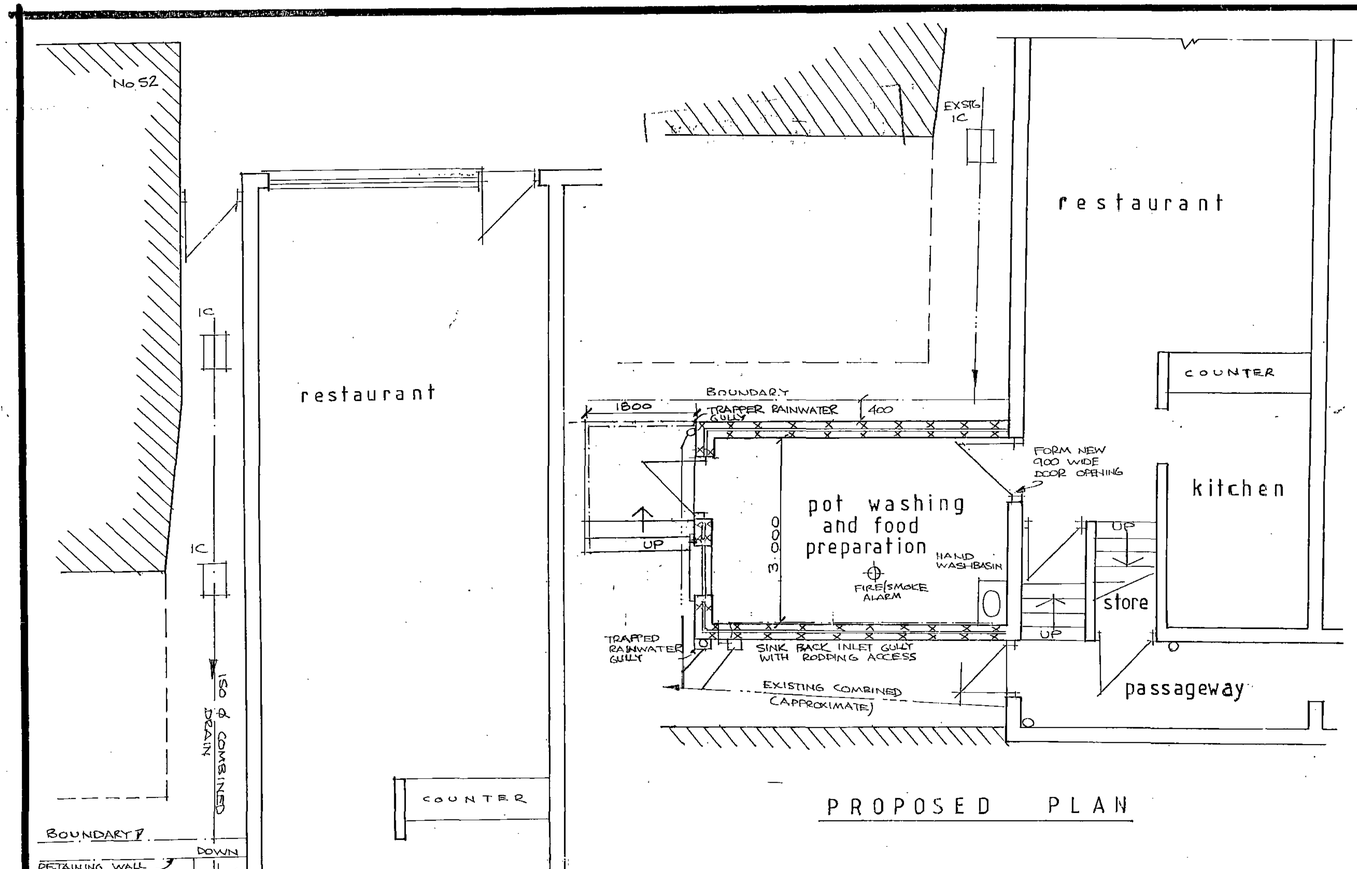
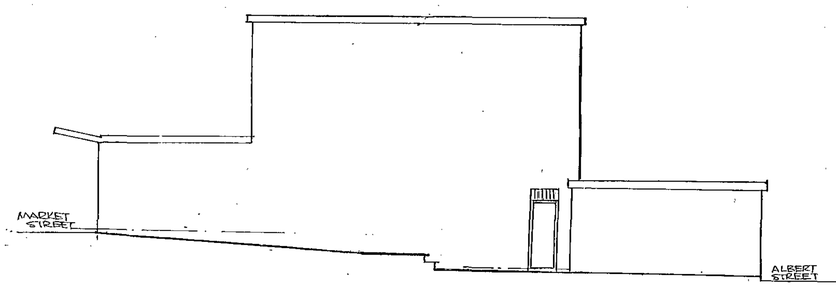
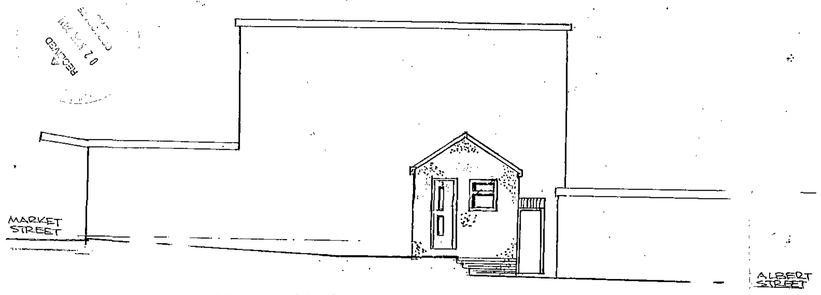


PROPOSED PLAN

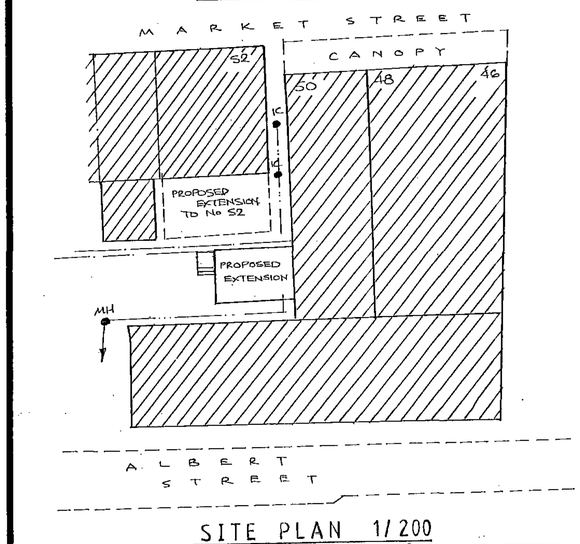
EXISTING PLAN



EXISTING SIDE

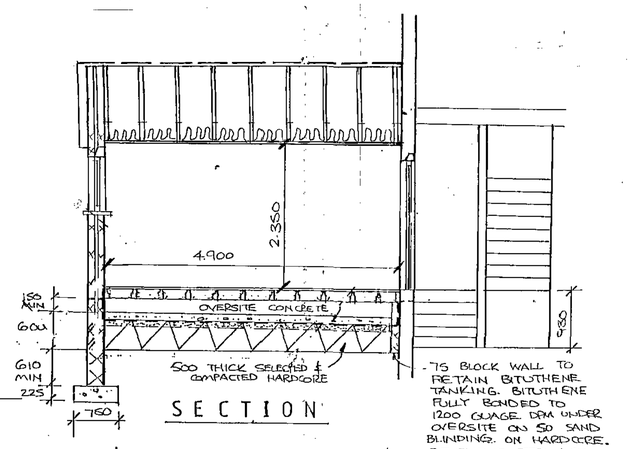


PROPOSED SIDE

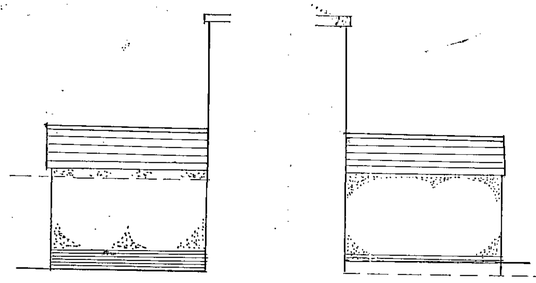


SITE PLAN 1/200

PROPOSED EXTENSION at REAR 50 MARKET STREET, BARNSLEY



SECTION



PROPOSED ELEVATION TO ALBERT STREET

PROPOSED ELEVATION MARKET STREET

SCALES 1/100 and 1/50

ROOF: Grey Marley Double Roman Concrete interlocking roof tiles laid on 38 x 25mm tiling battens on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be King Post pattern with 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; 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 gables at max 1/3rd span built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1/3rd span; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stepped lead flashing at junction with existing building lapped under roof coverings min 230 and up wall min 150 and tucked in; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site

CAVITY WALLS: 100 thick external leaf in 7 N/sq.mm concrete blocks rendered in 1:3 sand/cement to match existing side wall; render to stop at dpc and to terminate with render stop with brick external leaf below rendering to ground level; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturer's instructions; blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar CG70/100 open back lintels to with min 150 end bearing to openings; 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 with Bituthene tanking to inside of external leaf where rear yard retained; vertical dpc at junction of new and existing walls all cavities to be continuous; 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

FLOOR: Rackham Type 17S or similar approved prestressed concrete floor beams with 4 N/sq.mm Thermalite Floorblock insulation block infill; calculations and final details to be prepared by floor beam manufacturer and submitted for approval of local building inspector minimum 14 days before installation; 75 concrete screed finished ready to receive floor coverings over 85 thick Kingspan Thermafloor TF70 zero ODP insulation board laid on floor beams:100 oversite concrete with min 150 clearance below bottom of joists finished level at or above adjacent ground level with 50 screed over gas barrier

VENTILATION: 1200 x 108 deep window to be 16mm double glazed Argon filled PVCu unit fitted with low E coating glass; additional ventilation by mechanical extractor fan of min 60 litres/sec capacity capable of intermittent operation; Any glazing to external door to be toughened glass in accordance with BS 6206 within 1500mm of floor level including any side panels

Half hour fire resistant door fitted between kitchen and restaurant with self-closing device closing onto 25mm rebates; new internal and external doors to have 2No. 200mm wide vision panels in each door, low panel 500mm to 900mm above floor level, high panel 1100mm to 1840mm above floor level both 200mm from opening edge of door; 6mm safety Georgian clear glass with intumescent strips and bolection beads both sides to match door veneer; ironmongery to contrast with door finish

DRAINAGE: Wash area sink and hand basin to discharge to new back inlet gully to existing combined drain; 38waste to sink and 32mm waste to hand basin both with 75 deep seal traps; hand basin waste clipped to underside of floor joists at 600 centres at min 1 in 40 gradient; 110 x 63 gutters to discharge to 63 downpipes to existing gutters or new trapped rainwater gullys to combined drain; all 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, new junctions fixed to existing drain using proprietary flexible couplings; drain passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

PLUMBING: All heating pipework and plumbing insulated in accordance with requirements of Building Regulations; work on gas fire and boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; thermostatic radiator valves to all new radiators

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; all new lights to have energy efficient fittings

Emergency lighting to BS 5266-1: 2005 to be installed and smoke/fire alarm system to BS 5839-1:2002+A2:2008 in existing premised to be extended in extension: Certificate for fire alarm system and emergency lighting to be submitted to Local Building Inspector on completion of work

STEPS: 85 wide 41 degree pitch brick and paving slab steps with 200 risers and 230 treads; treads overlaps tread below by 15mm; wrought iron handrail to be fixed to open side of steps 1100 above pitch line with vertical spindles at 100 centres

RESUBMISSION of PLANS ORIGINALLY APPROVED UNDER BUILDING REGULATIONS APPLICATION No. 04/8153/BE on 24/02/2005 and PLANNING PERMISSION No. B/04/2380/BA on 24/01/2005