

DRAINAGE

The drains to be 100mm flexible jointed pipes (Hapsleva 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 & shower 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 (a minimum 5m from any building) if the ground conditions are suitable and the foul taken to the Combined sewer manhole in the neighbour land at 41.

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.

GROUND FLOOR INTERNAL WALLS

The ground floor internal walls are to be 100mm concrete block built off concrete strip foundations with Naylor concrete lintels to openings.

INTERNAL STUD PARTITION WALLS

The stud partition walls are to be 75mm timber stud finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m². The stud walls are to be built off double joists.

MEANS OF ESCAPE

● Half hour fire door with self closing device
The smoke detection alarm system is to be fitted to all floors interconnected and wired to a separate fused supply.

EXTERNAL WALLS

To be cavity wall construction with external leaf of 1st stock Aldridge Multi Rustic brick 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.

WINDOWS & VENTILATION

The windows and doors are to be white 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 bathrooms of 60l/sec and 30l/sec respectively ducted to the external air. The first floor and second 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.

Drawing No. Adj.41FSG/11/01

© Copyright I. J. Mawson

Address Land Adj. 41 Frederick Street
Goldthorpe
Barnsley
Project Floor Plans
Scale 1 : 50 Date July 2011

Willowbrook Design Services

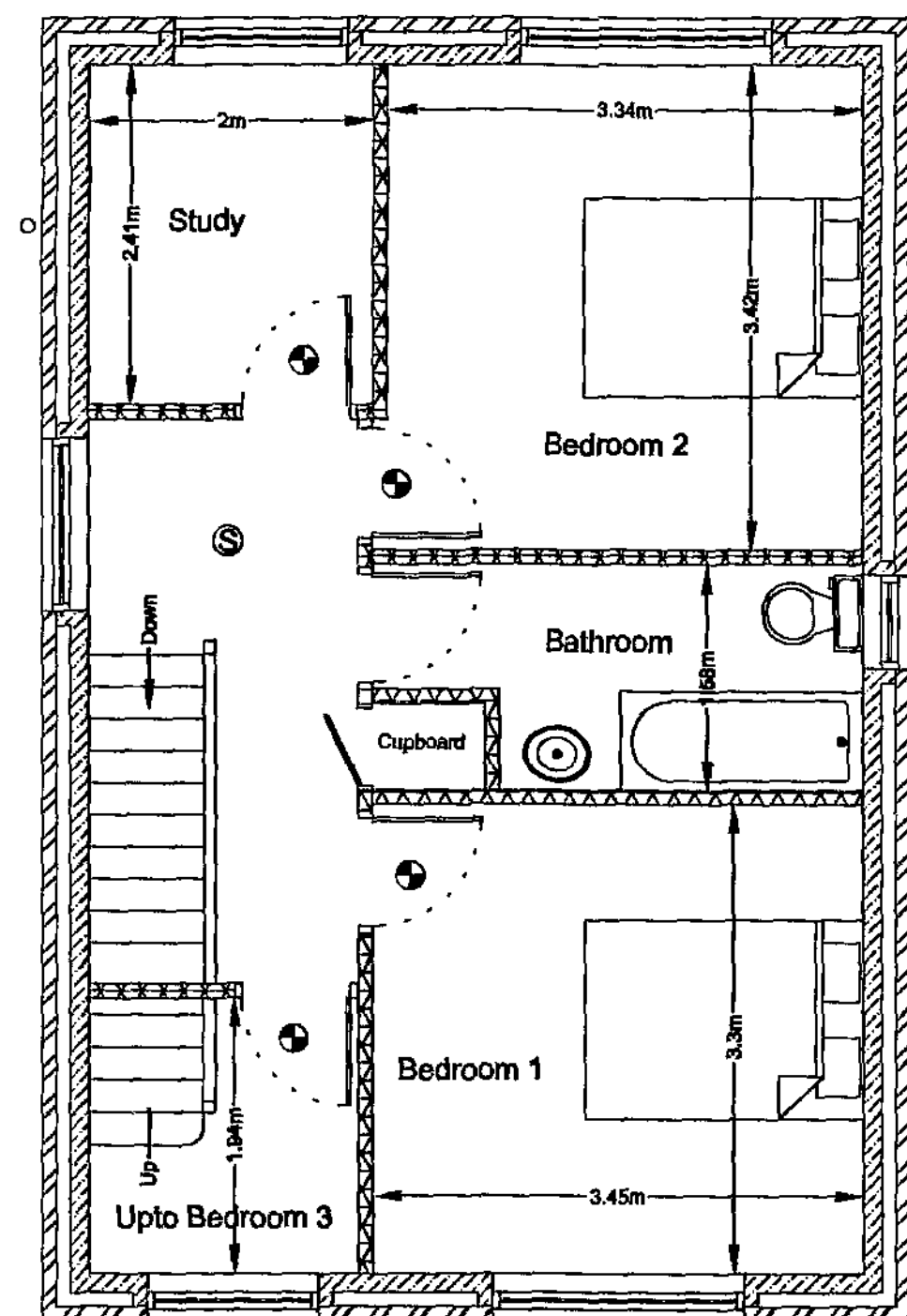
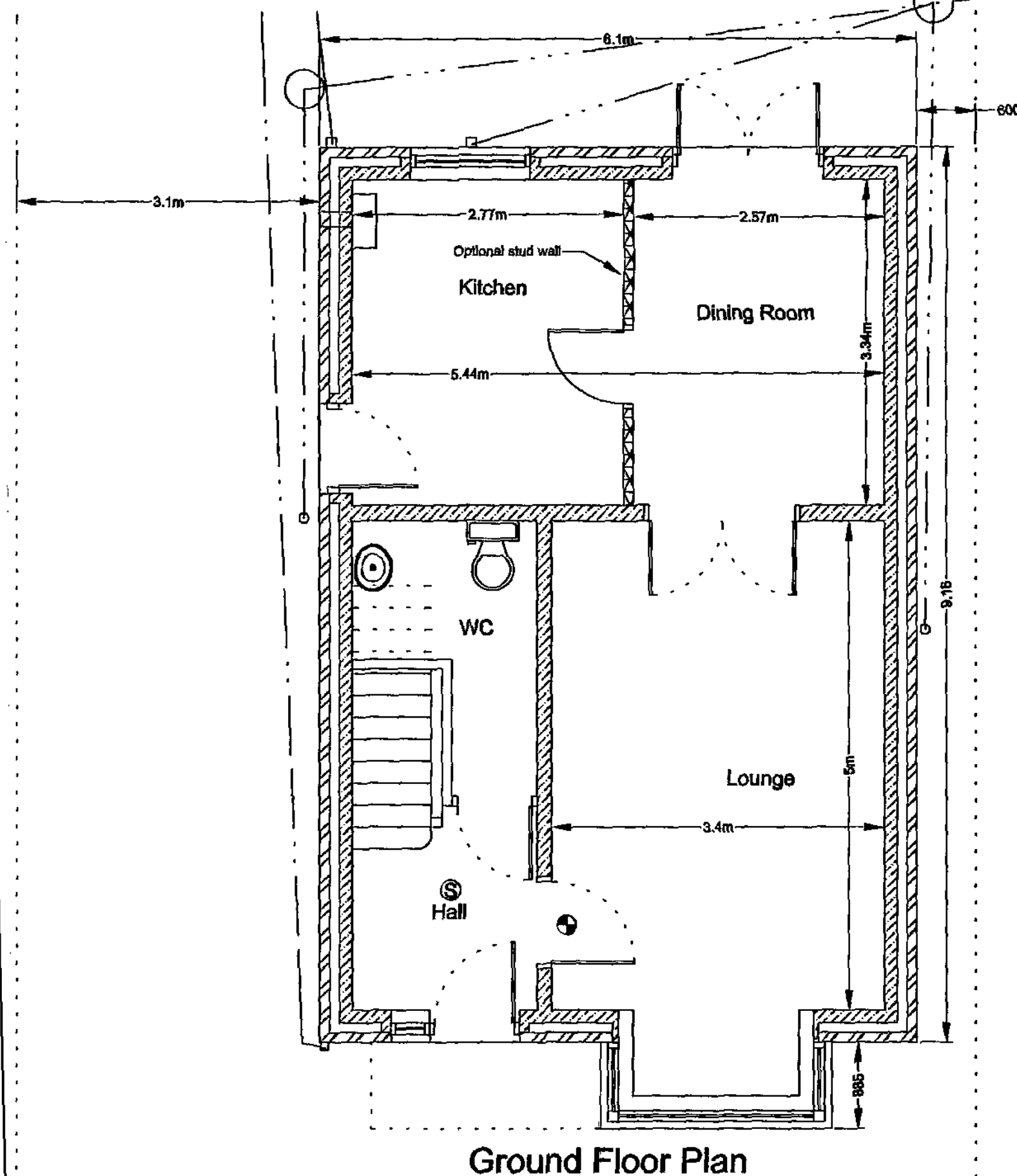
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043

GENERAL

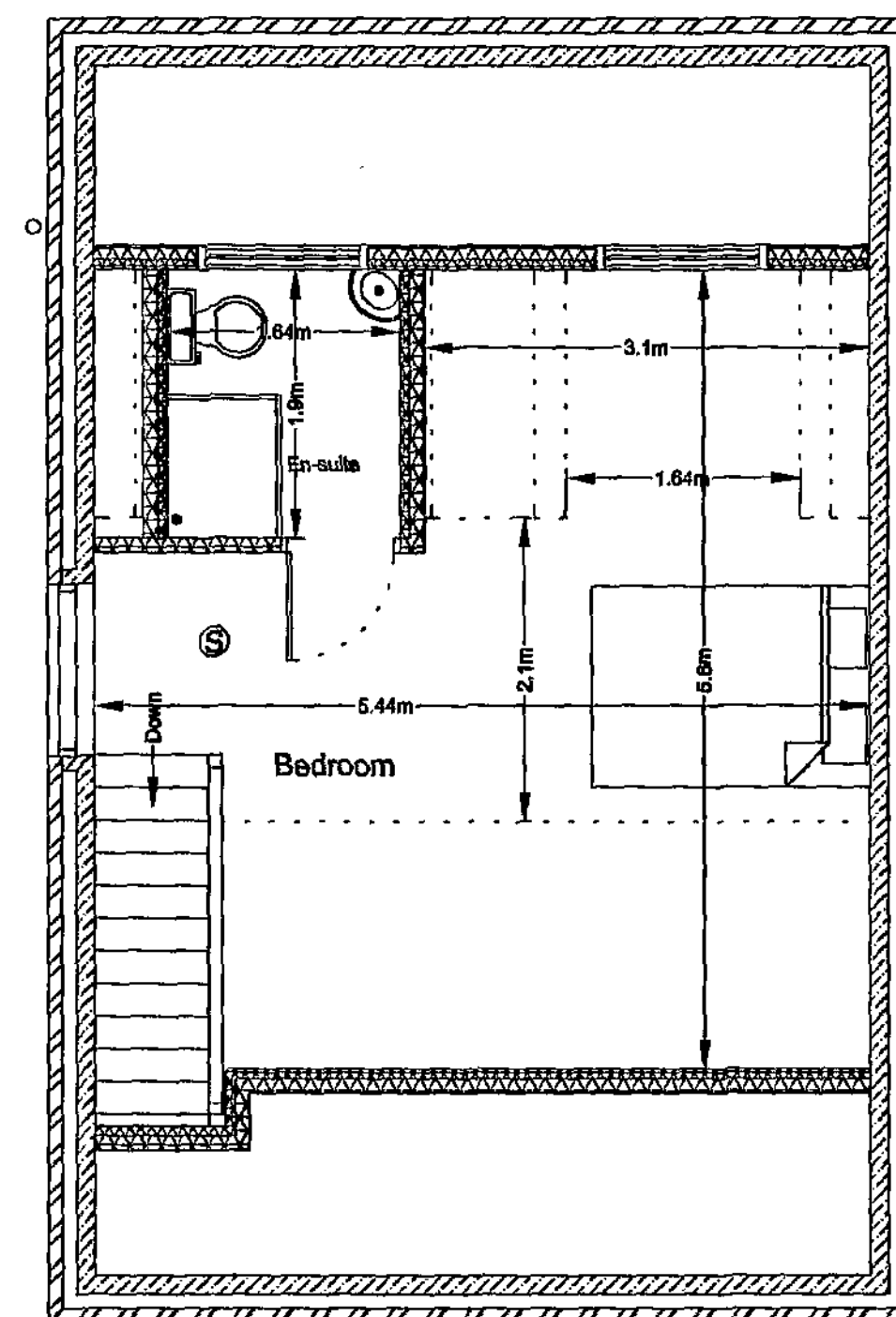
These Plans are to be used for Planning and Building Regulations purposes only. The client/contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manner and in accordance with the relevant British Standard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

STAIR

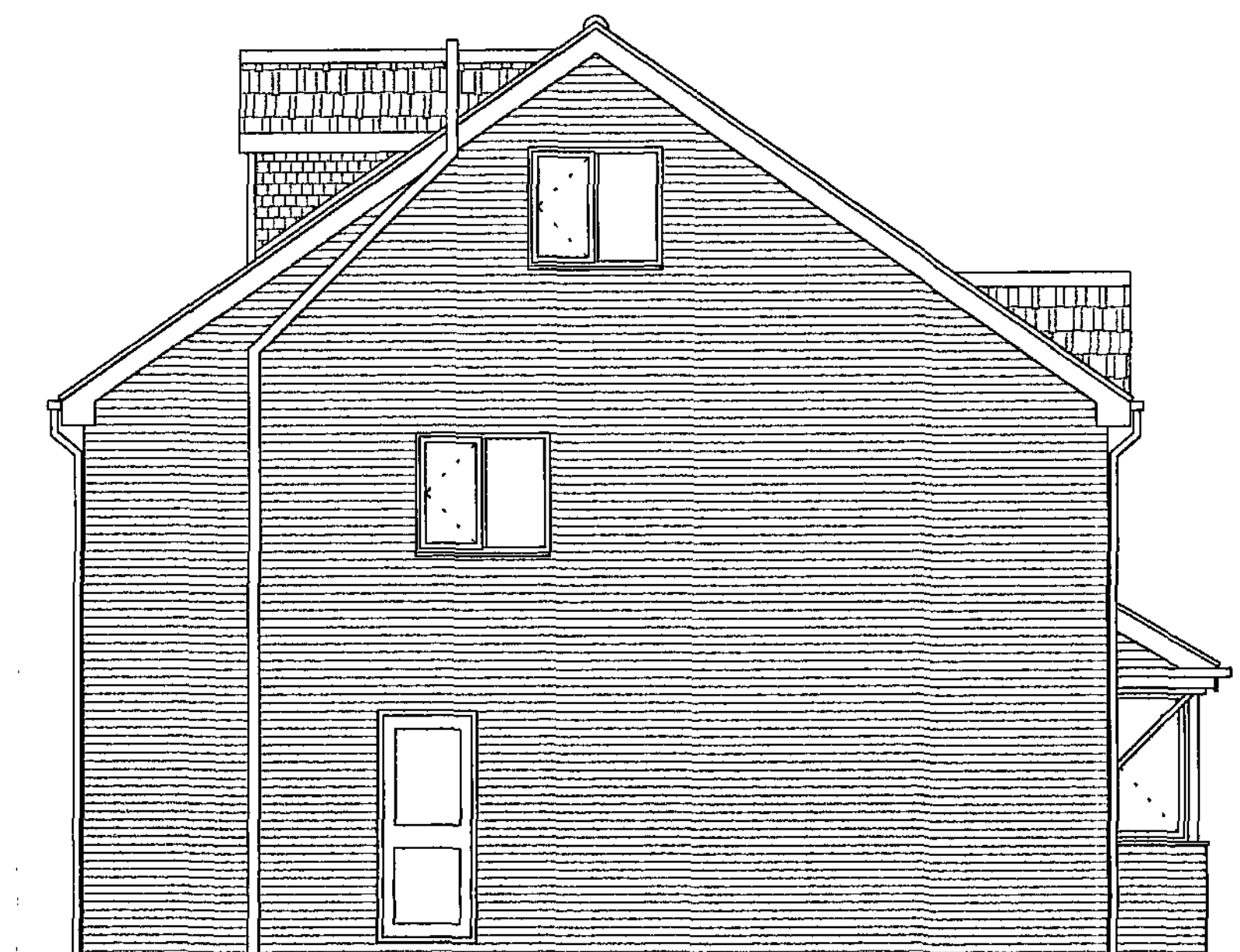
Floor to floor approximately 2574mm. N.B. To be checked before ordering of stair. The stair to have risers of 198mm and goings of 225mm with a maximum pitch of 42 degrees. The headroom to be a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 900mm with vertical balustrades at 100mm centres.



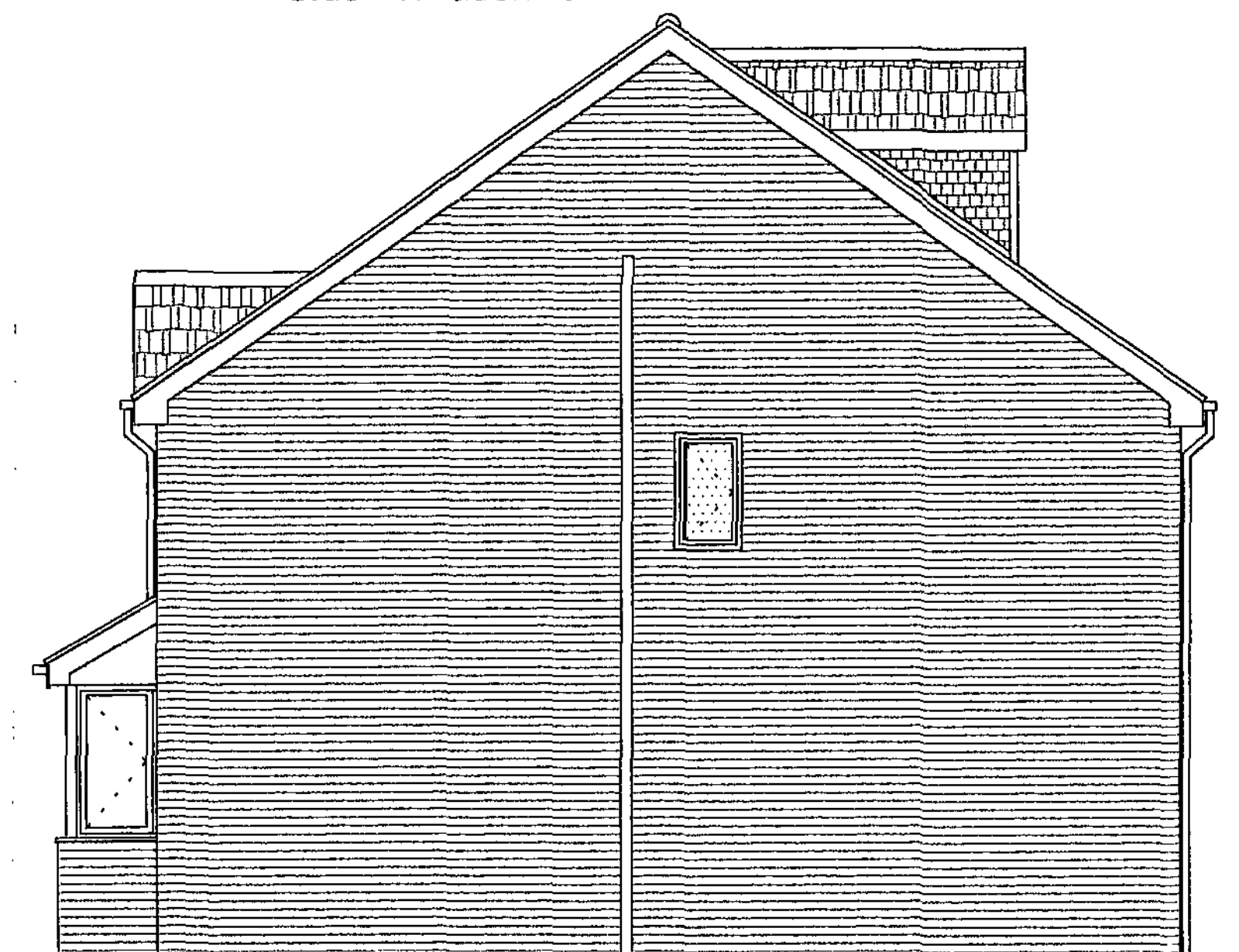
First Floor Plan



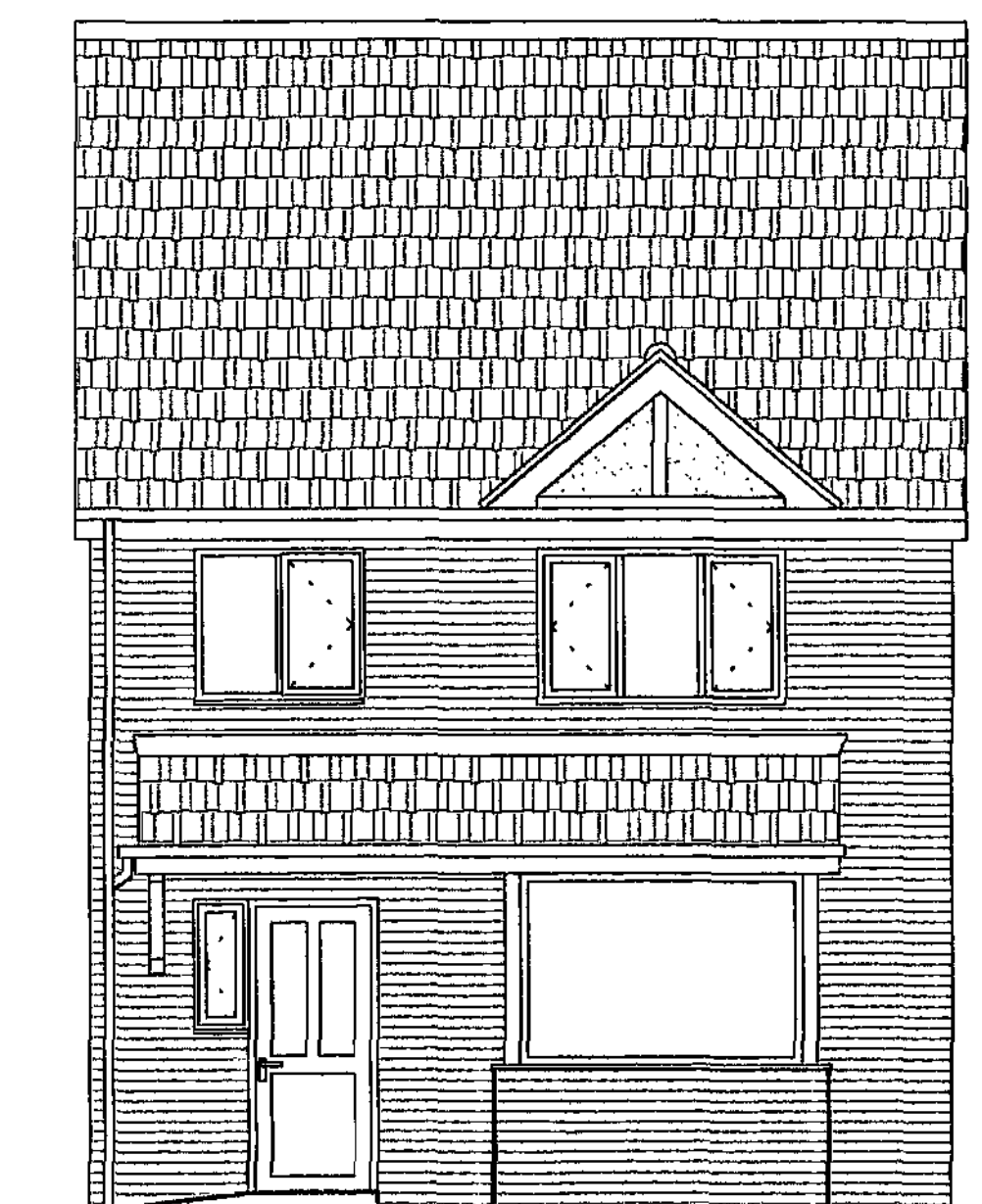
Second Floor Plan



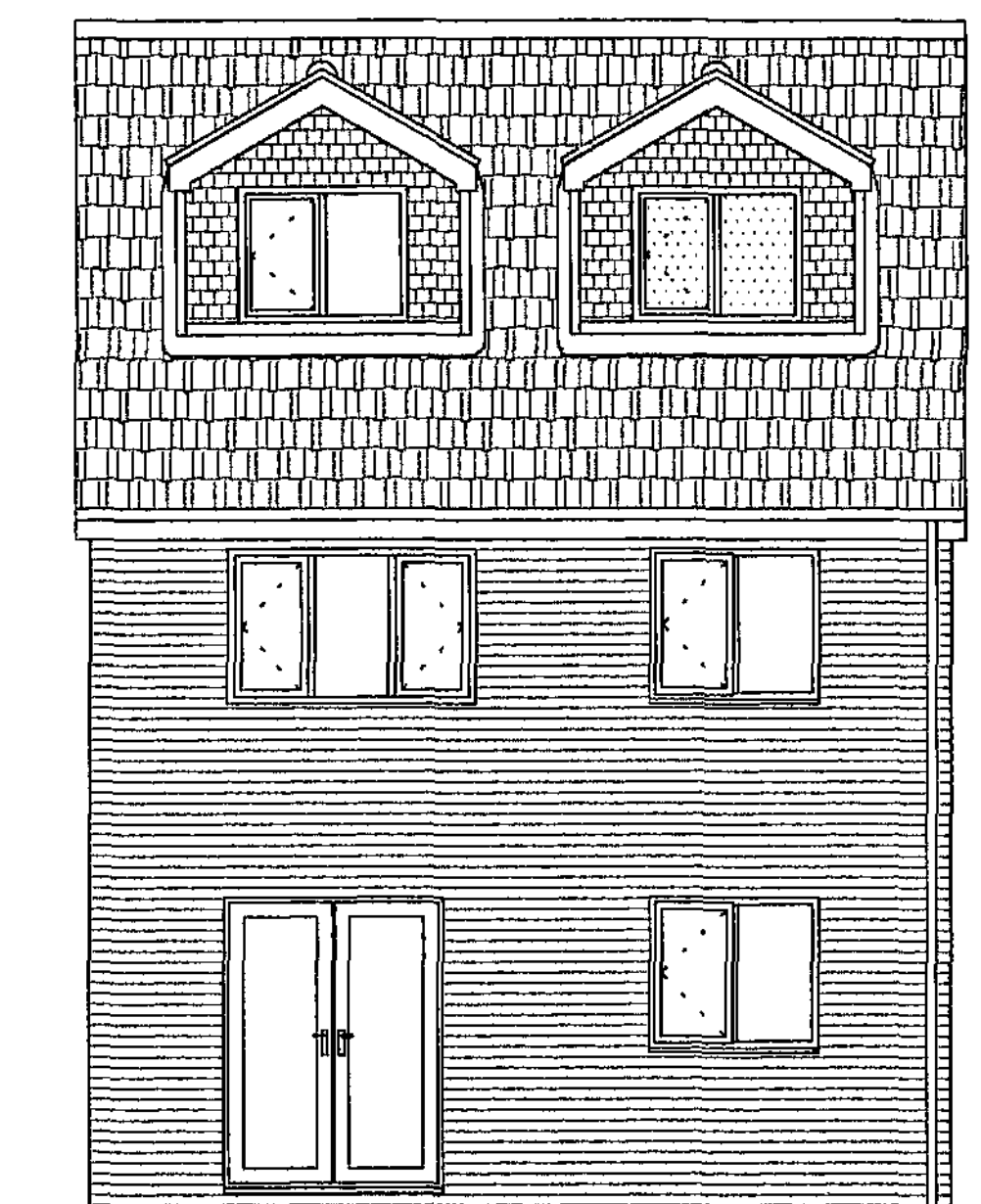
Side Elevation A



Side Elevation B



Front Elevation



Rear Elevation

1 ROOF

The roof to be at 35 degree pitch with Sandloft Mottled Red double roman tiles on 38mm x 20mm canalised battens on breathable sarking felt on 47mm x 150mm C16 rafters and at 400mm centres with steel purlins and 38mm x 200mm ridgeboard. Rafter feet and floor joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanneal steel straps at 1.8m centres and rafters and floor joists 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 fascia board and soffit to be in white Upvc with 25mm Glidewall continuous soffit vent. The 125mm eaves gutter, and 65mm downpipe in in white Upvc.

DORMER WALLS

The dormer walls to be are to be finished with Sandtoft pan tile in Mottled Red to match roof tiles.

SINGLE STOREY ROOF

The roof to be 30 degree pitch with tiles as per the main roof on 38mm x 20mm tanalised battens on breathable felt with 50mm x 150mm C16 rafters and ceiling joists at 400mm centres. The fascia, soffit, gutter and fallpipe are to match the main roof.

© Copyright I. J. Mawson

Willowbrook Design Services

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

Drawing No. Adj.41FSG/11/02

Address Land Adj. 41 Frederick Street

Goldthorpe

Rotherham S63 9NL

Project	Reclamation - 200812 Elevations & Site Plan
---------	--

Scale 1 : 50 & 1 : 100 Date July 2011

GENERAL

These Plans are to be used for Planning and Building Regulations purposes only. The client/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.

DRAINAGE

The 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 8331. 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 & shower and 35mm to wash basin, all to be fitted with dead seal anti-vap traps. The surface water is to be taken to a soakaway (a minimum 5m from any building) If the ground conditions are suitable and the foul taken to the combined sewer in the neighbouring land at number 41.

EXTERNAL WALLS

To be cavity wall construction with external leaf of Istock Aldridge Multi Rustic brick 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.

WINDOWS & VENTILATION

The windows and doors are to be white Upvc double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 800mm² 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 be laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and bathrooms of 60l/sec and 30l/sec respectively ducted to the external air. The first floor and second 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.

DRIVE & PARKING AREA

The drive and parking area is to be constructed with one of the following permeable surfaces. Either porous asphalt, porous concrete blocks or concrete or clay permeable paving.

DISABLED ACCESS

To be a ramped approach to main entrance a minimum 900mm wide with a gradient not steeper than 1 in 15 with 1.2m unobstructed landings at top and bottom and with 100mm raised curb to edge of ramp and top landing. The main entrance is to have a minimum clear opening of 800mm i.e. 850mm door leaf.

