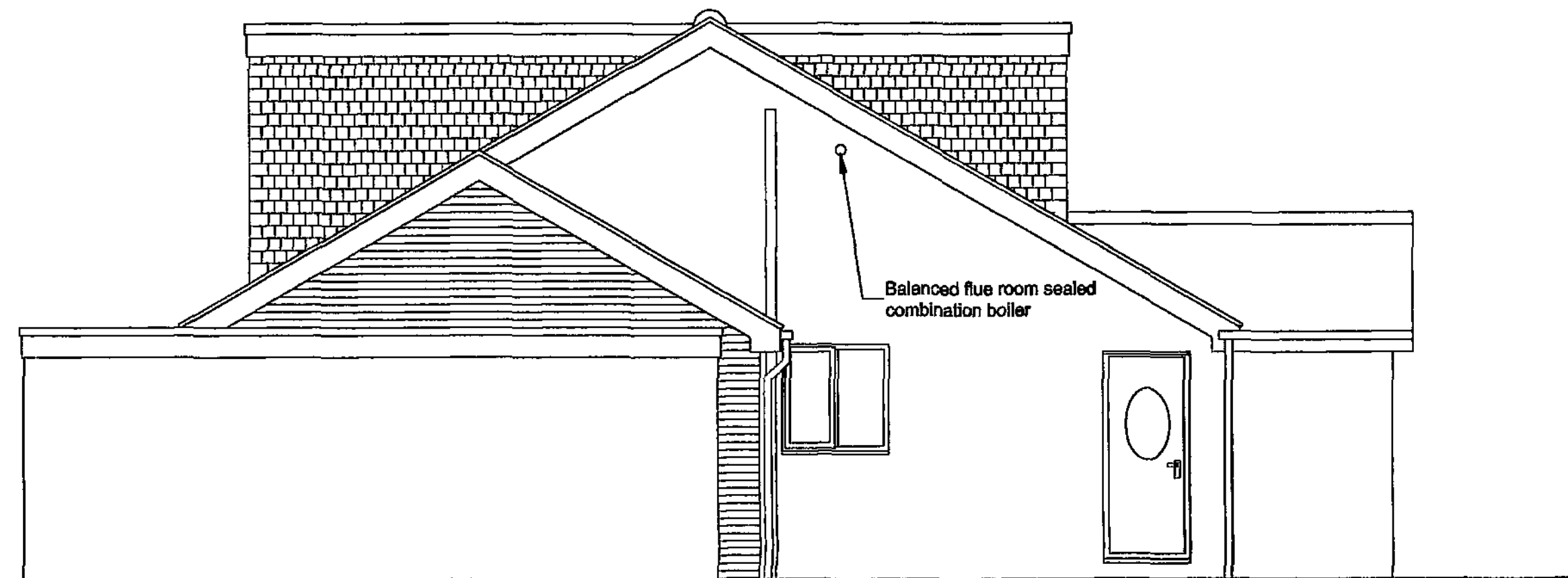


DORMER ROOF

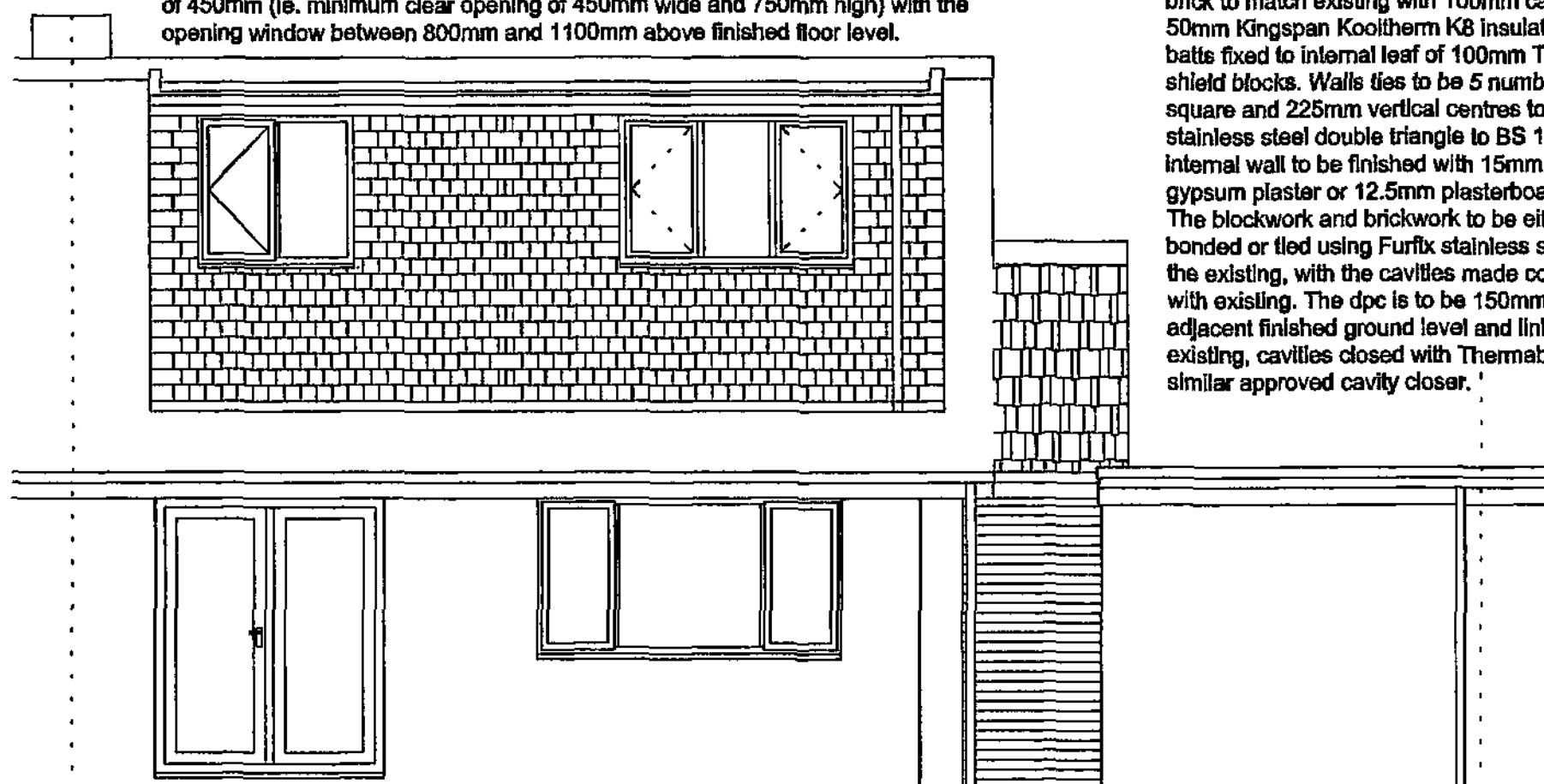
To have 12.5mm white spar chippligs on three layers bitumen bedded felt on 20mm plywood on firing pieces on 47mm x 170mm C16 joists and 63mm x 170mm C16 joists to rear all at 400mm centres with Celotex XR3120 between joists at ceiling level (leaving 50mm ventilated air space over the insulation) and underdrawn with 25mm of Celotex TB3000 and finished with 12.5mm foil backed plasterboard and 5mm skim. The fascia board to be 25mm x 200mm with 25mm continuous air gap covered with flyproof mesh to front and rear elevations to provide cross ventilation.



Proposed Side 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. Mechanical ventilation provided to new shower room of 30L/sec 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.



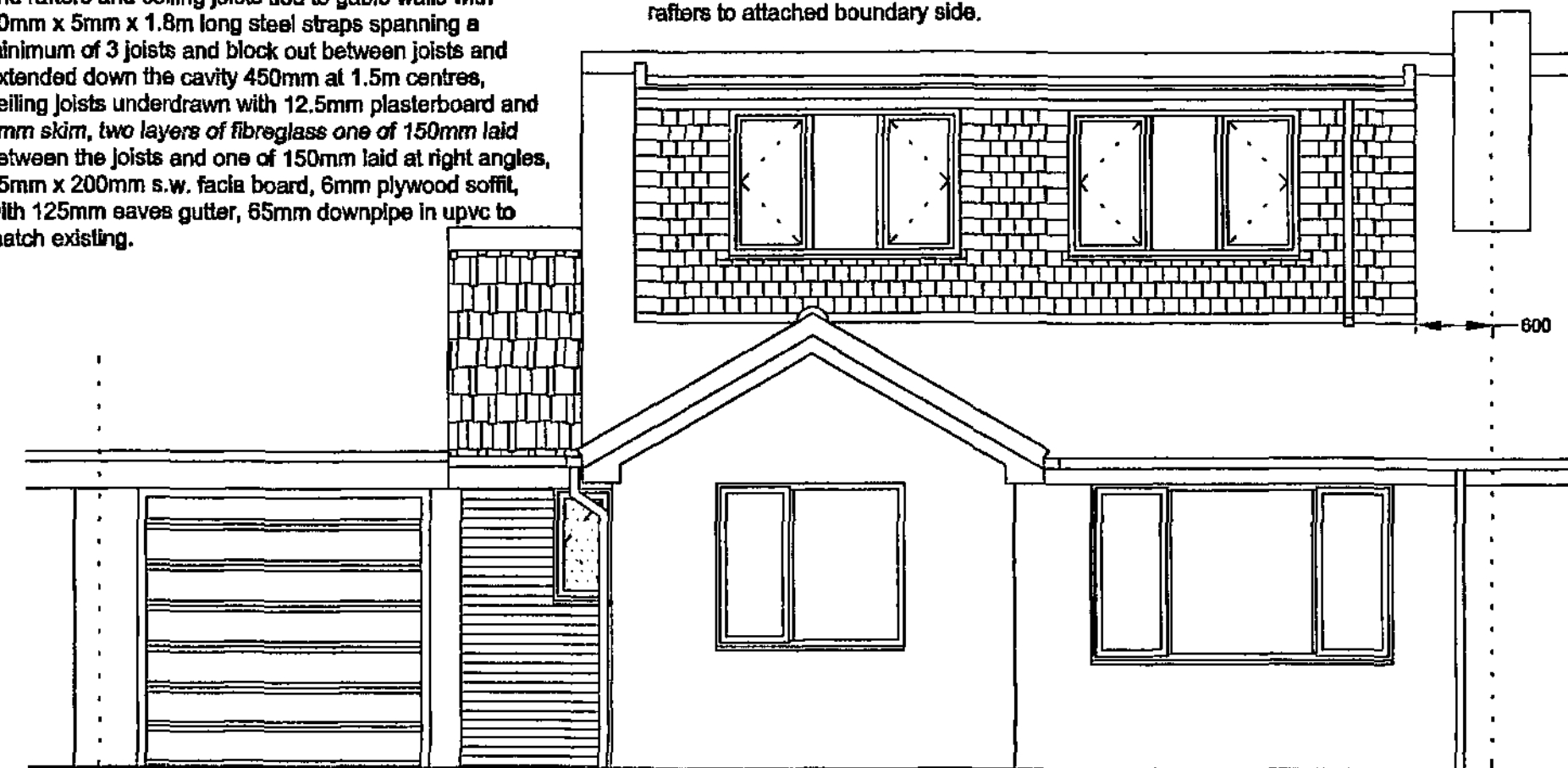
Proposed Rear Elevation

SIDE EXTENSION EXTERNAL WALLS

To be cavity wall construction with external leaf of brick to match existing with 100mm cavity with 50mm Kingspan Kooltherm KB insulation wall batts fixed to 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 brickwork to be either block bonded or tied using Furtix 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.

SIDE EXTENSION ROOF

The roof to be at the same pitch as the existing with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable sarking felt on 50mm x 150mm C16 rafters and ceiling joists at 400mm centres. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and 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. fascia board, 6mm plywood soffit, with 125mm eaves gutter, 65mm downpipe in upvc to match existing.



Proposed Front Elevation

DORMER EXTERNAL WALLS

The dormer side walls to be 100mm stud the outer face to be tile hung (colour to match the existing) on 38mm x 25mm softwood treated battens on breathable felt on 10mm plywood (with an additional 10mm Masterboard to the walls within 1m of the boundary). The walls are to be insulated with Celotex GA3090 between the studs and finished on the inside with Celotex TB3012 and 12.5mm foilbacked plasterboard and 5mm skim. The walls are to be built off the inner leaf of the gable wall, steel beams to front and rear and double rafters to attached boundary side.

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 proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water and foul are to be taken to the existing separate systems of drainage.

LINTELS

The lintels to be Galnic CG90/100 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.

ALARM DETECTION SYSTEM

Provide interconnecting smoke alarms with battery backup to comply with BS 5446:Part 1 to ground and first floor. Smoke alarms to be permanently wired into a fused circuit.

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.

FLASHINGS

Lead flashing with code 5 lead at the abutment with the new roof and the existing wall with cavity tray dpc to wall.

Heating & Hot Water

The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe Registered 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 current standards.

GENERAL

These Plans are to be used for Planning and Building Regulations purposes only. The client shall serve all notices on the adjoining owners and obtain all written consents as required by the Party Wall etc Act 1998. 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 manner 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.

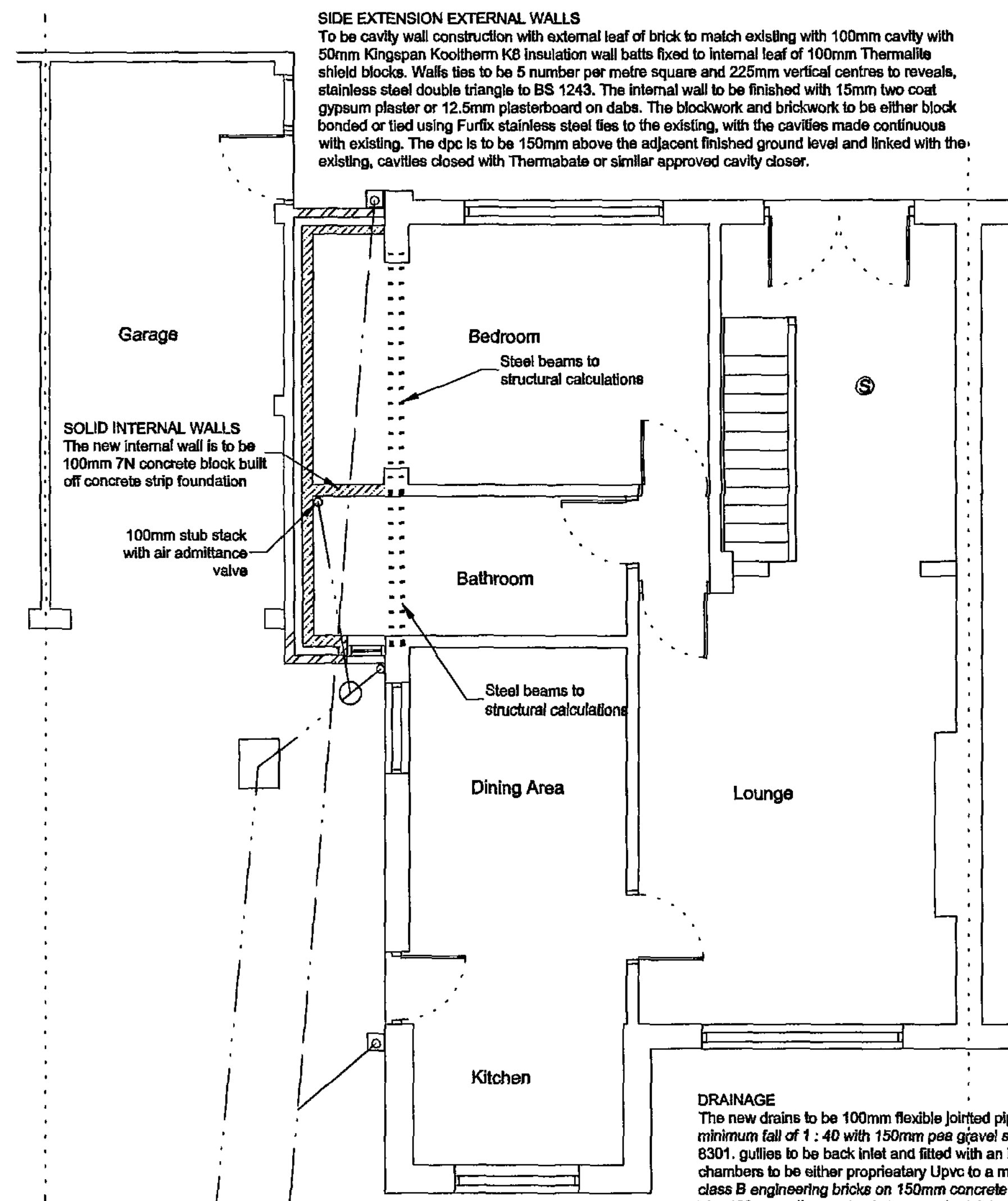
Drawing No. 26LCD/09/03

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Darfield
Barnsley S73 9PX
Project Proposed Elevations
Scale 1 : 50 Date Oct 2009

Willowbrook Design Services

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



Proposed Ground Floor Plan

DRAINAGE

The new drains to be 100mm flexible jointed pipes (Hepslave 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 proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water and foul are to be taken to the existing separate systems of drainage.

ALARM DETECTION SYSTEM

Provide interconnecting smoke alarms with battery backup to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit.

DORMER FLOOR

The area of the extended floor 22mm 2/3 flooring grade t&g chipboard or t&g floorboarding on 75mm x 150mm C16 joists at 400mm centres laid over the existing ceiling joists with the existing ceiling joists secured to the floor joists and to have herring bone strutting at mid-span. The floor to have 100mm of mineral fibre quilt minimum 10kg/m2 laid between joists. The area of the existing floor is to have new boarding with insulation between the joists.

SLOPING AREA OF ROOF

The sloping areas of the roof are to have new rafters with the existing tiles reused on 35mm x 25mm battens over breathable felt. The rafters to the front slope at the side of the dormer are to be 47mm x 150mm C16 and C24 to the rear at 400mm centres and doubled up under the dormer side cheeks. The sloping areas are to be insulated with Celotex GA3100 between the joists and 40mm of Celotex TB3000 under the joists and finished with 12.5mm plasterboard and skim. The sloping areas to the front of the dormers are to be retilled using the existing tiles on battens and breathable felt.

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.

INTERNAL WALLS

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

Heating & Hot Water

The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe Registered 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 current standards.

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.

Mechanical ventilation provided to new shower room of 30L/sec 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.

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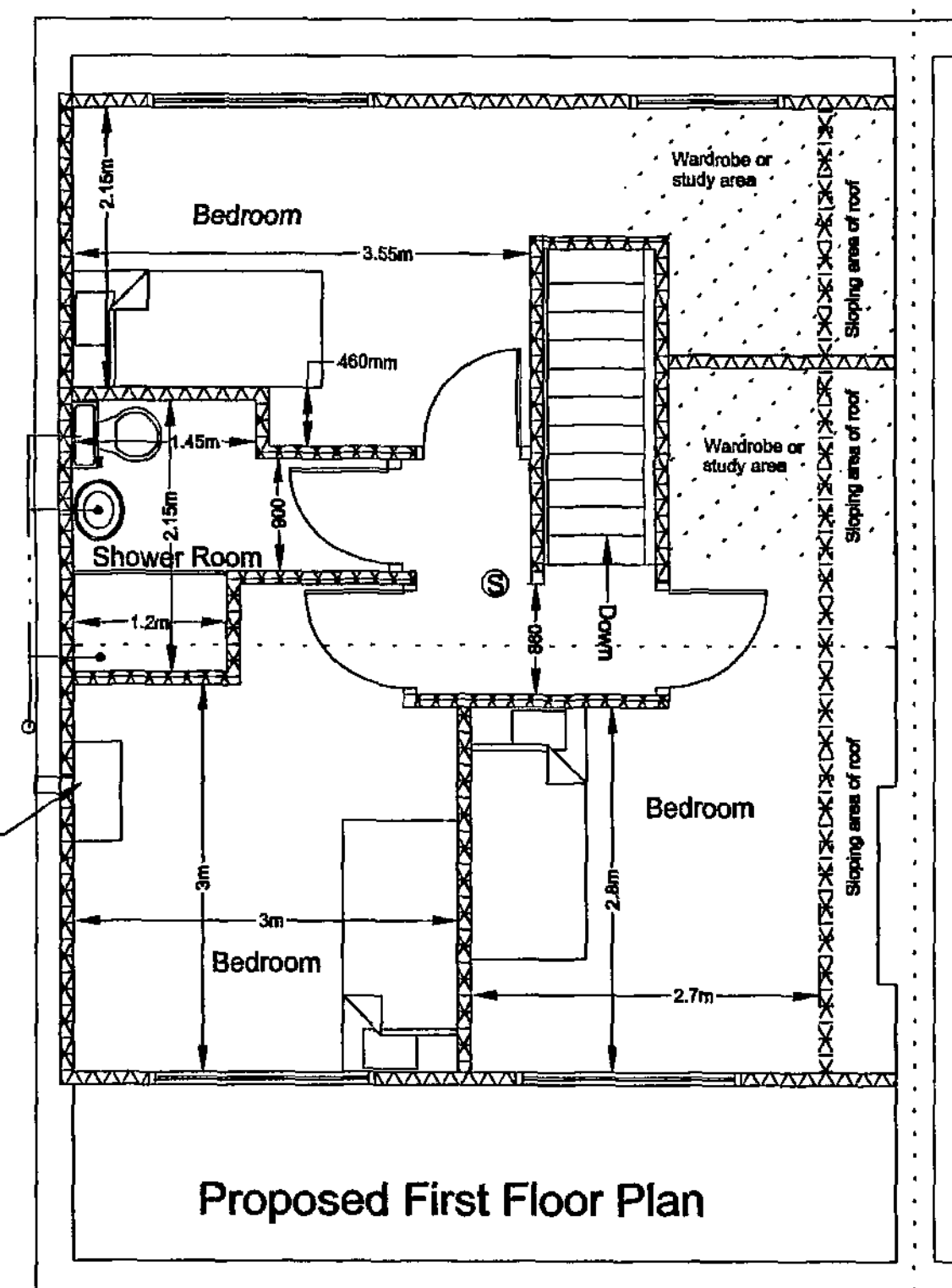
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DORMER EXTERNAL WALLS

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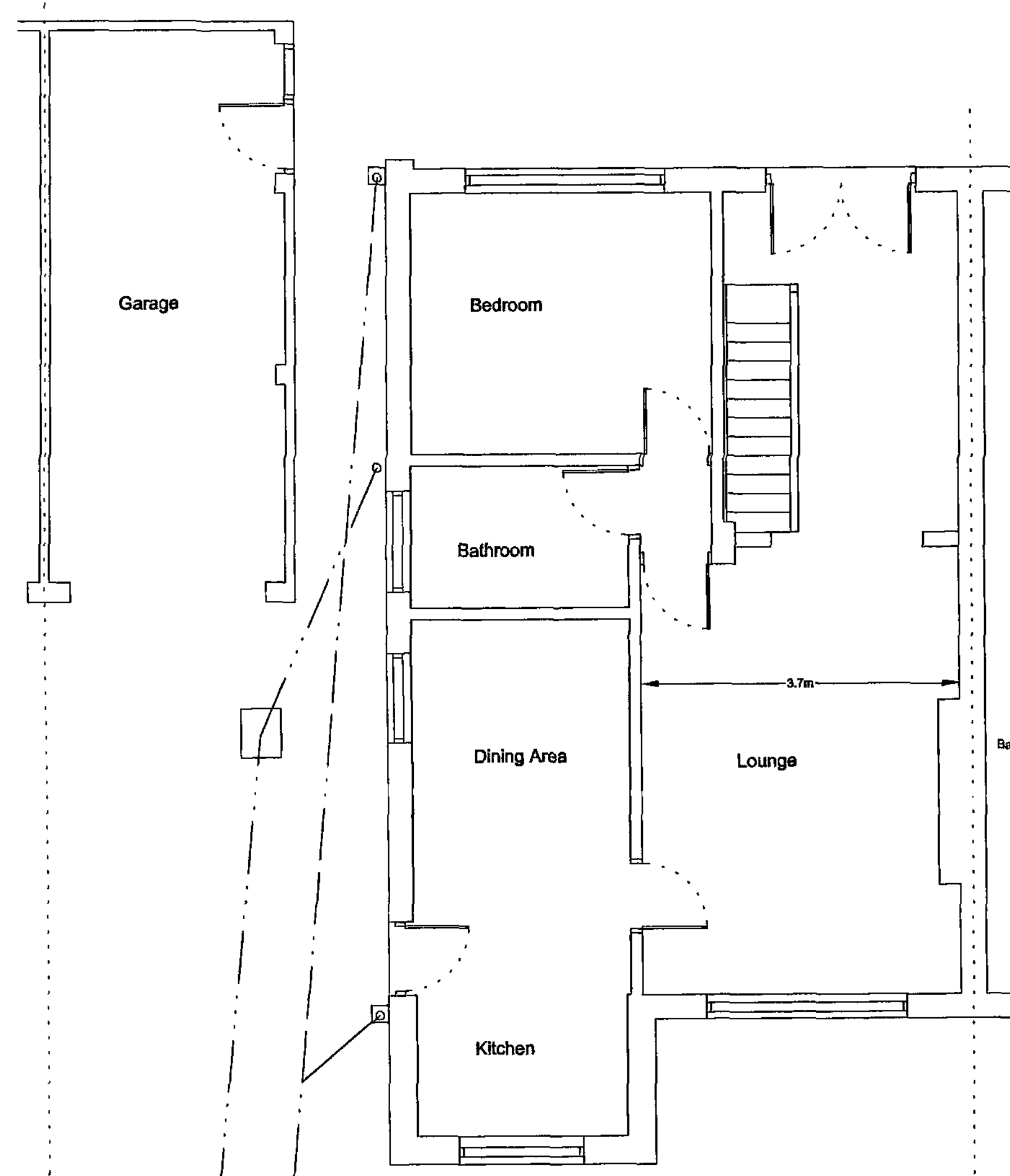


Drawing No. 26LCD/09/02

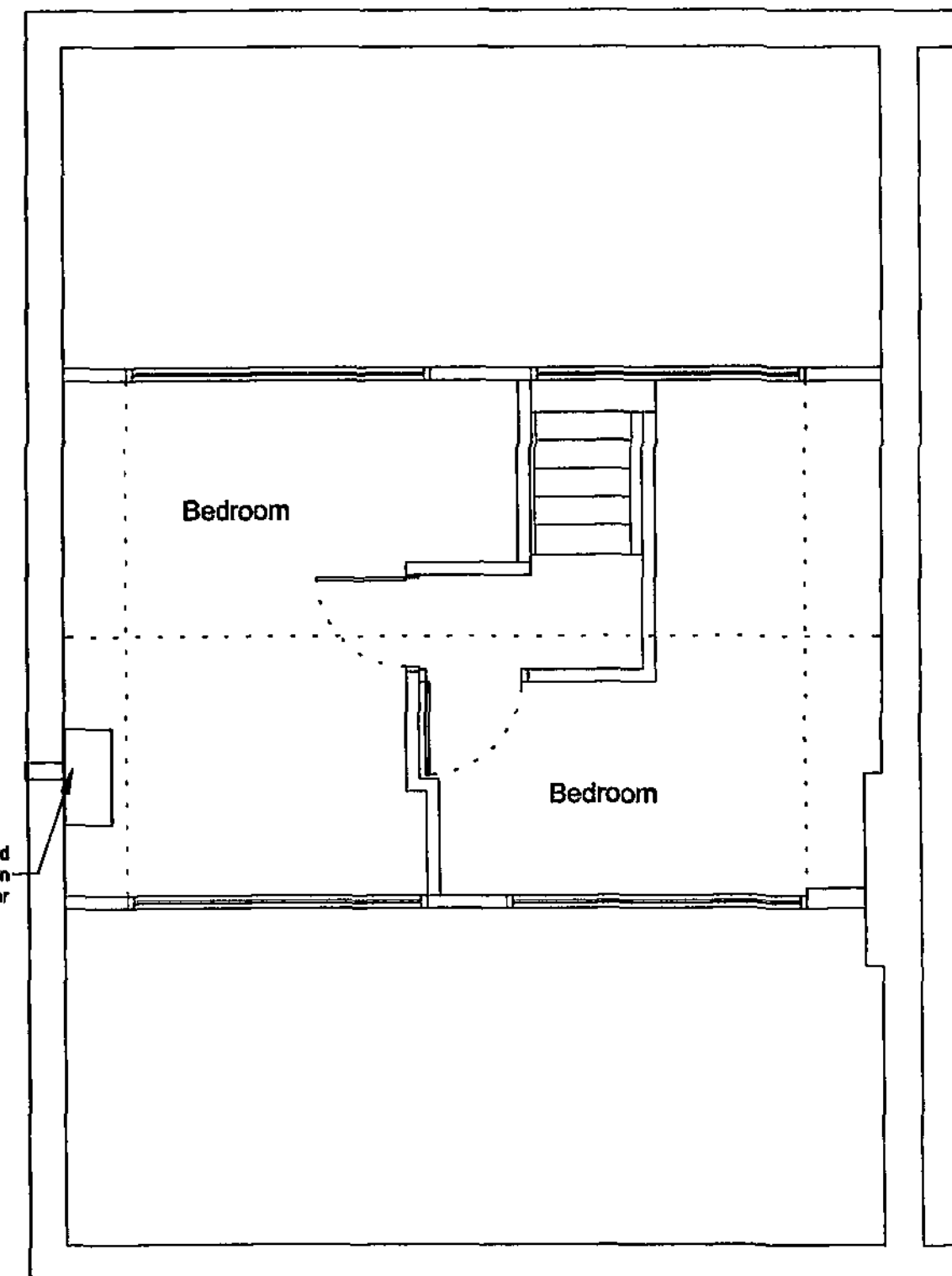
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Project Proposed Floor Plans
Scale 1 : 50 Date Oct 2009

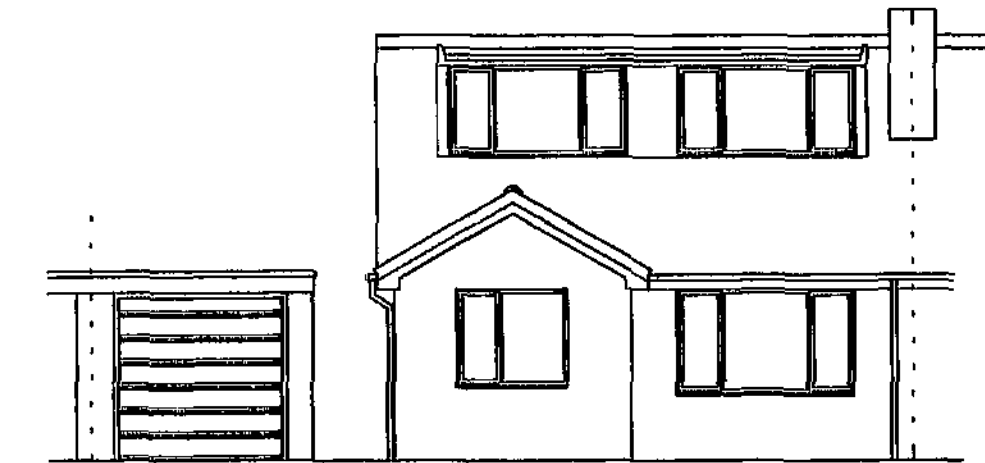
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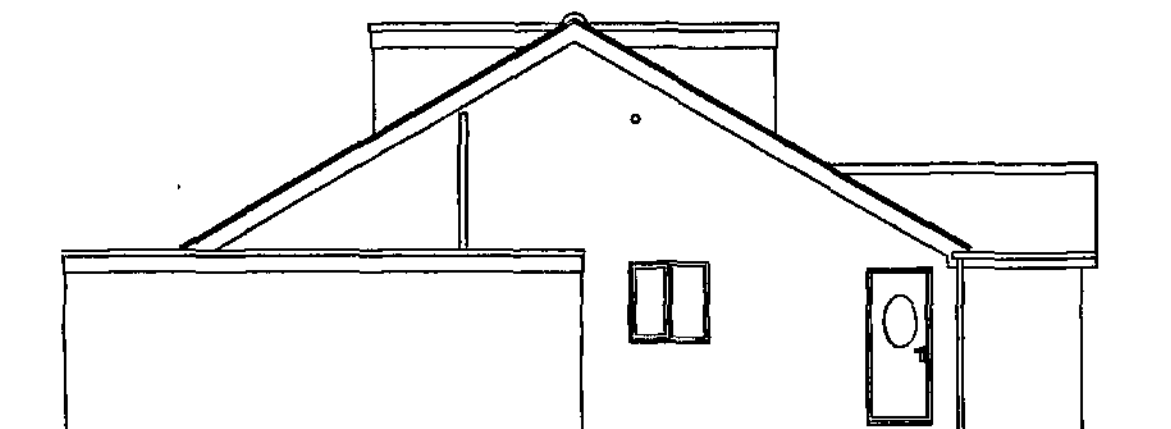
Existing Ground Floor Plan



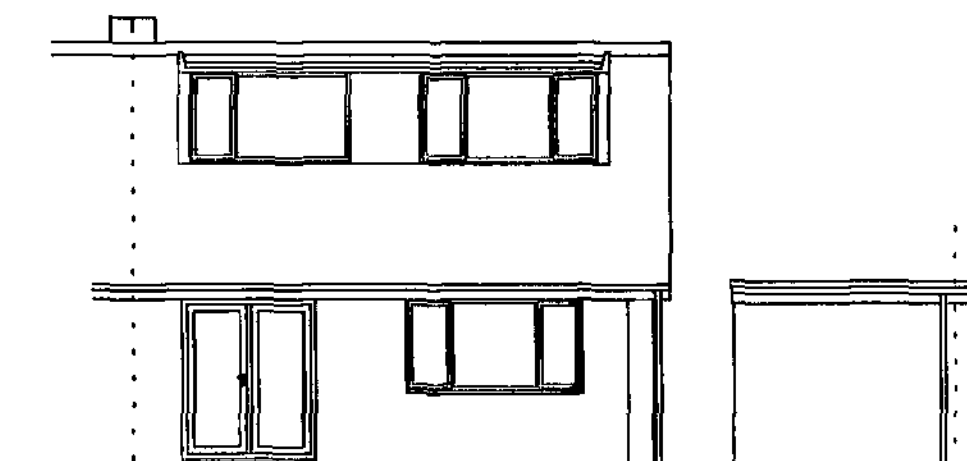
Existing First Floor Plan



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

Drawing No. 28LCD/09/01

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Project Existing Plans
Scale 1:50 & 1:100 Date Sept 2009

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