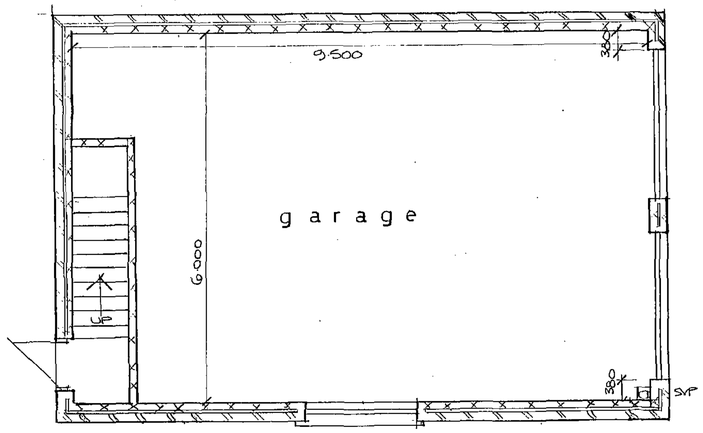
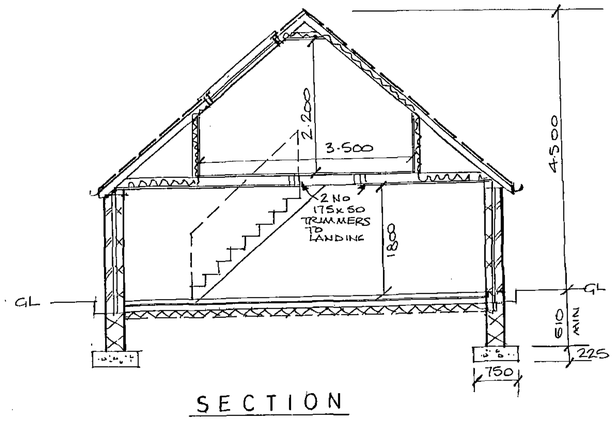
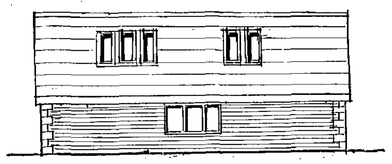


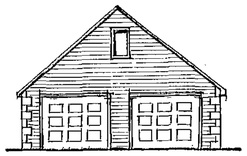
GROUND FLOOR



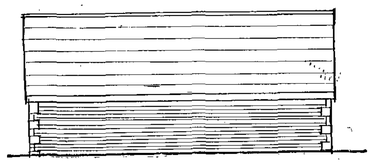
SECTION



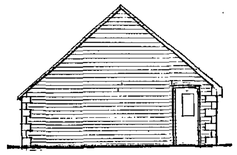
FRONT (to garden)



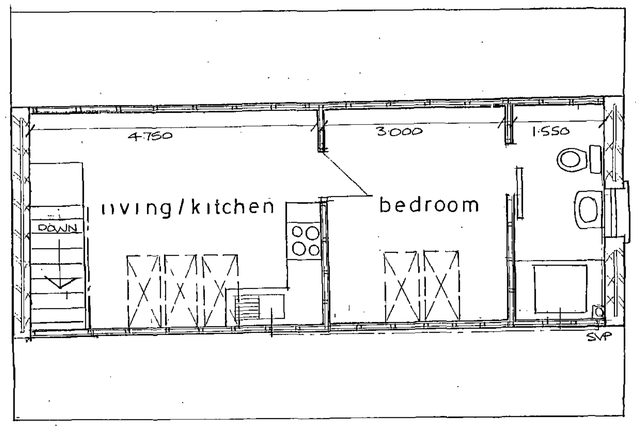
SIDE (to Pontefract Rd)



REAR (to No 386A)



SIDE



FIRST FLOOR

RESUBMITTED PLAN Ref 2010/0711
PROPOSED DETACHED DOUBLE GARAGE and ANNEX ACCOMMODATION at 364 PONTEFRACT ROAD, LUNDWOOD, BARNSLEY

SCALES 1/100 and 1/200

ROOF: Proprietary manufacture 40 degree pitch Attic trussed rafters at 600 centres designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be have min 145 x 35 top and internal chords and min 175 x 35 bottom chords; specially fabricated multiple compound truss to trim roof around stair wall; all timber in trusses to be Class M50 to BS 4978; trusses fixed to wall plates on external walls and internal loadbearing block wall; diagonal bracing fixed to trusses in accordance with Truss Rafter Associations handbook *and to satisfaction of Local Building Inspector; Calculations to be prepared by truss manufacturer before Installation;* Grey *Marley-Eternit Fibre cement* slates laid on 38 x 25mm battens on untearable felt; proprietary plastic verge covers to roof edge; new 100 x 75 treated wallplates fixed to walls at max 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; PVCu fascia board; 25mm foil backed plasterboard ceiling to attic rooms with 38 x 38 noggins at edges; 13mm "Supalux" fire resistant boarding to garage ceiling; insulation to roofspace to be 300 Rockwool mineral fibre laid in two layers with first 150 thick layer laid between bottom chords and second layer laid at 90 degrees (U value of 0.16); insulation to stairwell and to sloping ceiling to be 70 mm Kooltherm K7 pitched roof board between rafters and 60mm Kooltherm K18 insulated dry lining board to underside of rafters to give a U value of 0.17; 12mm gap with fly proof ventilators at soffit full length of roof; 25 plg boarding on bottom chords with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre

ATTIC WALLS: 10mm plasterboard and 5mm plaster finish one side infilled with 80mm Kingspan Kooltherm K12 TW52 zero ODP rigid urethane insulation board held in place by timber battens; plasterboard to be foil backed to act as vapour 13mm external grade plywood to roof void side of truss

STAIRCASE: 900 wide, 41 degree pitch timber staircase with 200 risers and 230 treads; treads to overlap tread below by 15mm; headroom minimum 2 metres measured vertically above pitch line and 1.5 metres measured at right angles to pitch line; balustrade fixed to open side of stair to living/kitchen area 900 above pitch line with vertical spindles fixed at 100 pitch; handrail fixed to one side of stair 900 above pitch line; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber

VENTILATION: "Velux" roof windows as described below to each room (or similar approved) fixed between trussed rafters in accordance with manufacturers instructions, roof windows to be double glazed units fitted using proprietary fixing kits and flashings, windows to have trickle ventilation 8000 sq.mm in area

Living room: roof windows to be three Type GPL/GPU 660 x 1180 top pivot; each pair of frames separated with trussed rafters

Bedroom: roof windows to be two Type GPL/GPU 660 x 1180 top pivot; each pair of frames separated with trussed rafters

Ensuite shower room: 750 wide x 900 high PVCu side hung casement window with obscure glazing; window to act as escape window opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100, mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

Kitchen: vented with mechanical extractor fan of min 60 litres/sec capacity (30 litres/sec if incorporated in cooker hood); kitchen fan also capable of intermittent operation

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer with sandstone quoins to match existing bungalow; 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 manufacturers instructions; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar open backed lintels Type CG75/1100 with min 150 end bearing to garage and bathroom window and garage doors; Naylor Spanlite S4 prestressed concretes lintels to internal leaf to personal doors, tray dpc over lintels with weep holes; dpc to be min 150 above adjacent ground level and to be tied into existing dpc

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

INTERNAL BLOCK WALL: 100mm thickness of 7N/sq.mm loadbearing blockwork built off 450 x 150 concrete foundation; 35mm Gyproc Thermal Board Plus fixed to wall staircase side with plaster dabs and 5mm plaster skim finish; dpc to wall tied into cavity wall dpc

GARAGE FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed

New garage window to be 16mm double glazed PVCu unit fitted with low E coating glass; window to have "trickle" ventilation 8000 sq.mm in area

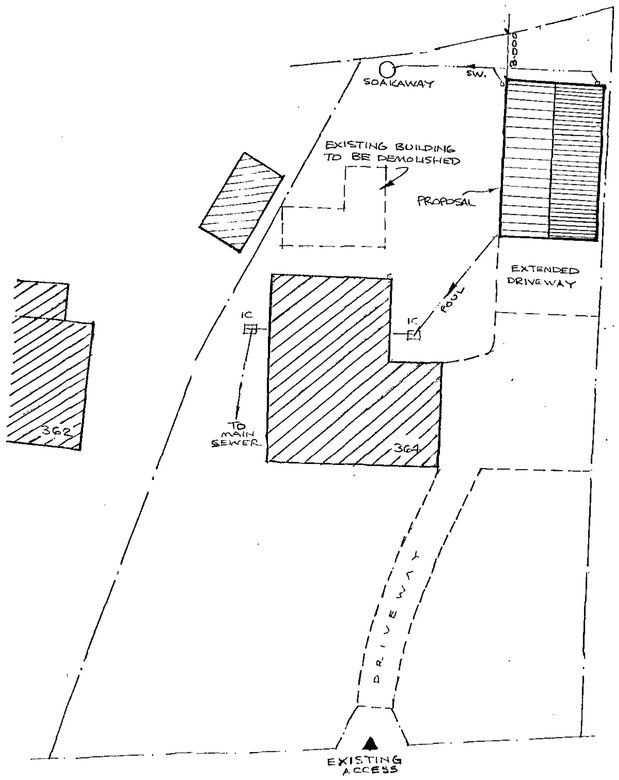
DRAINAGE: Ensuite and kitchen sink to connect to internal 100 dia SVP; 75 deep seal trap to all appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WC; 38 waste to new kitchen sink to 50 waste running through roofspace in PVC clipped to wall at 600 maximum centres *at min 1 in 40 fall; no waste connected to SVP within 200 of WC* connection; SVP connects to existing foul IC; 110 x 63 gutters to discharge to 63 downpipes to rainwater gullys; new rainwater gullys to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material, percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; all new 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 450 dia polypropylene ICs on 150 concrete base with cast iron cover and frames;

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839-6:2004; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; battery backup to detectors

PLUMBING: All 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; Boiler to be Ariston COMBI A 30 29Kw rated Condensing Combination boiler (or similar approved) fixed to external wall in garage; boiler to discharge to external balanced flue terminal via proprietary co-axial flue system provided by boiler manufacturer; all work in accordance with manufacturers specifications

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators and Hot and cold water *supply to ensuites and kitchen sink; central heating* and domestic plumbing insulated in accordance with requirements of Building Regulations; 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, 50% of new lights to (living room/kitchen and bedroom) to have energy efficient fittings



SITE 1/200