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ARTIFICIAL STONE SLATES BY NAYLOR BROS ON 38x38 TANALIZED BATTENS LAID IN DIMINISHING COURSES, ON UNTEARABLE SARKING FELT ON 125x50 RAFTERS AT 450 CTS, ON PURLINS, FOR SIZES SEE PLAN WITH 100x50 HANGERS AND BINDERS FULL LENGTH OF BUILDING. WITH 125x50 CEILING JOISTS AT 450 CENTRES. CORRUGATED EAVES TRAYS TO ALLOW VENTILATION OVER EAVES INSULATION. CONTINUOUS OVER FASCIA VENTS TO GIVE MIN 15MM VENT GAP. WHOLE ROOF AREA TO HAVE MINIMUM 200MM GLASSWOOL INSULATION. RIDGE TILES ON MORTAR BED TO MATCH MAIN HOUSE ROOF. WHERE ROOF ABUTS WALL TO HAVE CODE 6 LEAD SOAKERS TURNED UP BEHIND CODE 6 APRON FLASHING. LET INTO EXISTING GABLE WALL. 100 x 75 SW WALL PLATE HELD DOWN TO WALL WITH M.S. STRAPS MIN 450 LONG AT 900 CTS

* ALTERNATIVELY PREFABRICATED TRUSSED TIMBER RAFTERS MAY BE USED SUBJECT TO CALCULATIONS BEING SUBMITTED TO LOCAL AUTHORITY PROVING COMPLIANCE WITH BS. 5268 PART 3 MBS. WITH DIAGONAL BRACING IN 100x25 TIMBERS TO U/S TOP RAFTERS AND AT CEILING LEVEL. PLUS BINDERS AT NODE POINTS OF TRUSSES. CONCRETE BLOCK TYPE ANCHOR TIES AT 1.8M CTS. STRAPS TO COVER MIN FIRST 3 JOISTS. WITH NOGGINS DIRECTLY BENEATH STRAPS. VERGE STRAPS AT 1.2M CTS STRAPS TO COVER FIRST 3 RAFTERS WITH NOGGINS AS BEFORE DESCRIBED. PITCH APPROX 21½°.

TRICKLE VENTS TO ALL WINDOWS IN HABITABLE ROOMS MIN 8000MM² 4000MM² TO NON HABITABLE ROOMS. MECHANICAL EXTRACT FANS TO BATHROOM + KITCHEN AREAS. MIN 15L/SEC TO BATHROOM. 60L/SEC TO KITCHEN.

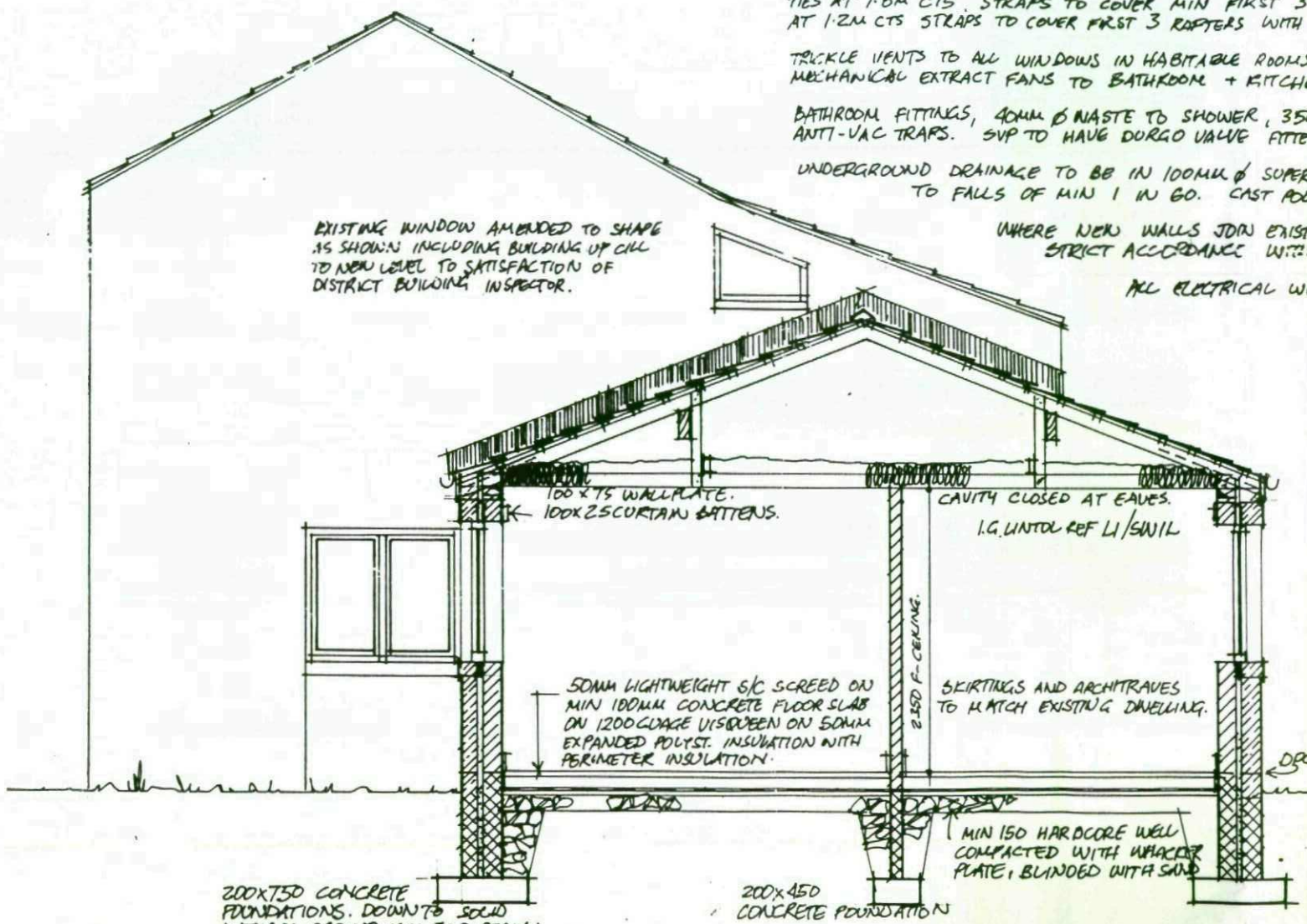
BATHROOM FITTINGS, 40MM Ø WASTE TO SHOWER, 35MM Ø SINK ALL RUN SEPARATELY WITH 75MM DEEP RESEALABLE ANTI-VAC TRAPS. SVP TO HAVE DORGO VALVE FITTED TERMINATING ABOVE FLOOD LEVEL OF HIGHEST FITTING.

UNDERGROUND DRAINAGE TO BE IN 100MM Ø SUPERSLEEVE WITH FLEXIBLE JOINTS, LAID ON + SURROUNDED WITH PEA GRAVEL TO FALLS OF MIN 1 IN 60. CAST POLYPROPYLENE INSPECTION CHAMBERS WITH LIGHT DUTY COVERS + FRAME.

WHERE NEW WALLS JOIN EXISTING, FIREFIX PROFILES TO BE USED, FIXED TO EXISTING WALLS IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ALL ELECTRICAL WORK IN ACCORDANCE WITH LATEST REVISION OF I.E.E. REGULATIONS.

EXISTING WINDOW AMENDED TO SHAPE AS SHOWN INCLUDING BUILDING UP CILL TO NEW LEVEL TO SATISFACTION OF DISTRICT BUILDING INSPECTOR.



CAVITY WALL CONSTRUCTION 6 COURSED MATCHING RECLAIMED NATURAL STONE 150 THICK ON BED, MIN 60MM CLEAR CAVITY WITH STAINLESS STEEL WALL TIES AT THE RATE OF 6/M², ENGRY BLOCK COURSE TO JAMBES AND JUNCTION OF NEW/EXISTING. INNER LEAF IN 140MM TOTAL THICKNESS PLASMOR THERMALBOARD BLOCKWORK WITH 10MM PLASTER + 3MM SKIM FINISH INTERNALLY. TO GIVE COMPOSITE U-VALUE 0.45W/m²/°C. NATURAL SAWN STONE LINTOLS AND CILLS TO MATCH EXISTING DETAILS. THERMABATE CAVITY CLOSERS AROUND OPENINGS.

WALLS BELOW GROUND IN HIGH STRENGTH FOUNDATION BLOCKS. CAVITY FILLED WITH WEAK CONC TO 150MM BELOW DPC.

Barnsley Metropolitan Borough Council
BUILDING REGULATION
APPROVED 13.2.99
PLAN 99/6302/PK

REV.	DATE	AMENDMENT

CLIENT
MR J. A. SANGER

TITLE
PROPOSED EXTENSION TO 8 "THE COTTAGES" CAWTHORNE BASIN CAWTHORNE, BARNSLEY.
SECTION + NOTES.

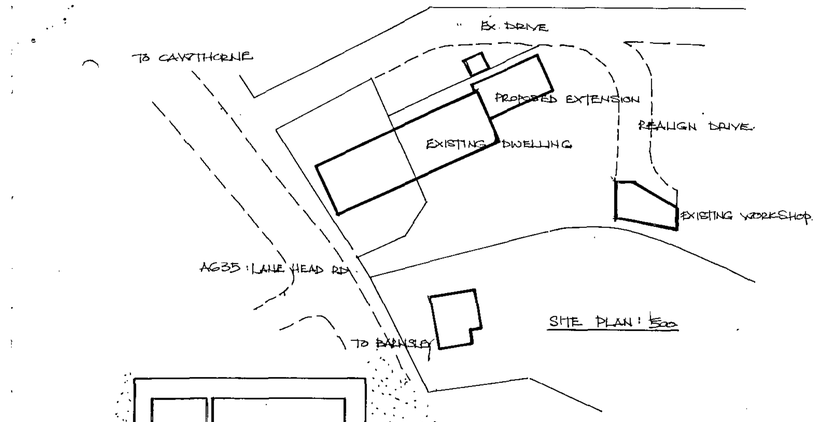
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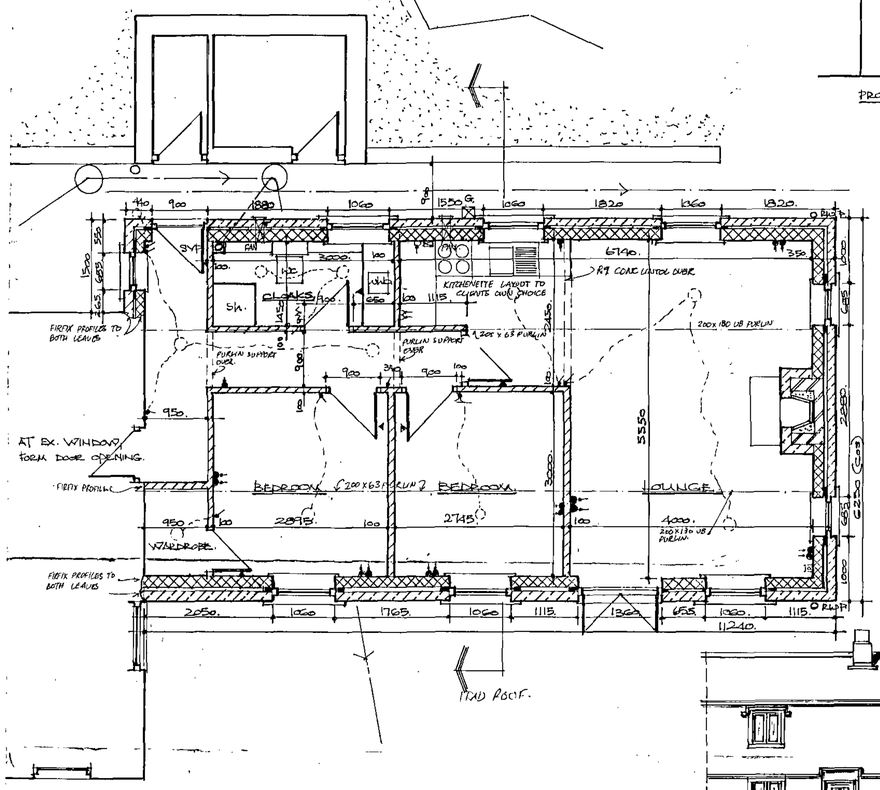
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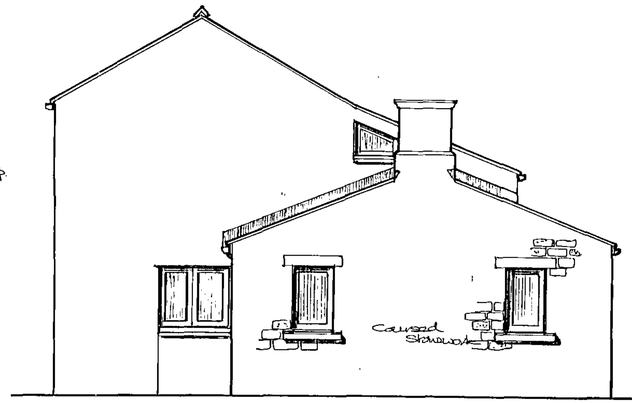
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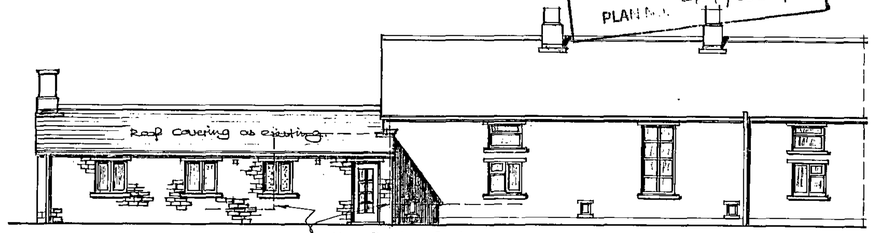
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PROPOSED PLAN OF NEW EXTENSION.



PROPOSED GABLE ELEVATION.



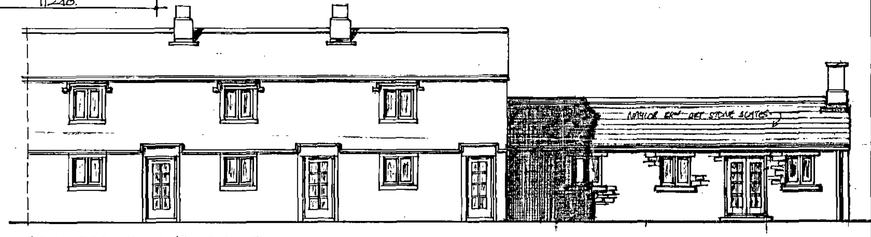
PROPOSED REAR ELEVATION.

* PROPRIETARY FIREPLACE WITH HOOD OVER, FILLED & SURROUNDED WITH HEATPROOF MORTAR. 200mm DIA SOCKETED FLUE LINERS, LEAD SOCKETS UPPERMOST BEDDED WITH HEATPROOF MORTAR TAPERED UP MIN 900 ABOVE RIDGE LINE. CODE 6 LEAD FLASHINGS AND SOAKERS BETWEEN STONE AND SLATES.

EXISTING HEATING SYSTEM EXTENDED AND LINKED TO DONSLEY SPLITTER COMBINING BACK BOILER IN EXTENSION.

ALL BRICKWORK IN UNHEATED VOIDS UNINSULATED TO PARTY.

SMOKE ALARMS FITTED, WIRED TO MAINS WITH BATTERY BACK UP WIRED SO WHEN ONE IS ACTIVATED, ALL ALARMS SOUND.



PROPOSED FRONT ELEVATION.

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Barnsley Metropolitan Borough Council
BUILDING REGULATIONS
APPROVED 18.3.99
PLAN No. 99/6202/PR

REV	DATE	AMENDMENT
A	22.6.99	Plan/elevations revised following LPA comments

CLIENT
MR. J.A. SANGER.

TITLE
PROPOSED EXTENSION TO THE COTTAGES, CAWTHORNE BASIN, CAWTHORNE, BARNSLEY
PROPOSED PLAN/ELEVATIONS

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JSC - 299 - 2.	A.