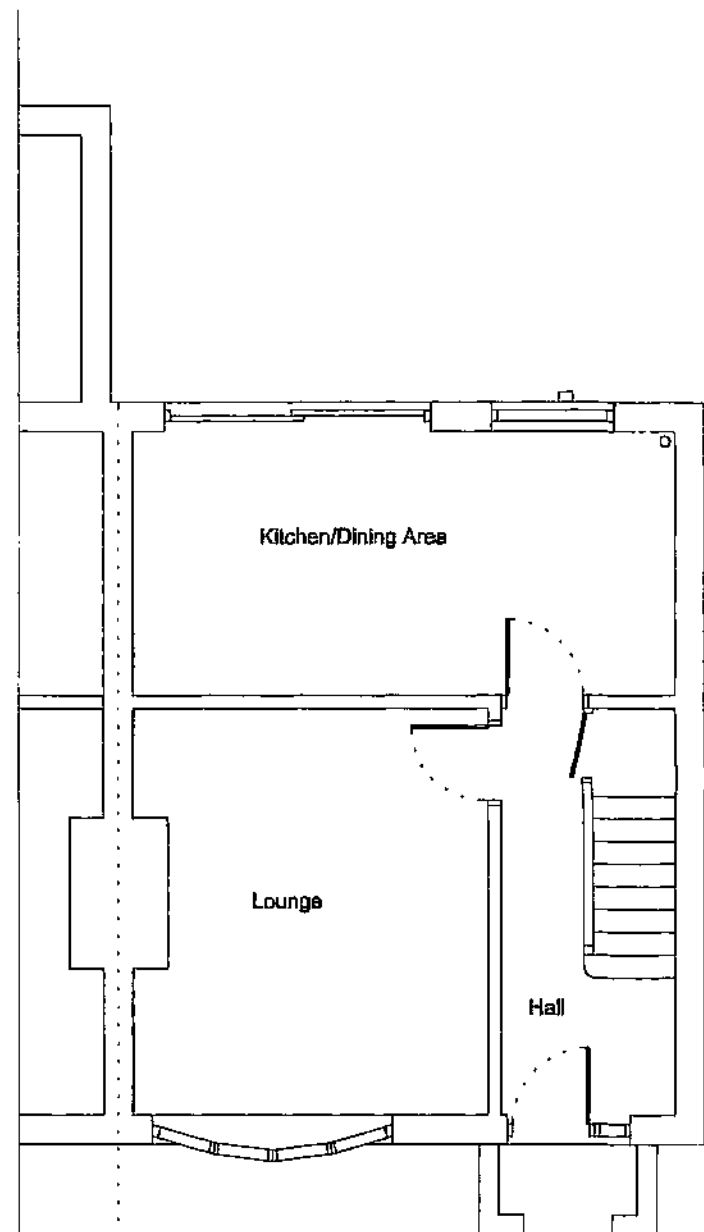
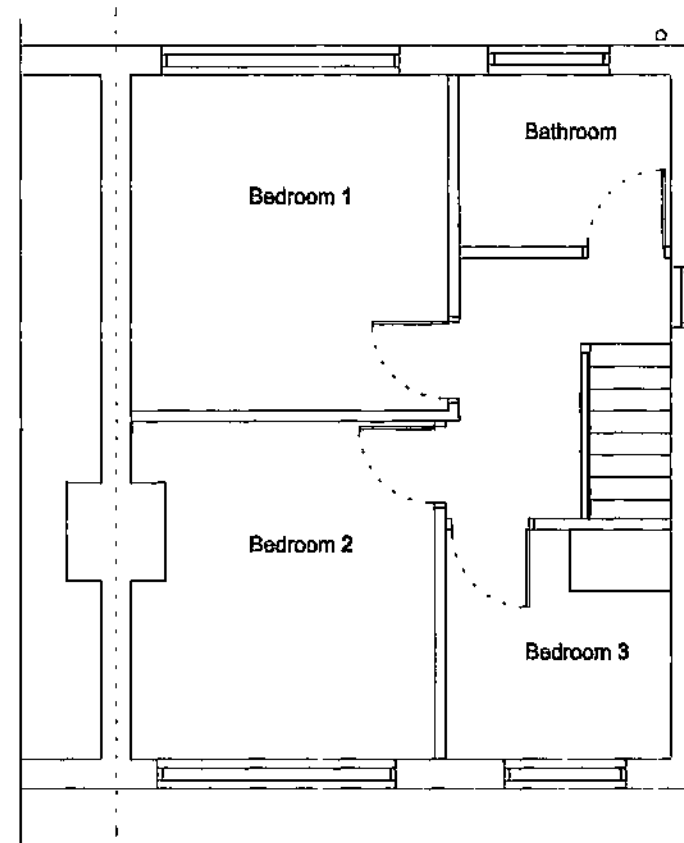
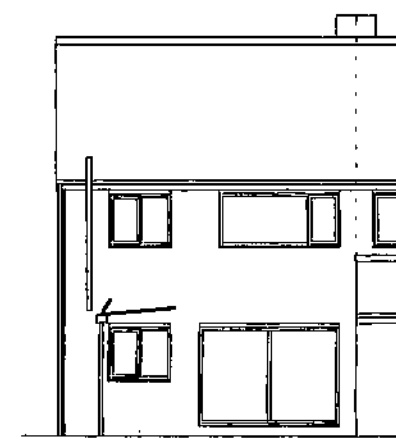




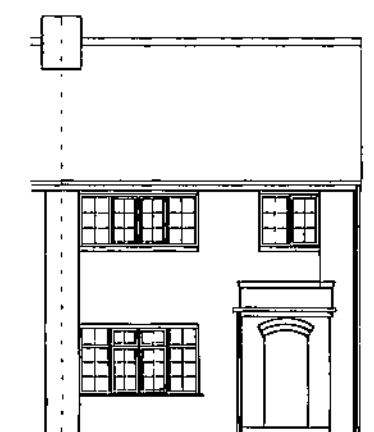
Existing Ground Floor Plan



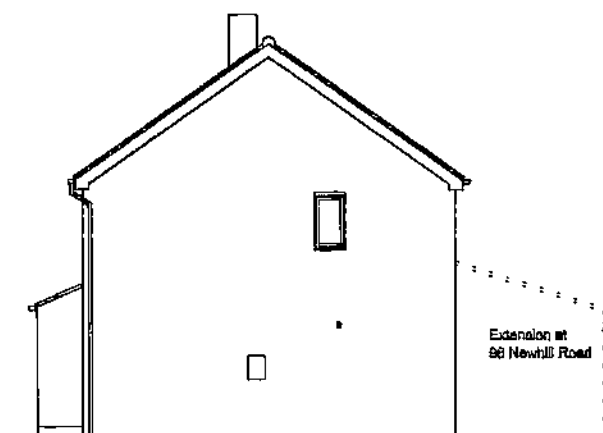
Existing First Floor Plan



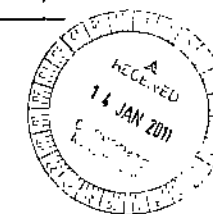
Existing Rear Elevation



Existing Front Elevation



Existing Side Elevation



Drawing No. 96NR/10/01

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Monk Bretton
Barnsley

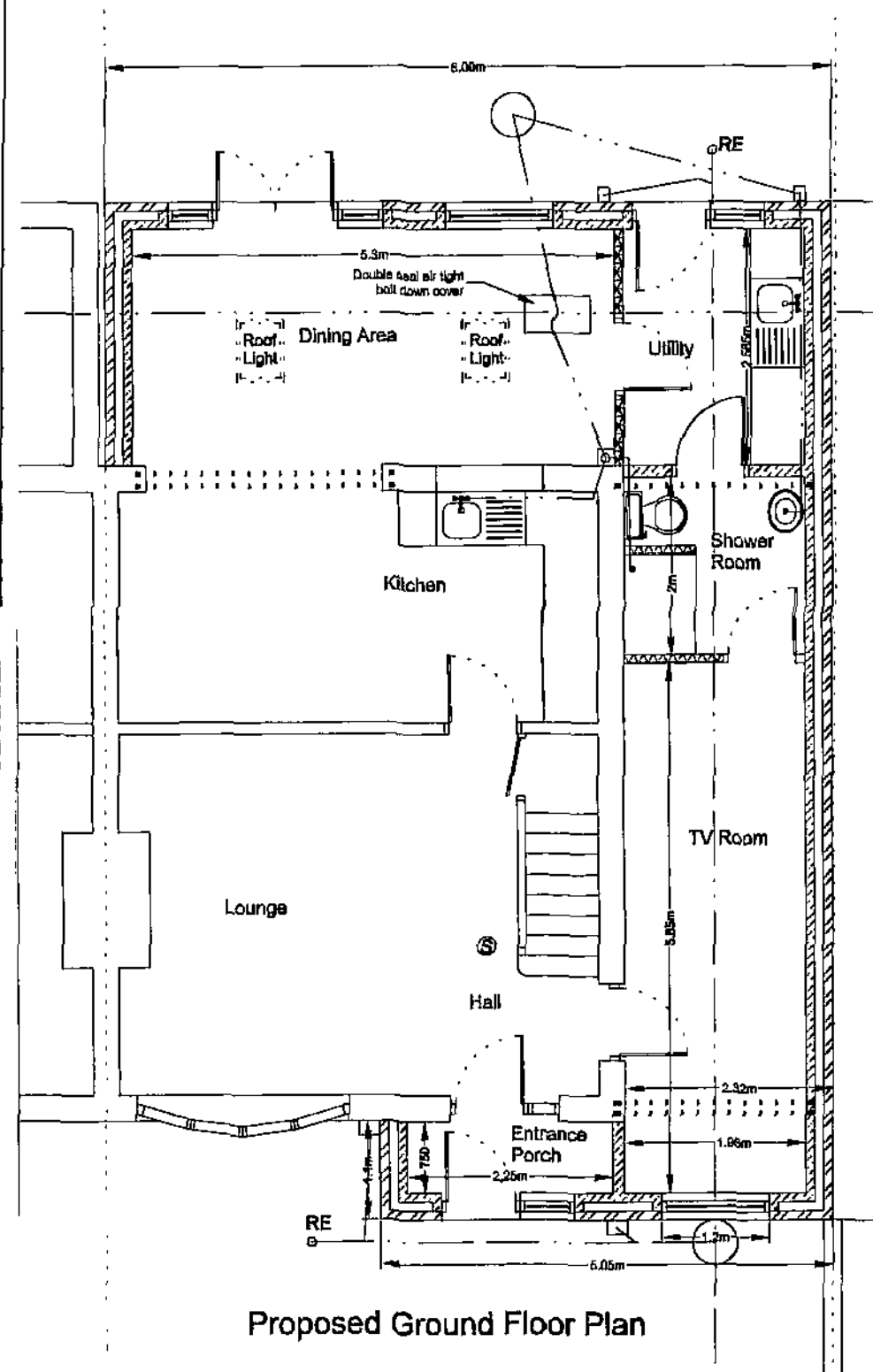
Project Existing Plans

Scale 1:50 & 1:100

Date August 2010

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 (Hepstave 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 internal manhole is to be fitted with a double seal ball down cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink & shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The foul and surface water are to be taken to the existing separate system of drainage.

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 fixed to the internal leaf of 100mm Thermabrite 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. This blockwork and brickwork to be either block bonded or tied using Furix 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 Thermabrite or similar approved cavity closer.

WINDOWS & VENTILATION

The windows and doors are to match existing 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 be laminated or toughened safety glass and marked according to BS 8206. Mechanical ventilation provided to Kitchen, shower room and Utility of 60L/sec and 30L/sec respectively and ducted to the external air. All first floor windows to habitable rooms and ground floor TV Room 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.

LINTELS

The lintels to the external walls are to be Cersic CG90/100 or similar approved to be insulated and have a minimum and 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 skm. The lintels between the existing and new side extension are to Naylor R8 concrete and covered as per external wall lintels.

Steelwork

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

GROUND FLOOR

The new floor is to be at the same level as the existing with 100mm concrete over 100mm Kingspan Kooltherm K8 on 2000 gauge Visqueen linked to the wall dpc on 150mm layers of well consolidated hardcore. The Radon barrier (if required) is to replace the Visqueen dpm and to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the insulation and taken through whole of ground floor walls linked with cavity wall dpc, all joints and pipe penetrations in the barrier are to be taped using self adhesive butyl tape.

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, serviced and replaced if required to provide additional heating by qualified Gas Safe 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.

FIRST FLOOR

The floor is to be at the same level as the existing floor with 22mm floorboarding on 50mm x 195mm C18 timber joists at 400mm centres with herring bone strutting 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 parallel to wall 38mm x 5mm steel strap to be provided spanning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm.

GENERAL

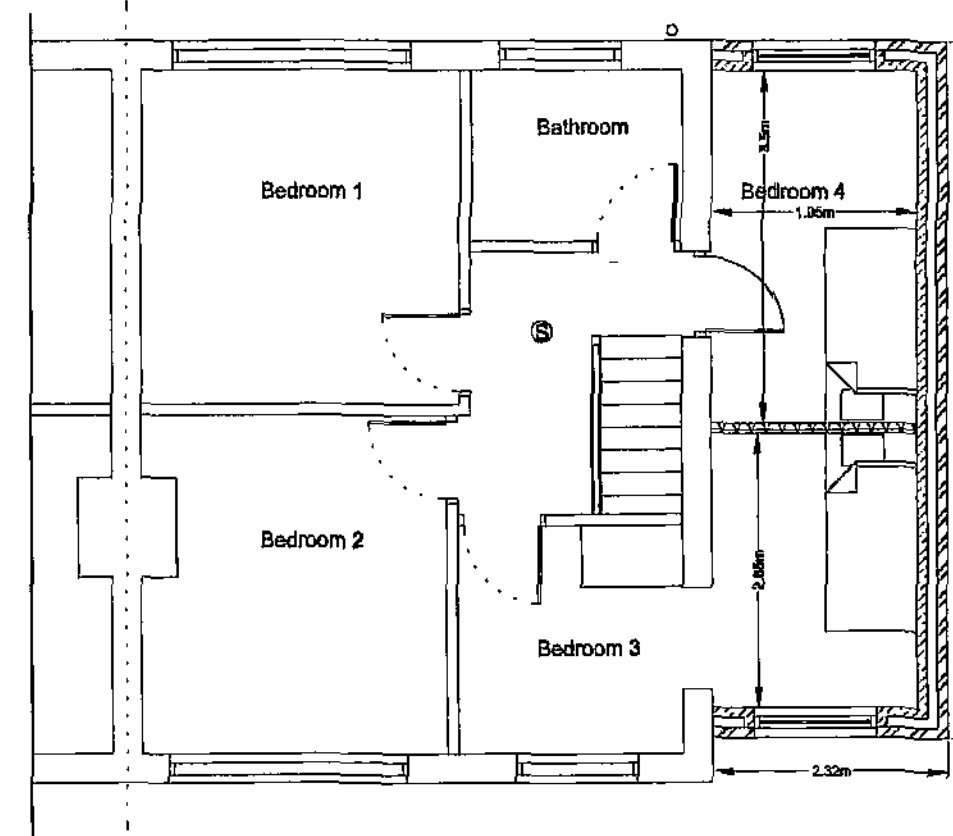
These Plans are to be used for Planning and Building Regulations purposes only.

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 First Floor Plan

Drawing No. 96NR/10/02

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Address 96 Newhill Road
Monk Bretton
Barnsley
Project Proposed Floor Plans
Scale 1 : 50 Date November 2010

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14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043





Proposed Front Elevation

MAIN ROOF

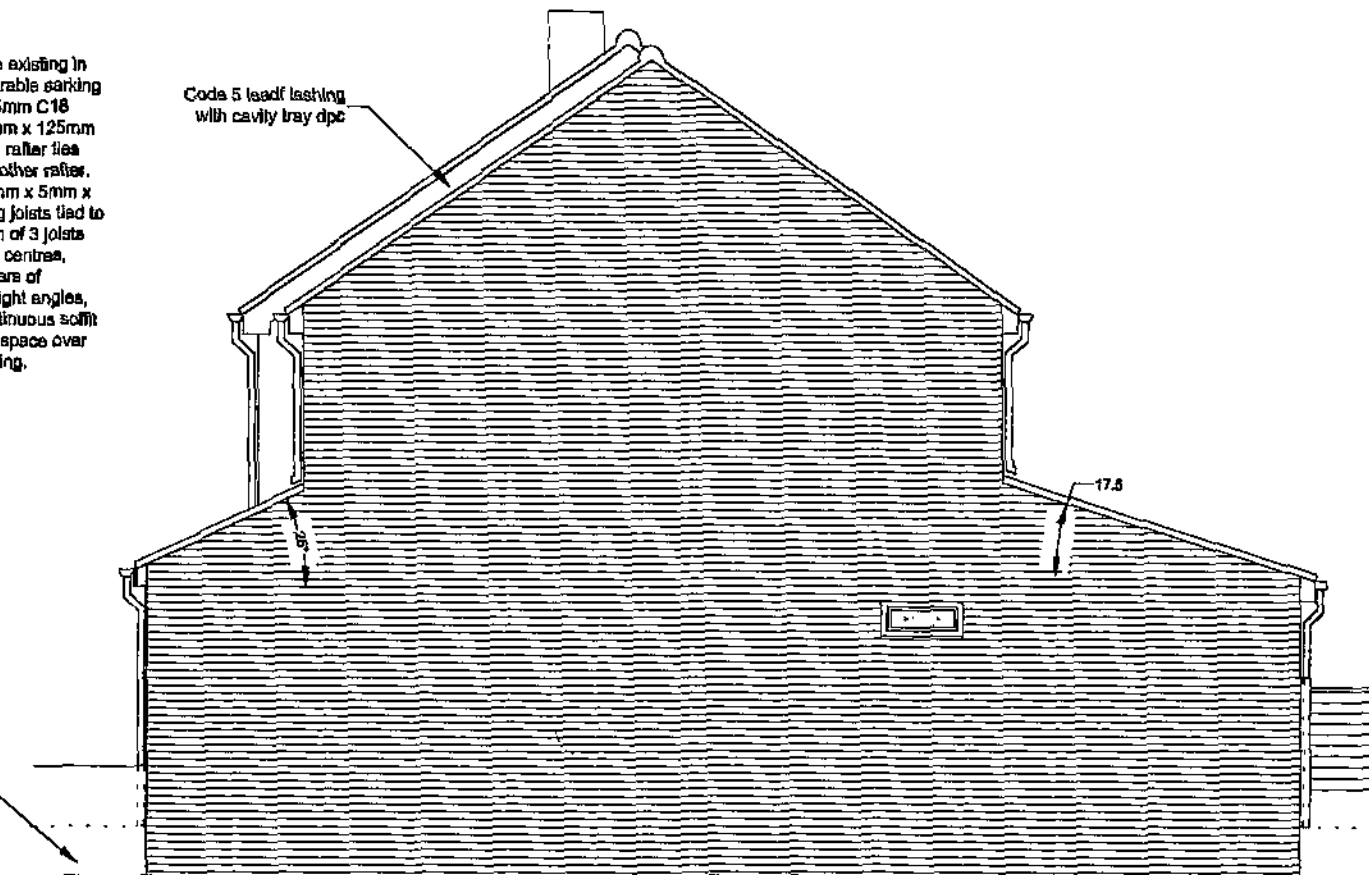
The roof to be at the same pitch as the existing with tiles/slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on Breathable untearable sarking felt on 50mm x 100mm C16 rafters and at 400mm centres with 75mm x 225mm C16 purlins at mid-span and 38mm x 150mm ridgeboard, ceiling joists to be 50mm x 125mm C16 at 400mm centres running at right angles to rafters with 75mm x 50mm rafter ties running at right angles across the top of the ceiling joists and fixed to every other rafter. 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 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 skid, 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, 8mm plywood soffit, 25mm Glidewale continuous soffit vent, proprietary box ventilation fixed between rafters to maintain 50mm air space over insulation and 125mm eaves gutter, 65mm downpipe in upvc to match existing.

Code 5 leadflashing with cavity tray dpc

FRONT SINGLE STOREY ROOF

To be as main roof with 50mm x 125mm C16 rafters and ceiling joists at 400mm centres. The rafters and ceiling joists are to be supported with joist hangers off a 75mm x 125mm wall plate rawl bolted to wall at 800mm centres with a 25mm x 75mm vertical triangulation brace every other rafter.

Next door drive level (approximately)



Proposed Side Elevation

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 fixed to the internal leaf of 100mm Thermatite shield blocks. Walls 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 Furtek 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.

WINDOWS & VENTILATION

The windows and doors are to match existing and be UPVC double glazed with 16mm air gap and a 'soft' low-E coating and draught stripped with trickle ventilation of 800mm² and opening light 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, shower room and Utility of 80L/sec and 30L/sec respectively and ducted to the external air. All first floor windows to habitable rooms and ground floor TV Room 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.

Drawing No. 96NR/10/03

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, sockets, outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

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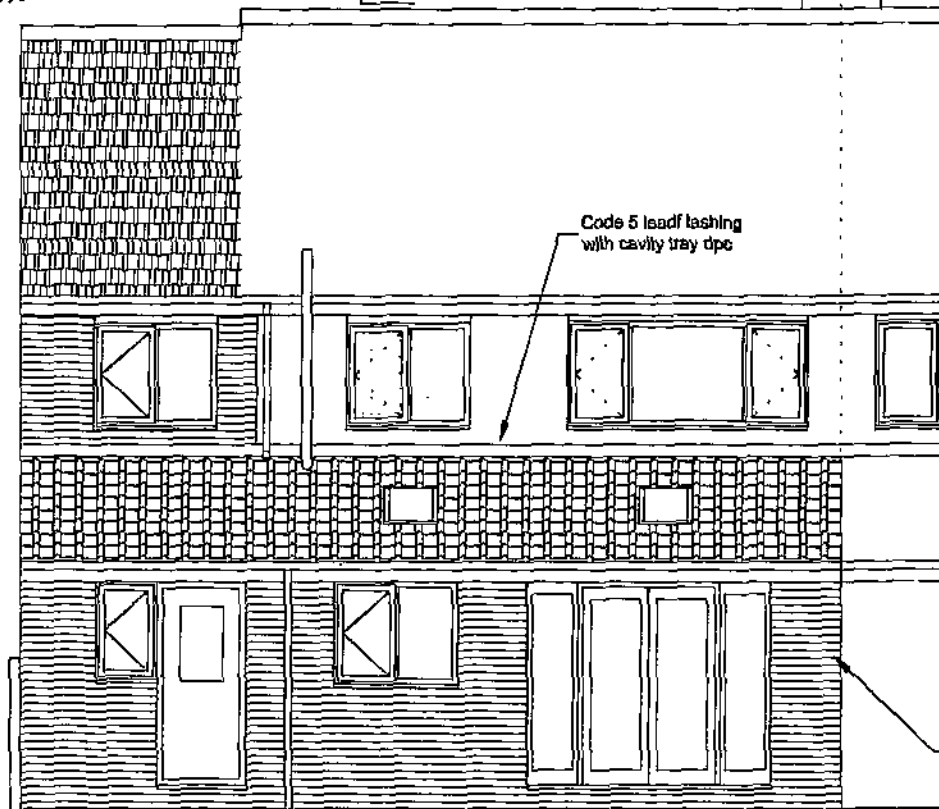
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Dorton Barnsley
Telephone 01226 - 380043

REAR SINGLE STOREY ROOF

The roof to be minimum 17.5 degree pitch with Marley modern or Forticrete Centurion tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on breathable felt on 50mm x 150mm C16 rafters with 50mm x 120mm ceiling ties at 400mm centres. The rafters are to be fixed to the lower wallplate with rafter fixing straps and the wallplate tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The rafters and ceiling joists are to be supported at higher level with 75mm x 150mm wallplates rawl bolted to wall at 800mm centres supporting ceiling joists with steel hangers, 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. The rafters/ceiling joists are to be insulated with 100mm Kingspan Kooltherm K7 between the rafters and 50mm under the rafters and finished with 12.5mm plasterboard and 5mm skid. The fascia board to be 25mm x 200mm s.w. with 8mm plywood soffit with gutter 115mm and downpipe 65mm in upvc to match existing.

Code 5 leadflashing with cavity tray dpc

Next door drive level (approximately)



Proposed Rear Elevation

Rear extension the same pitch and profile as the attached neighbour

Address	98 Newhill Road Monk Bretton Barnsley
Project	Proposed Elevations
Scale	1 : 50
Date	November 2010