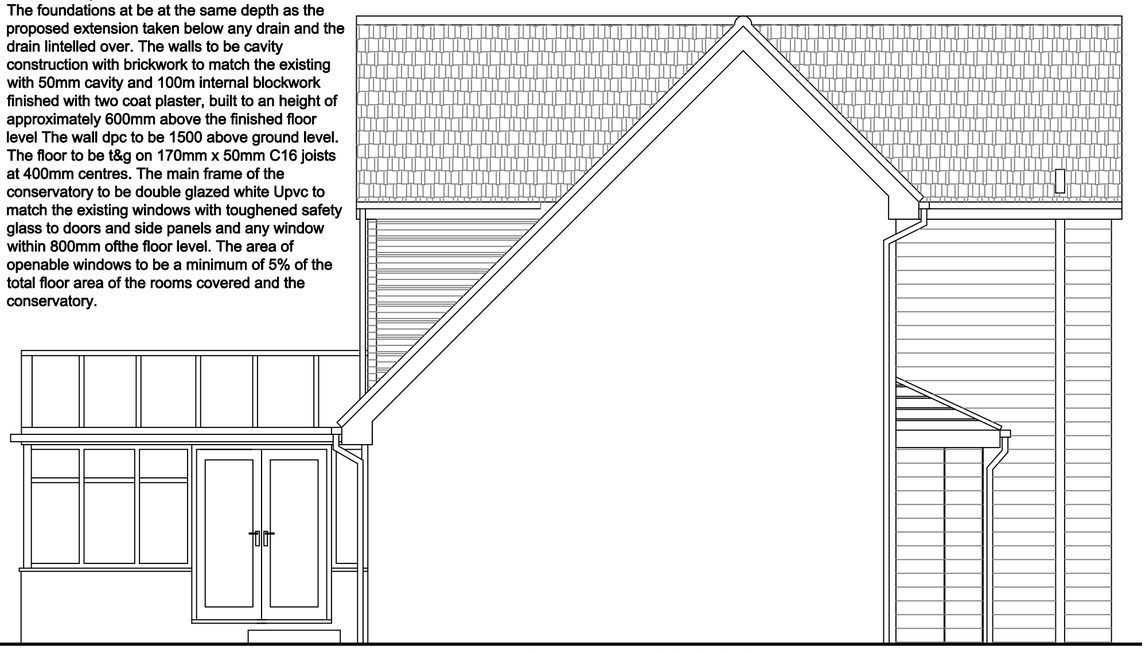
ROOF
The roof to be minimum 22.5 degree pitch with Forticrete Centurian tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on Kingspan Nil-vent breathable felt on truss rafters on 65mm x 100mm wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The rafters and ceiling cords tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 rafters and block out between joists and extended down the cavity 450mm at 1.5m centres, ceiling joists 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 board and soffit to be in white Upvc to match the existing. The eaves gutter and downpipe in upvc to match existing.

Conservatory
The foundations at be at the same depth as the proposed extension taken below any drain and the drain lintelled over. The walls to be cavity construction with brickwork to match the existing with 50mm cavity and 100m internal blockwork finished with two coat plaster, built to an height of approximately 600mm above the finished floor level The wall dpc to be 1500 above ground level. The floor to be t&g on 170mm x 50mm C16 joists at 400mm centres. The main frame of the conservatory to be double glazed white Upvc to match the existing windows with toughened safety glass to doors and side panels and any window within 800mm ofthe floor level. The area of openable windows to be a minimum of 5% of the total floor area of the rooms covered and the conservatory.



Proposed Side Elevation A

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 6206.
Mechanical ventilation provided to bathroom and en-suites of 30L/sec ducted to the external air. All new first floor windows to habitable rooms 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.

FRONT EXTERNAL WALLS
To be cavity wall construction with external leaf of pitched faced stone to match the existing with 100mm cavity to new entrance area and bathroom/en-suite and 75mm cavity to match the existing to bedroom area. The internal leaf of 100mm Thermalite blocks with wall ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The 100mm cavity is to be insulated with 50mm Kingspan Kooltherm K8 fixed to the blockwork and the 75mm cavity to have 25mm Kingspan Kooltherm K8 also fixed to the blockwork with an additional 32.5mm Kingspan Kooltherm K18 board to the inside. The inner surface to the area with the 50mm insulation is to have 12,5mm plasterboard on dabs.
The dpc is to be 150mm above the adjacent finished ground level and linked with the existing and the cavities closed with Thermabate or similar approved cavity closer.




Proposed Front Elevation

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.

Drawing No. 4BRD/11/03

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|---|---|---|---|
| Address | 4 Beaumont Road<br>Darton<br>Barnsley | | |
| Project | Proposed Front & Side Elevations | | |
| Scale | 1 : 50 | Date | January 2012 |

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