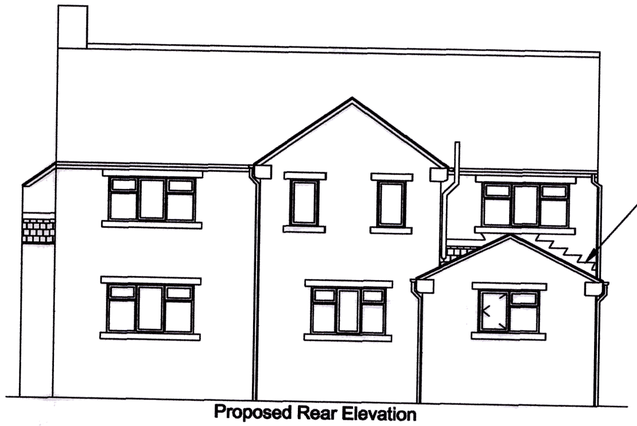
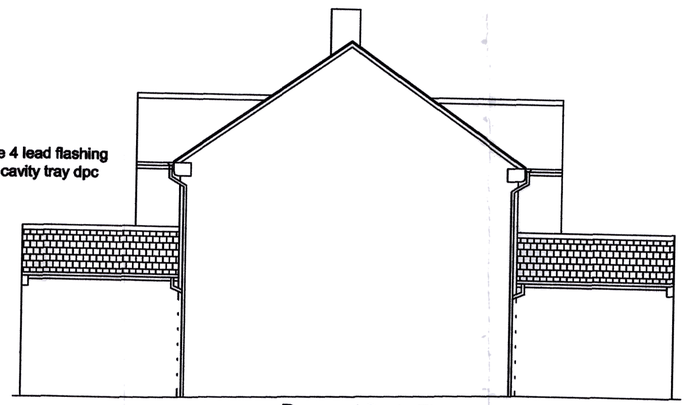


Proposed Rear Elevation



Proposed South Elevation

EXTERNAL WALLS

To be cavity wall construction with external leaf of stone to match existing a minimum 140mm on bed with 100mm cavity and 50mm Kingspan Kooltherm K8 insulation wall batts fixed 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 15mm two coat gypsum plaster or 12.5mm plasterboard on dabs. The blockwork and stonework are to be course bonded with the existing and 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.

WINDOWS & VENTILATION

The windows and doors are to be hardwood to match the existing, 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 utility room of 60L/sec & 30L/sec ducted to the external air.

ROOF

The roof to be minimum 17.5 degree pitch with Marley modern tiles with 100mm headlap and the colour to match the existing roof tiles on 38mm x 20mm tanalised battens on type 1F untearable sarking felt to BS 747 on 50mm x 150mm C16 rafters and 170mm x 50mm ceiling joists at 400mm centres with seated on wallplate to inner leaf and 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, 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, 25mm x 200mm s.w. facia board, 6mm plywood soffit, 25mm Glidevale continuous soffit vent and 25mm abutment vent system at upper refter level eaves gutter 115mm and downpipe 65mm in upvc to match existing.

LINTELS

The lintels to be Catnic or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

CHIMNEY

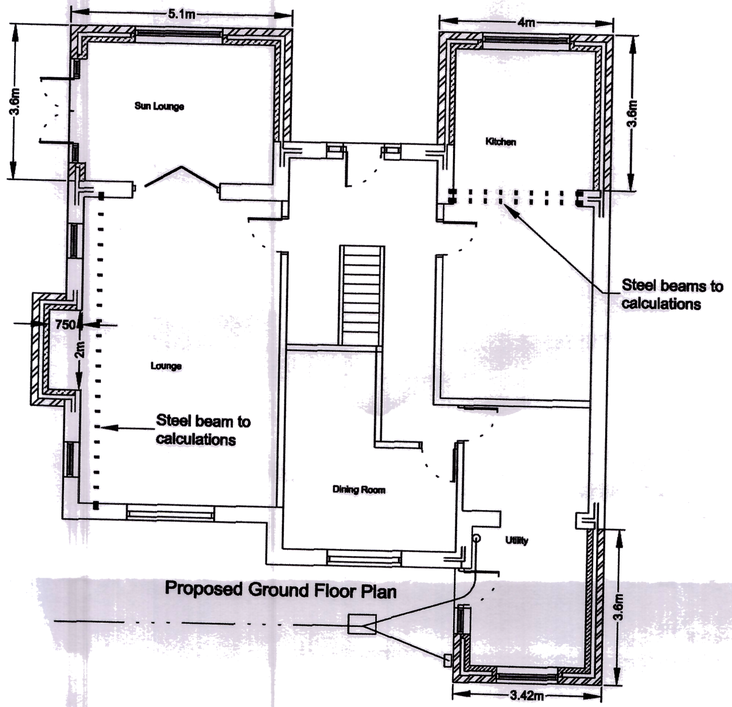
The new chimney to be constructed with cavity wall construction as before described, with 200mm clay flue liners with rebated sockets uppermost. The jointing to comply with BS EN 1457:1999. The chimney to be reconnected to the existing chimney stack above the first floor fireplace level and all to comply withthe building regulations Approved Document J. The top and the reduced sloping areas of the stack are to have tiles to match the roof.

VALLEYS

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

DRAINAGE

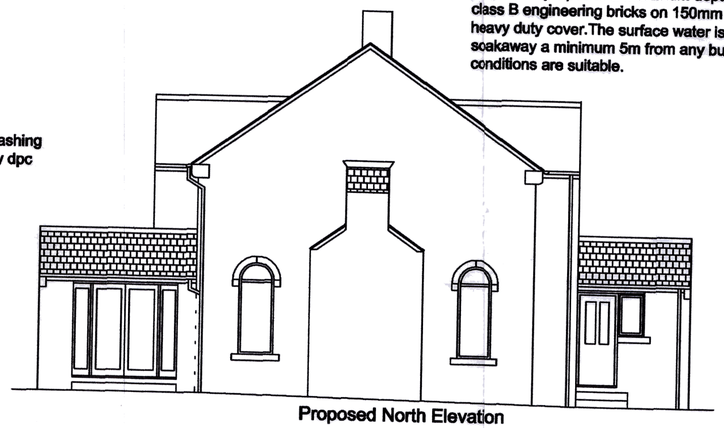
The new drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprieatary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover.The surface water is to be taken to a soakaway a minimum 5m from any building if the ground conditions are suitable.



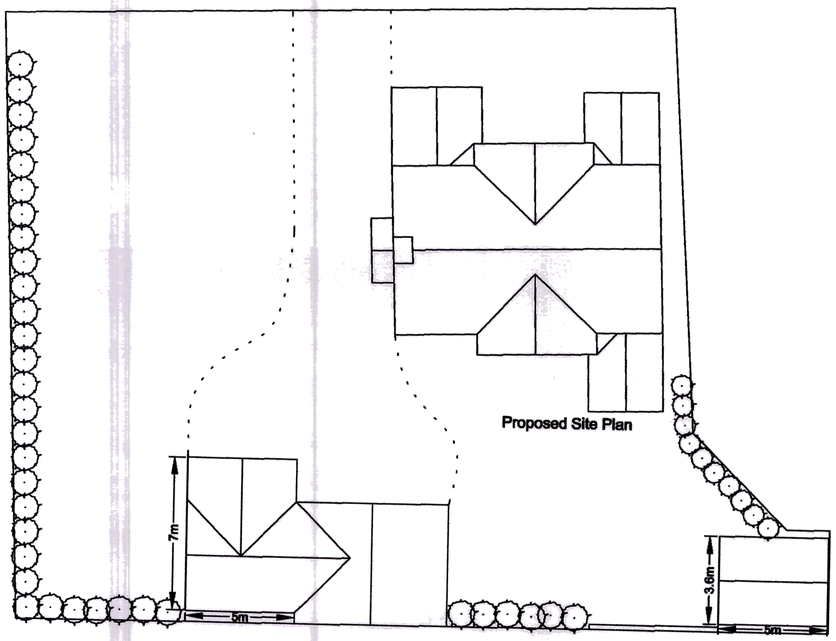
Proposed Ground Floor Plan



Proposed Front Elevation



Proposed North Elevation



Proposed Site Plan

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.

Drawing No. 18BLB/08/04

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Address	18 Back Lane Billingley Barnsley
Project	Proposed Dwelling
Scale	1 : 100 & 1 : 200 Date July 2008

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