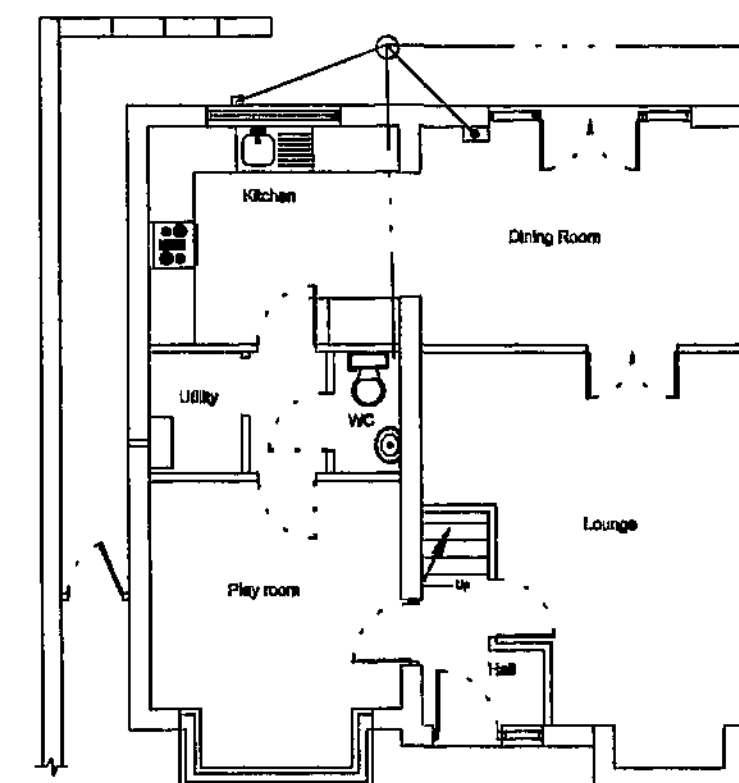
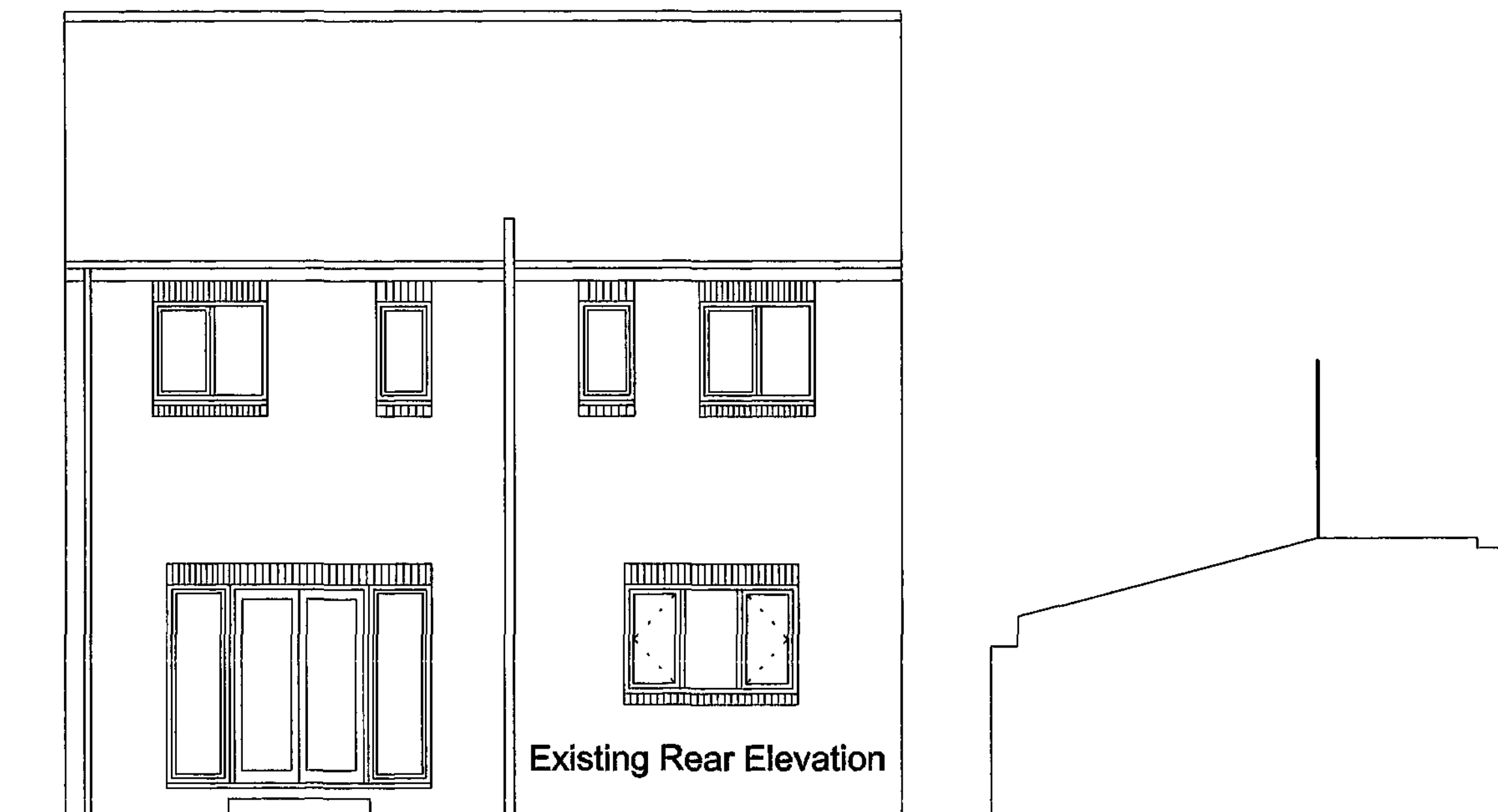
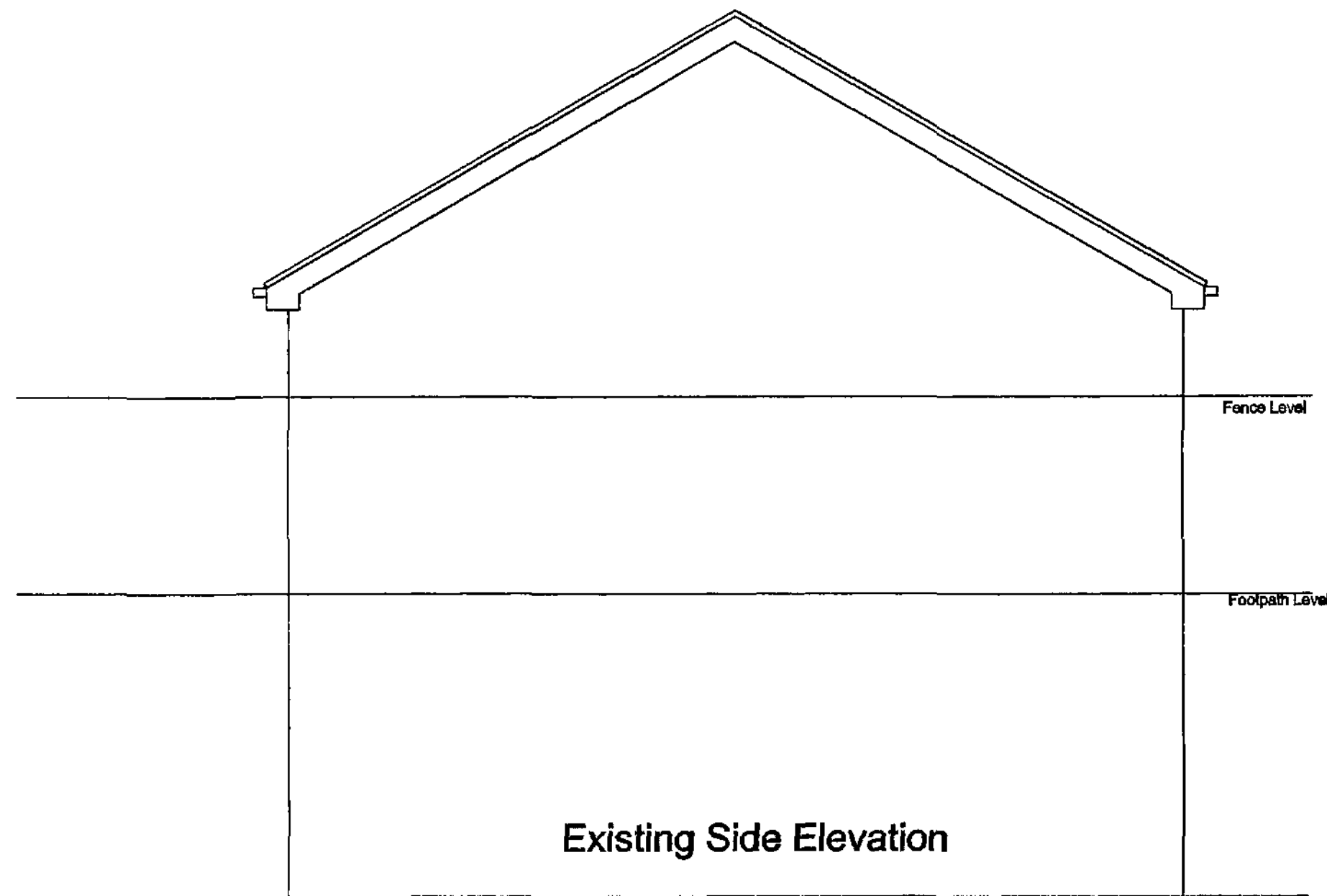




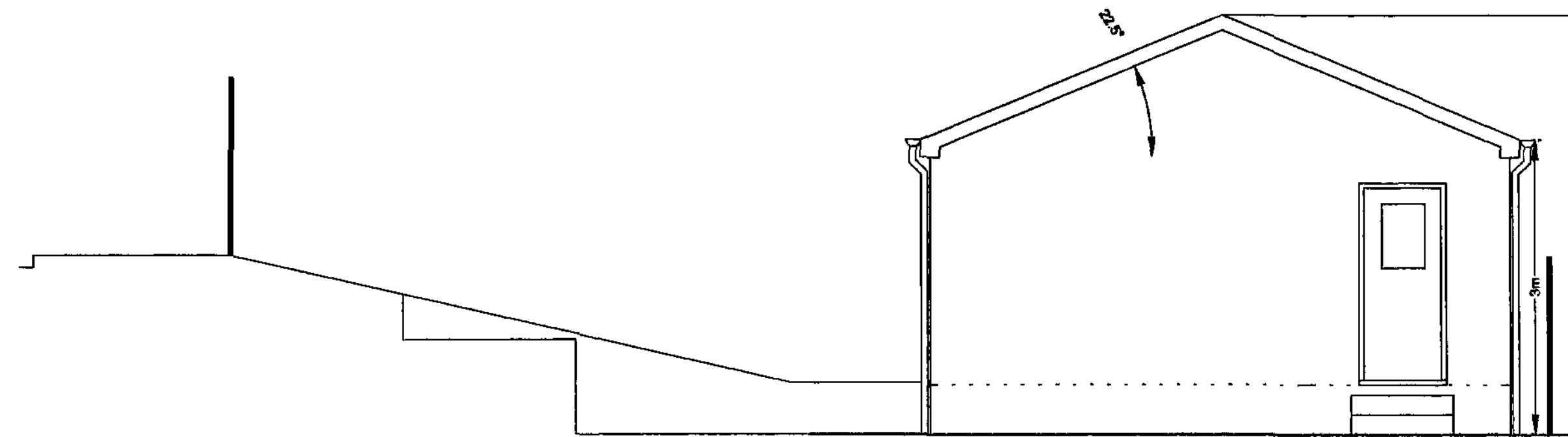
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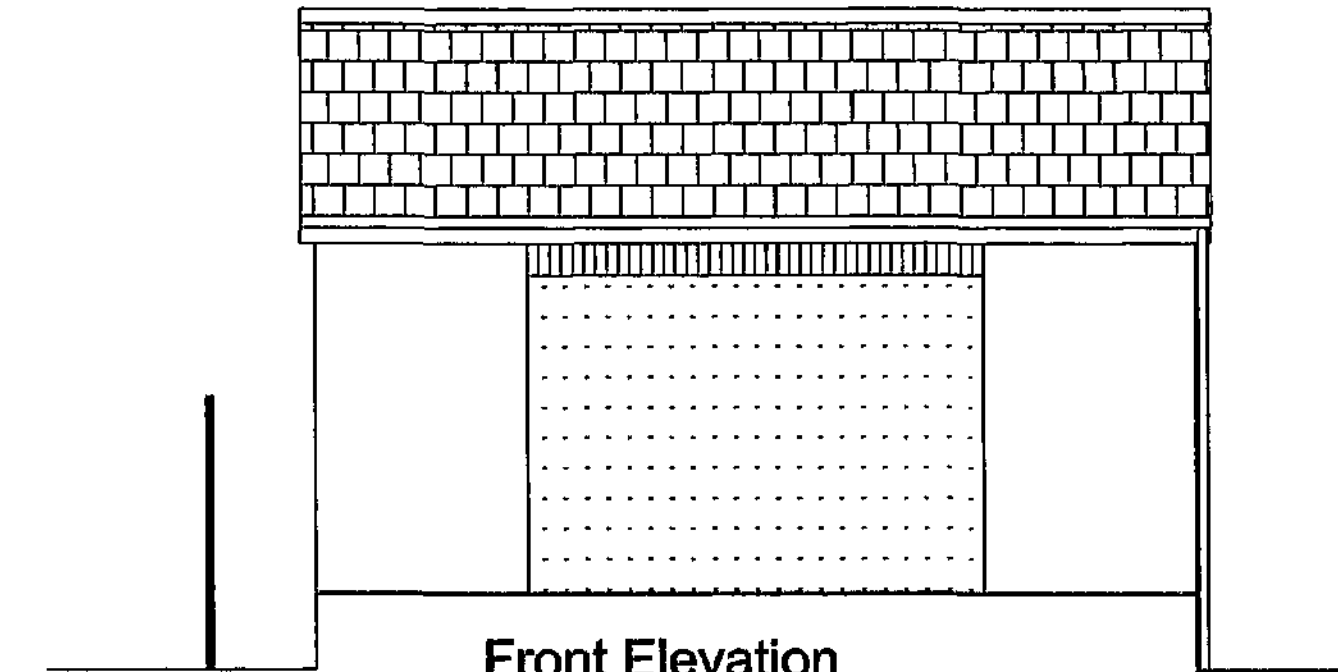
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Address 19 Newtyn Drive
Monk Bretton
Barnsley
Project Existing Ground Floor & Elevations
Scale 1 : 50 & 1 : 100 Date June 2009

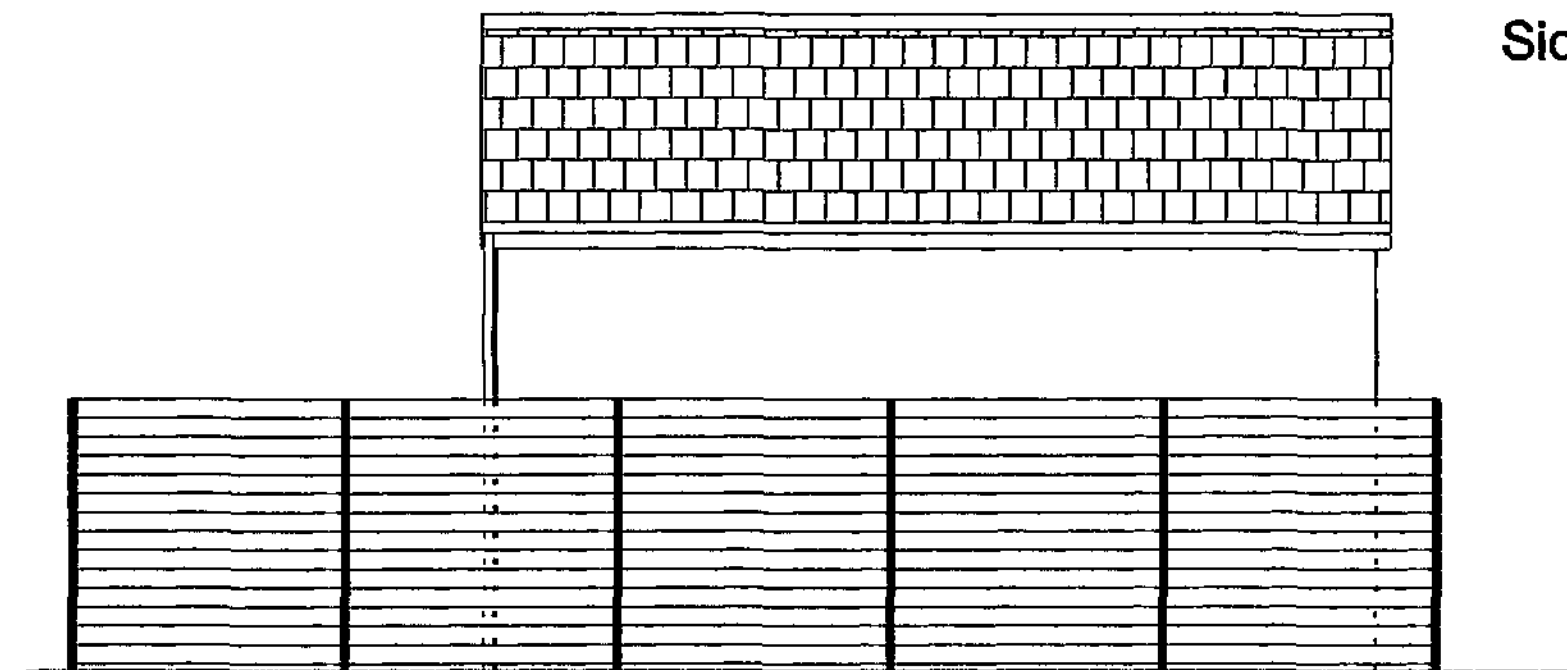
Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Dorton Barnsley
Telephone 01226 - 380043



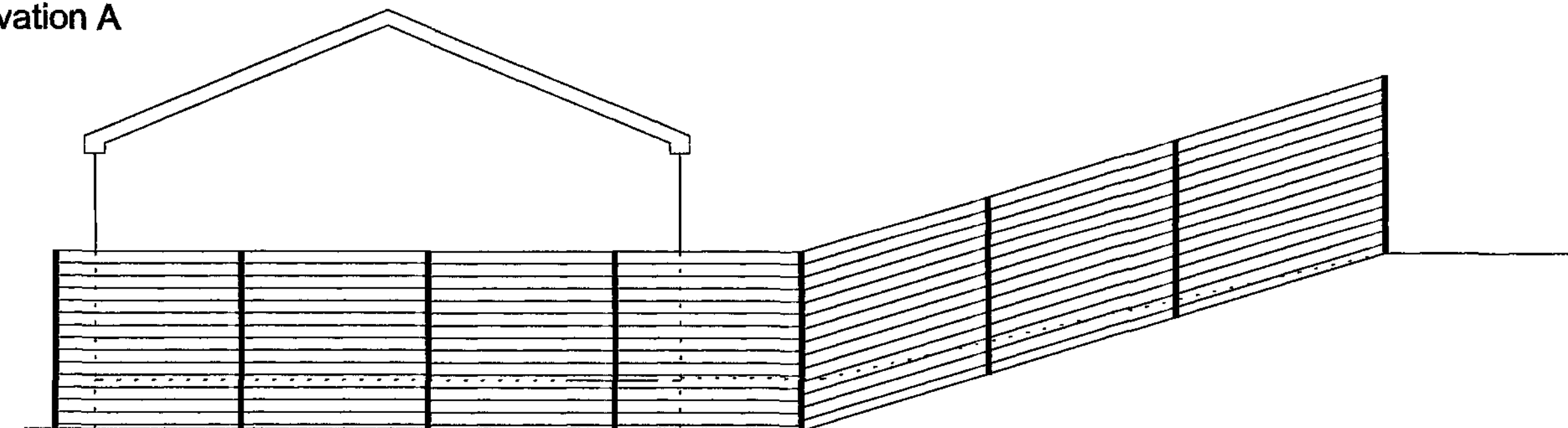
Side Elevation A



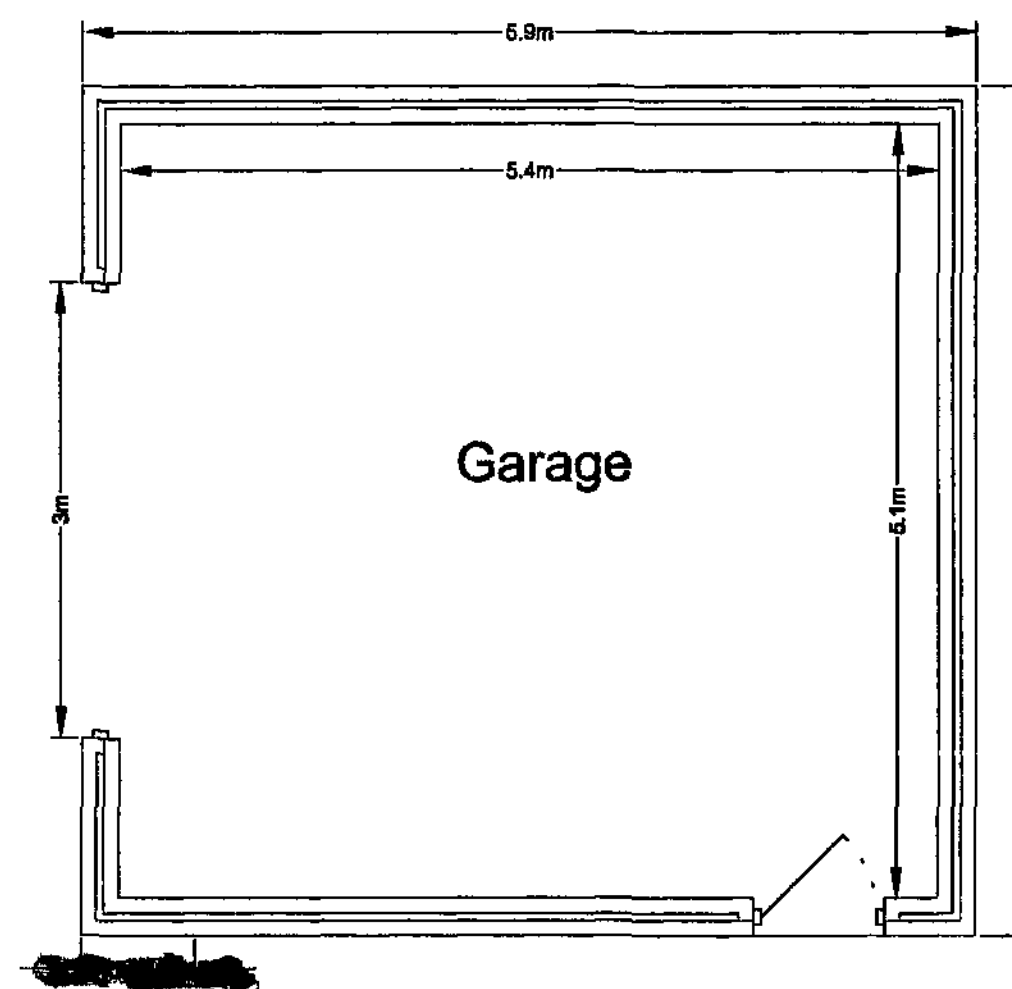
Front Elevation



Rear Elevation



Side Elevation B



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Drawing No. 19ND/09/02

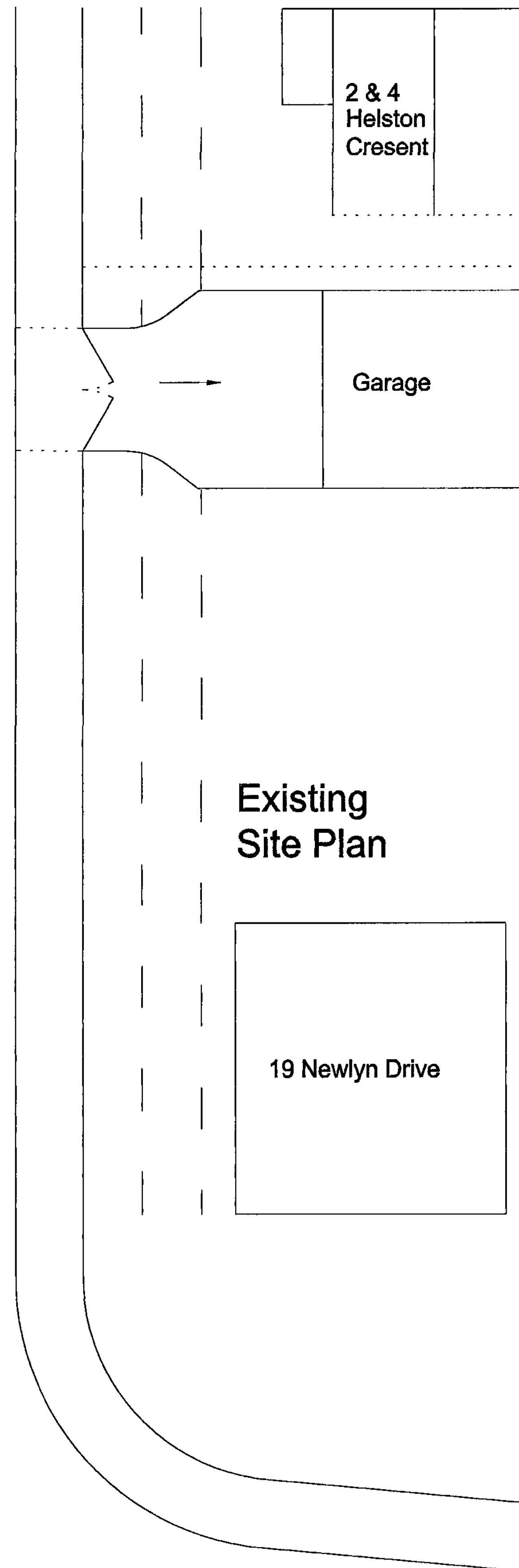
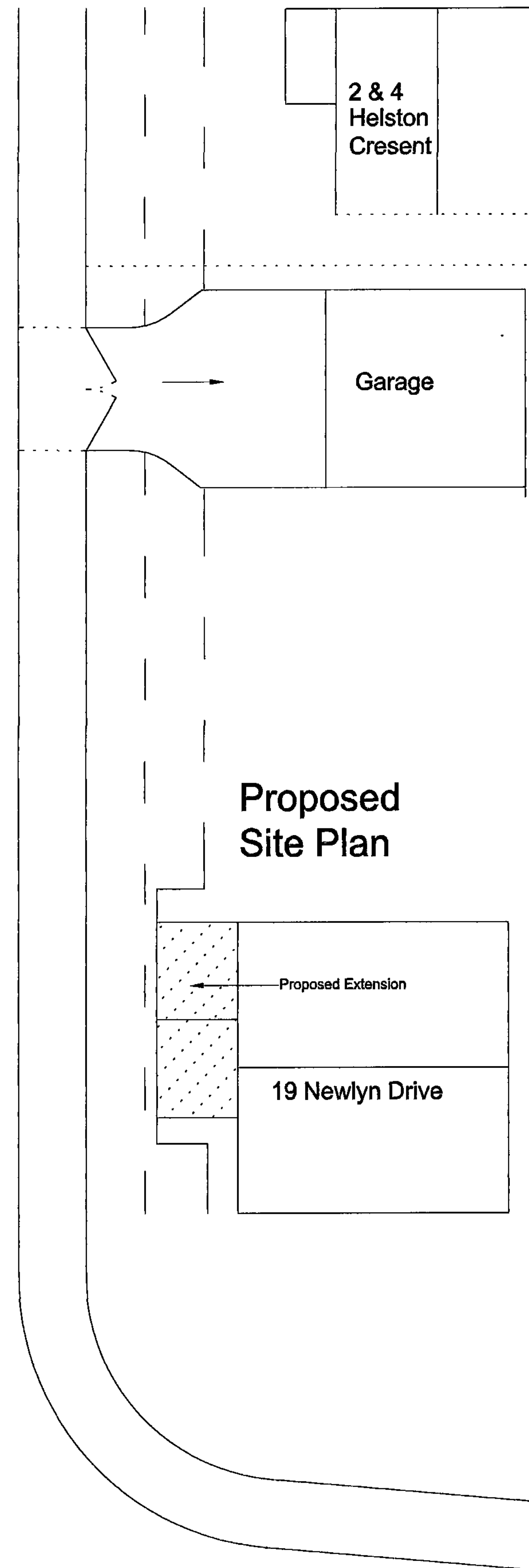
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Address 19 Newlyn Drive
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Barnsley
Project Existing Garage Plans
Scale 1 : 50

Date June 2009

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Address 19 Newlyn Drive
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Project Proposed Garage Plans
Scale 1 : 50 Date June 2009

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EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing with 50mm cavity and internal leaf of Plasmar stranlite 7N blocks with flush pointed finish to match existing. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243.

EXTERNAL STEPS
The stair to have maximum risers of 200mm and minimum goings of 250mm and a maximum pitch of 42 degrees. The handrail and guarding to be at 900mm high from the line of the nosing and 1.1m above the landing area. The steel guarding to have vertical balustrades at 100mm centres.

GARAGE FLOOR
The new area floor is to be at approximately 675mm above the level of the existing and constructed of 125mm concrete on 1200 gauge Visqueen damp proof membrane link to the wall dpc on sand blinding over 150mm layers of well consolidated hardcore. The existing block pathed drive is to be taken up and reused for the footpath to the new garage floor level at the reduced slope.

Velux rooflight

The existing front and side garage doors and lintels are to be reused in new positions.

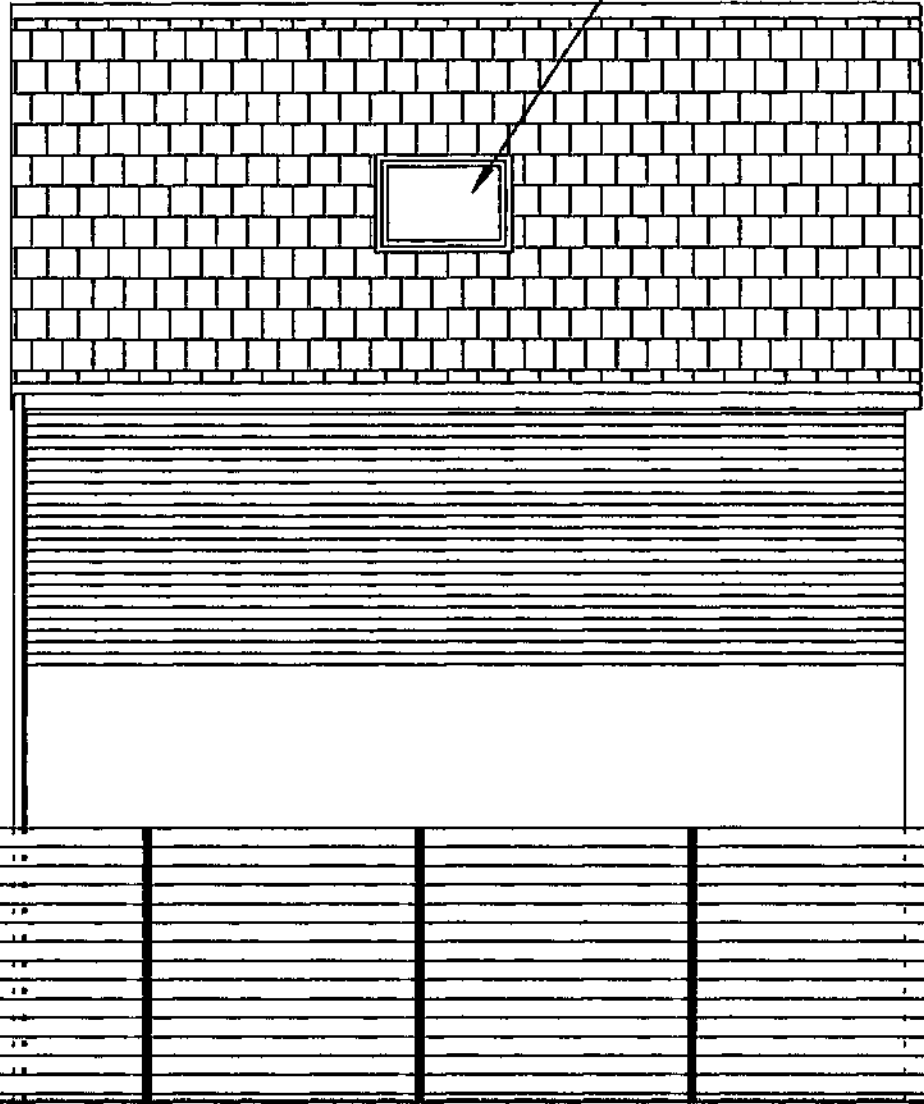
Proposed Front Elevation

Proposed Side Elevation A

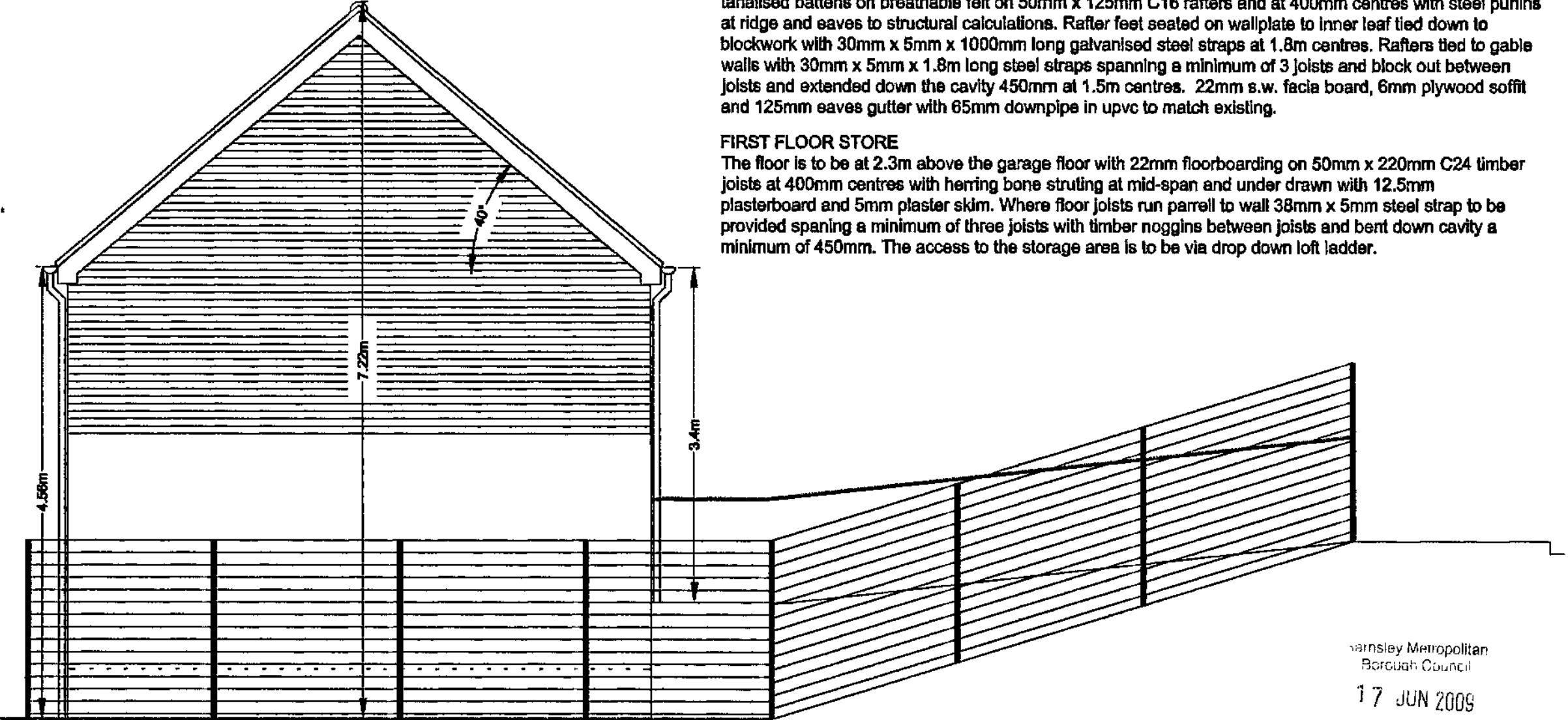
ROOF
The roof to be at 40 degree pitch with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable felt on 50mm x 125mm C16 rafters and at 400mm centres with steel purlins at ridge and eaves to structural calculations. Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. 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. 22mm s.w. fascia board, 6mm plywood soffit and 125mm eaves gutter with 65mm downpipe in upvc to match existing.

FIRST FLOOR STORE
The floor is to be at 2.3m above the garage floor with 22mm floorboarding on 50mm x 220mm C24 timber joists at 400mm centres with herring bone strutting at mid-span and under drawn with 12.5mm plasterboard and 5mm plaster skim. Where floor joists run parallel to wall 38mm x 5mm steel strap to be provided spanning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm. The access to the storage area is to be via drop down loft ladder.

Velux rooflight



Proposed Rear Elevation



Proposed Side Elevation B

EXTERNAL WALLS

To be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan kooltherm K3 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 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 (U value 1.8) 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 door 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 utility room of 60L/sec and 30L/sec respectively ducted to the external air. The existing WC compartment is to be ducted through the new roof to a ridge vent.

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.

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.

GROUND FLOOR

The new floor to be at the same level as the existing with 22mm t&g boarding on 100mm Kingspan Kooltherm K3 on 1200 gauge visquen damp proof membrane linked to wall Dpc laid on 100mm concrete on 150mm layers of well consolidated hardcore.

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 new boiler is to be room sealed balance flue condensing with SEBUK rating of 90 and the existing heating and hot water system are to be checked, serviced and extended by qualified Corgi Registered 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.

RETAINING WALL

The retaining wall is to be 7N concrete block construction and to be a minimum one third the thickness for the height retained, with a vertical Marley tanking membrane applied to the inner face of the retaining wall and a 40mm cavity then a 100mm Plasmor Stranlite 7n block wall tied to the retaining wall with stainless steel ties at 5 per m2 and with the cavity filled with sand and cement mortar. An 100mm cavity with 50mm Kingspan Kooltherm K3 fixed to an inner leaf of 100mm Plasmor Stranlite 7n block with retaining clips to stainless steel ties at 5 per m2 and finished on the inside with either 13mm gypsum plaster with 5mm skim or 12.5mm plasterboard on plaster bonding dabs. The vertical damp proof membrane is to be linked with the floor DPM.

RADON BARRIER

The Radon barrier to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the oversite concrete and taken through whole of new 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.

GENERAL

The contractor shall ensure that the stability of the adjacent land and public footpath is maintained at all times and suitable measures are taken to safeguard members of the public and workforce.

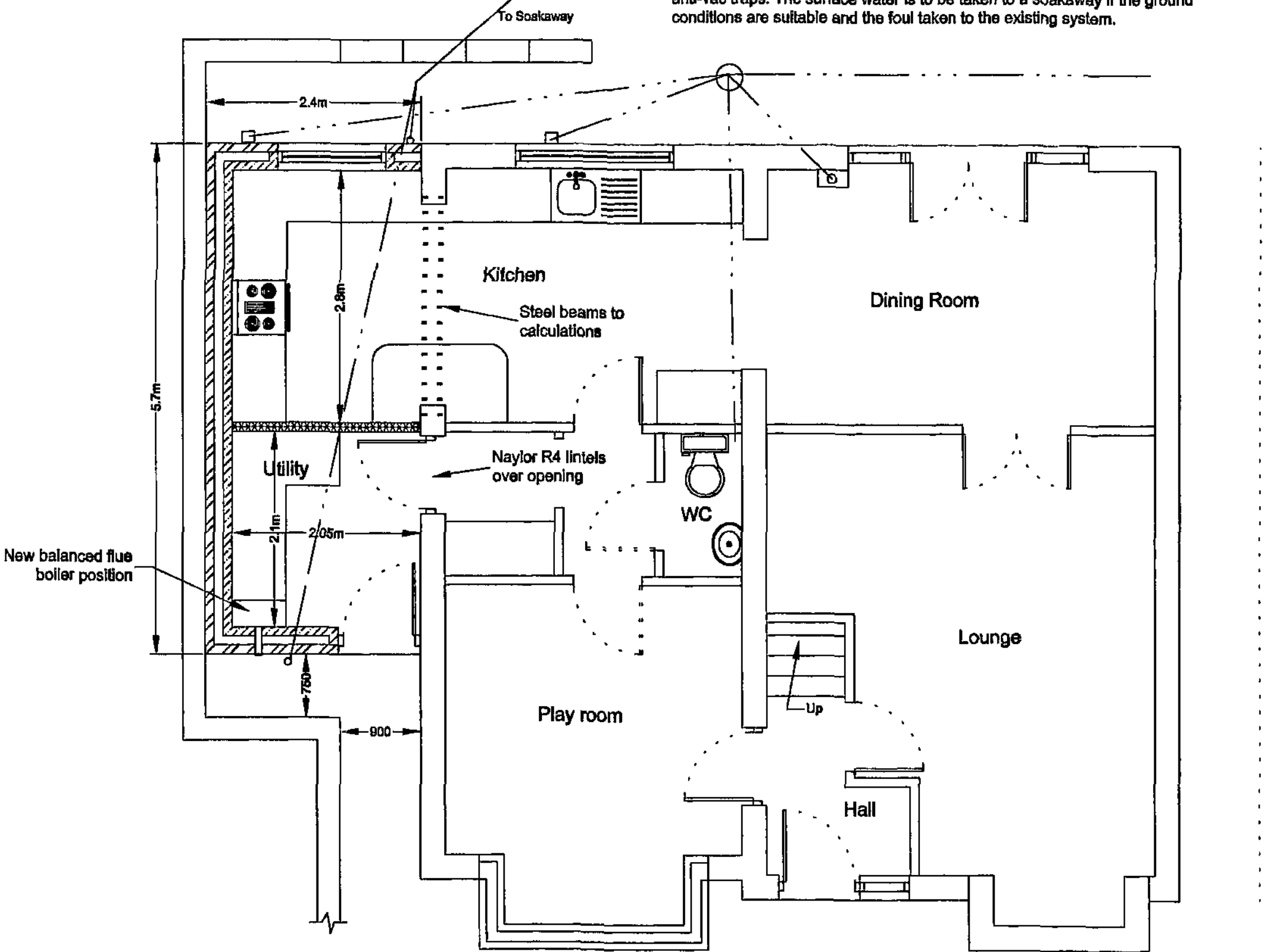
The works are to comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.

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.

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.

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. 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 waste pipes are to be 40mm to sink and 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.



Proposed Floor Plan

Barnsley Metropolitan
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Drawing No. 19ND/09/08

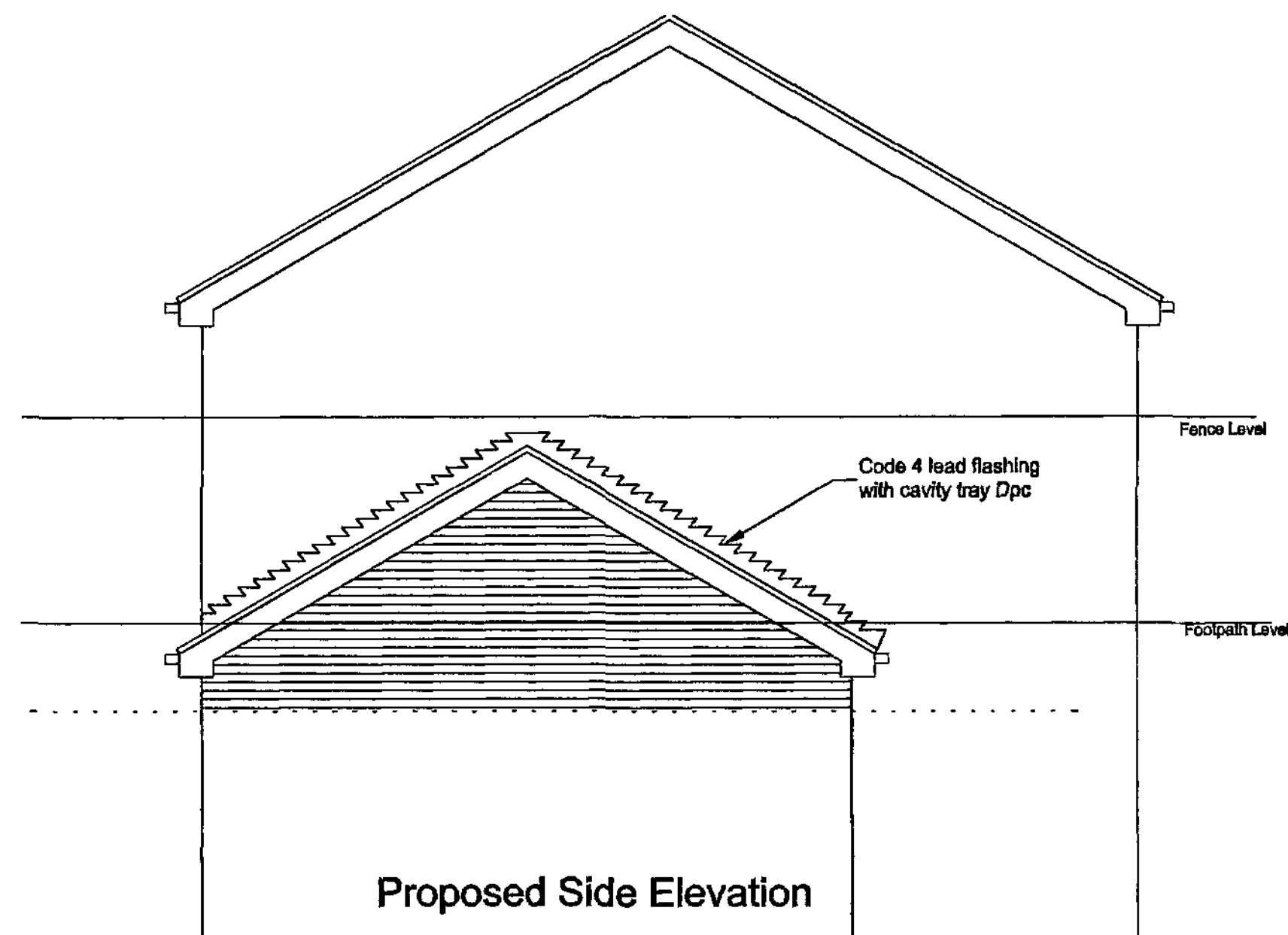
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Barnsley
Project Proposed Floor Plan
Scale 1 : 50

Date June 2009

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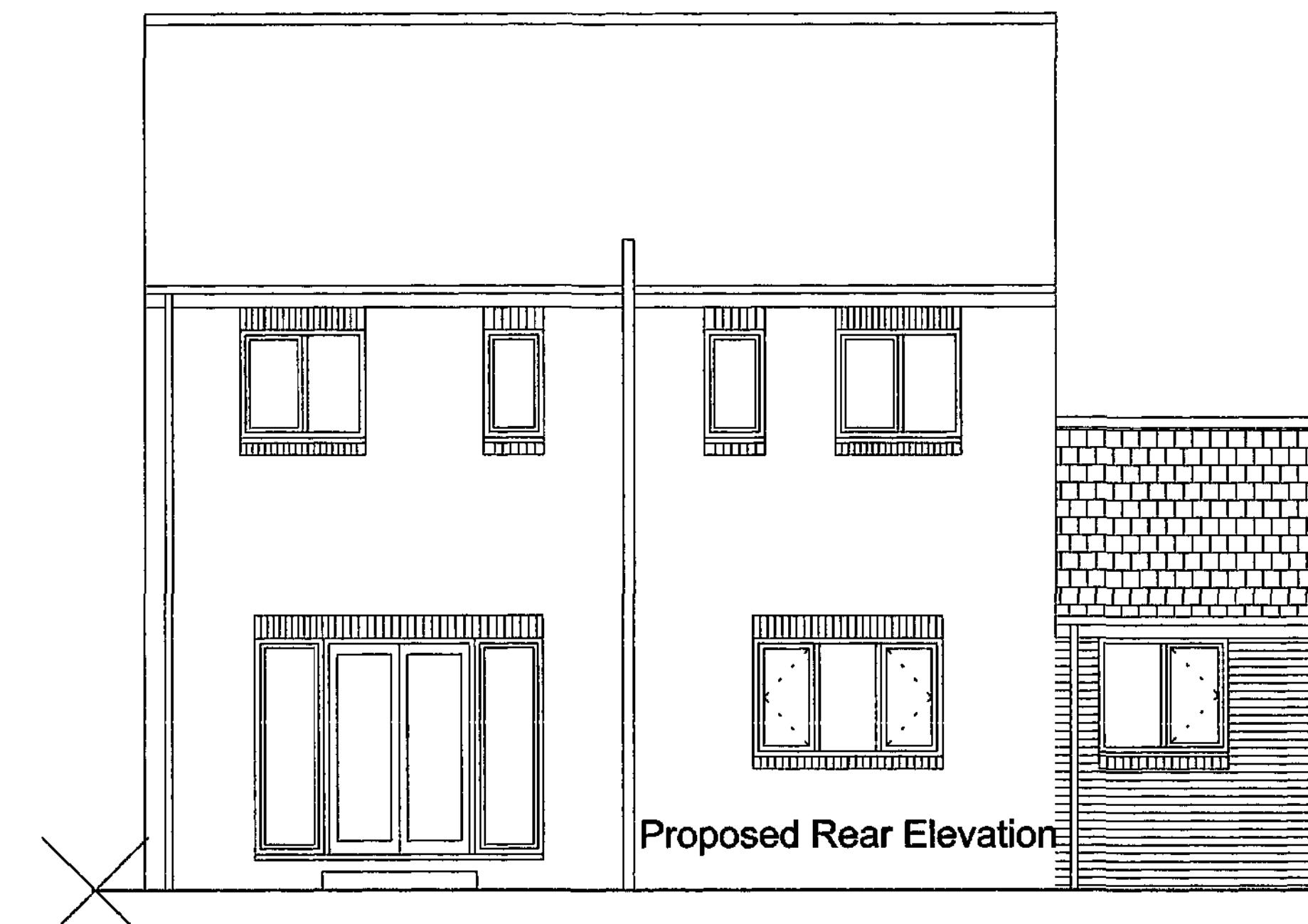
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14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043



Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation

ROOF

The roof to be at 30 degree pitch as per the existing house 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, 25mm x 200mm s.w. fascia board, 6mm plywood soffit, and 125mm eaves gutter, 65mm downpipe in upvc to match existing.

WINDOWS & VENTILATION

The windows and doors are to be UPVC double glazed (U value 1.8) 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 door 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 utility room of 60L/sec and 30L/sec respectively ducted to the external air. The existing WC compartment is to be ducted through the new roof to a ridge vent.

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.

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 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.

GENERAL

The contractor shall ensure that the stability of the adjacent land and public footpath is maintained at all times and suitable measures are taken to safeguard members of the public and workforce. The works are to 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.

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Project Proposed Elevations
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