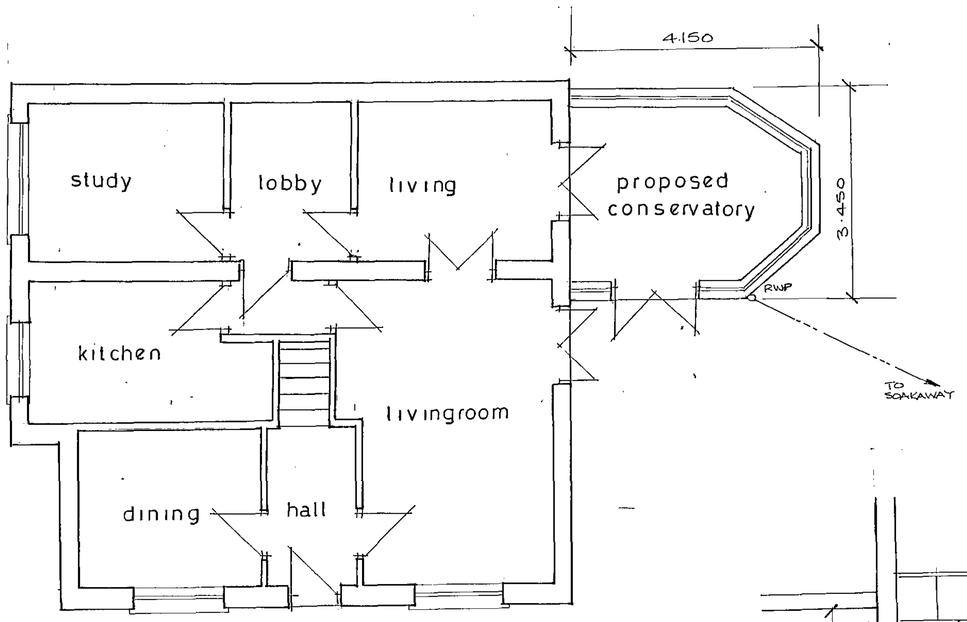


GROUND FLOOR PLAN

CONSERVATORY

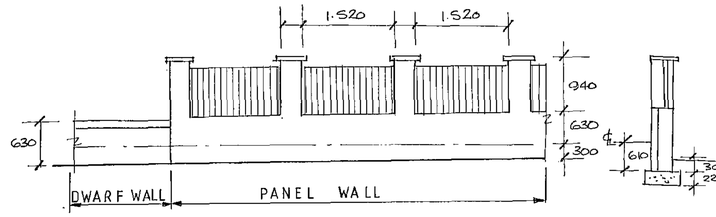
ROOF: Translucent triple skinned PVCu sheeting 60mm thick fixed in accordance with manufacturers instructions using proprietary fixing system; panels fixed to preformed roof frame in white extrusion reinforced with galvanised steel inserts; proprietary flashings to be in form of upstands screwed at 450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

WINDOWS: Windows to be 16mm double glazed PVCu units fitted with low E coating glass 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: 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 10mm plaster finish; full cavity wall insulation to be Rockwool mineral fibre; cavity walls to have flexible stainless steel wall ties 750 horizontally and 450 vertically; cavities closed at reveals and cills; 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; 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; walls taken below level of private foul drain and pipework to be protected by fixing precast concrete lintels over pipe

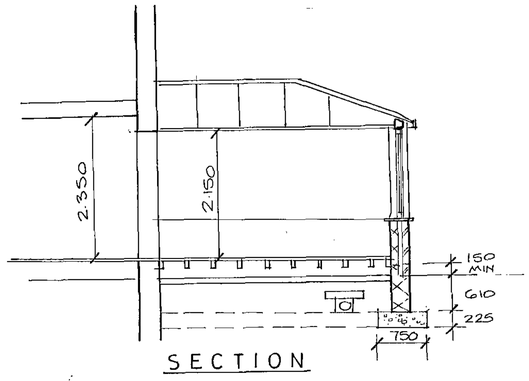
GROUND FLOOR: 25 ptg boarding on 122 x 63 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks 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; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

DRAINAGE: 100 gutters and 50 downpipe to new SW gully; new SW gully to 1 cu.m soakaway situated min 5 metres from any structure; drain connection made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; 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



PROPOSED WALL ELEVATION

SECTION



SECTION

BOUNDARY WALLS

New boundary wall/panel fence to match existing to be demolished (see site plan)

Panel wall/boundary fence 1850 high x 225 wall in facing bricks both sides in bricks to match existing house, facing bricks used as soldiers to top of wall; wall built off 225 thick concrete foundation min 300 deep with 150 projection beyond edges of wall including piers; 340 x 340 brick piers to support timber "hit and miss" fencing panels as shown on detail; brick wall fully bonded to existing piers to boundary walls at rear of house

Dwarf boundary wall 630 high x 225 wide faced both sides with facing bricks to match house, facing bricks as soldiers to top of wall; wall built off 150 thick concrete foundation min 300 deep with 150 projection beyond edges of wall including piers

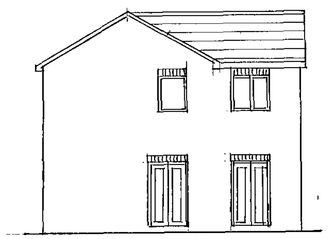
Any damage to footway to be reinstated to satisfaction of Local Highway Authority



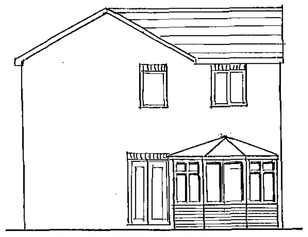
EXISTING (to OAKWORTH CLO)



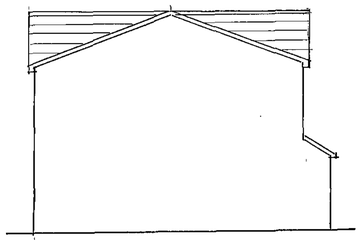
PROPOSED (to OAKWORTH CLOSE)



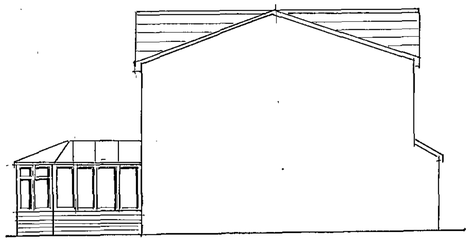
EXISTING SIDE



PROPOSED SIDE

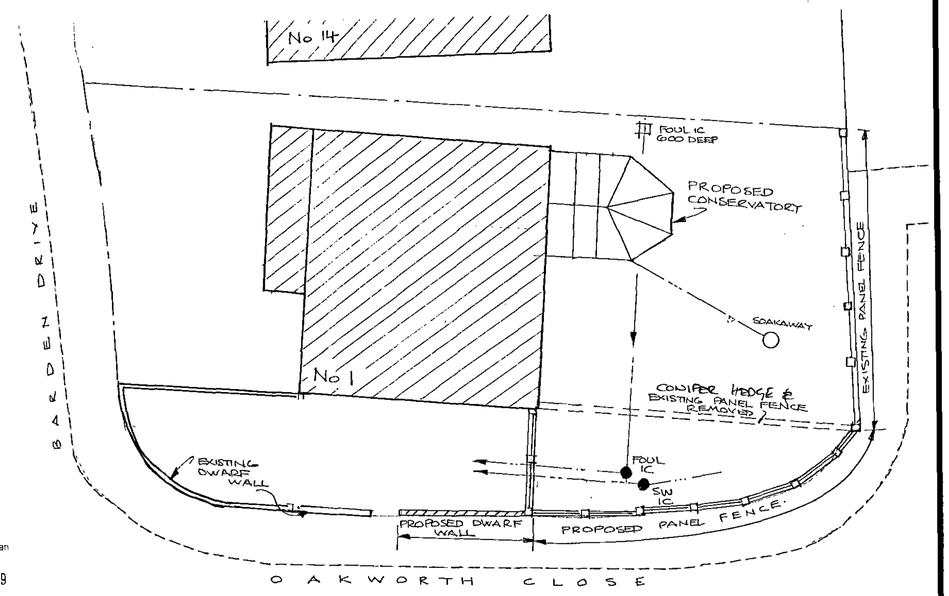


EXISTING REAR



PROPOSED REAR

SCALES 1/50th and 1/100th



SITE PLAN 1/100

Barnsley Metropolitan Borough Council
27 OCT 2009
Corporate Mail Room

PROPOSED REPLACEMENT BOUNDARY WALL and CONSERVATORY at No. 1 OAKWORTH CLOSE, REDBROOK CLOSE, BARNSLEY