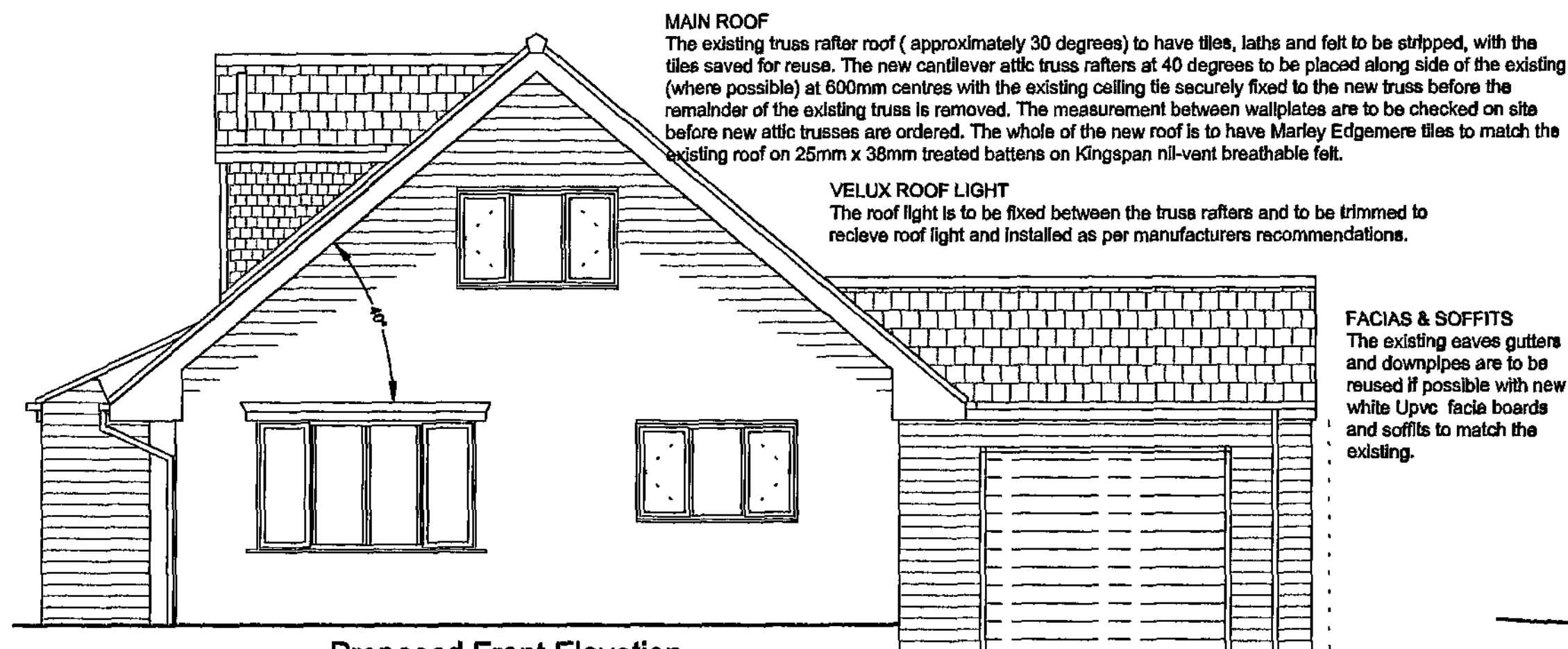




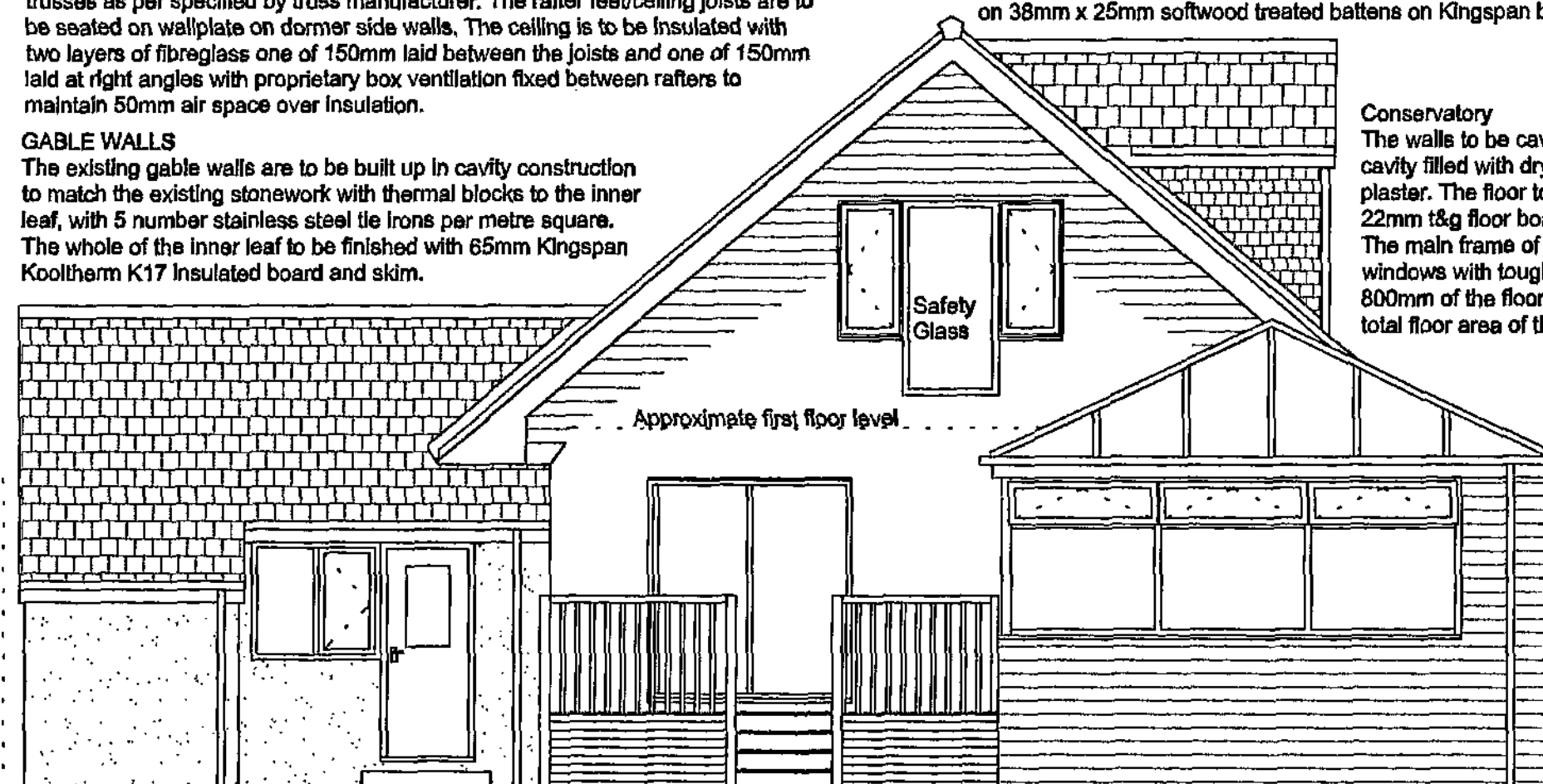
Proposed Front Elevation

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.

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.



Proposed Rear Elevation

GARAGE ROOF

The roof to be minimum 17.5 degree pitch with Marley Edgemere tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on Kingspan breathable felt to on 50mm x 150mm C16 rafters at 400mm centres with 50mm x 75mm ceiling ties at high level. The rafters are to be seated on wallplate and tied down to blockwork with galvanised steel straps at 1.8m centres. The 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.

GARAGE WALLS

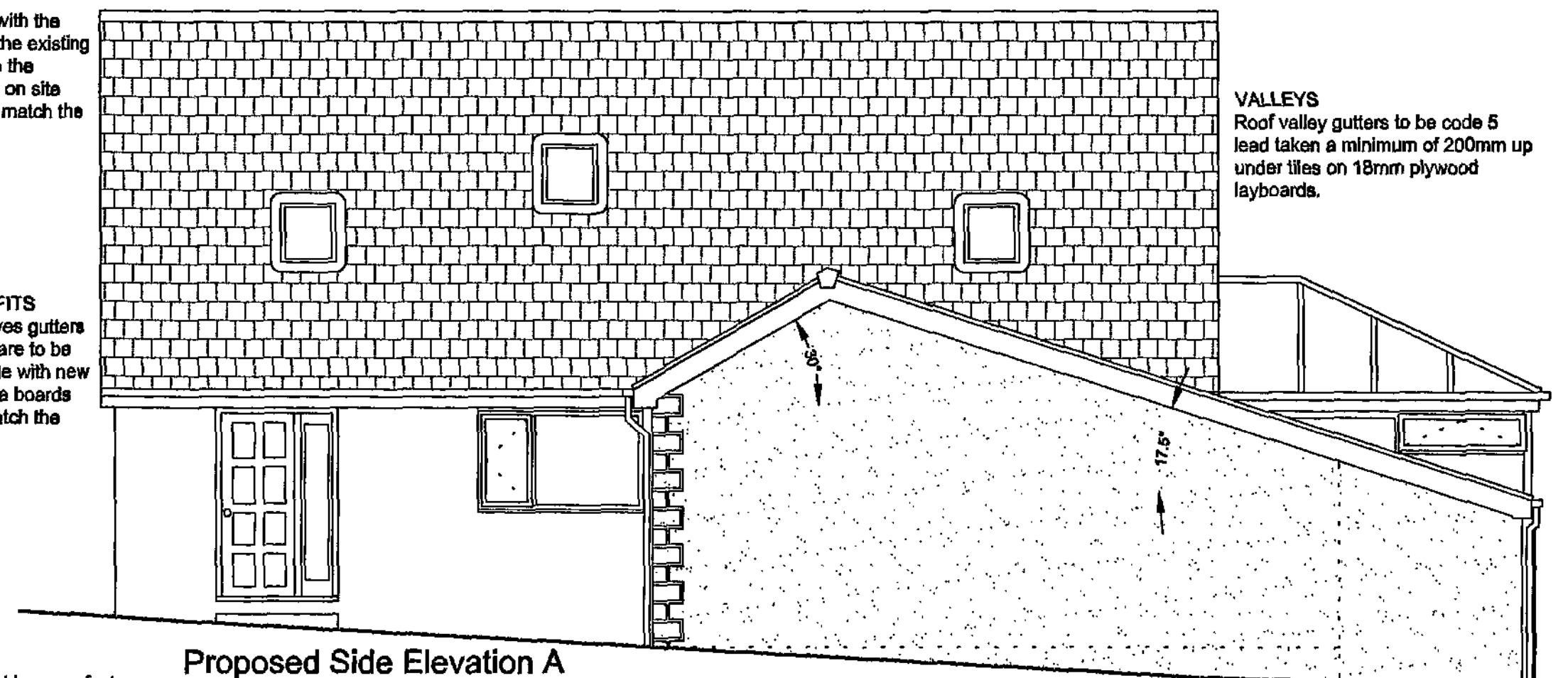
To be cavity wall construction with the front elevation to be stone to match existing with 50mm cavity with internal leaf of 100mm concrete blocks. The side and rear walls are to have external leaf of concrete block rendered with a buff finish to match the stone. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished flush pointing. The blockwork and stonework to be either block bonded or tied using Furtek stainless steel ties to the existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the floor dpm.

WINDOWS & VENTILATION

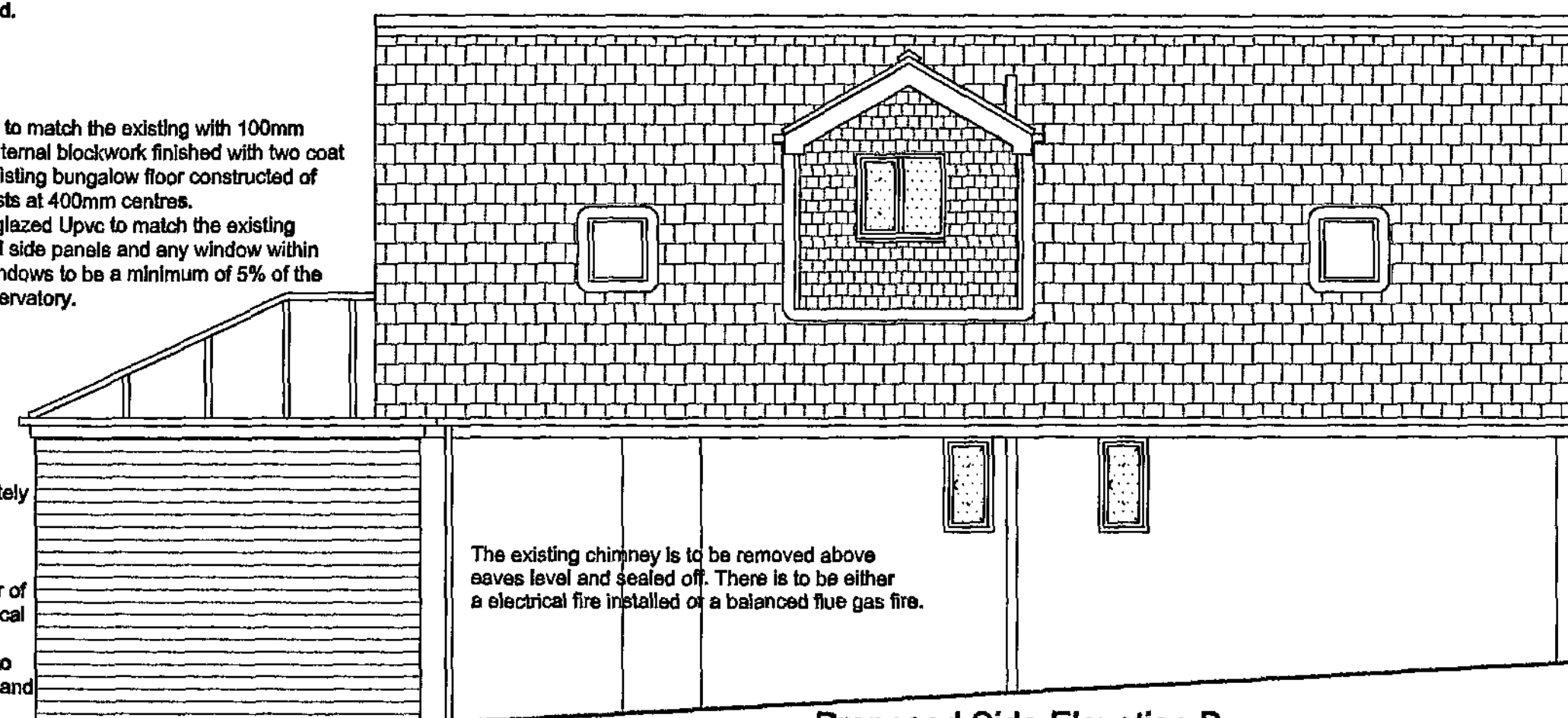
The windows and doors are to have a U value of 1.8 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm² and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm 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. 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.

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 Side Elevation A



Proposed Side Elevation B

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 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.

Drawing No. 10MDS/11/03

Address 10 Mayberry Drive
Silkstone
Barnsley S75 4LJ
Project Proposed Elevations

June 2011

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Drawing No. 10MDS/11/02

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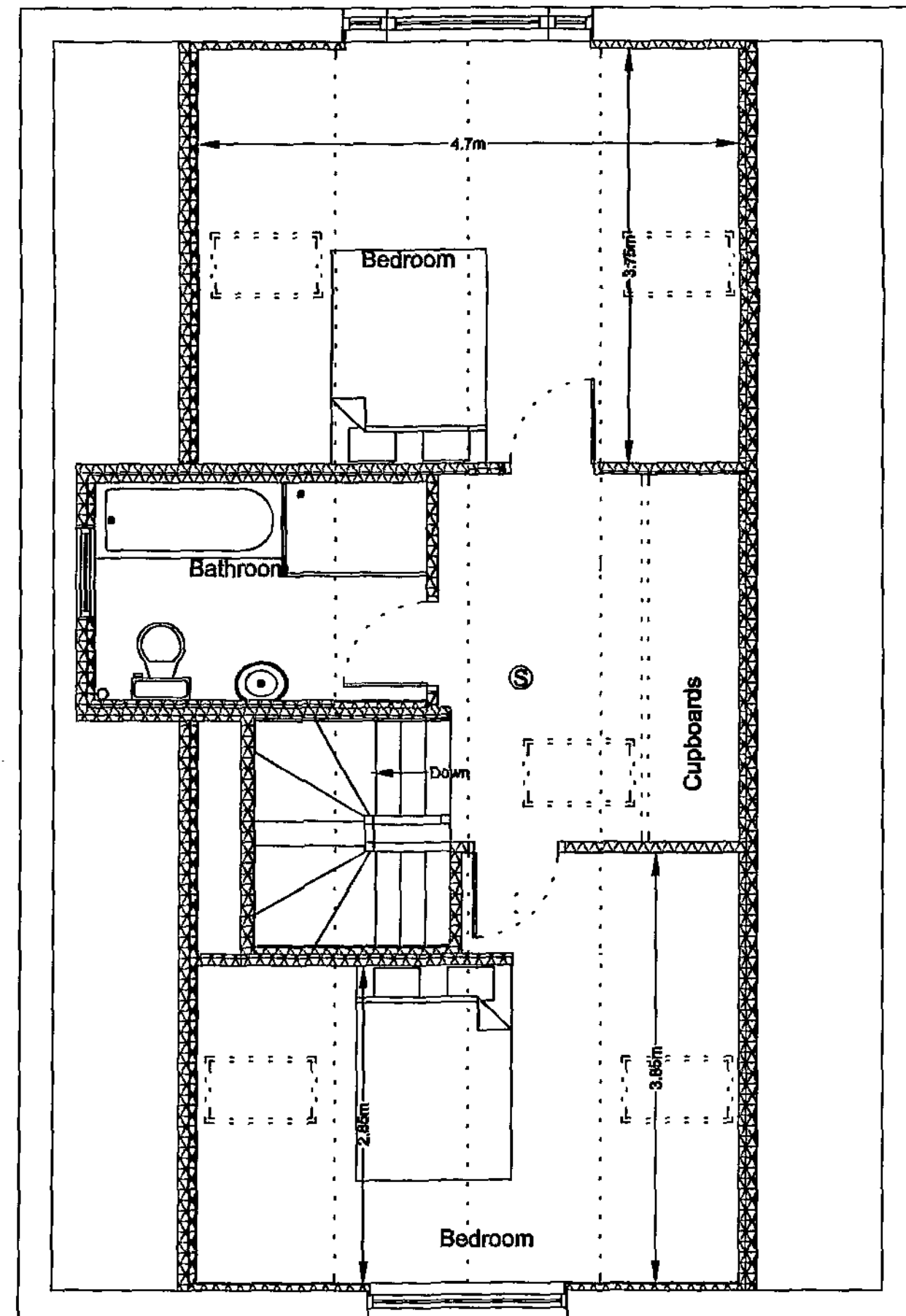
Address 10 Mayberry Drive
Silkstone
Barnsley S75 4LJ
Project Proposed Floor Plans
Scale 1:50 Date June 2011

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Proposed First Floor Plan



GARDEN STORE

To be constructed of single concrete block and rendered as per garage walls with the roof a continuation of the garage roof. The floor is to be at the same level as the external ground and with 100mm concrete on damp proof membrane and well consolidated hardcore. The foundations are to be strip onto firm ground.

DORMER STUD WALLS

The walls to dormer to be 100mm stud with 75mm Kingspan Thermawall TW55 fixed between the studs and finished with 22mm Gyproc ThermoLine Basic board and 5mm skim on the inside.

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 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 80L/sec and 30L/sec respectively 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.

DRAINAGE

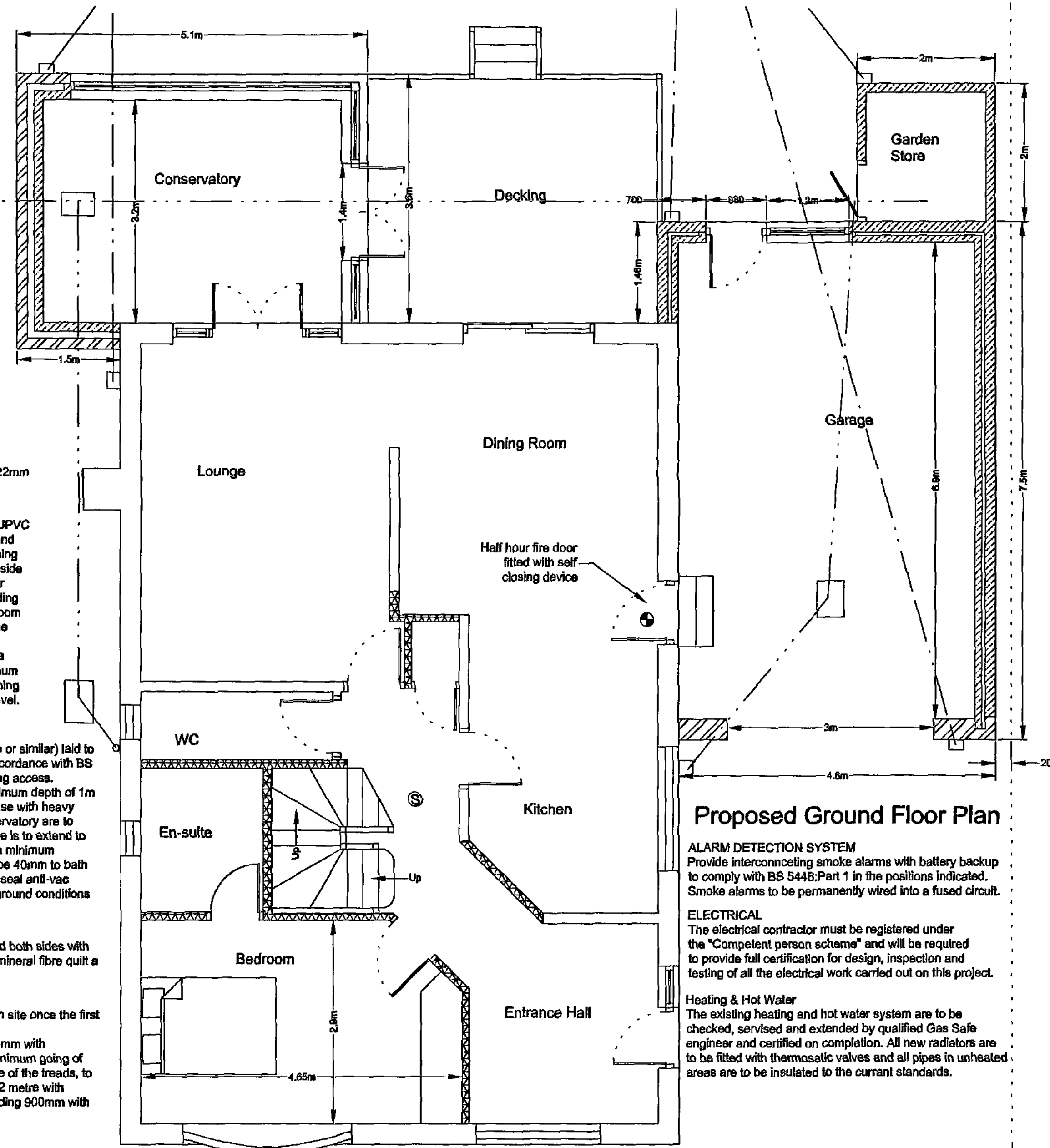
The new drains to be 100mm flexible jointed pipes (Hepslave or similar) laid to minimum fall of 1:40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The manholes in the garage and under the conservatory are to have double sealed air tight covers. The 100mm soil vent pipe is to extend to pick up the new first floor bathroom and up through the roof a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath & 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 if the ground conditions are suitable and the foul taken to the existing system.

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.

NEW STAIR

Floor to floor approximately 2618mm. N.B. To be checked on site once the first floor is in place prior to ordering of stair.
The new stair to have 14 risers of 187mm and goings of 225mm with tapered treads a minimum 50mm at the narrow end 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.



Proposed Ground Floor Plan

ALARM DETECTION SYSTEM

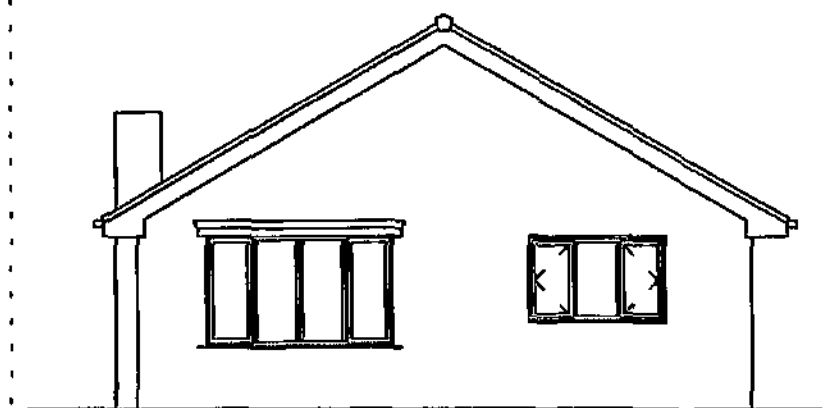
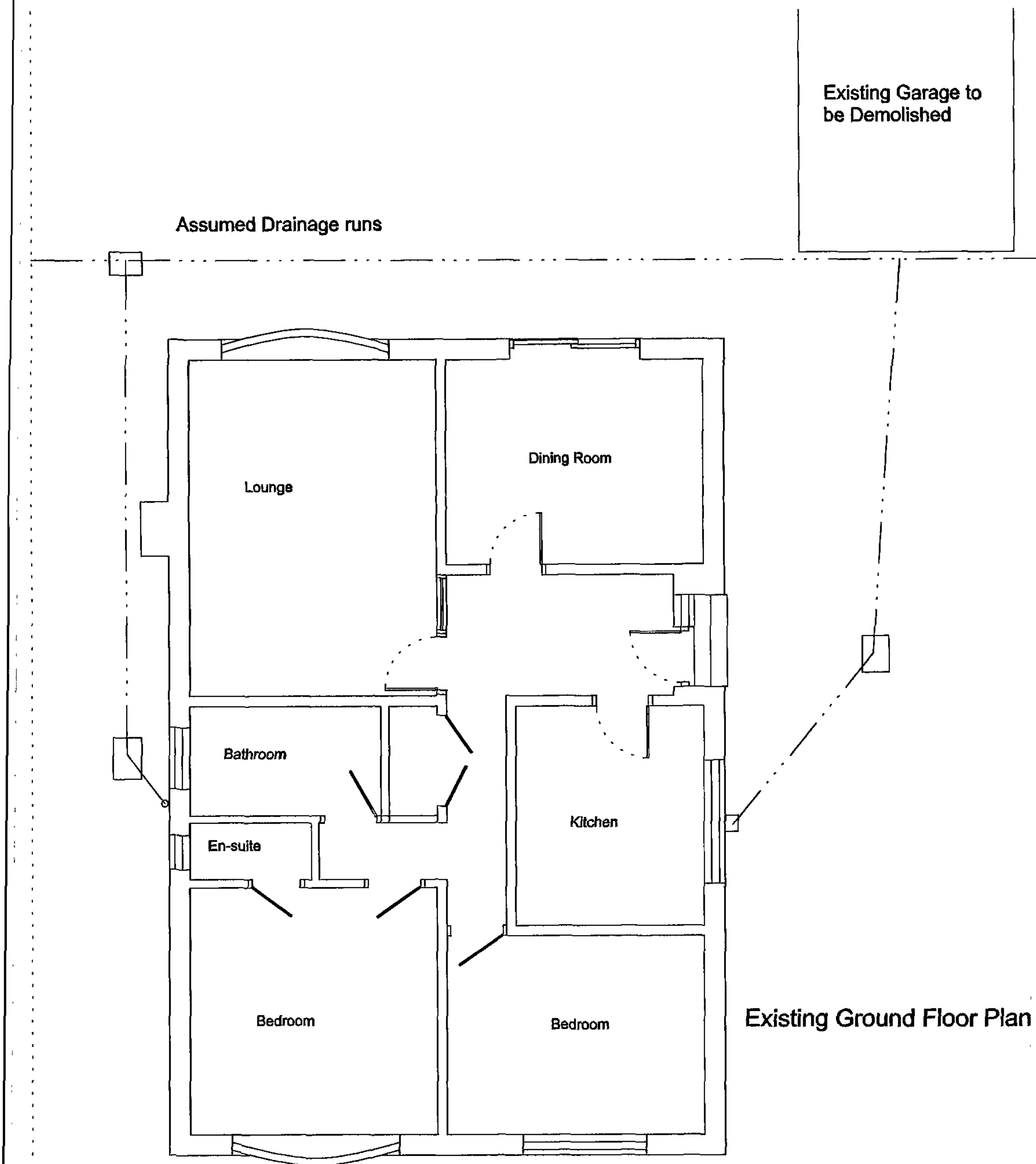
Provide interconnecting smoke alarms with battery backup to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit.

ELECTRICAL

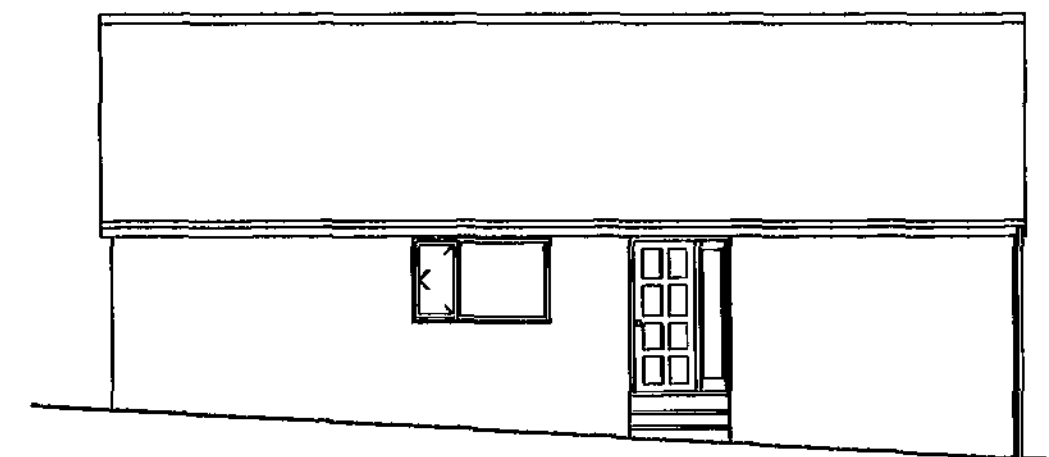
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

Heating & Hot Water

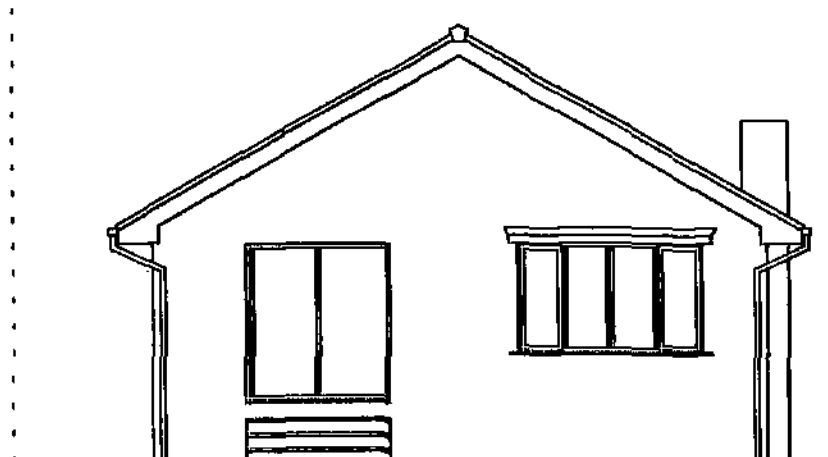
The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the current standards.



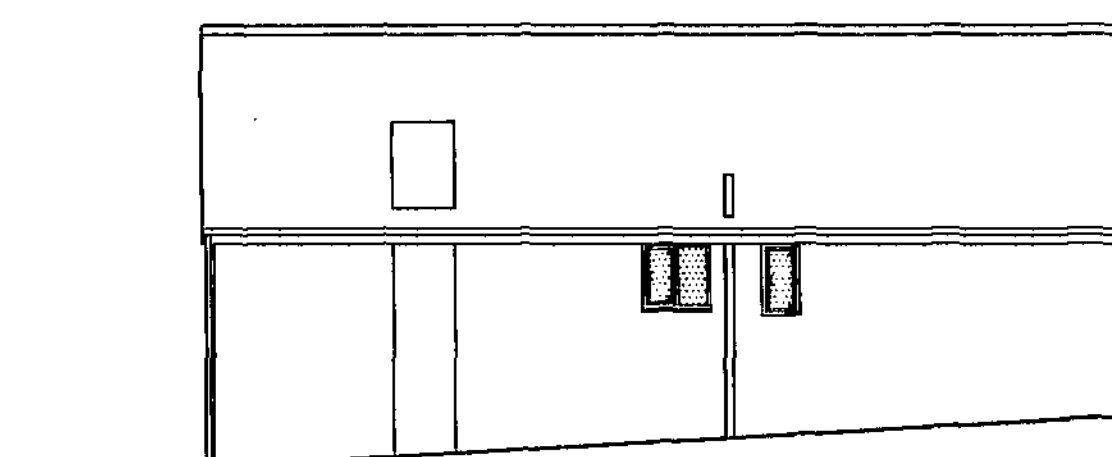
Existing Front Elevation



Existing Side Elevation A



Existing Rear Elevation



Existing Side Elevation B

Drawing No. 10MS/11/01

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Silkstone
Barnsley S75 4LJ
Project Existing Plans
Scale 1 : 50 & 1 : 100

Date June 2011

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