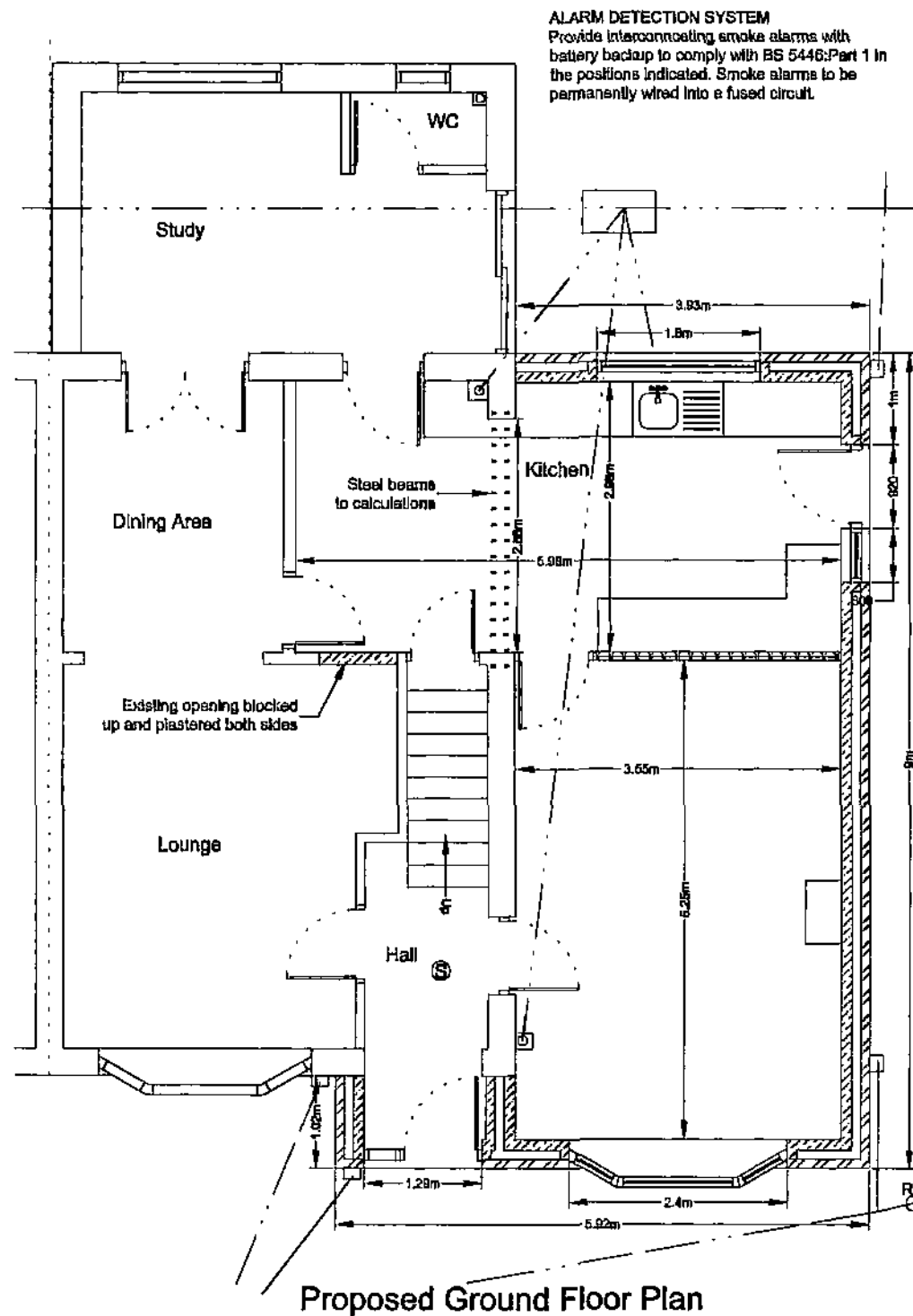


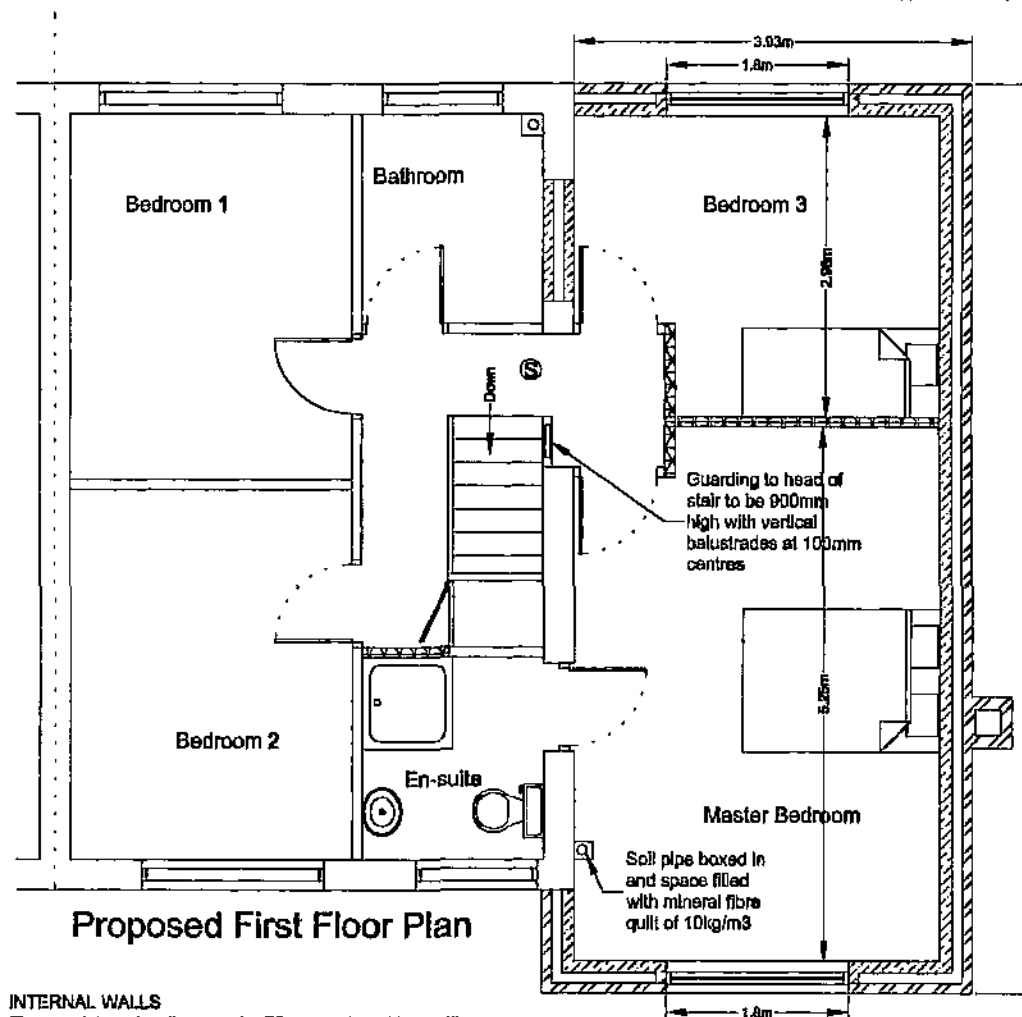


DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepileve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. 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. 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 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to 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 15mm two coat gypsum plaster or 2.5mm plasterboard on dabs. The blockwork and brickwork to be either block bonded or tied using Furtix 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 Thermabala or similar approved cavity closer.

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 be laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and en-suite of 60L/sec & 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.

LINTELS
The lintels to be Galnic 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. The lintels to openings between the existing and new extension are to be Naylor R6 concrete or similar approved.



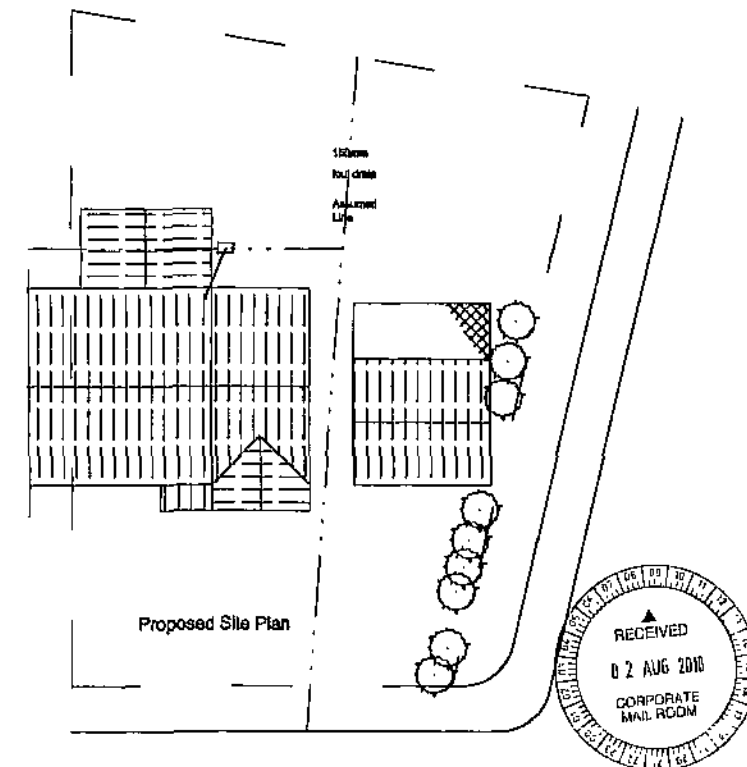
INTERNAL WALLS
The new internal walls are to be 75mm stud partitions with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m².

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.

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.

CHIMNEY
The new chimney to be constructed with single skin of facing brick to match existing with 200mm clay flue liners with rebated sockets uppermost. The jointing to comply with BS EN 457:1999. The bottom of the chimney to have dris collection space in accordance with diagram 0.2 page 7 of the building regulations Approved Document J. The top of the chimney to be one metre above the highest point of contact with the roof slope.

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.

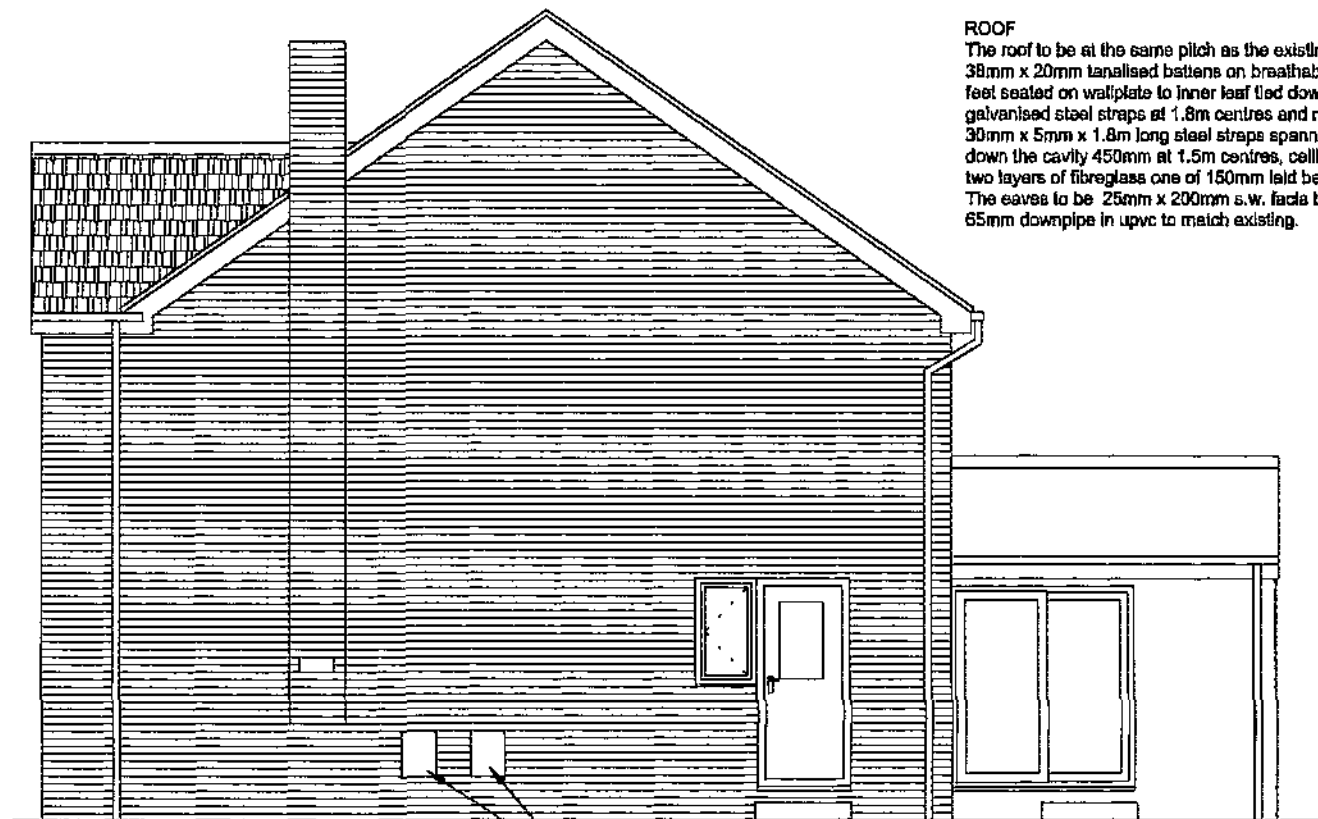


Drawing No. 2SFS/10/02

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Address 2 Sparkfields
Staincross
Barnsley
Project Proposed Floor & Site Plans
Scale 1 : 50 & 1 : 200 Date July 2010

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



Proposed Side Elevation

Gas & Electric meter boxes

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. Rafter feet seated 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 1.8m 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. The eaves to be 25mm x 200mm s.w. fascia board, 6mm plywood soffit with 125mm eaves gutter and 65mm downpipe in upvc to match existing.

EXTERNAL WALLS

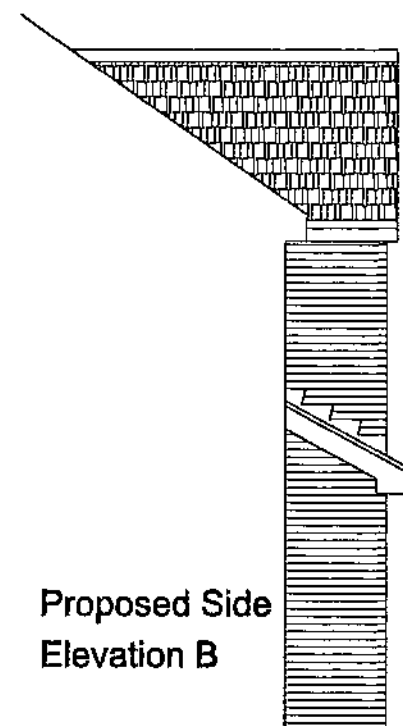
To be cavity wall construction with external leaf of brick to match existing with 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 15mm two coat gypsum plaster or 2.5mm plasterboard on dabs. The blockwork and brickwork to be either block bonded or tied using Furlix 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.

CHIMNEY

The new chimney to be constructed with single skin of facing brick to match existing with 200mm clay flue liners with rebated sockets uppermost. The jointing to comply with BS EN 457:1998. The bottom of the chimney to have dris collection space in accordance with diagram 0.2 page 7 of the building regulations Approved Document J. The top of the chimney to be one metre above the highest point of contact with the roof slope.



Proposed Rear Elevation



Proposed Side Elevation B

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 600mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and en-suite of 60L/sec & 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.

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. The lintels to openings between the existing and new extension are to be Naylor R8 concrete or similar approved.

SINGLE STOREY ROOF

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



Proposed Front Elevation

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.

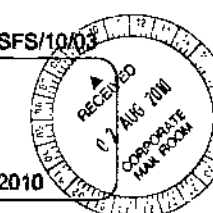
Drawing No. 2SFS/10/03

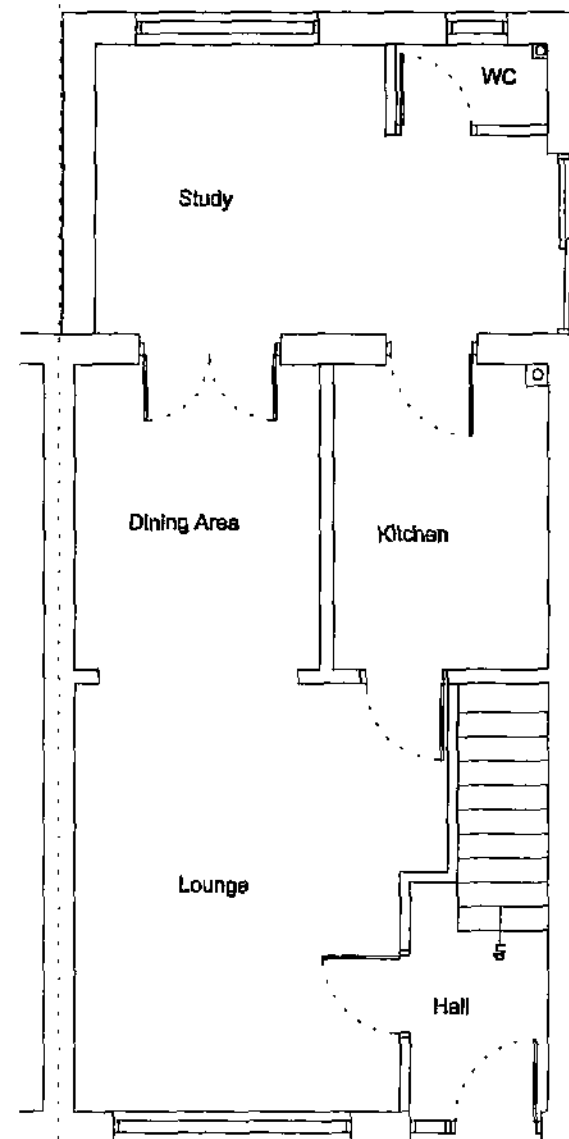
Address 2 Sparkfields
Staincross
Barnsley
Project Proposed Elevations
Scale 1:50 Date July 2010

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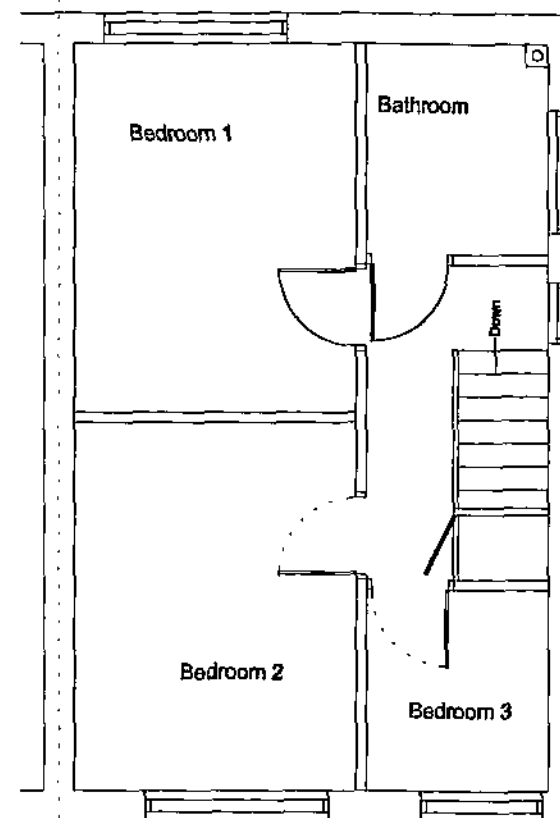
Willowbrook Design Services

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

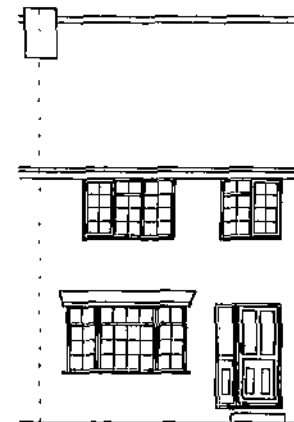




Existing Ground Floor Plan



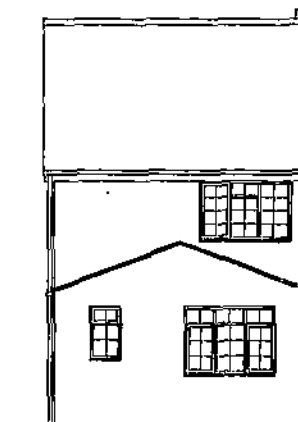
Existing First Floor Plan



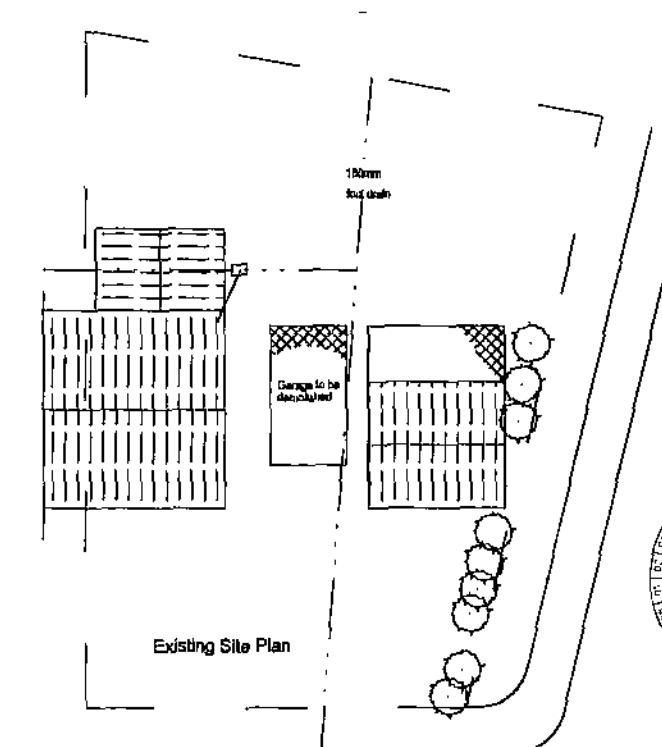
Existing Front Elevation



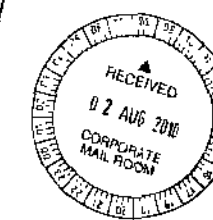
Existing Side Elevation



Existing Rear Elevation



Existing Site Plan



Drawing No. 2SFS/08/01

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Project Existing Plans
Scale 1:50, 1:100 & 1:200 Date October 2008

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