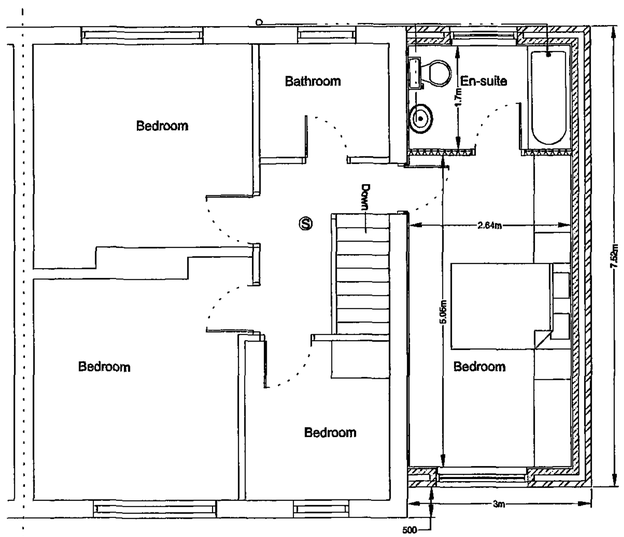
GROUND FLOOR
The new floor is to be at the same level as the existing with 100mm concrete over 100mm Kingspan Kooltherm K3 on 2000 gauge Visquen linked to the wall dpcs on 150mm layers of well consolidated hardcore. The Radon barrier (if required) is to replace the Visquen dpm and to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the insulation and taken through whole of the new 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.

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 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 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.



Proposed First Floor Plan

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 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.

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 on-suite is to be connected to the existing 100mm soil vent pipe which is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink 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, 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,cavities closed with Thermabate or similar approved cavity closer.

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. The lintels to the new openings between new and existing are to be Naylor R4 concrete lintels.

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 with a U value of 1.6. 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 the Utility room and On-suite of 30L/sec and 15L/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.

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.

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

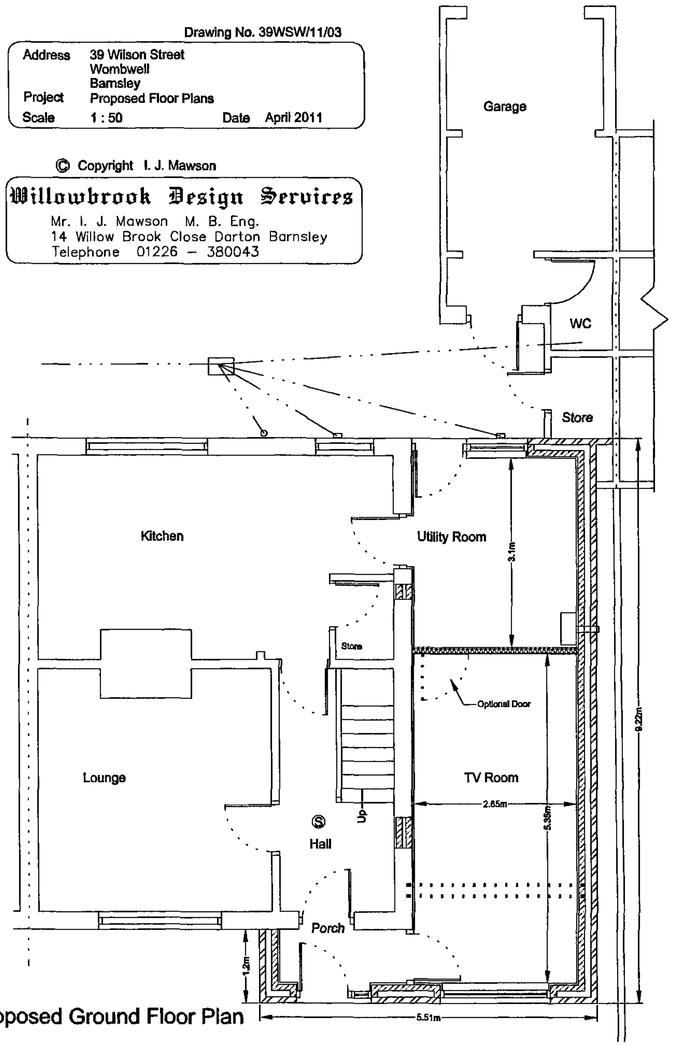
Heating & Hot Water
The existing boiler is to be repositioned in the Utility room and the heating and hot water system are to be checked, servised and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the currant standards.

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.

Drawing No. 39WSW/11/03

Address	39 Wilson Street Wombwell Barnsley		
Project	Proposed Floor Plans		
Scale	1 : 50	Date	April 2011

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



Proposed Ground Floor Plan

Drawing No. 39WSW/11/02

Address	39 Wilson Street Wombwell Barnsley
Project	Proposed Plans
Scale	Date April 2011

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

GENERAL
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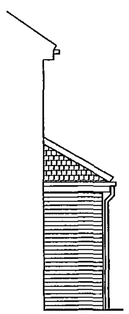
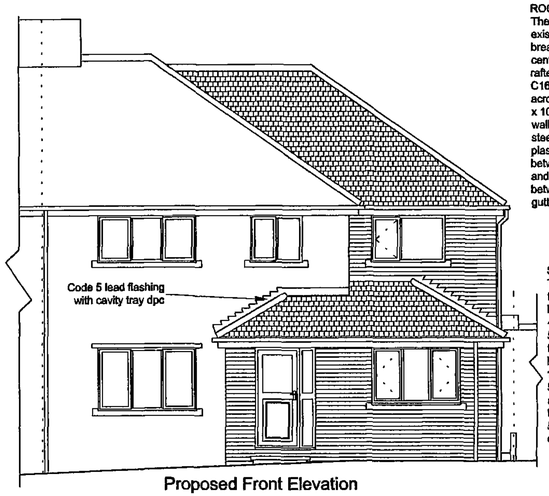
The client shall serve all notices on the adjoining owners and obtain all written consents as required by the Party Wall etc Act 1996.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in 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.



Proposed Side Elevation BA



Proposed Front Elevation

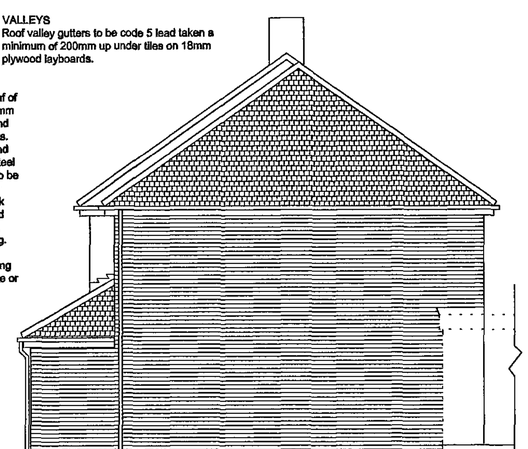
ROOF
The roof to be at the same pitch as the existing with tiles/slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable untearable sarking on 50mm x 120mm C16 rafters at 400mm centres with 63mm x 275mm C16 purlins at mid-span, 225mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 50mm x 145mm C16 at 400mm centres with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip sides, 50mm x 100mm dragon ties to hip corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. Ceiling joists 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 and to be in white Upvc with proprietary box ventilation fixed between rafters to maintain 50mm air space over insulation and 125mm eaves gutter with 65mm downpipe in upvc to match existing.

SINGLE STOREY ROOF
The roof to be at 30 degree 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 125mm C16 rafters at 400mm centres with 175mm x 50mm hip rafters. The ceiling joists to be *50mm x 125mm C16 at 400mm centres with 50mm x 100mm dragon ties* to hip corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. Ceiling joists 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 facia board soffit to be in white Upvc with proprietary box ventilation fixed between rafters to maintain *50mm air space over insulation and 125mm eaves gutter and 65mm* downpipe in upvc to match existing.

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

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 continuous with existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing and floor dpm, 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.

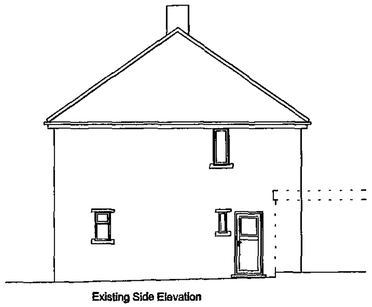


Proposed Side Elevation

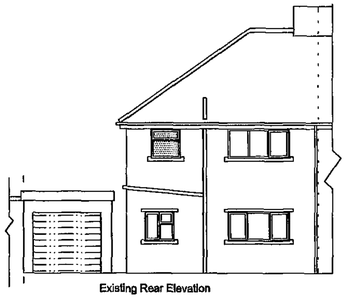
Proposed Rear Elevation

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 with a U value of 1.6. 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 the Utility room and On-suite of *30L/sec and 15L/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.

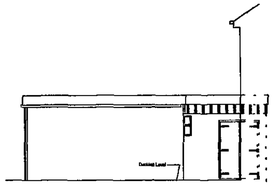
Existing Front Elevation



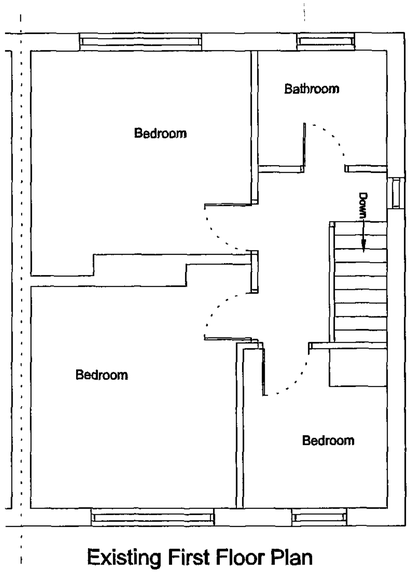
Existing Side Elevation



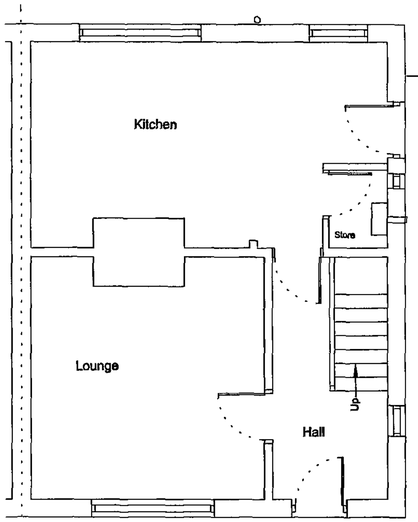
Existing Rear Elevation



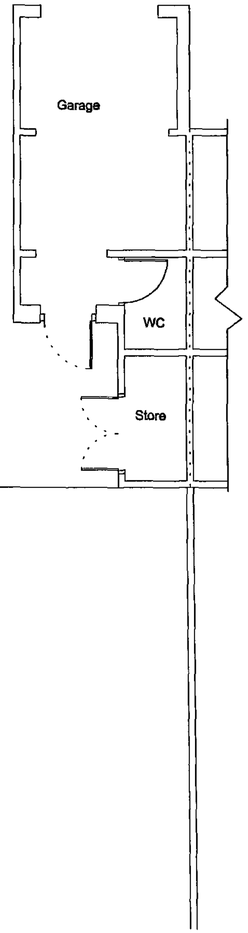
Existing Side Elevation B



Existing First Floor Plan



Existing Ground Floor Plan



Drawing No. 39WSW/11/01

Address	39 Wilson Street Wombwell Barnsley		
Project	Existing Plans		
Scale	1 : 50 & 1 : 100	Date	February 2011

Willowbrook Design Services
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