

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 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 tied to gable walls at ceiling and verge level with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 rafters and block out between extended down the cavity 450mm at 1.5m centres, ceiling underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles, 25mm x 200mm s.w. fascia board, 6mm plywood soffit, 25mm Glidvale continuous soffit vent, proprietary box ventilation fixed between rafters to maintain 50mm air space over insulation and 125mm eaves gutter, 65mm downpipe in upvc to match existing.

EXTERNAL WALLS

To be cavity wall construction with external leaf of brick and rendered blockwork to match existing with 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuous with existing.

WINDOWS & VENTILATION

The windows are to be UPVC double glazed with a U value of 1.8 and 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. Mechanical ventilation provided to en-suite of 15L/sec ducted to the external air. The bedroom window to be provided with escape windows a minimum area 0.33m2 with a minimum clear opening height and width of 450mm (ie. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.

DRAINAGE

The new sanitary ware is to connect into the existing soil vent pipe, the wastes are to be 40mm to bath and shower and 32mm to wash basin and all fitted with deep seal anti-vac traps. The rain water downpipes are to connect into the existing system with 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back Inlet and fitted with an internal rodding access.

Heating & Hot Water

The existing heating and hot water system are to be checked, serviced and extended by qualified Corgi Registered engineer and certified on completion. All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the current standards.

ELECTRICAL

The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project. One in four of the new lights are to be low energy fittings.

INTERNAL WALLS

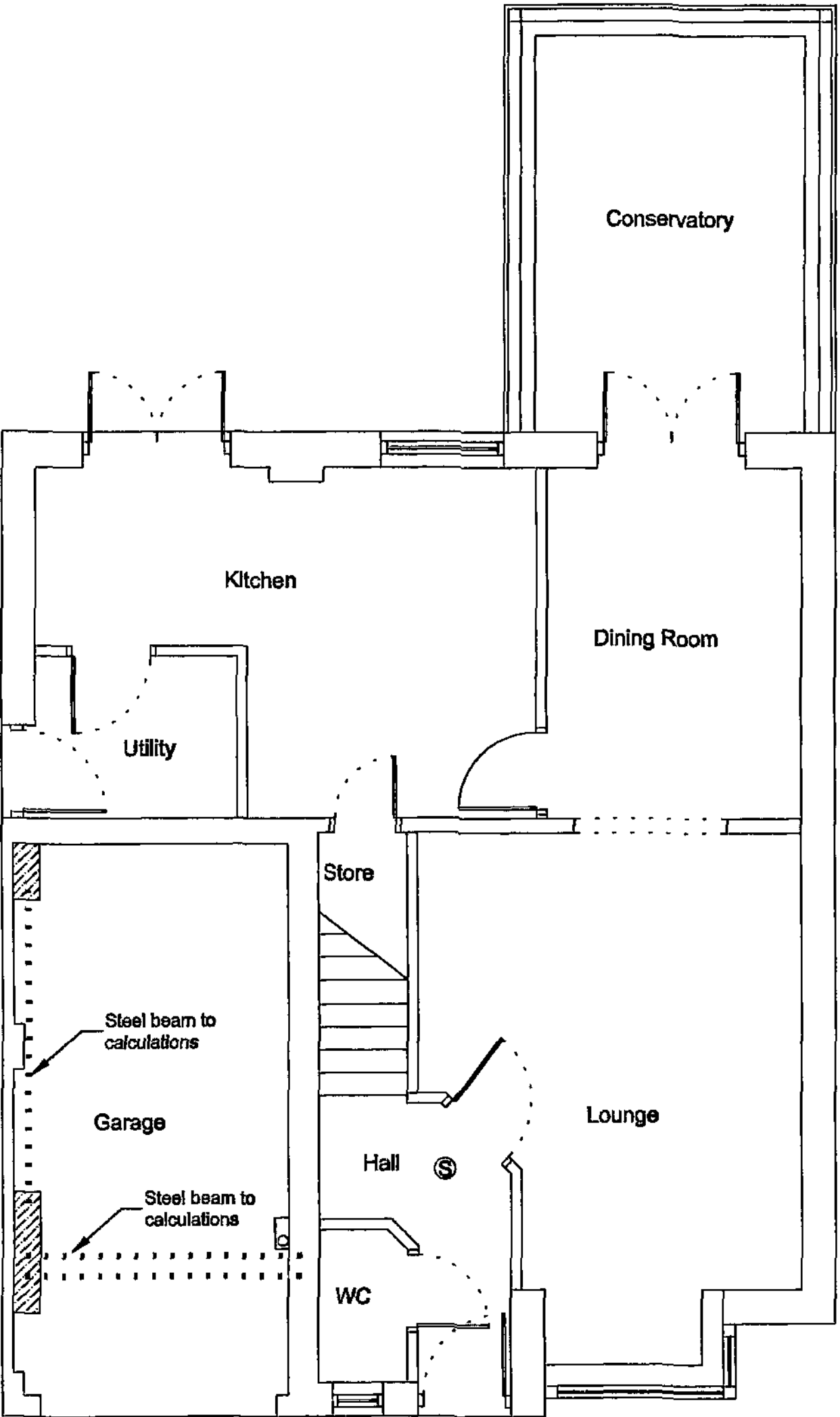
The new internal walls are to be 100mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 100mm mineral fibre quilt a minimum density of 10kg/m2.

Existing Foundations

The existing foundations are piles with a ring beam covering the whole footprint of this recently constructed dwelling. The full details held by Barretts the construction company.

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 manor 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 and dimensions 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.



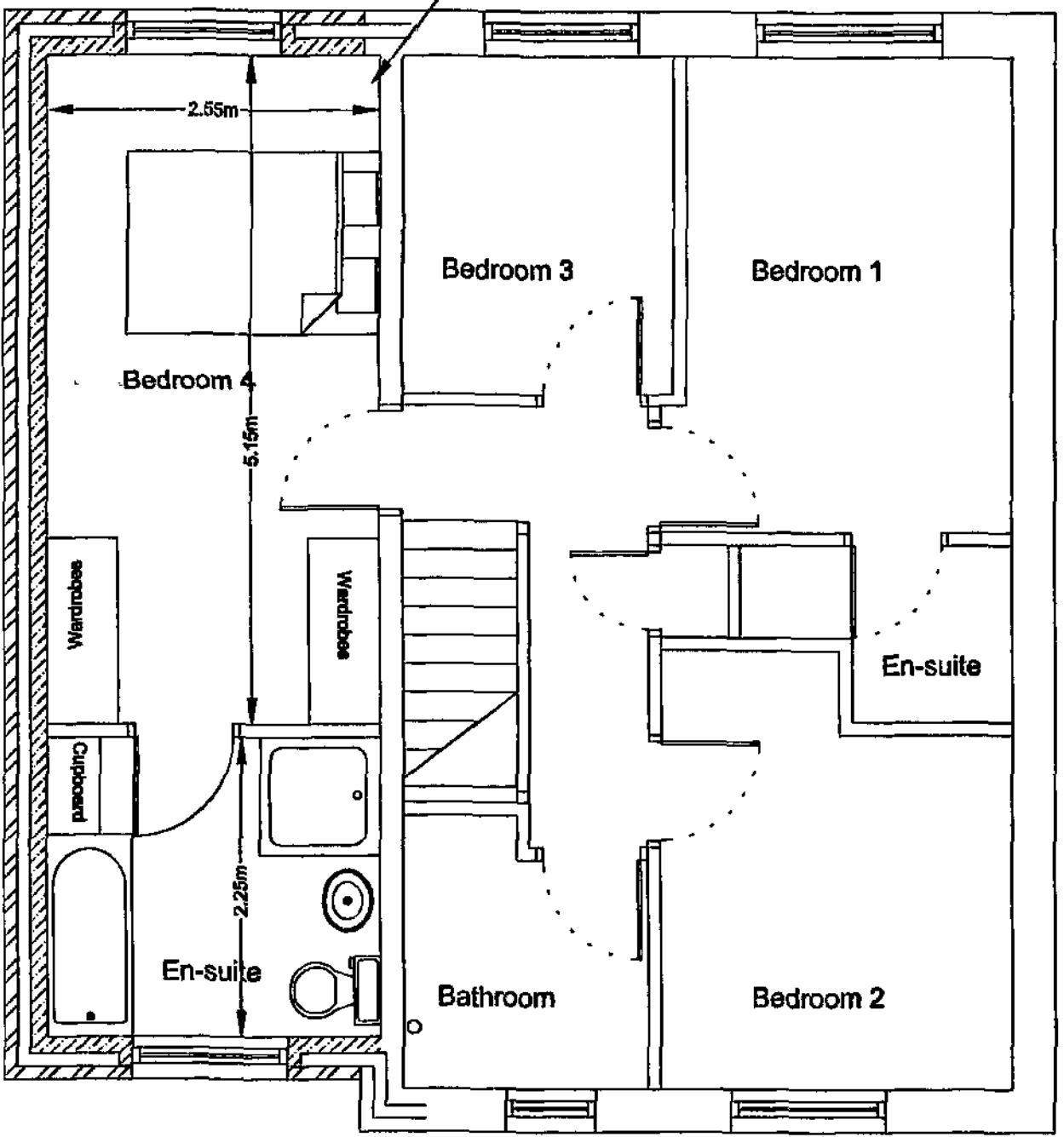
Proposed Ground Floor Plan

Steelwork
The new steelwork to structural engineers design with minimum half hour fire resistance, 12.5mm fireline plasterboard and 5mm skim.

FIRST FLOOR

The floor is to be at the same level as the existing floor with 22mm floorboarding on 50mm x 195mm C16 timber joists at 400mm centres with herring bone strutting at mid-span and doubled up under any first floor walls. The floor is to be insulated with 100mm mineral fibre quilt minimum density of 10kg/m2 over kitchen/Utility area and 100mm Kingspan Kooltherm K3 over garage area laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim to kitchen and 12.5mm fireline plasterboard to garage area. Where floor joists run parallel to wall 38mm x 5mm steel strap to be provided spanning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm.

The existing external leaf of brickwork is to be taken down the full height for first floor level to ridge and the remaining blockwork finished with plasterboard on dabs.



Proposed First Floor Plan

Revised for Planning 26/08/09

Drawing No. 2LP/08/02

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Address 2 Leyfield Place
Low Valley, Wombwell
Barnsley S73 8BF
Project Proposed Floor Plans
Scale 1 : 50 Date September 2008

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Project

Proposed Elevations

Scale

Date September 2008

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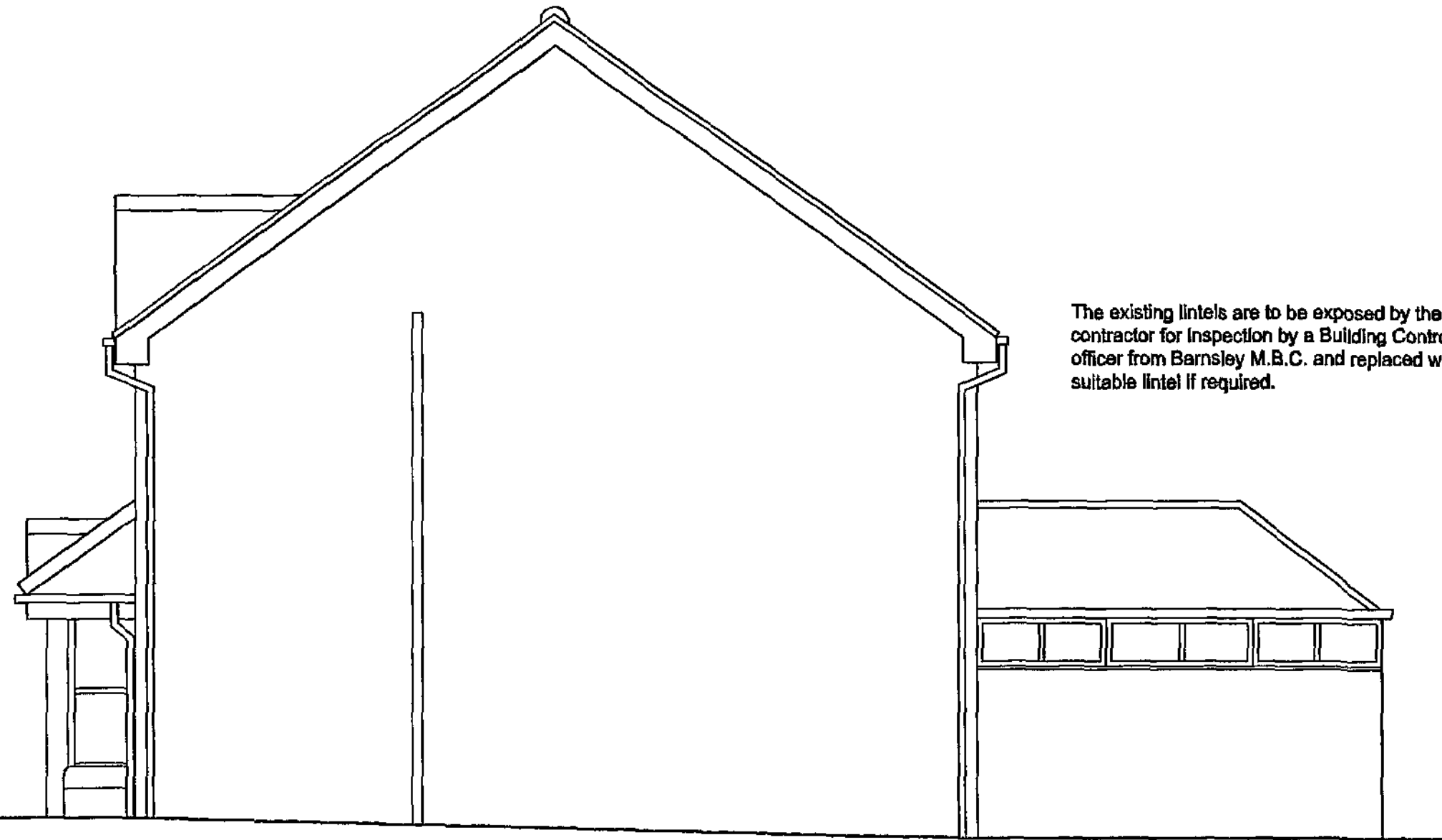
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Existing Side Elevation



Proposed Front Elevation

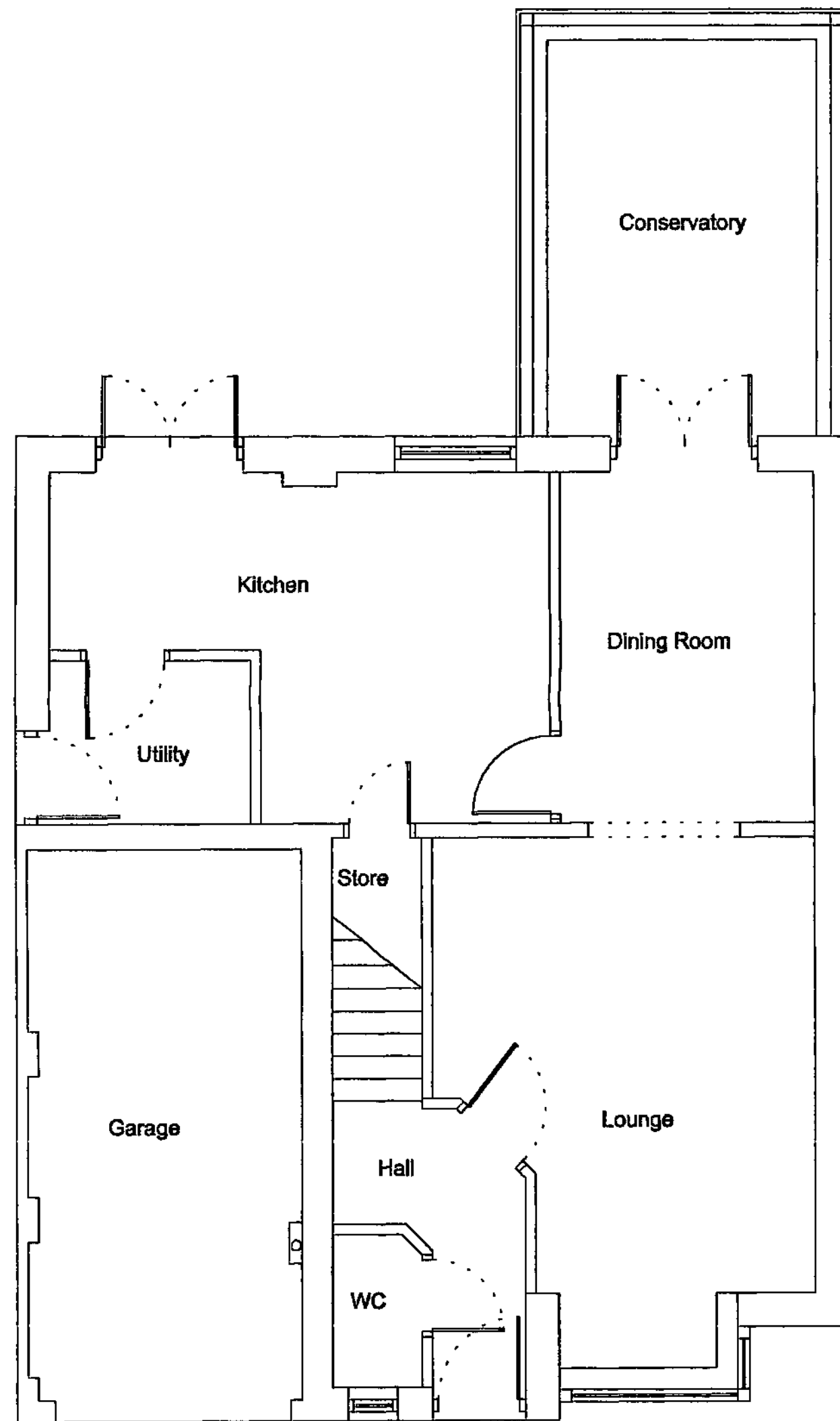


Existing/Proposed Side Elevation B

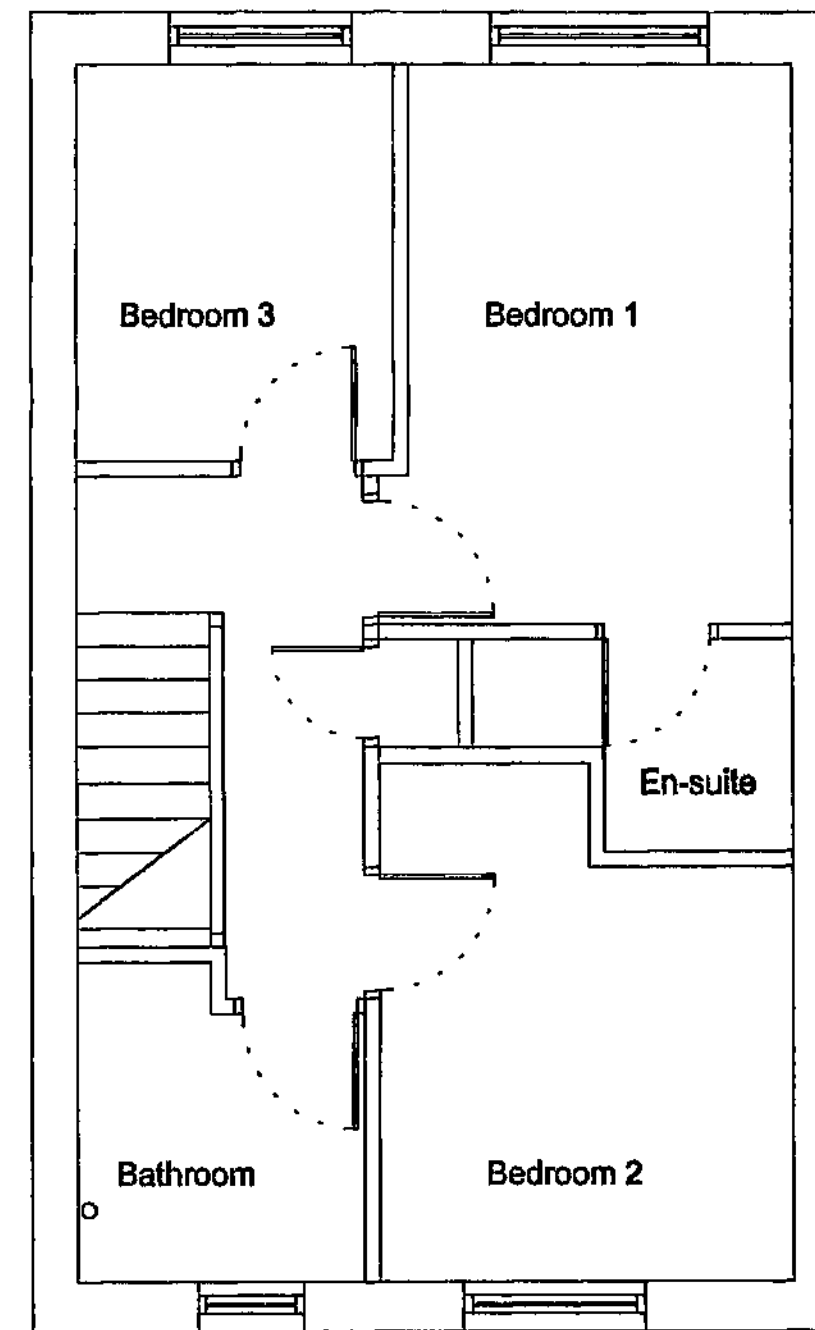


Proposed Rear Elevation

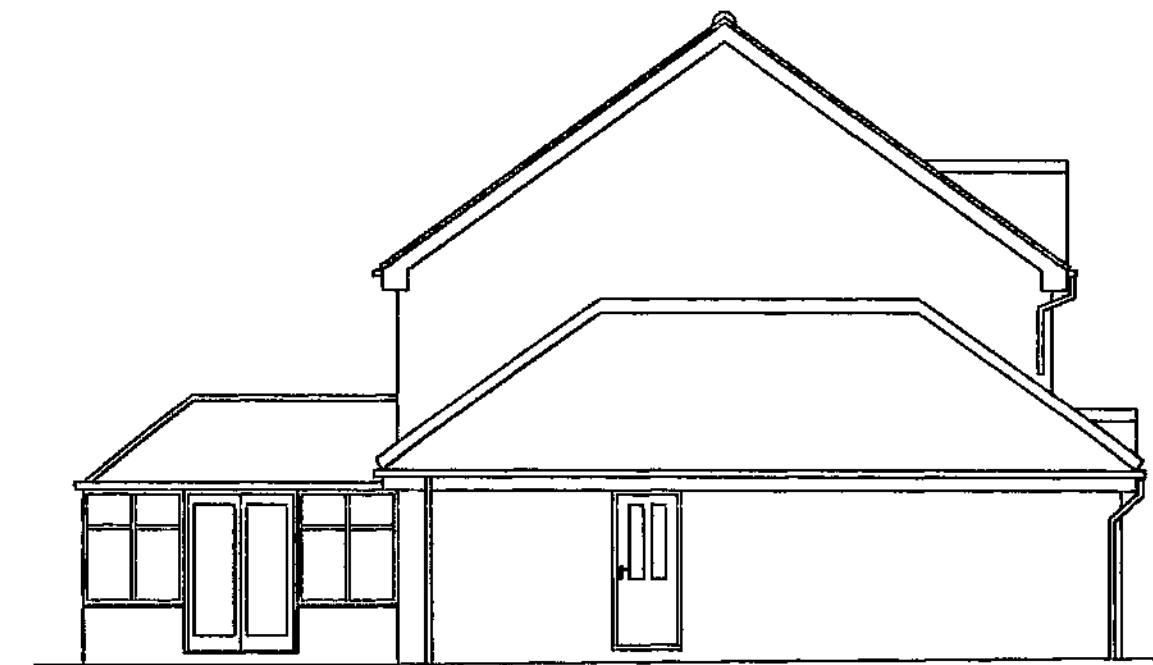
Planning Application
27 AUG 2008
Barnsley Metropolitan Council



Existing Ground Floor Plan



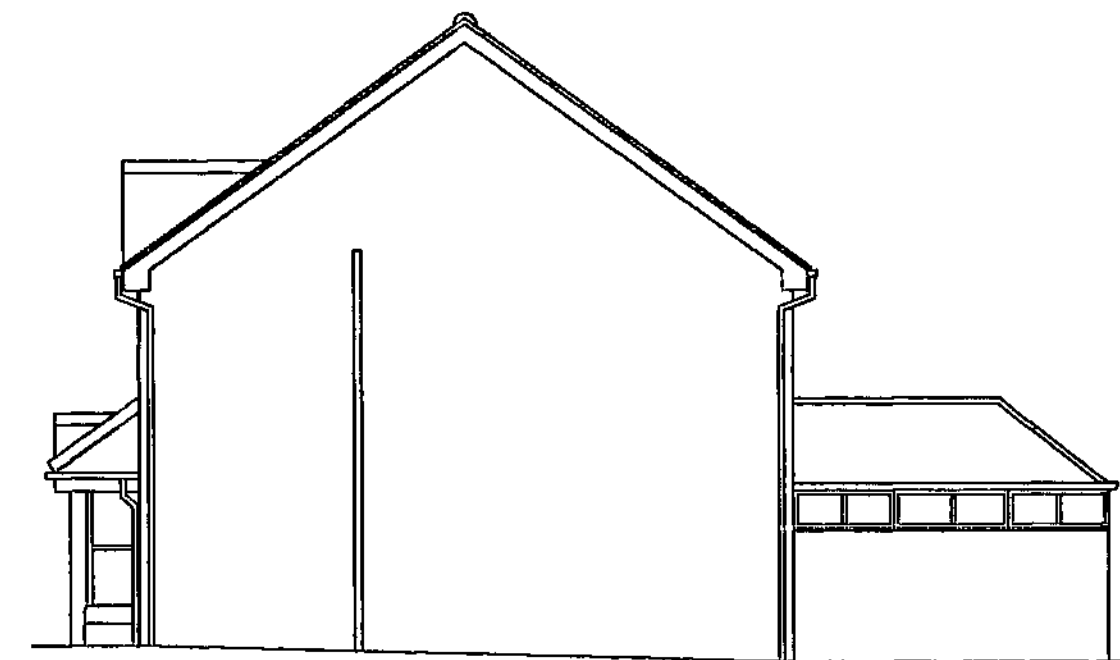
Existing First Floor Plan



Existing Side Elevation



Existing Front Elevation



Existing Side Elevation B



Existing Rear Elevation

27 AUG.

Drawing No. 2LP/08/01

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Project Existing Plans
Scale 1: 50 & 1: 100 Date September 2008

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