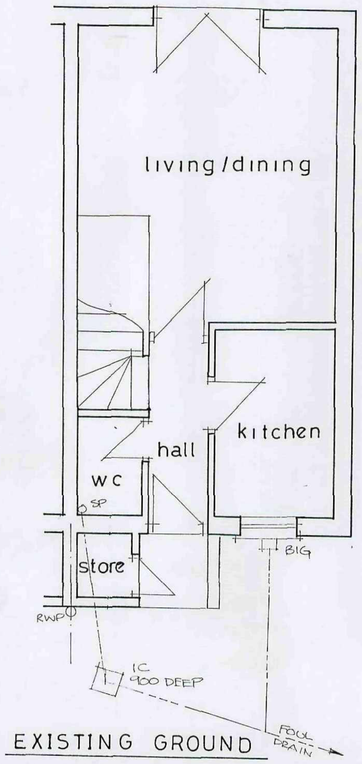
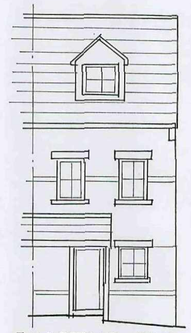


EXISTING GROUND



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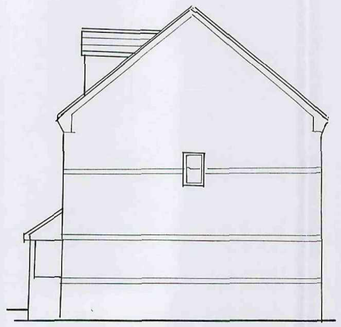

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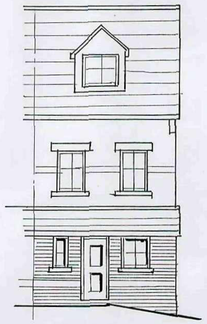
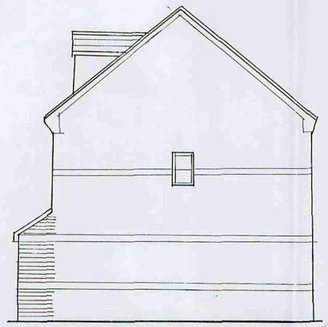


PROPOSED FRONT



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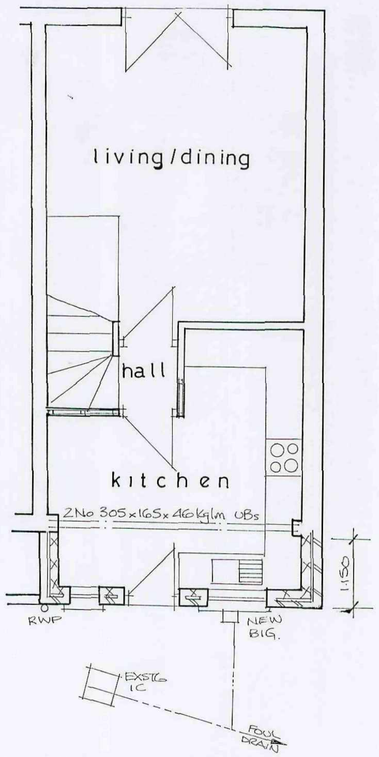
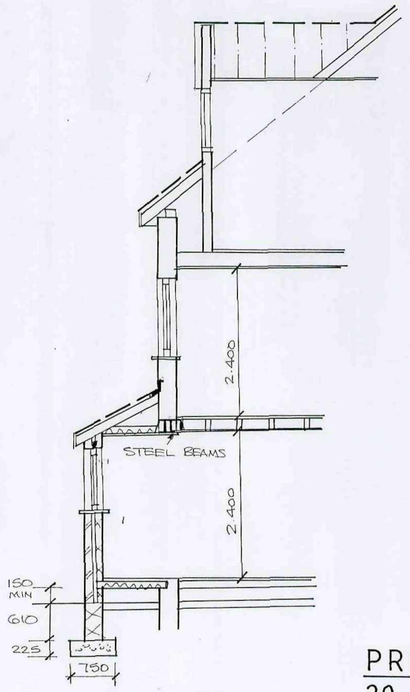
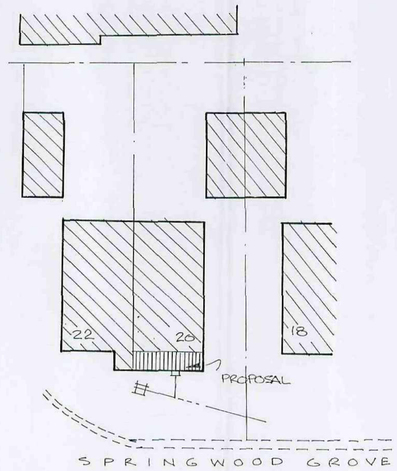


PROPOSED GROUND



SECTION



SITE PLAN 1/200

SCALES 1/50 and 1/100

ROOF: Concrete interlocking roof tiles to match existing house main roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; 100 x 38 rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate one end and on 150 x 75 timber bearer rawlbolted to house wall other end; 100 x 75 treated wallplate fixed to blockwork at max 1.8 centres with 30 x 5 x 600 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at mid span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 97 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers on steel beam other end; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 60 mm Kooltherm K7 pitched roof board between rafters and 70mm Kooltherm K18 insulated dry lining board to underside of rafters to give a U value of 0.17; Code 4 lead valley lapped under roof coverings min 230; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; felt lapped under existing roof coverings to store at No. 22 Springwood Grove; ventilators at soffit to give an equivalent area as 12mm continuous air gap with ridge vents to promote through ventilation

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house, (including feature brickwork); 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; partial cavity wall insulation to be fixed to inner sicle of cavity to be 50mm Celotex tuff-R Zero CW3050Z foam insulation board fixed to manufacturers instructions to give U value of 0.27; cavity walls to have flexible stainless steel wall ties 900 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls alternate courses; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar open back lintels Type CG/70/100 with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into exstg dpc; **walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector**

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre batts secured to stud work; floor joists doubled up under studs

GROUND FLOOR; 25 ptg boarding on 97 x 38 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at centre span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff/R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

VENTILATION: Windows to be 16mm double glazed PVCu units fitted with low E coating glass (reuse existing to kitchen); opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; kitchen already vented with mechanical extractor fan of 30 litres/sec incorporated in cooker hood capable of intermittent operation.

STEEL BEAMS: 2 No. 305 x 165 x 46 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; beams bolted together at 1/3rd points with tubular steel spacers over bolts;
Calculations for steel beams submitted for approval

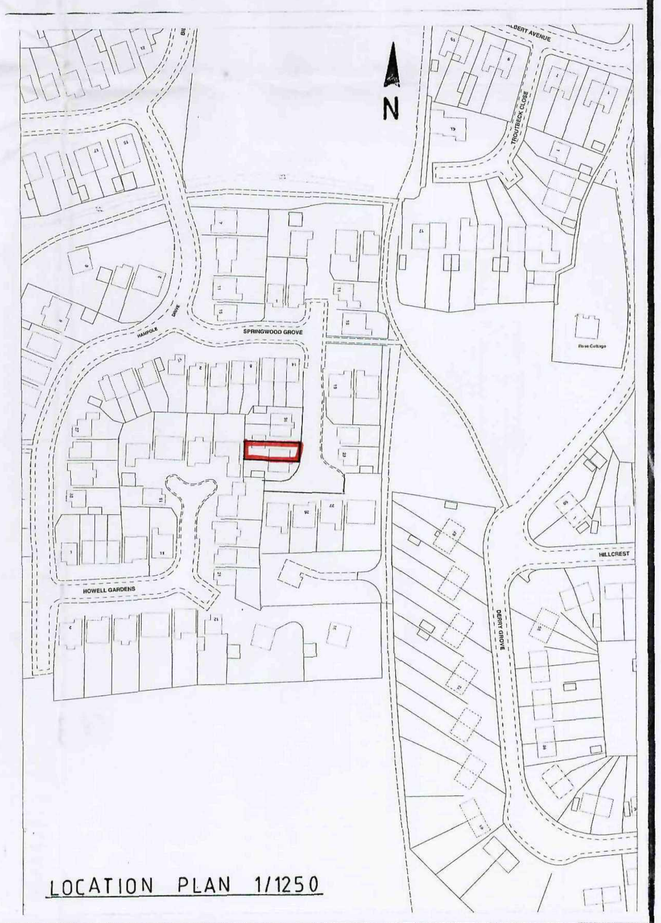
DRAINAGE; 38 waste with 75 deep seal trap to kitchen sink to new back inlet gully; 110 x 63 gutters to discharge to existing 63 downpipe and rainwater gully; back inlet gully to existing drain connection made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

. . . .

Barnsley Metropolitan Borough Council
18 SEP 2008
Corporate Mail Room



LOCATION PLAN 1/1250

PROPOSED EXTENSION at FRONT of 20 SPRINGWOOD GROVE, THURNSCOE ROTHERHAM