Barnsley Metropolitan Borough Council
29 MAY 2009
Corporate Mail Room

Drawing No. 32SBRD/09/02

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Address	32 Salters Brook Road Darfield Barnsley
Project	Proposed Floors
Scale	1 : 50 Date January 2009

Willowbrook Design Services
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Revised 28/05/09 Addition of rear window to Single storey

EXTERNAL WALLS
To be cavity wall construction with external leaf of 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 vertical twist at 5 number per metre square and 225mm vertical centres to reveals. 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, cavities closed with Thermabate or similar approved cavity closer.

LINTELS
The lintels to be Catnic 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.

WINDOWS & VENTILATION
The windows and doors (U value 1.8) are to be double glazed in hardwood or Upvc to clients requirements 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 panelswithin 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to the kitchen and en-suite of 60L/sec & 15L/sec respectively and ducted to the external air. The new first floor bedroom window 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.

FIRST FLOOR
The floor is to be at the same level as the existing floor with 22mm floorboarding on 50mm x 195mm C16 timber joists at 400mm centres with herring bone struting at mid-span and doubled up under any first floor walls. The floor is to be insulated with 100mm mineral fibre quilt minimum density of 10kg/m2 laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim. Where floor joists run parrell to wall 38mm x 5mm steel strap to be provided spaning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm.

GROUND FLOOR
The new floor is to be at the same level as the existing house floor with 100mm concrete on 80mm Kingspan Kooltherm or other approved insulation with 1200 gauge visquen damp proof membrane linked to the wall Dpc, laid on sand blinding and 150mm of well consolidated hardcore. any air bricks covered by the extension are to be ducted througth under the new floor to the external air. The Radon barrier (if required in place of the damp proof membrane) to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the oversite concrete and taken through whole of ground floor walls linked with cavity wall dpcs, all joints and pipe penetrations in the barrier are to be taped using self adhesive butyl tape.

STEELWORK
The new steelwork to structural engineers design with minimum half hour fire resistance, 12.5mm fireline plasterboard and 5mm skim.

ALARM DETECTION SYSTEM
Provide interconnceting 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.

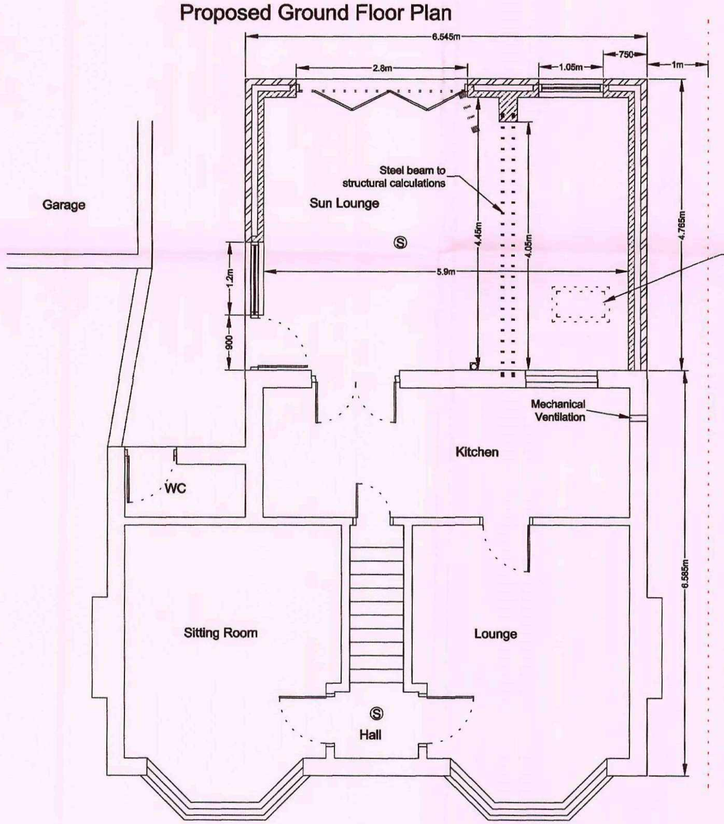
ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

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 new en-suite fitting are to be connected into the existing 100mm soil vent pipe that 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 is to be taken to a soakaway of one metre cubed if the ground conditions are suitable.

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.

Heating & Hot Water
The existing heating and hot water system are to be checked, servised and extended by qualified Gas Safe Registered 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.

Proposed Ground Floor Plan



Proposed First Floor Plan

