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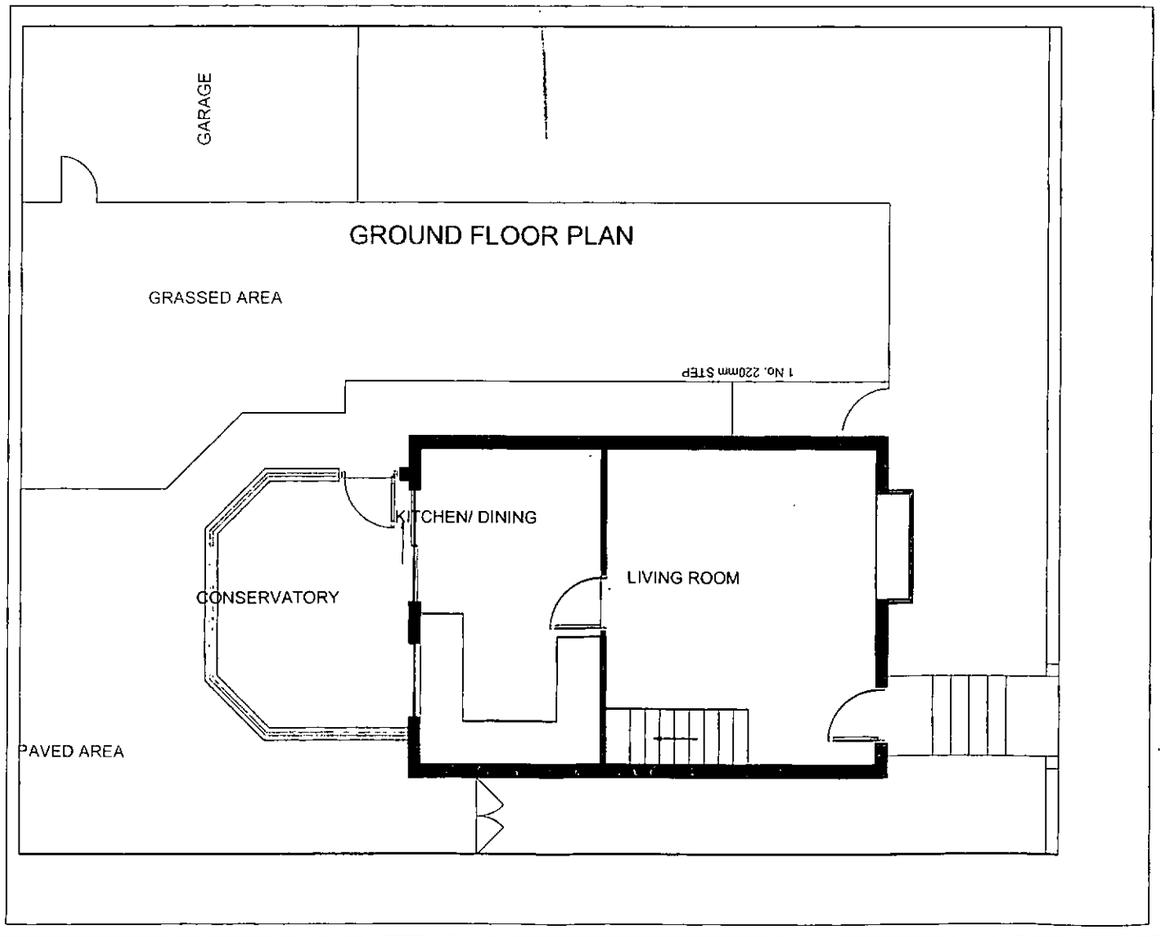
REAR ELEVATION

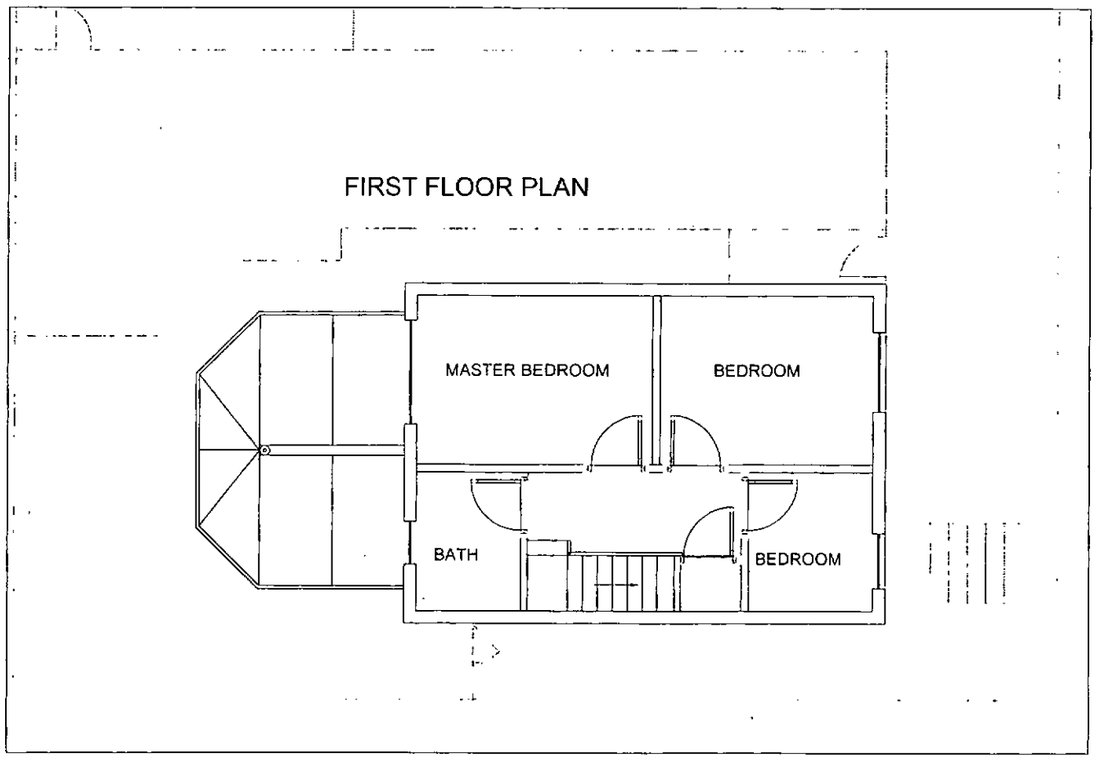
SIDE ELEVATION 'A'

FRONT ELEVATION

REAR ELEVATION 'B'







EXISTING PLANS

2 NORTHGATE [redacted], BARNSLEY

Scale: 1:100 @ A3

BB-architecture

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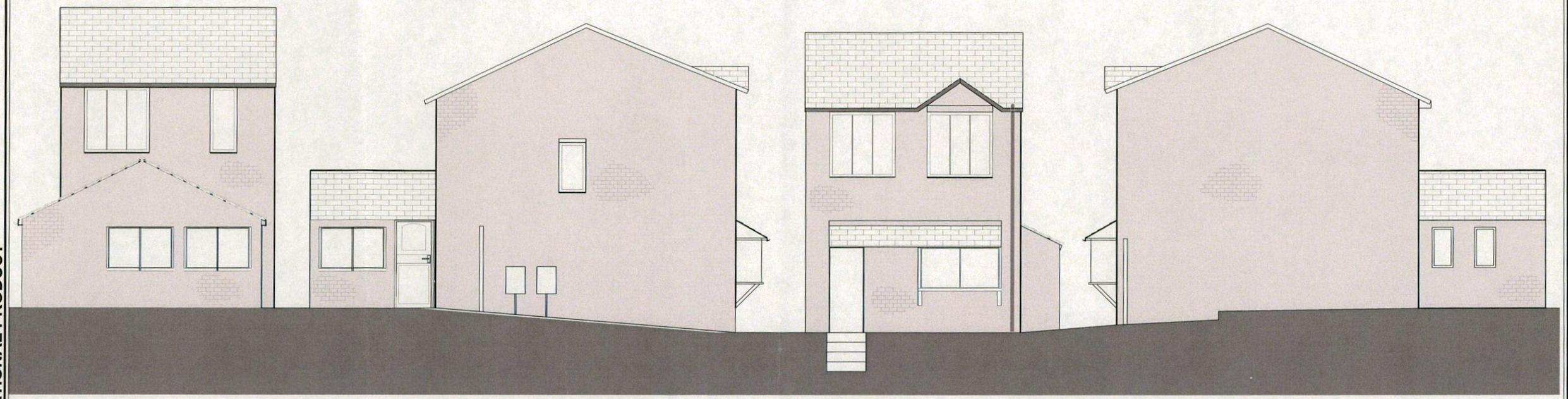
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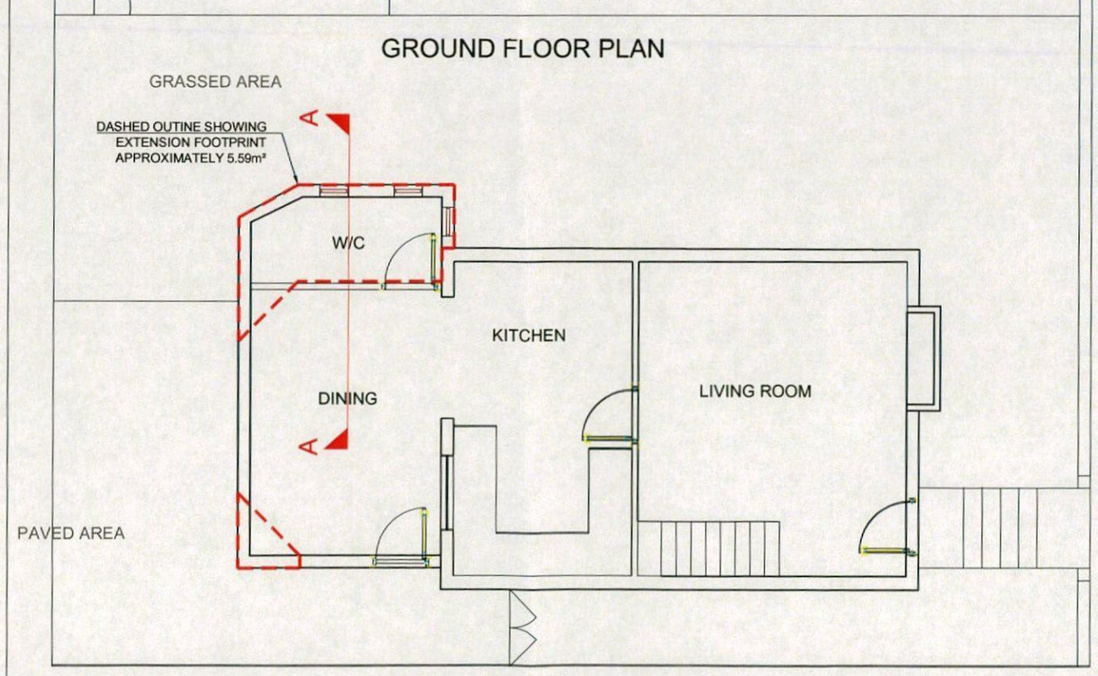
SIDE ELEVATION 'A'

FRONT ELEVATION

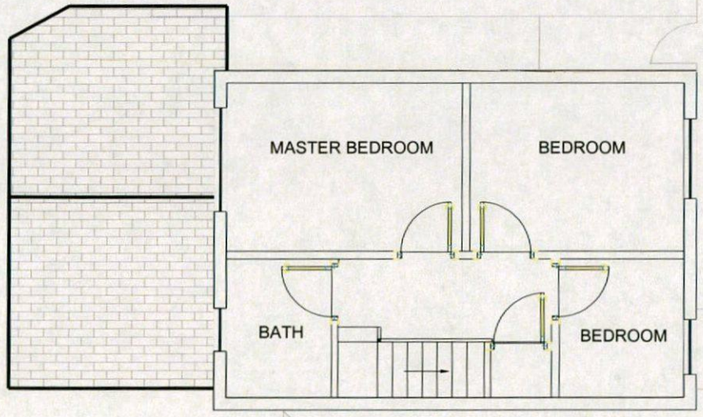
REAR ELEVATION 'B'



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PROPOSED PLANS

2 NORTHGATE [redacted], BARNSLEY

Scale: 1:100 @ A3

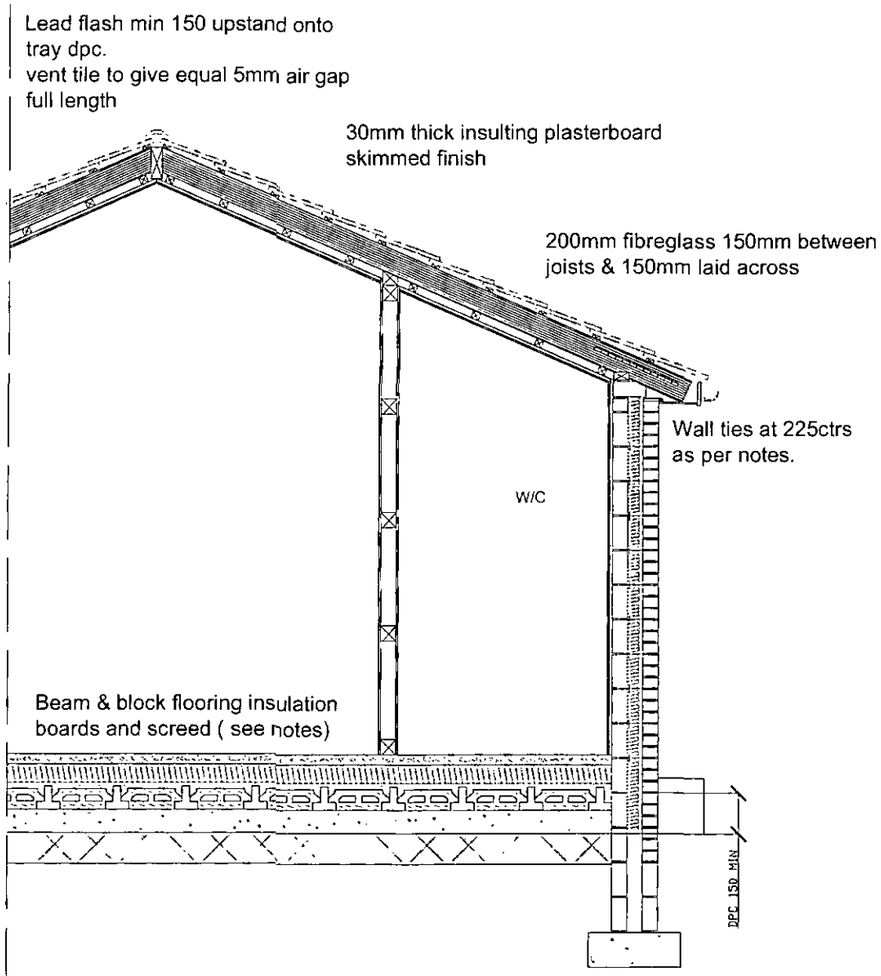
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SECTION A-A

GROUND FLOOR CONSTRUCTION:

PRESTRESSED PRECAST CONCRETE INVERTED 'T' BEAMS & PRECAST CONCRETE FILLER BLOCKS DAMP PROOF MEMBRANE TOPPED WITH 120mm CELOTEX GAS3000Z INSULATING BOARDS, VCL AND FINISH 65mm SAND AND CEMENT SCREED
225x150 AIR BRICKS DUCTED ACROSS CAVITY WITH TRAY DPC OVER @450mm FROM CORNERS & MAX11500mm CTRS. EXISTING AIR BRICKS TO BE KEPT CLEAR.

WINDOWS:

ALL TO BE LOW E DOUBLE GLAZED PVC TO MATCH EXISTING 16mm AIR GAP OPENING LIGHTS MIN. 1/20 FLOOR AREA SERVED AND FITTED WITH MIN 8000mm² TRICKLE VENT OPENINGS.
ALL NEW WINDOWS TO CONSTRUCTED TO ACHIEVE U VALUE OF 1.8 I.E. ARGON FILLED MIN 16mm GAP WITH LOW E COATING INSIDE.

GLAZING:

ALL GLAZING IN AND AROUND DOORS TO BE SAFETY GLASS & ALL GLAZING BELOW 800mm FROM FLOOR LEVEL TO BE SAFETY GLASS
ALL SAFETY GLASS TO BS 6206 CLASS C.

LINTOLS:

LINTOLS TO MATCH EXISTING AND BE RE-USED WHERE POSSIBLE AND TO A SATISFACTORY STRUCTURAL CONDITION. TO HAVE A MIN 150mm BEARING BOTH SIDES. .

EXISTING LINTOLS TO BE PROVED TO SATISIFACTION OF THE BUILDING CONTROL OFFICER & TO BE REPLACED IF DEEMED NECESSARY.

STEELWORK:

TO BE ENCASED IN 18mm PL.BD WITH 1.6mm WIRE BINDING @ 100mm CTRS & SKIM FINISH.

HEATING:

EXTENSION TO EXISTING WITH RADIATORS FITTED WITH THERMOSTATIC CONTROL VALVES.
PIPEWORK INSULATED IN ACCORDANCE WITH PART L BUILDING REGS
OLD TRADITIONAL BOILER TO BE REPLACED WITH NEW COMBI BOILER TYPE AND SPEC TBC.

MECHANICAL VENTILATION TO KITCHEN:

EXTRACT FAN TO GIVE 60 LITRES/SEC EXTRACTION

LIGHTING:

ENERGY EFFICIENT LIGHTING TO MIN 1/3 OF ROOMS.

ELECTRICS:

TO BE CARRIED OUT BY A PERSON WITHIN A COMPETENT PERSON SCHEME OR INSPECTED UNDER PART P

FOUNDATION:

600X225 STRIP FOOTINGS MIN. 600 COVER (900 IF IN CLAY STRATA & TAKEN BELOW INVERT LEVELS OF ADJACENT DRAINS UNDER EXTENSION TO BE UNCOVERED & HAUNCHED IN 150mm CONCRETE & LINTOL OVER WHERE PASSING THROUGH WALLS (BUILDER TO CHECK PRIOR TO EXCAVATING FDTS. FOR HIDDEN DRAINS & REDUNDANT DRAINS TO BE GRUBBED UP AND SEALED.
ALL FOUNDATIONS TAKEN DOWN TO FIRM GROUND & ALL TO SATISFACTION OF D.B.S

ROOF CONSTRUCTION

CLAY CLAY INTERLOCKING ROOFING TILES TO MATCH EXISTING ON 38x38 SW BATTENS @ PITCH TO SUIT TILES ON FACTORY MADE TRUSSES @ MAX 600CTRS.
ALL ERECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
100x25 DIAGONAL BRACING & 100x25 LONGITUDINAL BRACING @ NODE POINTS TO CEILING, WEB AND DIAGONALS IN ACCORNDANCE WITH BS 5268 PART 3.
EVERY 3rd TRUSS TO BE TIED DOWN BWK. MIN 6 COURSES WITH 30x5 GMS STRAPS & ACROSS MIN 3 TRUSSES ON NOGGINS BETWEEN TRUSSES @ CEILING & VERGE LINES @ MAX 1800 CTRS.
EACH TRUSS TO BE INDIVIDUALLY FIXED WITH FRAMING PLATES TO 100x50 WALLPLAT ANCHORED WITH 30x5 GMS STRAPS 1000 LONG @ 600 CTRS.
ROOF PITCH & SPAN ETC. TO BE CHECKED BY BUILDER & ENSURE SUITABILITY FOR TILES TO BE USED PRIOR TO DESIGN OF TRUSSES.
WALL PLATES ANCHORED DOWN BWK WITH 30x5 GMS STRAPS X 1000 LONG @600 CTRS CEILING JOISTS FIXED TO RAFTERS, BINDERS & WALLPLATES WITH FRAMING CLIPS. EVERY 3rd RAFTER/JOIST TIED BWK. MIIN 450 WITH 30x5GMS ANCHOR STRAPS & ACROSS MIN 3 RAFTERS /JOISTS @ CEILING & VERGE LINES ON NOGGINS BETWEEN @ MAX 1800 CTRS.

ROOF VENTILATION:

MIN 25mm AIR GAP TO SOFFIT/BWK. ALL ROUND. GAP PROTECTED WITH VERMIN PROOF MESH.
RIDGE VENTS TO GIVE EQUIVALENT 5mm CONTINUOUS AIR GAP. ROOF VENTILATORS FIXED BETWEEN RAFTERS TO AID PASSAGE OF AIR INTO ROOF SPACE. MIN 50mm AIR GAP FROM INSULATION TO U/S OF SLATES TO BE MAINTAINED

ROOF INSULATION:

300mm FIBERGLASS INSULATION LAID IN ROOF SPACE, 150 LAID BETWEEN TRUSSES & 150 LAID @ 90 DEG. UNDERDRAWN WITH 12.5mm PL.BD & SKIM.
PITCH OF ROOF TO BE CHECK BY BUILDER PRIOR TO ORDERING ANY MATERIALS
IF MIN PITCH CANNOT BE ACHIEVED TO CLEAR FIRST FLOOR SILL LEVEL THEN ROOF TO BE BOARDED WITH 12.5mm MARINE PLY FIXED TO RAFTERS THEN 2 LAYER OF BONDED FELT LAID WITH COUNTER BATTENS FIXED UP SLOPE @ RAFTER CENTRES. THEN 1 LAYER OF BREATHABLE FELT THEN TILE BATTENS @ PITCH TO SUIT TILES & THEN TILED.

WALL CONSTRUCTION EXTERNAL:

102.5 FACE BRICKWORK TO MATCH EXISTING 100mm CAVITY TO FILLED WITH 100mm ROCKWOOL, THERMOLITE SHIELD 2000 BLOCK INNER LEAF FACED WITH 13mm LIGHTWEIGHT PLASTER TO GIVE U-VALUE OF LESS THAN 0.27.
INSULATION TAKEN TO FULL WALL HEIGHT & TO COVER GROUND FLOOR INSULATION.
SPEC.ENG.BWK BELOW DPC LEVEL & WEAK MIX CAVITY FILL TO 225mm BELOW DPC LEVEL
DPC SET 150mm MIN ABOVE GROUND LEVEL & NOT TO BRIDGE CAVITY.
STAINLESS STEEL WALL TIES @ 5/Sq.M. & 225 VERTICAL TO UNBONDED JAMBS.
THERMOLITE CAVITY CLOSERS TO SILLS AND REVEALS. ALL NEW BRICKWORK BLOCK BONDED TO EXISTING CAVITY MADE CONTINUOUS.

INTERNAL WALLS: STUDDING WALLS:

100X50 STUD WALLS WITH 12.5mm PL.BD & SKIM BOTH SIDES.
100mm FIBREGLASS BETWEEN STUDS.
DOUBLE JOISTS UNDER STUD WALLS.

DPC:

BITUMEN DPC TO WALLS MIN 150 ABOVE GROUND LEVEL
VERTICAL DPC & WEATHER CHECKS TO ALL EXTERNAL OPENINGS.

PROPOSED SECTIONS & NOTES

2 NORTHGATE [redacted], BARNSLEY

Scale: 1:40 @ A3

BB-architecture

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H.M. LAND REGISTRY

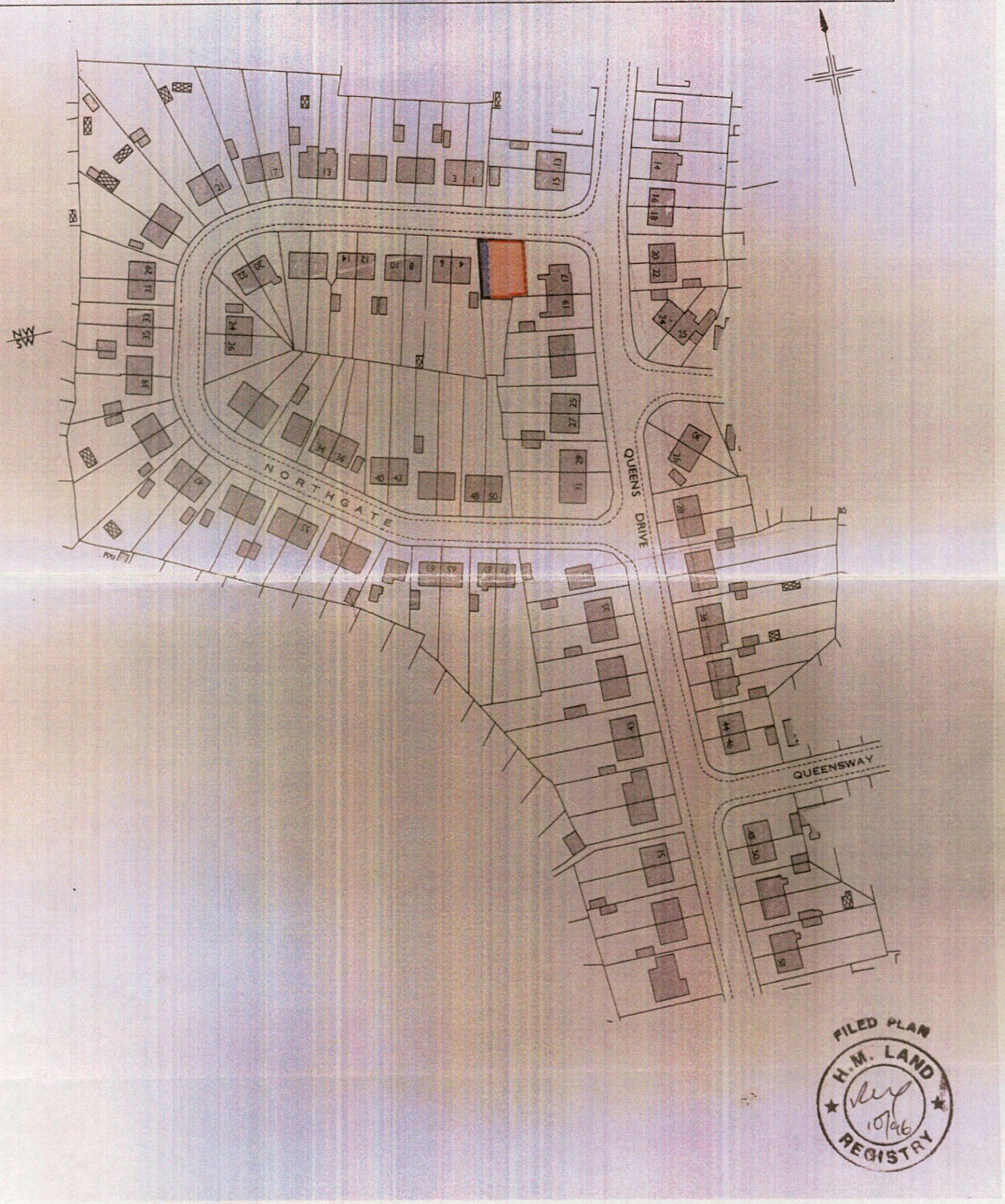
TITLE NUMBER

SYK 373616

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	SOUTH YORKSHIRE		SE 3307	F

Scale: 1/1250 BARNSLEY DISTRICT

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.
For more information see Land Registry Public Guide 7 - *Title Plans*.
This official copy shows the state of the title plan on **23 March 2006** at **11:23:12**. It may be subject to distortions in scale.
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