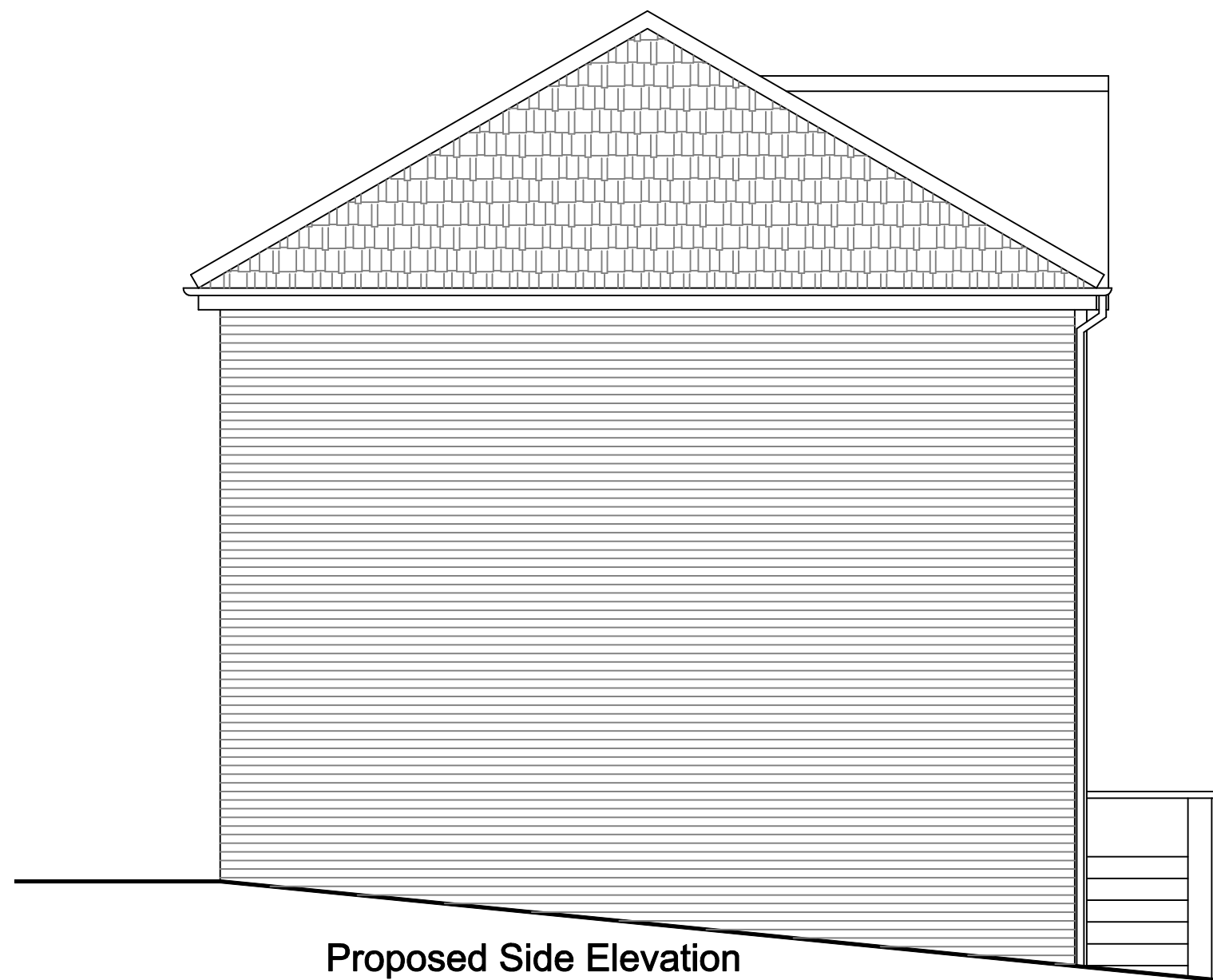




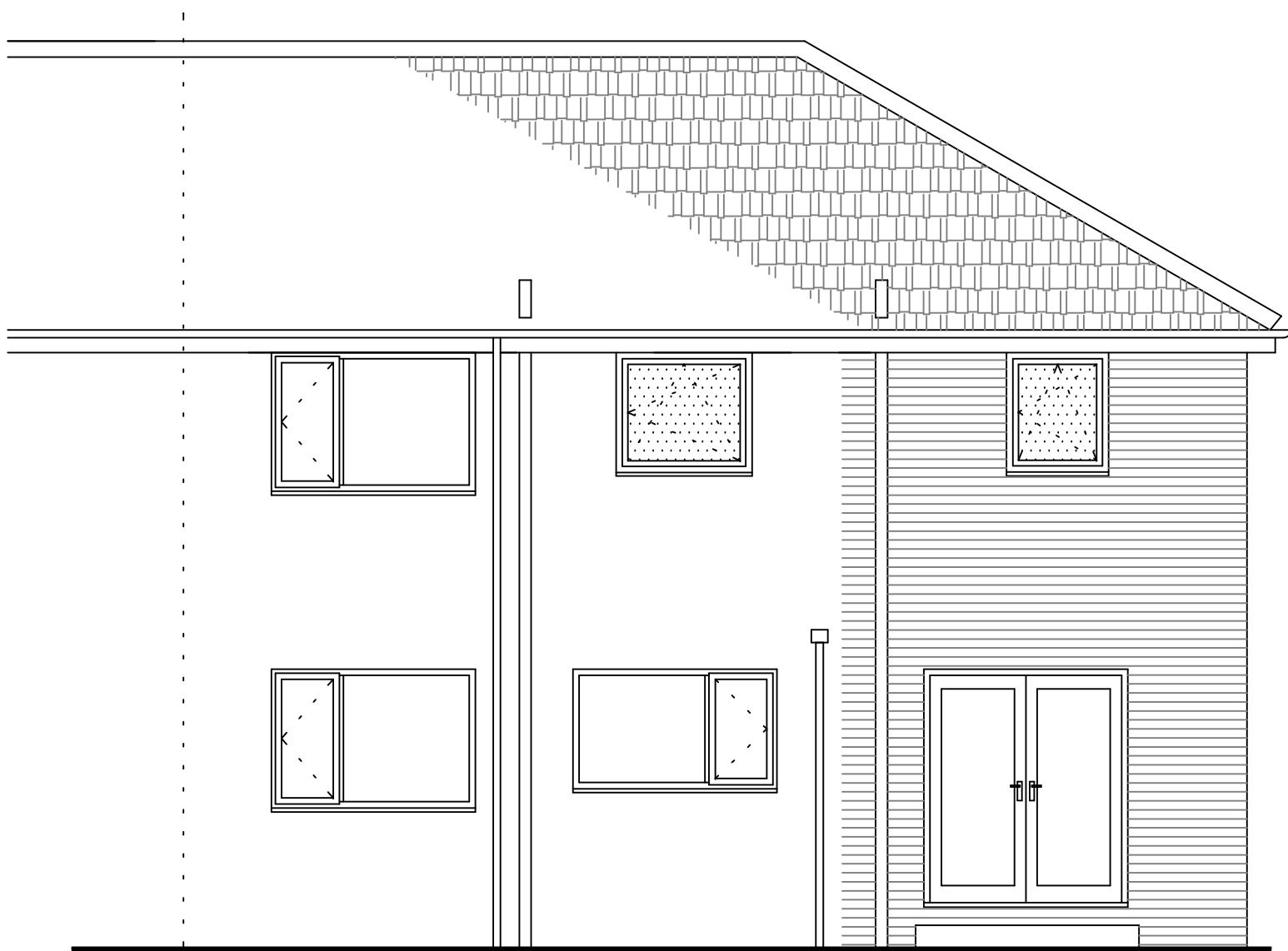
Proposed Side Elevation

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 Tyvec or similar approved breathable felt on 50mm x 125mm C16 rafters and at 400mm centres with 75mm x 225mm C16 purlins at mid-span, 225mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 50mm x 145mm C16 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 sides, 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 200mm laid at right angles. The fascia board and soffit are to match the existing. The eaves gutter and downpipe to be in upvc to match existing.

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



Proposed Front Elevation



Proposed Rear Elevation

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 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. 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 external walls 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. The openings between existing and extension are to have Naylor R4 concrete lintels over.

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.

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 kitchen, en-suite & shower room of 60L/sec and 30L/sec respectively, ducted to the external air. 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.

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 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. 5KWMB/12/03

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Address 5 Kirk Way
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Barnsley
Project Proposed Elevations
Scale 1 : 50

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