glazed units in UPVC to match existing with minimum 16mm air gap incorporating Pilkington low E glass inner leaf. All glazing within 800mm of floor and 1500mm of floor in doors or side panels to be safety glass.

Chimney to Class 1 open fire. To be 300mm Dia. DUNBRIK Concrete Flue liner and matching throat gather lintel installed in accordance with manufacturers instructions. Provide combustion air to the room via permanently open baffled filled air vent through external wall, size to be equivalent to at least 50% of the throat opening area. Provide notice plate as required by Reg J4 at location as directed by building inspector.

All electrical works to be carried out by specialist contractor to latest I.E.E wiring regulations.

Barnsley Metropolitan
Borough Council
11 FEB 2011
Corporate Mail Room

Plan to Accompany Application
for Ground Floor Side Extension for

Mr P. Whitworth
53 Carr Green Lane
Mapplewell
Barnsley
S75 6 DY

Signed.....
Date.....

Drawing no 1 of 1