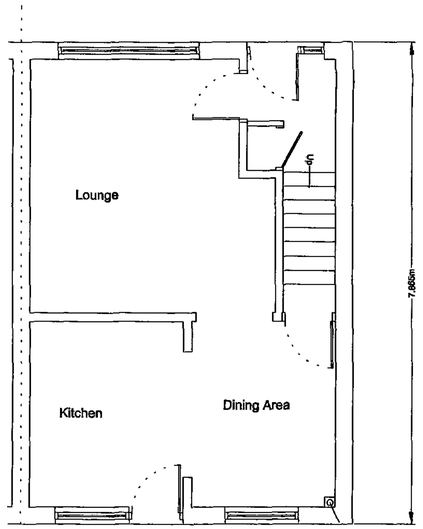


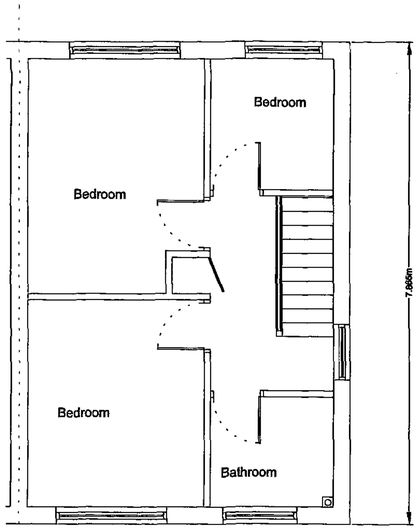
Existing Rear Elevation

Existing Side Elevation

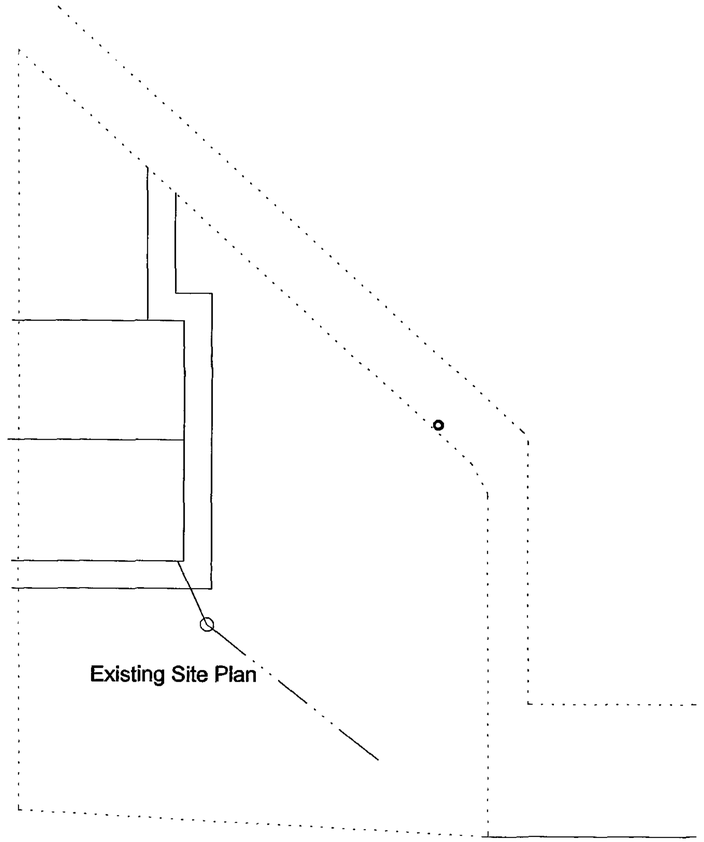
Existing Front Elevation



Existing Ground Floor Plan



Existing First Floor Plan



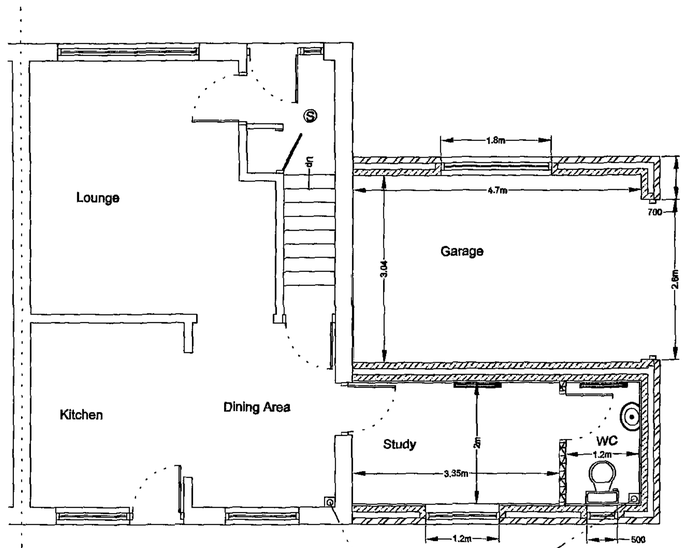
Existing Site Plan

Drawing No. 9WC/09/01

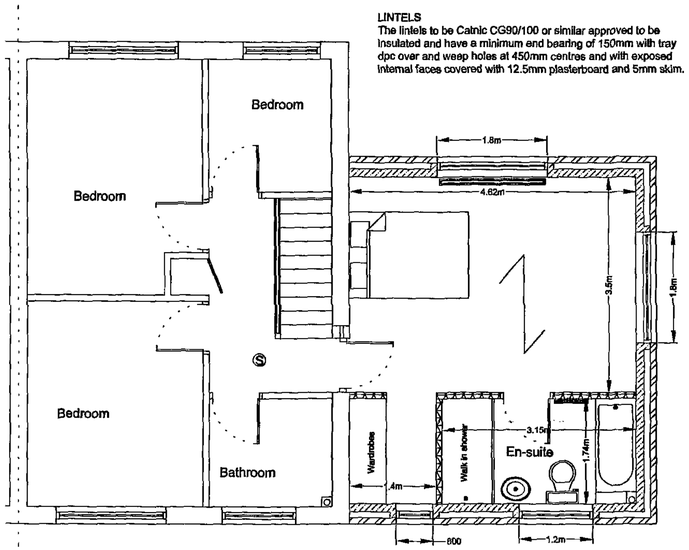
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Address	9 Withens Court Mapplewell Barnsley
Project	Existing Plans
Scale	1 : 50 & 1 : 100
Date	January 2009

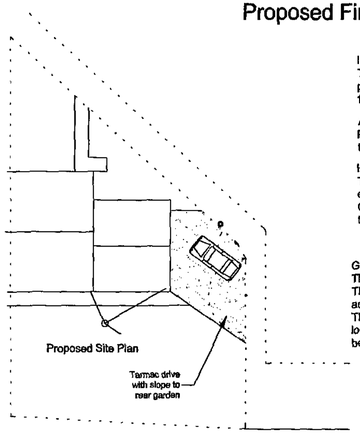
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Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043



Proposed Ground Floor Plan



Proposed First Floor Plan



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 to habitable areas and flush pointed block to garage area. 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.

FIRST FLOOR
The floor is to be at the same level as the existing floor with 22mm floorboarding on 50mm x 195mm C16 timber joists at 400mm centres with herring bone struting at mid-span and doubled up under any first floor walls. The floor is to be insulated with 100mm mineral fibre quilt minimum density of 10kg/m2 over the study area and an additional 100mm Kingspan Kooltherm K3 over garage area laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim to study and 12.5mm fireline plasterboard to garage area. Where floor joists run parrell to wall 38mm x 5mm steel strap to be provided spaning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm.

GROUND FLOOR
The new floor is to be 22mm t&g boarding on 50mm x 125mm 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 underside is to be finished with 20mm plywood. 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 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.

GARAGE FLOOR
The new area floor is to be at the same level as the side external ground level. The floor is to be constructed of 125mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

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.

ALARM DETECTION SYSTEM
Provide interconnecting smoke alarms with battery backup to comply with BS 5446:Part 1 at the top and bottom of the stair. Smoke alarms are to be permanently wired into a fused circuit.

Heating & Hot Water
The balanced flue room sealed boiler is to be repositioned within the garage area and the existing heating and hot water system are to be checked, servised 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 currant standards.

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 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath and shower and 35mm to wash basins, 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.

WINDOWS & VENTILATION
The windows 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 windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to WC compartment and en-suite of 15L/sec ducted to the external air. First floor bedroom windows 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.

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.

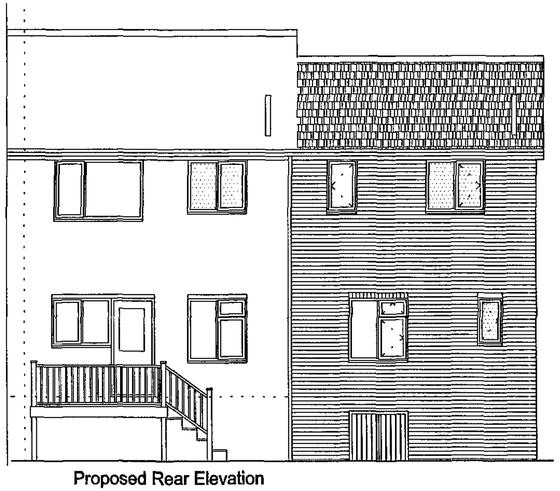
GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard 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. 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. 9WC/09/02

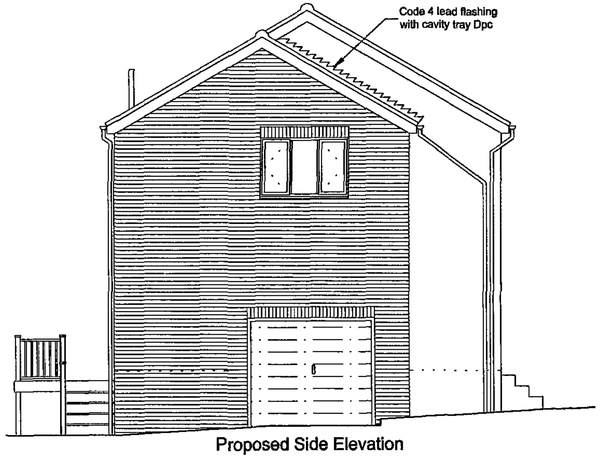
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Address	9 Withens Court Mapplewell Barnsley		
Project	Proposed Floor Plans		
Scale	1 : 50 : 1 : 200	Date	January 2009

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Proposed Rear Elevation



Proposed Side Elevation



Proposed Front Elevation

ROOF
The roof to be at the same pitch as the existing with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable untearable 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. 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.

WINDOWS & VENTILATION
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Drawing No. 9WC/09/03

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Project	*Proposed Elevations*
Scale	Date January 2009

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