



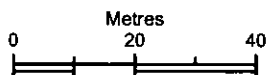
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Scale 1:1250

Supplied by: **Blackwell M and D C**
Serial number: 02693200
Centre coordinates: 435644.5 407597.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
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7 EDINBURGH CLOSE

BARNSELY

S71 2NF

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 stub stack is to extend a minimum 500mm above any fitting and have an air admittance valve at the top. The waste pipes are to be 40mm to sink & 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 if the ground conditions are suitable and the foul taken to the existing system.

EXTERNAL WALLS

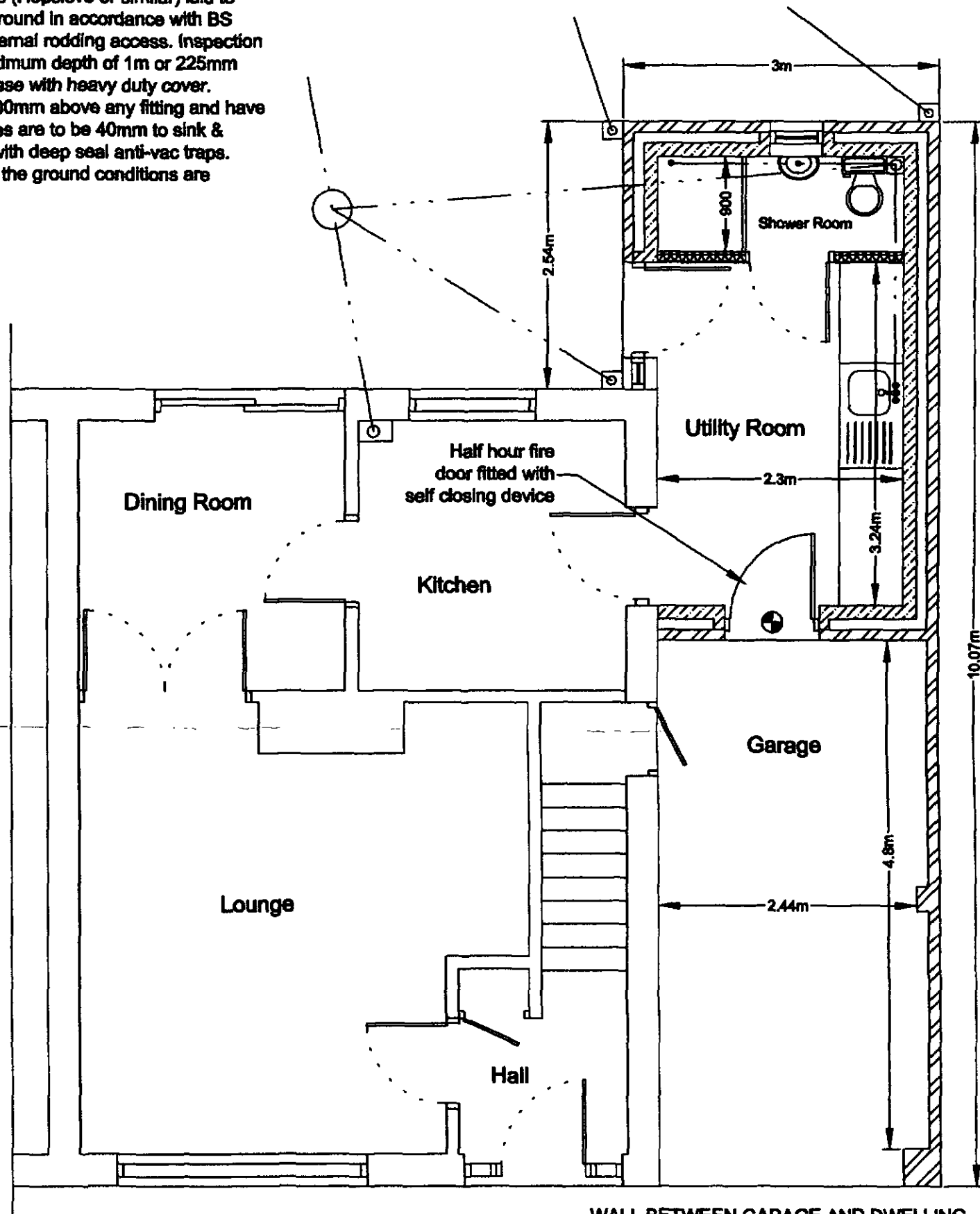
The external walls to the utility and shower room are to be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to the internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square 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.

GARAGE WALLS

To be single brick to side with brick piers at not exceeding 2.8m centres. The front wall to be double brick with all the brickwork to match existing. The brickwork to be either bonded or tied using Furfix stainless steel ties to the existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the garage floor dpm.

ELECTRICAL

The electrical contractor must be a Competent person scheme member or a person qualified to complete a BS 7671 Installation Certificate a copy of which is to be supplied to Building Control. They will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.



Proposed Ground Floor Plan

WALL BETWEEN GARAGE AND DWELLING
The wall is to be constructed as the external wall but with two leaves of blockwork taken up to the under side of the roof and fire stopped.

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. 7EC/10/02

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Address 7 Edinburgh Close
Monk Bretton
Barnsley
Project Proposed Floor Plan
Scale 1 : 50

Date November 2010

Willowbrook Design Services

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