

TITLE NUMBER

SVK 224530

SE 3102

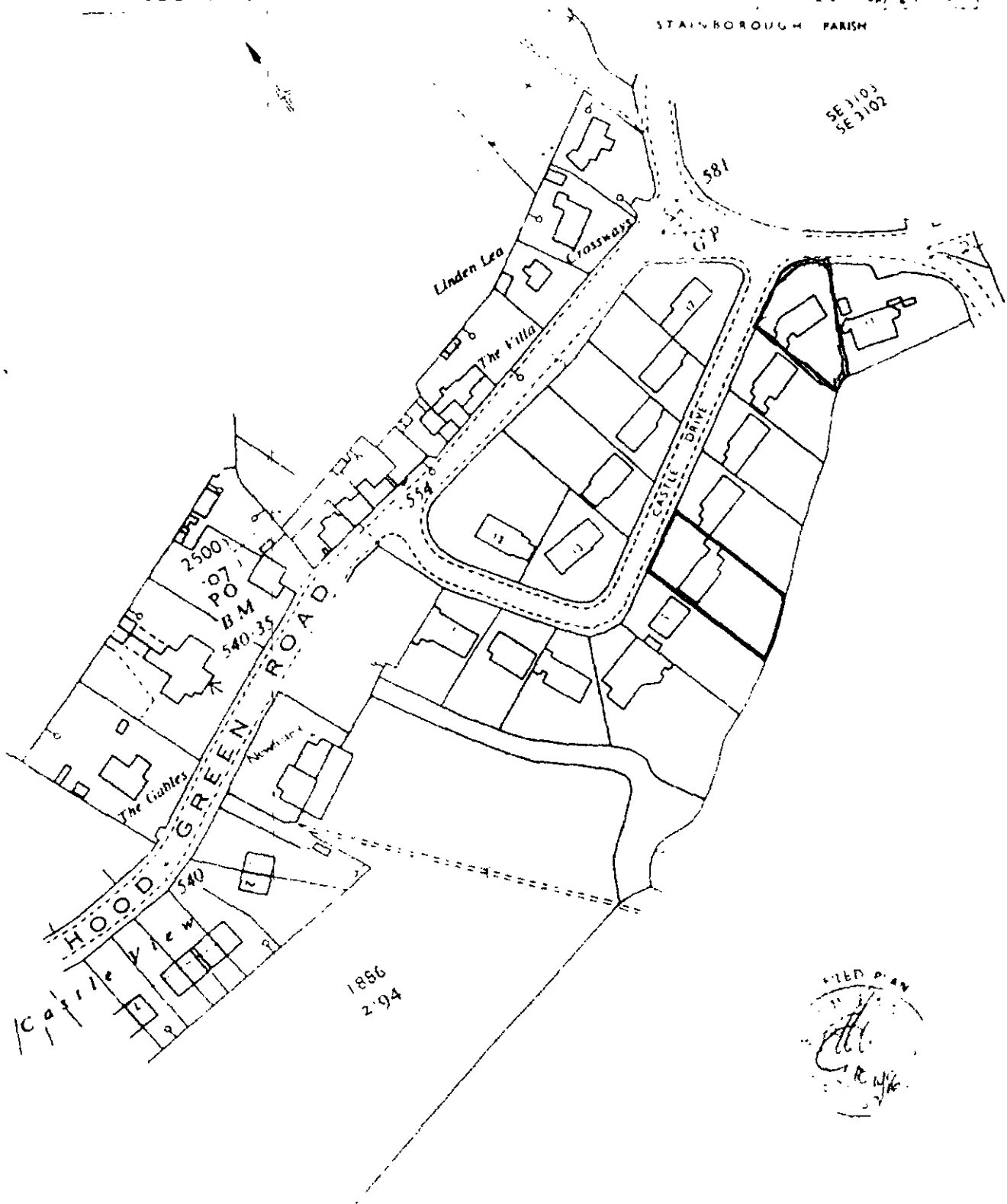
SECTION 8

Scale  
1 1250 Enlarged from 1 2500

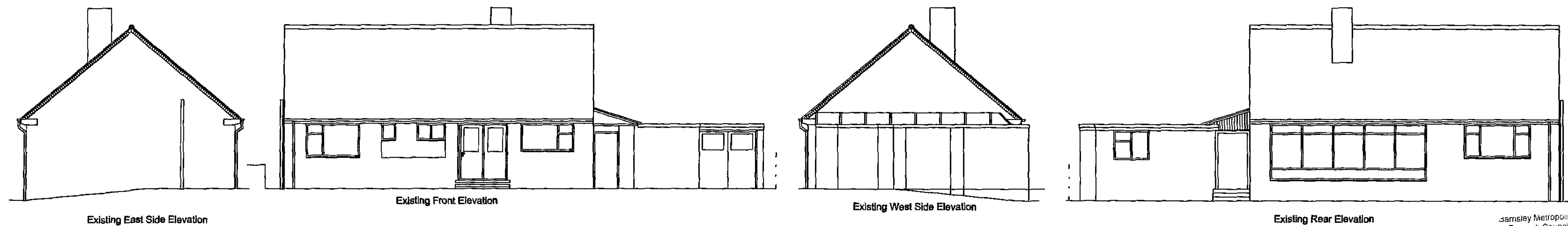
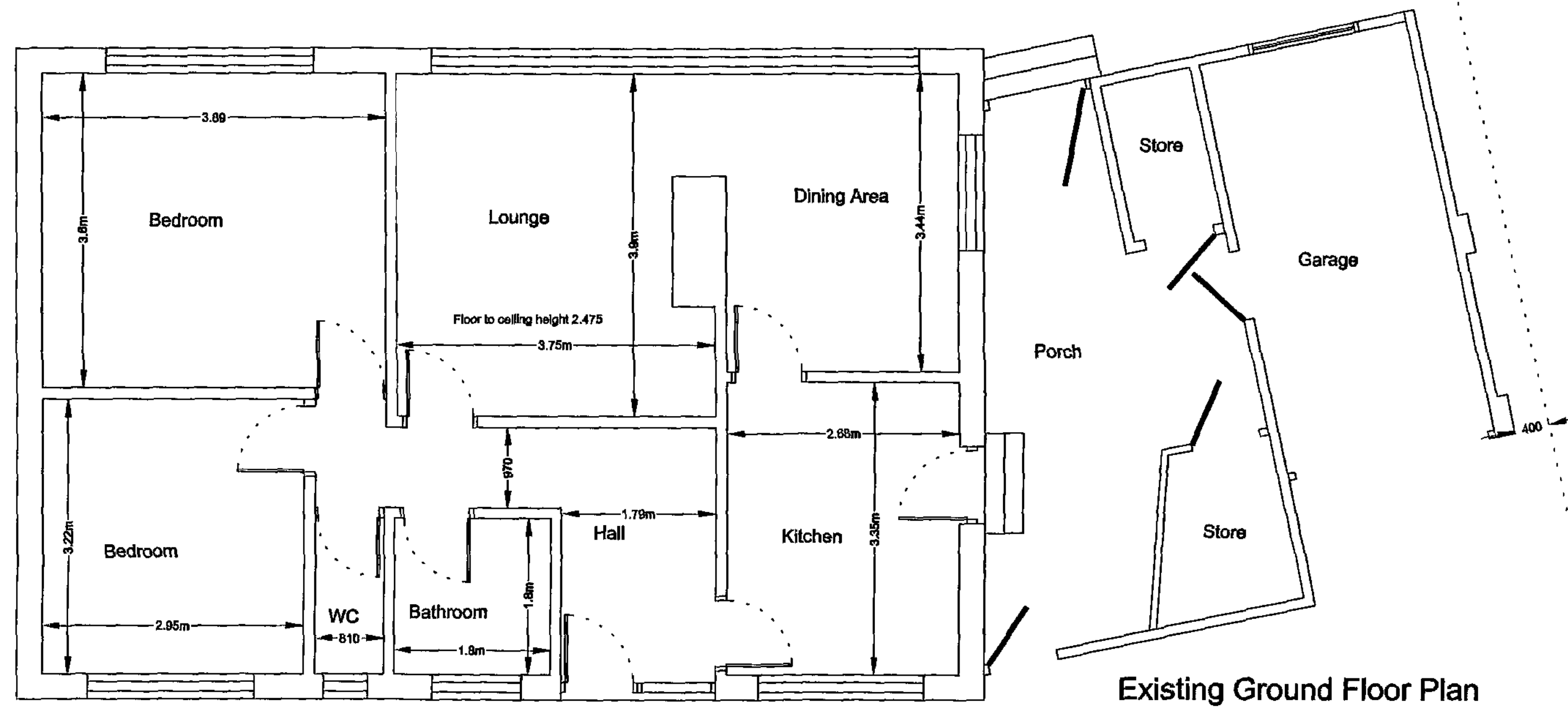
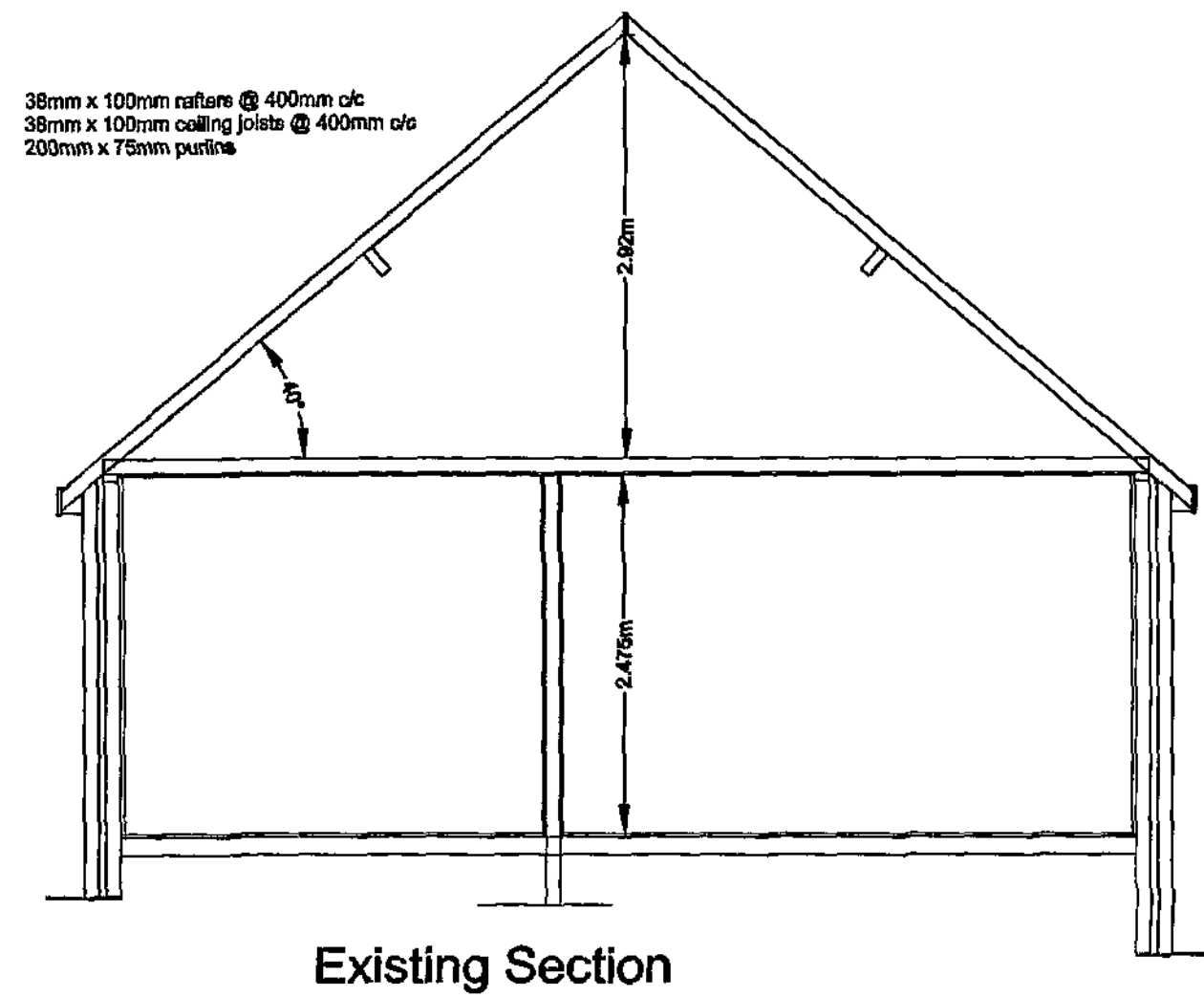
DISTRICT BARNSELEY

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STAINBOROUGH PARISH



**10 Castle Drive, Hood Green, Barnsley S75 3EY**



Barnsley Metropolitan  
Borough Council

22 AUG 2008

Corporate Mail Hub

Drawing No. 10CD/08/01

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Address 10 Castle Drive  
Hood Green  
Barnsley S75 3EY  
Project Existing Plans  
Scale 1: 50 & 1: 100

Date August 2008

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

**DORMER EXTERNAL WALLS**  
The dormer side walls to be 100mm stud built off steel beam and double rafters with 75mm Kingspan Thermawall TW55 insulation and finished on the inside with 22mm Gyproc Thermaline Basic board and 5mm skim. The outer face to be tile hung on 38mm x 25mm softwood treated battens on sarking felt on 10mm plywood.

**DORMER STUD WALLS**  
The walls to dormer 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.

**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/m<sup>2</sup>.

**ALARM DETECTION SYSTEM**  
Provide interconnecting self contained with battery backup smoke alarms to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit.

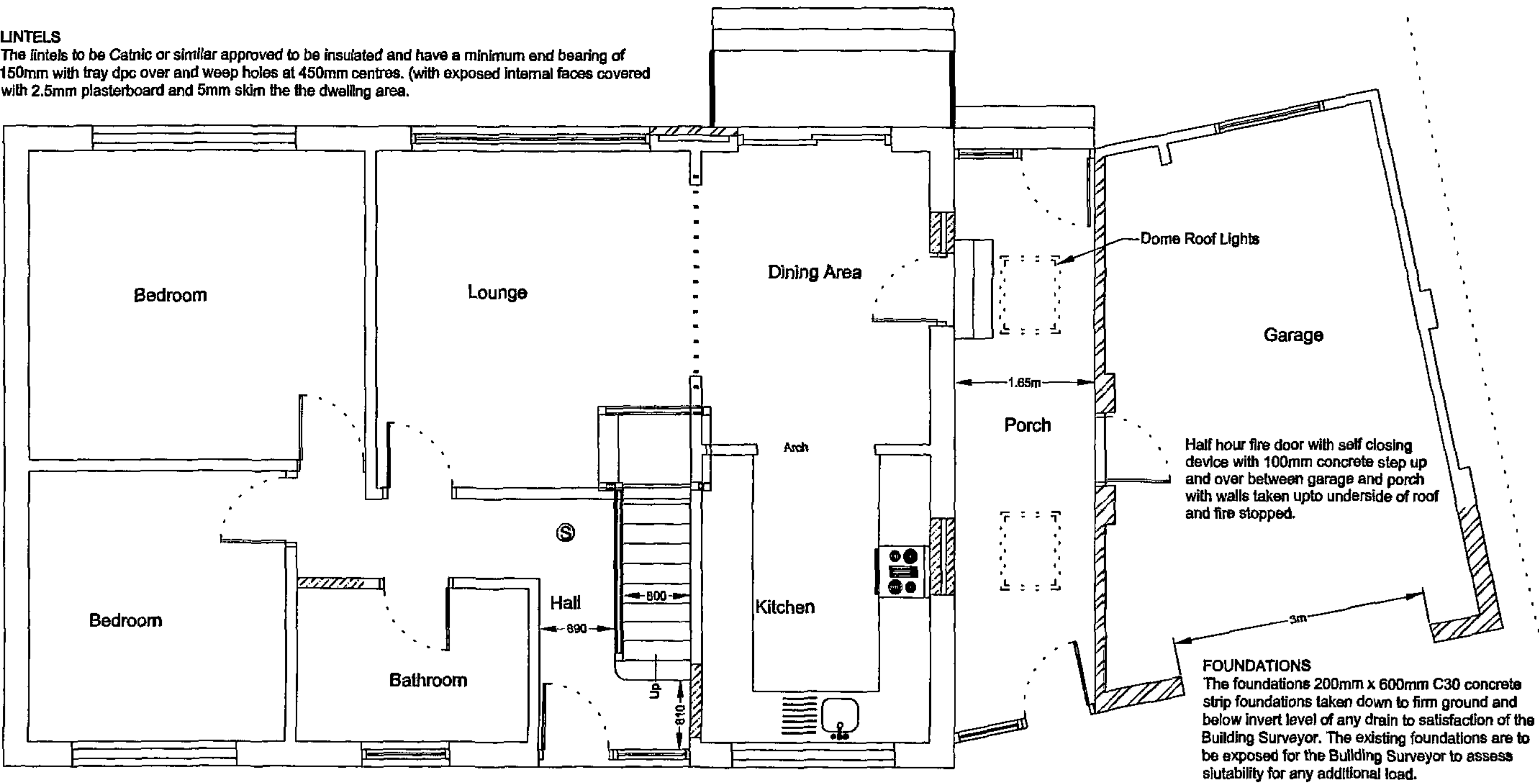
**ELECTRICAL**  
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

**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 8000mm<sup>2</sup> 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 6208. Mechanical ventilation provided to kitchen and en-suite of 60L/sec & 15L/sec respectively and all ducted to the external air. First floor windows to habitable rooms to be provided with escape windows a minimum area 0.33m<sup>2</sup> 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 surface water 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 and to be taken to a soakaway a minimum 5m from any building (subject to a satisfactory percolation test). The new en-suite fittings are to be connected into the existing soil vent pipe which is to be extended to a minimum of 900mm above any opening window. The waste pipes are to be 40mm to shower and 35mm to wash basin and fitted with deep seal anti-vac traps.

**EXISTING GABLE WALLS**  
The existing external gable walls 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 0.3.

**LINTELS**  
The lintels to be Galvic or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres. (with exposed internal faces covered with 2.5mm plasterboard and 5mm skim the the dwelling area.



Proposed Ground Floor Plan

**NEW STAIR**  
Floor to floor will be approximately 2704mm. N.B. To be checked on site prior to ordering of the stair. The new stair to have risers of 208mm and goings of 232mm with a maximum pitch of 42 degrees. The headroom a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 800mm with vertical balustrades at 100mm centres.

**DORMER FLOOR**  
The floor is to be 22mm t&g floorboarding or 2/3 flooring grade chipboard to clients requirements on 50mm x 195mm SC3 joists at 400mm centres laid along side existing ceiling joists with the existing ceiling joists secured to the floor joists and to have herring bone strutting at mid-span. The floor to have 100mm of mineral fibre quilt minimum 10kg/m<sup>2</sup> laid between joists and the existing ceiling to be checked for half hour fire resistance and upgraded if required by Building Control.

**HEATING & HOT WATER**  
Oil fired central heating system room-sealed fan assisted balance flue boiler located within the utility area with a SEDBUK rating of 90%. The balance flue to the boiler is to be located a minimum 300mm from any opening window and 2m above the external ground level (if less than 2m then terminal to be fitted with suitable wire cage). All pipework to be insulated in accordance with current regulations, and radiators to be fitted with thermostatically controlled valves and space heating control system to comply with the British Standard Code of Practice. The installation is to be carried out by a CORGI registered installer with full certification and working instructions on completion.

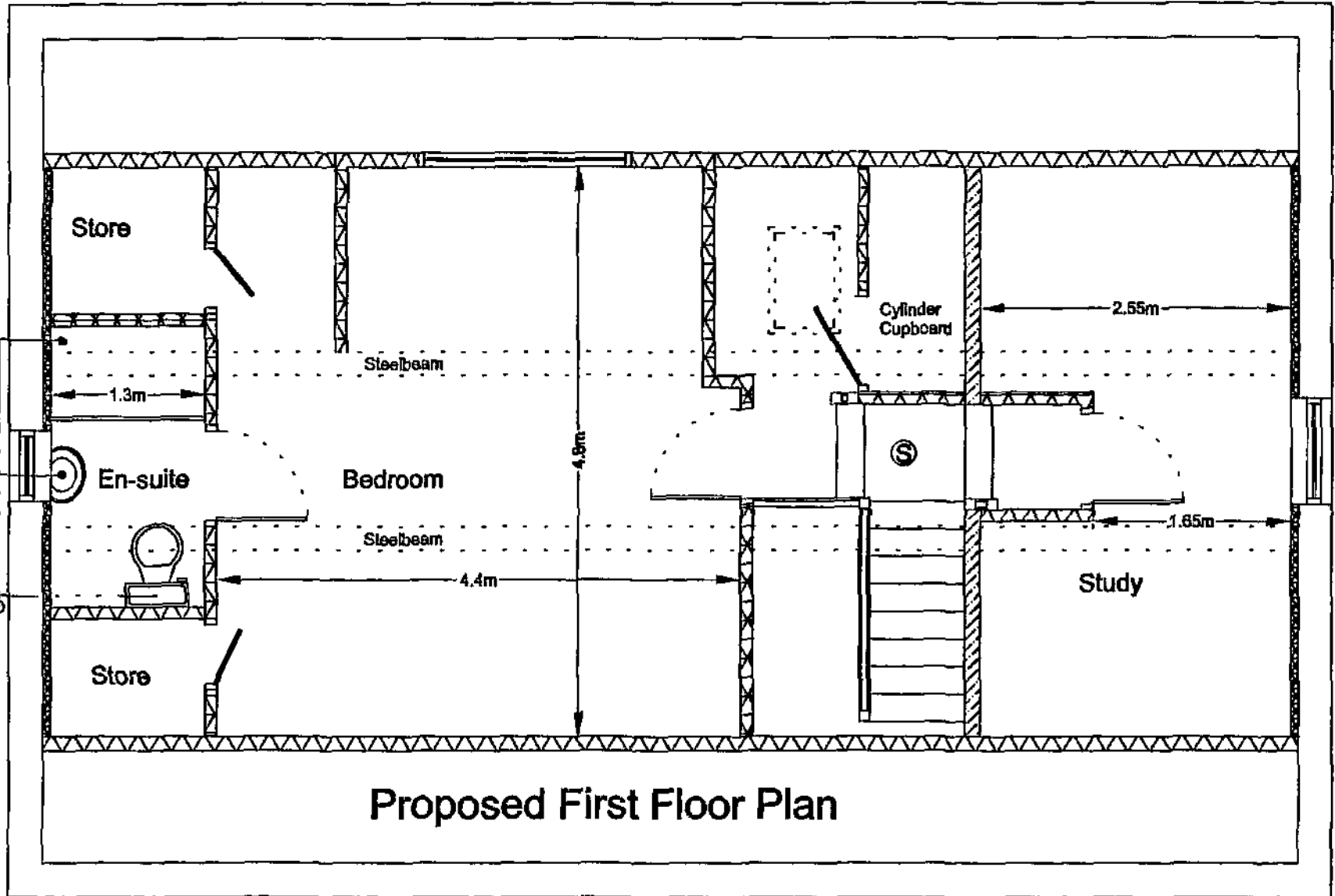
**STEELWORK**  
The new steelwork to structural calculations with minimum half hour fire resistance, 12.5mm fireline plasterboard and 5mm skim.

**GARAGE FLOOR**  
The new area floor is to be at the same level as the existing and is to be constructed of 125mm concrete on 2000 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

**GARAGE & PORCH EXTERNAL WALLS**  
The walls are to be constructed with brick to match the existing dwelling built off the existing and new foundation. (the existing foundations are to be exposed by the contractor for inspection by the Building Control Officer on the commencement of the works). The walls are to have a parapet finished approximately 3m above the front ground level.

**GARAGE FLAT ROOF**  
The garage roof is to have 12.5mm white spar chippings bitchumen bedded on to three layers felt on 20mm exterior quality plywood on firing timbers with a minimum fall of 1 : 80 to the rear on 50mm x 220mm C16 roof joists at 400mm centres supported off steel joist hangers at existing external walls and timber wall plate on internal walls and finished to the underside to the clients requirements, with 12.5mm plasterboard and 5mm skim to porch area and either the same or none at all to the garage area.

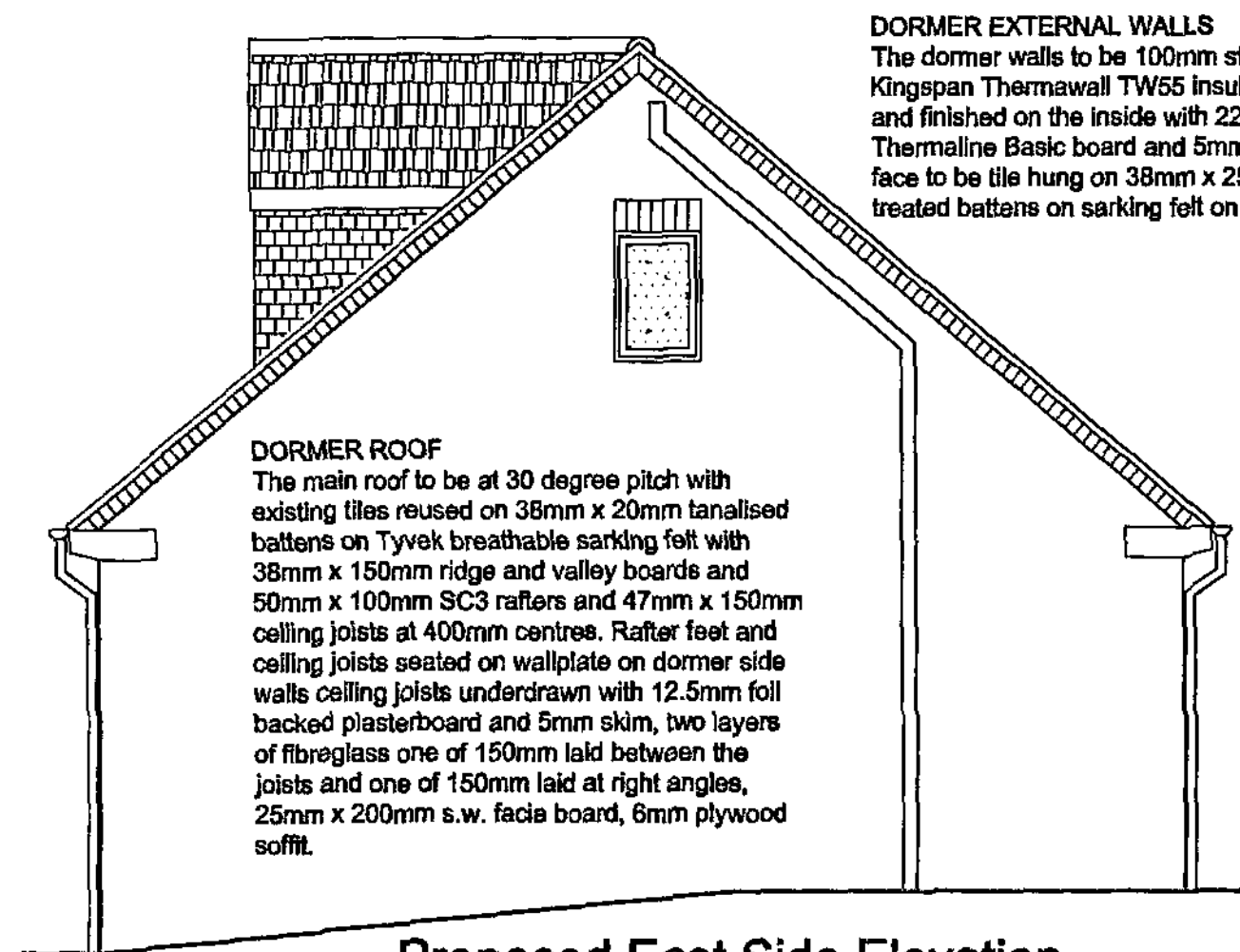
**GENERAL**  
These Plans are to be used for Planning and Building Regulations purposes only. The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manner and in accordance with the relevant British Standard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



Proposed First Floor Plan

Address 10 Castle Drive  
Hood Green  
Barnsley S75 3EY  
Project Proposed Floor Plans  
Scale 1 : 50  
Date August 2008

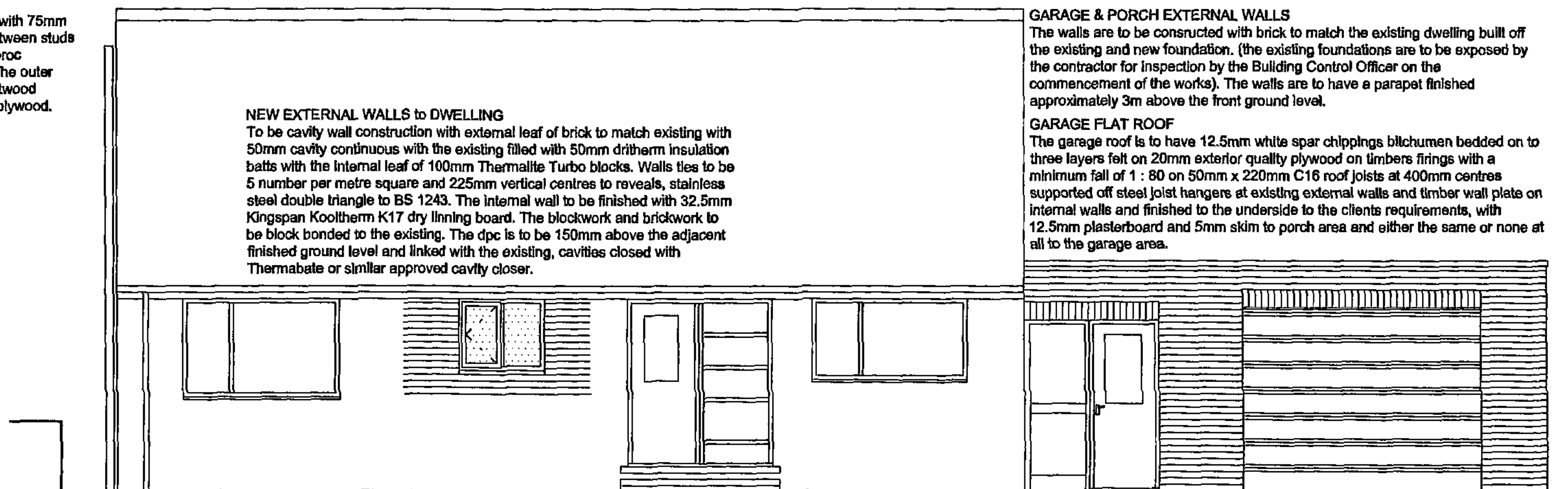
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**Willowbrook Design Services**  
Mr. I. J. Mawson M. B. Eng.  
14 Willow Brook Close Darton Barnsley  
Telephone 01226 - 380043



Proposed East Side Elevation

**DORMER ROOF**  
The main roof to be at 30 degree pitch with existing tiles reused on 38mm x 20mm tanalised battens on Tyvek breathable sarking felt with 38mm x 150mm ridge and valley boards and 50mm x 100mm SC3 rafters and 47mm x 150mm ceiling joists at 400mm centres. Rafter feet and ceiling joists seated on wallplate on dormer side walls ceiling joists underdrawn with 12.5mm foil backed 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. facie board, 6mm plywood soffit.

**DORMER EXTERNAL WALLS**  
The dormer walls to be 100mm stud built with 75mm Kingspan Thermawall TW55 insulation between studs and finished on the inside with 22mm Gyproc Thermaline Basic board and 5mm skim. The outer face to be tile hung on 38mm x 25mm softwood treated battens on sarking felt on 10mm plywood.

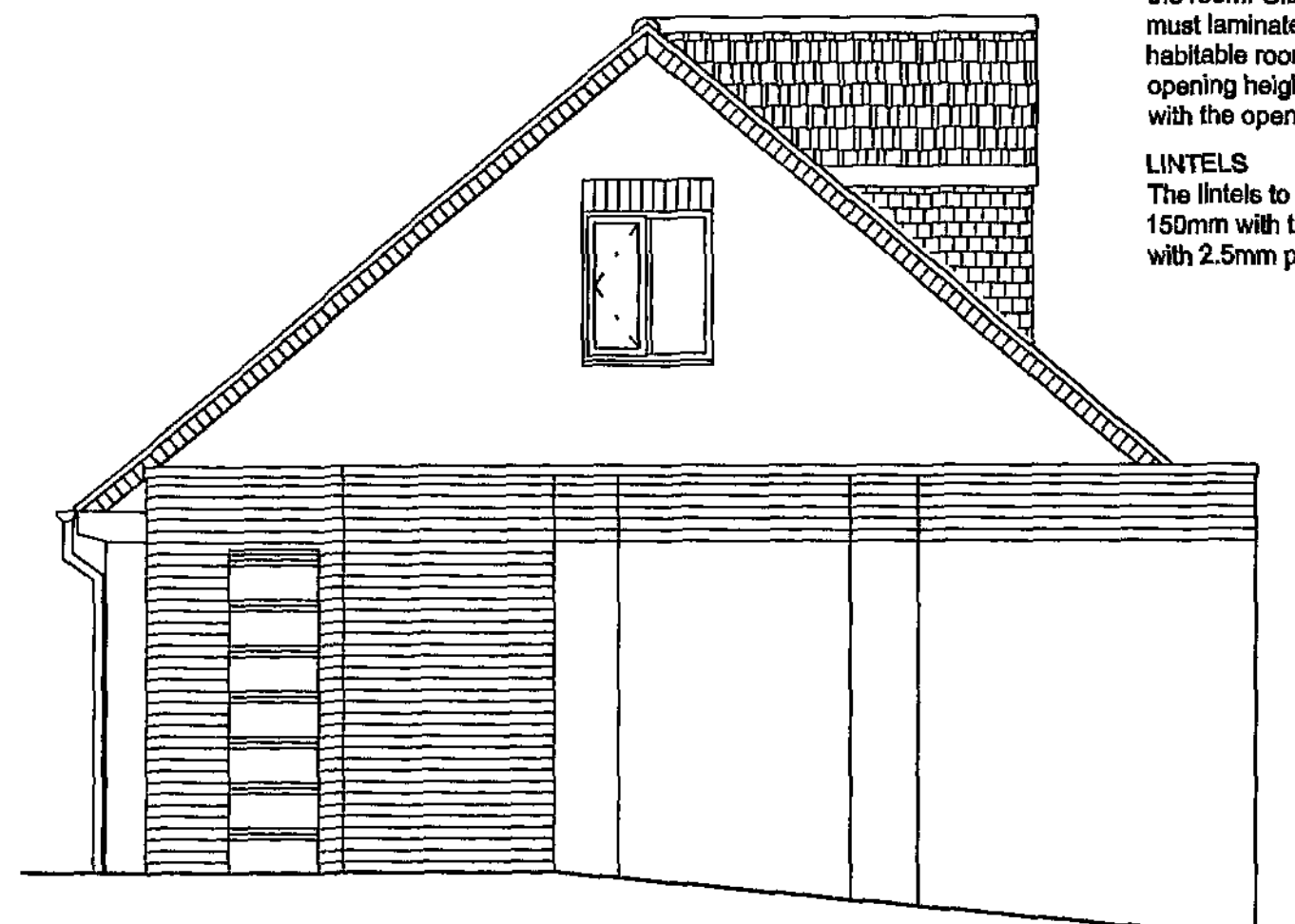


Proposed Front Elevation

**NEW EXTERNAL WALLS to DWELLING**  
To be cavity wall construction with external leaf of brick to match existing with 50mm cavity continuous with the existing filled with 50mm dritherm insulation batts with the internal leaf of 100mm Thermalite Turbo 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 32.5mm Kingspan Kooltherm K17 dry lining board. The blockwork and brickwork to be block bonded to the 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.

**GARAGE & PORCH EXTERNAL WALLS**  
The walls are to be constructed with brick to match the existing dwelling built off the existing and new foundation. (the existing foundations are to be exposed by the contractor for inspection by the Building Control Officer on the commencement of the works). The walls are to have a parapet finished approximately 3m above the front ground level.

**GARAGE FLAT ROOF**  
The garage roof is to have 12.5mm white spar chipplings bitumen bedded on to three layers felt on 20mm exterior quality plywood on timbers firings with a minimum fall of 1 : 80 on 50mm x 220mm C16 roof joists at 400mm centres supported off steel joist hangers at existing external walls and timber wall plate on internal walls and finished to the underside to the clients requirements, with 12.5mm plasterboard and 5mm skim to porch area and either the same or none at all to the garage area.



Proposed West Side Elevation

**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. 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 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres. (with exposed internal faces covered with 2.5mm plasterboard and 5mm skim the the dwelling area.



Proposed Rear Elevation

**DRAINAGE**  
The new surface water 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 and to be taken to a soakaway a minimum 5m from any building (subject to a satisfactory percolation test. The new en-suite fittings are to be connected into the existing soil vent pipe which is to be extended to a minimum of 900mm above any opening window. The waste pipes are to be 40mm to shower and 35mm to wash basin and fitted with deep seal anti-vac traps.

**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. 10CD/08/03

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|         |                                           |
|---------|-------------------------------------------|
| Address | 10 Castle Drive<br>Hood Green<br>Barnsley |
| Project | Proposed Elevations                       |
| Scale   | 1 : 50                                    |
| Date    | August 2008                               |

|                                       |
|---------------------------------------|
| <b>Willowbrook Design Services</b>    |
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Borough Council  
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