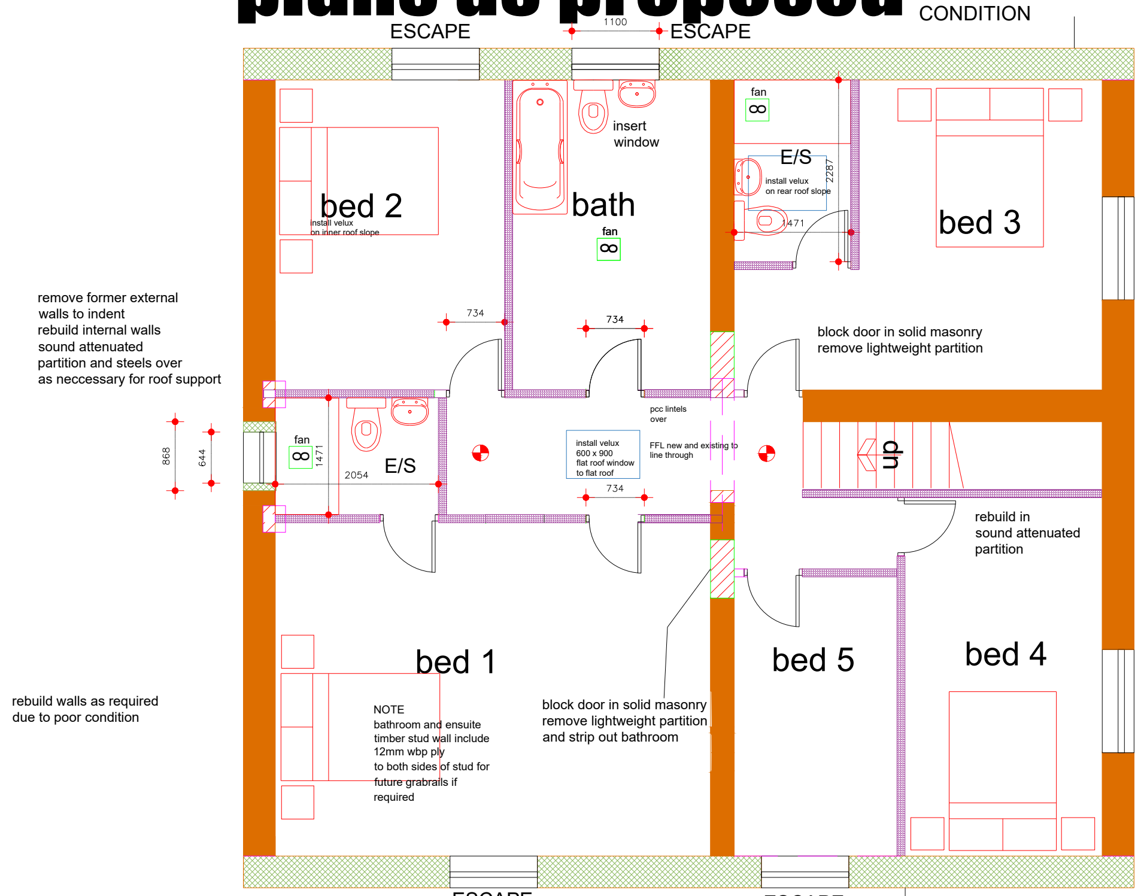
plans as proposed

REBUILD THE ENTIRE GABLE END IN MATCHING STONE DUE TO POOR CONDITION


ESCAPE
1100
ESCAPE
bed 2
install velux on inner roof slope
bath
fan
insert window
fan
E/S
install velux on rear roof slope
2287
1471
bed 3
ESCAPE
remove former external walls to indent rebuild internal walls sound attenuated partition and steels over as neccessary for roof support
734
734
block door in solid masonry remove lightweight partition
868
644
fan
1471
E/S
2054
pcc lintels over
install velux 600 x 900 flat roof window to flat roof
FFL new and existing to line through
734
up
rebuild in sound attenuated partition
bed 1
NOTE bathroom and ensuite timber stud wall include 12mm wbp ply to both sides of stud for future grabrails if required
block door in solid masonry remove lightweight partition and strip out bathroom
bed 5
bed 4
ESCAPE
rebuild walls as required due to poor condition
ESCAPE
ESCAPE

THERMAL UPGRADE TO 100% OF ALL EXTERNAL WALLS
All external walls to be thermally upgraded Metal or timber studs set min of 25mm offf the wall lined with 25mm 45kg rolll and faced with 70mm PIR with 12.5mm plasterboard and skim (ceiling construction taken through to outside walls and new wall lining taken up to ceiling)

LEGEND

🟩 300mm thick cavity wall

🟧 existing wall

▨ PARTITIONS
100 o/all sound insulated 75 x 50 sw stud wall with 100mm Isowool insulation

fan ∞ bathroom or kitchen extract fan

● indicates mains powered and interlinked smoke detector at top and bottom of stairwell
The fire alarm and detection system should be designed and installed in accordance with BS 5839-6:2013 to at least a Grade D Category LD3 standard.

first floor plan

Approved Document E – Resistance to the passage of sound
The new 1st floor should achieve an airborne sound insulation value of 40 dB minimum.
The new first floor should achieve at least a 30 minute standard of fire resistance from the underside. 18mm structural ply deck to existing sw joists if agreed adequate and to new 175 x 50 sw joists at 400 ctrs to infill extension

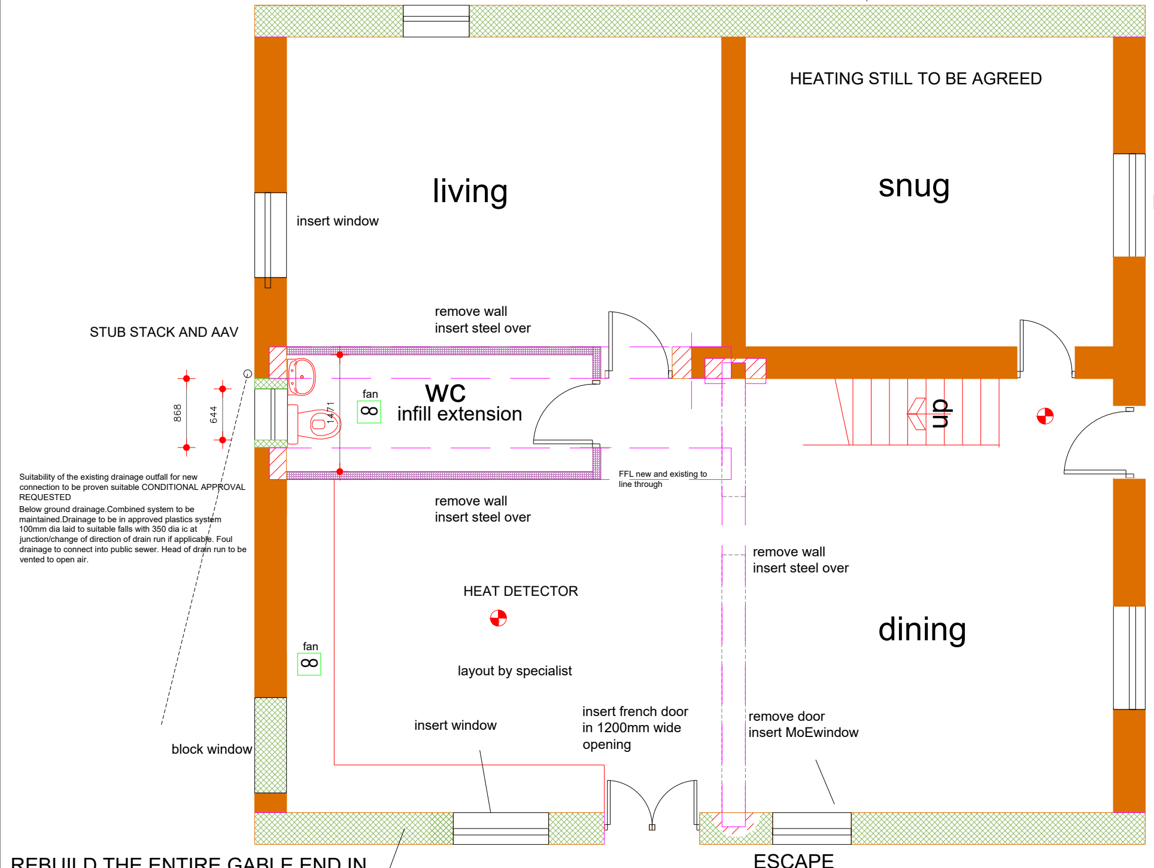
REBUILD THE ENTIRE GABLE END IN MATCHING STONE DUE TO POOR CONDITION

Approved Doc A Structure
Conditional approval requested for structural calcs viz:
steels and supports
wall stability
refer to engineers calculations and detail sheets

Structural openings and roof stability all subject to engineers calculations and recommendations for stability-read in conjunction with engineers detail sheets prior to carrying out works or ordering of any materials

NEW CEILING THROUGHOUT TO GROUND FLOOR
12mm plasterboard and skim underdrawing with 100mm Isowool acoustic insulation

NEW SCREEDED FLOOR THROUGHOUT TO GROUND FLOOR
break up and cart away old floor and lay new thermally insulated floor on DPM

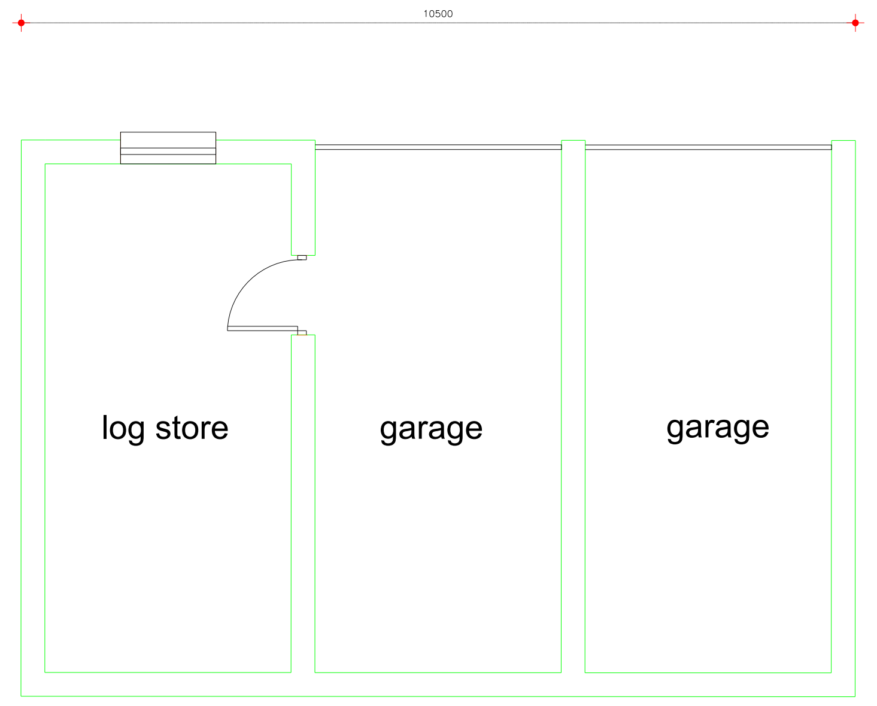

ESCAPE
HEATING STILL TO BE AGREED
living
insert window
snug
ESCAPE
STUB STACK AND AAV
remove wall insert steel over
868
644
fan
WC
infill extension
1471
Suitability of the existing drainage outfall for new connection to be proven suitable CONDITIONAL APPROVAL REQUESTED
Below ground drainage.Combined system to be maintained.Drainage to be in approved plastics system 100mm dia laid to suitable falls with 350 dia ic at junction/change of direction of drain run if applicable. Foul drainage to connect into public sewer. Head of drain run to be vented to open air.
FFL new and existing to line through
up
remove wall insert steel over
remove wall insert steel over
HEAT DETECTOR
layout by specialist
fan
dining
block window
insert window
insert french door in 1200mm wide opening
remove door insert MoEwindow
7000
ESCAPE
1200

REBUILD THE ENTIRE GABLE END IN MATCHING STONE DUE TO POOR CONDITION

ground floor plan

THERMAL UPGRADE TO 100% OF ALL FLOOR

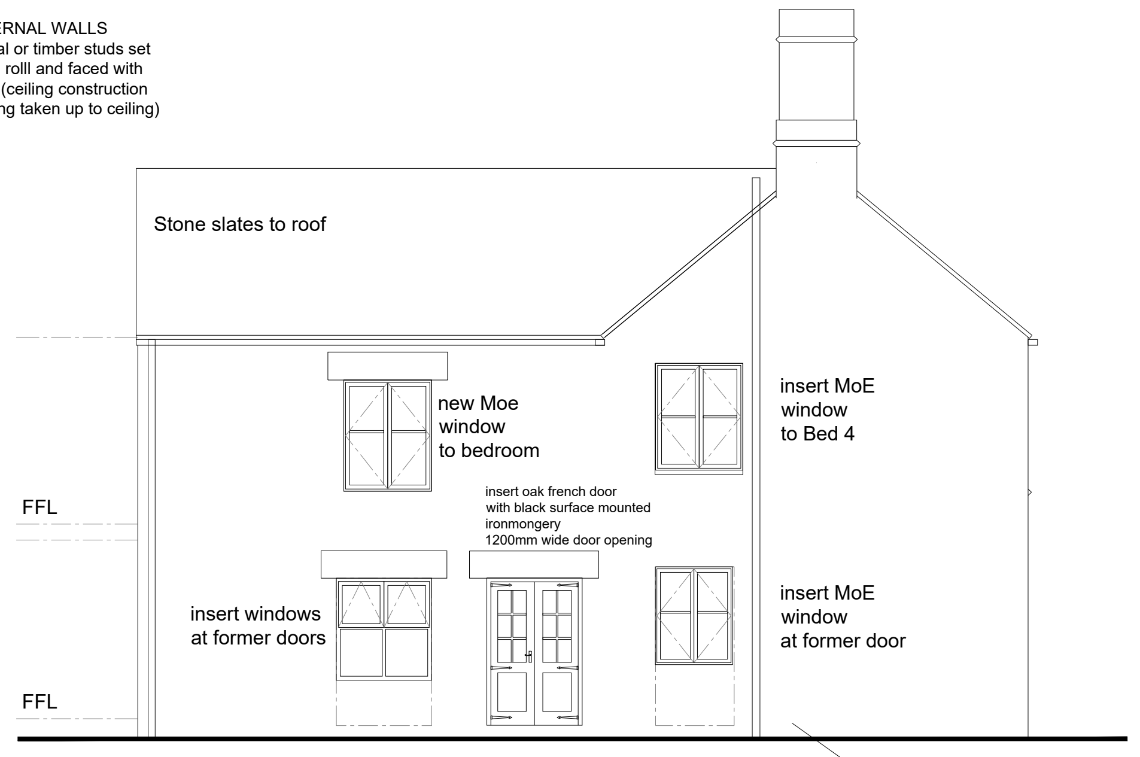
THERMAL UPGRADE TO 100% OF ALL EXTERNAL WALLS
All external walls to be thermally upgraded Metal or timber studs set min of 25mm offf the wall lined with 25mm 45kg rolll and faced with 70mm PIR with 12.5mm plasterboard and skim (ceiling construction taken through to outside walls and new wall lining taken up to ceiling)



garage block

SEE SEPARATE DRAWING
FOR BUILDING CONTROL INFORMATION

PITCHED ROOF INSULATION AND UNDERDRAWING
ceiling joists to be underdrawn with 12.7mm plasterboard scrim and skim finish to u/s ceiling.
roof insulation to existing roof to be 300mm mineral wool quilt insulation


Stone slates to roof
new Moe window to bedroom
insert MoE window to Bed 4
FFL
insert oak french door with black surface mounted ironmongery 1200mm wide door opening
insert windows at former doors
insert MoE window at former door
FFL

north east (side) elevation

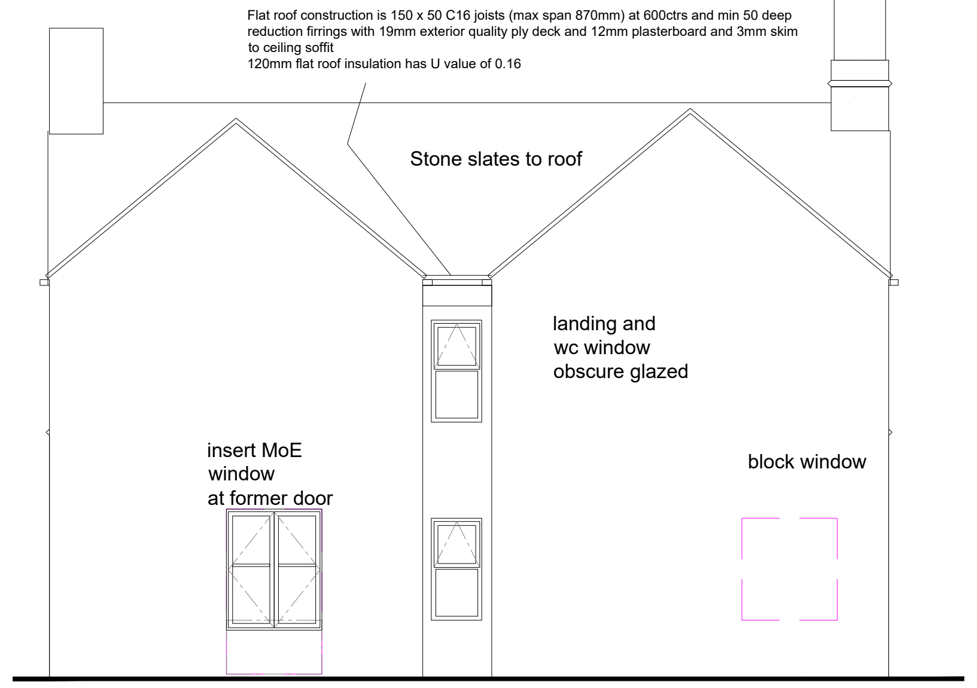
REBUILD THE ENTIRE GABLE END IN MATCHING STONE DUE TO POOR CONDITION

insert appropriate door as agreed with LPA

FLAT ROOF DESIGN TO INFILL EXTENSION

Flat roof system to be Polyroof 185 system for warmroof (no ventilation requirement) all laid in accordance with manufacturers reccommendations to BS 5250:2002. Comprising Polyroof 185 on 19mm structural ply on 120mm of Kingspan TR26 on 100gVisqueen onto structural deck as described below

Flat roof construction is 150 x 50 C16 joists (max span 870mm) at 600ctrs and min 50 deep reduction firrings with 19mm exterior quality ply deck and 12mm plasterboard and 3mm skim to ceiling soffit
120mm flat roof insulation has U value of 0.16


Stone slates to roof
landing and wc window obscure glazed
insert MoE window at former door
block window
infill extension

south east (rear) elevation

rebuild walls as required
due to poor condition

Approved Document L - Conservation of fuel and power
A polythene sheet separation layer (not less than 125 micron / 500 gauge), should be provided between the screed/concrete and the floor insulation to stop cement products reacting with the insulation surface prior to curing or the wet screed penetrating the joints between the boards. The polythene sheet should have 150mm overlaps, taped joints and turned up 100mm at the walls.

Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.

radon protection measures
1200g visqueen continuous
under and round slab edge and
lapped with DPC across entire wall
including cavity

GROUND FLOOR STRUCTURES
Insitu concrete slab with underfloor heating to be laid to extension
note existing house is on solid floor
lay new concrete floor slab throughout
slab 150mm thick with 65mm concrete screed topping
slab on DPM on sand blinding on 100 layer well compacted hardcore
60mm Kingspan K103 floor board slab insulation on 1200g Visqueen dpm Floor dpm lapped to wall dpc.
A tray dpc is required over the radon barrier where it bridges the cavity.

Provide dpc at minimum 150mm above finished ground level. Dpc and 'thermabate' insulation to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level.Include for scaffolding.

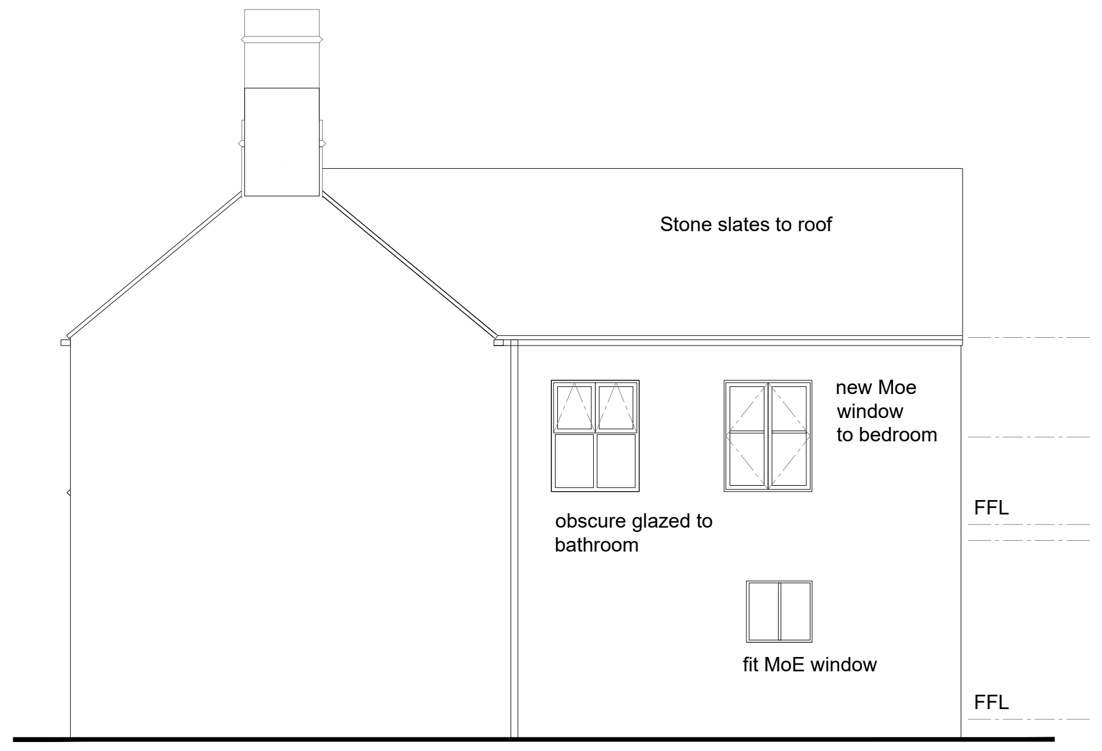
NOTES
All structural timber to be strength graded
VENTILATION
All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room.
8000mm2 trickle vents to be provided to each habitable room
INSULATION
all to be lapped as recommended in DLTR guidance for ensuring robustness of construction-no gaps or thermal bridges

NEW MASONRY WALLS
SUPERSTRUCTURE
All new walls to have U value of 0.23W/m2degC.

Outer skin 150mm matching reconstituted stone
100mm cavity with full fill insulation Earhwool Dritherm cavity slab 37 Ultimate

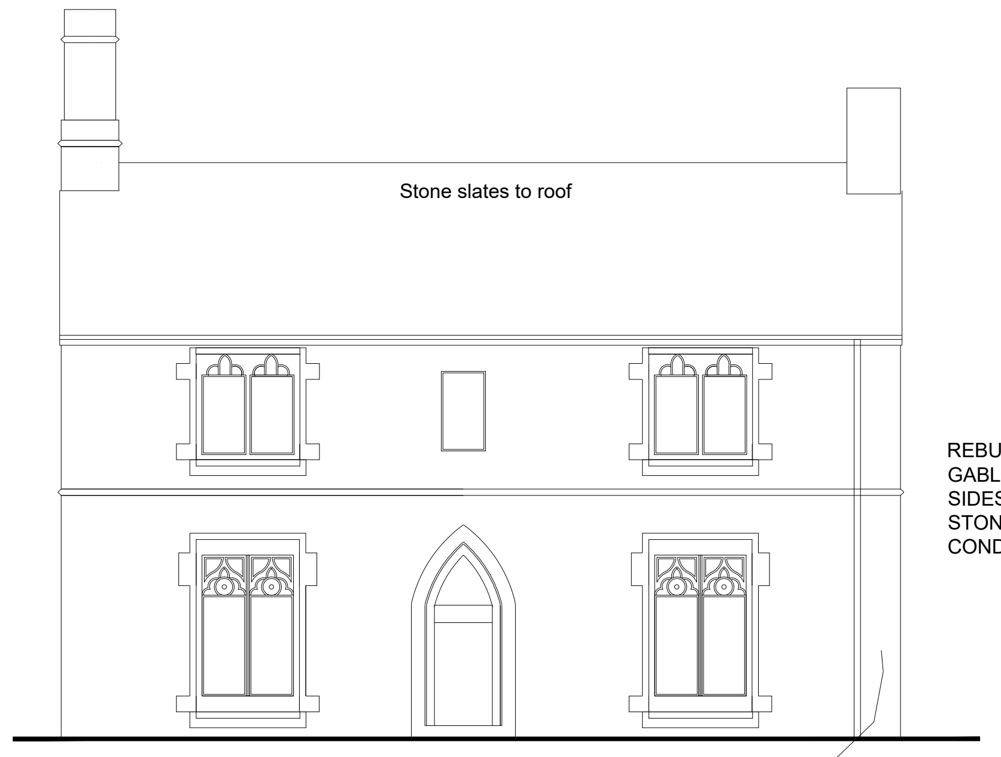
Inner skin(BLOCK TYPE A) **100mm thick thermal block Celcon Standard** or equivalent agreed with DBS

12.7 Gyproc wallboard on dabs (15 cavity) to internal face of block,. Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Block on edge cavity closers. Include for scaffolding.



south west (side) elevation

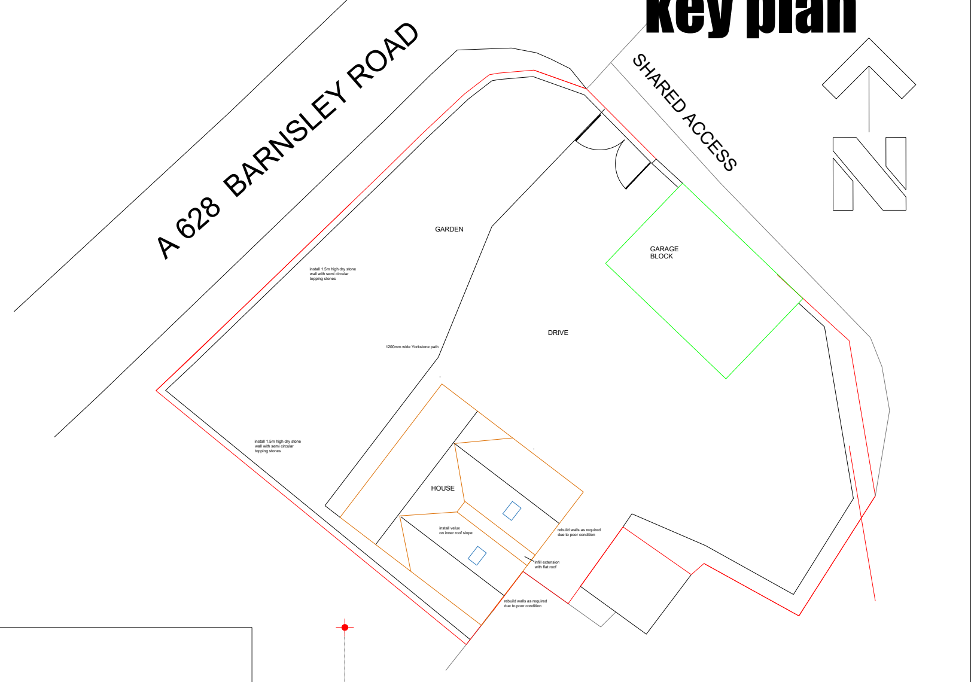
REBUILD THE ENTIRE GABLE END IN MATCHING STONE DUE TO POOR CONDITION

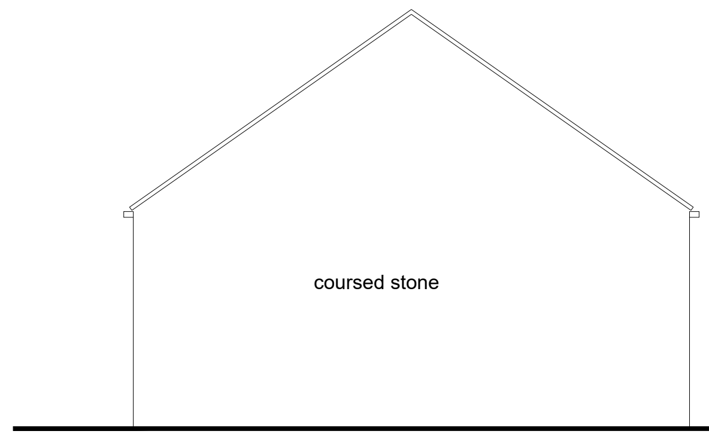


REBUILD THE ENTIRE GABLE END ON BOTH SIDES IN MATCHING STONE DUE TO POOR CONDITION

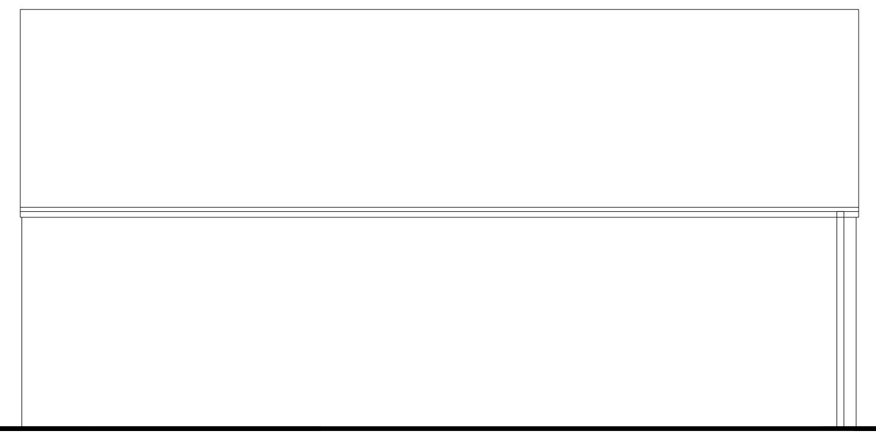
north west (front) elevation

key plan

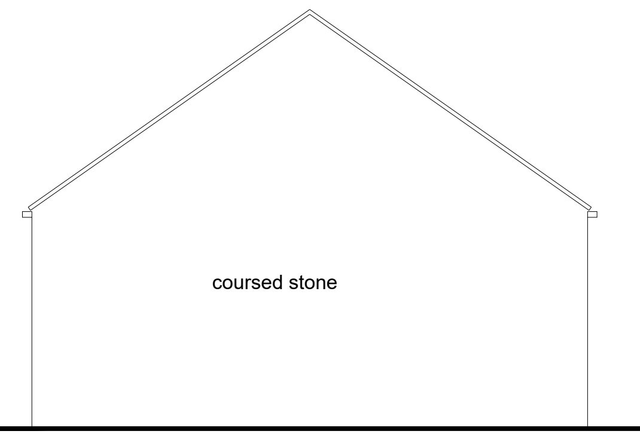

A 628 BARNSLEY ROAD
SHARED ACCESS
GARDEN
install 1.5m high dry stone wall with semi circular topping stones
GARAGE BLOCK
1200mm wide Yorkstone path
DRIVE
install 1.5m high dry stone wall with semi circular topping stones
HOUSE
install velux on inner roof slope
rebuild walls as required due to poor condition
infill extension with flat roof
rebuild walls as required due to poor condition



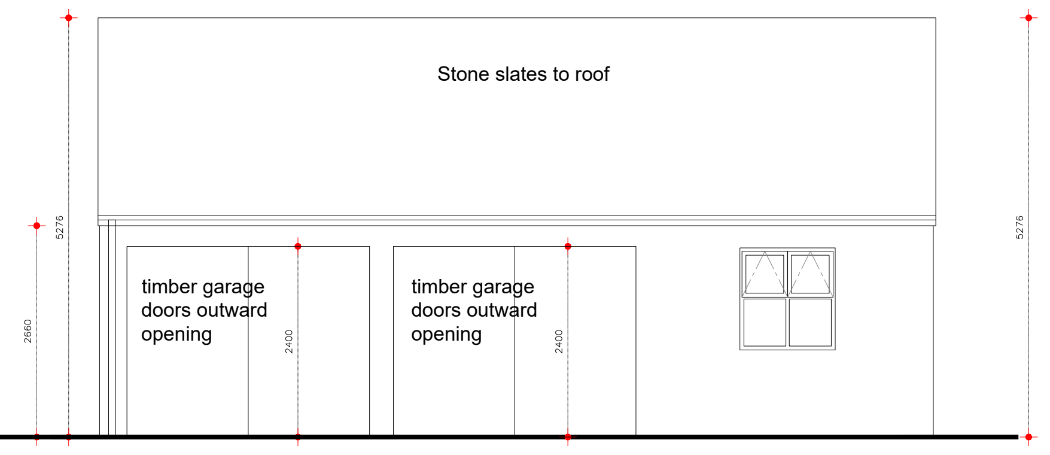
south east (side) elevation



north east (rear) elevation



north west (side) elevation


5276
2660
Stone slates to roof
timber garage doors outward opening
2400
timber garage doors outward opening
2400
5276

southwest (front) elevation

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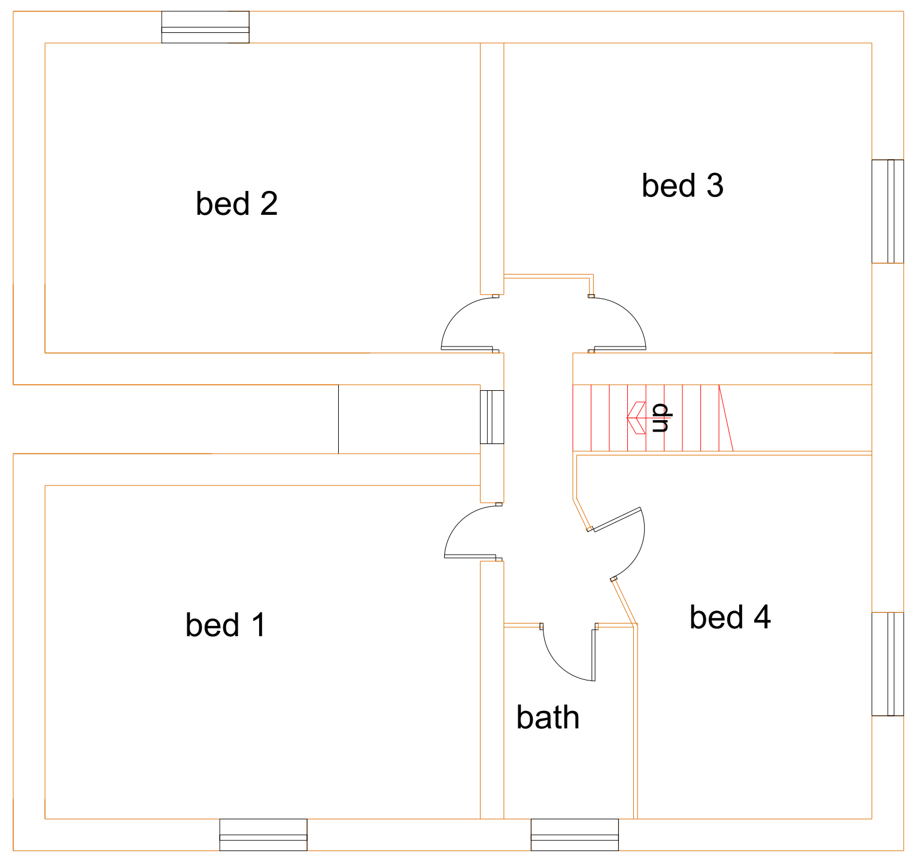
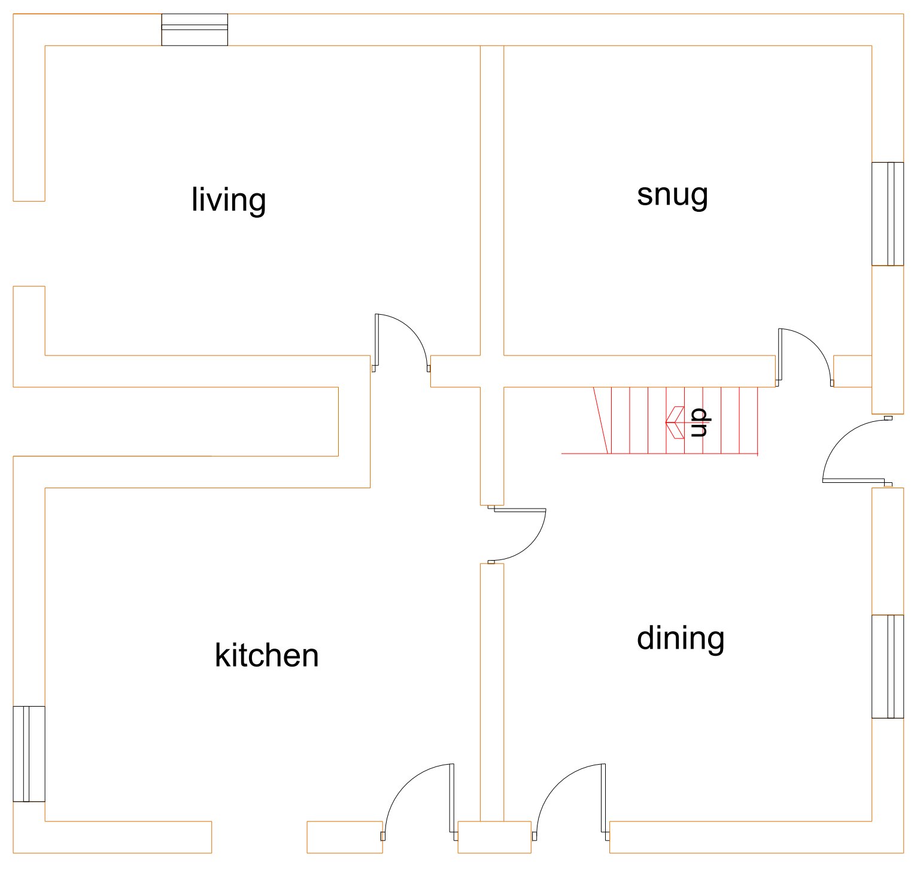
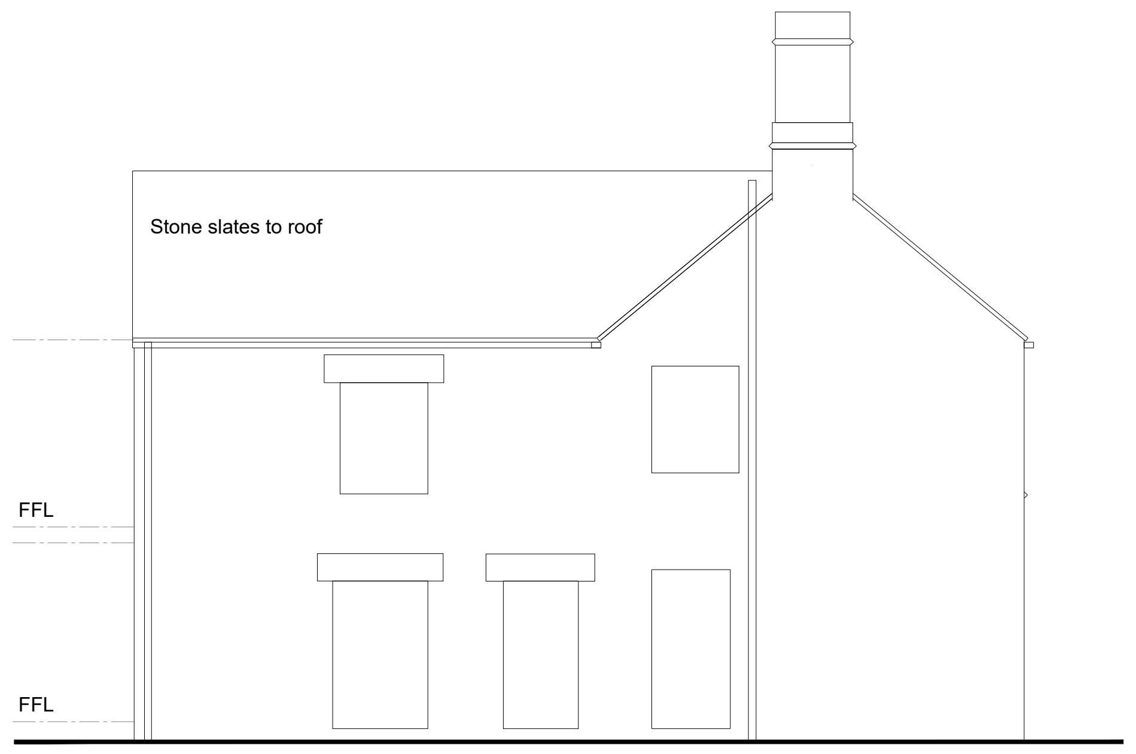
plans as existing



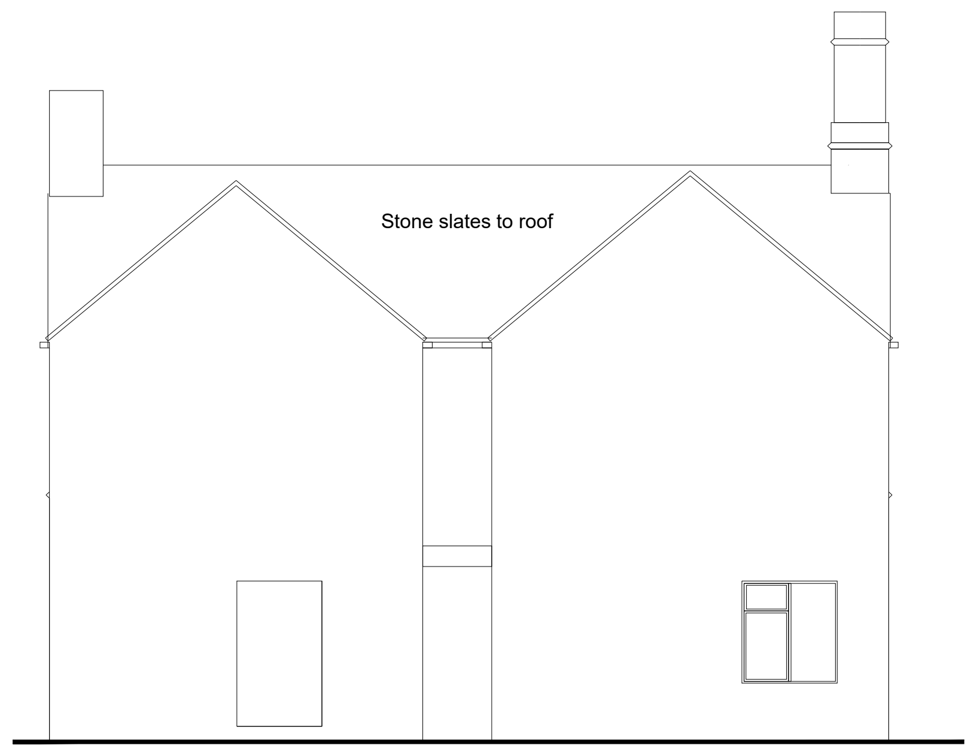
first floor plan



ground floor plan

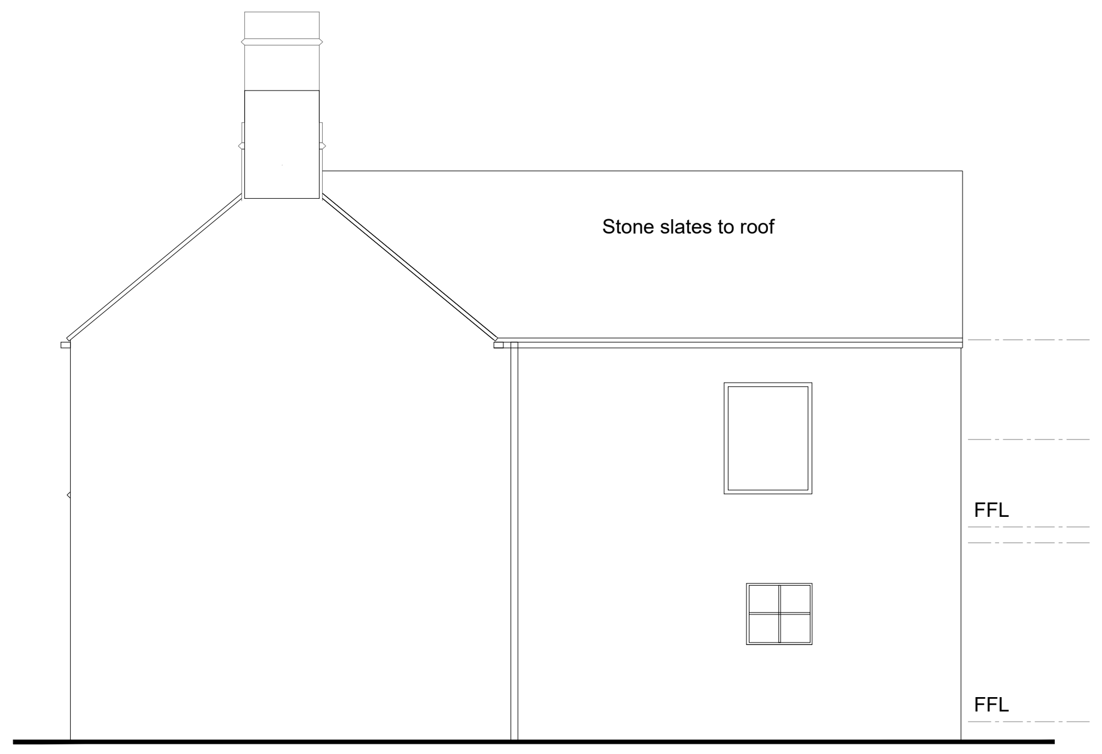


north east (side) elevation



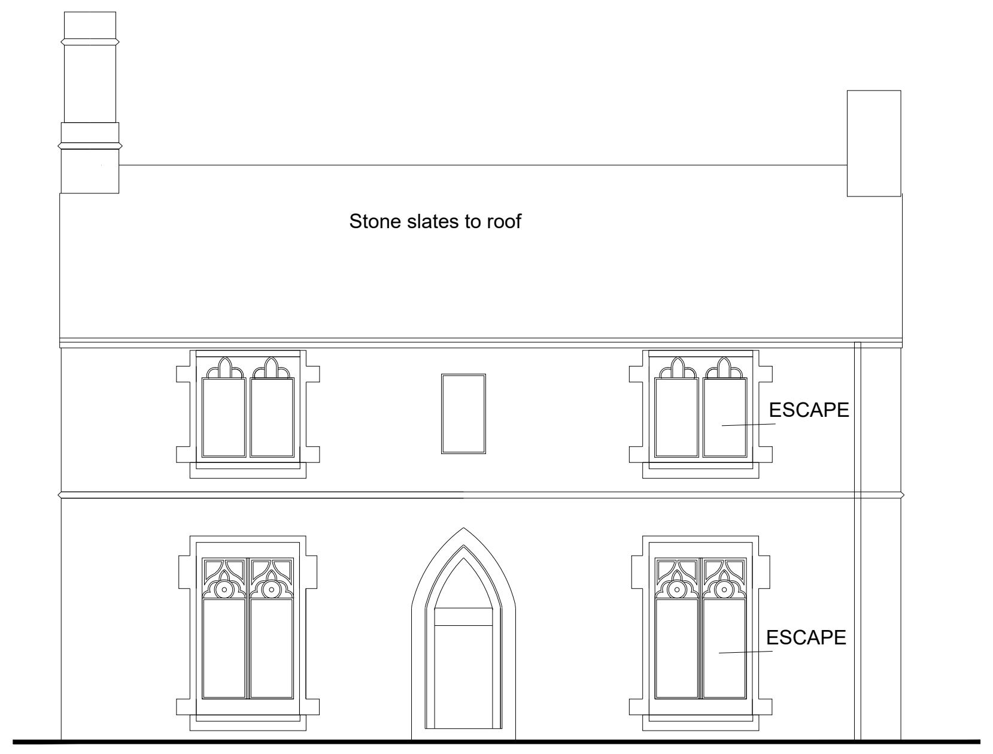
south east (rear) elevation

rebuild walls as required
due to poor condition

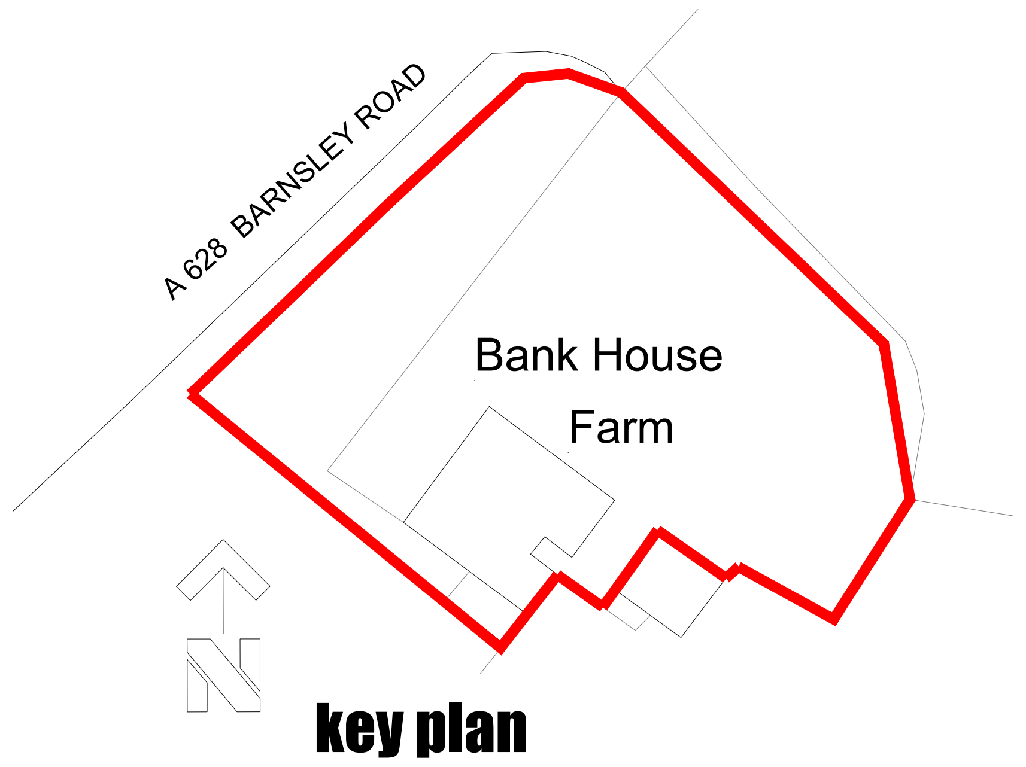


south west (side) elevation

rebuild walls as required
due to poor condition



north west (front) elevation



key plan

REGS MODS 22/00392/BR
1. See attached South Yorkshire Mining Advisory Service (SYMAS) Report relating to the ground conditions for the area of the proposed development.

You are respectfully advised to assess this report and how it impacts on your deposited application.
For additional information you may wish to contact the South Yorkshire Mining Advisory Service on (01226) 772689 or pauljames@barnsley.gov.uk

SYMAS OBSERVATIONS
Where fault/fissure problems are encountered, the foundations should be suitably designed.
Any coal exposed by building work should be blinded off to prevent spontaneous combustion. Foundations should be made on competent bedrock.

2. The garage block appears to be within 3m of a public sewer.

Therefore we have sent a copy of your proposals to Yorkshire Water and are awaiting their response to the statutory consultation.
UPDATE:- YWA has no objections.

3. Submit a copy of the structural engineers calculations / details. (can be conditionally approved)
REQUEST CONDITIONAL APPROVAL

4. An heat detector should be installed in the kitchen in place of the smoke alarm. INDICATED

5. Confirm, the new windows will achieve a maximum u-value of 1.6W/m2K.THEY WILL ACHIEVE THIS STANDARD

6. Confirm escape window sizes.

The window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide.

The bottom of the openable area should be no more than 1100mm above the floor.

7. The escape window in bedroom 4 is not shown on the elevation drawing. NOW INDICATED

J MURRAY
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
installation of velux windows
two storey rear extension, garage
new boundary wall and gate
Bank House Farm, Barnsley Road
Silkstone S75 4FZ
CLIENT Mr C Carr

listed building consent

DATE 15/6/2022 SCALE 1:50@A1

DRAWING No.
c/21/P3

REVISION a b c d e