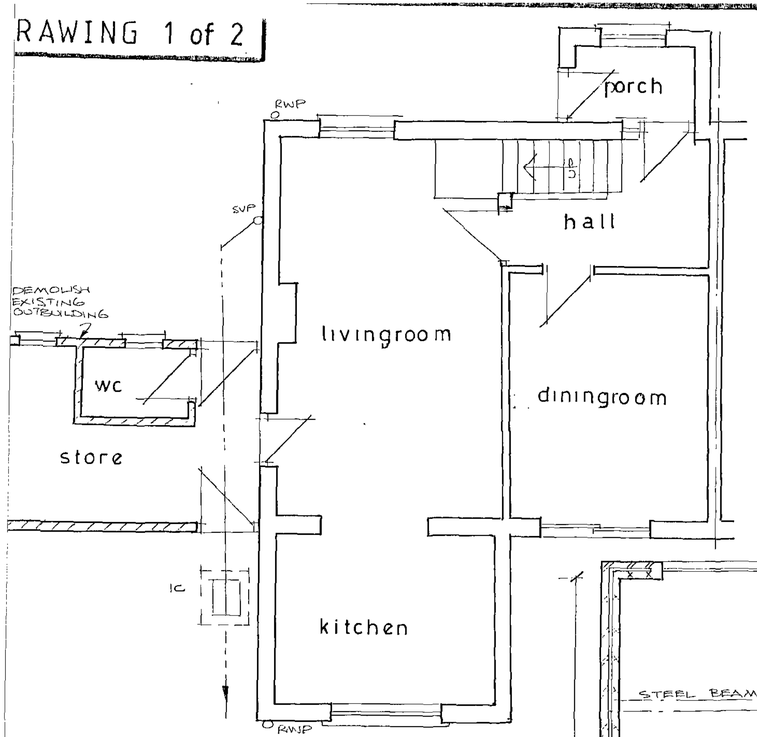
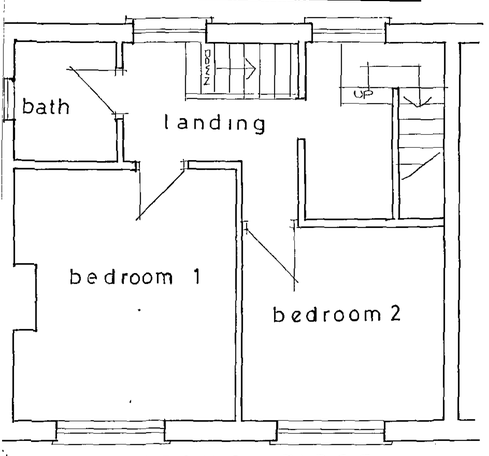
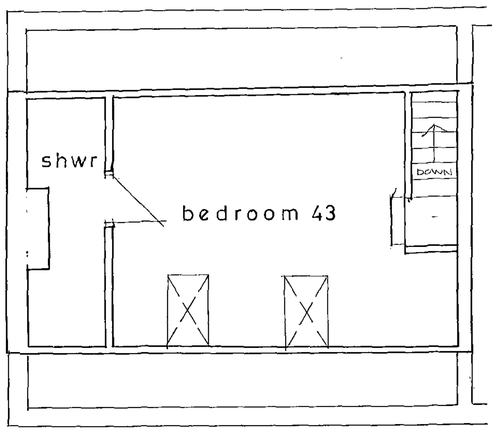
DRAWING 1 of 2



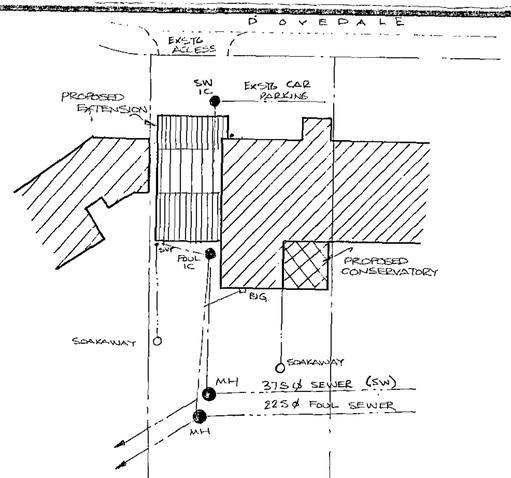
EXISTING GROUND



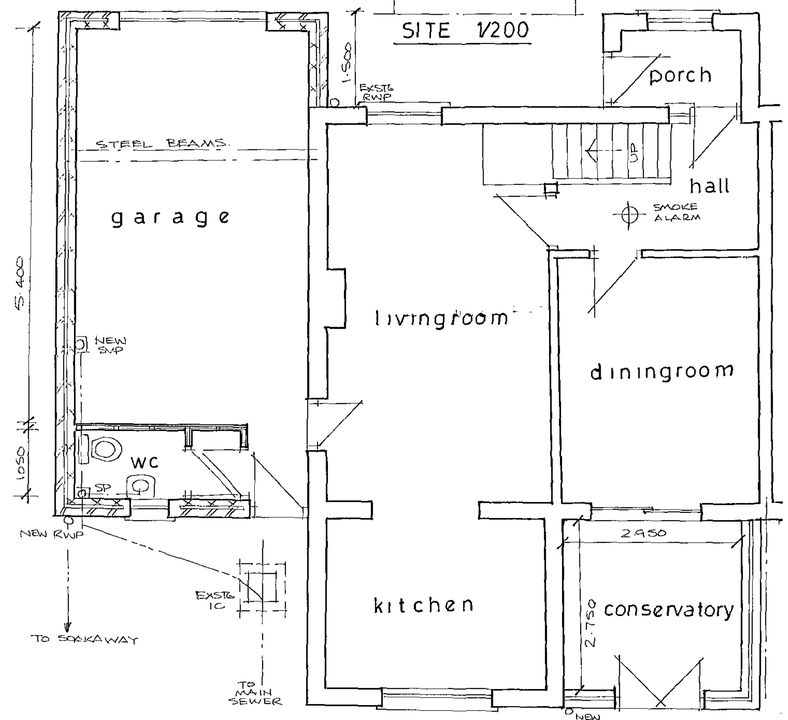
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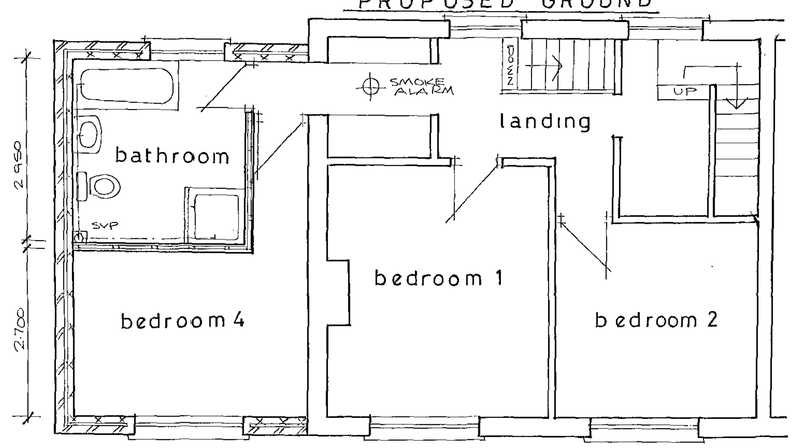
EXISTING SECOND
(unaltered)



SITE 1/200



PROPOSED GROUND



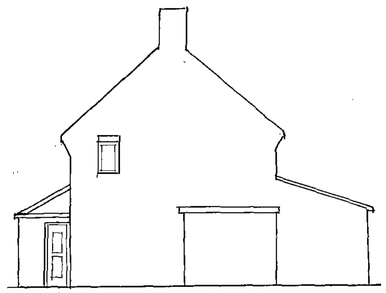
PROPOSED SECOND



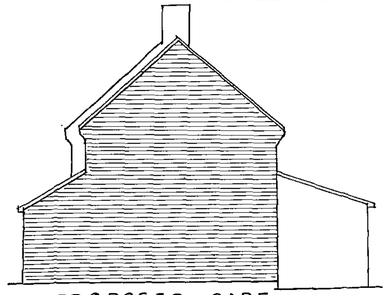
EXISTING FRONT



PROPOSED FRONT



EXISTING SIDE



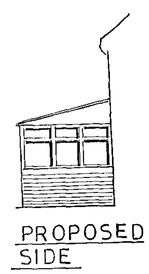
PROPOSED SIDE



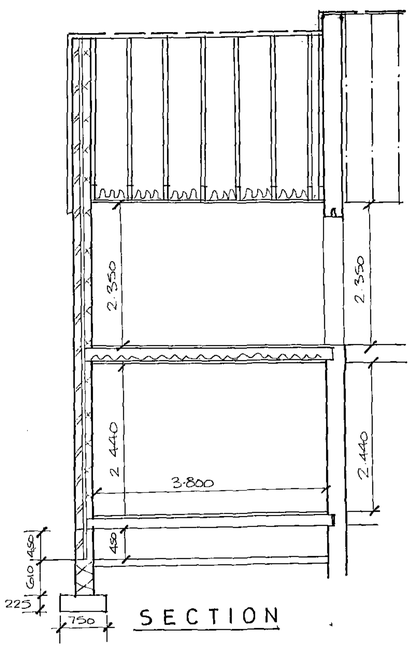
EXISTING REAR



PROPOSED REAR



PROPOSED SIDE



SECTION

EXTENSION

ROOF: Concrete interlocking roof tiles to match existing house roof; PVCu soffit, fascia and barge board to match existing house; 110 x 63 gutters to discharge to 63 downpipes

WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house

CONSERVATORY

ROOF: Translucent triple skinned PVCu sheeting; 75 x 50 square section gutter to 50 downpipes to gully and soakaway as described above

WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house

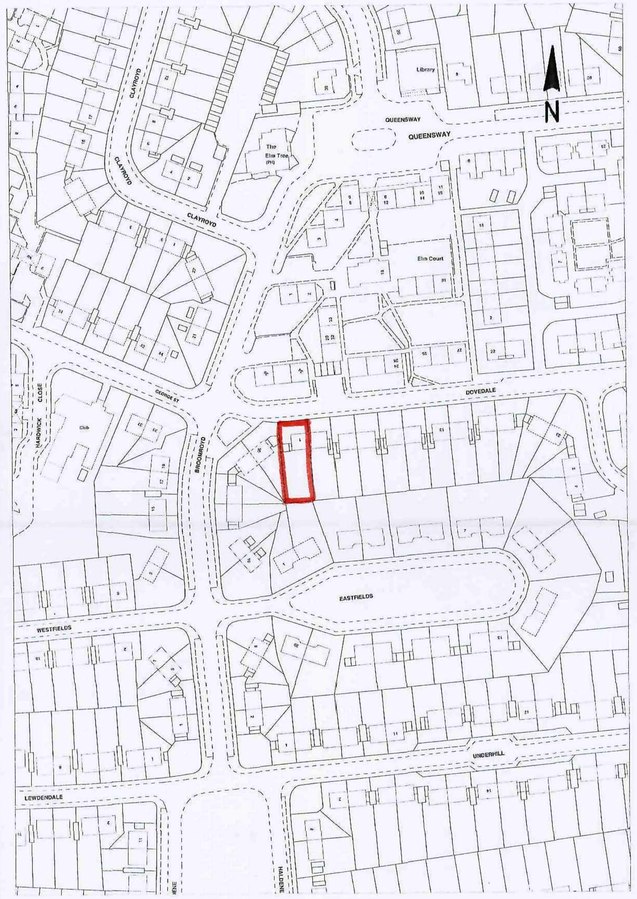
WINDOWS: Fixed into PVCu clad steel frame all in white PVCu extrusion

Barnsley Metropolitan Borough Council
01 SEP 2008
Planning Room

SCALES 1/50 and 1/100

PROPOSED TWO STOREY EXTENSION and CONSERVATORY at 1 DOVEDALE, WORSBROUGH DALE, BARNSLEY

DRAWING 2 of 2



LOCATION 1/1250

Barnsley Metropolitan Borough Council
01 SEP 2008
Corporate Mail Room

PROPOSED TWO STOREY EXTENSION and CONSERVATORY at No 1 DOVEDALE, WORSBROUGH DALE, BARNSLEY

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 42.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; (builder to check pitch of roof before ordering trusses); trusses to be "Attic" pattern with min 97 x 35 top and internal chords and min 170 x 35 ceiling chords; attic area to be for storage purposes only with no permanent access; all timber in trusses to be Class M50 to BS 4978; Calculations to be prepared by truss manufacturer before installation; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max. 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre laid 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; Code 4 stepped lead flashing lapped under roof coverings min 23 and up house wall min150 and tucked into brickwork; 110 x 63 gutters to discharge to 63 downpipes to existing gutters or new rainwater gullies as shown

FRONT OFFSHOT ROOF: tiles, battens and felt all as main roof above on 100 x 47 rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 97 x 47 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; lateral restraint to gables using 30 x 5 galvanised ms strap at mid span nailed across first three rafters and ceiling joists110 x 63 gutters to discharge to 63 downpipes to repositioned rainwater gully as shown

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour 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

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

Internal block wall to garage: 190mm thickness of Thrmalite "Turbo" blockwork with 35mm Gyproc Thermal Board Plus fixed to wall with plaster dabs and 5mm plaster skim finish; internal wall built off 450 x 150 concrete foundation

Sleeper walls: to be honeycombed 112.5 thick brickwork built off 450 x 150 concrete foundation; dpc's as detailed in block wall above

GARAGE FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 guage dpm under 40 concrete screed

FIRST FLOOR: 25 plg boarding on 195 x 47 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; 25mm "Supalux" boarding to garage ceiling with 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; floor joists doubled up under studs; floor over garage also to have sound insulation of 100mm quilt of 10kg/sq.m mineral fibre over insulation board

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 casement opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Bathroom: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

WC: vented with window having obscure glazing and some part of opening light 1.750 above floor level

Half hour fire resistant door between garage/utility with self closing device closing onto 25 rebates; min 150 max 200 step down iinto garage

STEEL BEAMS: 2 No.254 x 146 x 37 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to protected with 25 "Supalux" fire resistant boarding; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

DRAINAGE: Existing suite to continue to discharge to existing SVP; new bathroom to discharge to new 100 dia svp with slow radius rest bend to new drain connection to existing drain; WC to 100 diameter SP; 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to bath/shower and 100 waste to WCs; no waste connected to SVP/SP within 200 of WC connection; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; foul to existing IC on foul drain; new rainwater gullys to 1 cu.m soakaways situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; private drain passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

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 back up to 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

CONSERVATORY

ROOF: Translucent triple skinned PVCu sheeting 60mm thick fixed in accordance with manufacturers instructions using proprietary fixing system; panels fixed to preformed roof frame in white extrusion reinforced with galvanised steel inserts; proprietary flashings to be in form of upstands screwed at 450 centres with cover flashing; flashing turned up and tucked onto walls using folding lead wedges

WINDOWS: Fixed into frame in white PVCu extrusion reinforced with galvanised steel inserts; high security locks fitted to all opening lights; opening to new windows to be not less than existing opening areas to existing house; safety glazing to BS6206 to all critical areas as defined by Building Regulations

CAVITY WALLS: external leaf in brickwork to match existing house as construction described above, including foundations, insulation and finishes

SOLID GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 40 concrete screed finished ready to receive floor coverings; dpm tied into all dpcs; 80 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed

DRAINAGE: 75 x 50 square section gutter to 50 downpipes to gully and soakaway as described above