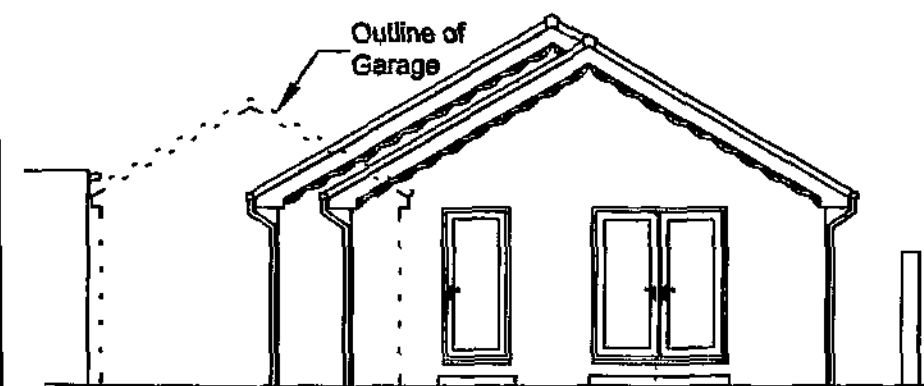
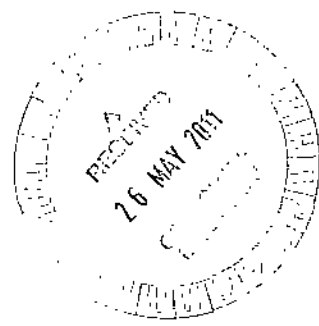
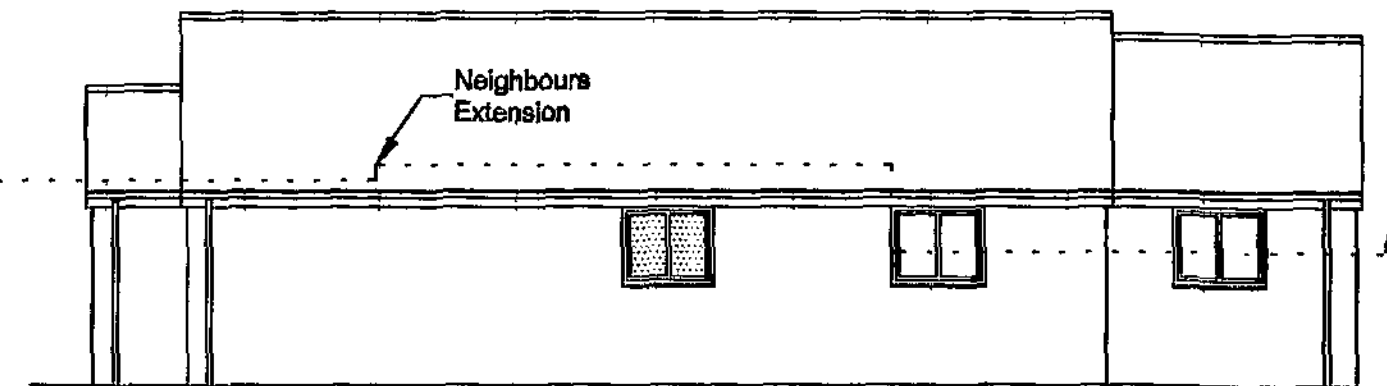
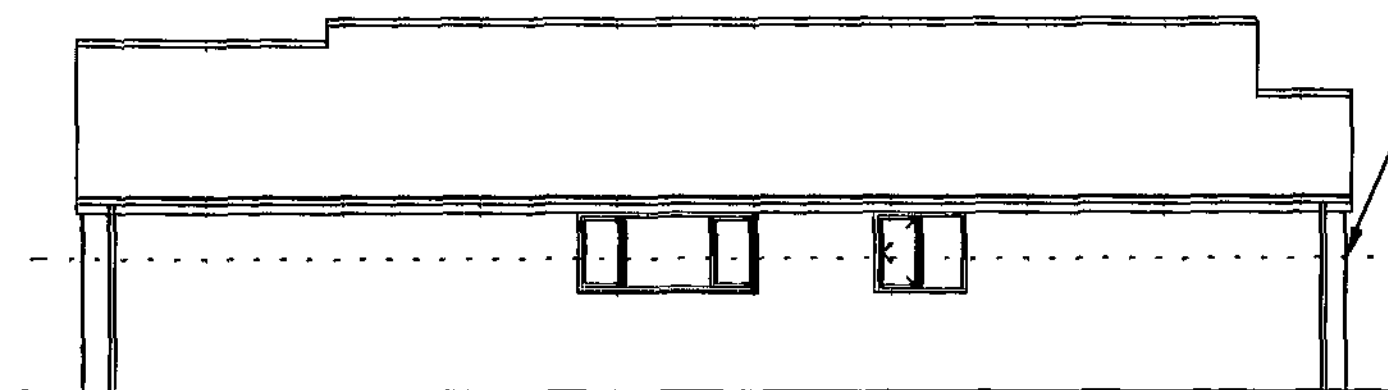




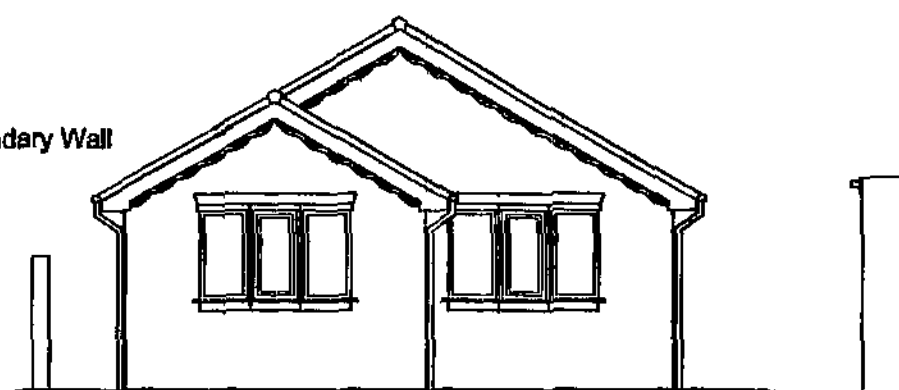
Existing Rear Elevation



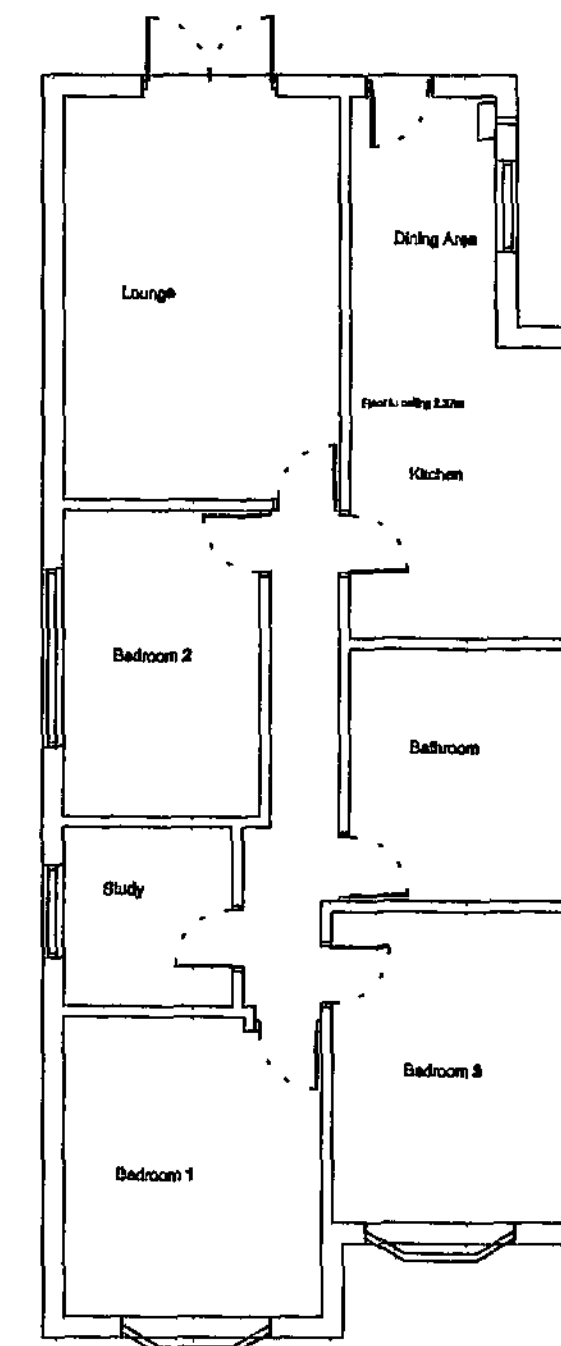
Existing Side Elevation A



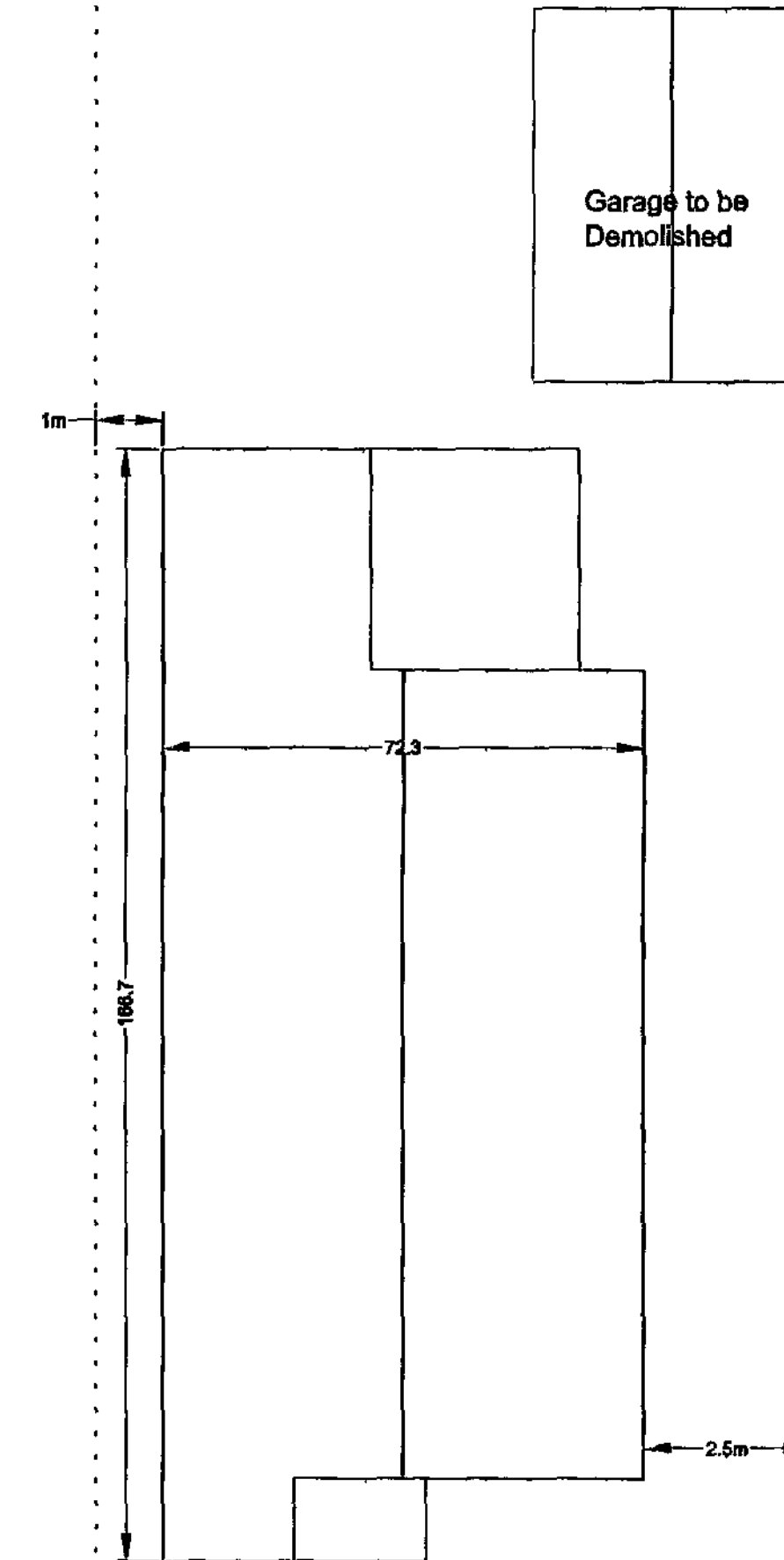
Existing Side Elevation B



Existing Front Elevation



Existing Floor Plan



Existing Site Plan

Drawing No. 2CCMB/11/01

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Address 2 Church Grove
Monk Bretton
Barnsley S71 2EY
Project Existing Elevations & Plans
Scale 1:100 Date May 2011

Willowbrook Design Services
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26 MAY 2011

SIDE EXTENSION ROOFS

The side roofs to be at 25 degree pitch with double roman tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on Kingspan Nil-vent breathable sarking felt on truss rafters at 600mm centres (girder trusses to support the existing roof). Rafter feet seated on wallplate (steel beams at centre support) tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters and ceiling ties secured to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists and extended down the cavity 450mm at 1.5m centres. Ceiling ties underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 200mm laid at right angles. The fascia and soffit boards are to be Upvc to match the existing. The eaves gutter and downpipe to be in white upvc to match existing.

EXTERNAL WALLS

To be cavity wall construction with external leaf of brick to match existing, 100mm cavity either filled with Dritherm Insulation wall batts or 50mm Kingspan Kooltherm K8 secured to the internal leaf of 100mm Thermalite shield blocks. Walls ties to be 6 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 15mm two coat gypsum plaster or 12.5mm plasterboard on dabs. The blockwork and brickwork to be either block bonded or tied using Furtix stainless steel ties to the existing, with the cavities made continuous with existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.

MAIN ROOF

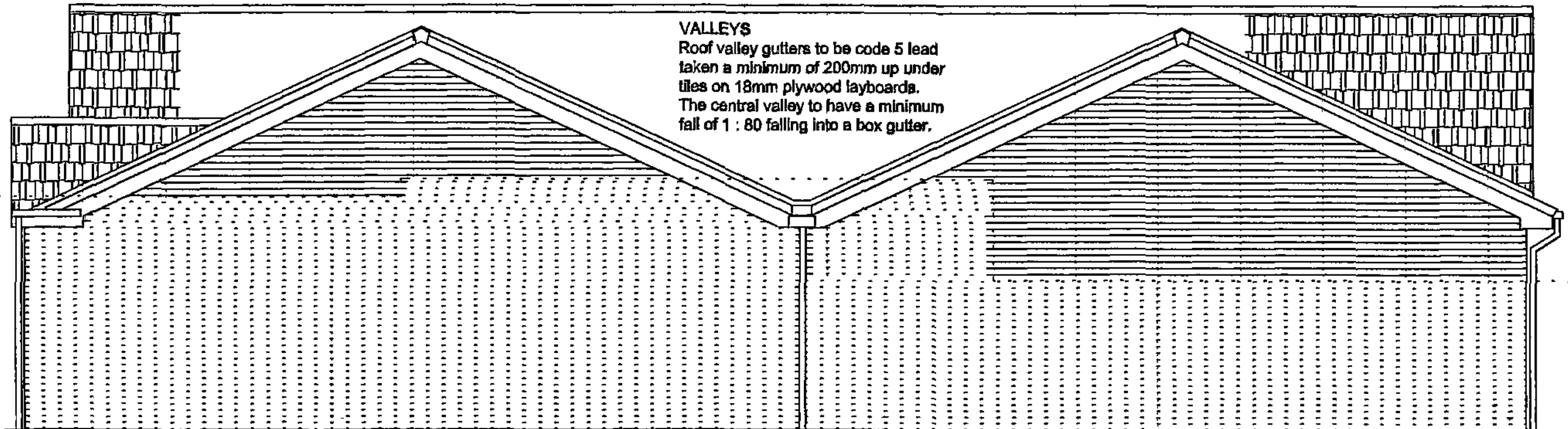
The roof to be at the same pitch as the existing with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on Kingspan Nil-vent breathable sarking felt on truss rafters at 600mm centres. Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters and ceiling ties secured to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists and extended down the cavity 450mm at 1.5m centres. Ceiling ties underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 200mm laid at right angles. The fascia and soffit board to be in white Upvc to match the existing. The eaves gutter and downpipe in upvc to match existing.

VALLEYS

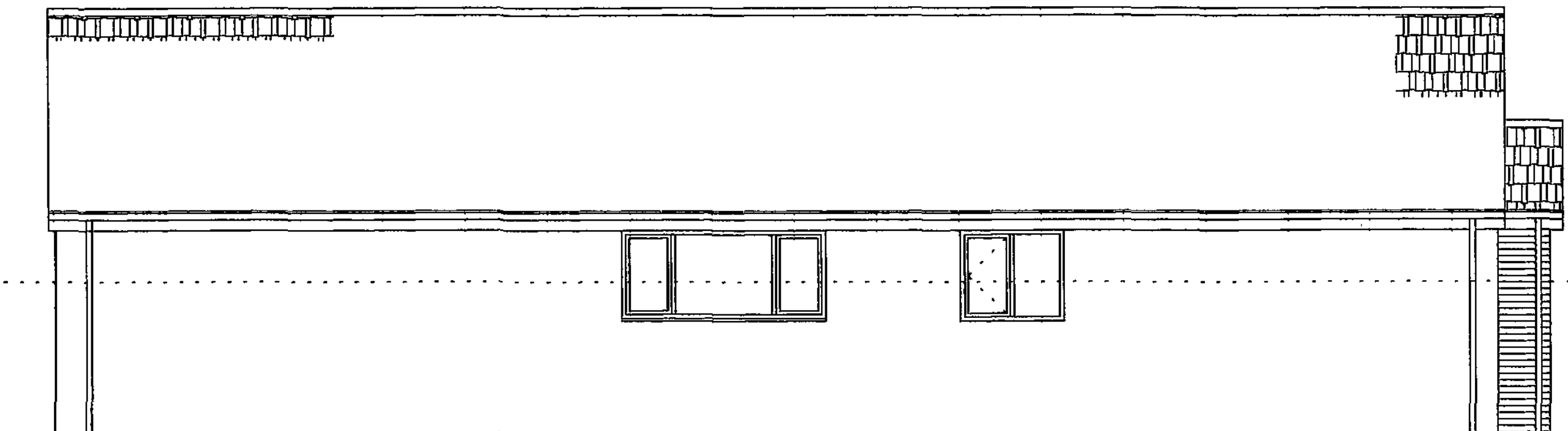
Roof valley gutters to be code 5 lead taken a minimum of 200mm up under tiles on 18mm plywood layboards. The central valley to have a minimum fall of 1 : 80 falling into a box gutter.



Proposed Rear Elevation



Proposed Side Elevation A



Proposed Side Elevation B



Proposed Front Elevation

GARAGE DOOR

The door to be sectional folding/sliding to clients requirements.

WINDOWS & VENTILATION

The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6208. Mechanical ventilation provided to kitchen, utility and bathroom of 60L/sec and 30L/sec respectively and ducted to the external air.

LINTELS

The lintels to be Catnic CG90/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

GENERAL

These Plans are to be used for Planning and Building Regulations purposes only. The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manner and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels, dimensions and drainage runs on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work. The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

Drawing No. 2CCMB/11/02

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Address	2 Church Grove Monk Bretton Barnsley S71 2EY
Project	Proposed Elevations
Scale	1 : 50
Date	May 2011

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