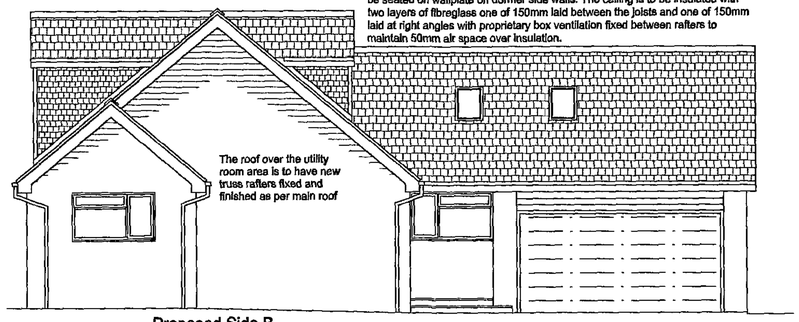
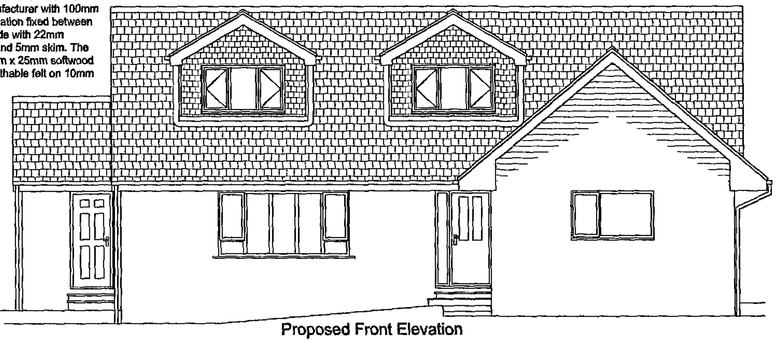
DORMER ROOFS
The dormer roofs are to be at 30 degree pitch with tiles to match the existing on 38mm x 20mm tanalised battens on Kingspan breathable felt. The roof to have trusses as per specified by truss manufacturer. The rafter feet/ceiling joists are to be seated on wallplate on dormer side walls. The ceiling is to be insulated with two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles with proprietary box ventilation fixed between rafters to maintain 50mm air space over insulation.



Proposed Side B

DORMER EXTERNAL WALLS
The dormer side walls to be 100mm stud built off the attic trusses as specified by manufacturer with 100mm Kingspan Thermawall TW55 insulation fixed between the studs and finished on the inside with 22mm Gyproc Thermaline Basic board and 5mm skim. The outer face to be tile hung on 38mm x 25mm softwood treated battens on Kingspan breathable felt on 10mm plywood.

FACIAS & SOFFITS
The existing eaves gutters and downpipes are to be reused if possible with new white Upvc facia boards and soffits to match the existing.



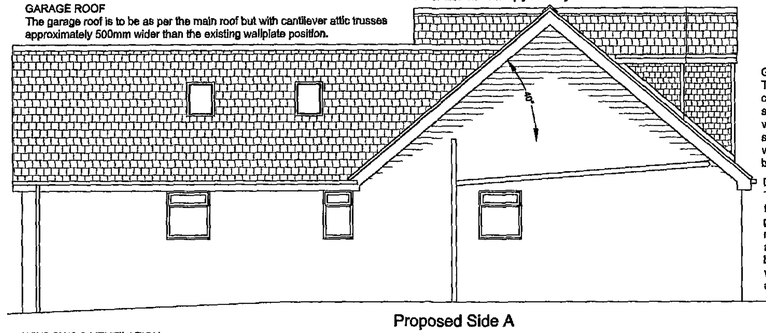
Proposed Front Elevation

MAIN ROOF
The existing truss rafter roof (approximately 30 degrees) to have tiles, laths and felt to be stripped, with the tiles saved for reuse on the front elevation. The new attic truss rafters at 40 degrees to be placed along side of the existing (where possible) at 600mm centres with the existing ceiling tie securely fixed to the new truss before the remainder of the existing truss is removed. The measurement between wallplates are to be checked on site before new attic trusses are ordered. The whole of the new roof is to have tiles to match the existing roof on 25mm x 38mm treated battens on Kingspan nil-vent breathable felt.

VELUX ROOF LIGHT
The roof light is to be fixed between the truss rafters and to be trimmed to recieve roof light and installed as per manufacturers recommendations.

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

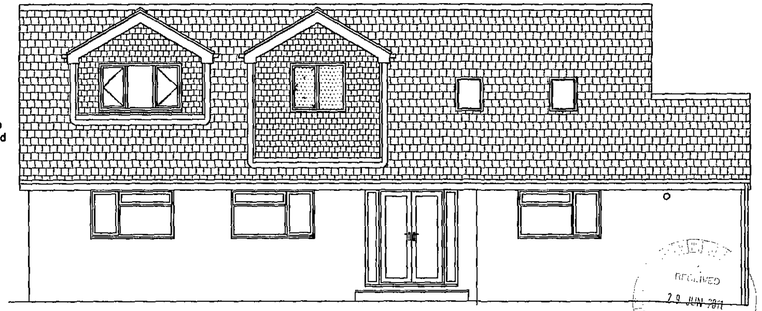
GARAGE ROOF
The garage roof is to be as per the main roof but with cantilever attic trusses approximately 500mm wider than the existing wallplate position.



Proposed Side A

GABLE WALLS
The existing gable walls are to be built up in cavity construction to match the existing stonework with thermal blocks to the inner leaf, with 5 number stainless steel tie irons per metre square. The whole of the inner leaf to be finished with 65mm Kingspan Kooltherm K17 insulated board and skim.

DRAINAGE
The new first floor bathroom is to connect to the existing soil vent pipe and a new soil vent pipe at the head is to be taken up through the roof and terminate a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath and shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps.



Proposed Rear Elevation

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WINDOWS & VENTILATION
The windows 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. Mechanical ventilation provided to the new bathroom 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.

DORMER FLOOR
The floor 22mm 2/3 flooring grade t&g chipboard or t&g floorboarding on the truss rafters at 600mm centres. The floor to have 100mm of mineral fibre quilt minimum 10kg/m2 laid between floor beams and the existing ceiling maintained or repaired if required.

SLOPING ROOF PITCH
The rafters are to have 75mm Kingspan Kooltherm K7 insulation fixed between rafters leaving a minimum 50mm clear air space over the insulation and underdrawn with another 50mm of Kingspan Kooltherm K7 and finished with 12.5mm plasterboard and skim.

LEVEL CEILING AREA
The ceiling area is to have two layers of fibreglass one of 150mm laid between the joists and one of 200mm laid at right angles maintaining a 50mm clear air space between the top of the insulation and the underside of the roofing felt.

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. 32GLS/11/04

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Address 32 Guest Lane
Silkstone
Barnsley
Project Proposed Elevations
June 2011

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

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.

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, servised and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermosatic valves and all pipes in unheated areas are to be insulated to the currant standards.

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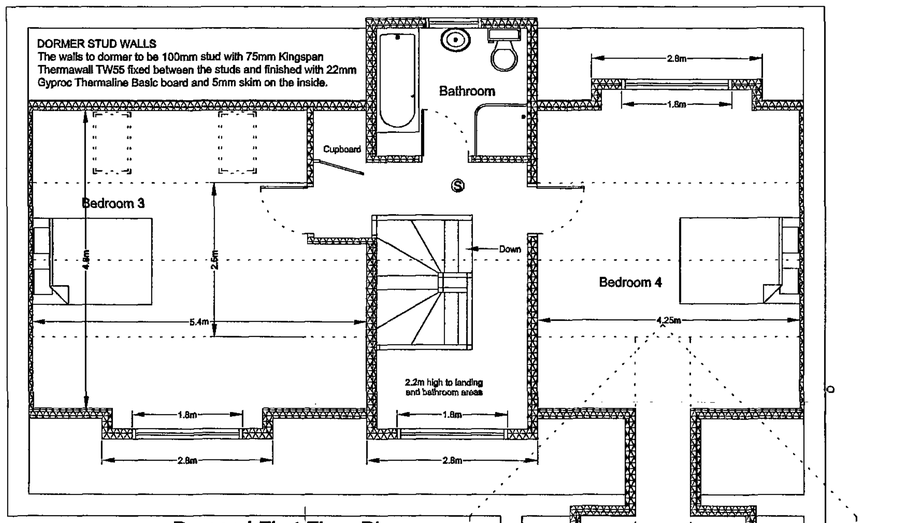
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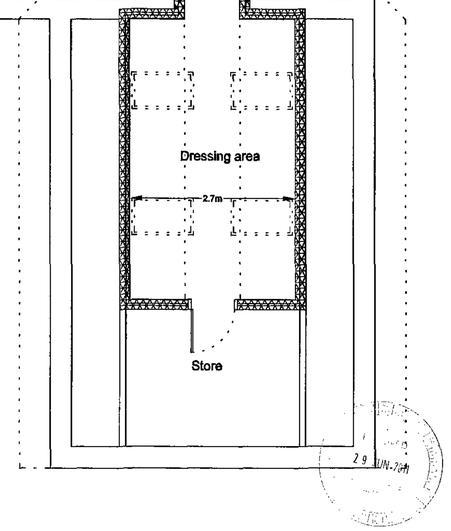
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Propsed First Floor Plan

NEW STAIR
Floor to floor approximately 2626mm. N.B. To be checked on site once the attic trusses are in place and first floor level is known. The new stair to have risers of 202mm and goings of 225mm with tapered treads a minimum 50mm at the narrowend and a minimum going of the rest of the treads in the flight measured on the centre line of the treads, to a maximum pitch of 42 degrees. The headroom a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 900mm with vertical balustrades at 100mm centres.

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



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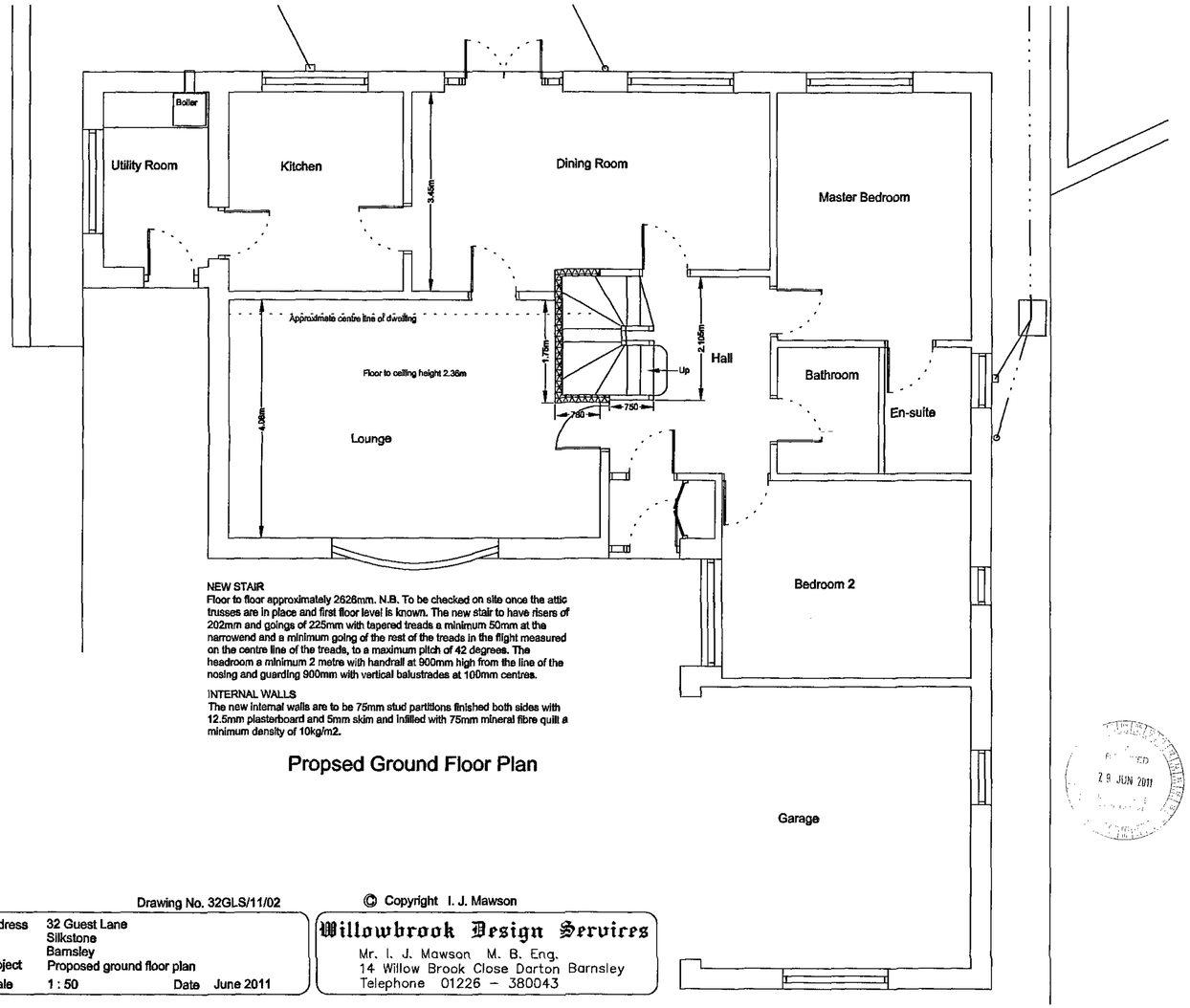
Drawing No. 32GLS/11/03

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Address	32 Guest Lane Silkstone Barnsley
Project	Proposed first floor plan
Scale	1 : 50 Date June 2011

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14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043

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Propsed Ground Floor Plan

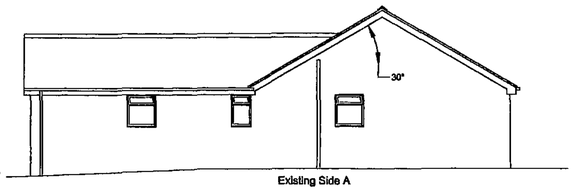
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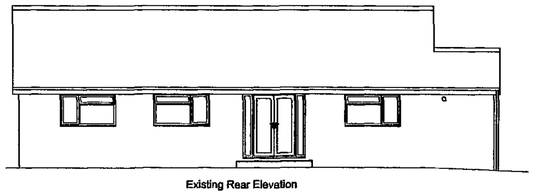
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Address	32 Guest Lane Silkstone Barnsley
Project	Proposed ground floor plan
Scale	1 : 50 Date June 2011

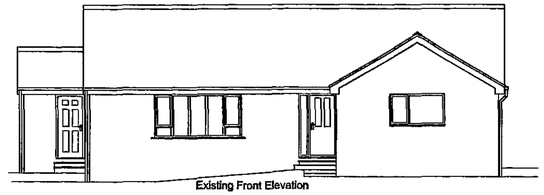
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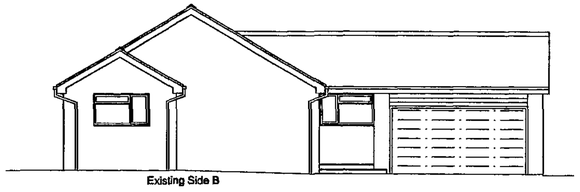
Existing Side A



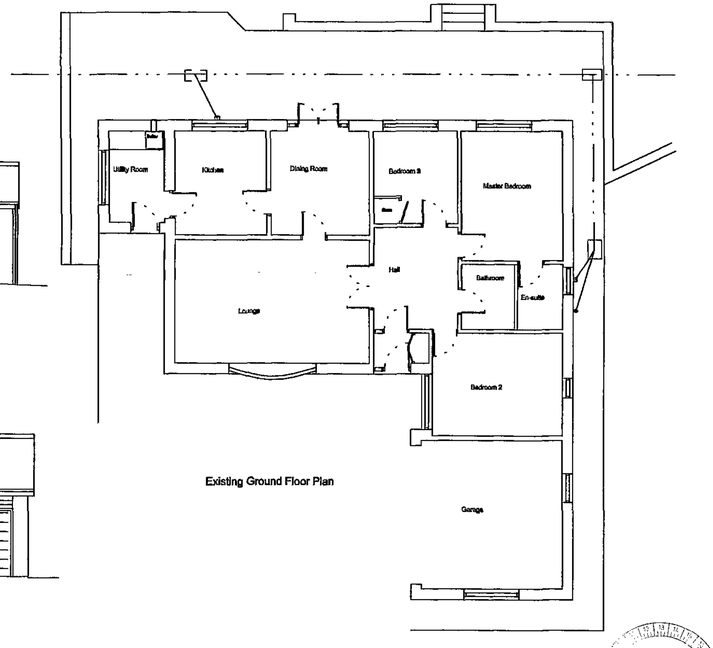
Existing Rear Elevation



Existing Front Elevation



Existing Side B



Existing Ground Floor Plan

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Project	Existing Plans
Scale	1 : 100
Date	June 2011

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