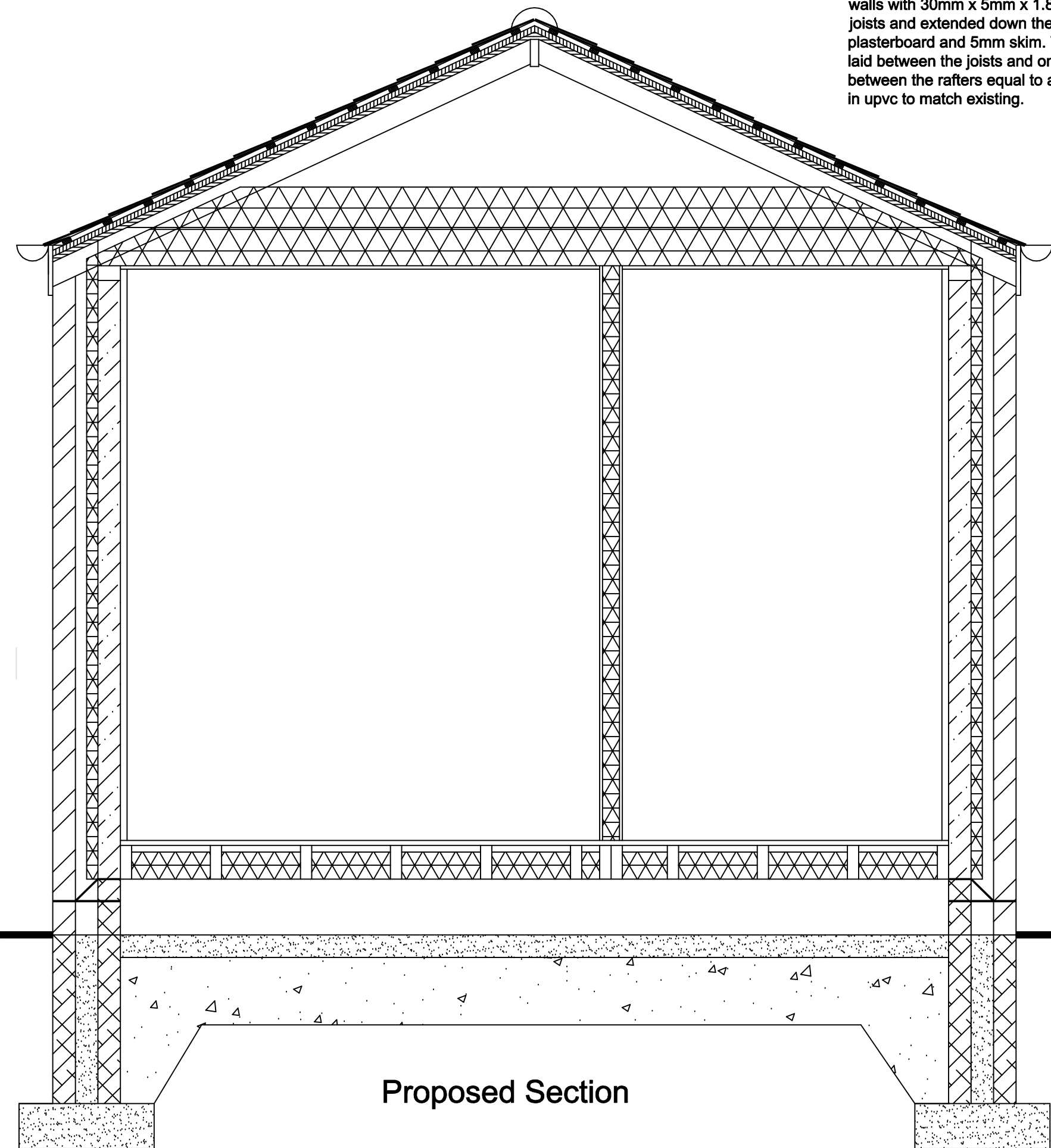




ROOF

The roof to be minimum 25 degree pitch with blue slate to match existing with 47mm x 100mm C16 rafters at 400mm centres with 18mm plywood fixed to the upper surface and three layer bitchuman bedded felt and 25mm x 38mm slate laths fixed down the slope of the roof through the plywood to the rafters then slate laths fixed accross the roof to receive the slates. The ceiling joists to be 47mm x 170mm C16 at 400mm centres. The ceiling joists and rafter feet to be fixed to wallplate to the inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The rafters and ceiling joists tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists and extended down the cavity 450mm at 1.5m centres. The ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim. The roof void is to be insulated with two layers of fibreglass one of 2000mm laid between the joists and one of 150mm laid at right angles. The facia board is to be Upvc with ventilation between the rafters equal to a 25mm Glidevale continuous soffit vent. The eaves gutter and downpipe to be in upvc to match existing.

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 and 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 continuouswith 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.

WINDOWS & VENTILATION

The windows and doors are to have a U value of 1.6 and 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 door must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to wet room of 30L/sec ducted to the external air.

DRAINAGE

The foul drains to be 100mm soil vent pipe fixed under new and existing floors to minimum fall of 1 : 40 with the waste pipes are to be 40mm to floor and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a soakaway if the ground conditions are suitable.

INTERNAL STUD WALL

The new internal walls are to be 100mm stud partitions overall width finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2.

GROUND FLOOR

The new floor is to be at the same level as the existing with 22mm t&g waterproof boarding on 50mm x 150mm C16 timber joists at 400mm centres. The floor is to be insulated with two layers of 60mm Kingspan Kolltherm K3 suspended between the joists. The under floor ventilation is to be provided with air bricks giving a free air space equal to 1500mm2 per metre run of wall. The air bricks are to have cavity liners and a tray dpc. The air space between the top of the oversite concrete and the underside of the joists is to be a minimum 150mm. The oversite concrete to be 100mm thick on 150mm layers of well consolidated hardcore.

The Radon barrier (if required) to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the oversite concrete and taken through whole of new ground floor walls linked with cavity wall dpes, all joints and pipe penetrations in the barrier are to be taped using self adhesive butyl tape.

FOUNDATIONS

The foundations 200mm x 600mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain to satisfaction of the Building Surveyor. Depth to be minimum 900mm to underside and below level of any root system. Masonry below ground level to be concrete commons or 7n/mm2 concrete blocks with the cavity filled to ground level with concrete. Where drains pass through walls, reinforced concrete lintels are to be placed over the drain with a 50mm gap above the top of the drain.

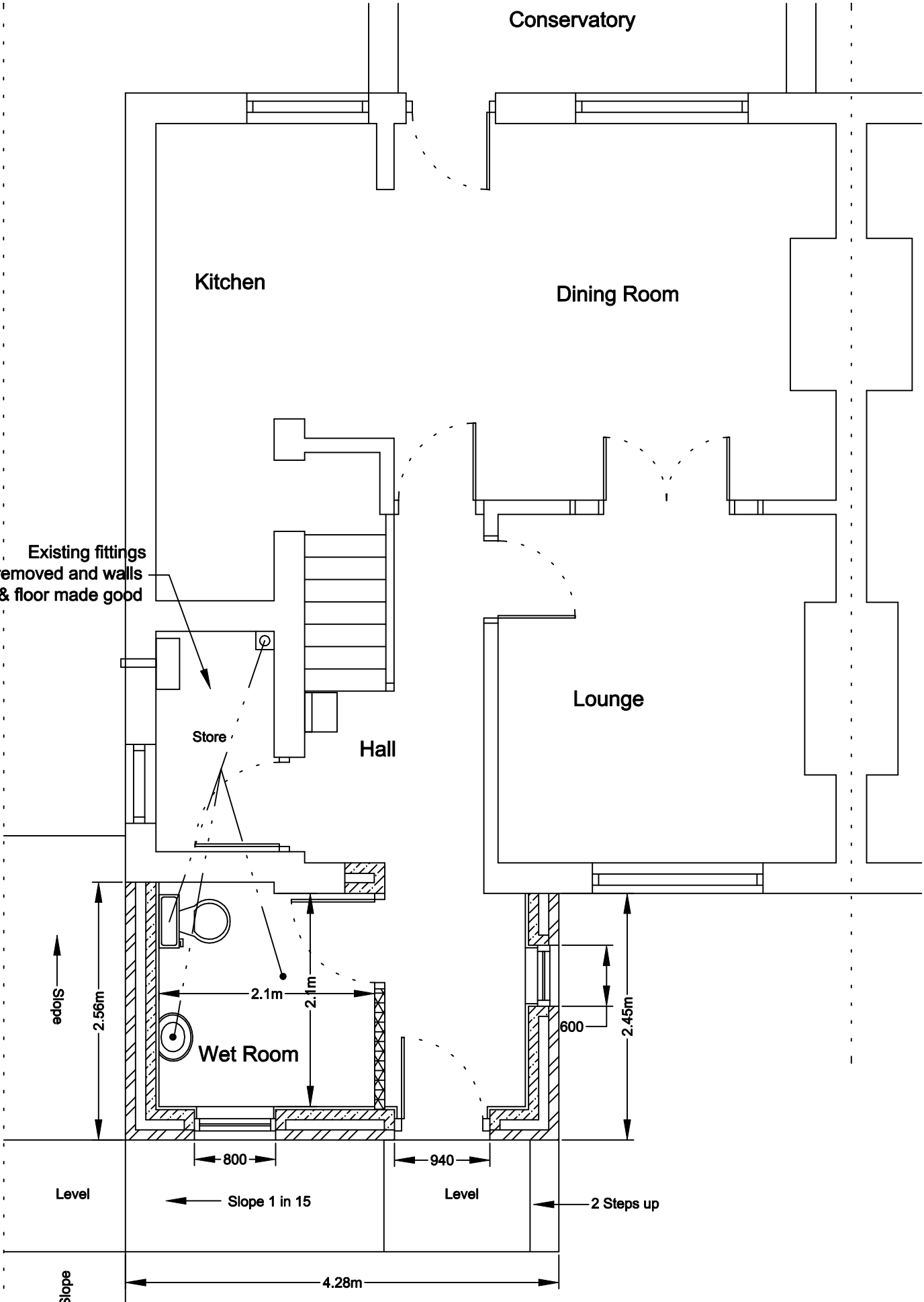
GENERAL

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.



Proposed Ground Floor Plan

DISABLED ACCESS

To be a ramped approach to main entrance a minimum 900mm wide with a gradient not steeper than 1 in 15 with 1.2m unobstructed landings at top and bottom and with 100mm raised curb to edge of ramp and top landing.

Handrail to be fixed to the wall of the building 900mm above the line of the ramp and extend 300mm beyond the top and bottom.

The entrance door is to have a minimum clear opening of 800mm i.e. 850mm door leaf. The fitting of the wet room are to be has specified by social services.

Drawing No. 42FAR/12/02

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Address	42 First Avenue Roystone Barnsley S71 4DA
Project	Proposed Ground Floor Plan
Scale	1 : 50
Date	May 2012

Willowbrook Design Services

Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043

ELECTRICAL

The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

Heating & Hot Water

The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe engineer and certified on completion.

All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the currant standards.