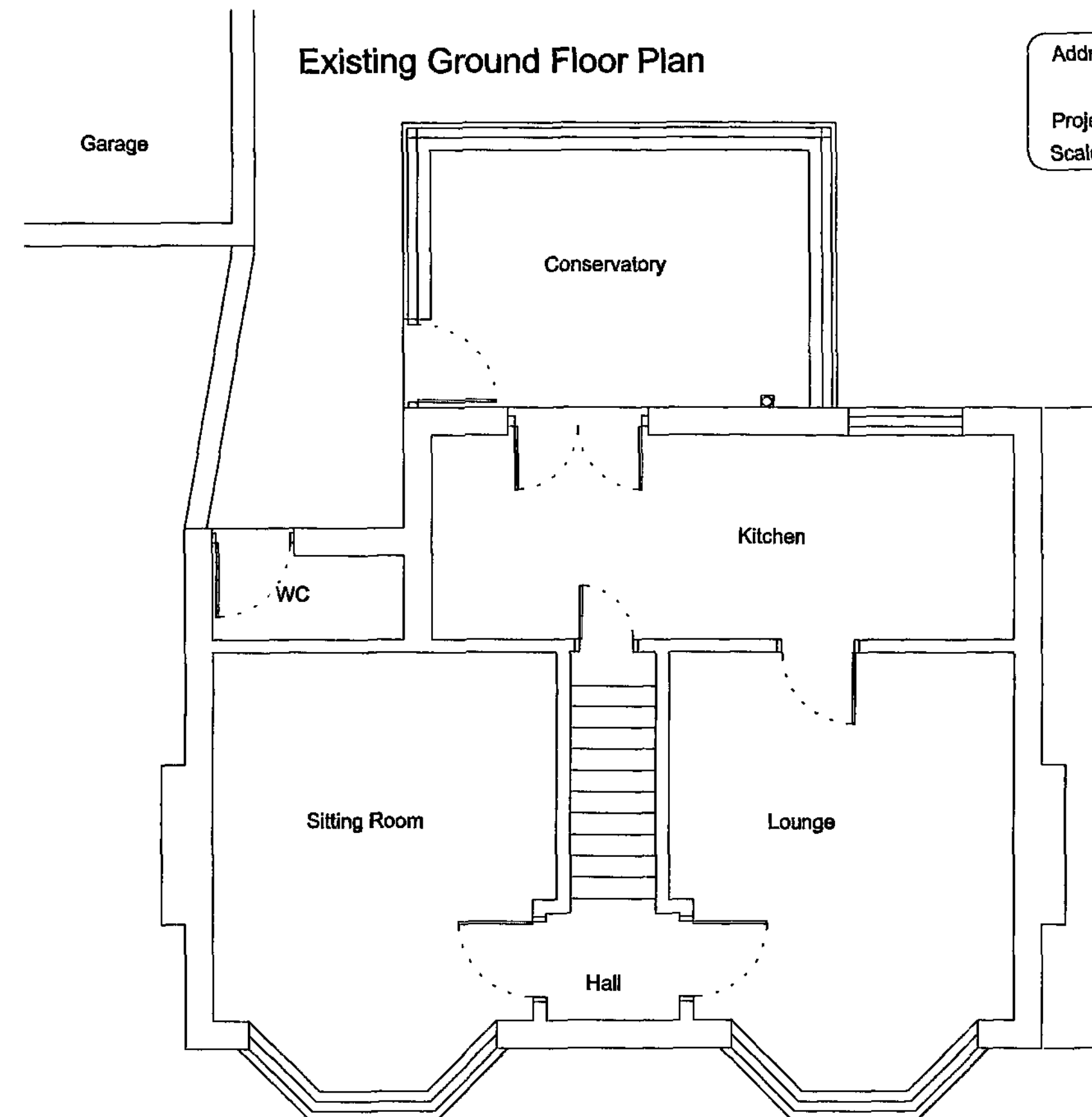




Existing Ground Floor Plan

Drawing No. 32SBR/09/01

Address 32 Salters Brook Road
Darfield
Barnsley

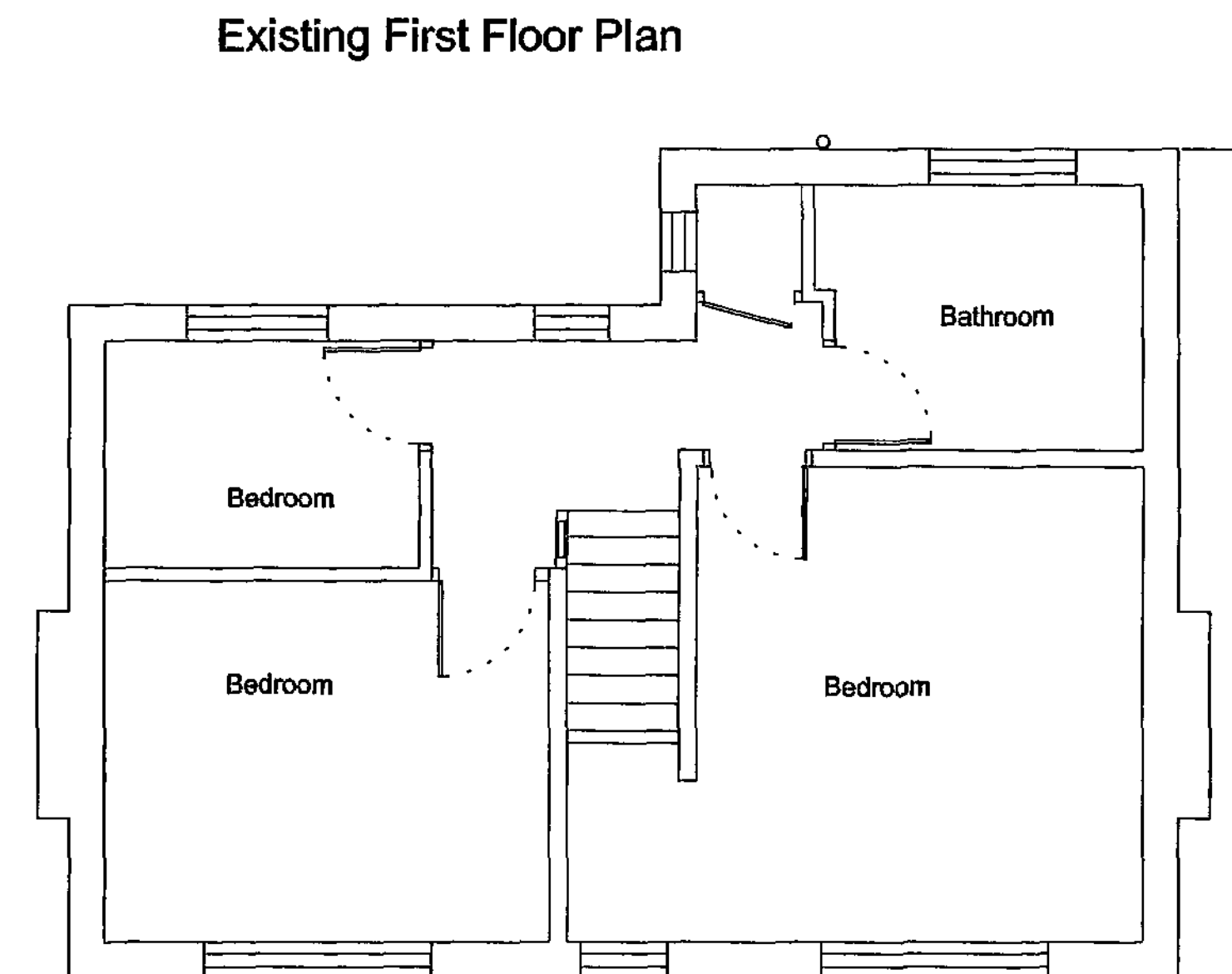
Project Existing Plans

Scale 1:50 & 1:100 Date January 2009

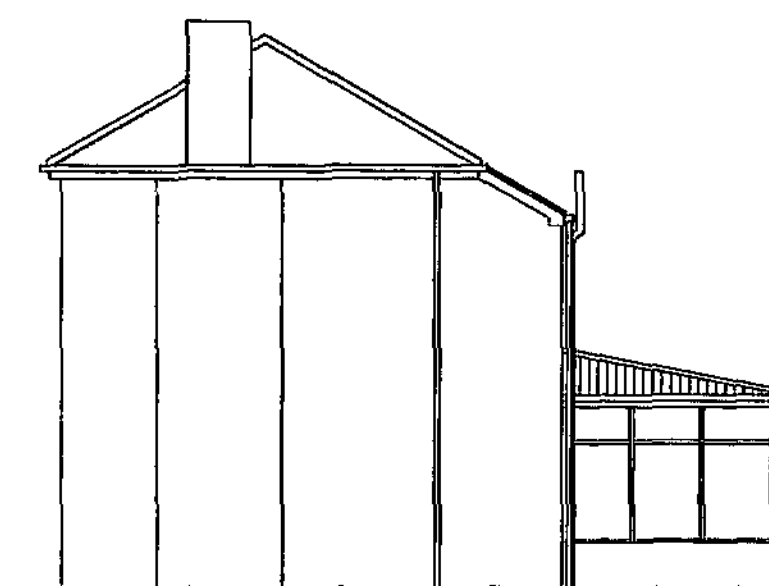
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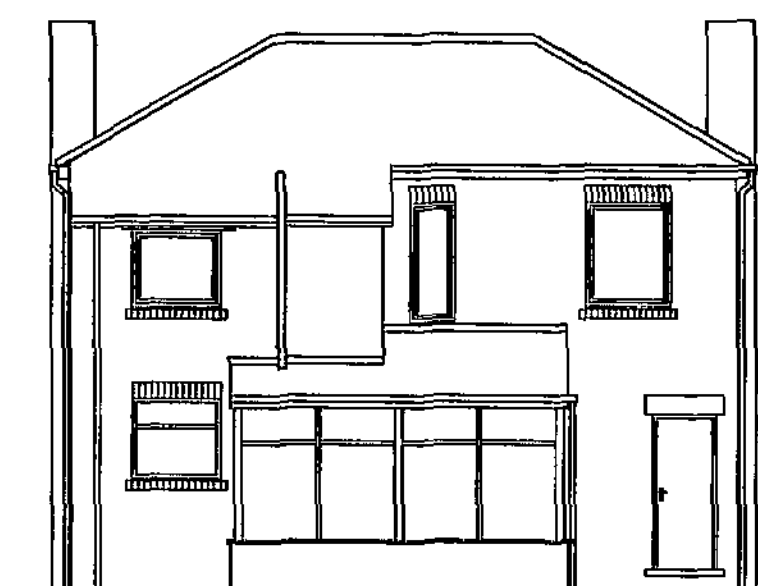
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043



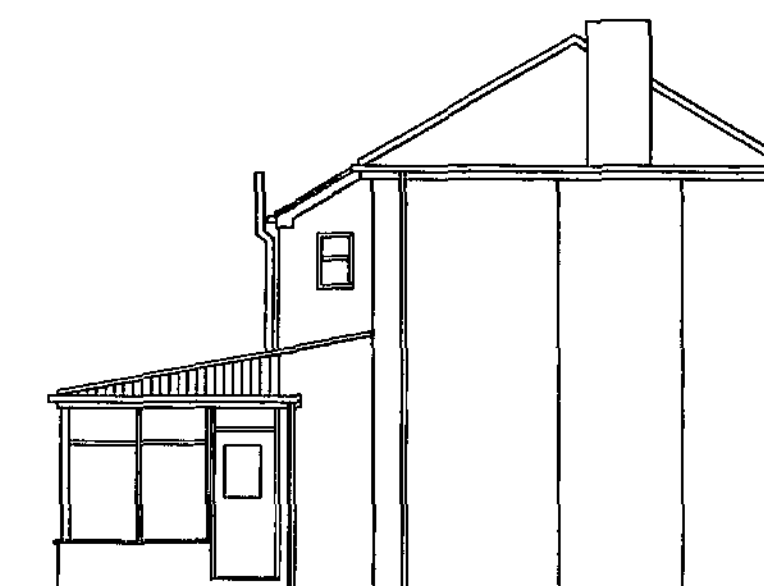
Existing First Floor Plan



Existing Side Elevation B



Existing Rear Elevation

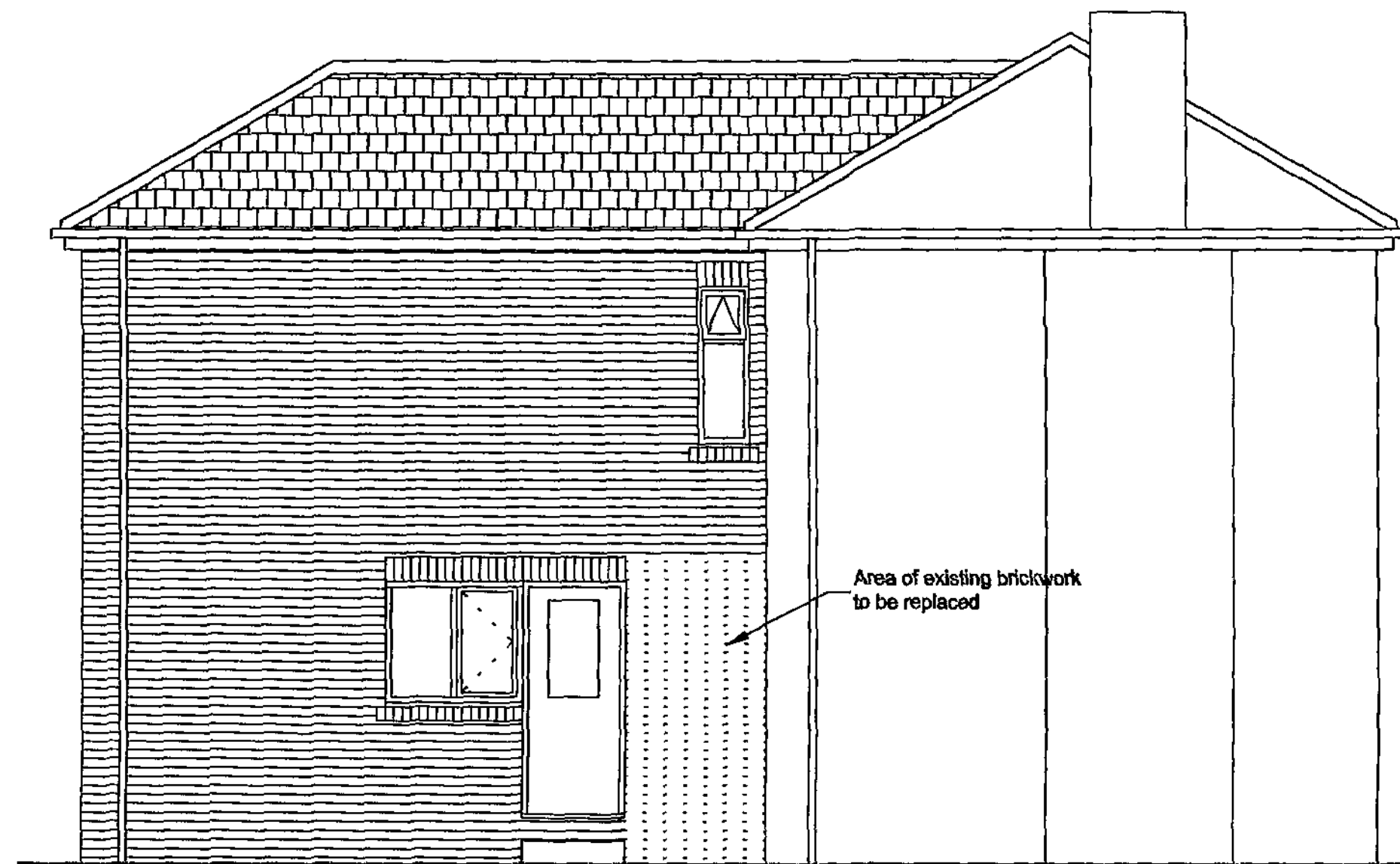


Existing Side Elevation A



Proposed Rear Elevation

Total permitted Glazing 13.54m²
Total Actual Glazing 13.46m²



Proposed Side Elevation A

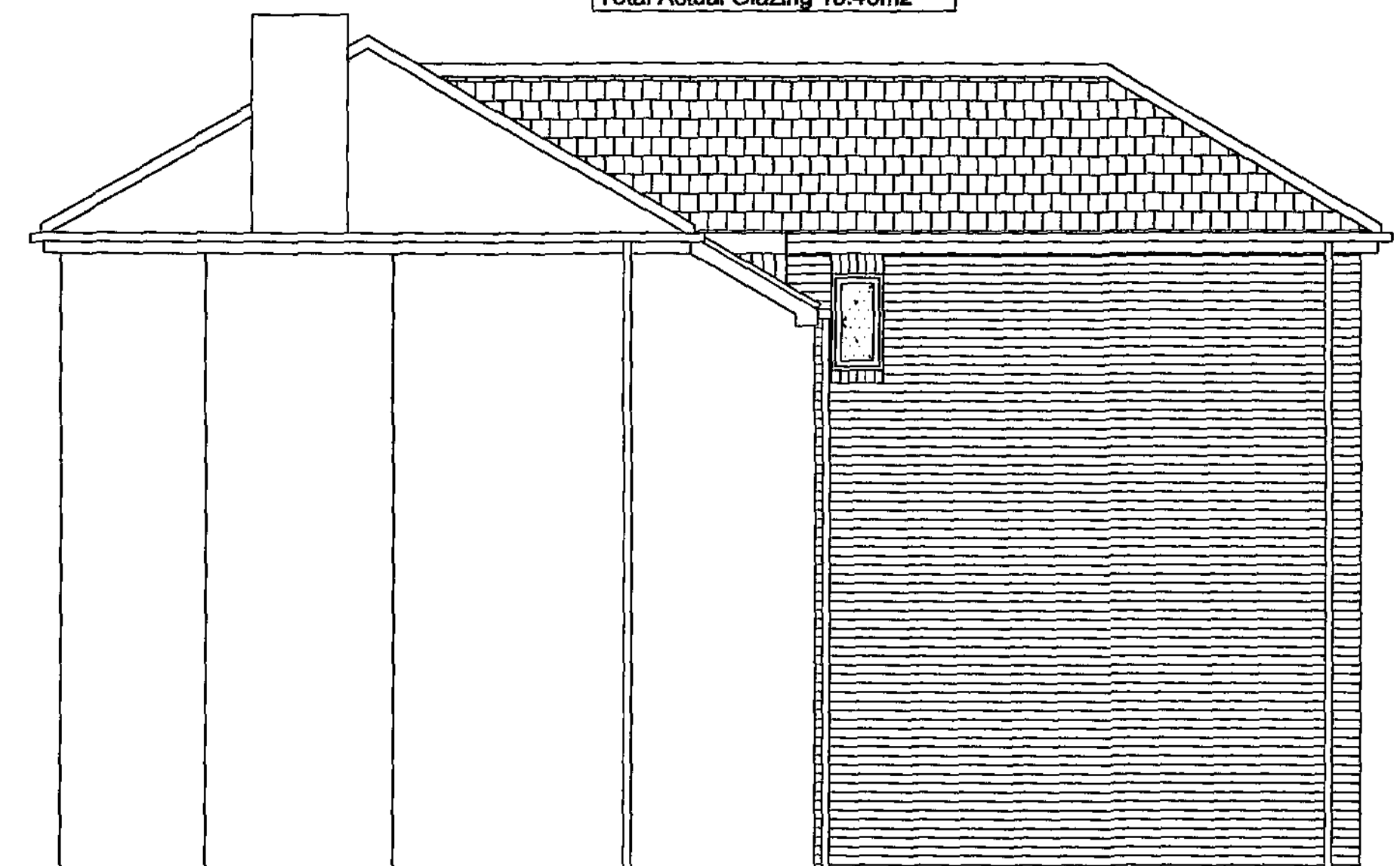
VALLEYS

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

WINDOWS & VENTILATION

The windows and doors 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 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 en-suite of 15L/sec 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.



Proposed Side Elevation B

ROOF

The roof to be at the same pitch as the existing (approximately 30 degrees) with tiles/slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on Tyvec or similar breathable felt on 47mm x 125mm C16 rafters at 400mm centres with 225mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 47mm x 170 mm C24 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 end and 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 150mm laid at right angles, 25mm x 200mm s.w. fascia 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 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.

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 800mm 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 if the ground conditions are suitable.

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.

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. 325BR/08/03

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Address 32 Salters Brook Road
Darfield
Barnsley

Project Proposed Elevations

Scale 1 : 50

Date January 2009

Willowbrook Design Services

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14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043

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, 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 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 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 en-suite of 15L/sec 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 (i.e. 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 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.

GROUND FLOOR

The new floor is to be 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.

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.

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 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 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 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. 32SBR/09/02

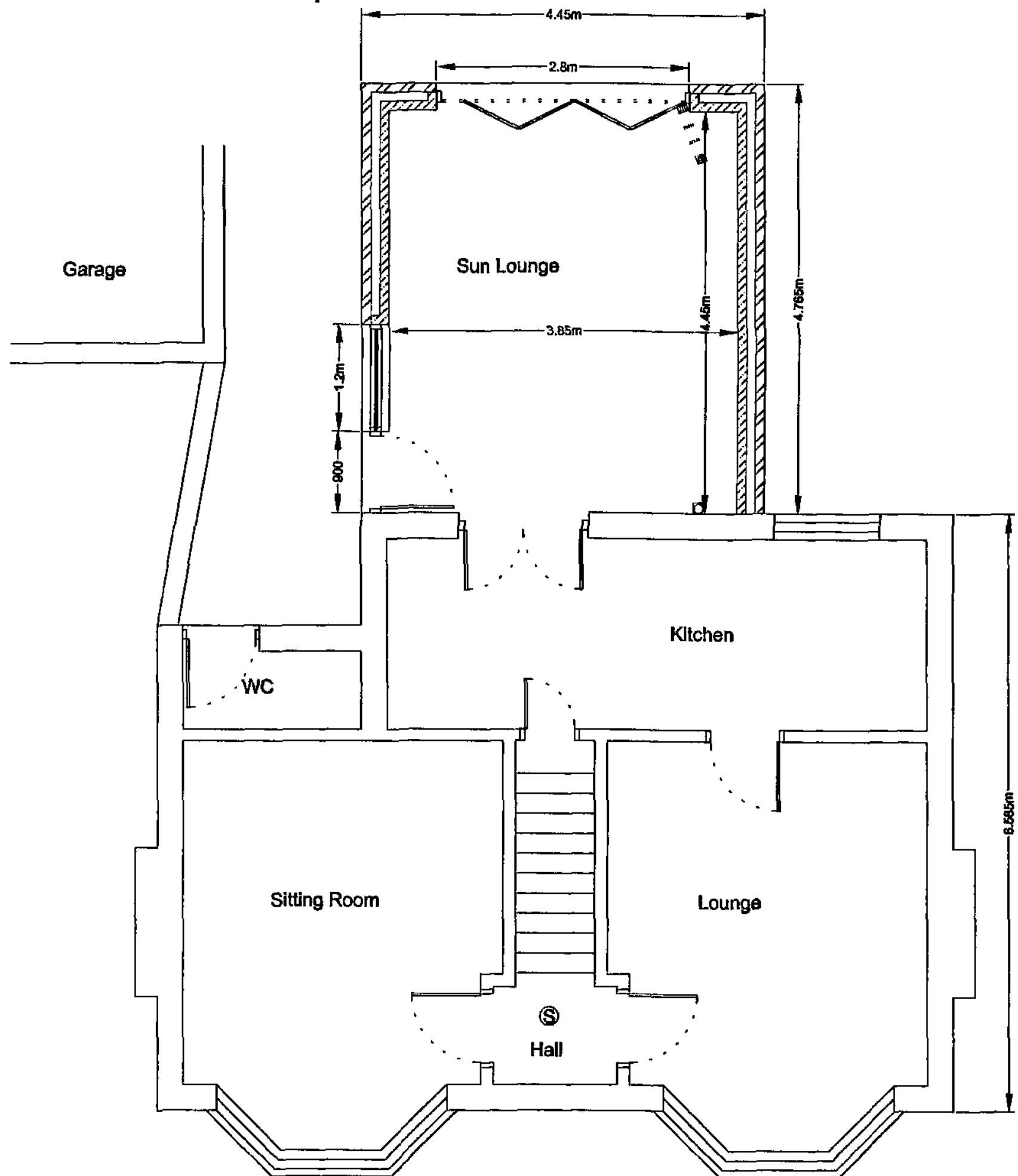
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Address 32 Salters Brook Road
Darfield
Barnsley
Project Proposed Floors
Scale 1 : 50 Date January 2009

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Proposed Ground Floor Plan



Proposed First Floor Plan

