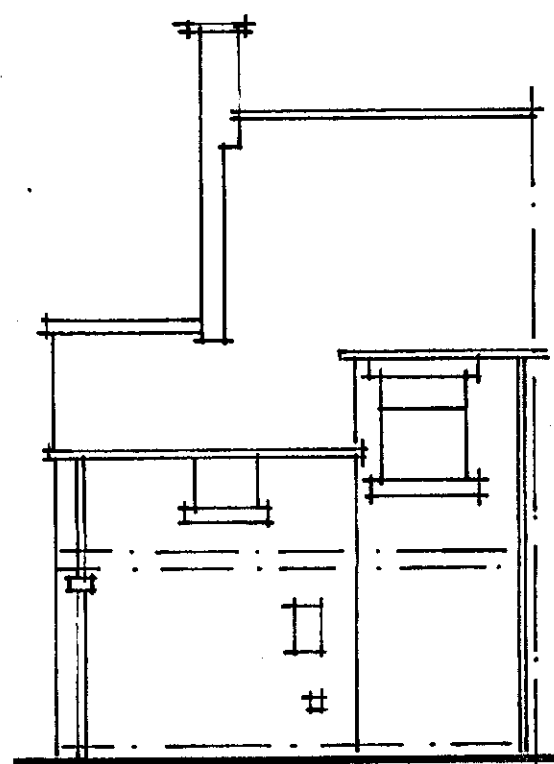
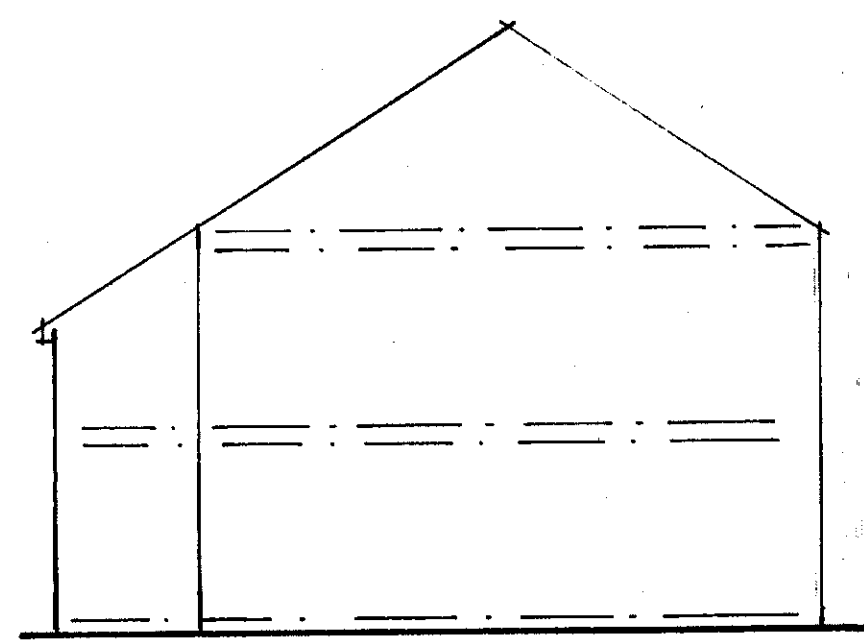
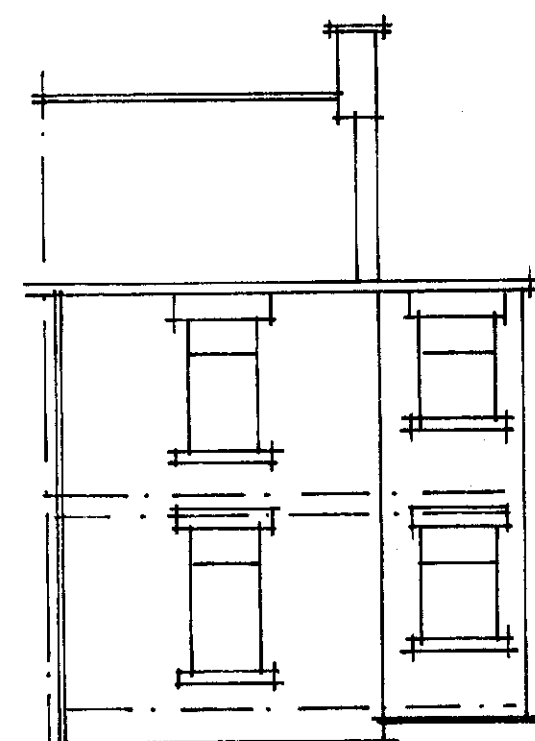




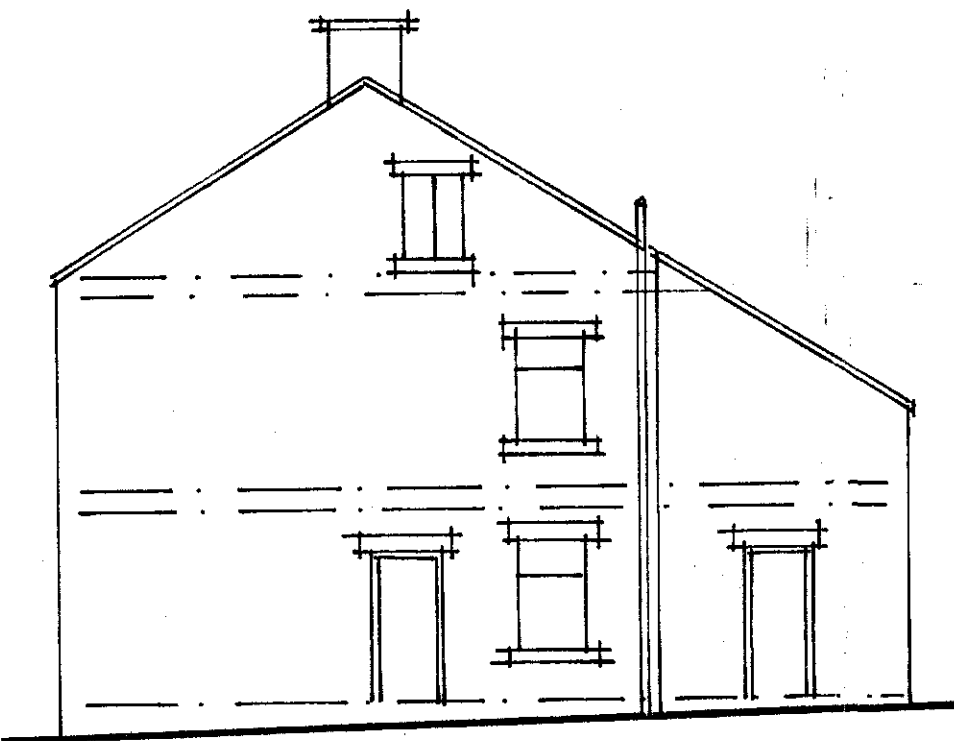
Existing Rear Elevation



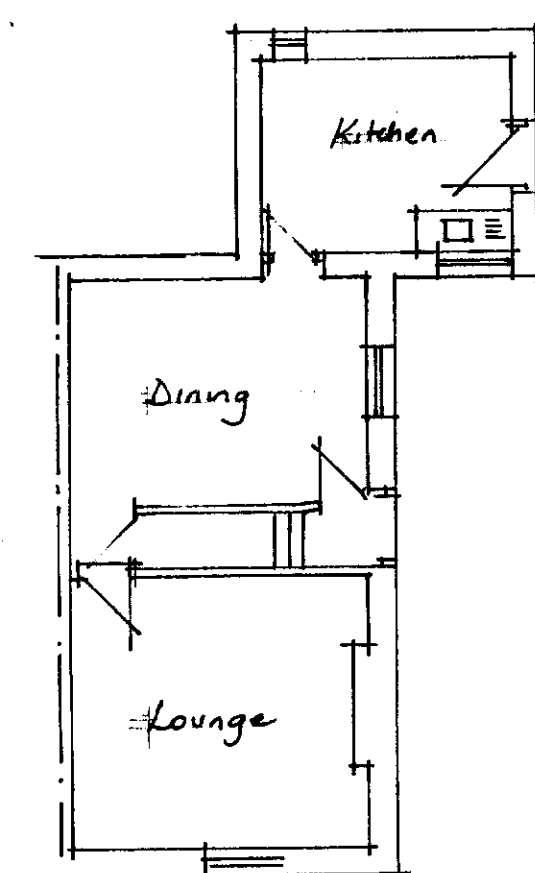
Existing Side Elevation



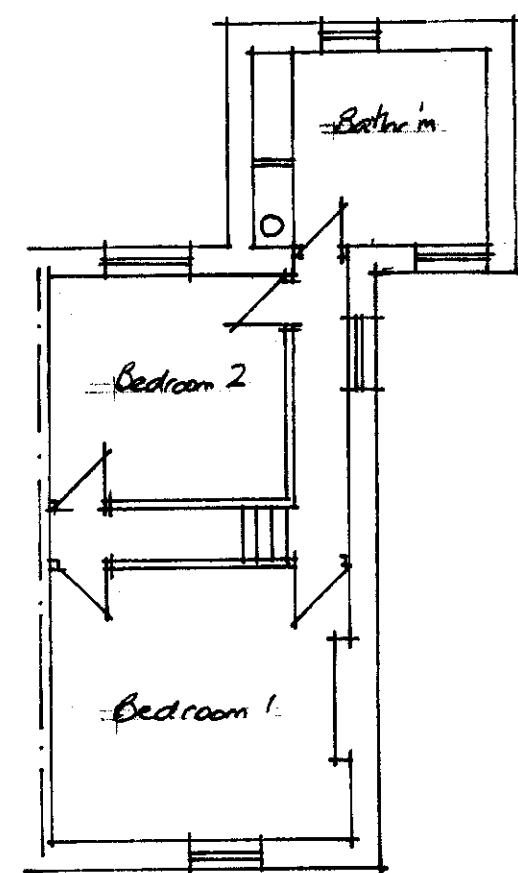
Existing Front Elevation



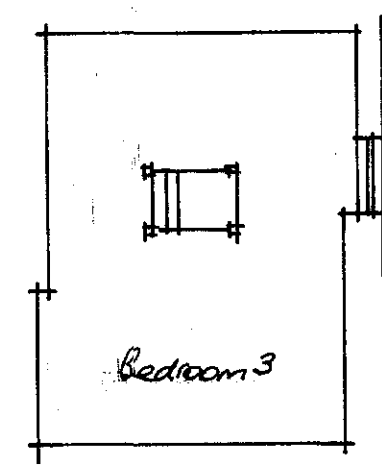
Existing Side Elevation



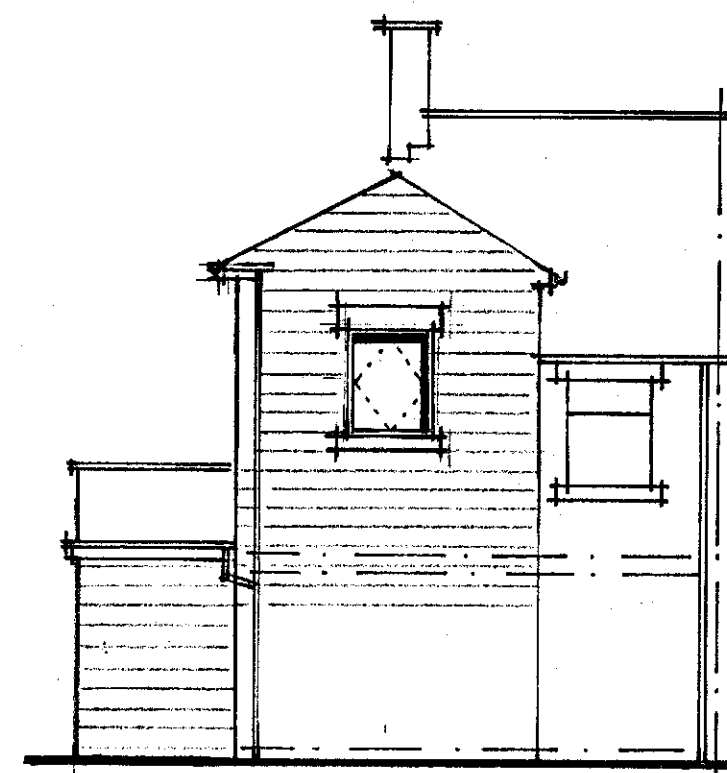
Existing Ground Floor



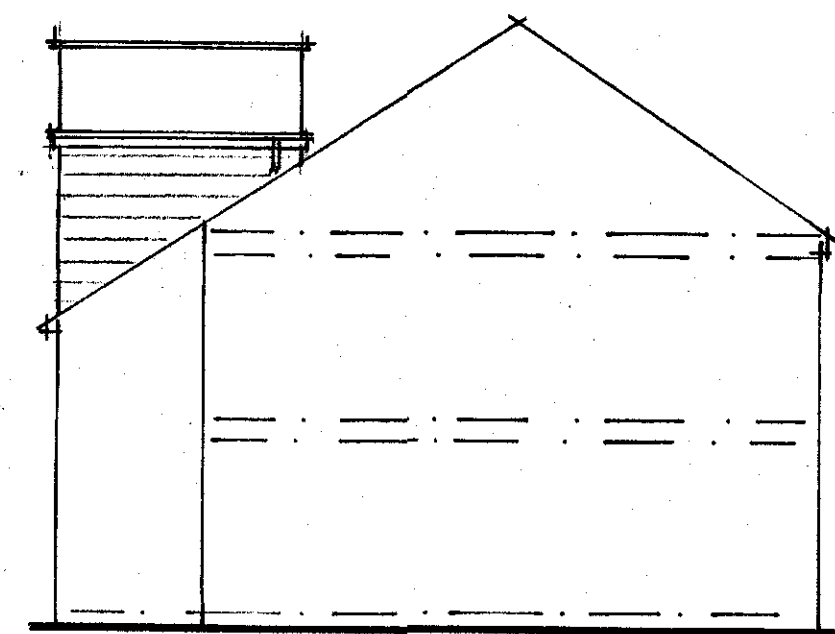
Existing First Floor



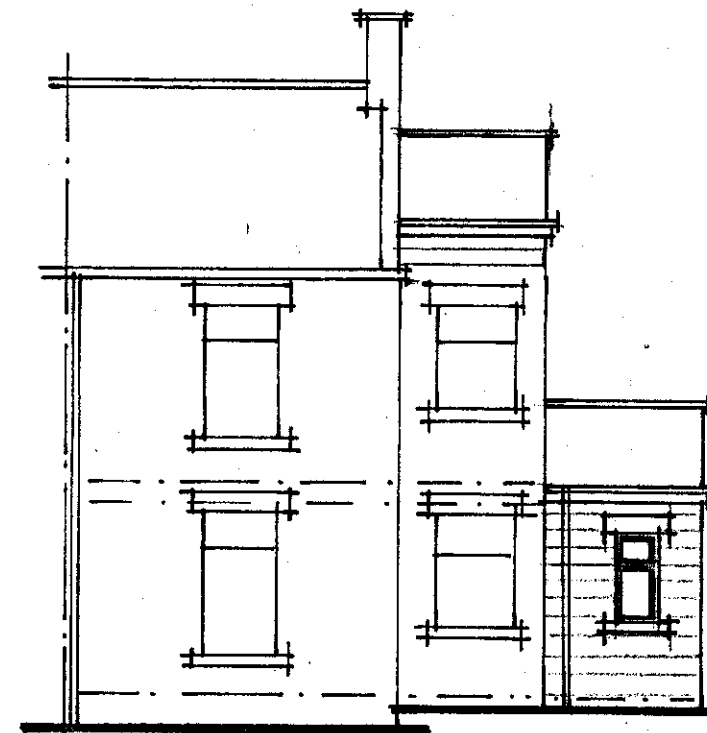
Existing Second Floor



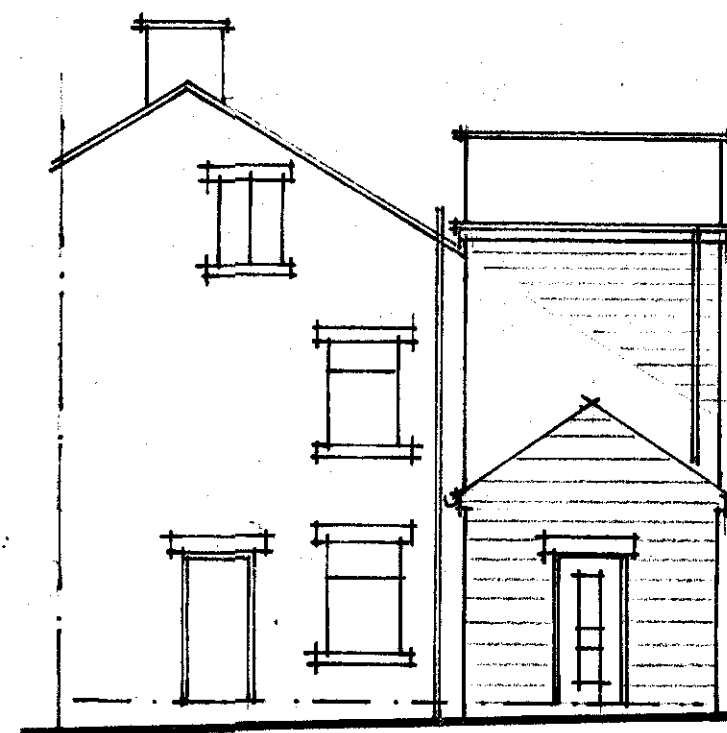
Proposed Rear Elevation



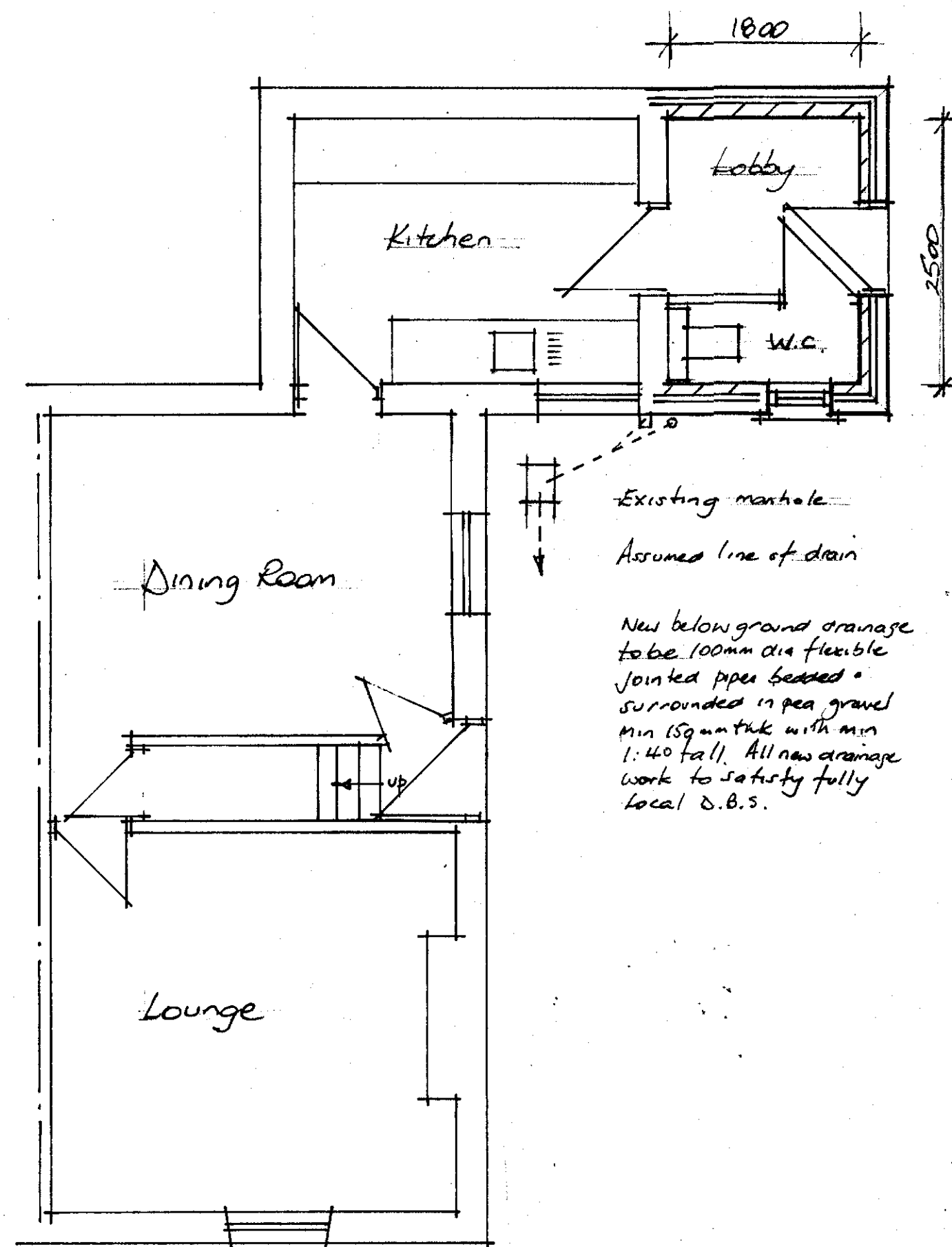
Proposed Side Elevation



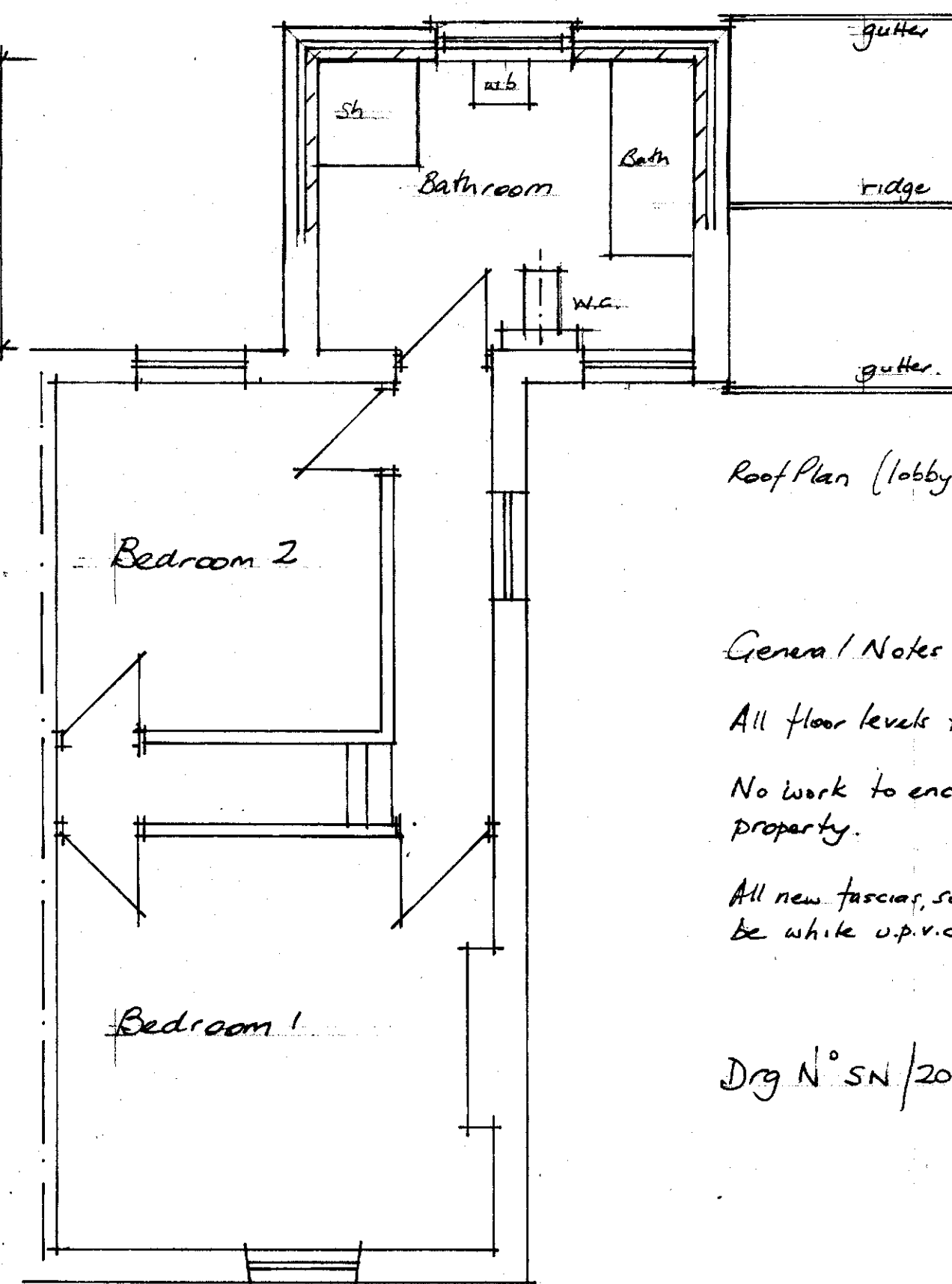
Proposed Front Elevation



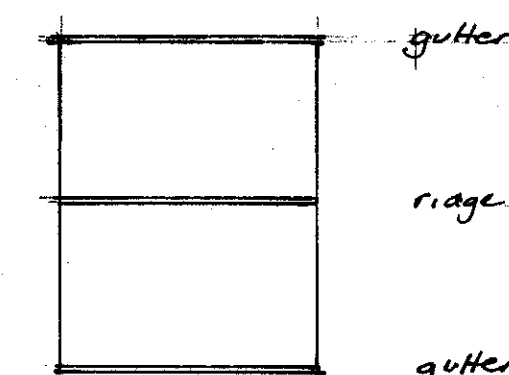
Proposed Side Elevation



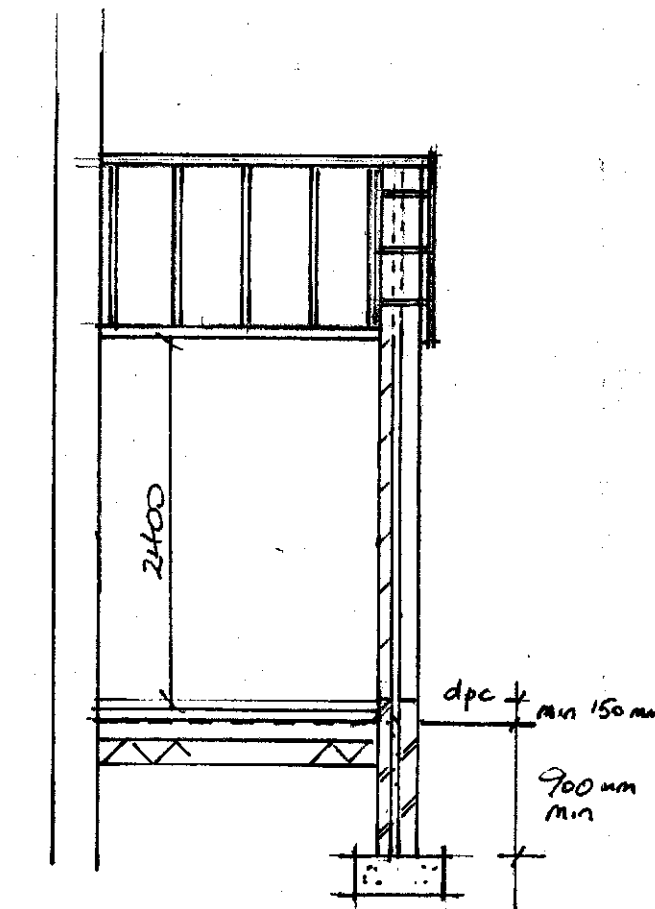
Proposed Ground Floor



Proposed First Floor



Roof Plan (bathroom)



Section

600x225 Conc. found to satisfaction of D.B.S.

Roof Plan (lobby)

General Notes :-

- All floor levels to remain continuous
- No work to encroach on neighboring property.
- All new fascias, soffits & gutters to be white u.p.v.c.

Drg N° SN/2013/10.

Roof Construction :-

Roofing slates to match existing on 50x25 tanalised softwood battens with 1 layer 'Tyvek' breathable heavy duty felt or similar approved onto gannailed roof trusses @ 600 cts. Incorporate 120mm thick fibreglass insulation laid between trusses/Joists with 150mm thick fibreglass insulation laid on top in opposite direction. Ceilings to be 12.5mm plasterboard @ 5.5m. Every 3rd Joist/truss to be tied down with 32x6mm m.s. roof straps 450mm long. All timbers to be pressure impregnated with preservative. Calculations to be provided for roof trusses from the manufacturer prior to work commencing on site. Calculations to be approved & passed prior to work commencing.

Electrical Work :-

All new electrical work to meet current regulations of Part P (Electrical Safety) 2005 Edition Building Regs & require the design, installation, inspection & testing to be carried out by a person competent to do so. The Local Authority is to be satisfied that Part P is fully complied with. This will normally require that an appropriate BS 7671 Electrical Installation Certificate be issued on completion. Provide energy efficient light fittings in new extension that number not less than the greater of a) 1W per 25m² of the dwelling or b) 1W per 4W fixed light fittings.

Brickwork :-

All new external walls to have min U value of 0.28 W/m²°C using 150mm stone/brickwork to match existing, 100mm wide cavity filled with 100mm rockwool cavity batts & 100mm thick Thermolite Shield 2000 blockwork internally & 13mm thick lightweight plaster finish. Walls to have 5 N°/sq wall ties per M² @ 225mm centres vertically at all reveals. Wall reveals to have U value of 0.28 W/m²°C using 'Danco' approved insulation. Provide d.p.c.'s to all external walls @ header, eills & jambs of all openings, and all cavities to be sealed at roof level & at openings. All cavities to remain continuous & all blockwork/stonework to be fully bonded to existing by cutting, toothing & bonding. All new Cavity lintels to be ref CG/90.

Windows/Doors :-

All new windows to be double glazed u.p.v.c sealed units with a 16mm air gap & K glass by Pilkington with Soft low E coating to the inner pane & to give a U value of 1.6 W/m²°C & to have opening light equal to 1/20th floor area. Incorporate trickle vents with min 800mm² ventilation. All glazing to be in accordance with Part N Building Regs is to be toughened/annealed to any windows/doors with cill below 800mm from floor level. All lintels over new openings to be insulated Cavity type with 150mm end bearing & to have proprietary weep holes @ 450mm centres.

Ground Floor :-

75mm sand/cement screed on 125thk concrete on 1200sq unquered d.p.c. linked to d.p.c. in wall with 100mm Vapour insulation with U value of 0.22 W/m²K (min) on 150mm well consolidated hardcore.

Proposed Extension/Alterations
at 35, Manchester Road,
Thurstone, Barnsley for
Mrs. S. Nunwick

Scales 1:100/1:50

Date August 2013.

Drawn: Swinton Construction
Griffin House, The Don Pottery Yard
Off Rowns Lane, Swinton,
Rotherham O1709 588700.