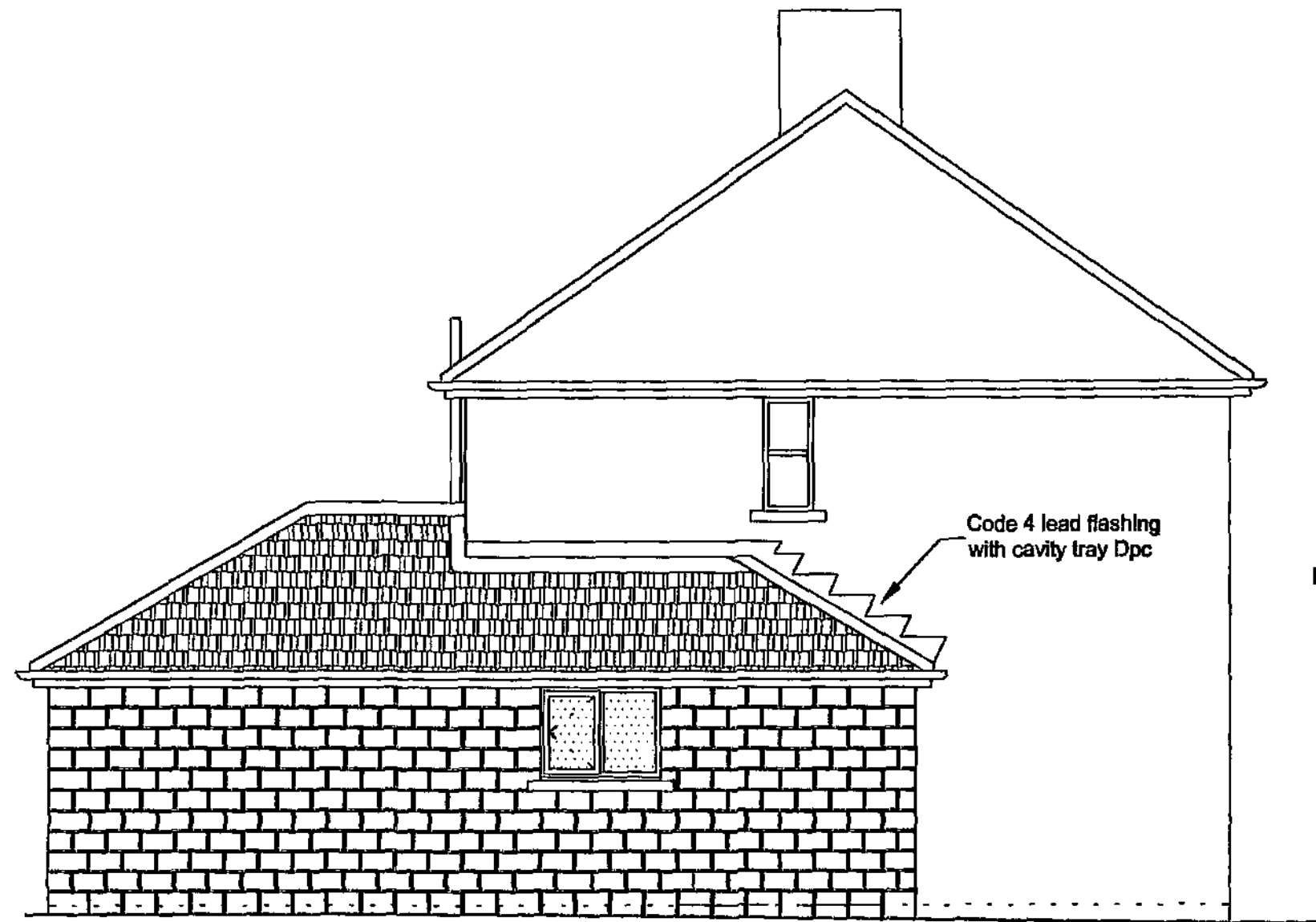
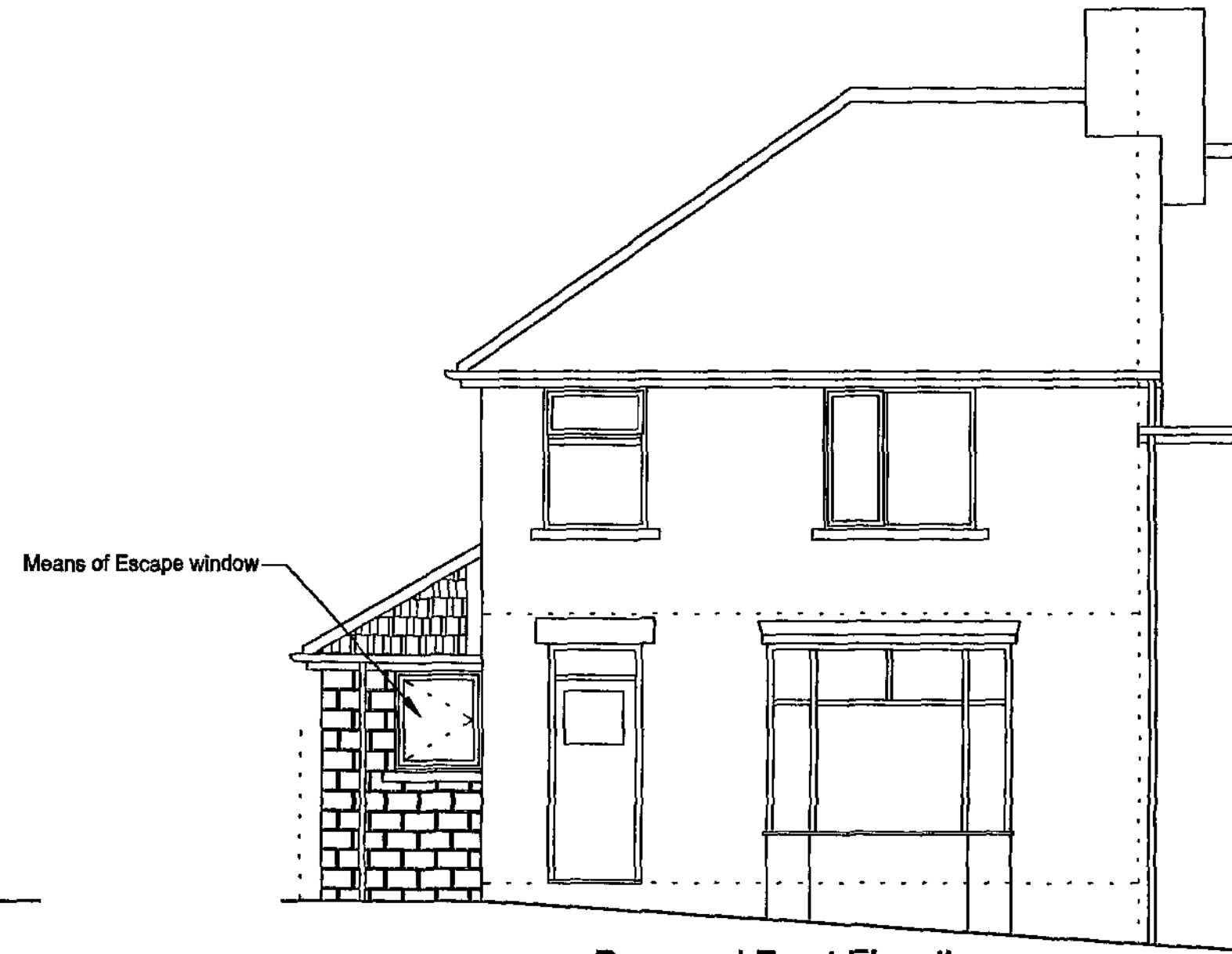
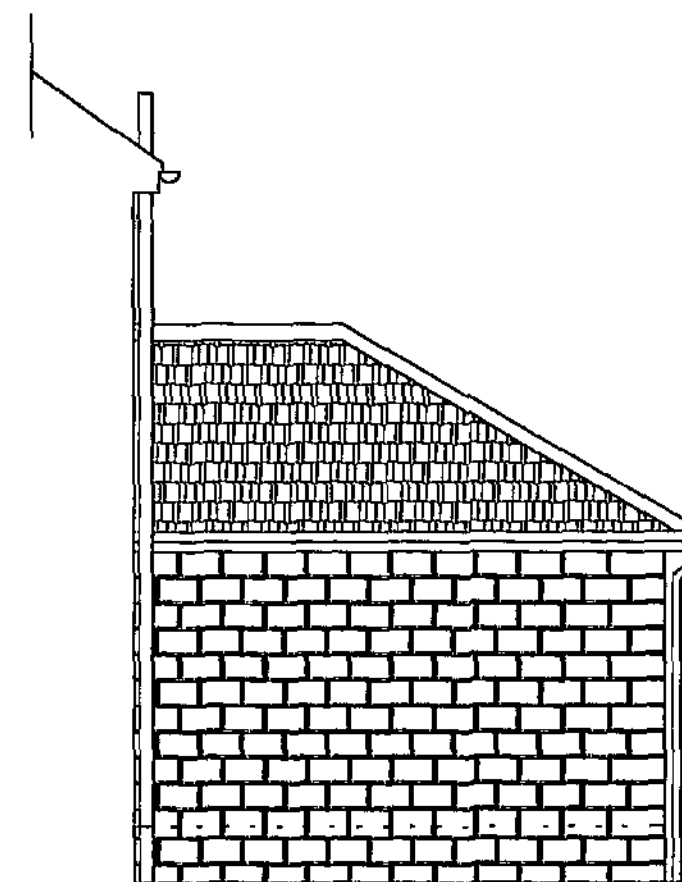




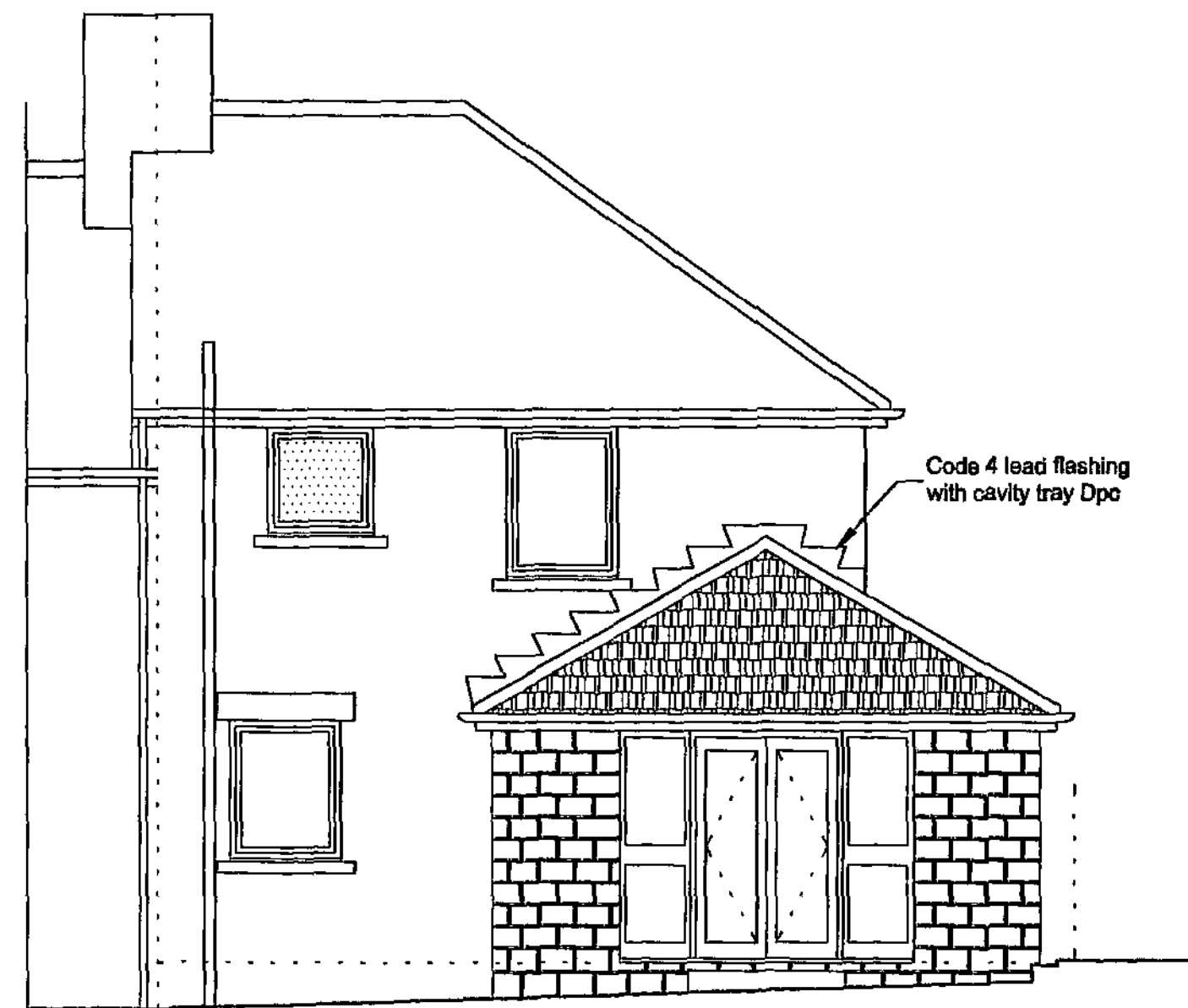
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation B



Proposed Rear Elevation

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 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.

EXTERNAL WALLS

To be cavity wall construction with external leaf of stone minimum 125mm on bed to match existing with 100mm cavity with 50mm Kingspan Kooltherm KB insulation wall batts fixed to the 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 12.5mm plasterboard on dabs. 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. wall ties fitted as per manufacturers instructions

LINTELS

The lintels to be Catnic 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 kitchen, bathroom and shower room of 60L/sec and 15L/sec 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 (i.e. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.

ROOF

The roof to be at 30 degree pitch as the existing with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on type 1F untearable sarking felt to BS 747 on 47mm x 125mm C16 rafters and 47mm x 145mm ceiling joists at 400mm centres with 175mm x 50mm hip rafters and 38mm x 150mm ridgeboard and 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 150mm laid at right angles, 25mm x 200mm s.w. fascia board, 6mm plywood soffit, 25mm Glidvale 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.

Barnsley Metropolitan
Borough Council

19 JAN 2009

Corporate Mail Room

Drawing No. 12VV/08/03

Address 12 Vale View
Oxspring
Barnsley
Project Proposed Elevations

Date November 2008

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Willowbrook Design Services

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

ALARM DETECTION SYSTEM

Provide interconnecting self contained smoke alarms to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit. Heat or smoke detector in dining room due to three door separation between study and smoke detector at stair.

ELECTRICAL

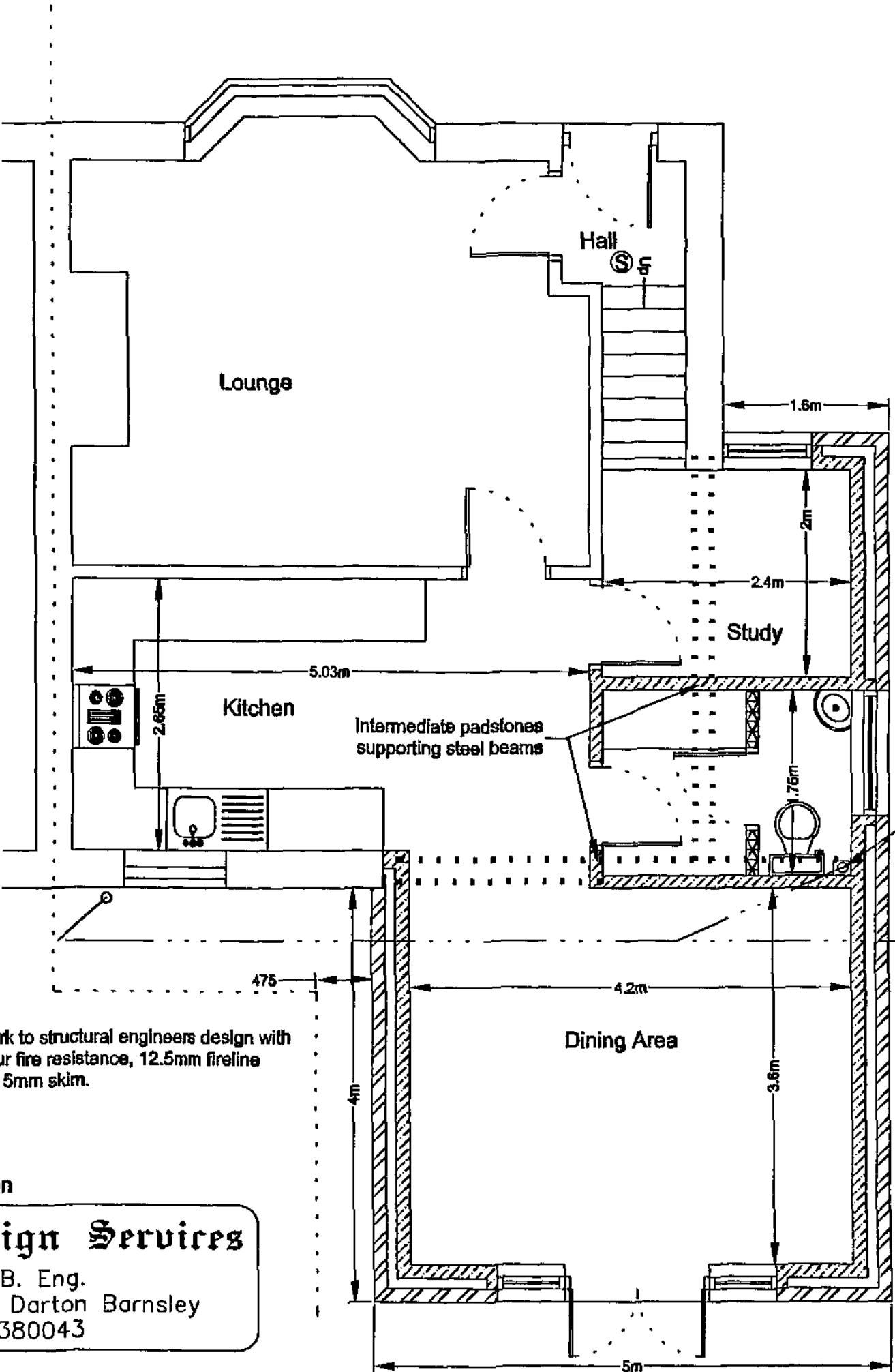
The electrical contractor must be registered under the "Competent person scheme" or by a electrician able to issue a BS7671 Certificate and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

LINTELS

The lintels to be Catnic 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.

Heating & Hot Water

The existing heating and hot water system are to be checked, serviced and extended by qualified Corgi Registered engineer and certified on completion. The radiators are to be fitted with thermostatic valves and any pipework in unheated areas is to be insulated.



EXTERNAL WALLS

To be cavity wall construction with external leaf of stone minimum 125mm on bed to match existing with 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to the 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 12.5mm plasterboard on dabs. 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.

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 kitchen, bathroom and shower room of 60L/sec and 15L/sec 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.

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, and connected to the existing branch drain with stub stack with rodding eye and air admittance valve. The waste pipes are to be 40mm to sink and 35mm to wash basins, 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.

GROUND FLOOR INTERNAL WALLS

The new internal walls are to be 100mm concrete block built off strip foundations with naylor concrete lintels to openings.

GENERAL

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Barnsley Metropolitan Borough Council

19 JAN 2009

Corporate Mail Room

STEELWORK

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

Drawing No. 12VV/08/02

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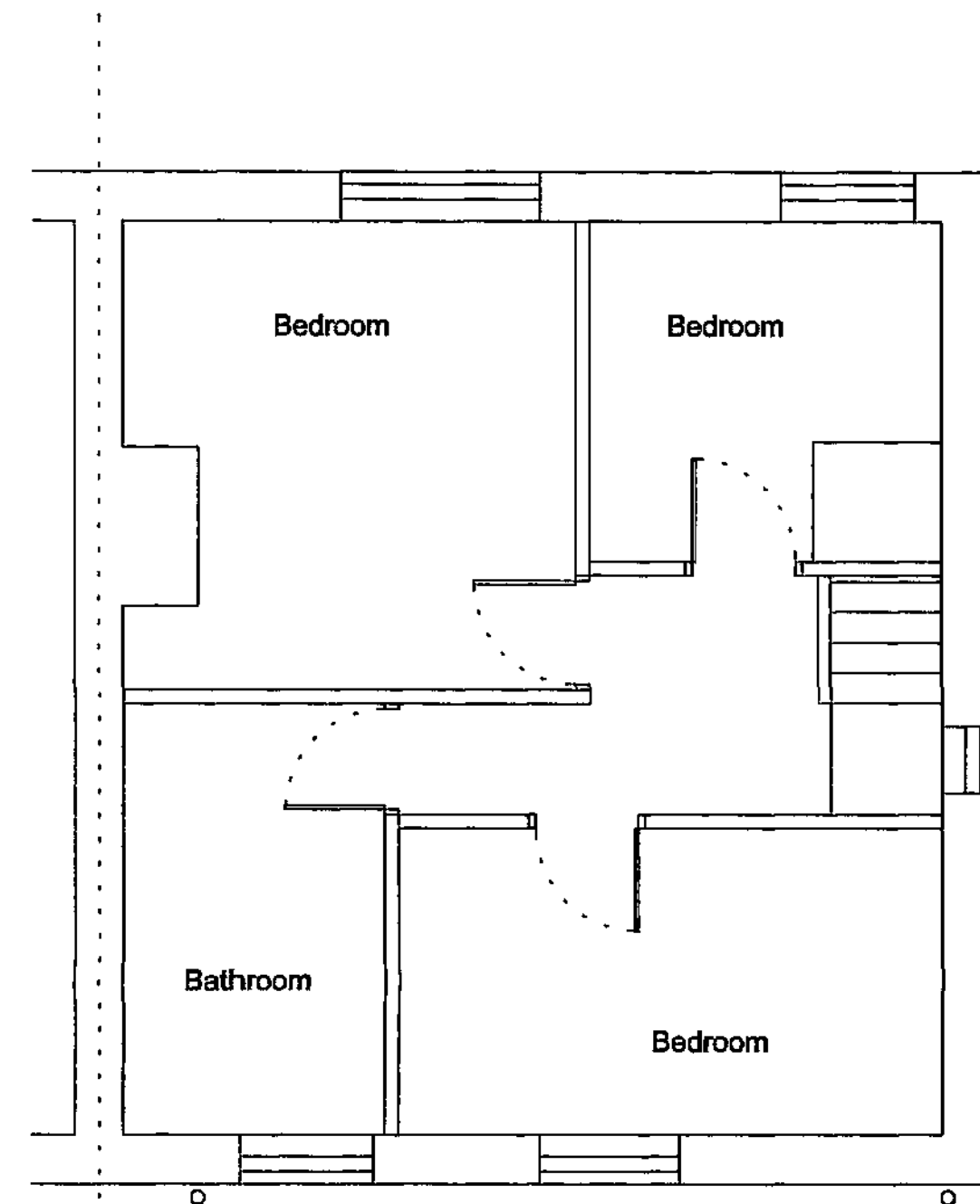
Address 12 Vale View
Oxspring
Barnsley

Project Proposed Floor Plans

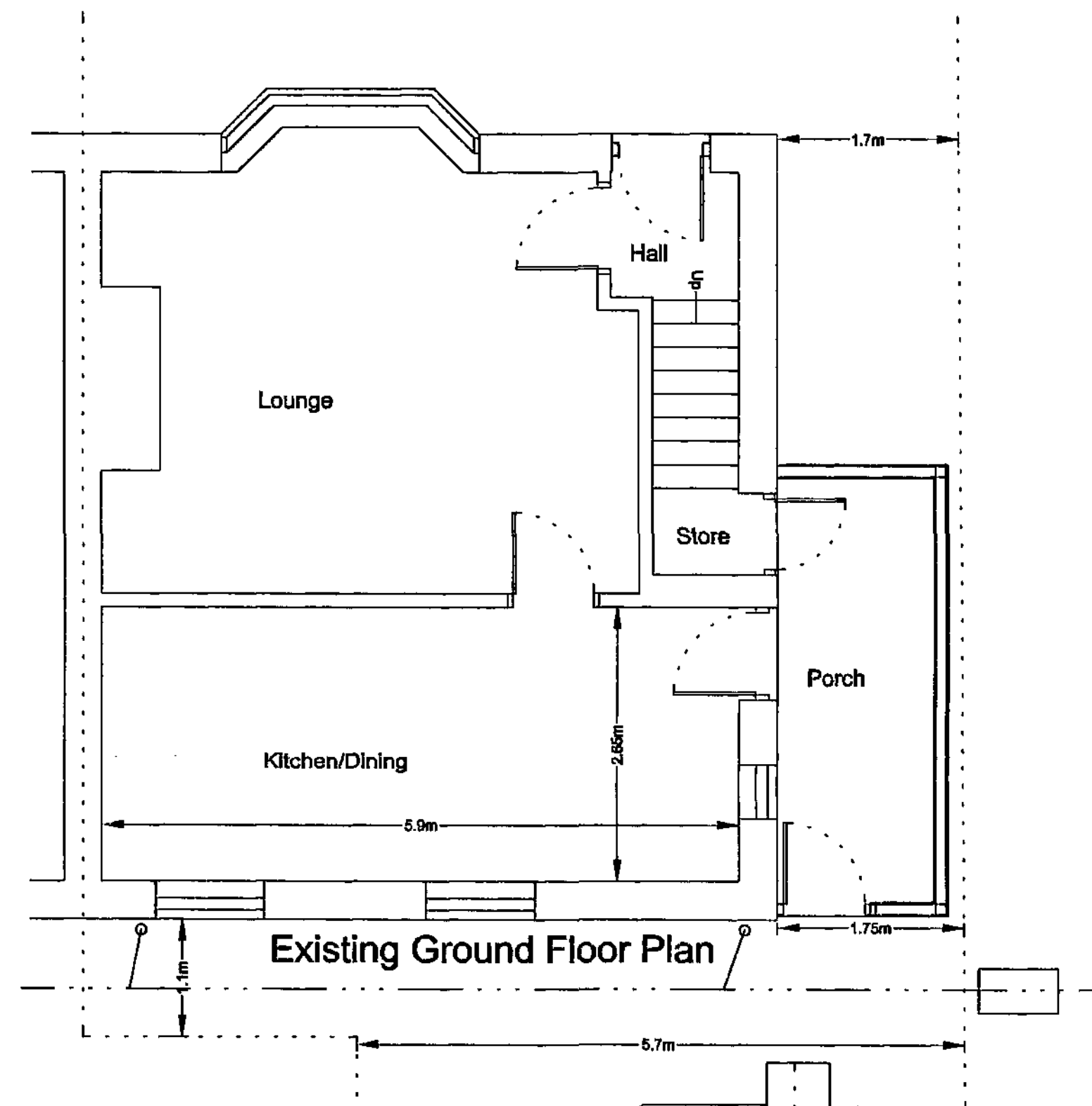
Scale 1 : 50

Date November 2008

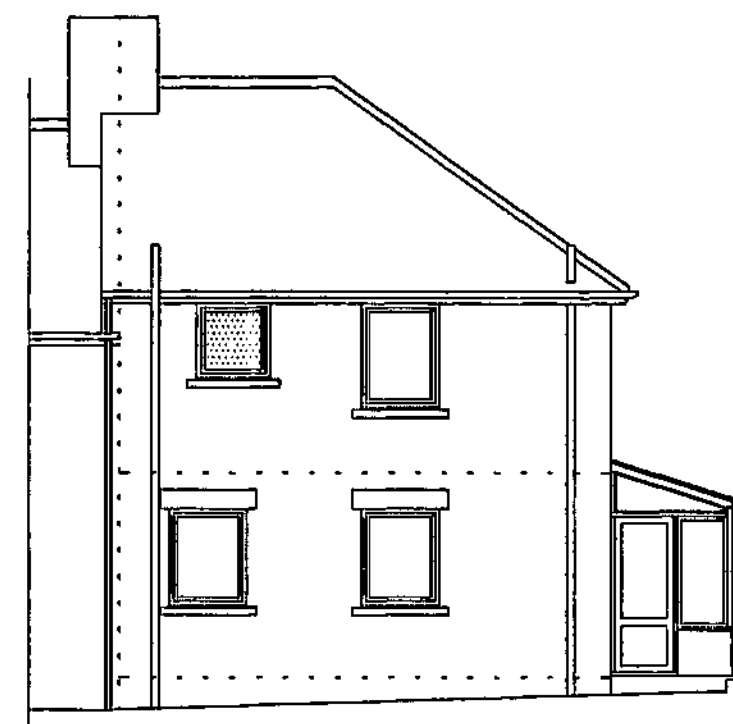
Proposed Ground Floor Plan



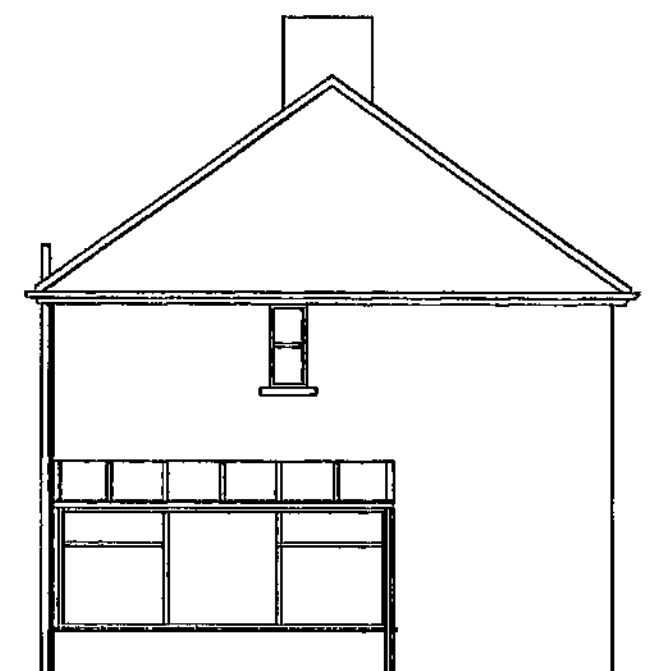
Existing First Floor Plan



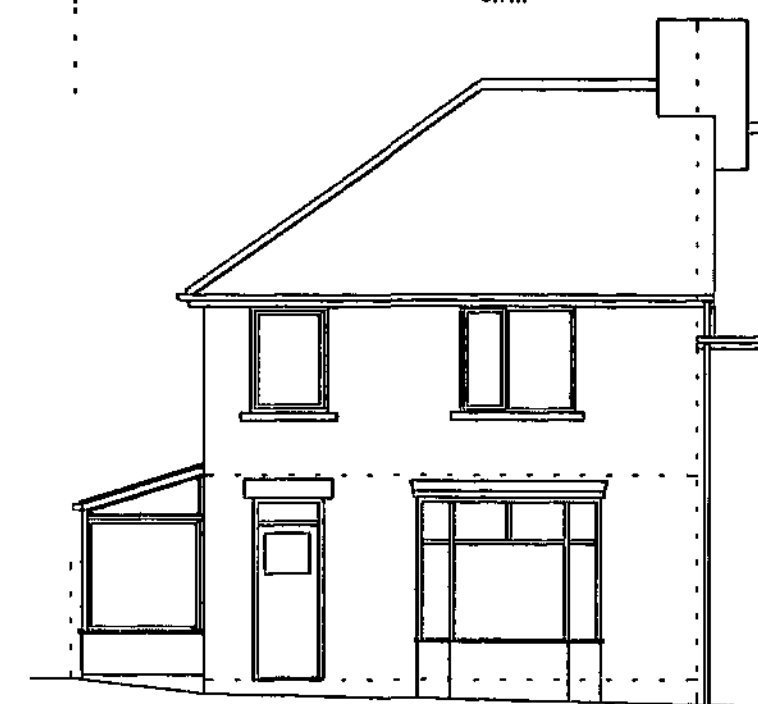
Existing Ground Floor Plan



Existing Rear Elevation



Existing Side Elevation



Existing Front Elevation

Barnsley Metropolitan
Borough Council

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Corporate Mail Room

Drawing No. 12VV/08/01

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Address 12 Vale View
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Barnsley

Project Existing Plans

Scale 1:50 & 1:100

Date November 2008

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