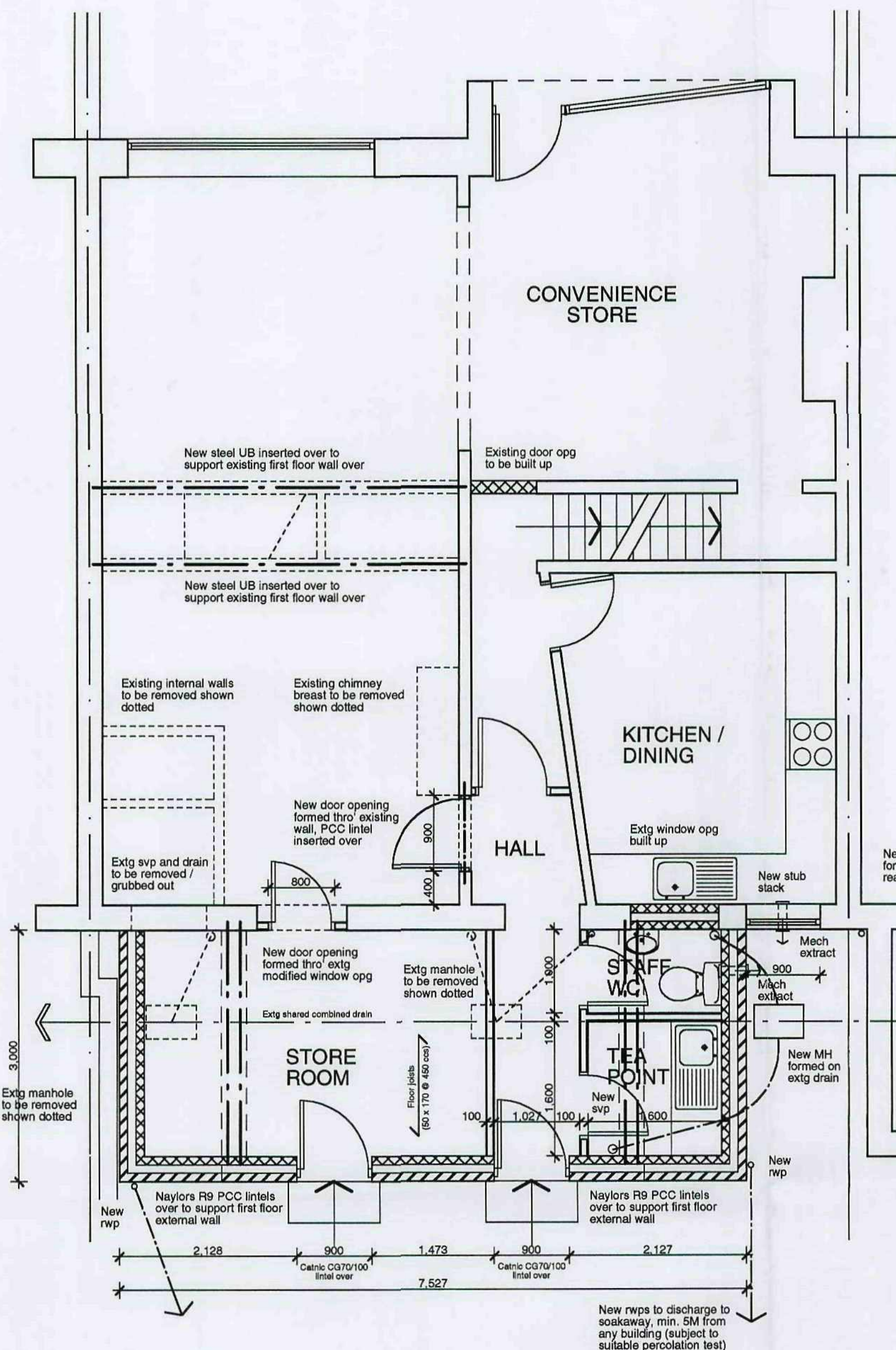
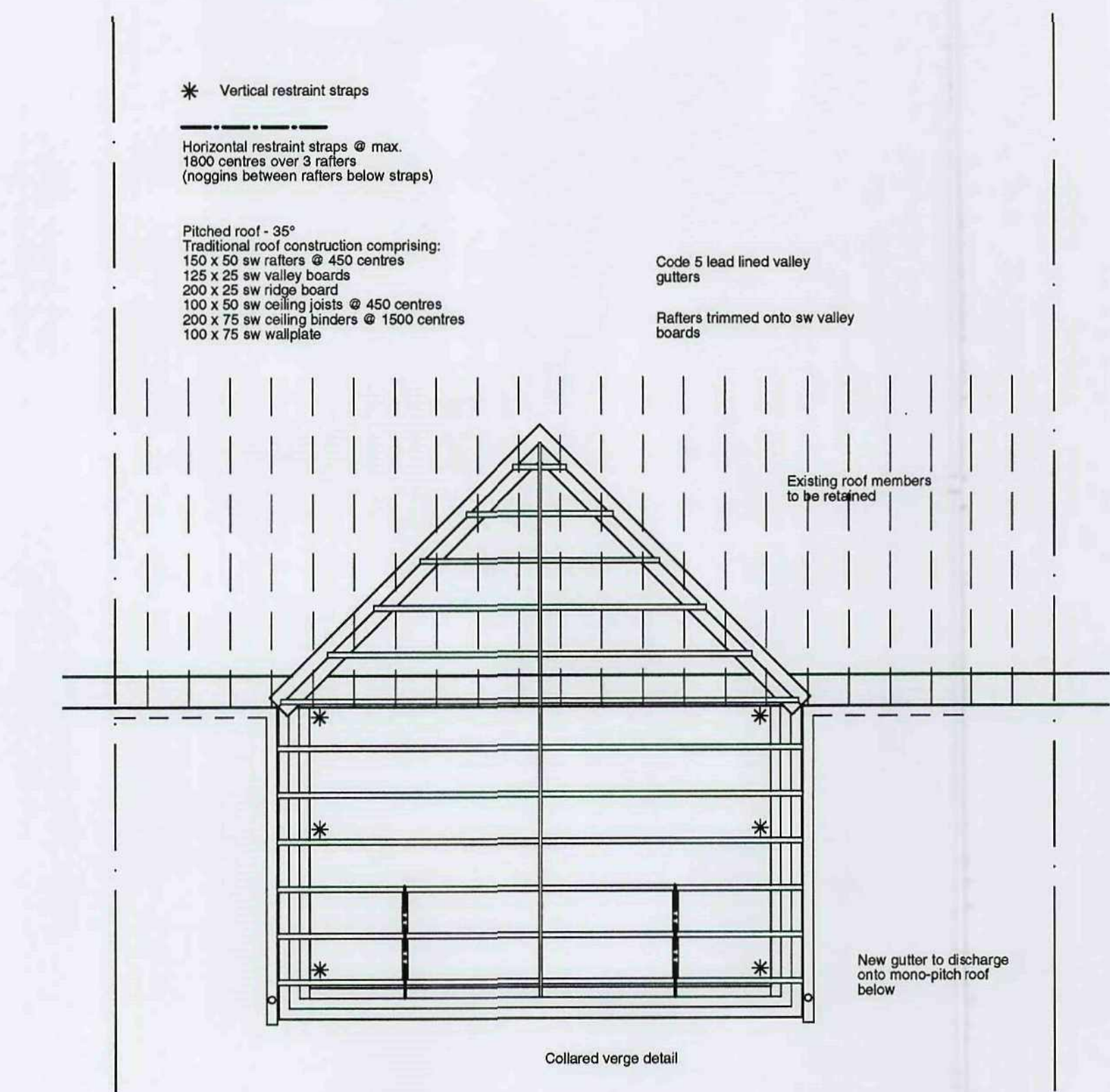
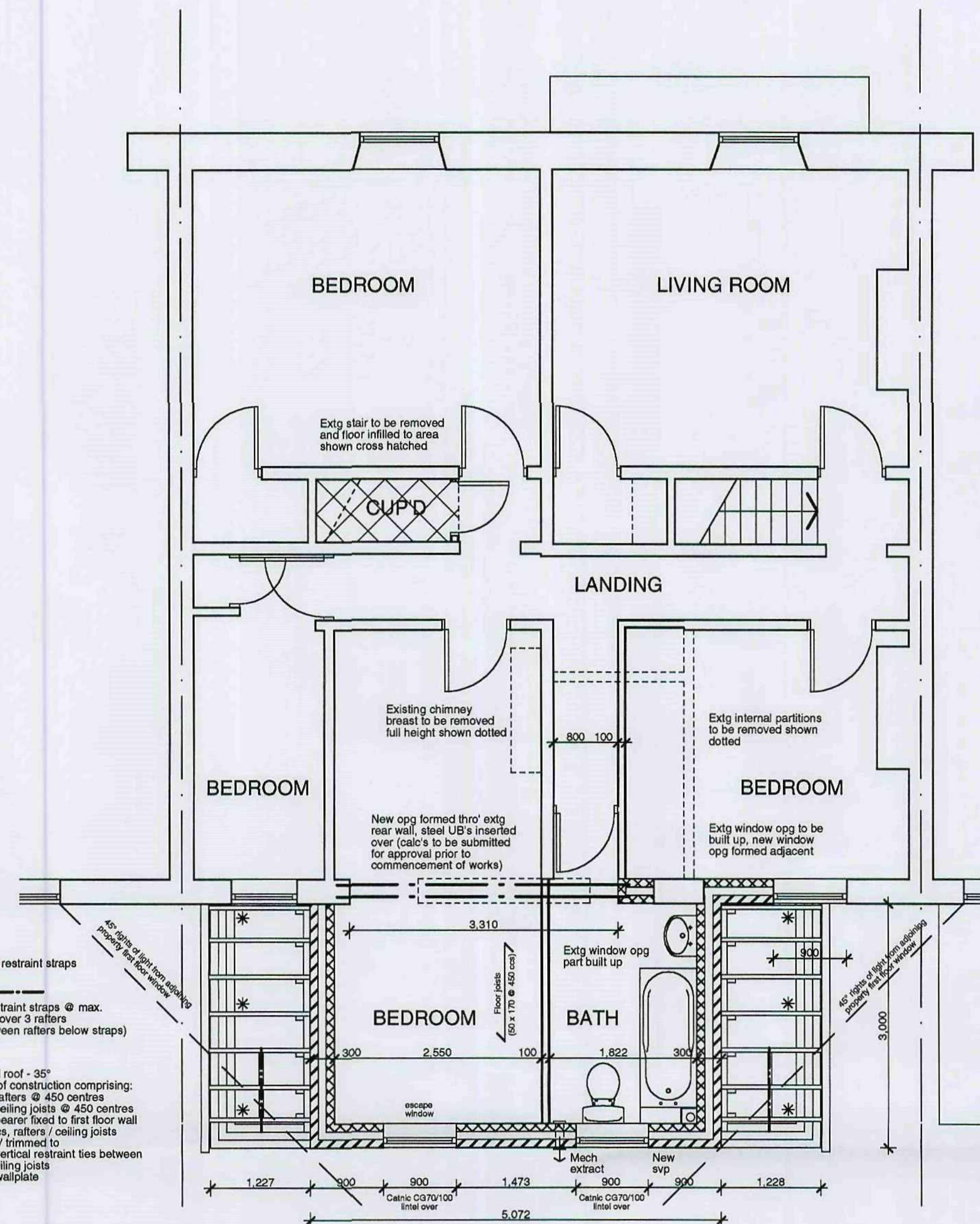




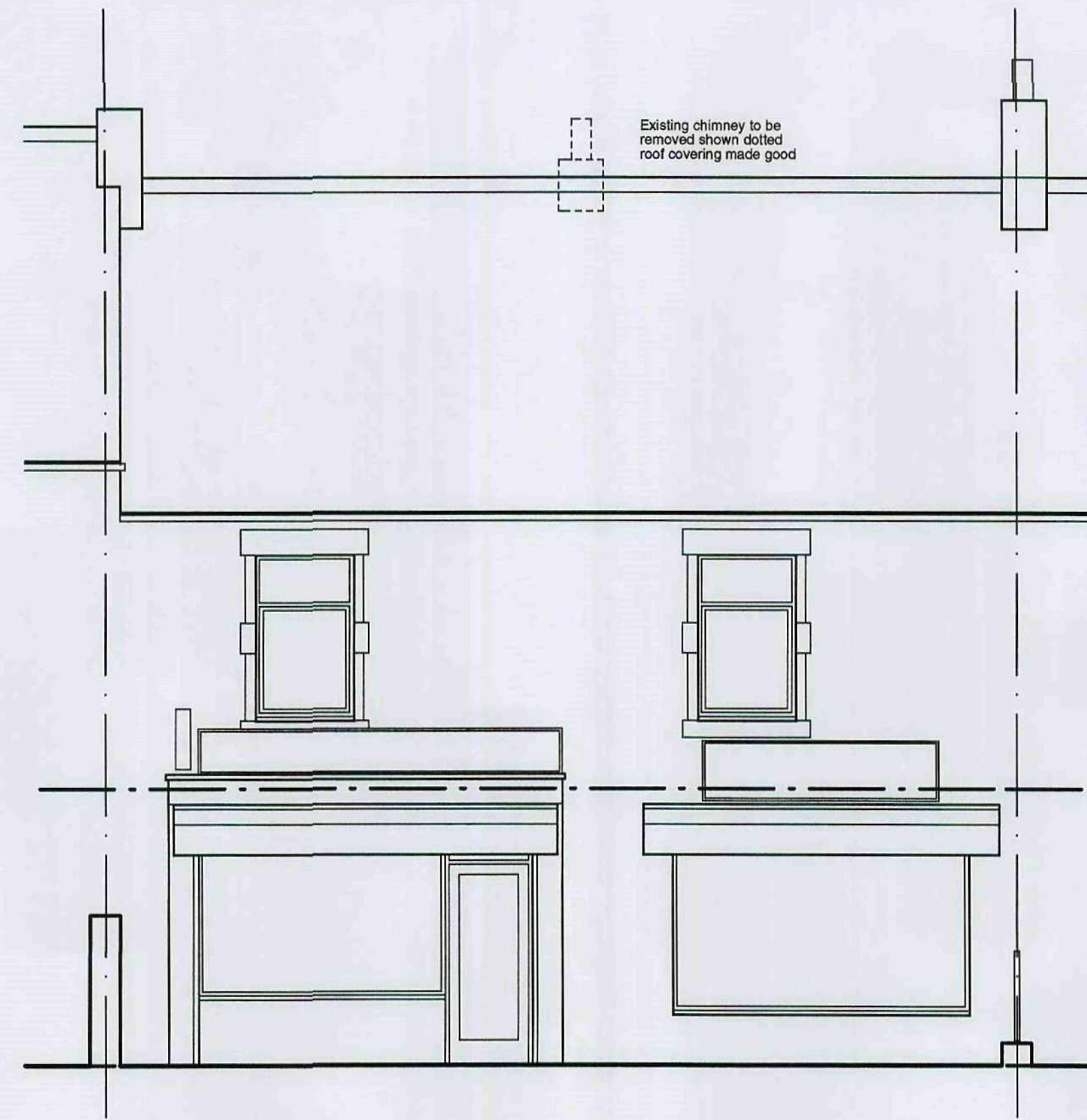
PROPOSED GROUND FLOOR



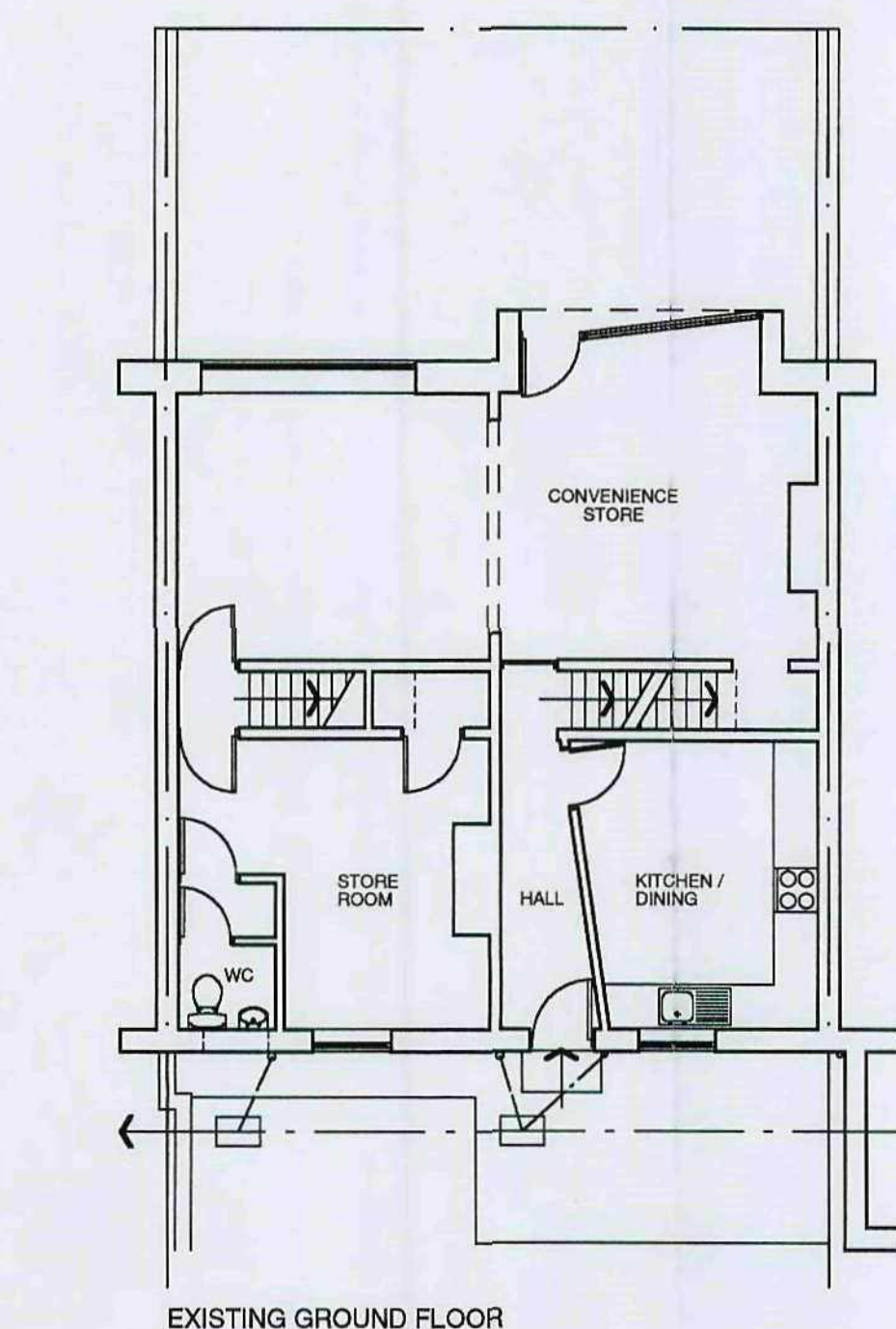
PROPOSED ROOF PLAN



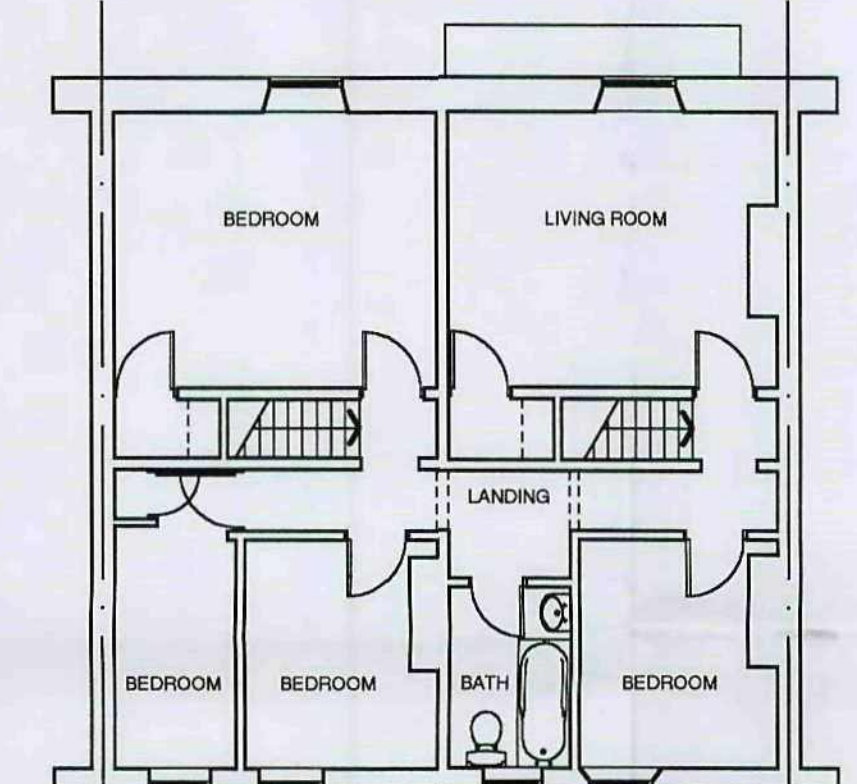
PROPOSED FIRST FLOOR



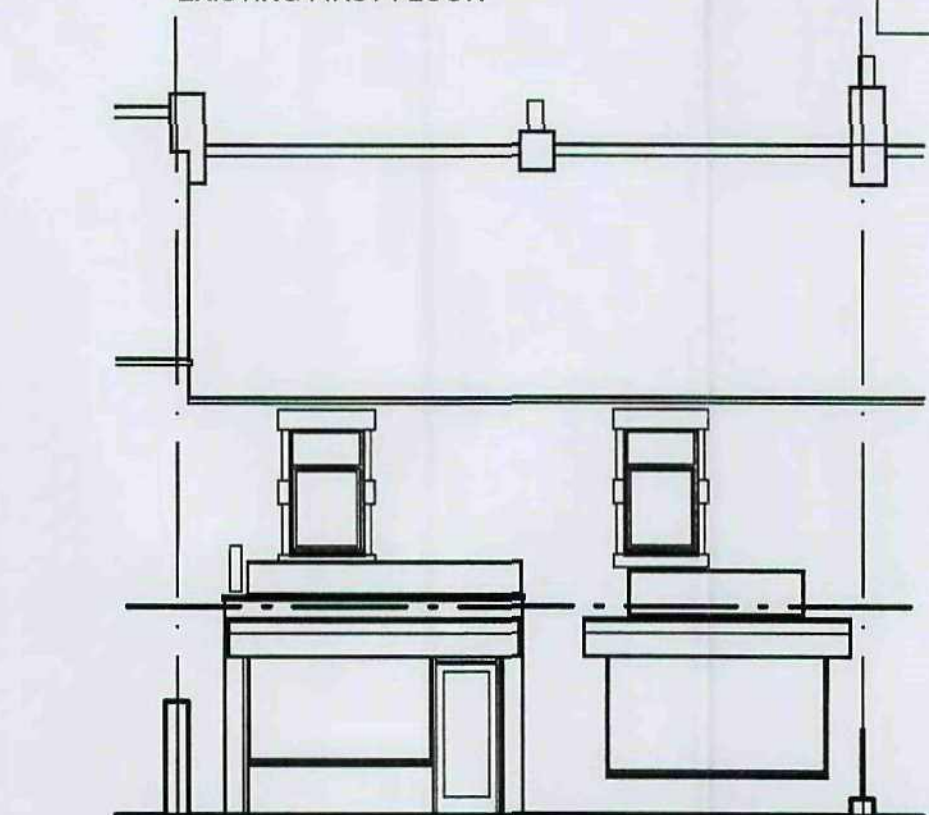
PROPOSED FRONT / DONCASTER ROAD ELEVATION



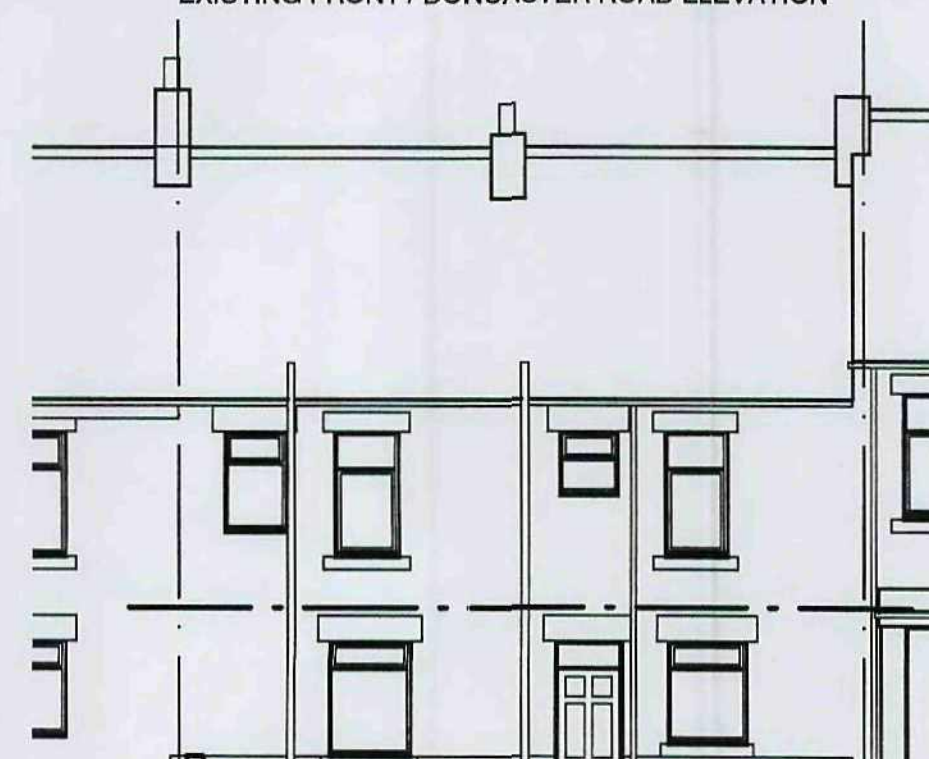
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING FRONT / DONCASTER ROAD ELEVATION



EXISTING REAR ELEVATION

CONSTRUCTION NOTES:
ALL WORK CARRIED OUT AND MATERIALS USED SHALL BE IN ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

DRAINAGE SPECIFICATION
ALL DRAINAGE TO COMPLY WITH BS 5301.
100mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 80.
150mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 150.
ALL DRAINAGE TO BE 100mm DIAMETER, UNLESS NOTED OTHERWISE.

TO BE FLEXIBLE JOINTED HEPTWORTH 'SUPER-SLEEVE' PIPES OR EQUIVALENT, LAID DIRECTLY ON TRIMMED TRENCH BOTTOM, BACKFILLED WITH SELECTED MATERIAL (MAX. PARTICLE SIZE 10mm) HAND RAMMED TO LAYERS GIVING MIN. 150mm COVER ABOVE PIPE CROWN. FURTHER 300mm LAYER PLACED OVER PRIOR TO ANY POWER RAMMING. ALTERNATIVELY PIPES MAY BE LAID ON 150mm COMPACTED LAYER OF SELECTED EXCAVATED MATERIAL (MAX. PARTICLE SIZE 20mm) AND IN ALL CASES LAID AS MANUFACTURERS INSTRUCTIONS.

WHERE DRAINS PASS WITHIN 1000mm OF FOUNDATIONS PIPES TO BE SURROUNDED WITH 150mm CONCRETE TO LEVEL OF UNDERSIDE OF FOUNDATIONS. WHERE PIPES PASS THROUGH WALLS PRESSURE RELIEVING LINTELS TO BE INCORPORATED OVER.

ALL FOUNDATIONS TO BE TAKEN BELOW THE INVERT LEVEL OF LOCALISED DRAINS WHERE WITHIN 1000mm OF FOUNDATIONS.

ALL SINK WASTES WHERE NOT CONNECTED TO AN INSPECTION CHAMBER OR MANHOLE TO BE CONNECTED VIA A RODDABLE GULLEY.

225mm DIAMETER INSPECTION CHAMBERS TO BE LAID AT A MAXIMUM DEPTH OF 600mm BELOW FINISHED GROUND LEVEL.

450mm DIAMETER INSPECTION CHAMBERS TO BE LAID AT A MAXIMUM DEPTH OF 1200mm BELOW FINISHED GROUND LEVEL.

WHERE DRAINAGE RUNS ACROSS, ENSURE POUL WASTES PASS BELOW SURFACE WATER.

ALL DRAINAGE RUNS ARE DIAGRAMATIC ONLY. DRAINAGE CONTRACTOR TO DETERMINE FINAL POSITIONS AND TO CONFIRM WITH THE DISTRICT BUILDING SURVEYOR.

GROUND FLOOR CONSTRUCTION
OVER SITE TO BE CLEARED OF VEGETABLE TOPSOIL, LEVELLED AND TREATED WITH PROPRIETARY WEED KILLER.

170 X 50mm SW FLOOR JOISTS (GRADE S16) AT MAXIMUM 450mm CENTRES, STRUTTING TO MID POINT. JOISTS TO BE DOUBLED UP BELOW STUD PARTITIONS, BUILT INTO WALLS MINIMUM 90mm OR SUPPORTED ON JOIST HANGERS. SEAL JOISTS WHERE BUILT IN TO MAINTAIN AIR TIGHTNESS.

22mm T & G FLOOR BOARDING OVER.

160mm ROCKWOOL ROLLBATT INSULATION BETWEEN JOISTS HELD IN PLACE WITH 25mm NETLON MESH NETTING TO PROVIDE U-VALUE NOT TO EXCEED 0.20W/M²·C.

MINIMUM 150mm CLEAR UNDER FLOOR VOID TO BE MAINTAINED, VENTED WITH AIRBRICKS AT MAX. 900mm CENTRES. ENSURE VENTS DO NOT EFFECT THE INTEGRITY OF THE DPC / DPM LINK.

100mm OVERSITE CONCRETE SLAB ON 1200 GAUGE VISQUEEN DPM (DRESSED UP OUTER FACE OF INTERNAL LEAF AND LAPPED AND SEALED TO EXTERNAL WALL CAVITY TRAY DPC), ON 50mm SAND BLINDING, OVER 150mm WELL CONSOLIDATED SULPHATE FREE HARDCORE.

600 X 300mm STRIP FOOTINGS, TOP OF FOUNDATIONS TO BE MIN. 750mm BELOW FINISHED FLOOR LEVEL, TO SAME LEVEL AS EXISTING FOUNDATIONS / BELOW INVERT LEVEL OF DRAINAGE (TO BE AGREED WITH DISTRICT BUILDING SURVEYOR).

DAMP PROOF COURSE
TO BE IN ACCORDANCE WITH BRE D8277 GROUP A, GENERALLY TO BE SET MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.

DPC TO INTERNAL LEAF TO BE LAPPED AND SEALED TO UNDERFLOOR DPM.

DPC TO BE INCORPORATED AT HEADS, CILLS AND REVEALS OF ALL OPENINGS IN EXTERNAL MASONRY WALLS.

WALL CONSTRUCTION
300mm CAVITY WALL CONSTRUCTION.

100mm BRICKWORK EXTERNAL LEAF TO MATCH EXISTING.

100mm STRUCTURAL CAVITY FULL FILLED WITH 100mm ROCKWOOL WALL BATT INSULATION OR EQUIVALENT.

100mm LIGHTWEIGHT BLOCKWORK INTERNAL LEAF eg. TOPLOCK TOPITE STANDARD (850 kg/m³) OR EQUIVALENT, COMPRESSIVE STRENGTH 3.5 N/mm². WINDOW REVEALS TO BE CONSTRUCTED USING ROCKWOOL 'ROCKCLOSE' INSULATED CAVITY CLOSERS / DPC.

DRY LINED INTERNALLY WITH 12.5mm GYPROC WALLBOARD (8 kg/m²) ON DABS TO MANUFACTURERS RECOMMENDATIONS / SPECIFICATION.

ALL ABOVE TO GIVE U-VALUE NOT TO EXCEED 0.30 W/M²·C.

STAINLESS STEEL WALL TIES TO BS 1243 : 1978 AT A RATE OF 6 No. PER SQUARE METRE (750mm HORIZONTAL AND 450mm VERTICAL), AND AT EVERY BLOCKWORK AROUND WINDOW / DOOR REVEALS.

TRAY DPC SET MINIMUM 150mm ABOVE GROUND LEVEL, LAPPED AND SEALED TO UNDER FLOOR RADON BARRIER / DPM.

ALL LINTELS TO HAVE MIN. 150mm END BEARING.

NEW WINDOWS TO PROVIDE MIN. 1/20th FLOOR AREA VENTILATION.

PROPRIETARY WEEPHOLES TO BE INCORPORATED AT MAXIMUM 900mm CENTRES, MINIMUM 2 No. PER OPENING (ABOVE LINTELS).

FIRST FLOOR CONSTRUCTION
170 X 50mm SW FLOOR JOISTS (GRADE S16) AT MAXIMUM 450mm CENTRES, STRUTTING TO MID POINT. JOISTS TO BE DOUBLED UP BELOW STUD PARTITIONS, BUILT INTO WALLS MINIMUM 90mm OR SUPPORTED ON JOIST HANGERS. SEAL JOISTS WHERE BUILT IN TO MAINTAIN AIR TIGHTNESS.

22mm T & G FLOOR BOARDING OVER.

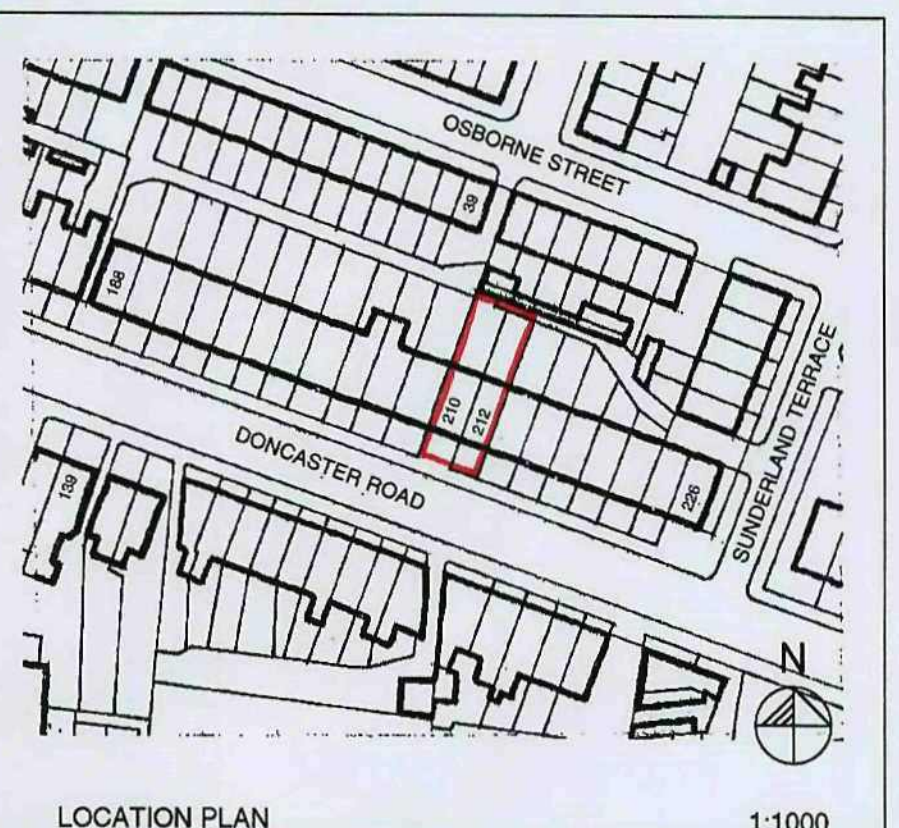
12.5mm PLASTERBOARD AND SKIM CEILING WITH SKIM CLOTH AT ALL JOINTS, MIN. DENSITY 10kg/m³.

GMS RESTRAINT STRAPS AT MAX. 2000mm CENTRES PARALLEL TO JOISTS, EVERY 3RD JOIST WHEN PERPENDICULAR, TIED DOWN MIN. 450mm, FULLY IN ACCORDANCE WITH APPROVED DOCUMENT A : DIAGRAM 16.

100mm ROCKWOOL ACOUSTIC INSULATION QUILT BETWEEN JOISTS.

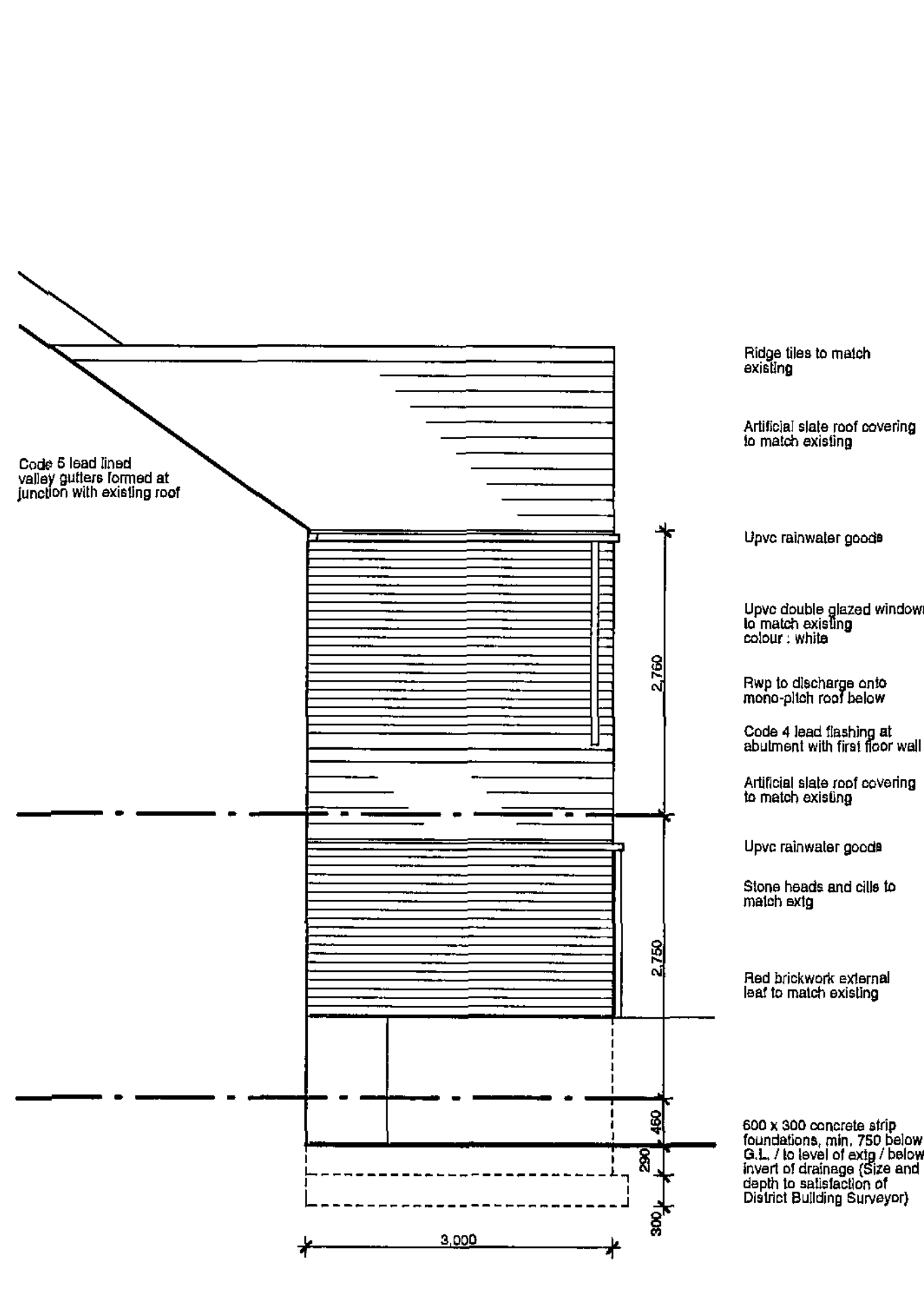
GLAZING
NEW WINDOWS TO PROVIDE U VALUE NOT TO EXCEED 1.8 W/M²·C. MANUFACTURER / INSTALLER TO PROVIDE CERTIFICATION OF U - VALUE AND MEMBERSHIP OF REGISTRATION UNDER THE FENSA SCHEME.

ALL GLAZING IN EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED AND IN ACCORDANCE WITH PART Y OF THE BUILDING REGULATIONS, IE SAFETY GLAZING TO WINDOWS BELOW 800mm, DOORS, AND TO DOOR SIDE PANELS BELOW 1500mm WITHIN 200mm OF DOOR. ALL IN ACCORDANCE WITH BS 6206 AND PERMANENTLY MARKED TO INDICATE SUCH.

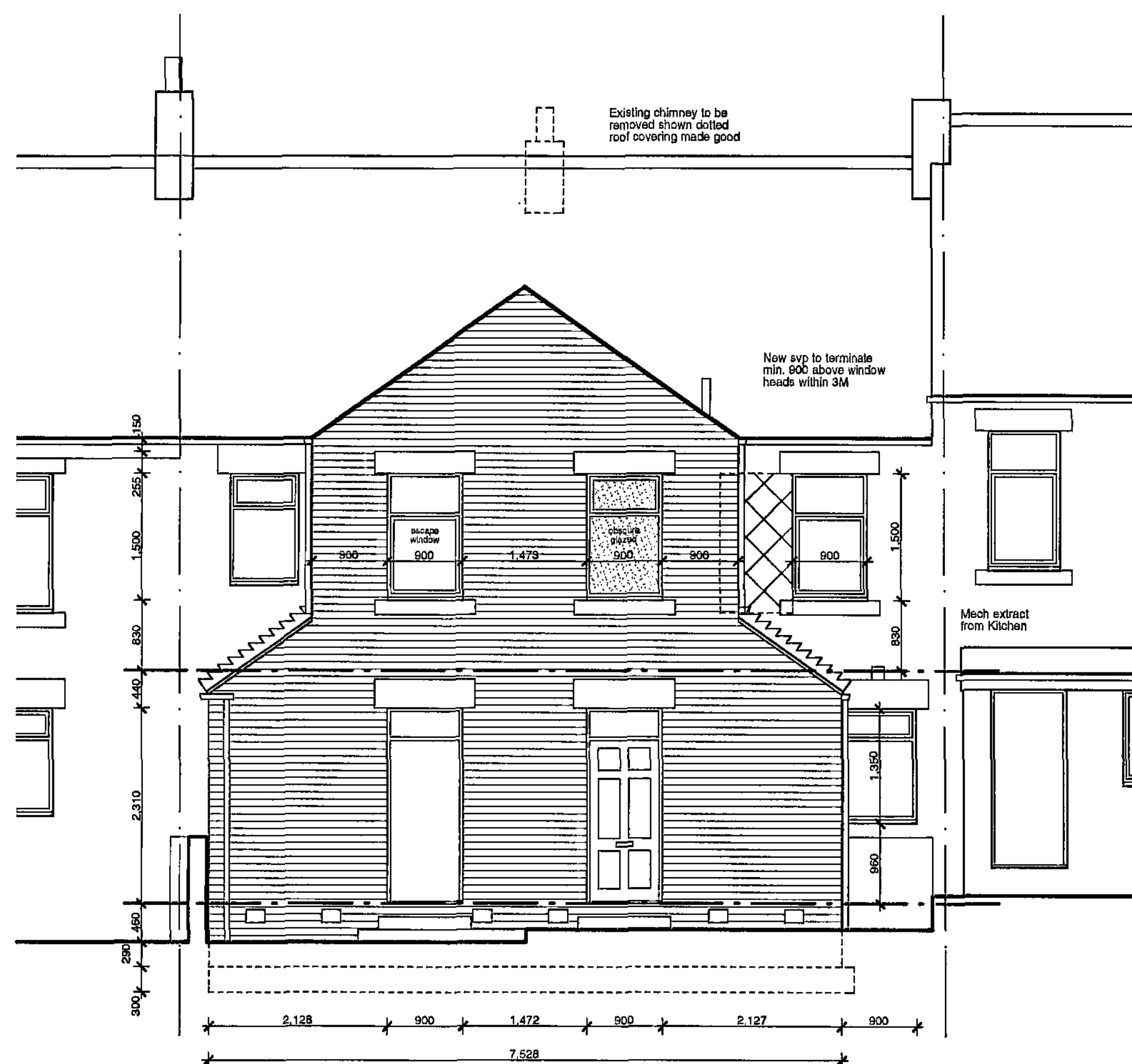


PROPOSED EXTENSION TO 210 - 212 DONCASTER ROAD, BARNSELY, S70 1UH

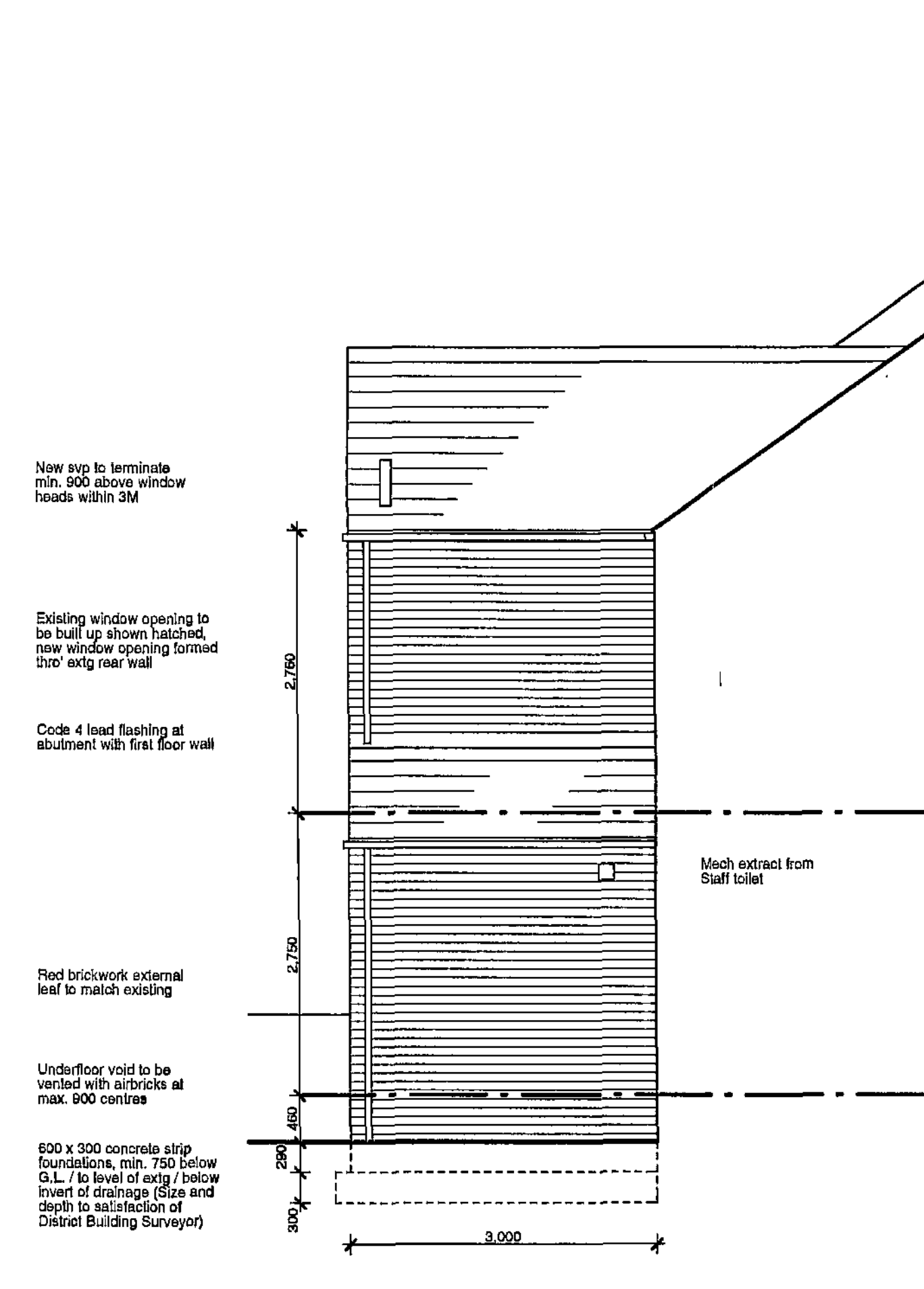
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Dwg No: 001 Rev:



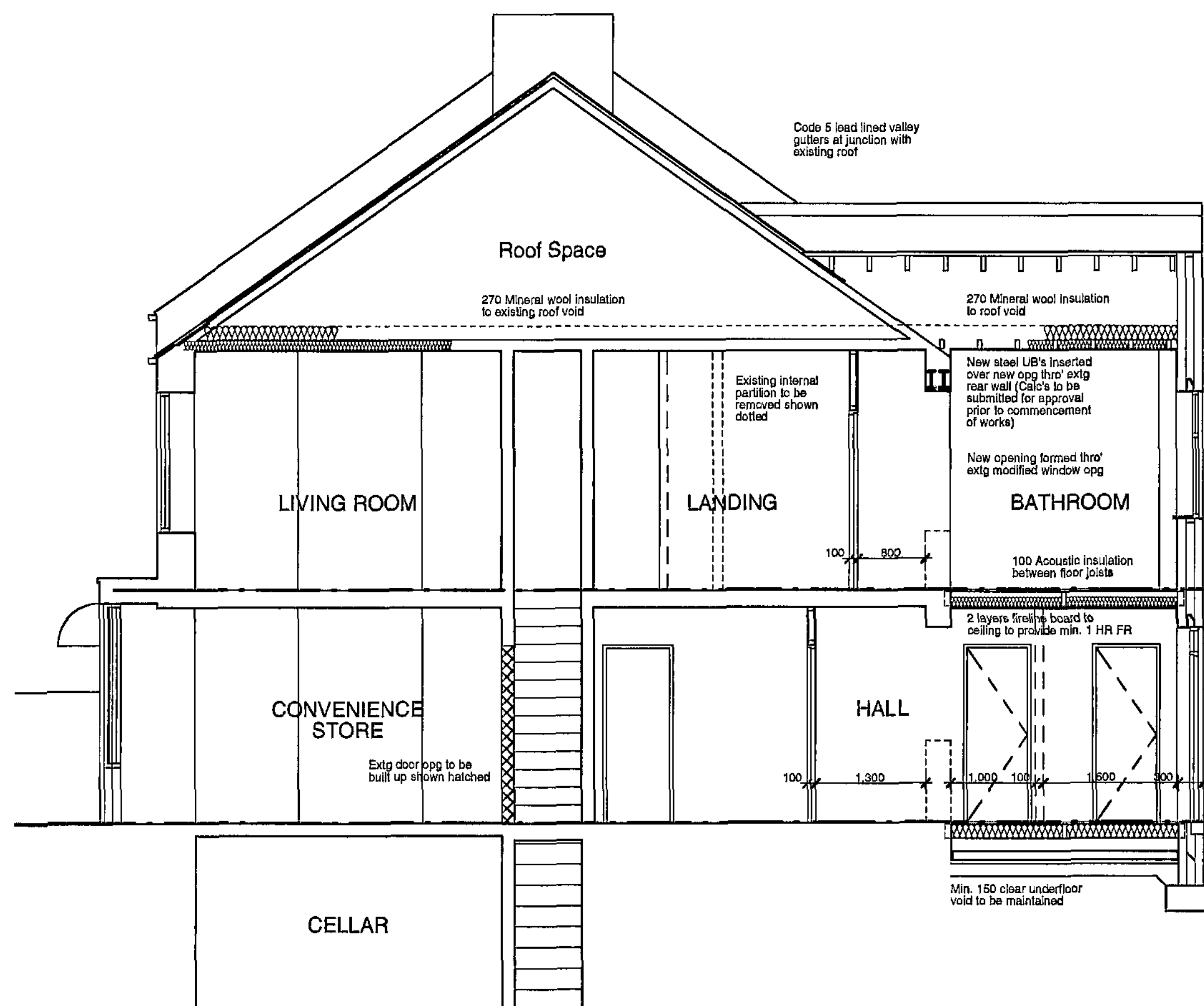
PROPOSED SIDE ELEVATION



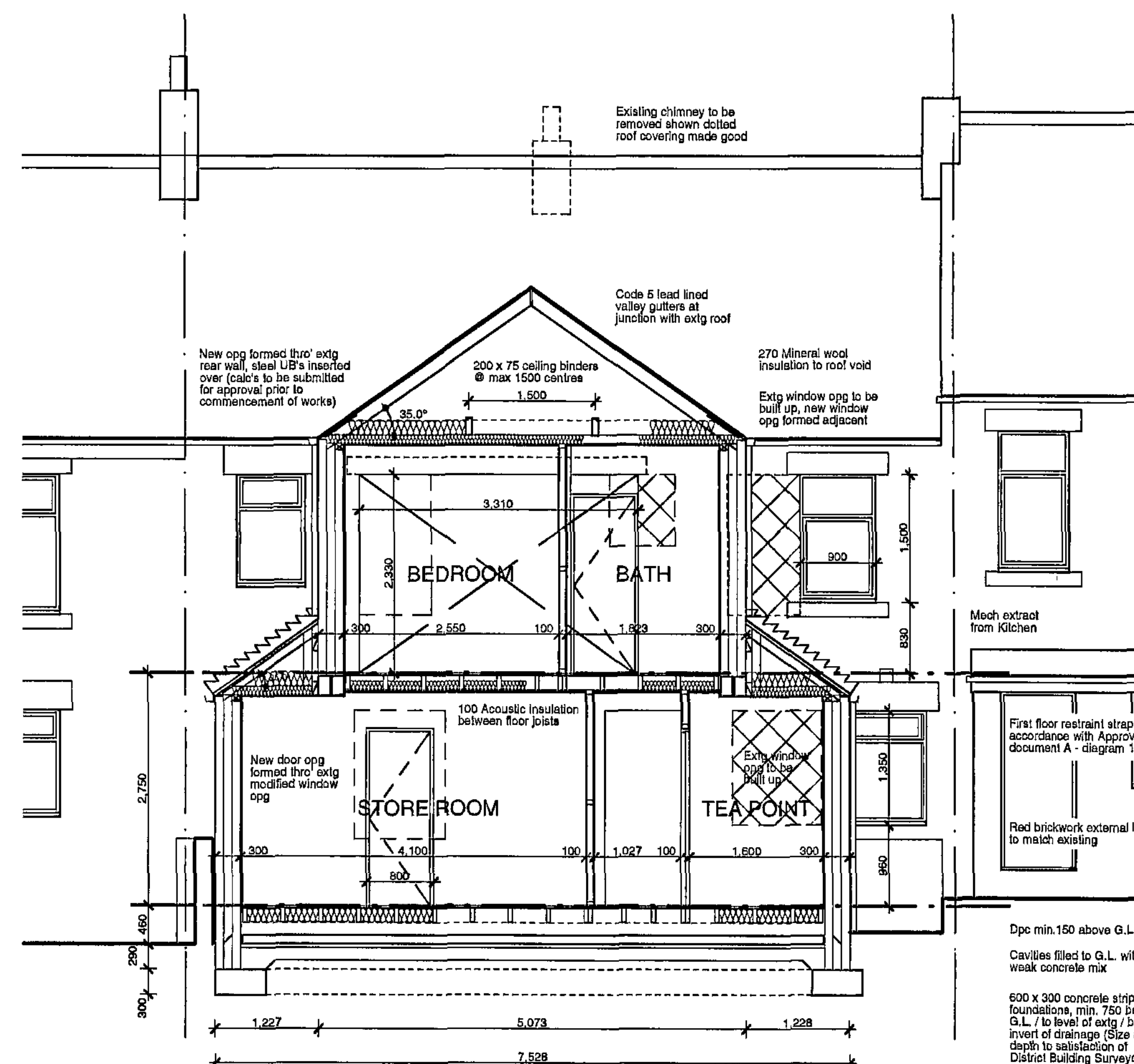
PROPOSED REAR ELEVATION



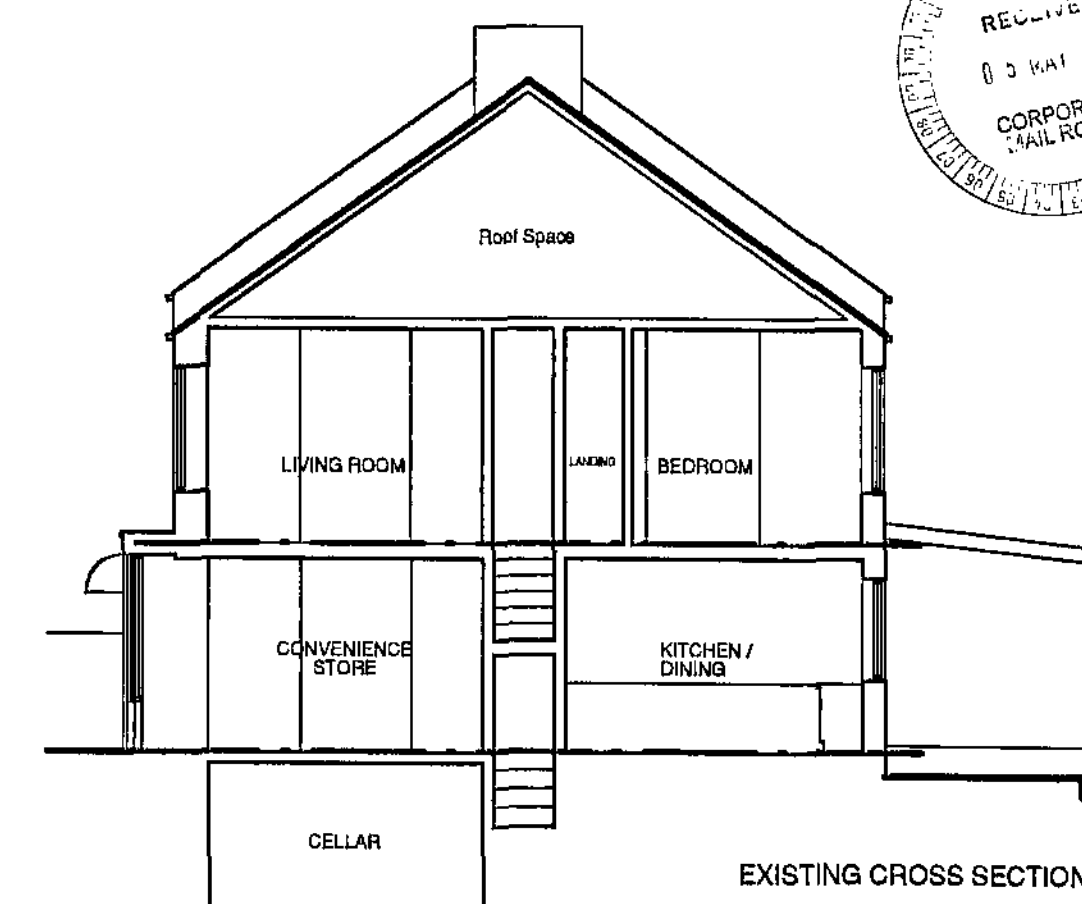
PROPOSED SIDE ELEVATION



PROPOSED CROSS SECTION THRO' EXTG



PROPOSED CROSS SECTION THRO' EXTENSION



EXISTING CROSS SECTION

STUD PARTITIONS (40 RwdB)
 75 x 85mm SW STUDS AT MAX. 600 CENTRES, NOGGIN'S AT MAX. 1200mm VERTICAL CENTRES AND AT ALL BOARD EDGES.
 12.5mm GYPROC WALLBOARD TEN PLASTERBOARD AND SKIM TO BOTH FACES, SKIM CLOTH AT ALL JOINTS.
 25mm ISOWOOL APR1200 INSULATION BETWEEN STUDS.
 TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE ON PROTECTED ROUTES.
 ALL ABOVE TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 40 RwdB (LAB TEST FIGURE) IN ACCORDANCE WITH APPROVED DOCUMENT E: TABLE 2.

PITCHED ROOF CONSTRUCTION

TRADITIONAL ROOF CONSTRUCTION - REFER TO ROOF PLAN FOR TIMBER SECTION SIZES AND CENTRES.

35° PITCH

ARTIFICIAL SLATE ROOF COVERING, LAP AND FIXINGS TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR THE GEOGRAPHICAL LOCATION OF THE SITE.

38 x 25mm PRESERVATIVE TREATED SW. BATTENS, ON

UNTEARABLE SARKING FELT - TYVEC HD PLUS BREATHER MEMBRANE OR EQUIVALENT.

12.5mm PLASTERBOARD AND SKIM CEILING WITH SKIM CLOTH AT ALL JOINTS. 270mm ROCKWOOL ROLLBATT INSULATION CUILT OVER (TWO LAYERS 100mm AND 170mm LAID IN OPPOSING DIRECTIONS).

ALL ABOVE TO GIVE U-VALUE NOT TO EXCEED 0.20 W/m²°C

ROOF SPACE TO BE VENTED WITH 25mm CONTINUOUS EAVES AND 5mm CONTINUOUS RIDGE VENTS WITH FLY PROOF MESH.

M.S. STRAPS TIED DOWN INTO CAVITY, MIN. 450mm LONG, VERTICAL STRAPS EVERY THIRD RAFTER, HORIZONTAL STRAPS AT MAX. 2000mm CENTRES OVER THREE BATTENS, NOGGIN'S BELOW STRAPS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT A - DIAGRAM 16.

100 x 75mm SW. WALL PLATE TIED DOWN WITH M.S. STRAPS AT MAX. 2000mm CCS IN ACCORDANCE WITH BUILDING REGULATIONS PART A - DIAGRAM 16.

MONO-PITCHED ROOF CONSTRUCTION

TRADITIONAL ROOF CONSTRUCTION.

REFER TO INDIVIDUAL ROOF PLANS FOR TIMBER SECTION SIZES AND CENTRES.

35° PITCH

ARTIFICIAL SLATE ROOF COVERING TO SUIT ROOF PITCH, LAP AND FIXINGS AS RECOMMENDED BY MANUFACTURER FOR GEOGRAPHICAL LOCATION.

38 x 25mm PRESERVATIVE TREATED SW. BATTENS, ON

UNTEARABLE SARKING FELT, TYVEC PLUS HD BREATHER MEMBRANE OR EQUIVALENT.

12.5mm PLASTERBOARD AND SKIM CEILING WITH SKIM CLOTH AT ALL JOINTS. 270mm ROCKWOOL ROLLBATT INSULATION CUILT OVER (TWO LAYERS 100mm AND 170mm LAID IN OPPOSING DIRECTIONS).

ALL ABOVE TO GIVE U-VALUE NOT TO EXCEED 0.20 W/m²°C

M.S. STRAPS TIED DOWN INTO CAVITY, MIN. 450mm LONG, VERTICAL STRAPS EVERY THIRD RAFTER, HORIZONTAL STRAPS AT MAX. 2000mm CENTRES OVER THREE BATTENS, NOGGIN'S BELOW STRAPS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT A - DIAGRAM 16.

ROOF SPACE TO BE VENTED WITH 25mm CONTINUOUS EAVES AND 5mm CONTINUOUS ABUTMENT VENTS WITH FLY PROOF MESH.

100 x 75mm SW. WALL PLATE TIED DOWN WITH M.S. STRAPS AT MAX. 2000mm CENTRES.

CODE 4 LEAD ABUTMENT / STEPPED FLASHINGS AT JUNCTION WITH FIRST FLOOR WALLS, THAT DPC INSERTED IN OVER IF REQUIRED BY DBS.

VENTILATION / MECHANICAL EXTRACT

MIN. 6000 SQ MM BACKGROUND VENTILATION TO HABITABLE ROOMS.

MIN. 4000 SQ MM TO NON-HABITABLE.

OPERABLE WINDOWS TO HABITABLE ROOMS TO PROVIDE MINIMUM 1/20TH FLOOR AREA VENTILATION.

MECHANICAL VENTILATION TO BE PROVIDED TO KITCHEN, MIN. EXTRACT RATE OF 30 LITRES / SECOND IF ADJACENT TO HOB, OTHERWISE 60 LITRES / SECOND.

MECHANICAL VENTILATION TO BE PROVIDED TO STAFF WC AND BATHROOM, MIN. EXTRACT RATE OF 15 LITRES / SECOND WITH 15 MINUTE OVER-RUN.

ELECTRICAL INSTALLATION

WHERE UNDER APPROVED DOCUMENT P, CONTROLLED ELECTRICAL WORKS ARE TO BE CARRIED OUT, IT SHALL BE DONE BY AN ELECTRICIAN / INSTALLER WHO IS REGISTERED WITH A COMPETENT PERSONS SCHEME OR AN ELECTRICIAN REGISTERED WITH A RECOGNIZED TRADE BODY SUCH AS NICEIC AND CAN ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS 7671.

LOW ENERGY LIGHT FITTINGS TO BE PROVIDED AS FOLLOWS, 1 No. PER 25 m² OR 25% OF TOTAL No. OF FITTINGS (LAMP LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT).

ABOVE GROUND DRAINAGE

100mm DIA SVP TO BATHROOM / EN-SUITE.

KITCHEN SINK TO DISCHARGE TO BACK INLET GULLY.

WASTES: 100 DIA TO WC / 38 DIA TO BATH AND WASHING MACHINE POINT / 32 DIA TO WHB.

75mm DEEP SEAL BOTTLE TRAPS TO BATH & WHB.

MECHANICAL INSTALLATION

IF REQUIRED ANY NEW BOILER TO HAVE MIN. 88% SEDBUK RATING, FLUE LOCATION TO BE FULLY IN ACCORDANCE WITH APPROVED DOCUMENT J OF THE BUILDING REGS.

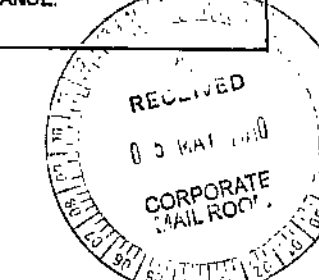
ALL NEW RADIATORS TO BE FITTED WITH TRVs.

FIRE RELATED MATTERS

MAINS OPERATED AUTOMATIC SMOKE DETECTORS / ALARMS TO BE INSTALLED AT EACH STOREY LEVEL WITHIN STAIRCASE ENCLOSURE IN ACCORDANCE WITH BS.5839 - 8: 2004.

ESCAPE WINDOWS TO ALL BEDROOMS TO PROVIDE MINIMUM CLEAR OPENING LIGHT OF 0.33 m², MINIMUM 450mm WIDE X 750mm HIGH, CILL HEIGHT TO BE MINIMUM 800mm MAXIMUM 1100mm ABOVE FFL.

ALL STRUCTURAL STEELWORK TO BE ENCASED WITH 2 LAYERS 13mm FIRELINE BOARD TO PROVIDE MINIMUM 12 HR FIRE RESISTANCE.



**PROPOSED EXTENSION TO
 210 - 212 DONCASTER ROAD,
 BARNSELY, S70 1UH**

Scale: 1: 50/100 Date: April 2010

Dwg No: 002 Rev: