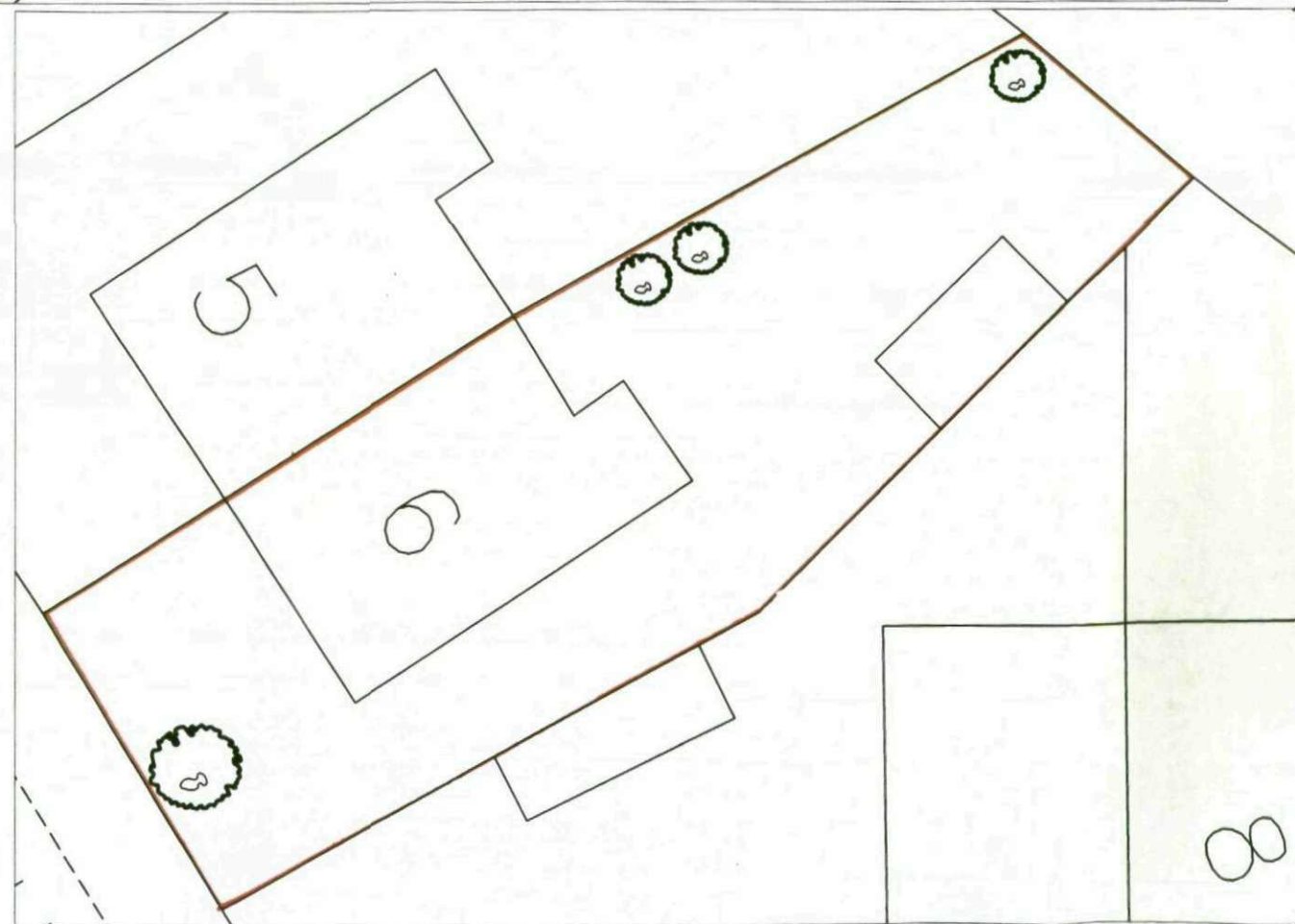
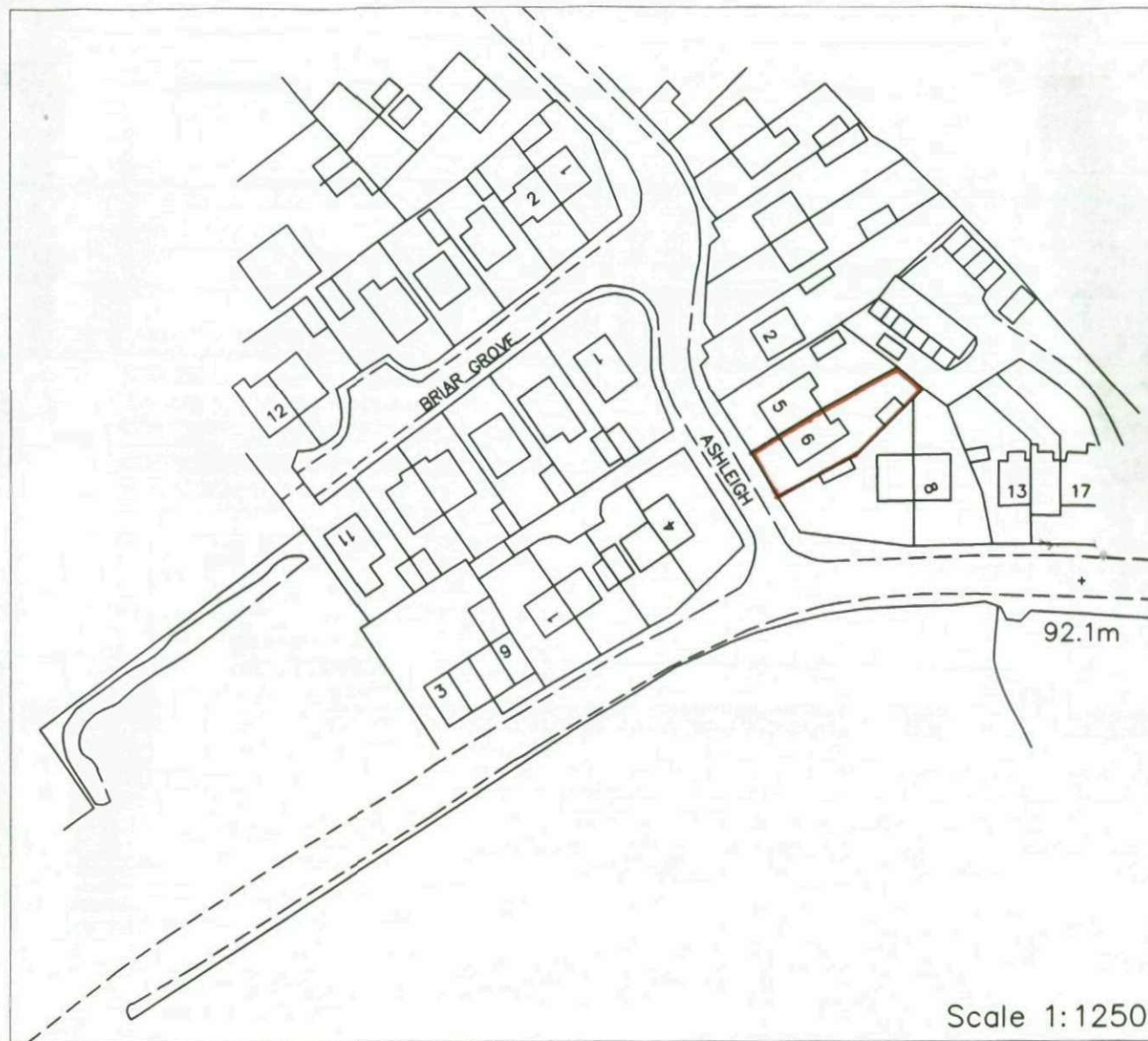
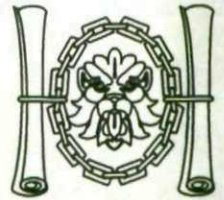
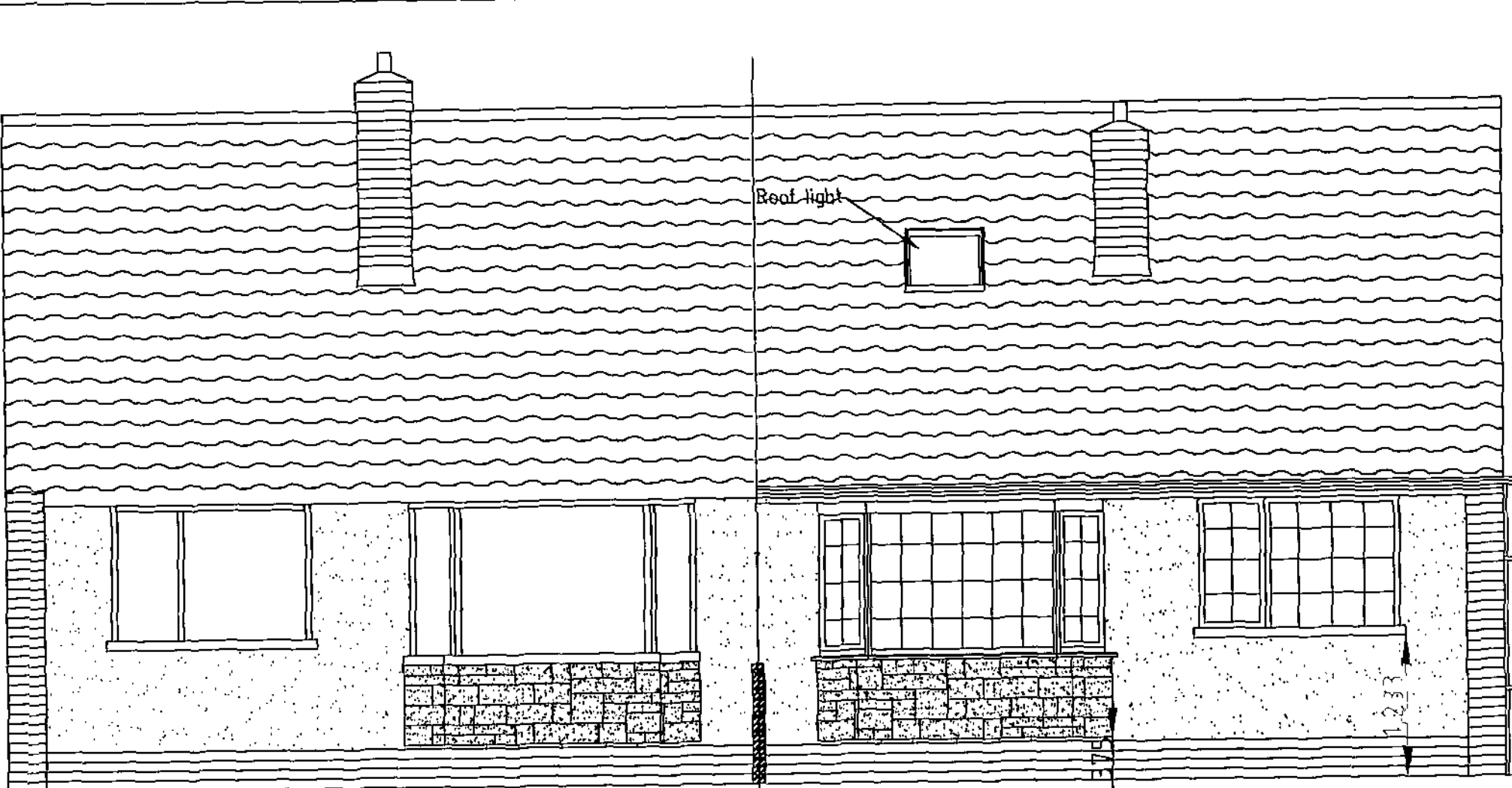


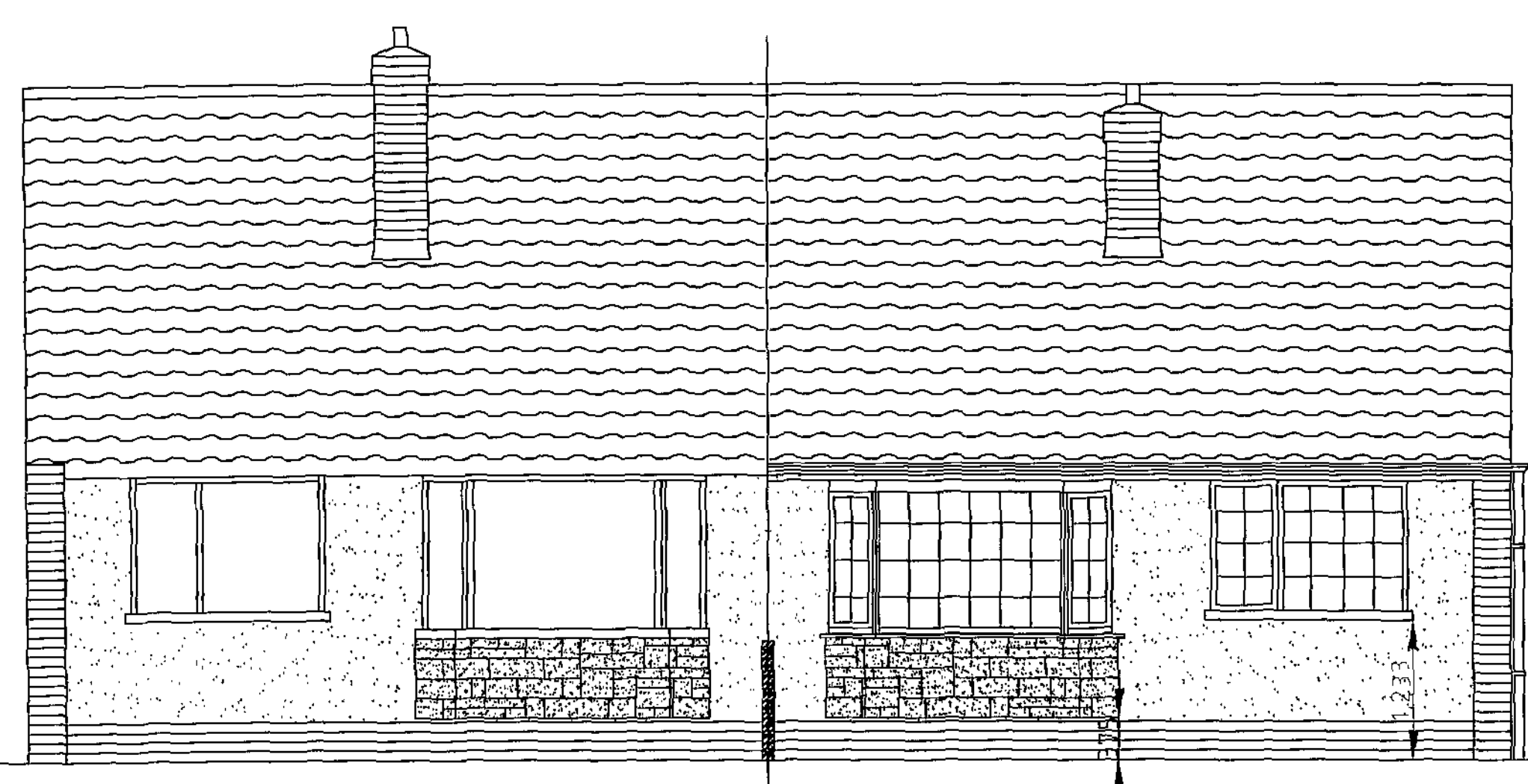


LOCATION OF TREES
Scale 1:200

REV	DATE	DESCRIPTION	
The contractor is to comply in all respects with the current Building Regulations and is to check all site dimensions and levels. Do not scale from the drawing, use written dimensions.			
		T. FIRTH. MCIAT. Architectural Design Consultant.	
		☐ 21, NEWTON GREEN, ☐ WAKEFIELD, ☐ WEST YORKSHIRE, ☐ WF1 2QB. ☐ TEL: 01924-361501.	
PROJECT Location and Site Plans for 6 Ashleigh, Brierley. Barnsley. S72 9EE			CLIENT Judith Kenyon-Hill
DRAWING NR 2008.09 -4	Site/Location Plan Building Reg's.	REV	DATE 21.10.08
		SCALE	1.500/1:1250/1:200



Proposed West (front) Elevation



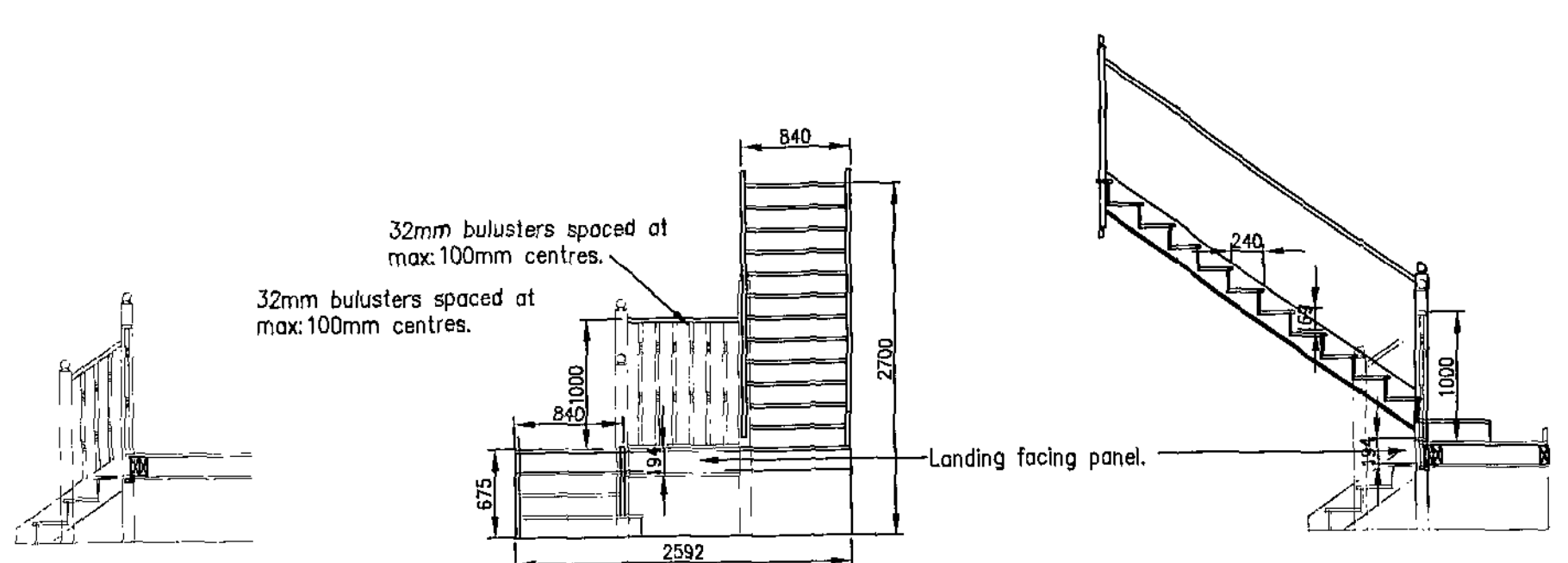
Existing West (front) Elevation



Existing South Elevation



Existing East Elevation



Proposed staircase details

BUILDING REGULATION NOTES.

MASONRY: 7KN x 100mm concrete block
inner leaf, with 100mm cavity with 100mm Rockwool cavity batt insulation.
External leaf to be 103mm Approved matching facing bricks. O/A U Value 0.33 W/m2.
New masonry walls tied with Stainless steel "vertical twist" type wall ties at 450mm c/c's vertically and 900mm c/c's horizontally.

All cavities to be sealed using Thermabate or other approved cavity closer system.

UNTELS: Heavy duty H6 Steel/insulated or other equal approved, in various lengths each with 150mm minimum bearing each end externally and 150 x 100mm rein: precast conc internally to specific masonry openings.

TIMBER FRAMED EXTERNAL WALL.
2 number frames constructed as shown using 97 x 47mm (C16) s/wood, lined with 9mm OSB on cavity sides, insulation 100mm Rockwool mineral fibre.
Internal face of inner leaf finished with vapour barrier & 13mm plast/bd & skim. External frame to be lined externally with 18mm OSB finished with breather membrane, battens & Cedar cladding.
U Value 0.14 W/m2K.

ROOF STRUCTURE PITCHED. (Warm Roof)
Construct new roof using 147 x 47mm (C16)landised s/wood rafters at 600 & 450mm centres generally to main roof, but to follow arrangement to fit around designed openings.
Ceiling joist to be 97 x 47mm (C16) at 600 & 450mm centres.
Wallplate to be tanalised 100 x 50mm fixed to blackwork inner leaf using galvanised holding down straps at 1500mm centres in accordance with Reg: A1/2 & screwed vertically into stud framed cavity.
Provide lateral restraints between floor & roof to masonry areas as Reg's
Existing rafters & tile finishes over stairs to be retained but fitted with 2no new purlins as noted on section A-A.

Insulation to be 120mm Kingspan Theropitch TP10 zero ODP, fitted under existing rafters in accordance with manufactures instructions. Internal ceiling finish to be 13mm plaster/bd & skim. NB Fall backed plast/bd internally & Breather felt at tile batten level to be used. U Value 0.187 W/m2K.
Ensure 50mm clear air space retained above insulation on pitched roof surfaces to maintain air circulation.

ROOF FINISHES: (Concrete half Roman to match existing)
Pitch 33 degree, all laid over breather roofing felt on battens and complete with matching ridge tiles.

LEAD FLASHINGS: To be gauge 5 for horizontal apron flashing and gauge 4 for valleys & stepped abutment flashings, see drawing for locations.

NEW SUSPENDED FIRST FLOOR.
Joist to be 220 x 63mm (C16), s/wood fixed at approx: 544mm to 600mm centres, installed between existing retained ceiling joist. Floor decking to be 18mm thick T&G s/wood boarding or flooring grade chipboard screw fixed.

WINDOWS: To be Velux or reinforced upvc double glazed using 28mm thick units, (E) glass to both skins, inner leaf to be 6mm laminated. Design to incorporate opening lights to provide 1-20 floor area ventilation, fitted also with trickle vent equal to 4000mm square. U Value 2.2Wm2K.
Velux rooflights as detailed to be installed in accordance with manufactures instructions.

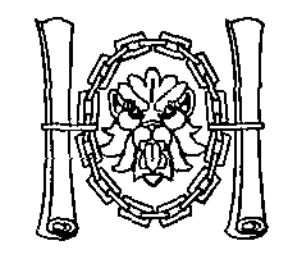
PART F VENTILATION.
Shower/toilet accommodation to be fitted with New extract fan to give 15 litres/second ventilation with 15 minutes over-run.

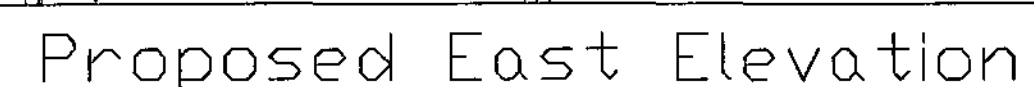
Dormer Structure walls to be 147 x 47mm (C16)Tanalised sw at 600mm centres throughout, finished externally to walls with 18mm thick OSB board complete with breather membrane & over clad 15mm Cedar board cladding fixed to battens. Internally finished with 13mm plast/bd on vapour barrier with frames fully insulated using Rockwool mineral fibre & Tri-iso Super 9. U Value 0.127 W/m2K.
Roof to be 147mm s/wood SC3 joist at 400mm centres, finished with (Gauge 4 lead sheet) or 3 layer partially bonded built up roofing felt, on 25mm thick ply composite Kingspan TR31 Thermaroof Insulation with an additional layer of 50mm thick Kingspan Thermakool K7 fitted between. Ceiling to be 12.5mm foil backed plaster/bd & skim to give O/A U value 0.19 W/m2

Staircase to be manufactured in accordance with B Reg's by specialist manufacturer. tread 240mm, risers 169mm, width o/a 840mm. Min headroom 2000mm above pitch line. Handrail 900mm above pitch line & at low landing 1000mm as detailed. NB Landing to be framed using 147 x 47mm s/wood finished with 18mm flooring grade chipboard or similar approved.

Provide & fix 1/2hr Fire door & frame at first floor level at head of stair to first floor level & maintain min:400mm clear space to first tread as B.Reg: K1.18. Supply & fit smoke detectors to first floor & floor landing/entrance area.

Upvc gutters and rwp's to match existing, to discharge into back-inlet gully, connected to existing combined drainage system through 110mm dia. Manley or similar plastic ground drainage. Gradient 1-100. Ground drainage pipes connected to existing system as shown.
Combined drainage to be 110mm pvc all connected to existing ground system. Internal drainage to first floor level to be suspended manifold system.
Waste system to be as follows Whb: 32mm dia; Shower 40mm dia: all fitted with 75mm deep seal traps, Wc 110mm dia:.

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 T. FIRTH. MCIAT. Architectural Design Consultant. Barnsley Metropolitan Borough Council 09 FEB 2014 Corporate Mail Room.			
PROJECT Proposed 1st Floor Extension at rear inc: Loft Conversion.		CLIENT Judith	
DRAWING NR 2006.09 -3 Building Reg's.	REV	DATE 21.10.08	SCALE 1:50



PROJECT Proposed 1st Floor Extension at rear inc: Loft Conversion,	CLIENT <i>Judith</i>
DRAWING NR 2008.09-1 Building Reg's.	REV DATE SCALE 21.10.08 1:50