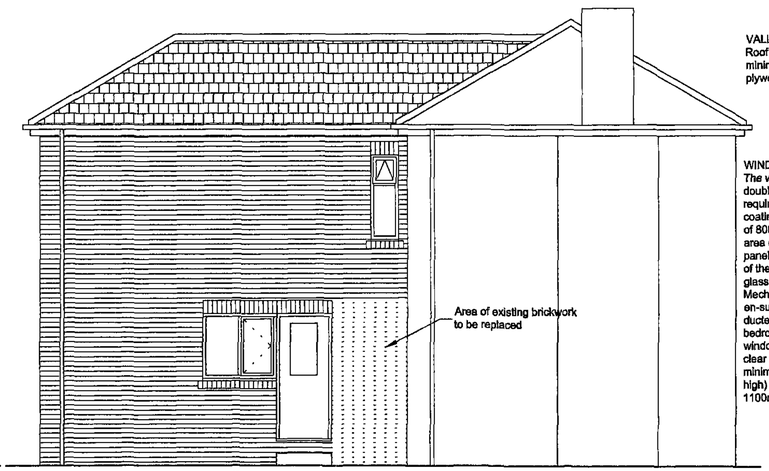


SINGLE STOREY ROOF
The roof to be minimum 15 degree pitch with Forticrete Centurian tiles with the colour to match the existing tiles/slates on 38mm x 20mm tanalised battens on breathable felt on 50mm x 125mm C16 rafters and ceiling joists at 400mm centres ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles, 25mm x 200mm s.w. facia board, 6mm plywood soffit, eaves gutter 115mm and downpipe 65mm in upvc connected to existing.

Proposed Rear Elevation

* ADDITIONAL REAR WINDOW TO SINGLE STOREY
29/5/09

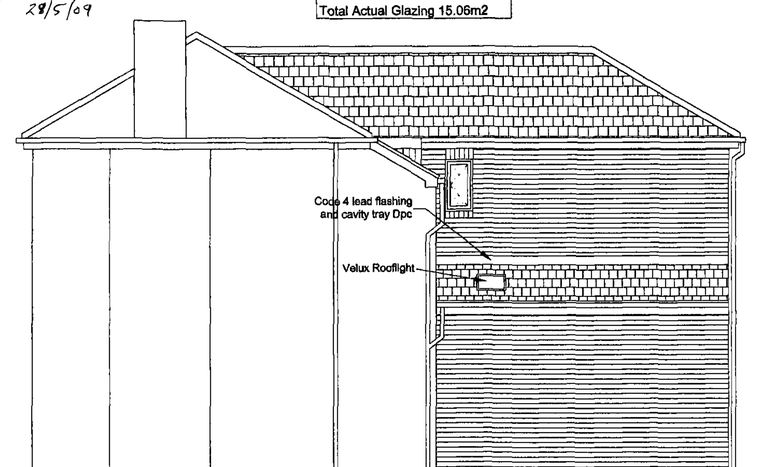
Total permitted Glazing 15.64m2
Total Actual Glazing 15.06m2



Proposed Side Elevation A

VALLEYS
Roof valley gutters to be code 5 lead aken a minimum of 200mm up under tiles on 18mm plywood layboards.

WINDOWS & VENTILATION
The windows and doors (U value 1.8) are to be double glazed in hardwood or Upvc to clients requirements 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 panelswithin 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to the kitchen and en-suite of 60L/sec & 15L/sec respectively and ducted to the external air. The new first floor 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.



Proposed Side Elevation B

MAIN EXTENSION ROOF
The roof to be at the same pitch as the existing (approximately 30 degrees) with tiles/slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on Tyvec or similar breathable felt on 47mm x 125mm C16 rafters at 400mm centres with 225mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 47mm x 170 mm C24 at 400mm centres with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip end and 50mm x 100mm dragon ties to hip corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m 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 150mm laid at right angles,25mm x 200mm s.w. facia board, 6mm plywood soffit, 25mm Glidevale 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 to match existing, 100mm cavity with 50mm Kingspan kooltherm K8 Insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be vertical twist at 5 number per metre square and 225mm vertical centres to reveals. 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. 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.

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.

VELUX ROOF LIGHT
The rafters and ceiling joists to be trimmed to recieve roof light and light well formed with 100mm stud with 75mm Kingspan Thermawall TW55 and finished on inside with 22mm Gyproc Thermaline Basic and 5mm skim.

DRAINAGE
The new drains to be 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. Inspection chambers to be either proprieatary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The new en-suite fitting are to be connected into the existing 100mm soil vent pipe that is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a one metre cubed soakaway if the ground conditions are suitable.

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.

Heating & Hot Water
The existing heating and hot water system are to be checked, servised and extended by qualified Gas Safe 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 currant standards.

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.

Revised 28/05/09 Drawing No. 32SBRD/09/03

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Address	32 Salters Brook Road Darfield Barnsley
Project	Proposed Elevations
Scale	1 : 50 Date January 2009

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Barnsley Metropolitan Borough Council
29 MAY 2009
Corporate Mail Room