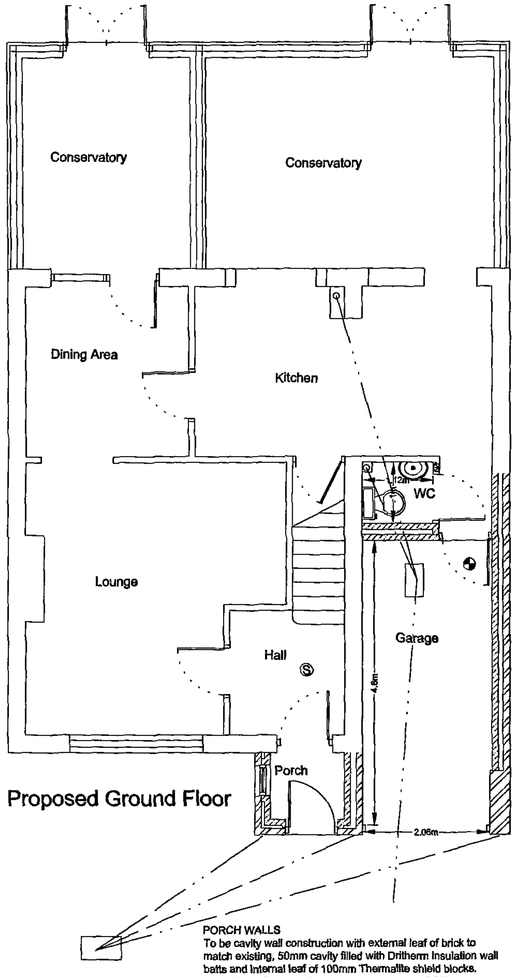
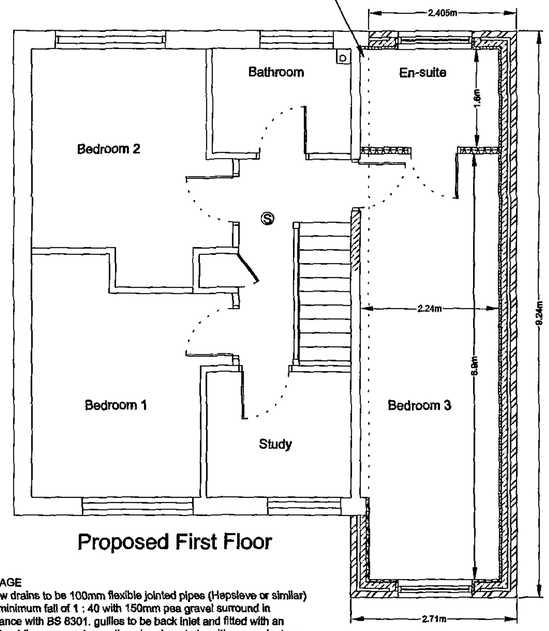


Proposed Ground Floor

PORCH WALLS
To be cavity wall construction with external leaf of brick to match existing, 50mm cavity filled with Dritherm 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.

The existing external leaf of brickwork is to be taken down from first floor level to roof level and remaining blockwork made good with plasterboard on dabs.



Proposed First Floor

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 is to be connected to the existing soil vent pipe and is to extend a minimum 900mm above any opening window. The ground floor WC is to have a stud stack fitted with an air admittance valve a minimum 500mm above and waste inlet. 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 if the ground conditions are suitable and the foul taken to the existing system.

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing with 50mm cavity filled with Dritherm insulation wall batts and internal leaf of 100mm Thermalite shield blocks or similar block with K valve of 0.34 or less. 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 50mm Thermaline Platinum or similar approved fixed to blockwork, the internal wall to garage area to be flush pointed. The wall between the garage and dwelling is to be two leafs of thermalite block with 100mm cavity filled with Dritherm.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.

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 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 over kitchen area and additional 100mm Kingspan Kooltherm K3 over garage area laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim to kitchen and 12.5mm fireline plasterboard to garage area. 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 with 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres supported on a sleeper wall at 2.5m centres. The floor is to be insulated with two layers of 60mm Kingspan Kolltherm K3 suspended between the joists. The under floor ventilation is to be provided with air bricks giving a free air space equal to 1500mm2 per metre run of wall. The air bricks are to have cavity liners and a tray dpc. The air space between the top of the oversite concrete and the underside of the joists is to be a minimum 150mm. The oversite concrete to be 100mm thick on 150mm layers of well consolidated hardcore. The Radon barrier (if required) 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.

GARAGE FLOOR
The floor is to be at the same level as the external ground level. The floor is to be constructed of 125mm concrete on 1200 gauge Visqueen dampproof membrane on sand blinding over 150mm layers of well consolidated hardcore.

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.

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 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 En-suite and WC compartment of 15L/sec (WC to be connected to light switch with 15mins overrun) both ducted to the external air. 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.

FOUNDATIONS
The foundations 200mm x 600mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain to satisfaction of the Building Surveyor. Depth to be minimum one metre and below level of any root system. No part of the foundation is to project over the boundry. Eccentric foundations to be minimum 300mm thick and reinforced with two layers of A193 mesh. The existing foundations are to be exposed for the Building Surveyor to assess siutability for any additional load and where deemed necessary the foundations to be underpinned in one metre lenghts. Masonry below ground level to be concrete commons or 7n/mm2 concrete blocks with the cavity filled to ground level with concrete. Where drains pass through walls, reinforced concrete lintels are to be placed over the drain with a 50mm gap above the top of the drain.

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.

FIRST INTERNAL WALL
The new internal wall is 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

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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. TCMB/09/03

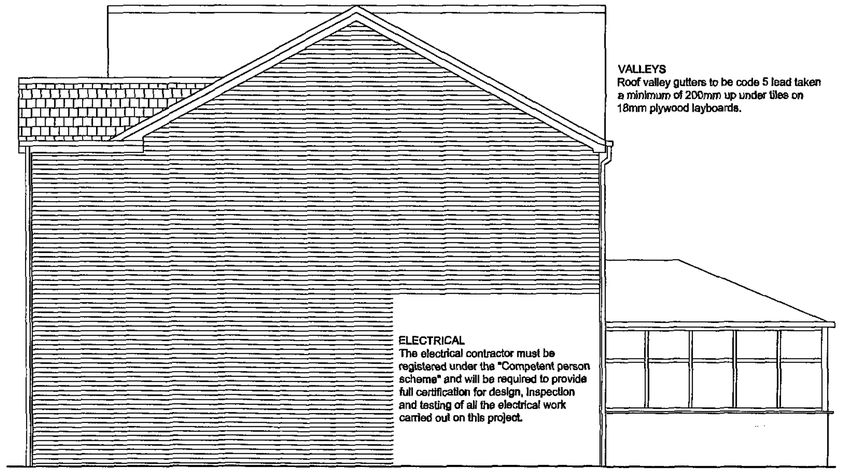
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Address	6 Tredis Close Monk Bretton Barnsley
Project	Proposed Floor Plans
Scale	1 : 50 Date January 2009

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



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

VALLEYS
Roof valley gutters to be code 5 lead taken a minimum of 200mm up under tiles on 18mm plywood layboards.

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.

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 breathable sarking felt on truss rafters at 600mm centres. Main truss rafters supported on girder truss and 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 tied to gable walls at ceiling and verge level with 30mm x 5mm x 1.5m long steel straps spanning a minimum of 3 rafters and block out between extended down the cavity 450mm at 1.5m centres, ceiling underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles, 25mm x 200mm s.w. facia board, 6mm plywood soffit, 25mm Glidevale 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.

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 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 continuouswith 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 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 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 En-suite and WC compartment of 15L/sec (WC to be connected to light switch with 15mins overrun) both ducted to the external air. 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.

PORCH ROOF
To be as main roof with 50mm x 125mm SC3 rafters at 400mm centres and 50mm x 122mm SC3 ceiling joists at 400mm centres.

GARAGE FLOOR
The floor is to be at the same level as the external ground level. The floor is to be constructed of 125mm concrete on 1200 gauge Visqueen dampproof membrane on sand blinding over 150mm layers of well consolidated hardcore.

FOUNDATIONS
The foundations 200mm x 600mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain to satisfaction of the Building Surveyor. Depth to be minimum one metre and below level of any root system. No part of the foundation is to project over the boundry. Eccentric foundations to be minimum 300mm thick and reinforced with two layers of A193 mesh. The existing foundations are to be exposed for the Building Surveyor to assess slutability for any additional load and where deemed necessary the foundations to be underpinned in one metre lenghts. Masonry below ground level to be concrete commons or 7n/mm2 concrete blocks with the cavity filled to ground level with concrete. Where drains pass through walls, reinforced concrete lintels are to be placed over the drain with a 50mm gap above the top of the drain.

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GROUND FLOOR
The new floor is to be at the same level as the existing with 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres supported on a sleeper wall at 2.5m centres. The floor is to be insulated with two layers of 60mm Kingspan Kooltherm K3 suspended between the joists. The under floor ventilation is to be provided with air bricks giving a free air space equal to 1500mm2 per metre run of wall. The air bricks are to have cavity liners and a tray dpc. The air space between the top of the oversite concrete and the underside of the joists is to be a minimum 150mm. The oversite concrete to be 100mm thick on 150mm layers of well consolidated hardcore. The Radon barrier (if required) 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.

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 proprieatary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover.
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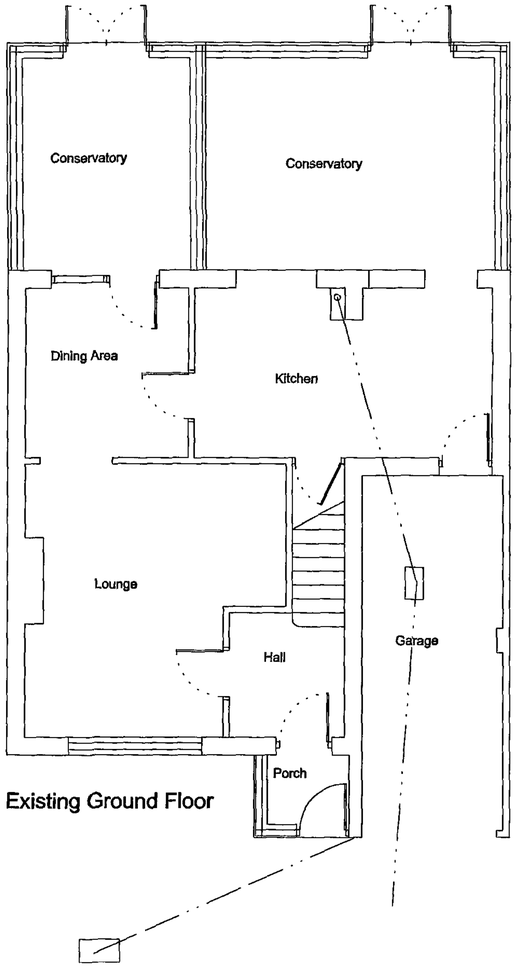
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Address	6 Tredis Close Monk Bretton Barnsley
Project	Proposed Elevations
Scale	1 : 50
Date	January 2009

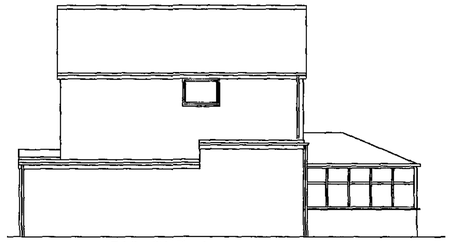
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Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043



Existing Ground Floor



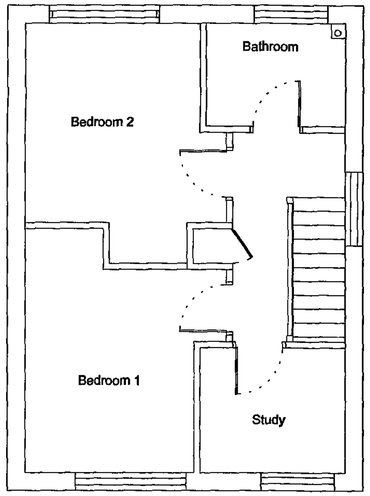
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing First Floor

Drawing No. TCMB/09/01

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Address	6 Tredis Close Monk Bretton Barnsley		
Project	Existing Plans		
Scale	1 : 50 & 1 : 100	Date	January 2007

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