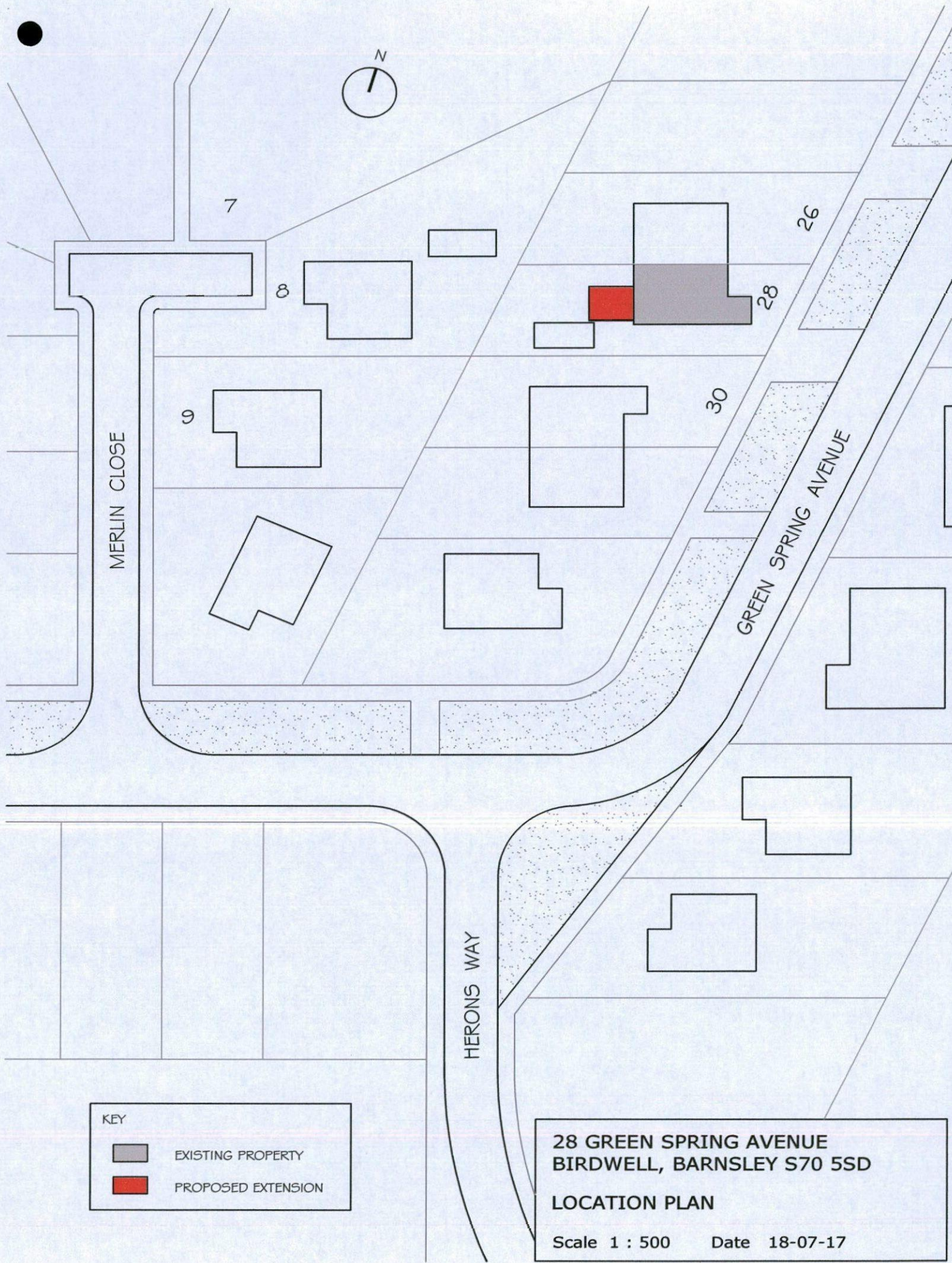




MERLIN CLOSE

GREEN SPRING AVENUE

HERONS WAY

KEY

	EXISTING PROPERTY
	PROPOSED EXTENSION

28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY S70 5SD

LOCATION PLAN

Scale 1 : 500 Date 18-07-17

30 GREEN SPRING AVENUE

Garage

Patio

swg



fw
m/hole

fwp

fwg

Shower
room

Kitchen

Lounge

Porch

Meters

swg

Dining

Bed 1
(11.55sq.m)

Bed 2

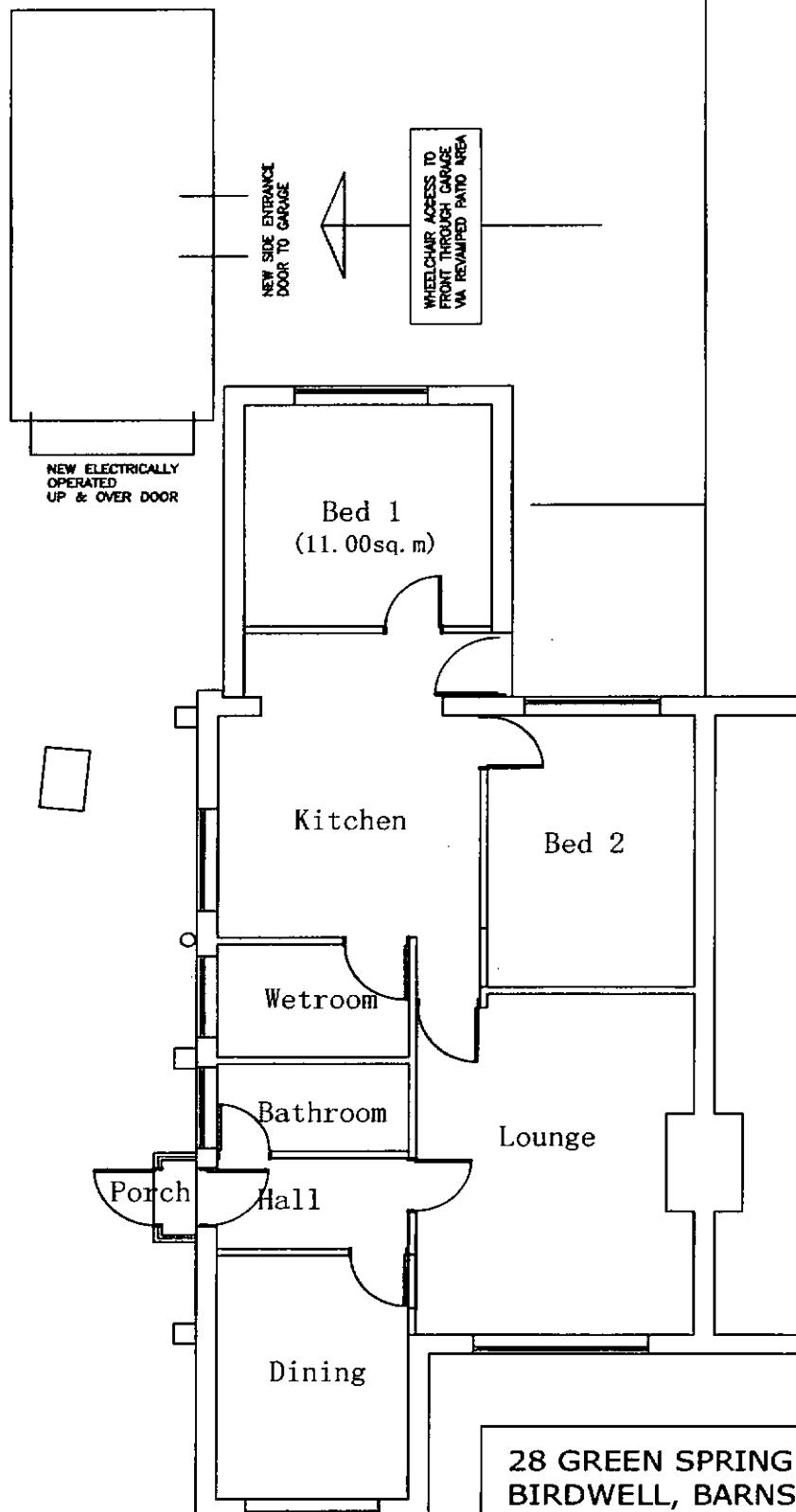
28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY

EXISTING LAYOUT PLAN

Drawing No 2017 / 1

Scale 1 : 100 Date 18-07-17

30 GREEN SPRING AVENUE

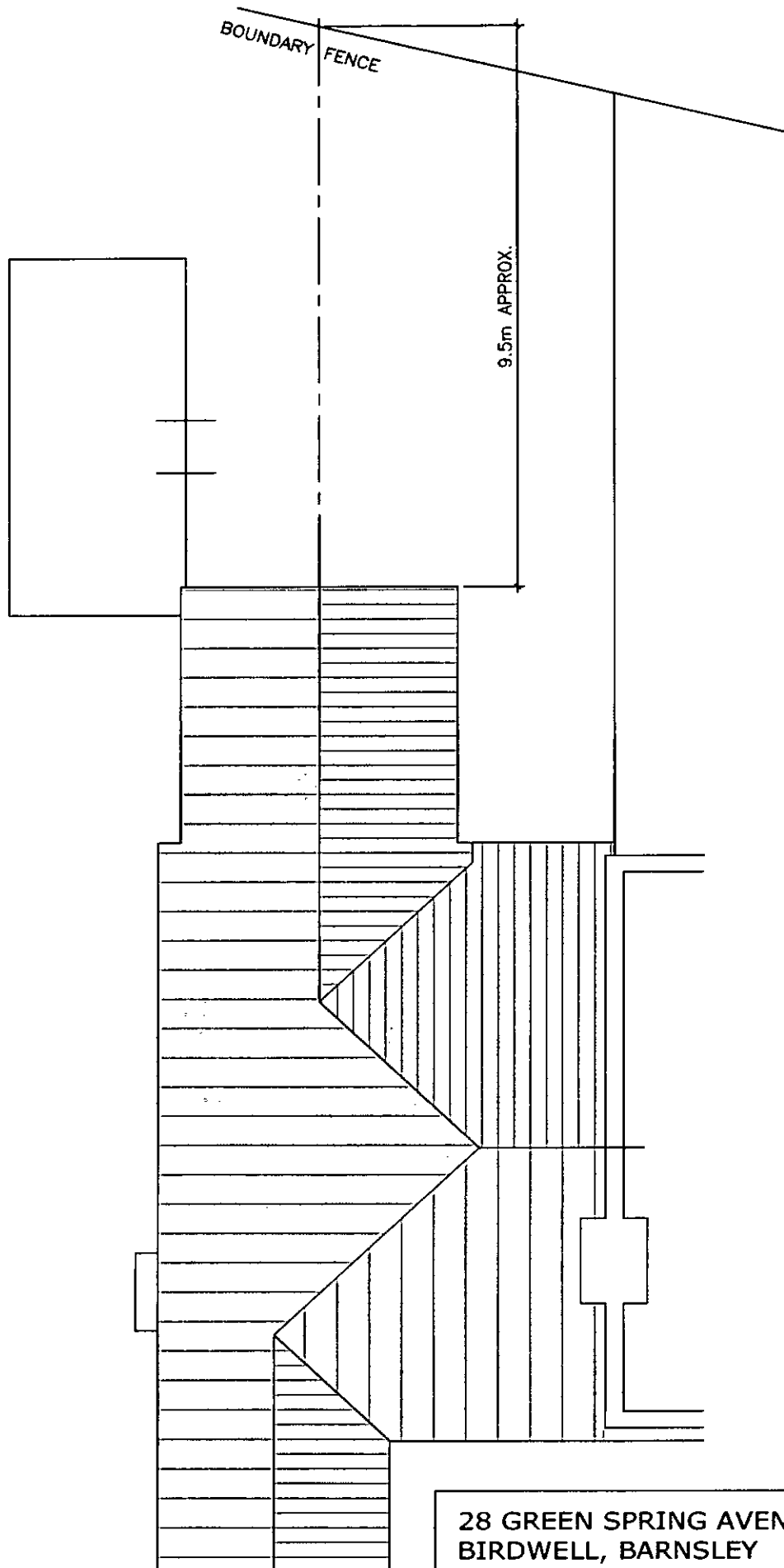


28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY

PROPOSED LAYOUT PLAN

Drawing No 2017 / 2

Scale 1 : 100 Date 18-07-17

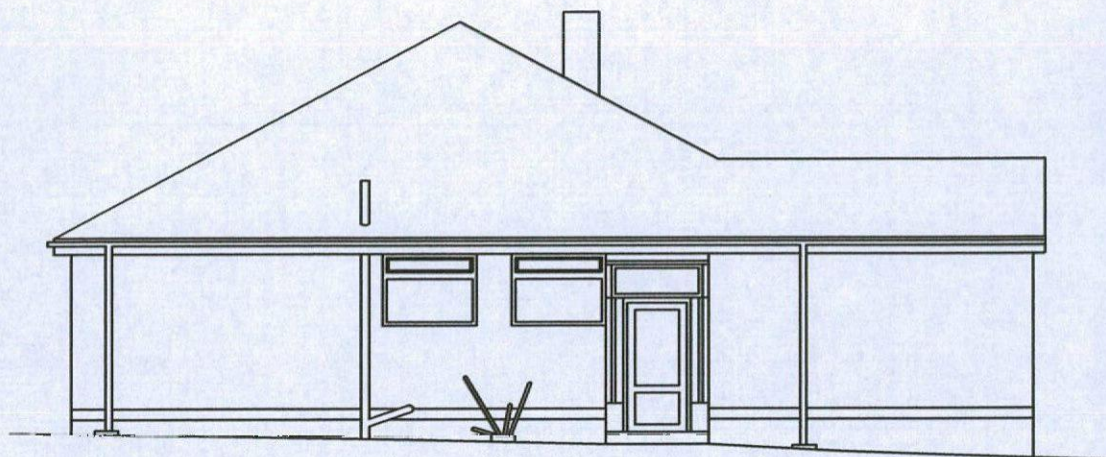


28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY

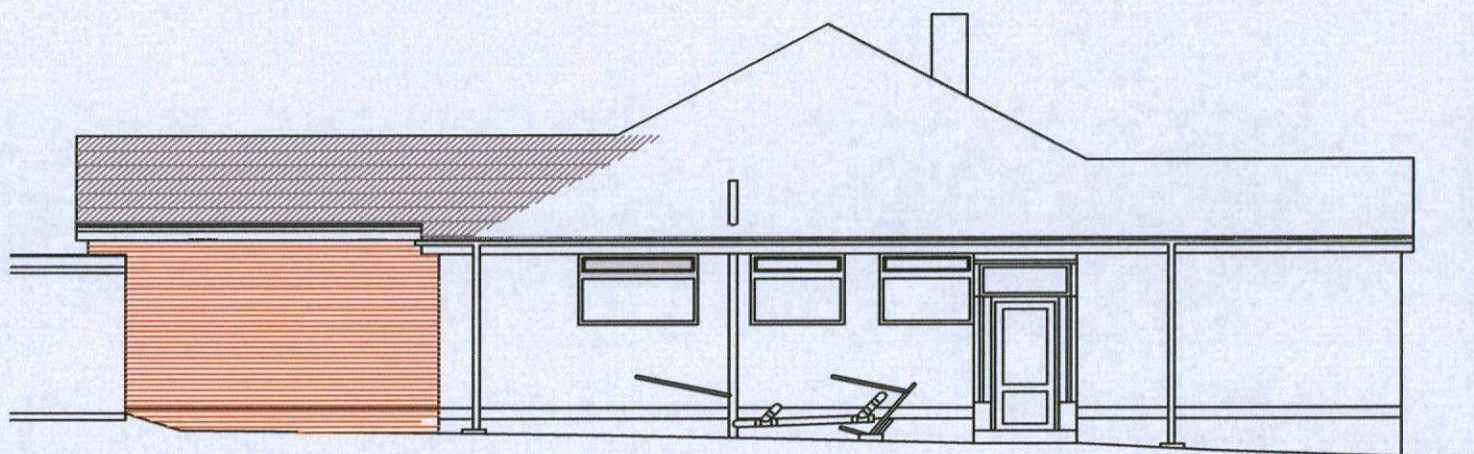
PROPOSED ROOF PLAN

Drawing No 2017 / 3

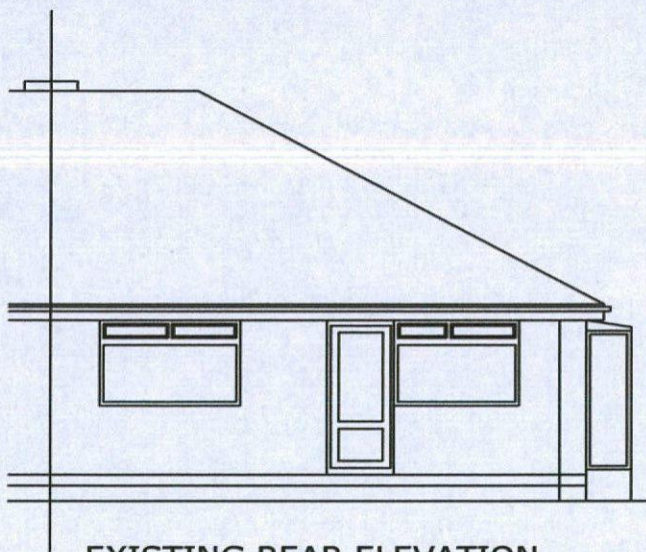
Scale 1 : 100 Date 18-07-17



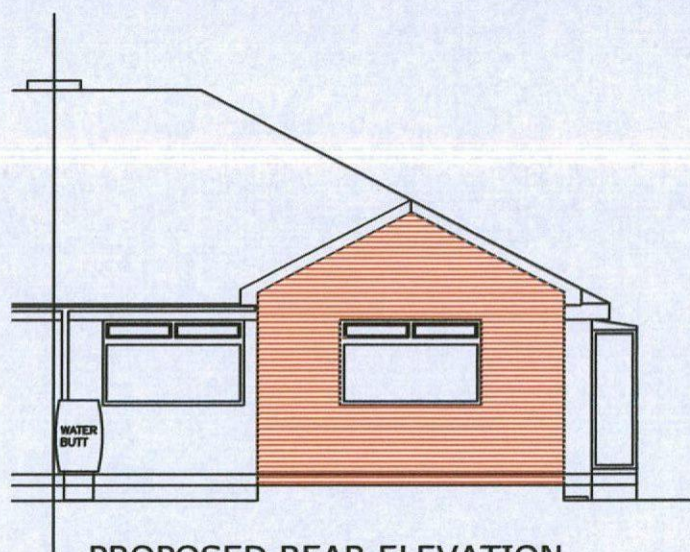
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



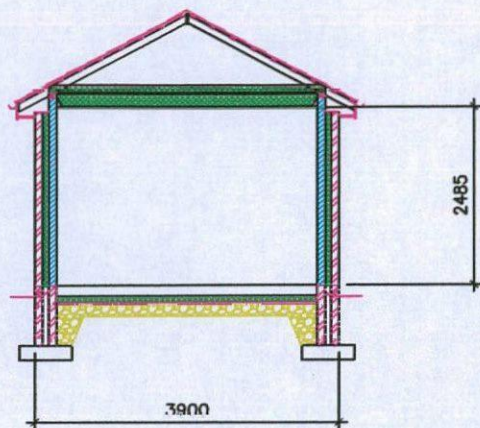
PROPOSED REAR ELEVATION

28 GREEN SPRING AVENUE
BIRDWELL, BARNSLEY

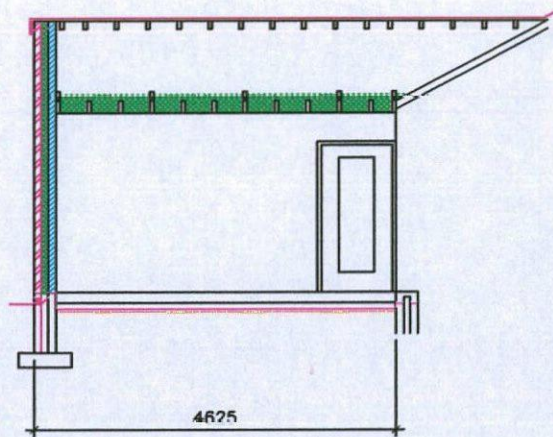
EXISTING & PROPOSED ELEVATIONS

Drawing No 2017 / 4

Scale 1 : 100 Date 18-07-17



CROSS SECTION



LONGITUDINAL SECTION

FOUNDATIONS

Strip footings to new external walls be 600x150mm with lower face at 900mm minimum below ground level.

All to approval by Structural Engineer and Building Inspector.

GROUND FLOOR

New 125mm thick concrete slab with trowel floated finish incorporating A193 mesh reinforcement with min 35mm cover, over 1200 Visqueen dpm on 50mm sand blinding, over 150mm clean and well consolidated hardcore

WALL CONSTRUCTION

Construct new cavity walls to comprise outer leaf of facing brickwork. All masonry to be constructed in accord with BS5628 Pt3 1985 or BS5390 1976 as appropriate.

Insulation to be 75mm Rockwool cavity wall batts within 80mm cavity. Inner leaf is a minimum thickness of 100 mm concrete blockwork to achieve maximum U value 0.35 W/sq.m.K

Internal wall finish to be two coats lightweight plaster 13mm thick applied in two coats, with 5mm plaster skim.

Stainless steel double triangular wall ties, 200mm long to BS1243 spaced 750mm centres horizontally and 450mm centres vertically. Additional ties spaced at 225mm vertically at sides of openings. All ties to have 50mm hold each side of cavity.

Provide DPC at min 150mm over external floor level lapped into DPM. Engineering bricks to wall below.

Cavities to be closed at heads with slate or 8mm Supalux board bedded in mortar. Bottom of wall to be filled with lean mix concrete to within 225mm of dpc. Weep holes to be provided at 900mm centres.

30 x 5mm galv ms holding down straps with 1000mm reach to restrain wallplates at 2000 centres

All new openings at door and window positions to be closed horizontally and vertically, using Rockwool Rockclose insulated DPC 50mm thick.

All new lintels to external window and door openings to be insulated lintels by Catnic or similar approved, all to Structural Engineers drawings.

All internal lintels to be pre-cast concrete unless other wise noted to the satisfaction of the Structural Engineer.

WINDOWS

All new windows to be white upvc, and include all ironmongery and cills as necessary. All to be double glazed to achieve average 'U' value 2.0 W/sq.m.K. All supplied and fixed by others.

Ensure that air leakage is limited at junctions and openings.

All glazing below 800mm in height to be laminated or toughened safety glass. Glass within doors, and side panels within 300mm of door openings to be laminated or toughened safety glass to a height of 1500mm. All to be marked as such.

DOORS

External side door to and screens to be solid framed timber. Construction to achieve average 'U' value 2.0 W/sq.m.K

All external doors to be fitted with 5 lever mortice locks with central point locking. Style of doors to be specified by client and supplied and fixed by others.

New electrically operated up and over garage door to be timber framed, with central point locking mechanism.

New internal doors and ironmongery to be specified by client.

PITCHED ROOF CONSTRUCTION

New roof covering to be roof tiles to match existing. All laid to manufacturers recommendations to match existing pitch.

Fix 50x25mm treated battens on impervious roofing felt on rafters, using wire, cut or improved nails of size detailed in BS5534 Pt 1.

100x50mm rafters at 400mm cc.

100x50mm ties at 1200mm cc. fixed to every third rafter.

170x47 ceiling joists at 400mm cc. fixed with propriety hangers.

12mm plasterboard and skim to underside of rafters.

175mm insulation between ceiling joists together with 100mm continuous insulation over. Provide propriety ventilation trays at eaves level maintaining 25mm air space.

All to achieve max U value of 0.2W/sq.m.K.

Provide new upvc fascias, ventilated soffits and overhanging eaves to match existing.

All gutters, downpipes and connections to match existing in colour and profile - all to layouts by as shown.

SMOKE DETECTION SD

Smoke alarm to be installed as indicated to BS5839 Part 6: 'Code of Practice for the Design and Installation of Fire Detection and Alarm Systems in Dwellings' to at least a Grade E type LD3 standard.

DECORATION

Interior - allow for all disturbed and new surfaces to be made good and primed ready for decoration by others.

Exterior - allow for all timber to be painted.

VENTILATION

All occupiable rooms to have window openings with opening lights equal to 1/20th of the room area, with some part of the opening at 1750mm above floor level.

Provide 110mm dia upvc pipes below dpc under new slab, from existing airbrick to new airbrick in end wall of extension using propriety cavity wall vents.

SERVICES

Allow for extending existing central heating system to current standards. All new radiators to be fitted with thermostatic valves.

Allow for extending existing electrical layout to current standards.

Allow for extending existing water supply to current standards, to new kitchen and outside tap.

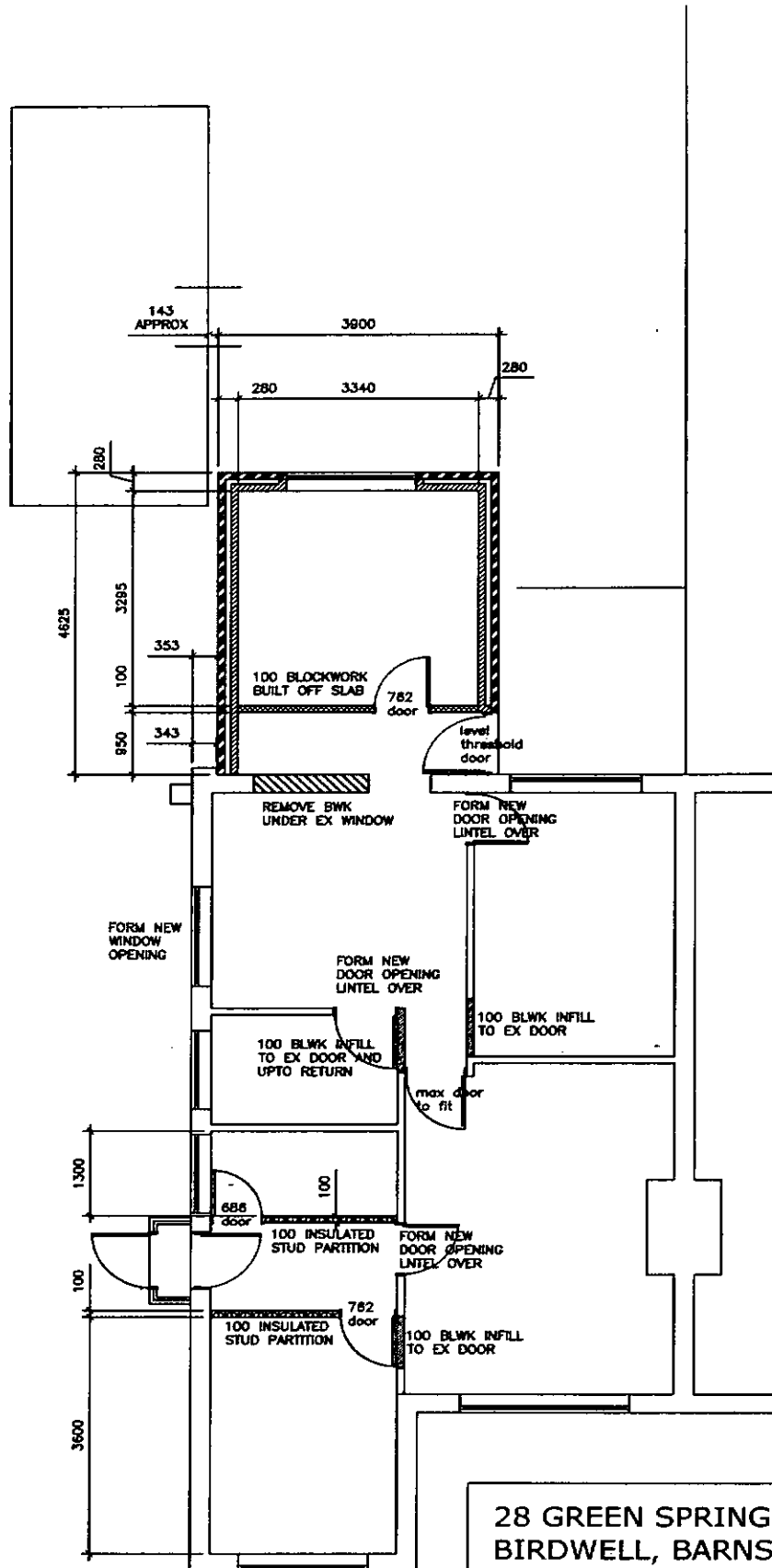
Allow for extending existing gas supply to current standards, to new kitchen.

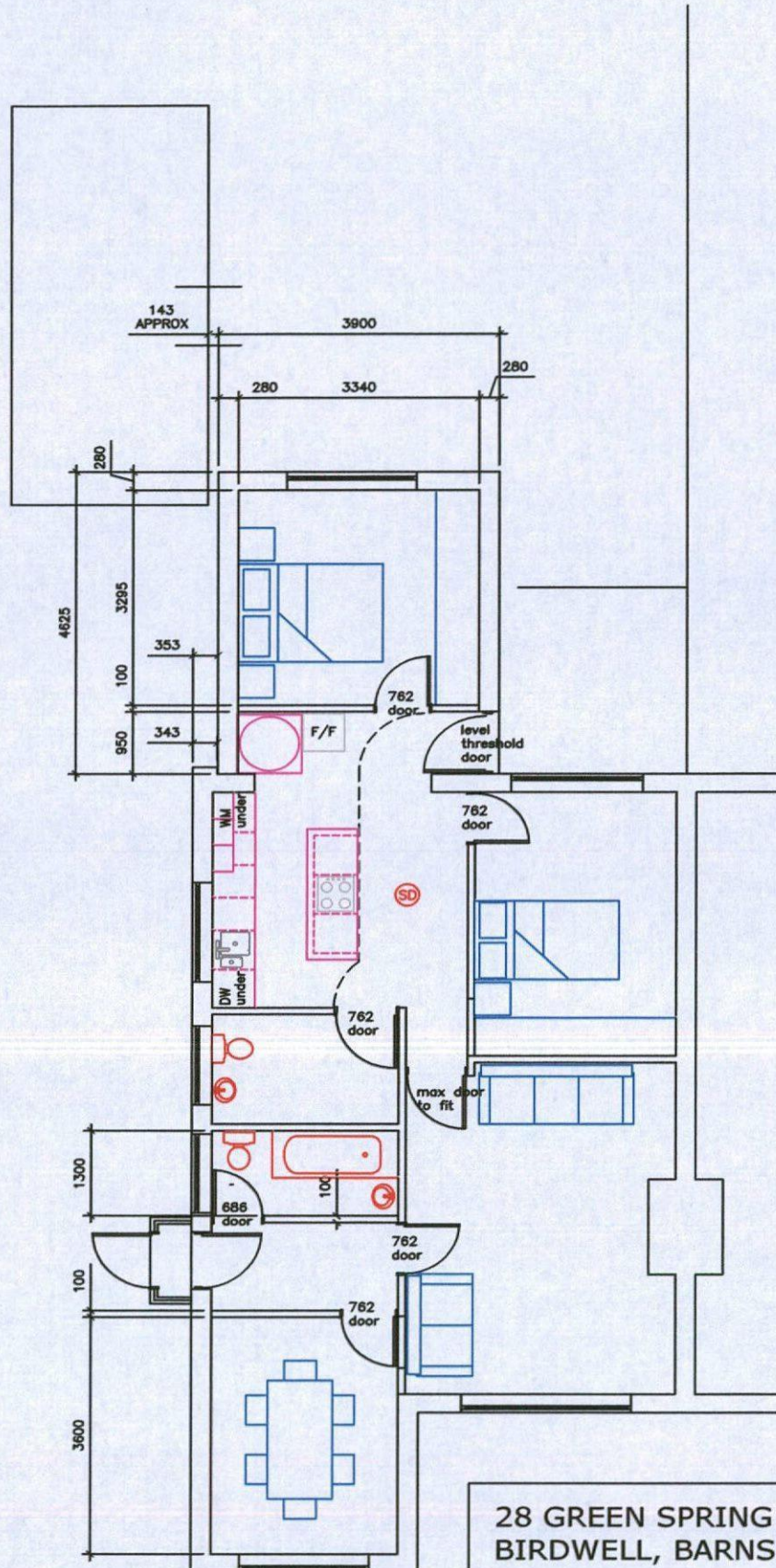
**28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY**

SECTIONS & SPECIFICATIONS

Drawing No 2017 / 5

Scale 1 : 100 Date 18-07-17



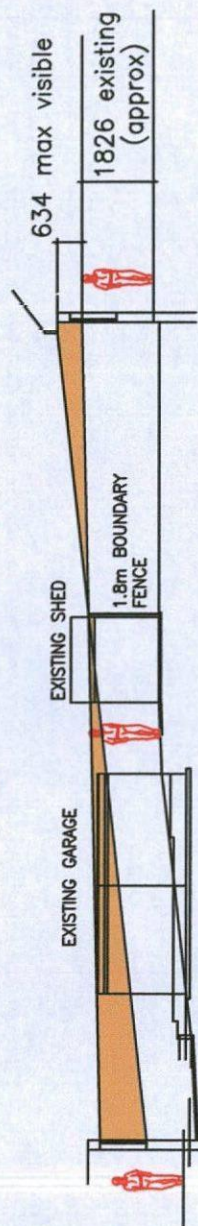
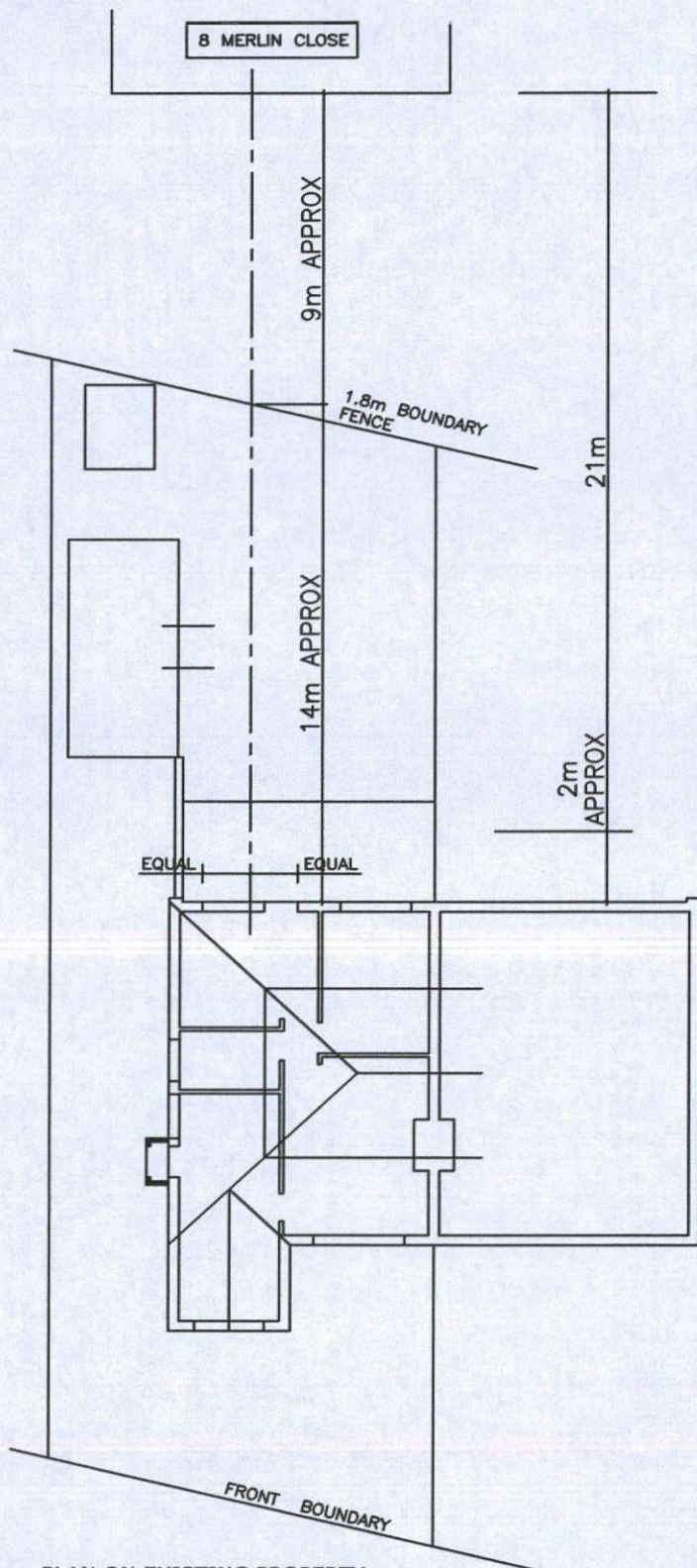


28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY

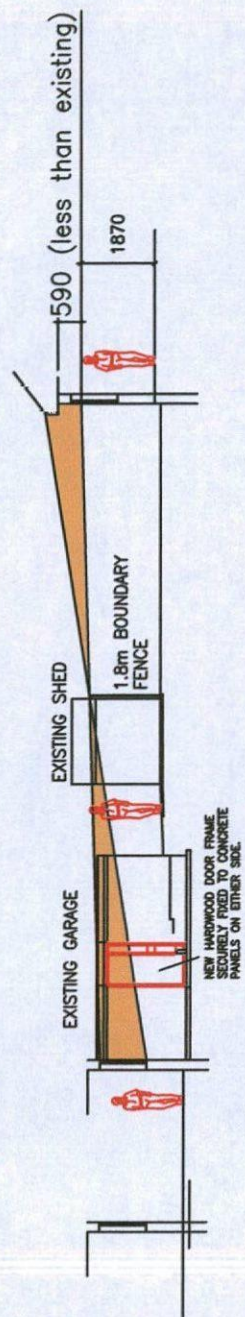
FURNITURE/FITTINGS PLAN

Drawing No 2017 / 7

Scale 1 : 100 Date 18-07-17



EXISTING SIGHT LINES



SIGHT LINES OF PROPOSED EXTENSION

28 GREEN SPRING AVENUE
BIRDWELL, BARNSELY

SIGHT LINES TO 8 MERLIN CLOSE

Drawing No 2017 / 8

Scale 1 : 200

Date 18-07-17