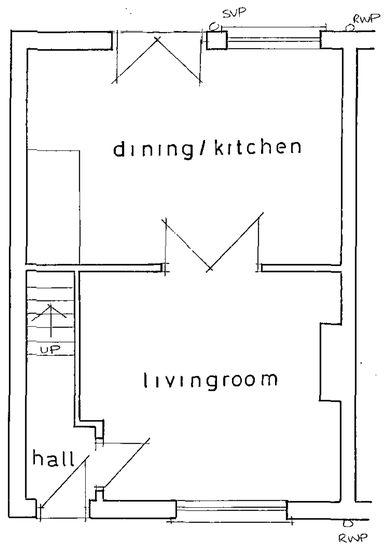
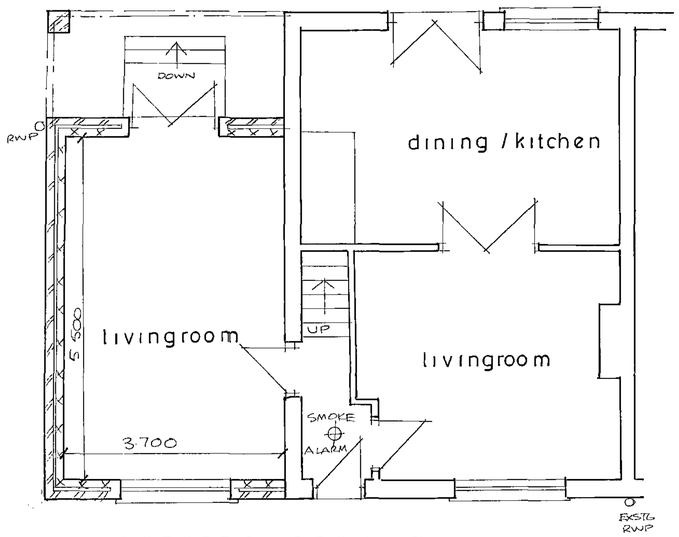
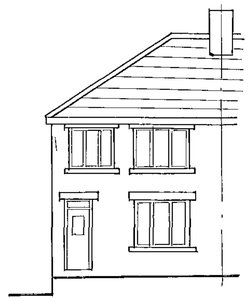


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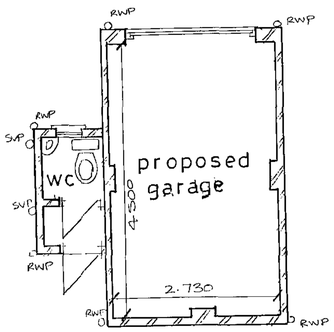
PROPOSED GROUND



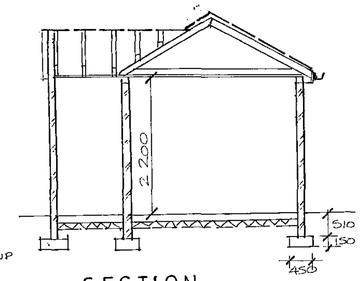
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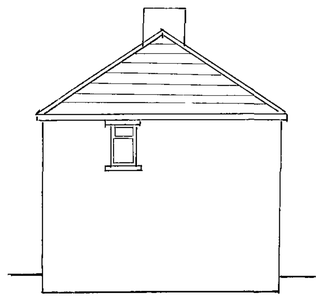
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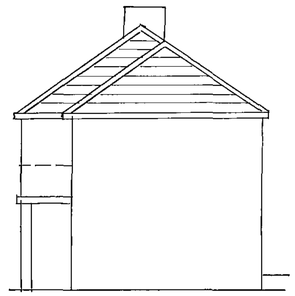
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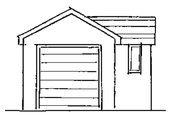
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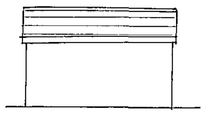
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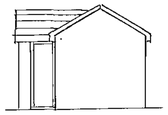
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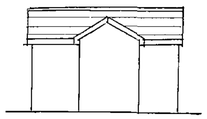
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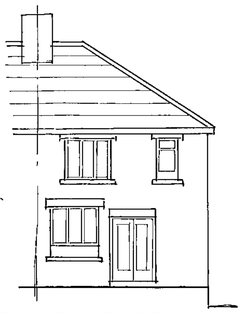
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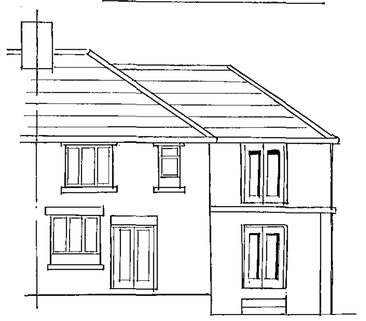
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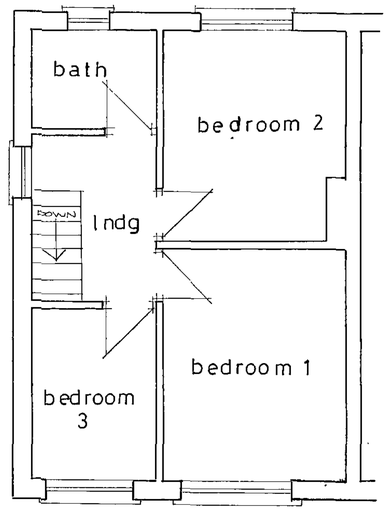
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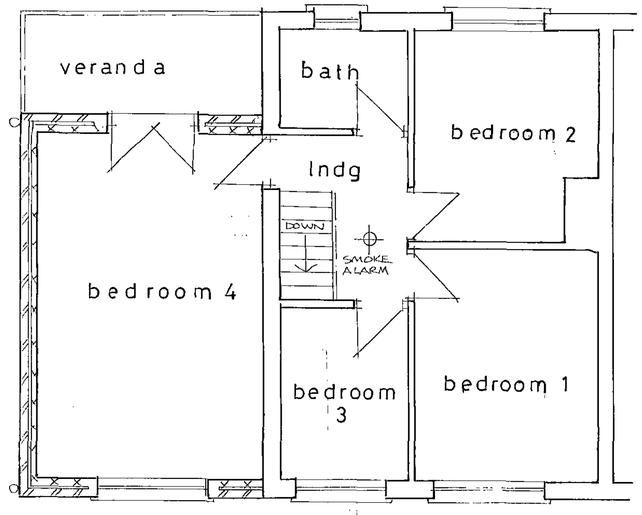
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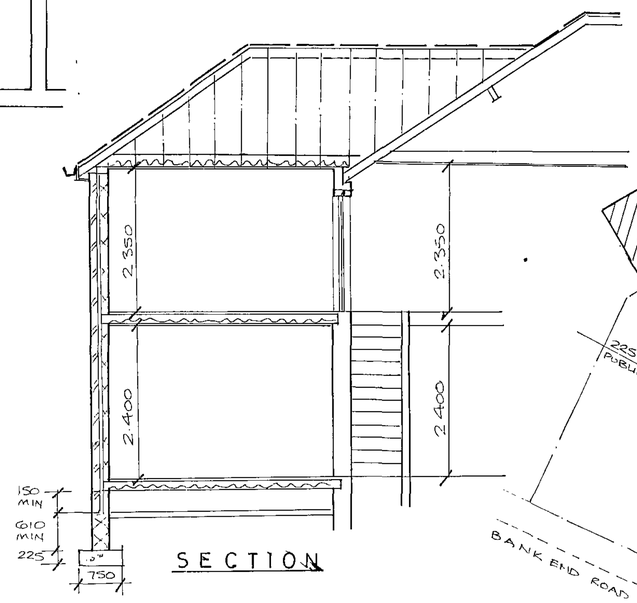
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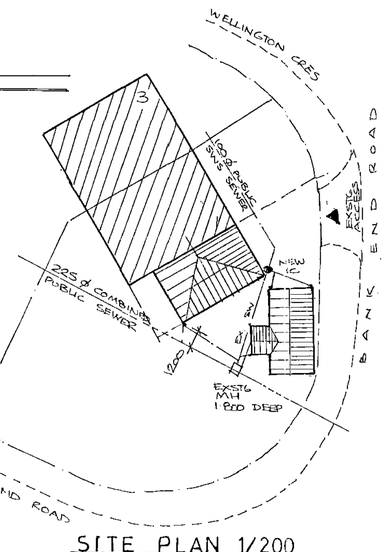
EXISTING FIRST



PROPOSED FIRST



SECTION



SITE PLAN 1/200

EXTENSION

ROOF: Concrete interlocking roof tiles to match existing house roof on 38 x 25 battens on untearable felt; verge and eaves tiles twice clipped; 150 x 50 rafters at 450 centres (max span 3.300) at 32.5 degree pitch to match existing roof; rafters to bear on wallplate, on 200 x 50 hip rafter or on 200 x 25 ridge board; short rafter ends to bear on 150 x 25 bearer nailed to existing rafters; 50 x 100 dragon ties to corners and across ceiling joists to tie hips together; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 195 x 38 ceiling joists at 450 centres (max span 3.770) built in both ends; PVCu soffit and fascia board; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap;; felt lapped under *existing roof tiles min 226; Code 4* lead valley lapped under roof coverings min 230

CAVITY WALLS: 112.5 thick external leaf in brickwork in facing bricks to be approved by Planning Officer and to match existing house; 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 side 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 using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite *tongue and groove trench blocks*; Catnic Cougar open backed lintels to be type CG70/180 lintels or to be to patterns indicated on plans 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; see drainage notes for protection to sewers**

Stud partition walls: 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

FIRST FLOOR: 25 ptg boardling on 195 x 50 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span; 12.5mm plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; floor joists doubled up under studs

GROUND FLOOR: 25 ptg boarding on 195 x 50 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres 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; 80 thick Kingspan Kooltherm K3 zero ODP rigid urethene insulation board fixed between joists on 25 x 25 timber battens screwed to joists 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: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape windows to new first floor bedroom to be side hinged casements opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Safety glazing to BS6206 to all French windows

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

SMOKE ALARMS: *fitted in locations shown in accordance with BS 5839; smoke detectors* to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; battery backup top alarms

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

GARAGE/WC

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens on untearable felt; verge and eaves tiles twice clipped; 100 x 38 rafters at 450 centres at 27.5 degree pitch nailed both ends to 100 x 75 treated wallplate; 147 x 38 ceiling joists at 450 centres nailed both ends to wallplate; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1/3rd span built into wall and nailed across first 3 rafter and ceiling ties; white PVCu soffit, fascia and barge board

WALL: 112.5 thickness of facing brickwork in bricks to match existing house with 450 x 225 thick brick piers as shown on plan extending to underside of roof coverings; Catnic *CN71 lintel* with minimum 150 end bearing; front elevations in 225 thick brickwork; up and over door or sectional roller shutter door to front and 2100 x 900 personal door at rear

FLOOR: 150 compacted thickness of selected hardcore and 100 thick structural concrete; 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; no foundation wall to bear on retaining wall to Bank End Avenue

DRAINAGE: All roofs have 110 x 63 gutters to discharge to existing gutters or new rainwater gullys as shown; all drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene IC on SW on 150 concrete base with cast iron cover and frame; SW to discharge to existing public sewer as soakaways are not considered suitable for this site due to possibility of compromising retaining wall integrity with discharge of water to ground; WC to discharge to new 100 dia svp with slow radius rest bend to new drain connection to existing drain; 75 deep seal trap to all appliances with 32 waste to handbasin and 100 waste to WC; no waste connected to SVP within 200 of WC connection;

Public sewer passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; foundations adjacent to sewers to be taken down to level so that no load transmits to pipework; YWS have no objections to proposals and all work to satisfaction of Local Building Inspector and Yorkshire Water

Verandah to be constructed from timber decking bearing on 127 x 76 x 13kg/metre UB; UB built in one end and bearing on 450 x 450 brick pier off 600 x 600 x 225 thick concrete foundation; Calculations for steel beams provided; balustrade to verandah in timber 1000 high with vertical spindles at 100 centres.

Steps to be constructed from timber decking 1850 wide, 41 degree pitch with 190 risers and 220 treads; treads to overlap tread below by 15mm; balustrade fixed to open side of stair 900 above pitch line with vertical spindles fixed at 100 centres, risers ex 25 timber, treads ex 38 timber and stringe ex 250 x 38 timber

PROPOSED EXTENSION and DETACHED GARAGE/WC at 1 WELLINGTON CRESCENT WORSBROUGH, BARNSLEY

SCALES 1/50 and 1/100

CMR
24 JUN 2008

~~Account Barnsley MBC~~
~~11 Peel Square Barnsley~~
~~Co-operative Bank Plc~~