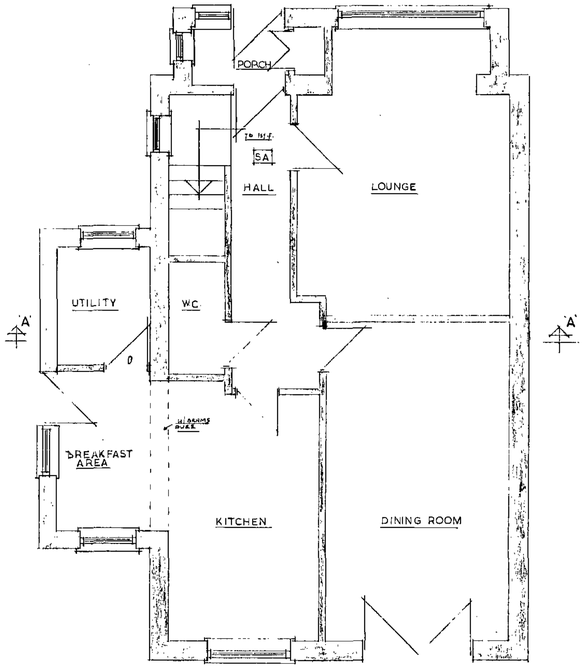
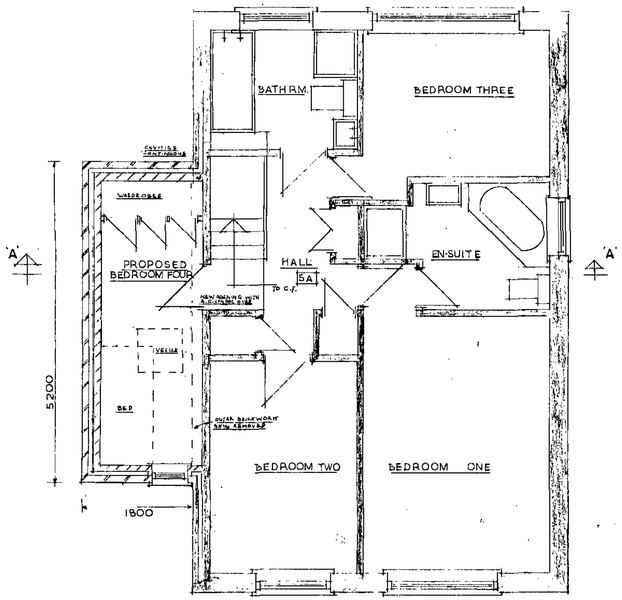


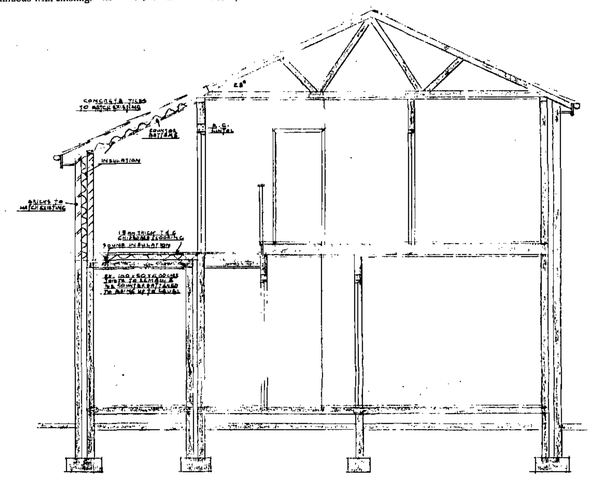
EXISTING GROUND FLOOR



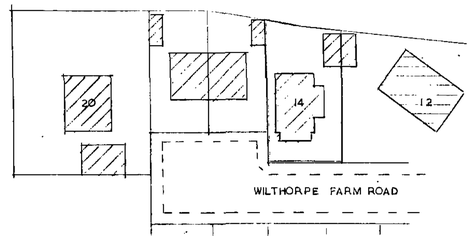
PROPOSED FIRST FLOOR

Specification

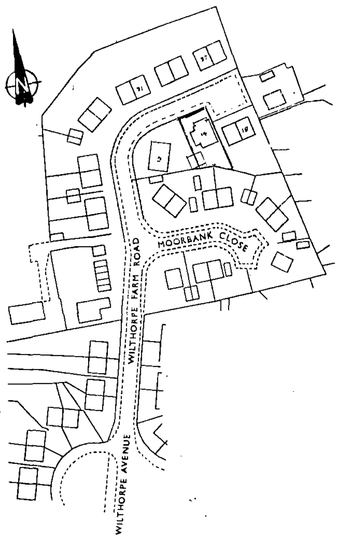
1. Concrete tiles to roof to match existing laid on battens and breathable felt, 100X50mm joist and rafters a maximum 600mm centres, well nailed to wall plate. Wall plate to be 100X50mm and be bedded on inner leaf and strapped down to block work at maximum 1500mm centres with 1000X30X5mm thick galvanised mild steel straps. Roof ventilated with soffit vents, sufficient to provide a 10mm continuous gap. Insulation to roof to be 70mm thick King span (or equ) fixed between joist with minimum 50mm air space above. Ceiling to be 12.5mm thick plaster board and skimmed. Fascias and soffits to be out of 18mm thick UPVC. Gutters to be 112mm diameter H.R. and RWP's 63mm diameter in plastic to match existing. (New joists to be counterbattened to provide 50mm airspace above insulation)
2. Extension to be built in facing bricks to match existing. Minimum return to wall piers to be 665mm measured externally. Cavity to be 100mm wide with 100mm thick Thermalite or Celcon blocks to inside leaf with plaster finish. Insulation to cavities to be 100mm thick mineral fibre cavity bats. Double triangle S.S. wall ties built into cavity walls at 750mm horizontal and 450mm vertically and 225mm adjacent to reveals. New cavities to be made continuous with existing. All reveals to have matched eye.
3. First floor to be 18mm thick Tongue and Grooved flooring grade Chip Board. Existing 100X50mm ground floor ceiling joist to remain and be counter battened to bring up to landing floor level. 100mm thick fibre glass laid between joists as sound insulation.
4. New window and velux to be double glazed in UPVC, frames to match existing with opening lights of 1/20th room floor area . glazing to be toughened glass in any window with cill less than 800mm above floor level. All frames to be sealed around perimeter to prevent air leakage. Trickle vents provided in window heads to give minimum 8000mm² ventilation. Lintels over new opening to be Catnic type CN14C. Smoke alarms are existing and in position marked SA on plan.
5. All electrical work to comply with part P of Building Regulations and to be designed, installed, inspected and tested by a person certified as competent to do so, and who is registered with a competent person's scheme and can issue a design, installation and test certificate under BS 7671..



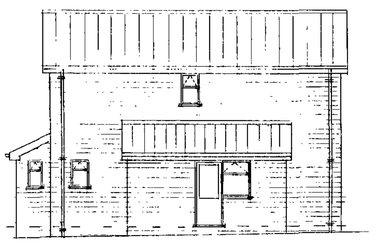
SECTION 'A - A'



SITE PLAN SCALE 1/500



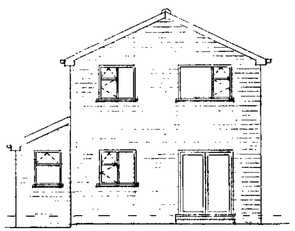
LOCATION PLAN SCALE 1/1250



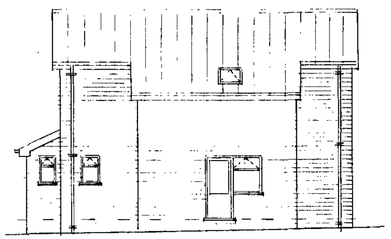
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



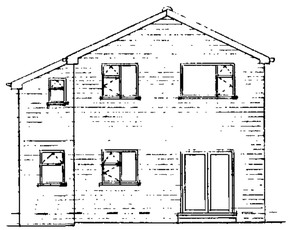
EXISTING REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED 1st. F. SIDE BEDROOM EXTENSION, FOR MR. & MRS. P. WALKER, AT 14 WILTHORPE FARM ROAD, WILTHORPE, BARNSLEY. SCALES 1/50 & 1/100