

Proposed Side Elevation

Proposed Rear Elevation

ROOF

The roof to be at the same pitch as the existing (30 degrees) with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable sarking felt on 50mm x 125mm C16 rafters at 400mm centres with 175mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 50mm x 150mm C16 at 400mm centres with 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 top 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 lidevale 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. The valley is to be Code 5 lead on 18mm plywood layboard to a minimum fall of 1 : 80.

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 and bathroom of 60L/sec & 15L/sec respectively ducted to the external air. The windows facing the boundary are to be obscured and not to open or open inwards.

DRAINAGE

The new drains to be 100mm flexible jointed pipes (Hepslove 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 & bath 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.

FLOOR

The new floor is to be at the same level as the existing with 22mm t&g boarding on 50mm x 145mm C16 timber joists at 400mm 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. No part of the foundation is to project over the boundary. The existing foundations are to be exposed for the Building Surveyor to assess suitability for any additional load and where deemed necessary the foundations to be underpinned in one metre lengths. Masonry below ground level to be concrete commons or 7n/mm² concrete blocks with the cavity filled to within 75mm of the 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.

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 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.

LINTELS

The lintels to be Calcic 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.

Steelwork

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

Heating & Hot Water

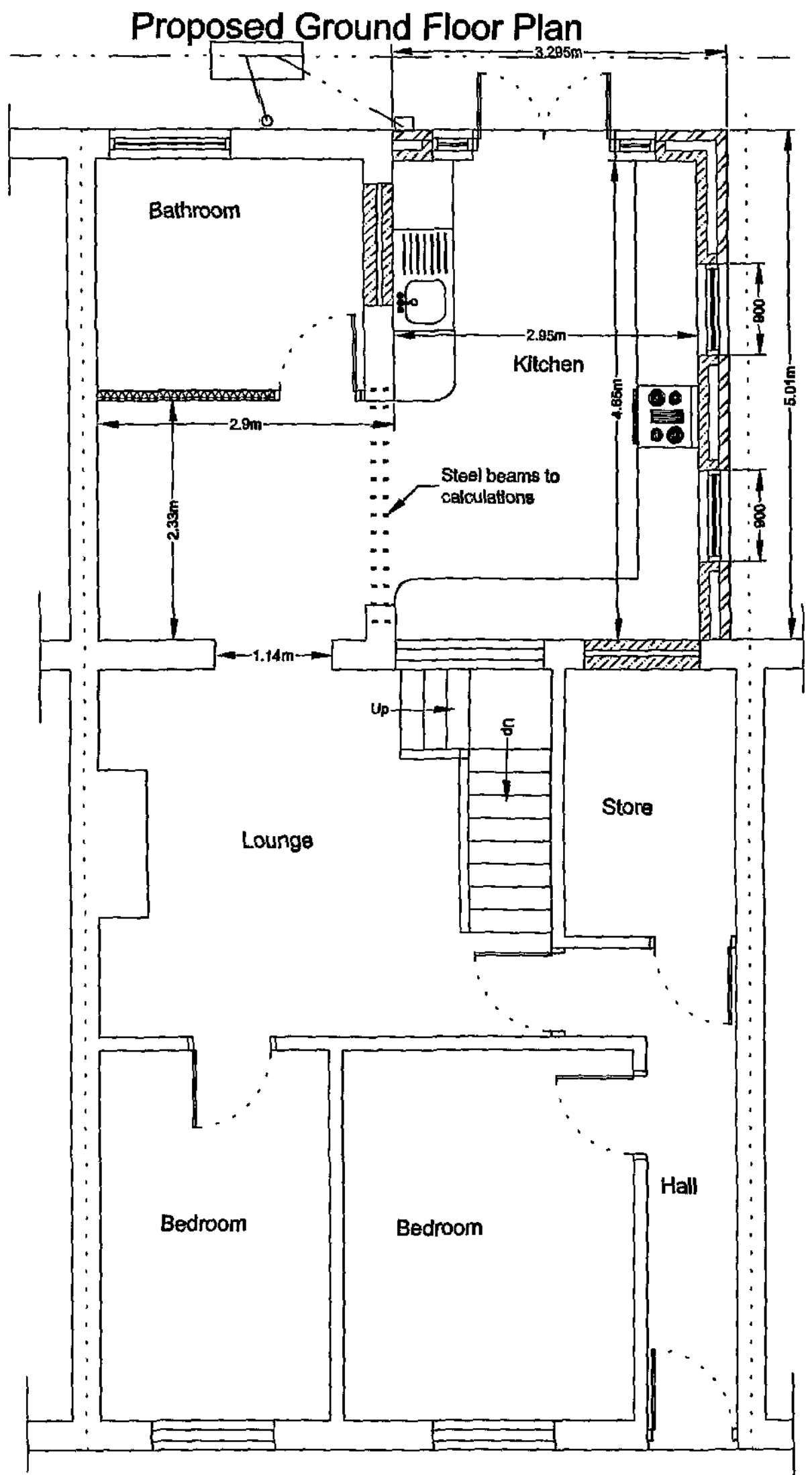
The existing heating and hot water system are to be checked, serviced and extended by qualified Corgi Registered engineer and certified on completion.

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

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.

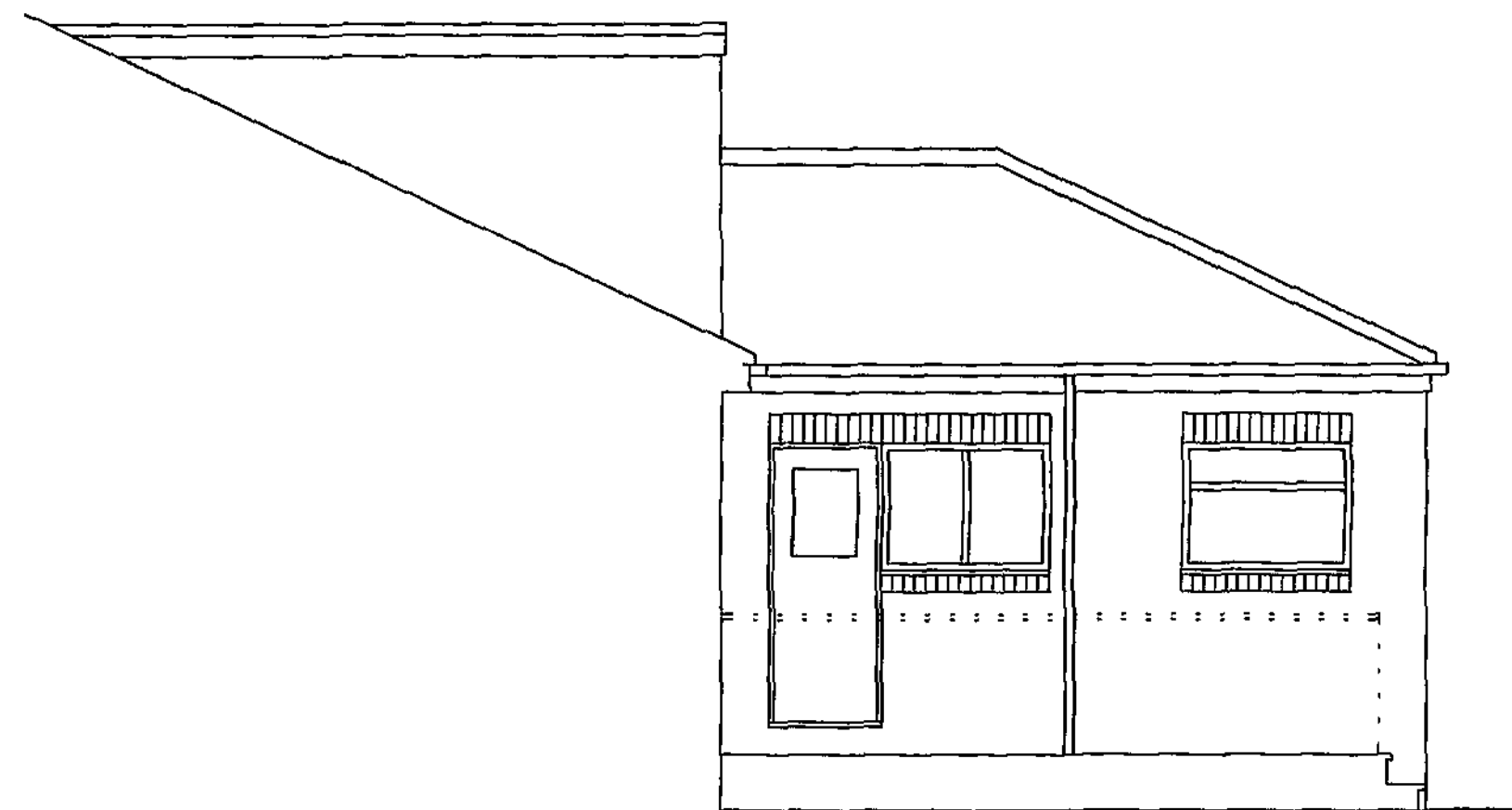


Drawing No. 46ME/08/02

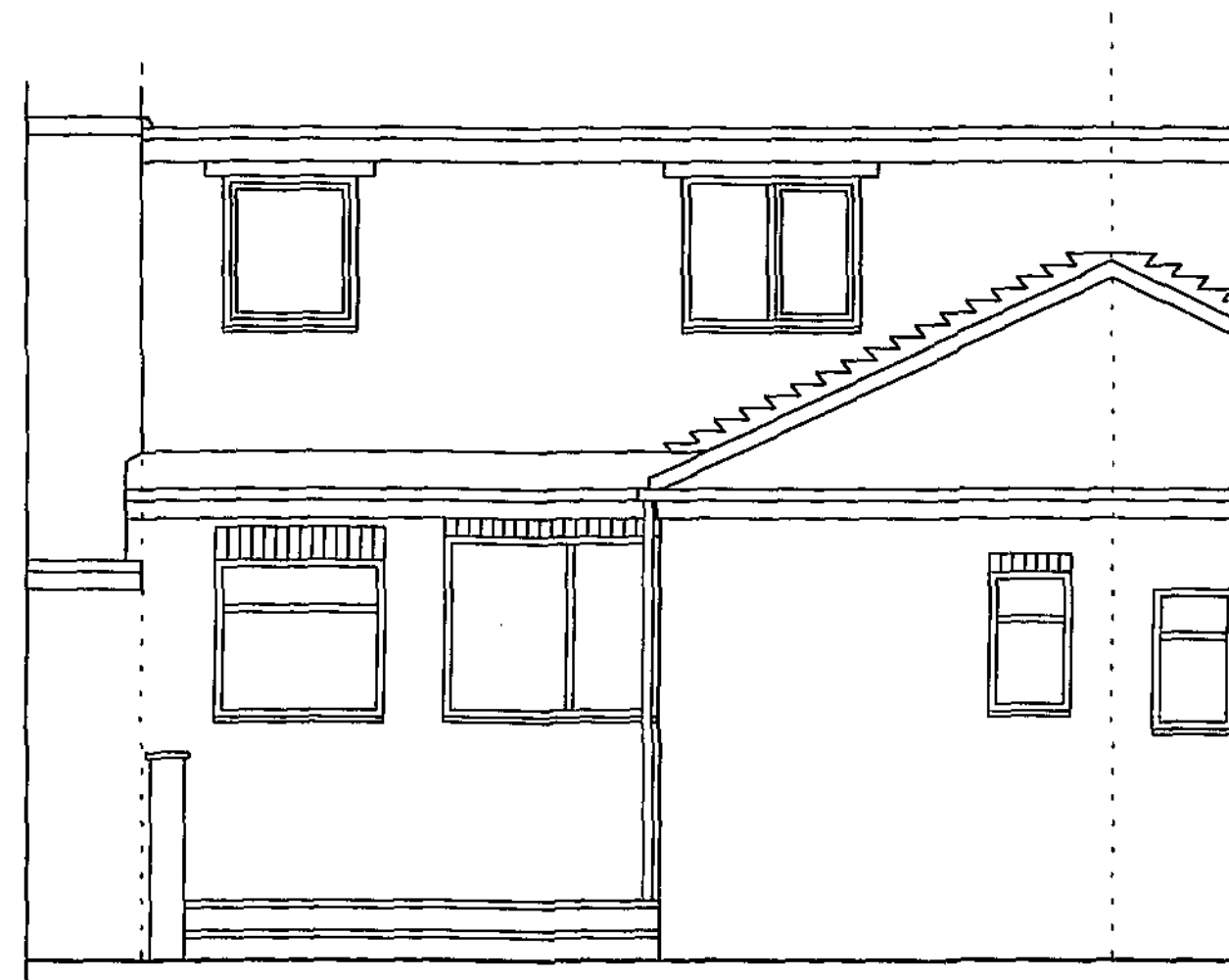
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Address 46 Michaels Estate
Grimethorpe
Barnsley
Project Proposed Plans
Scale 1 : 50 Date May 2008

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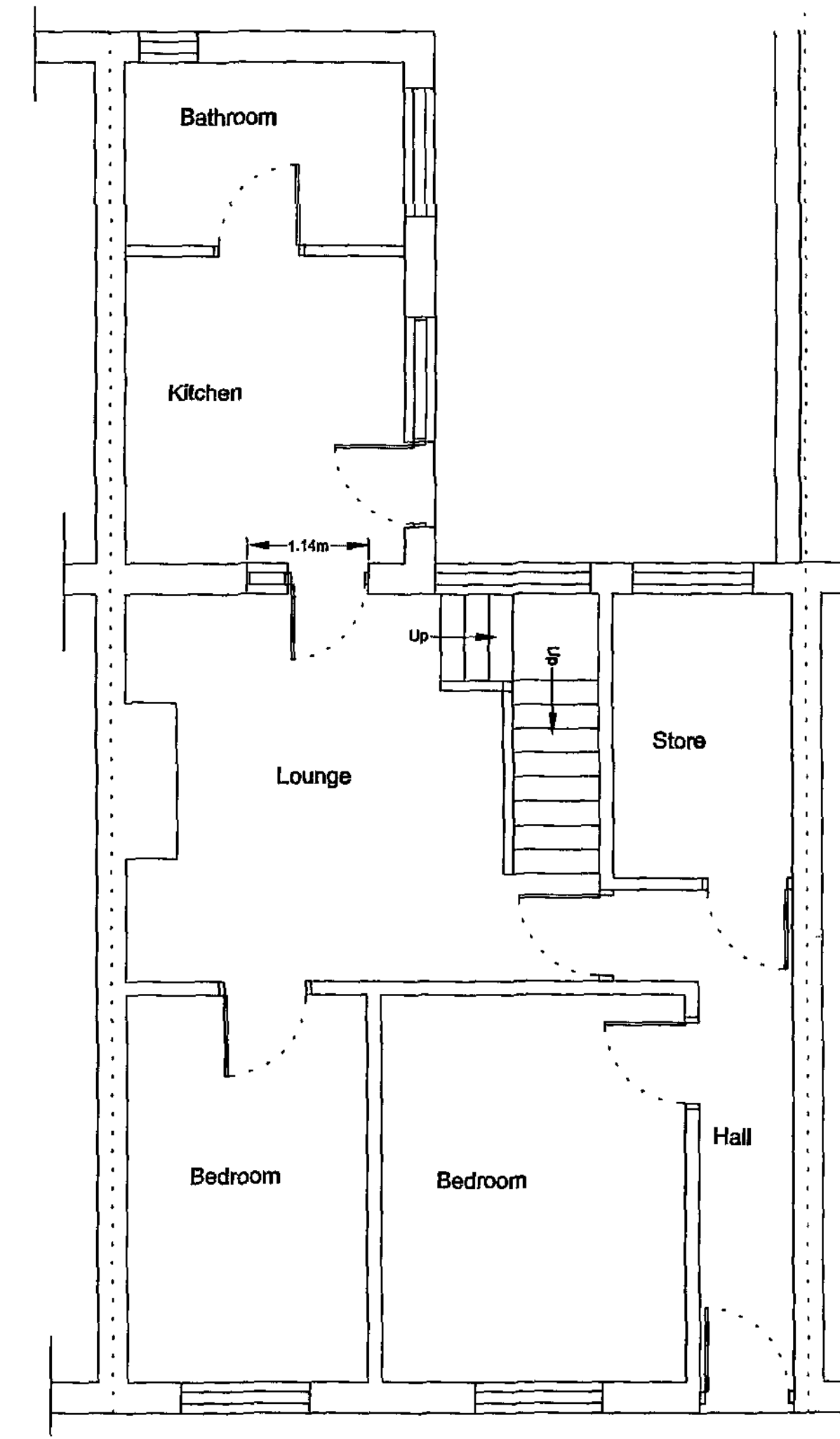


Existing Side Elevation



Existing Rear Elevation

Existing Ground Floor Plan



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