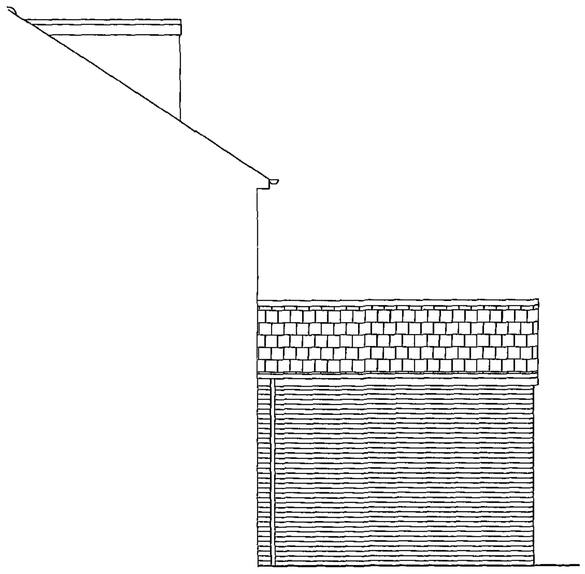
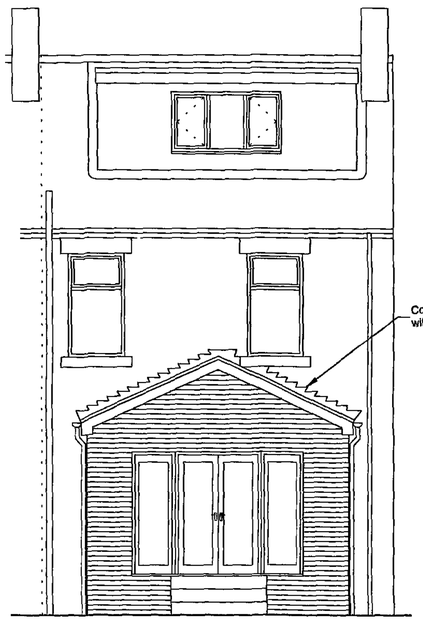
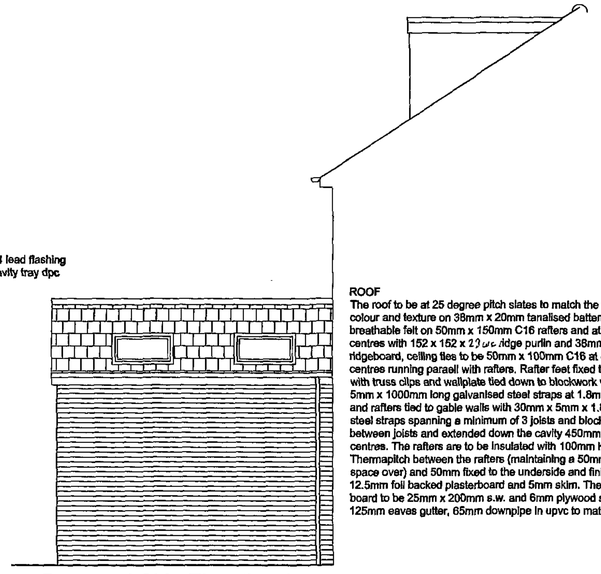


Proposed Side Elevation A



Proposed Rear Elevation



Proposed Side Elevation A

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 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 plasterboardon dabs. 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, 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-Ecoating 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 and shower room of 60L/sec and 15L/sec respectively and ducted to the external air.

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. The surface water is to be taken to a soakaway a minimum 5m from any building if the ground conditions are suitable.

ROOF
The roof to be at 25 degree pitch slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable felt on 50mm x 150mm C16 rafters and at 400mm centres with 152 x 152 x 20 sre ridge purlin and 38mm x 150mm ridgeboard, ceiling ties to be 50mm x 100mm C16 at 400mm centres running paraell with rafters. Rafter feet fixed to wallplate with truss clips and wallplate tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists and extended down the cavity 450mm at 1.5m centres. The rafters are to be insulated with 100mm Kingspan Thermapitch between the rafters (maintaining a 50mm clear air space over) and 50mm fixed to the underside and finished with 12.5mm foil backed plasterboard and 5mm skim. The fascia board to be 25mm x 200mm s.w. and 6mm plywood soffit with 125mm eaves gutter, 65mm downpipe in upvc to match existing.

GENERAL
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 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.

Revised for Client 08/10/08 Gable roof to extension

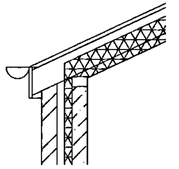
Revised for Planning requirements 11/06/08
Extension 730mm from boundery of no 44
and reduced to 4m from rear of dwelling

Drawing No. WSP/08/03

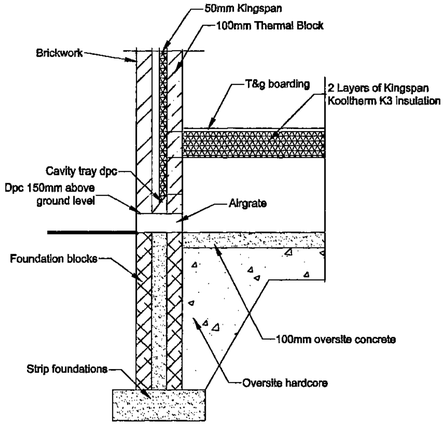
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Address	46 Ward Street Penistone Barnsley		(A)
Project	Proposed Elevations		
Scale	1 : 50	Date	October 2008

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



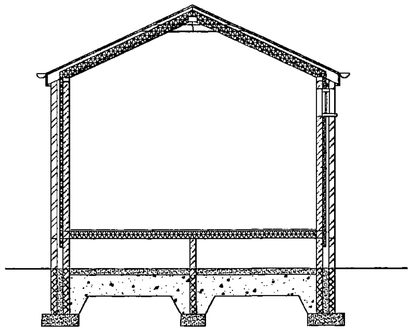
Eaves Detail



Foundation detail

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 one metre and below level of any root system. 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.

LIGHTWELL STUD WALLS
The walls to lightwell to the Velux roof light are to be 100mm stud with 75mm Kingspan Thermawall TW55 fixed between the studs and finished with 22mm Gyproc Thermaline Basic board and 5mm skim on the inside.



Proposed Section

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 Kolltherm 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.

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.

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.

STEEL BEAMS
The new steel beams to structural engineers design with minimum half hour fire resistance, 12.5mm fireline plasterboard and 5mm skim

Heating & Hot Water
The existing boiler/heating and hot water system are to be checked, serviced and extended by qualified Corgi Registered engineer and certified on completion. The new radiators are to be fitted with thermosatic valves and all pipes in unheated spaces are to be insulated to comply with the Building Regulations.

ROOF
The roof to be at 25 degree pitch slates to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable felt on 50mm x 150mm C16 rafters and at 400mm centres with 152 x 152 x 23 kg/m ridge purlin and 38mm x 150mm ridgeboard, ceiling ties to be 50mm x 100mm C16 at 400mm centres running paraell with rafters. Rafter feet fixed to wallplate with truss clips and wallplate tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists and extended down the cavity 450mm at 1.5m centres. The rafters are to be insulated with 100mm Kingspan Thermapitch between the rafters (maintaining a 50mm clear air space over) and 50mm fixed to the underside and finished with 12.5mm foil backed plasterboard and 5mm skim. The fascia board to be 25mm x 200mm s.w. and 8mm plywood soffit with 125mm eaves gutter, 65mm downpipe in upvc to match existing.

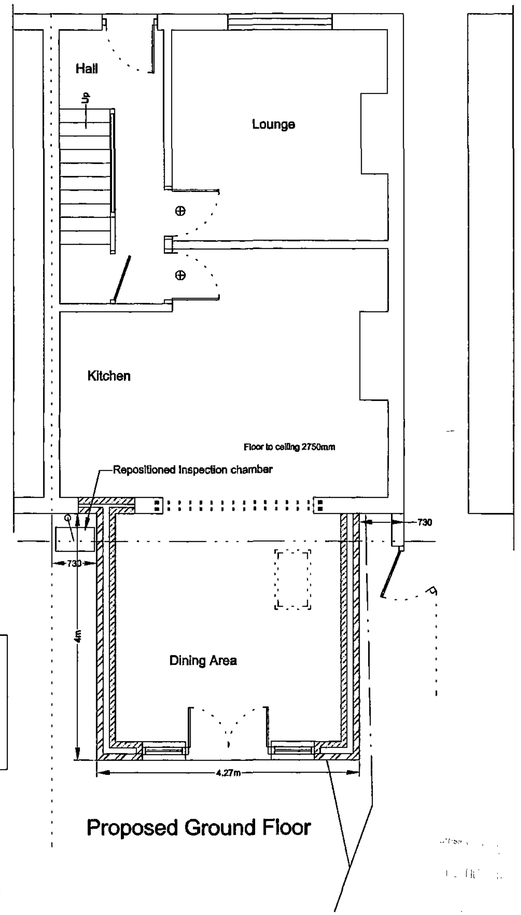
EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 fixed to the internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 15mm two coat gypsum plaster or 12.5mm plasterboardon dabs. 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, 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-Ecoating 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 and shower room of 60L/sec and 15L/sec respectively and ducted to the external air.

INTERNAL WALLS
The new internal walls are to be 100mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 100mm mineral fibre quilt a minimum density of 10kg/m2.

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. The new inspection chamber on the existing foul sewer is to be constructed of 150mm concrete base with 2 course width off concrete or engineering brick with steel cover. The new connection and works on the sewer are to be to the satisfaction of Yorkshire Water and Building Control. The surface water is to be taken to a soakaway a minimum 5m from any building if the ground conditions are suitable.

GENERAL
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 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 Ground Floor

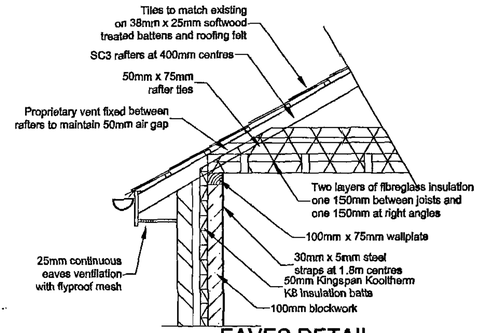
Revised for Client 08/10/08 Gable roof to extension

Drawing No. WSP/07/02

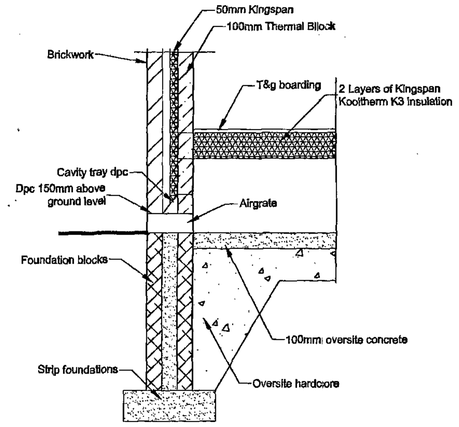
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Address	46 Ward Street Penistone Barnsley	
Project	Proposed Ground Floor and Details	
Scale	1 : 50 & 1 : 20	Date October 2008

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

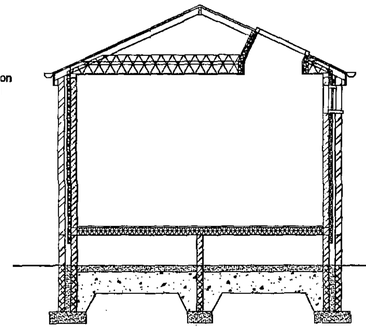


EAVES DETAIL



Foundation detail

LIGHTWELL STUD WALLS
The walls to lightwell to the Velux roof light are to be 100mm stud with 75mm Kingspan Thermawall TW55 fixed between the studs and finished with 22mm Gyproc Thermaline Basic board and 5mm skim on the inside.



Proposed Section

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 Kolltherm 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.

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 one metre and below level of any root system. 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.

STEEL BEAMS
The new steel beams to structural engineers design with minimum half hour fire resistance, 12.5mm fireline plasterboard and 5mm skim

Heating & Hot Water
The existing boiler/heating and hot water system are to be checked, servised and extended by qualified Corgi Registered engineer and certified on completion. The new radiators are to be fitted with thermostatic valves and all pipes in unheated spaces are to be insulated to comply with the Building Regulations.

ROOF
The roof to be at 25 degree pitch with slates 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 100mm C16 rafters and at 400mm centres with 150mm x 50mm hip rafters and 38mm x 125mm ridgeboard, ceiling joists to be 47mm x 195mm 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 150mm laid at right angles,25mm x 200mm s.w. facia 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 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 plasterboardon dabs. 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, cavities closed with Thermabate or similar approved cavity closer.

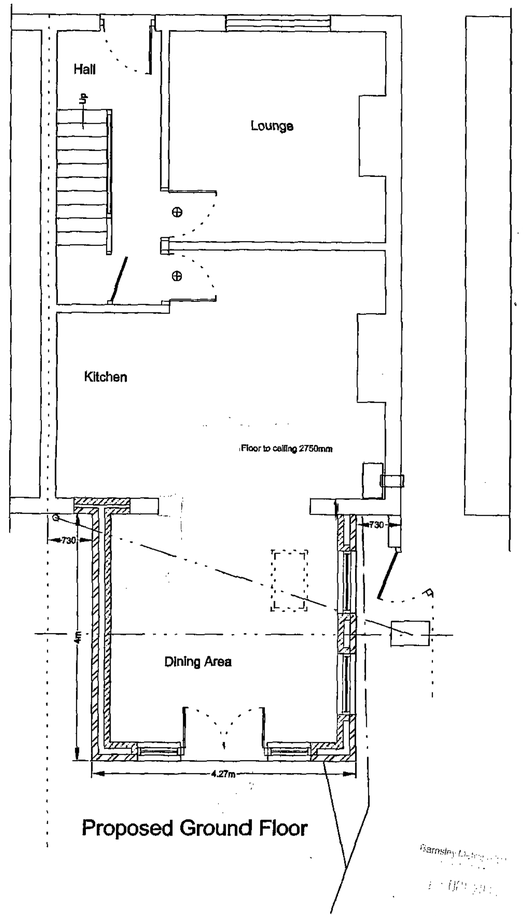
WINDOWS & VENTILATION
The windows and doors are to be UPVC double glazed with 16mm air gap and a "soft" low-Ecoating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and shower room of 60L/sec and 15L/sec respectively and ducted to the external air.

INTERNAL WALLS
The new internal walls are to be 100mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 100mm mineral fibre quilt a minimum density of 10kg/m2.

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 trapped with an internal rodding access. The surface water is to be taken in to a soakaway a minimum 5m from any building 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
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 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, power outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.



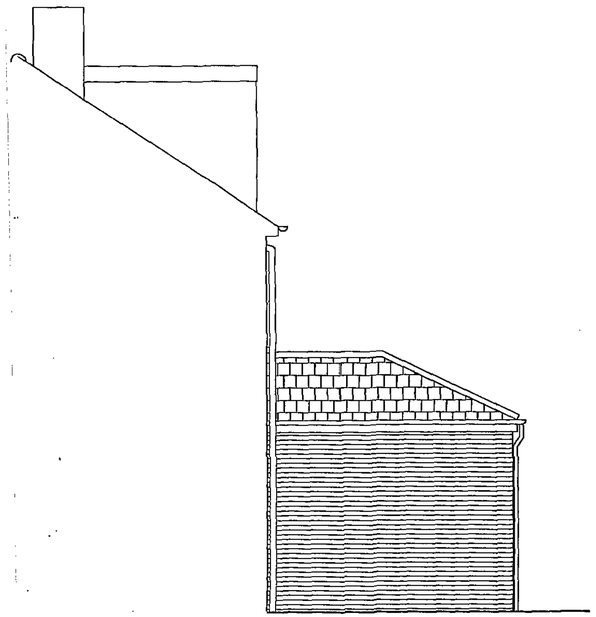
Proposed Ground Floor

Drawing No. WSP/07/02

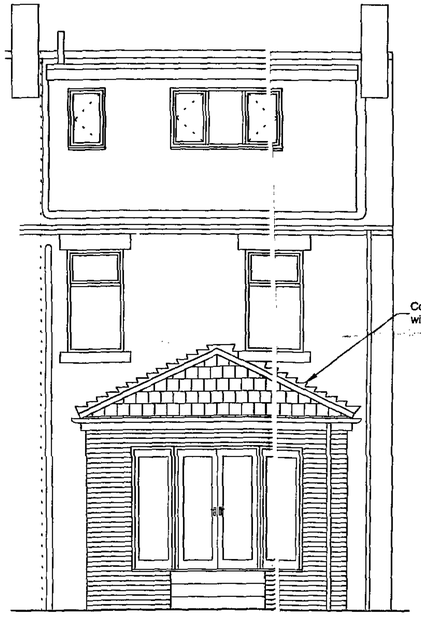
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Address	46 Ward Street Penistone Barnsley
Project	Proposed Ground Floor and Details
Scale	1 : 50 & 1 : 20 Date April 2008

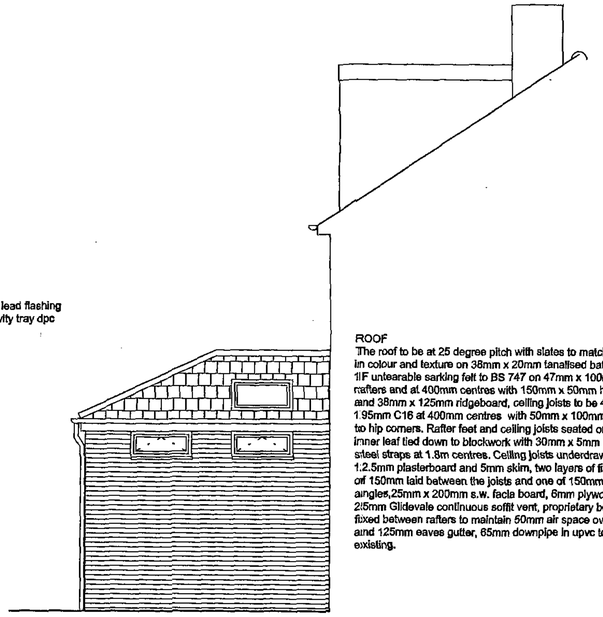
Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043



Proposed Side Elevation B



Proposed Rear Elevation



Proposed Side Elevation A

ROOF
The roof to be at 25 degree pitch with slates 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 100mm C16 rafters and at 400mm centres with 150mm x 50mm hip rafters and 38mm x 125mm ridgeboard, ceiling joists to be 47mm x 195mm 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 150mm laid at right angles,25mm x 200mm s.w. facia 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 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 plasterboardon dabs. 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, cavities closed with Thermabate or similar approved cavity closer.

WINDOWS & VENTILATION
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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 6301. gullies to be back inlet and fitted with an internal rodding access. The surface water is to be taken to a soakaway a minimum 5m from any building if the ground conditions are suitable.

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Revised for Planning requirements 11/06/08
Extension 730mm from boundery of no 44
and reduced to 4m from rear of dwelling

Drawing No. WSP/08/03

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Address	46 Ward Street Penistone Barnsley		(D)
Project	Proposed Elevations		
Scale	1 : 50	Date	April 2008

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

077-206-14222