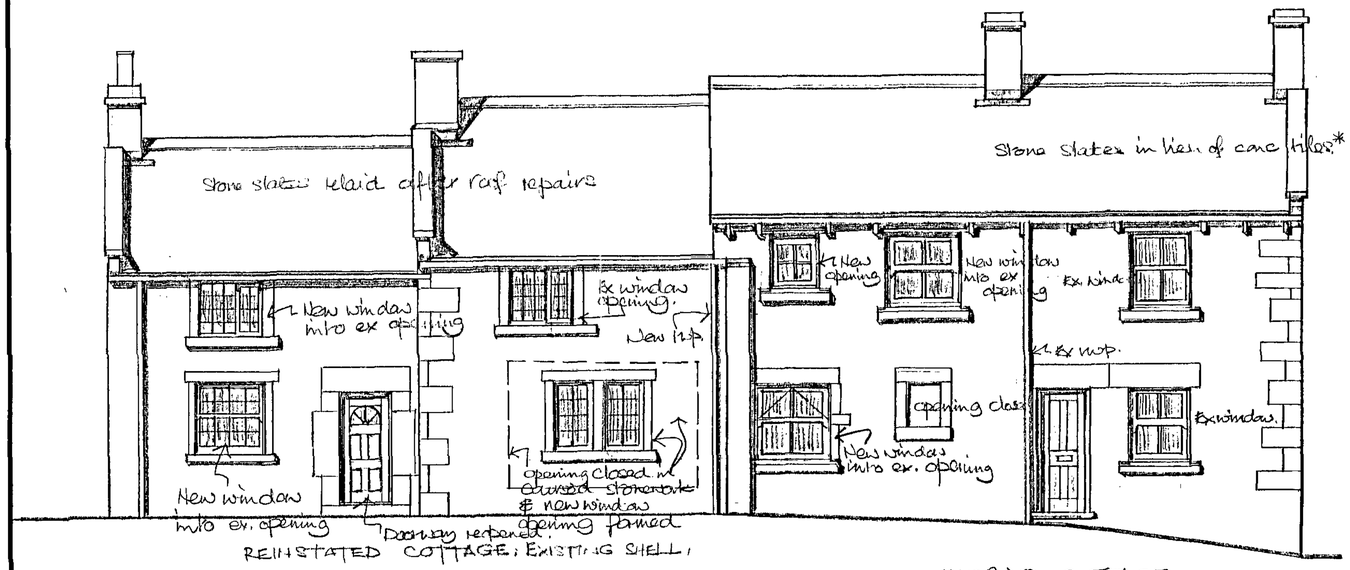
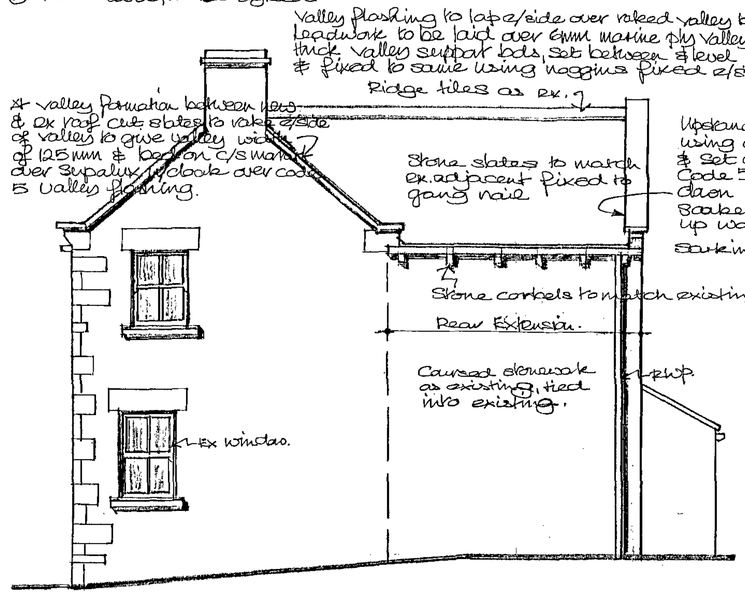
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FRONT ELEVATION.

* It is assumed that the original roof covering, prior to reroofing with conc. tiles, was stone slates as still exist on the adjacent bldg. & that the original roof support still exists. At the outset of the work, concrete tiles to be removed together with ex battens to expose the original structural roof support members for review with the Bldg Inspector and to agree remedial/repair works required. At this time mid chimney support, prior to breast removal @ lower level, to be agreed.



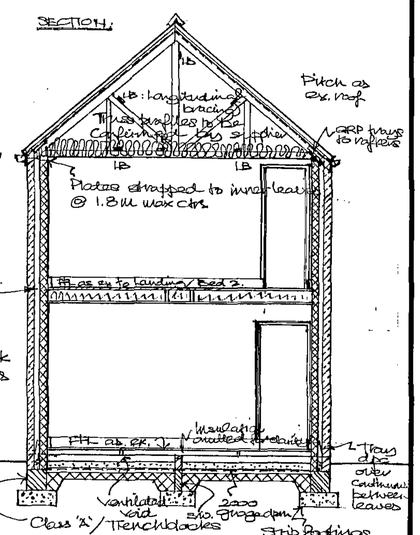

## HUDROYD COTTAGE.

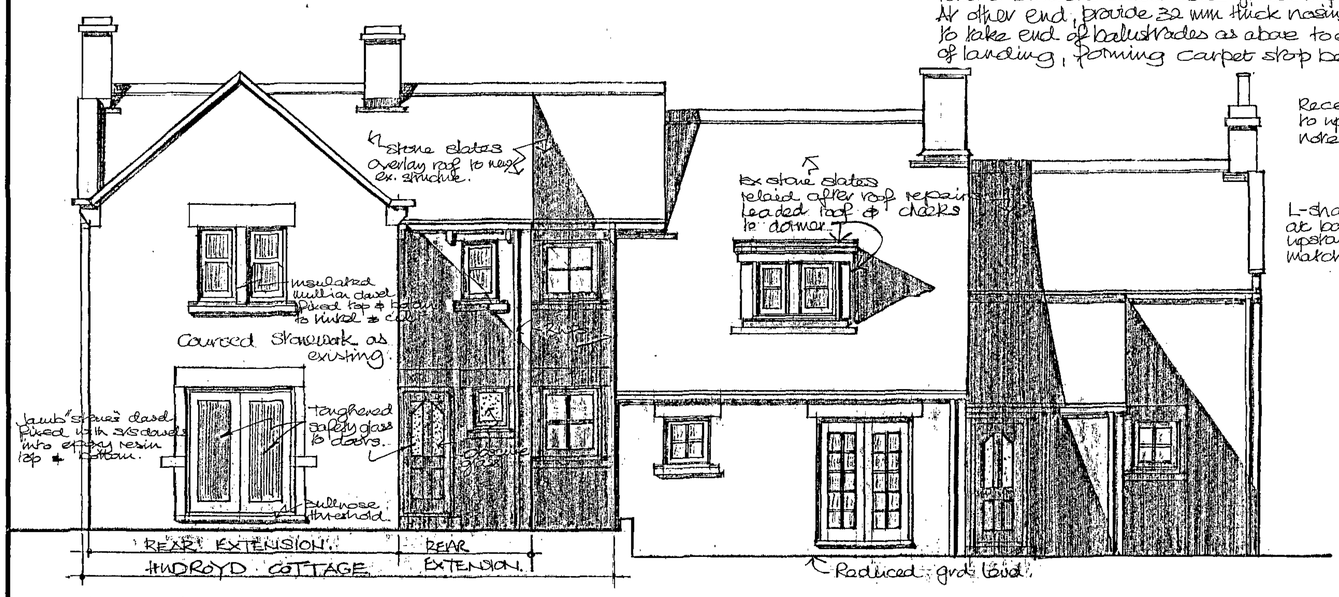
Min headroom above staircase to be 2000mm above pitch line. Mopstick handrail, fixed with wall brackets min 45 clear of wall face to be set min 900 mm above pitch of stairs. At 1st floor level, handrail to be set min 1 M above FFL, u/side of handrail to be rebated to take ends of 32 mm square balustrades, as clients choice of pattern, set max 99 mm apart. Provide timber inserts to rebate between balustrades glued in position. At other end, provide 32 mm thick nosing, rebated to take end of balustrades as above to edge of landing, forming carpet strip between newel posts.

## GABLE ELEVATION to HUDROYD COTTAGE.

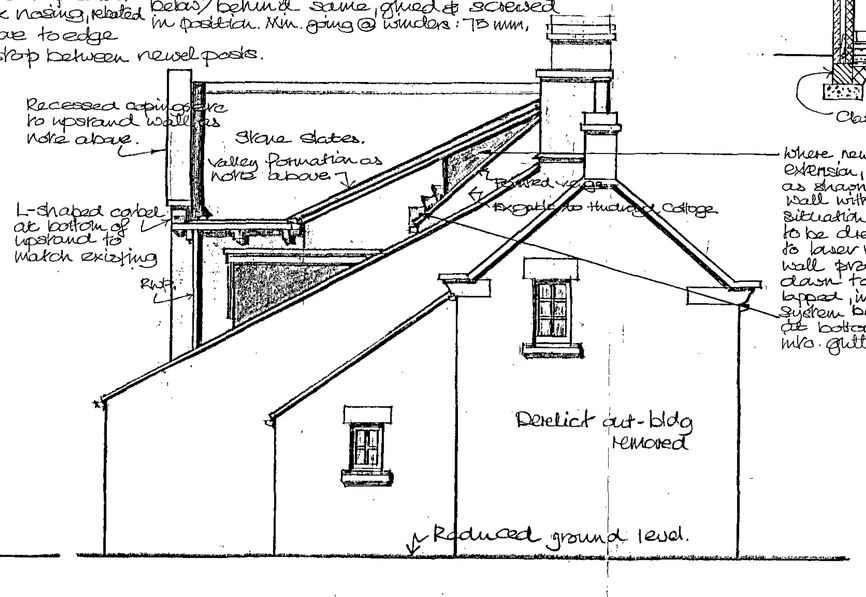
At 1st floor level, to each bedroom, provide emergency egress windows as described on drwg no. 1. New lintel & subcills to match existing.

Max. pitch of new staircase to be 42° Going: 225 mm; risers: 200 mm max. Treads: 32 mm thick; risers: 25 mm thick. Treads & risers to be marine & hevea jointed* with triangular fixing blocks to same, below @ ⅓ & ⅔ width of staircase. Strings to be rebated to take ends of treads & risers & wedges below/behind same, glued & screwed in position. Min. going @ winders: 75 mm.




REAR EXTENSION.




GABLE ELEVATION OF PROPOSED REINSTATED COTTAGE.

Where new roof formation provided over rear extension, overlay rafters to existing to be set as shown with mid support off ex rear wall with leaded shallwork infill @ verge situation built up of double rafters. Leadwork to be dressed over separate soakers/sarking to lower roof. At upstand of stonework of ex wall provide stepped leadwork dressed down to lap to soakers & sarking, lapped, in turn, below stepped cavity trays system between leaves with sump formation at bottom of system with discharge outlet thro. gutter.

hylo Design: architect / designer
50, Church Street, Brierley, Nr. Barnsley, South Yorkshire. S72 9HT
Fax / Telephone No: 01226 713427

REVISIONS

| Ref: | Description | Date | Ref: | Description | Date |
|---|---|---|---|---|---|
| A | Note re. Hudroyd Cottage added for P/Bdgs submission. Section added | 24.2.9 | | | |

| | |
|---|---|
| Client | MESSRS MAPLE ESTATES (BARNSLEY) LTD. |
| Project | EXTENSION TO HUDROYD COTTAGE & REINSTATMENT OF ADJACENT COTTAGE |
| Title | PROPOSED ELEVATIONS. |
| Drawn | JGT |
| Date | DEC 08 |
| Checked | |
| Scale | 1:50. |
| Project Ref. | KE/HC. |
| Drawing No. | 2/A. |

HEATHERBANK HOUSE

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Sanitary ware, sink & washer wastes to be fitted with 75 mm deep seal traps. Waste dias: wc – 100mm; bath, shower tray, sinks & washers – 40 mm; wash hand basins: 32 mm; communal washers – 50 mm min. Sink/washer wastes to Back Inlet gulley externally (BIG) connected to drain run with 100 mm ø pipe with min fall of 1 in 40, with 150 mm dia gravel surround. 1st floor fittings to connect to 100 mm dia soil vent pipe and/or rest bend/branch pipe, as above, taken to I.C./N.H. Pipe taken thro' roof void/roof covering & finished with vented cap, 900 mm above any opening light within 3 M horizontal zone.

'F' indicates wall-mounted fan, set at high level & connected to downward inclined sleeve thro' wall (with cavity tray over at cavity construction), finished externally with plastic grille over flyproof mesh. Fan to be activated by humidistat with min. extract of 15 litres/sec. in bathrm & ensuite within kitchen provide extract fan over cooker position, ducted to gable or

'R' indicates Radi... fitted with TRV & ... to new/exist... system to be confirmed to works. Any ra... in unheated v... be lagged w... Armaflex laggin... glued & taped joi...

1st floor windows to provide emergency egress in the event of fire. Clear opening to bedroom windows to be min. 450 mm between open window light & frame opposite; min. ht 750 mm clear. Max ht. to opening above FFL: 1100 mm.

Windows to have trickle vent facility providing the equivalent of 8000 mm² of free air space for each habitable room served. Gutters 115 wide Cgee pattern; Knots: min 75 mm dia. Brackets to gutters @ 900 mm ctrs max; Rwp brackets fixed to stonework using brass screws & plugs.

indicates extent of new extension walls, comprising of outer leaf of min. 100 mm wide sawn sandstock, to match existing in colour & coursing, tied across 100 mm wide cavity to inner leaf of 100 mm wide Aglite blks, or similar approved, plaster finished internally. Ties to be vertical twist type in stainless steel, set at max 750 mm ctrs horizontally & 450 mm ctrs vertically, staggered to 225 mm ctrs e/side of openings. Insert to cavity closing, using proprietary fixed cavity closers (Thermabate or similar) built in between leaves. Similar provided at cill level where cavity is filled in 2000 gauge polythene to be pointed. Provide stone/artstone cill sections, matching in colour & drain across cavity behind. Carry closer to lap into rebated inside of frame sections & behind closers @ jambs. Insert opening provided TG galv. lintels. Provide insulated within cavity, for flange to be of wall leaves. Provide tray dpc over cavity face of inner leaf, set below outer leaf & drawn over inner face. Paint exposed lintel surface to match stonework & mastic point all round openings externally in gunnable polysulphide mastic. Internally at window opening, provide window bd or tiled cill to suit situation & curtain batten for full width of opening + 150mm e/side. Insulate cavity as work proceeds with 100 mm Rockwool cavity batts. Both leaves to be built off conc. strip footings, min 600 mm wide x 225mm thick, set 750 mm below grd, subject to Bldg. Inspectors reviews @ time of excavation. New work to be tied into existing above & below grd. to Building Inspectors approval. New footings to be securely tied to existing (assumed present) to both leaves, min 150 mm above grd provide horizontal dpc in 2000 gauge polythene with similar tray dpc over for full length of new extension perimeter. Dpm to floor formation to be lapped & taped to extended length of dpc to inner leaf, all in 2000 gauge polythene, built in & drawn up cavity face to lap below horizontal dpc to wall, to provide basic Radon protection.

Any cavity between leaves below ground to be filled with lean mix conc upto ground level. Below ground level, provide Class 'A' trenchblocks off strip footings. All blockwork to be min 7 N/mm² strength.

Ground floor construction to comprise of 25mm tg'd boards fixed over 38 x 122 mm SC4 joists @ 400 mm ctrs, built into new inner leaves over 2000 gauge polythene dpc, set min 150 mm above 150 mm thick oversite conc. over 2000 gauge polythene dpm laid with lapped & taped joints over 50mm sand blinding to min 125 mm thick clean, well-consolidated h/core to provide basic Radon protection. Ensure continuity with ex. dpc @ abutment with ex. bldg. Floor to be insulated with 100 mm thick Celotex rigid insulation set between joists over Metsec fixed over joists. Provide solid blking between joists @ max 2M ctrs. At mid span, provide intermediate support to joists using Sleeper wall built off conc strip footing, cast with main footing; above dpm level Sleep wall (S/S) to use eng. bricks laid honeycombed to aid cross ventilation of floor void, in conjunction with nom. 75 x 225 mm air brick, provided to both inner & outer skins of new walls on all 3 sides @ max 1.8 M ctrs. Avoid stagnant air pockets.

1st floor formation to new extension to be formed to the rear, with that of Bedrm 2 & to comprise of nom 25 mm thick T & G boards fixed over 63 x 195 SC4 grade joists @ 400 mm ctrs built into inner leaf & joined up with solid blking provided between joists @ max 2 M ctrs. W/draws to comprise of 12.5 plbd & skim with all plbd edges supported. Provide acoustic mineral wool, 100 mm thick over u/draws with min. density of 10kg/m³. Seal floor @ perimeter.

Where 1st floor joists & gang nail trusses set parallel to outside walls, provide BAT 305 lateral restraint straps secured & fixed to inner leaf & over min 3 No parallel floor joists, bottom chord & rafter members @ max 2 M ctrs. with blking provided on line of straps for additional fixing & stiffening.

▲: Door stop.

Studwork partitions to be clad e/side with 12.5 mm plbd & skim & insulated with 25 mm wire reinforced mineral wool with min density of 64N/m³. Provide double joists where studwork parallel to same, below & abv.

Ex. conc. tiles to ex. roof to be removed, together with ex. battens/sarking (if present) &, following formation of new roof areas, using gang nail roof trusses, full area to be recovered with breather sarking held in place by new 25 x 38 mm softwood battens preservative – treated (VAC – VAC or similar) set to gauge to suit new ~~slate~~ tile roof covering, to match ex. retained on adjacent section of the building & lapped to same, fixed to existing structure & new roof.

Prior to covering ex. roof area, this to be checked for wear & tear & replaced/treated as necessary including extra strapping at wall plates & wood treatment, etc.

Specialist gang nail truss supplier to allow for the supply of all trusses, loose bracing timber & metalwork, etc. to allow for the new roof formation above 50 x 100 mm wallplates, supplied & fixed by others, to inner leaf of wall formation, ready to receive sarking by others. Wall plates to be fixed to inner leaf using galv straps @ max 1.8 M ctrs. In addition, supplier to confirm roof layout & bracing requirements & supply, min. 21 days prior to roof formation, all necessary calculations for building regs.

Emission. Sarking e/side of roof to be dressed over continuous ventilation strip fixed over fascia bds, into guttering. At eaves, provide grp tray system fixed over ends of rafters to maintain min 50 mm gap between u/side of sarking & mineral wool insulation lapped over wallplate to ensure adequate cross ventilation of roof void. Tanks within roof void to be set on platform fixed over ceiling joists/members fixed over min. 4 No parallel timber chords of trusses which are to be w/drawn of 12.5 mm f.b. plbd. & skim, balau 250 mm thick glass insulation laid in 2 layers between & @ right angles to bottom chords. Access to roof void via insulated & sealed access trap & frame. Provide insulated tank kits with lids.

Where branch pipes from s/p drains taken thro' walls provide Spudlite lintels over min. 50 mm away & seal around pipes with polysulphide mastic to prevent ingress of Radon gas. E/side of wall, to pipe provide Supalux collar to prevent ingress of vermin & backfill.

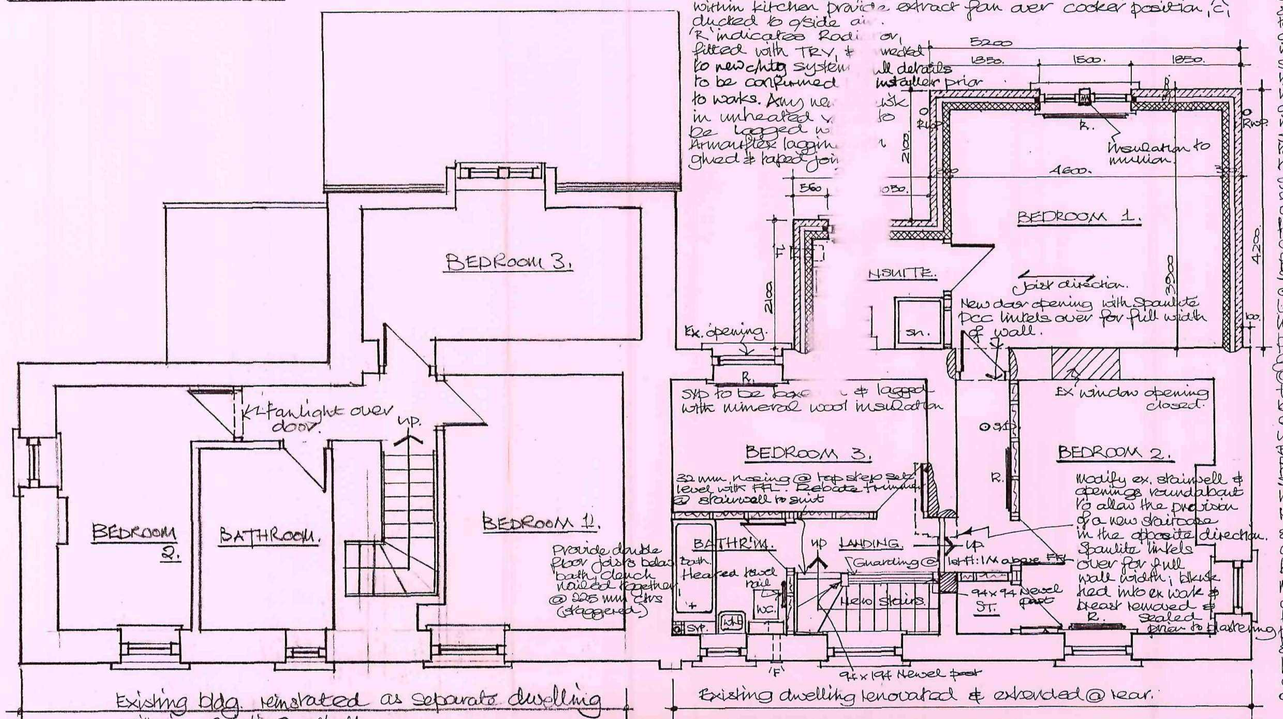
Rwps to connect @ grd. level to 100 mm rest bend, via polypropylene adaptor @ grd level, connected to trench pipe taken to fall of 1 in 40 min, with 150 mm thick gravel surround, to soakaway (S), min 5 M from house, subject to satisfactory percolation test.

Soakaway (S) to be sited in garden area & to be min 900 mm Ø x 1200 mm deep, filled with clean ware balau, 450 top soil over layer of 2000 gauge dpm.

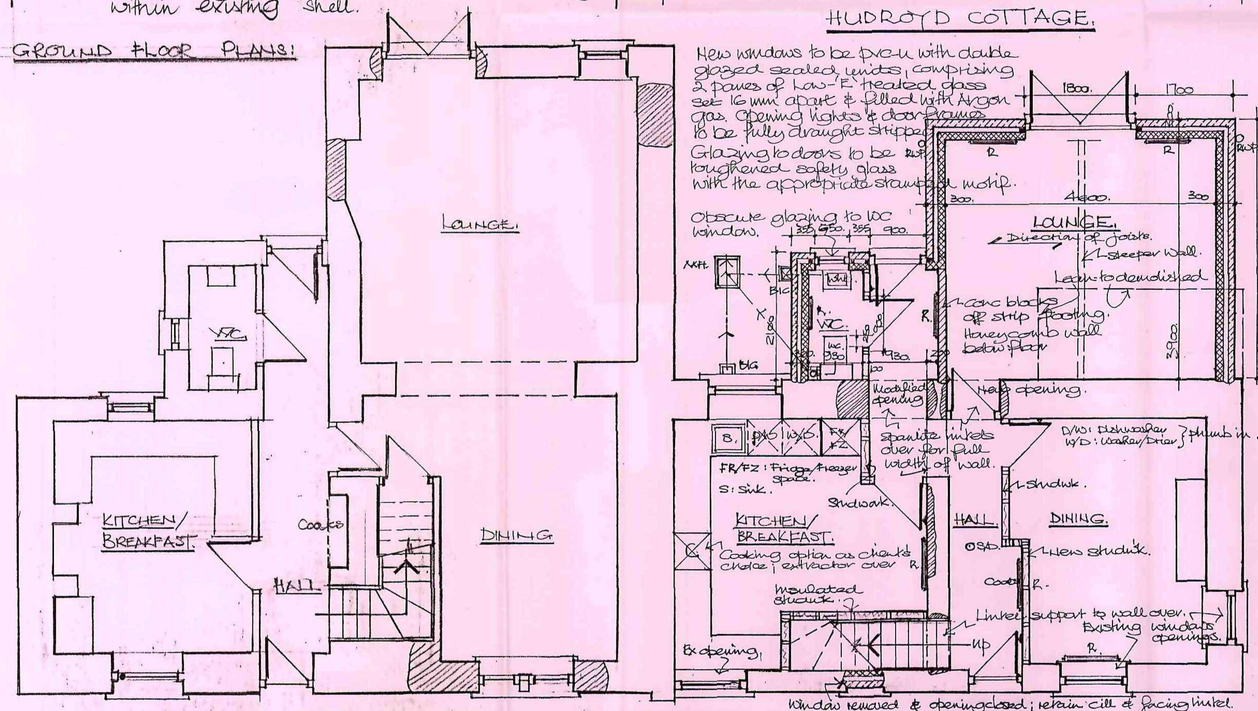
All structural timber to be preservative-treated (VAC-VAC or similar)

Electrical installation to comprise of new rewire of existing house in addition to addition wiring for the new extension, to clients requirements. This work is to be designed, installed & certified by suitably competent person(s) as described by Part 'P' of the Bldg. Regs. As part of these work sockets & switches to be set with 450 mm – 1200 mm zone above FFL, & min of 4 No rooms to have lighting outlet suit for low energy lights only. At each floor level within Hall & Landing areas, provide smoke detectors, ceiling-mounted, set min. 300 mm from light fittings & wall faces & away from radiator positions. Detectors to be interconnected, taken to separate fusing with audible alarm that can be heard throughout dwelling.

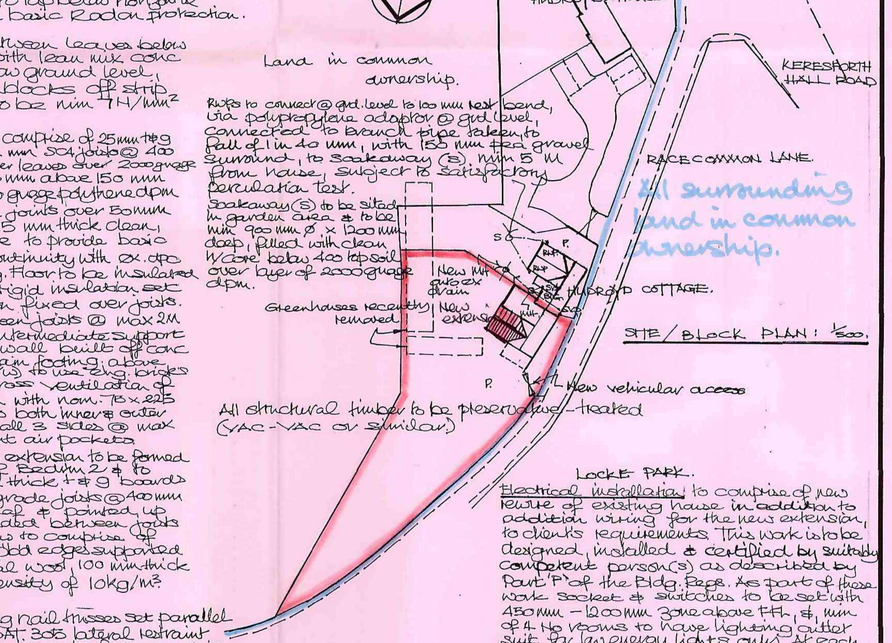
# FIRST FLOOR PLANS:




# GROUND FLOOR PLANS:




# HUDROYD COTTAGE.




SITE/BLOCK PLAN: 1:500.

hylo Design: architect / designer
50, Church Street, Brierley, Nr. Barnsley, South Yorkshire. S72 9HT
Fax / Telephone No: 01226 713427

REVISIONS

| Ref: | Description | Date | Ref: | Description | Date |
|---|---|---|---|---|---|
| A | Notes added for B/Regs submission in respect of Hudroyd Cottage | 22/2/9 | | | |

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|---|---|
| Client | MESSRS MAPLE ESTATES (BARNSLEY) LTD. |
| Project | EXTENSION TO HUDROYD COTTAGE & REINSTATEMENT OF ADJACENT COTTAGE |
| Title | PROPOSED PLANS |
| Drawn | JOT |
| Date | Nov. 08 |
| Checked | |
| Scale | 1:50; 1:500 |
| Project Ref. | NE/HC. |
| Drawing No. | 1/A |

HEATHERBANK H026B