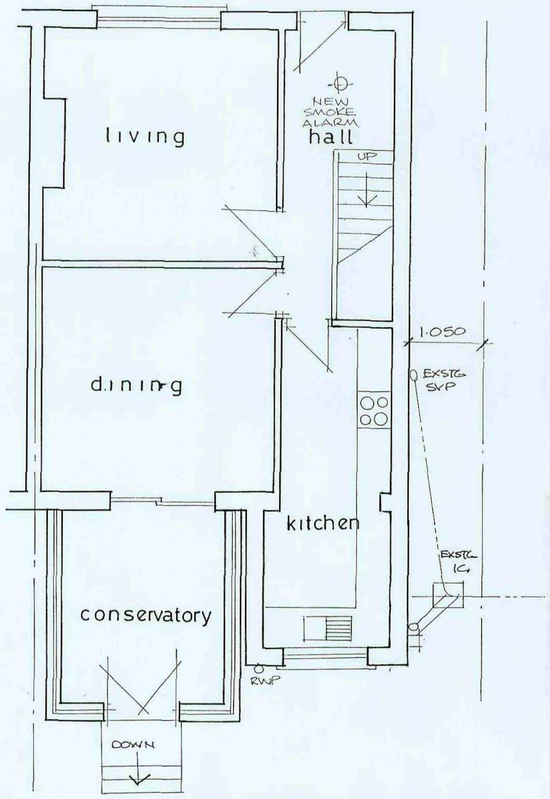
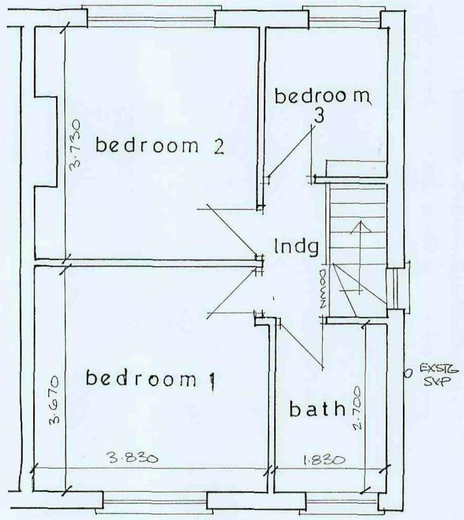
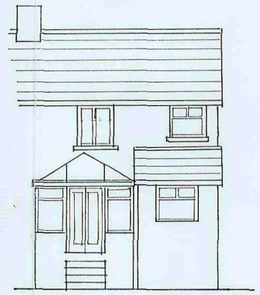

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UPPER STREET RD



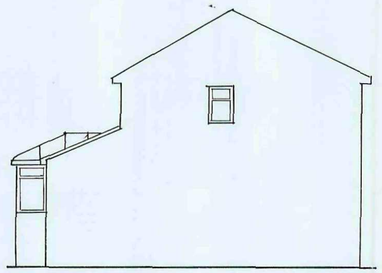
GROUND FLOOR



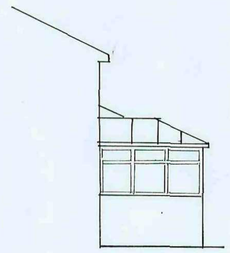
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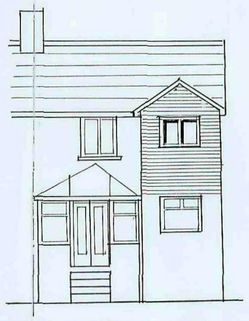
EXISTING REAR



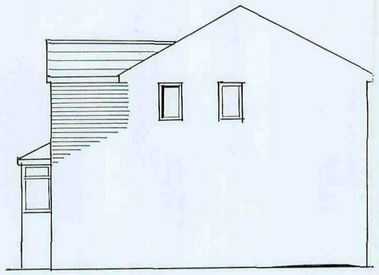
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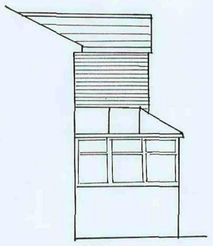
EXISTING SIDE



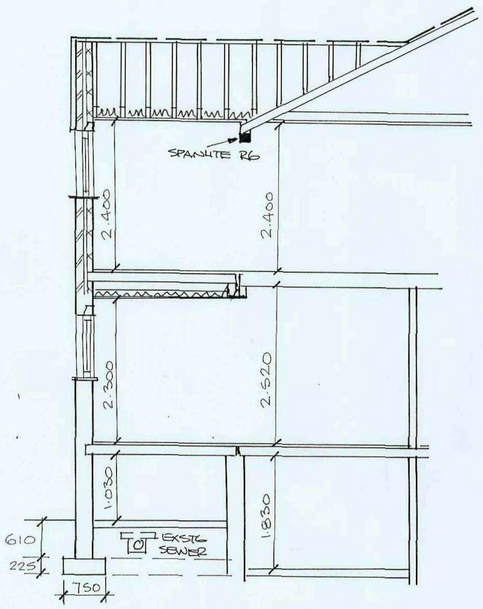
PROPOSED REAR



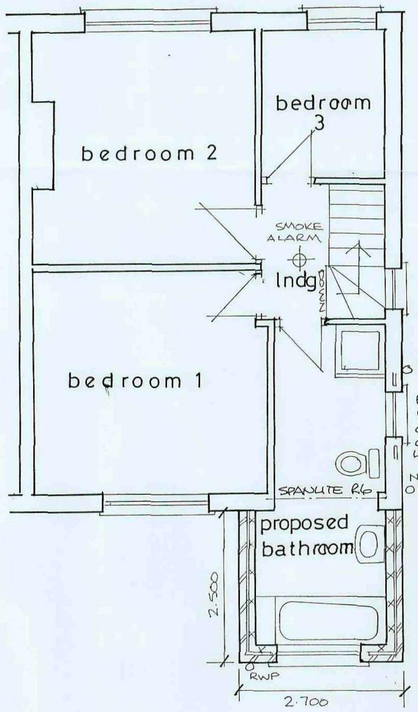
PROPOSED SIDE



PROPOSED SIDE

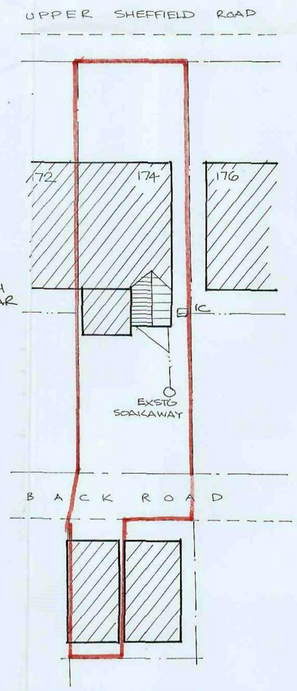


SECTION



PROPOSED FIRST

SCALES 1/50 and 1/100



SITE PLAN 1/200

Barnsley Metropolitan
13 NOV 2008
Corporate

ROOF: Plain grey 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; 125 x 50 rafters at 450 centres at 27.5 degree pitch; rafters to bear on wallplate one end and on 150 x 25 timber ridge board; 100 x 75 treated wallplates fixed to blockwork at 1/3rd span with 30 x 5 x 1000 once bent galvanised m.s.straps; 125 x 38 ceiling joists at 450 centres built in both ends; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at mid span built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 rock 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; Code 4 lead valley lapped under roof coverings min 230

CAVITY WALLS: 112.5 thick external leaf in brickwork to be approved by Planning Officer to match existing house and ground floor extension; 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 stainless steel wall ties 900 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; "Thermebate" insulated cavity closer at openings fixed in accordance with manufacturers instructions; Catnic Cougar CGH 75/100 open back lintels with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; cavity wall built off existing ground floor extension cavity wall; foundations exposed to prove suitability to carry additional loads and underpinned if necessary to satisfaction of local Building Inspector; existing lintel to kitchen window is IGS IL1/S WIL 70 lintel to existing 75 cavity

FIRST FLOOR: 25 ptg boarding on 150 x 50 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; sound insulation of 100mm quilt of 10kg/sq.m mineral fibre laid between existing roof joists on12.5mm plasterboard; roof joists retained as ground floor ceiling

VENTILATION: New bathroom 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; windows 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; new window in end elevation to have Catnic Cougar lintel as described in cavity wall above

DRAINAGE: Bathroom to discharge to existing 100 SVP; 75 deep seal trap to all appliances with 32 waste to handbasins, 38 waste to bath and shower and 100 waste to WC; no waste connected to SVP within 200 of WC connections; 110 x 63 gutters to discharge to 63 downpipes to existing or new sw gullies to existing soakaway; new 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

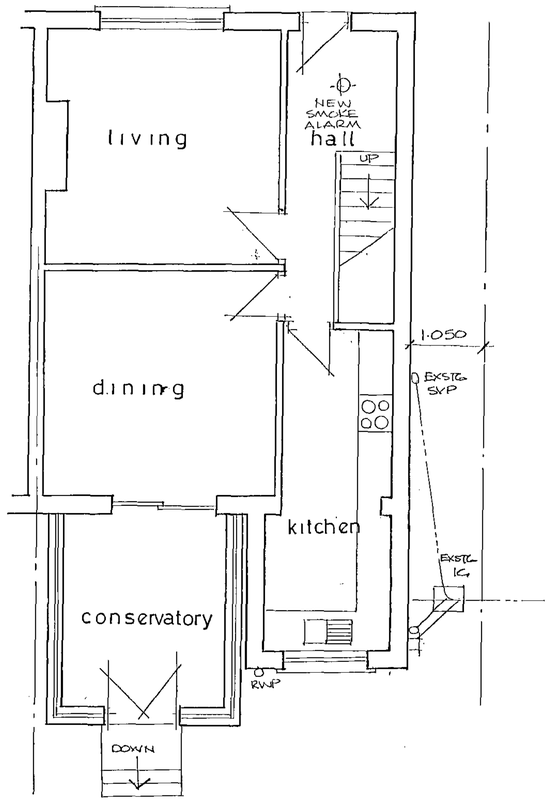
SMOKE ALARMS: fitted in locations shown in accordance with BS 5839; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered

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

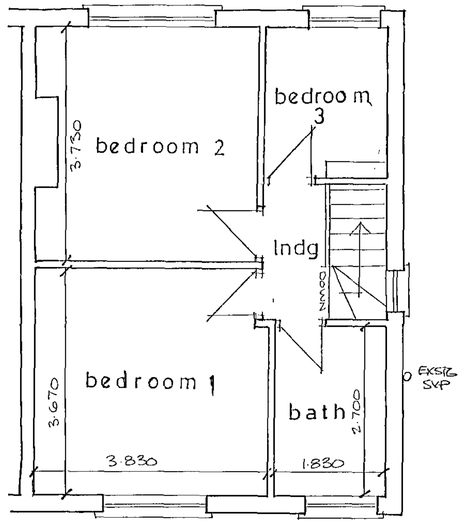
Spanlite R6 prestressed concrete lintel to support roof between new and proposed bathroom; existing rafters hung off proprietary joist hangers

PROPOSED SECOND STOREY EXTENSION at REAR of No. 174 UPPER SHEFFIELD ROAD, BARNSLEY

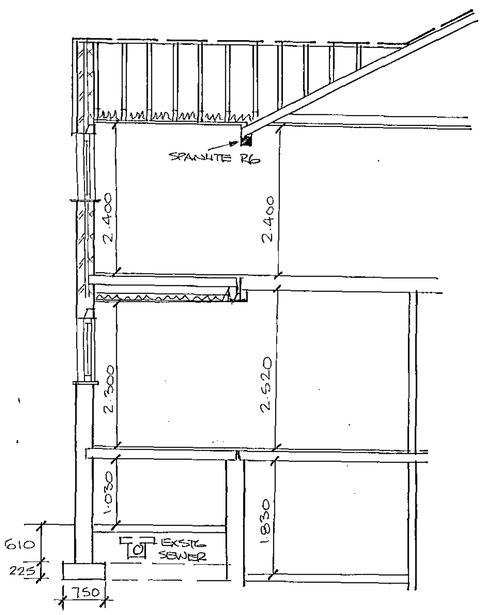
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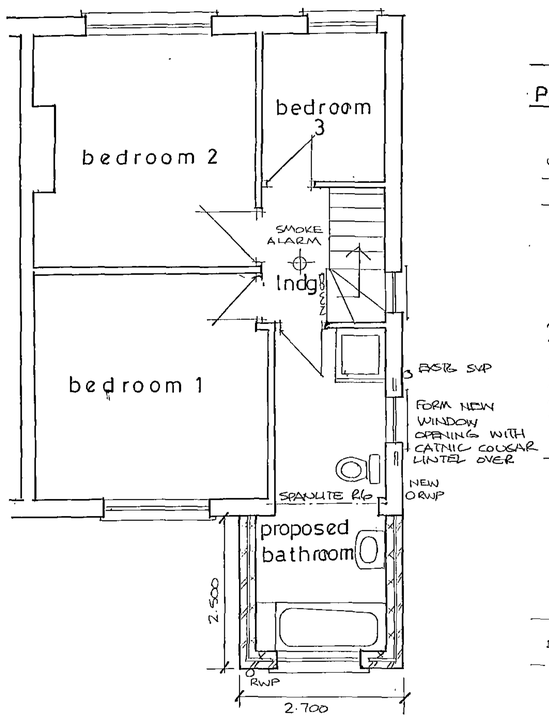
GROUND FLOOR



EXISTING FIRST

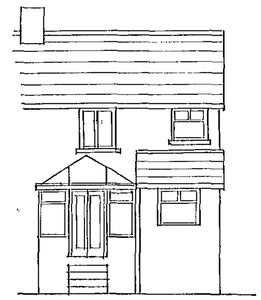


SECTION

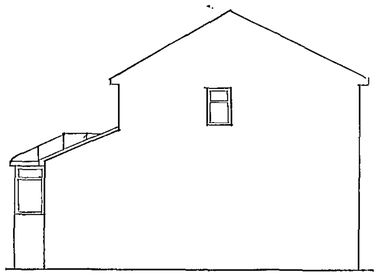


PROPOSED FIRST

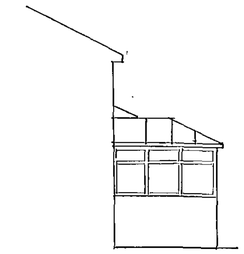
SCALES 1/50 and 1/100



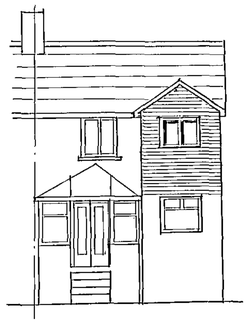
EXISTING REAR



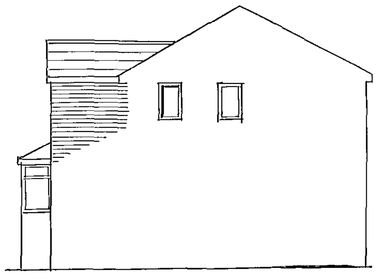
EXISTING SIDE



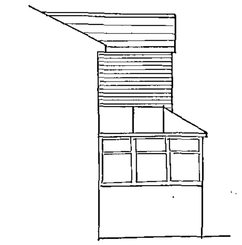
EXISTING SIDE



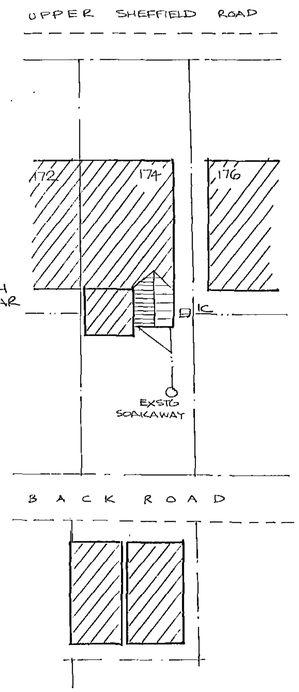
PROPOSED REAR



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PROPOSED SIDE



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Barnsley Metropolitan
13 NOV 2008
Comp...

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