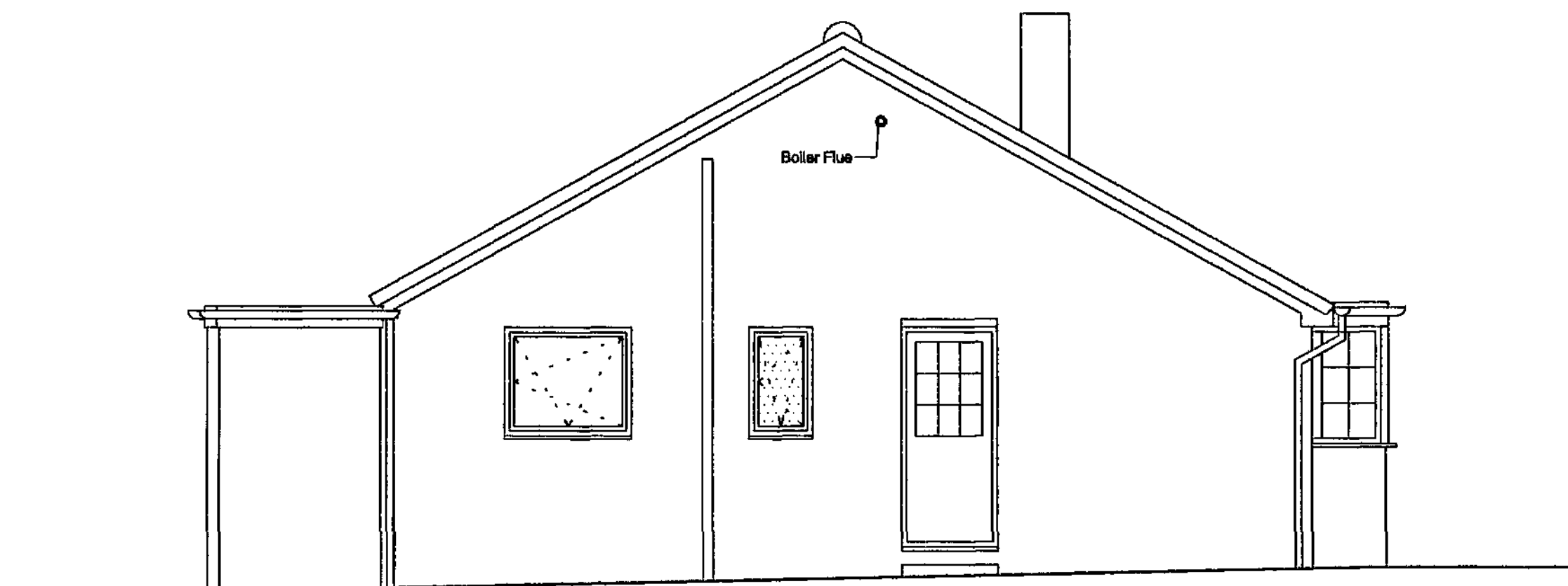
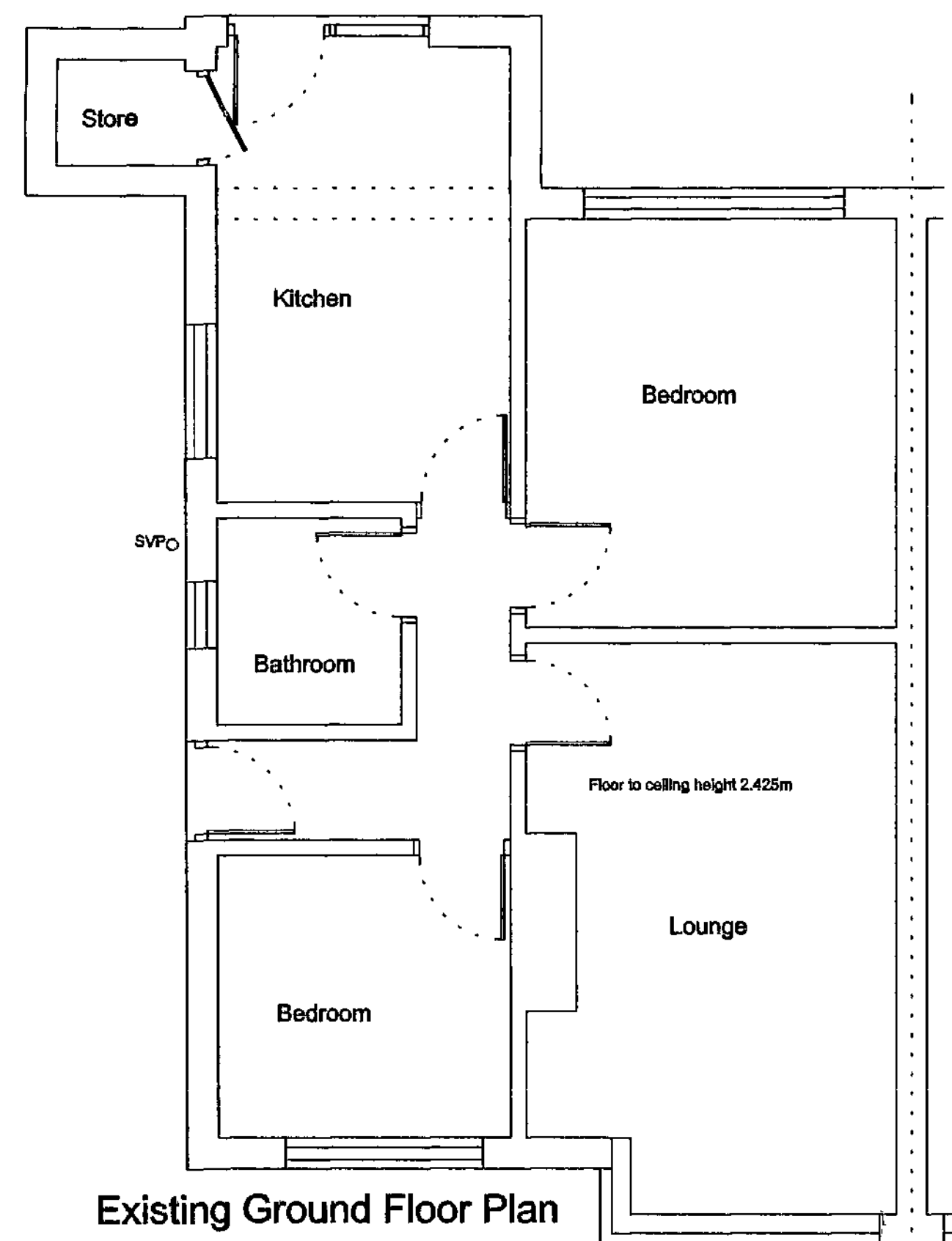




Existing Side Elevation



Existing Front Elevation



Existing Ground Floor Plan



Existing Rear Elevation

Drawing No. 26RA/09/01

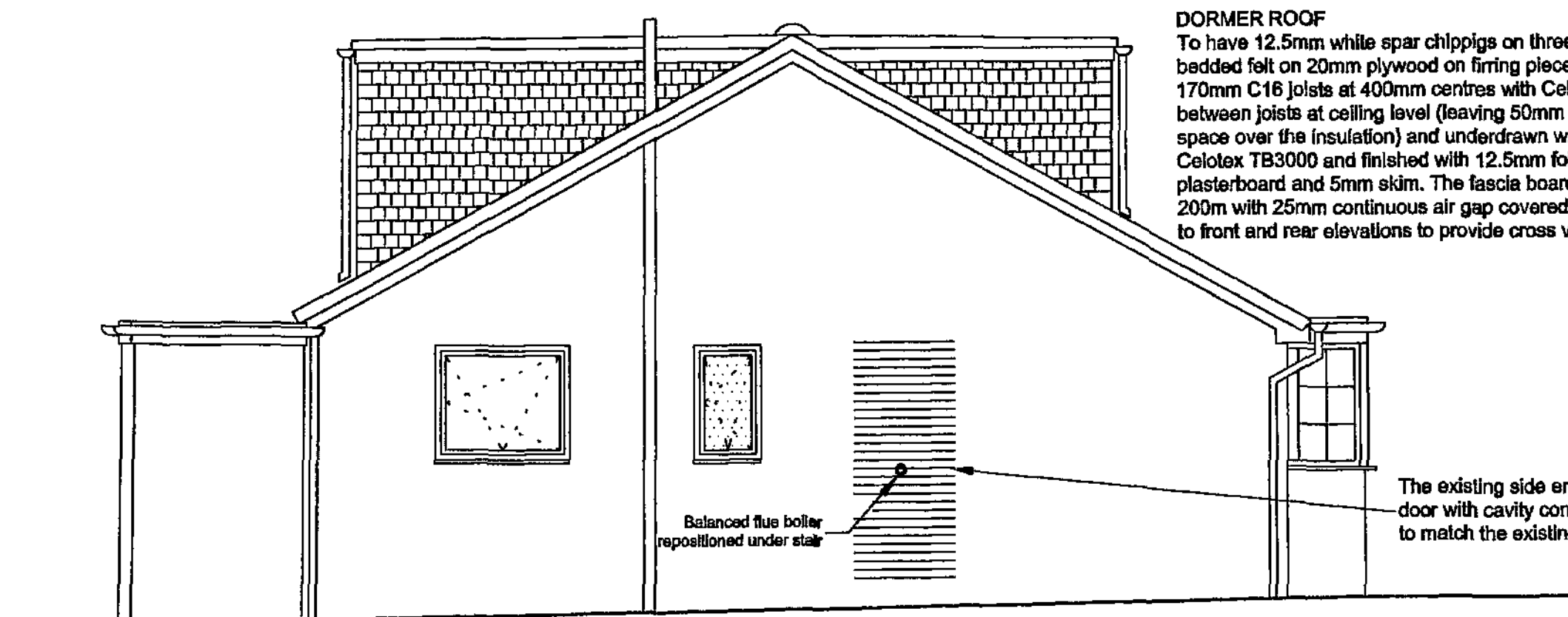
Address 23 Robert Avenue
Cundy Cross
Barnsley S71 5RB
Project Existing Plans
Scale 1 : 50

Date Sept 2009

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

Barnsley Metropolitan
Council
- 5 OCT 2009
Corporation



Proposed Side Elevation

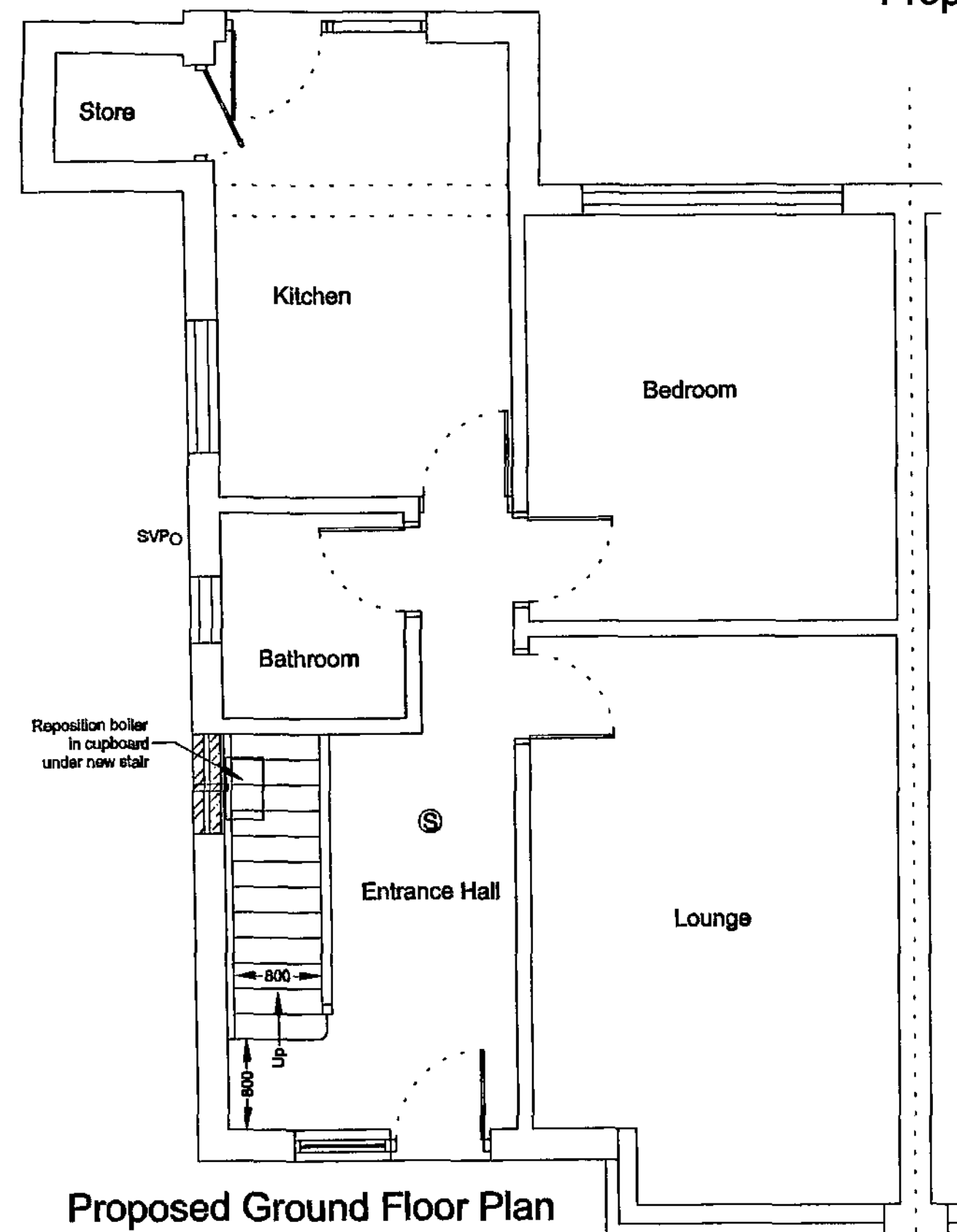
DORMER ROOF
To have 12.5mm white spar chippings on three layers bitumen bedded felt on 20mm plywood on firing pieces on 47mm x 170mm C16 joists at 400mm centres with Celotex XR3120 between joists at ceiling level (leaving 50mm ventilated air space over the insulation) and underdrawn with 25mm of Celotex 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.

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 boundary side.

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 door 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 shower room of 30L/sec ducted to the external air. All first floor windows 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.

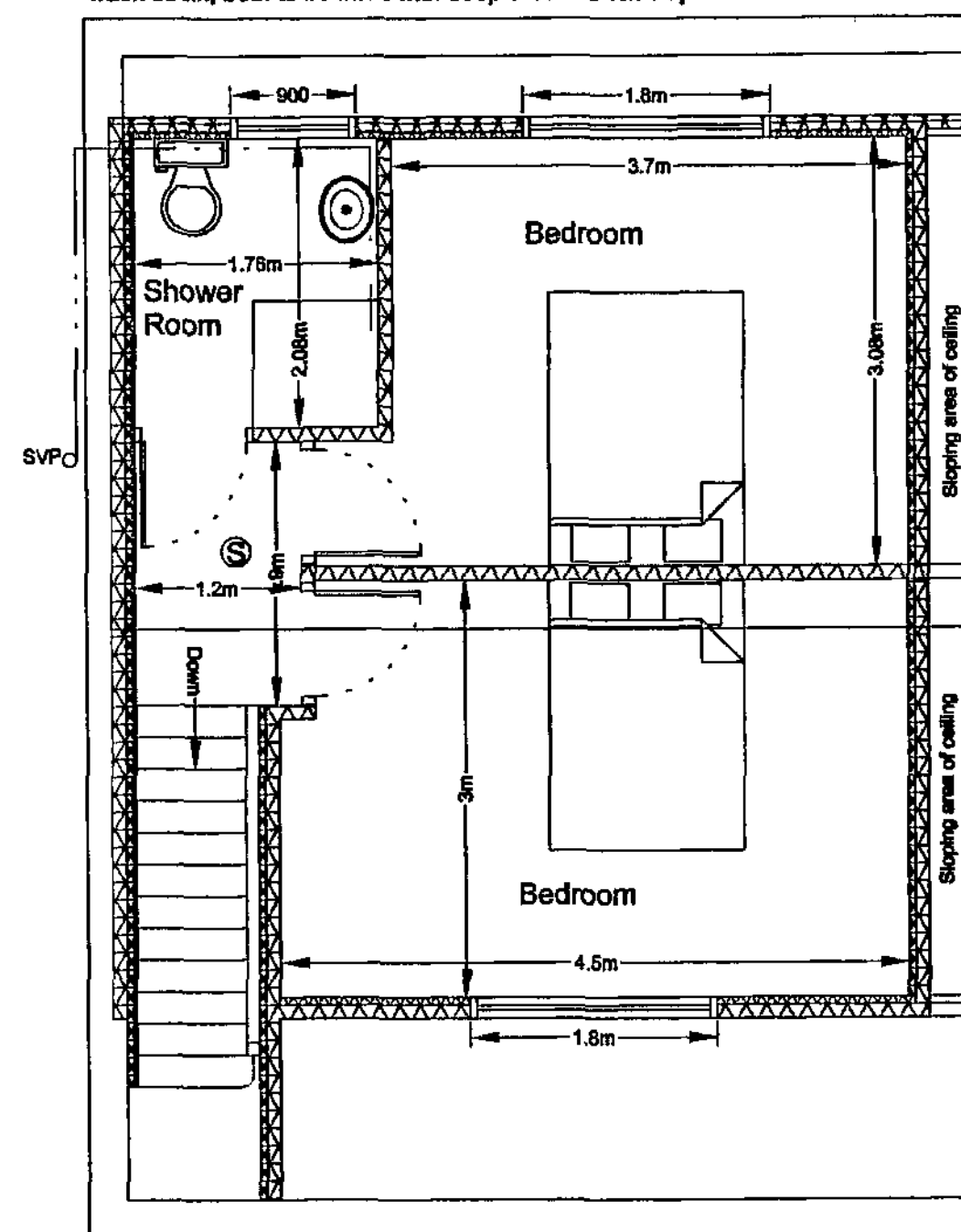


Proposed Front Elevation



Proposed Ground Floor Plan

DRAINAGE
The new appliances are to be connected to the existing soil vent pipe which is to be extended a minimum 900mm above any opening window. The waste pipes are to be 40mm to shower and 35mm to wash basin, both to be fitted with deep seal anti-vac traps.



Proposed First Floor Plan

INTERNAL WALLS
The new 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 balanced flue combination boiler is to be checked, serviced and repositioned under the stair with the heating system extended by qualified Corgi 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.

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.

NEW STAIR
Floor to floor approximately 2615mm. N.B. To be checked on site prior to ordering of stair. The new stair to have risers of 201mm and goings of 230mm with 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.

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 1996.
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.



Proposed Rear Elevation

Drawing No. 23RA/09/02

Address 23 Robert Avenue
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Mr. I. J. Mawson M. B. Eng.
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Telephone 01226 - 380043