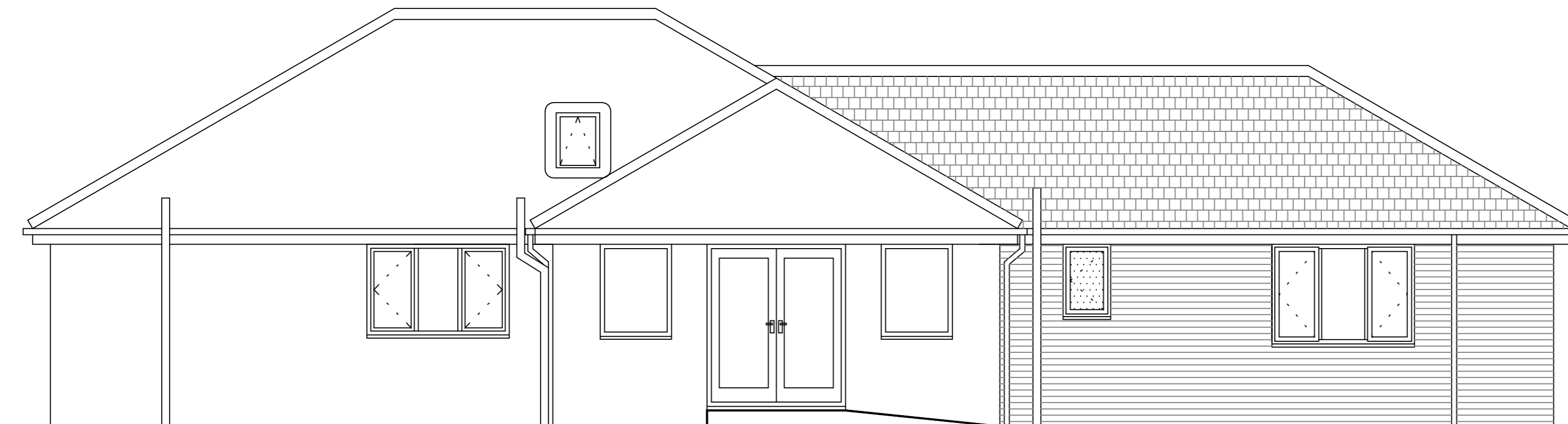




Proposed Front Elevation



Proposed Left Side Elevation

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 Tyvec or similar approved breathable felt on truss rafters at 600mm centres. Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The ceiling underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 200mm laid at right angles. The fascia board and soffit to match the existing. The eaves gutter, downpipe and soil vent pipe to be in upvc to match existing.

VELUX ROOF LIGHT

The rooflights are to be fixed between the truss rafters and light well formed with 100mm stud with 90mm Kingspan insulation board between the studs and finished on inside with 32mm insulated plasterboard & 5mm skim.

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 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, bathroom and en-suite of 60L/sec and 30L/sec respectively and ducted to the external air. The windows to the bedrooms 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.

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 main entrance is to have a minimum clear opening of 800mm i.e. 850mm door leaf & 1000mm door set with internal doors having a clear width of 750mm. Heights of switches, door bell, etc. to be not higher than 1200mm above finished floor level, and socket outlets, TV points, etc to be not lower than 450mm above the finished floor level.

HEATING & HOT WATER

Gas fired condensing boiler system room-sealed fan assisted balance flue boiler located within the kitchen area with a SEDBUK rating of 90%. The balance flue to the boiler is to be located a minimum 300mm from any opening window and 2m above the external ground level (if less than 2m then terminal to be fitted with suitable wire cage). All pipework to be insulated in accordance with current regulations, and radiators to be fitted with thermostatically controlled valves and space heating control system to comply with the British Standard Code of Practice.

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.

EXTERNAL WALLS

To be cavity wall construction with external leaf of reclaimed 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 continuous with existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing and floor dpm, with cavities closed with Thermabate or similar approved cavity closer.

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. 18CRBD/12/03a

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| Address | 18/20 Cemetery Road Bolton on Dearne Barnsley |
| Project | Proposed Front & Side A Elevations |
| Scale | 1 : 50 |
| Date | March 2012 |

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