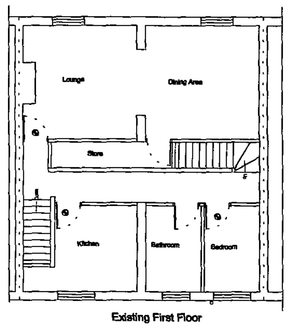
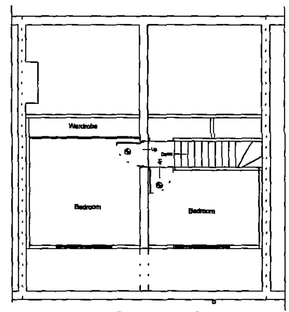


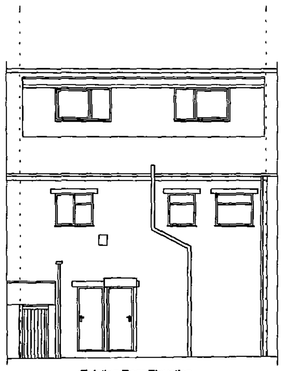
Existing Ground Floor



Existing First Floor



Existing Second Floor



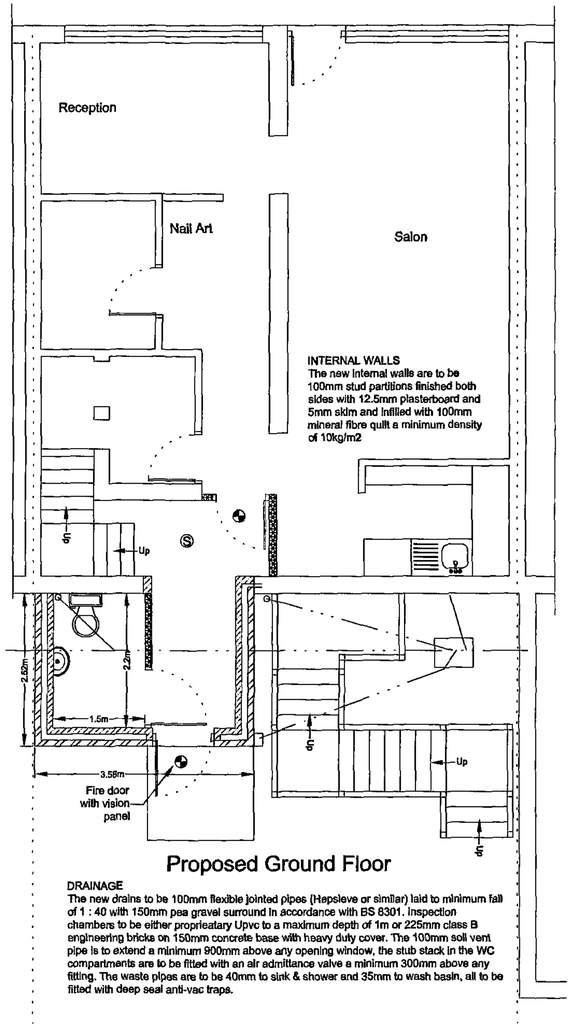
Existing Rear Elevation

Drawing No. 27/29BRG/08/01

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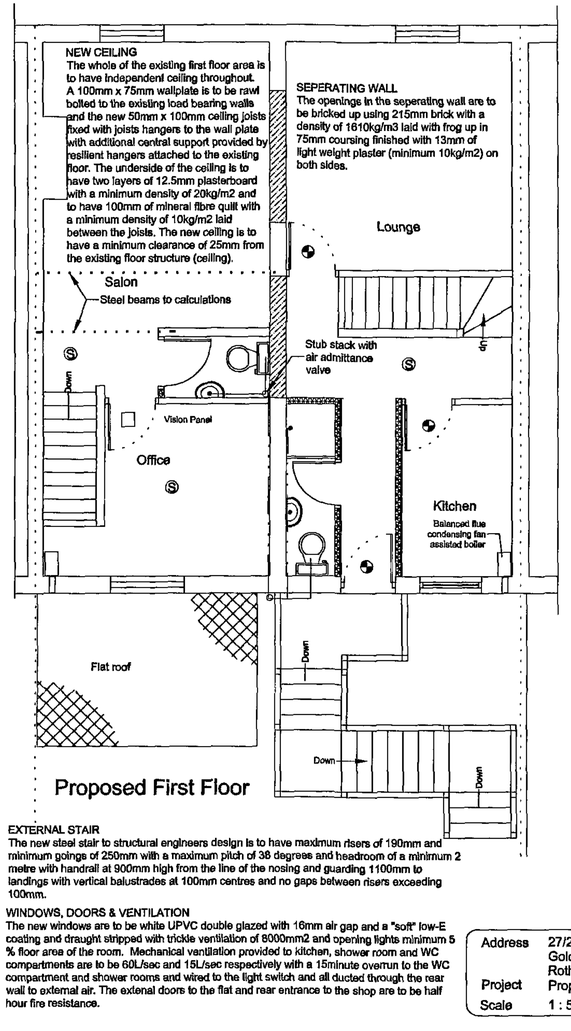
Address	27/29 Barnsley Road Goldthorpe Rotherham
Project	Existing Plans
Scale	1 : 100
Date	October 2008

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



Proposed Ground Floor

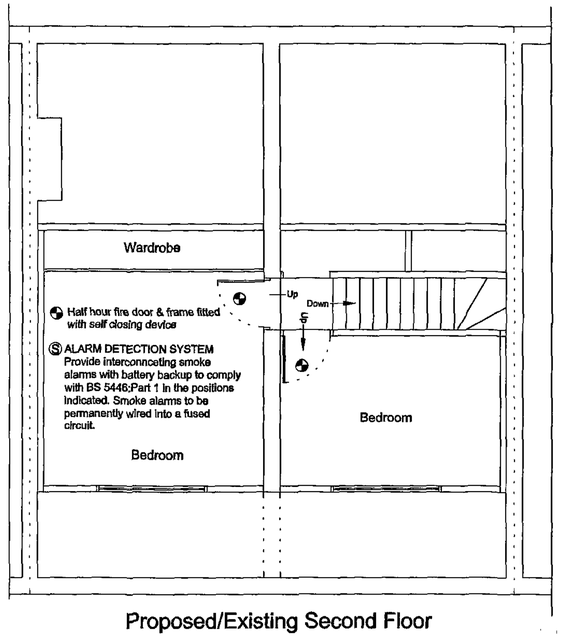
DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. Inspection chambers to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window, the stub stack in the WC compartments are to be fitted with an air admittance valve a minimum 300mm above any fitting. 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.



Proposed First Floor

EXTERNAL STAIR
The new steel stair to structural engineers design is to have maximum risers of 190mm and minimum goings of 250mm with a maximum pitch of 38 degrees and headroom of a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 1100mm to landings with vertical balustrades at 100mm centres and no gaps between risers exceeding 100mm.

WINDOWS, DOORS & VENTILATION
The new windows are to be white 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. Mechanical ventilation provided to kitchen, shower room and WC compartments are to be 60L/sec and 15L/sec respectively with a 15minute overrun to the WC compartment and shower rooms and wired to the light switch and all ducted through the rear wall to external air. The external doors to the flat and rear entrance to the shop are to be half hour fire resistance.



Proposed/Existing Second Floor

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 systems to the shop and flat are to checked, servised and extended by qualified Corgi Registered engineer and certified on completion. All new radiators are to be fitted with thermostic valves and all pipes in unheated areas are to be insulated to the currant standards.

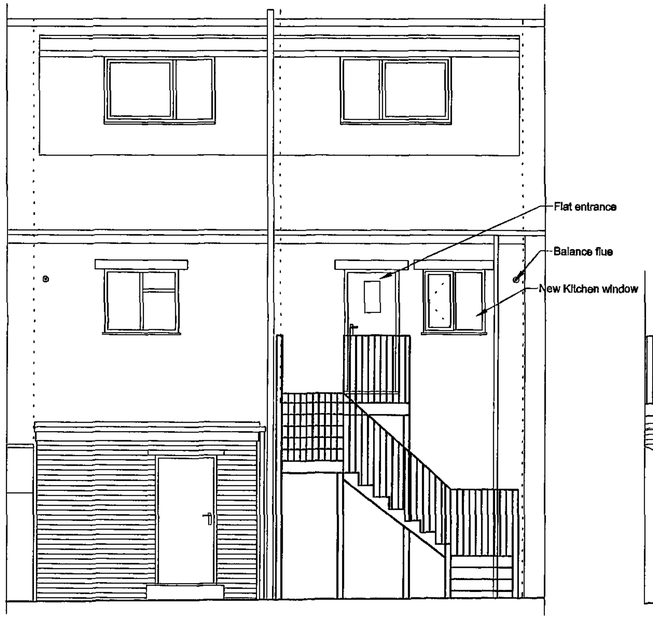
GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard 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.

Drawing No. 27/29BRG/08/rev02

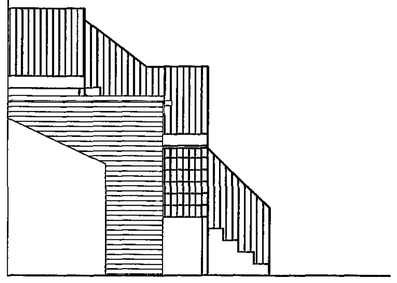
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Address	27/29 Barnsley Road Goldthorpe Rotherham
Project	Proposed Floor Plans
Scale	1 : 50 Date October 2008

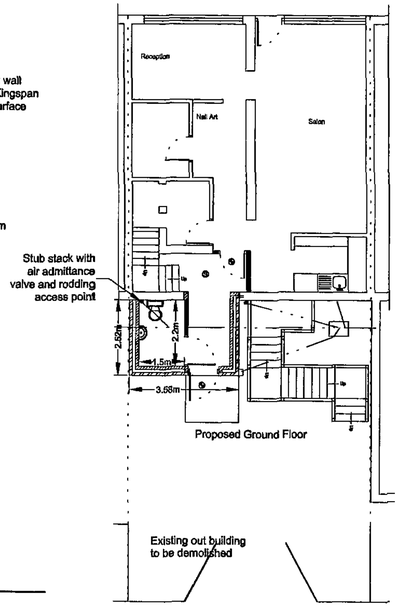
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Proposed Rear Elevation



Proposed Side Elevation



FLAT ROOF
The flat roof is to have 12.5mm white spar chippings bitchumen bedded on to three layers felt on 96mm Kingspan Thermaroof TR31 (composite deck) with 25mm Kingspan TP10 between the joists directly under. The roof joists are to be 50mm x 150mm C16 at 400mm centres supported off joist hanger secured to a 75mm 150mm wallplate rawl bolted to the existing wall at 600mm centres and a 75mm x 100mm wallplate to the top of the new internal leaf of the cavity wall and to be secured to the wall with 38mm x 5mm steel straps at 1.2m centres. The underside is to be finished with 12.5mm foil backed plasterboard and 5mm skim.

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 and the floor Dpm, cavities closed with Thermabate or similar approved cavity closer.

GROUND FLOOR
The new floor to be at the same level as the existing with 100mm concrete on 80mm Celotex GA3000Z or 80mm Kingspan Thermafloor TF70 with 1200 gauge visquen damp proof membrane linked to wall Dpc laid on sand blinding on 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 750mm to the top of the concrete. 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. 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.

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. 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 100mm soil vent pipe is to extend a minimum 900mm above any opening window, the stub stacks in the WC compartments are to be fitted with an air admittance valve a minimum 300mm above any fitting. 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.

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EXISTING EXTERNAL WALLS
The existing external walls at first floor level are either solid or cavity wall construction and are to have additional insulated board e.g. 65mm Kingspan KoolthermK17 Dry Lining board or similar applied to existing inner surface with gypsum bonding plaster to achieve a U value of 0.35.

EXTERNAL STAIR
The new steel stair to structural engineers design is to have maximum risers of 190mm and minimum goings of 250mm with a maximum pitch of 38 degrees and headroom of a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 1100mm to landings with vertical balustrades at 100mm centres and no gaps between risers exceeding 100mm.

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Drawing No. 27/29BRG/08/rev03

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Address	27/29 Barnsley Road Goldthorpe Rotherham S63 9LS
Project	Proposed Elevations & Rear Yard
Scale	1 : 50 & 1 : 100 Date October 2008

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