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Drawing No. 48BL/10/03

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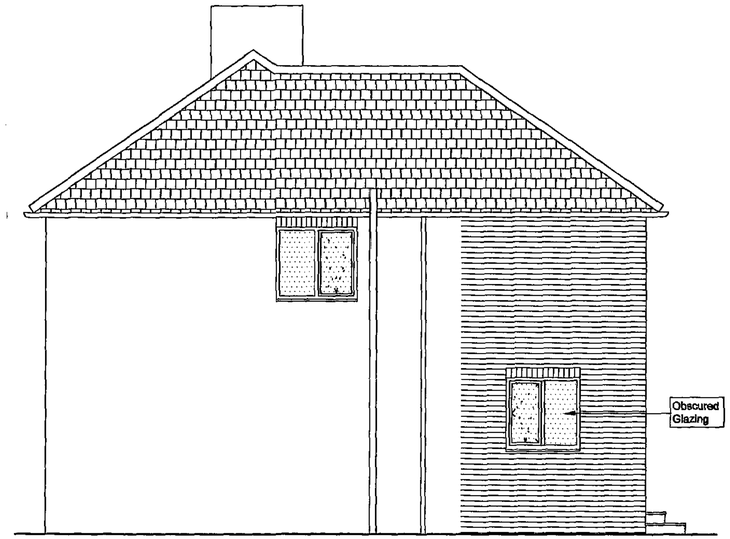
Address	48 Barnburgh Lane Goldthorpe Rotherham
Project	Proposed Elevations
Scale	1 : 50 Date June 2010

Revised Door/Window Width to Maximum 4m

Revised 17/08/2010 Obscured Glazing to lounge side window

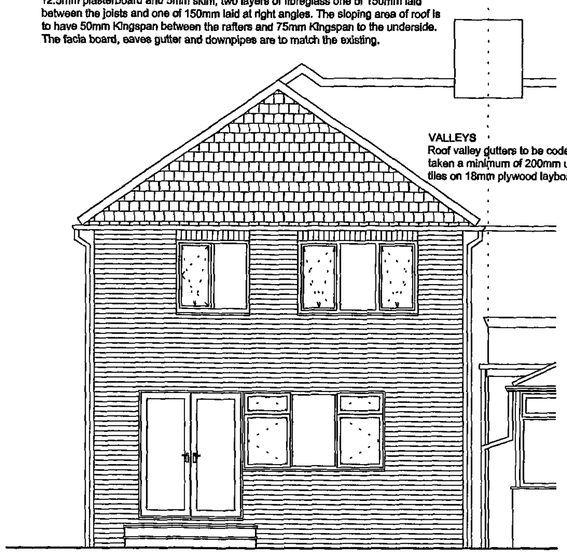
Willowbrook Design Services
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ROOF
The roof to be at the same pitch as the existing with Etemite slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable sarking felt on 47mm x 100mm C16 rafters at 400mm centres with 75mm x 200mm C16 purlins at mid-span, 225mm x 38mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 47mm x 120mm C16 at 400mm centres with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip sides, 50mm x 100mm dragon ties to hip corners.
Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. Ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles. The sloping area of roof is to have 50mm Kingspan between the rafters and 75mm Kingspan to the underside.
The facia board, eaves gutter and downpipes are to match the existing.



Proposed Side Elevation A

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts secured to the internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuous with existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.

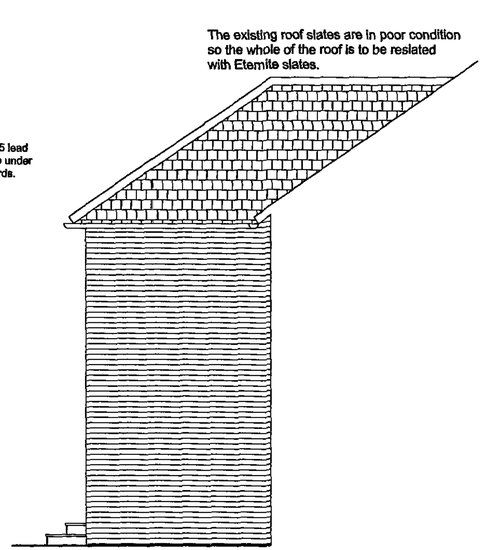


VALLEYS
Roof valley gutters to be code 5 lead taken a minimum of 200mm up under tiles on 18mm plywood layboards.

Proposed Rear Elevation

WINDOWS & VENTILATION
The windows and doors are to be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206.
Mechanical ventilation provided to kitchen and bathroom of 60L/sec & 15L/sec respectively and ducted to the external air.
All first floor windows to habitable rooms to be provided with escape windows a minimum area 0.33m2 with a minimum clear opening height and width of 450mm (ie. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.

The existing roof slates are in poor condition so the whole of the roof is to be reslated with Etemite slates.



Proposed Side Elevation B

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.