



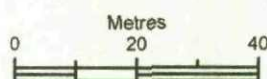
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Scale 1:1250

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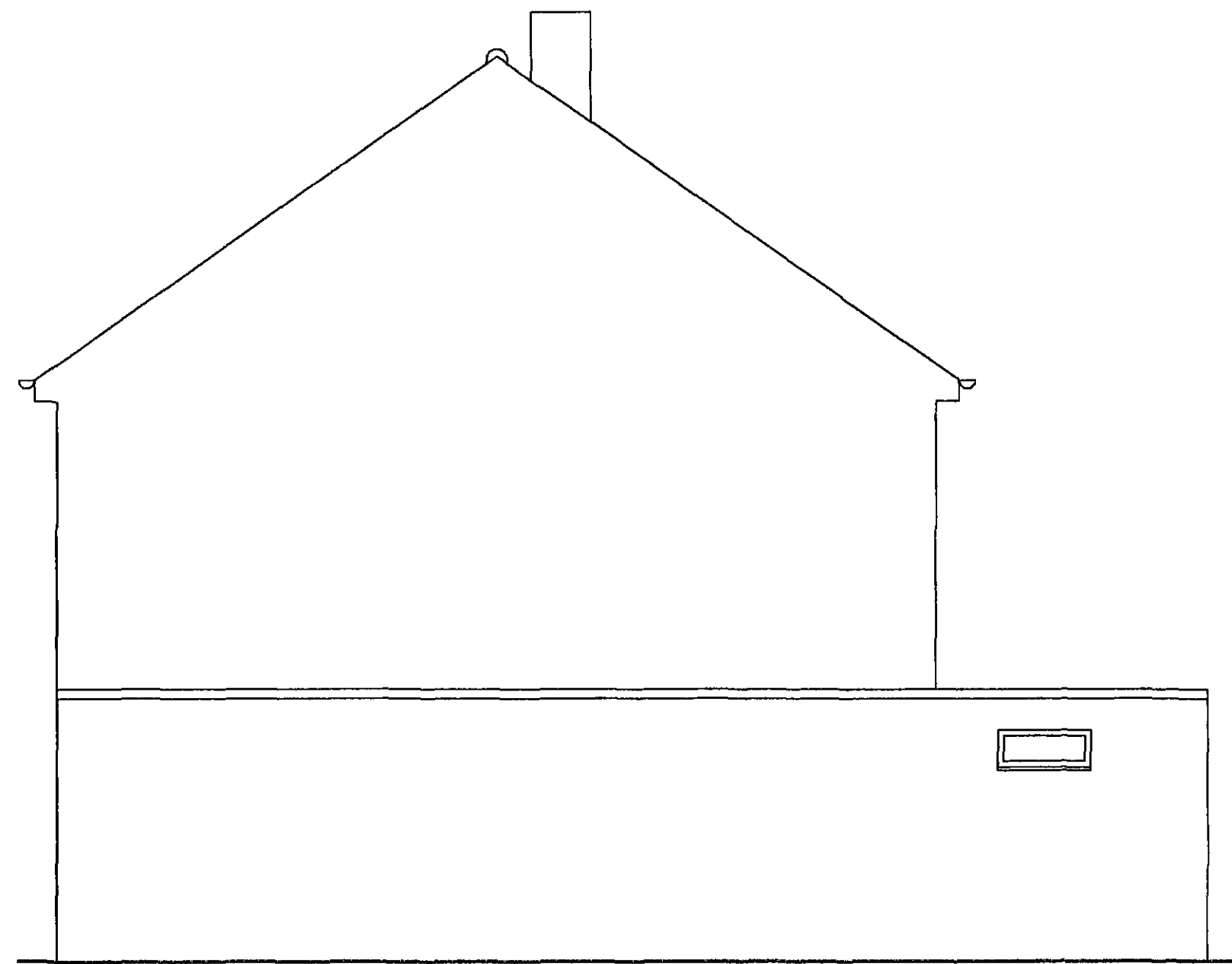
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60 TENNYSON ROAD

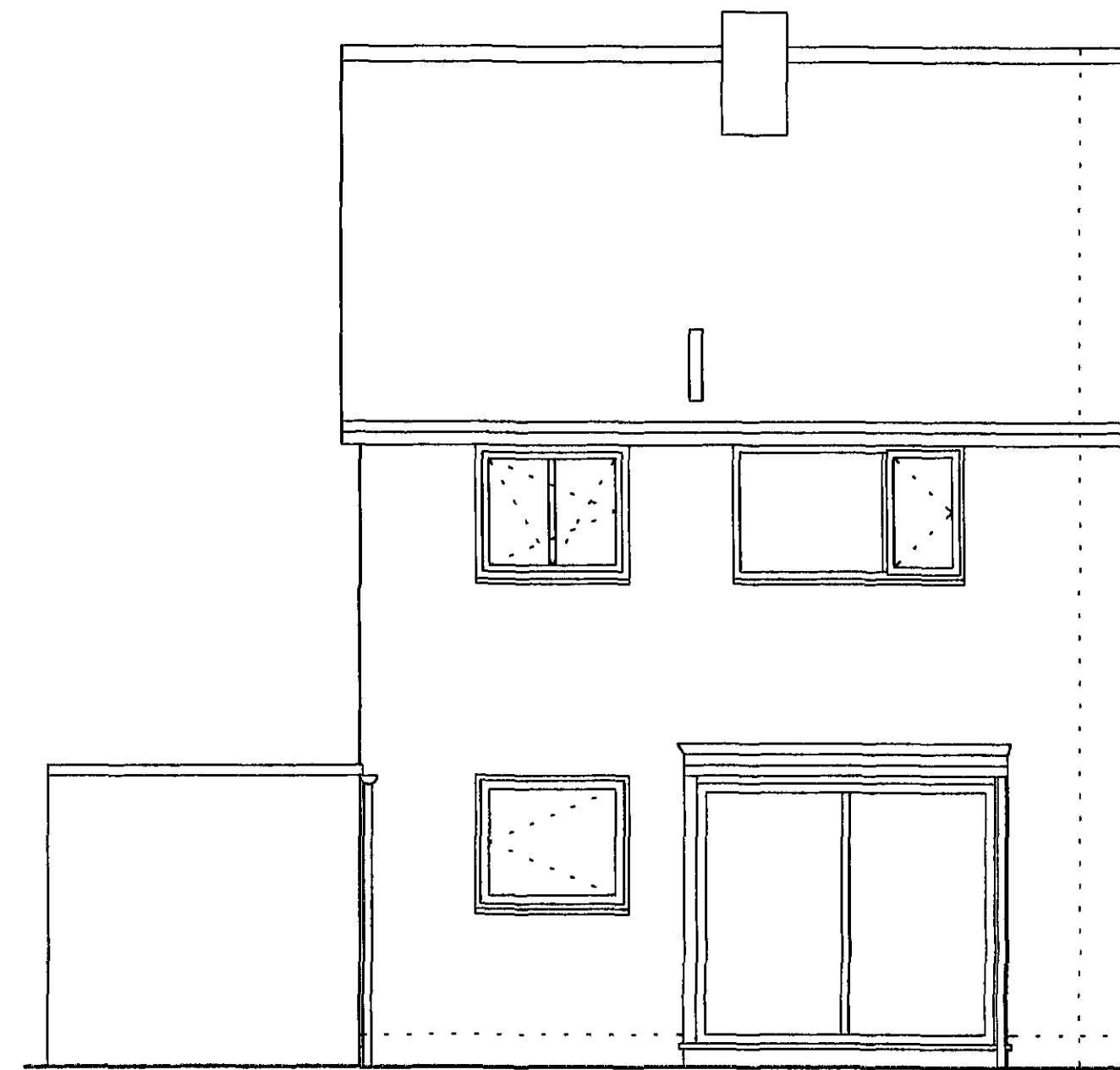
MONK BRETTON

BARNSELY

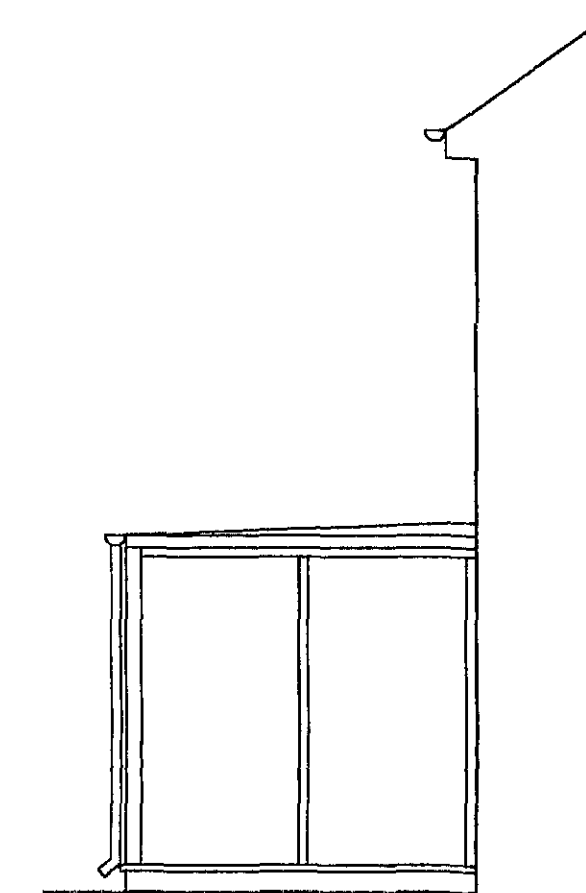
S71 2LX



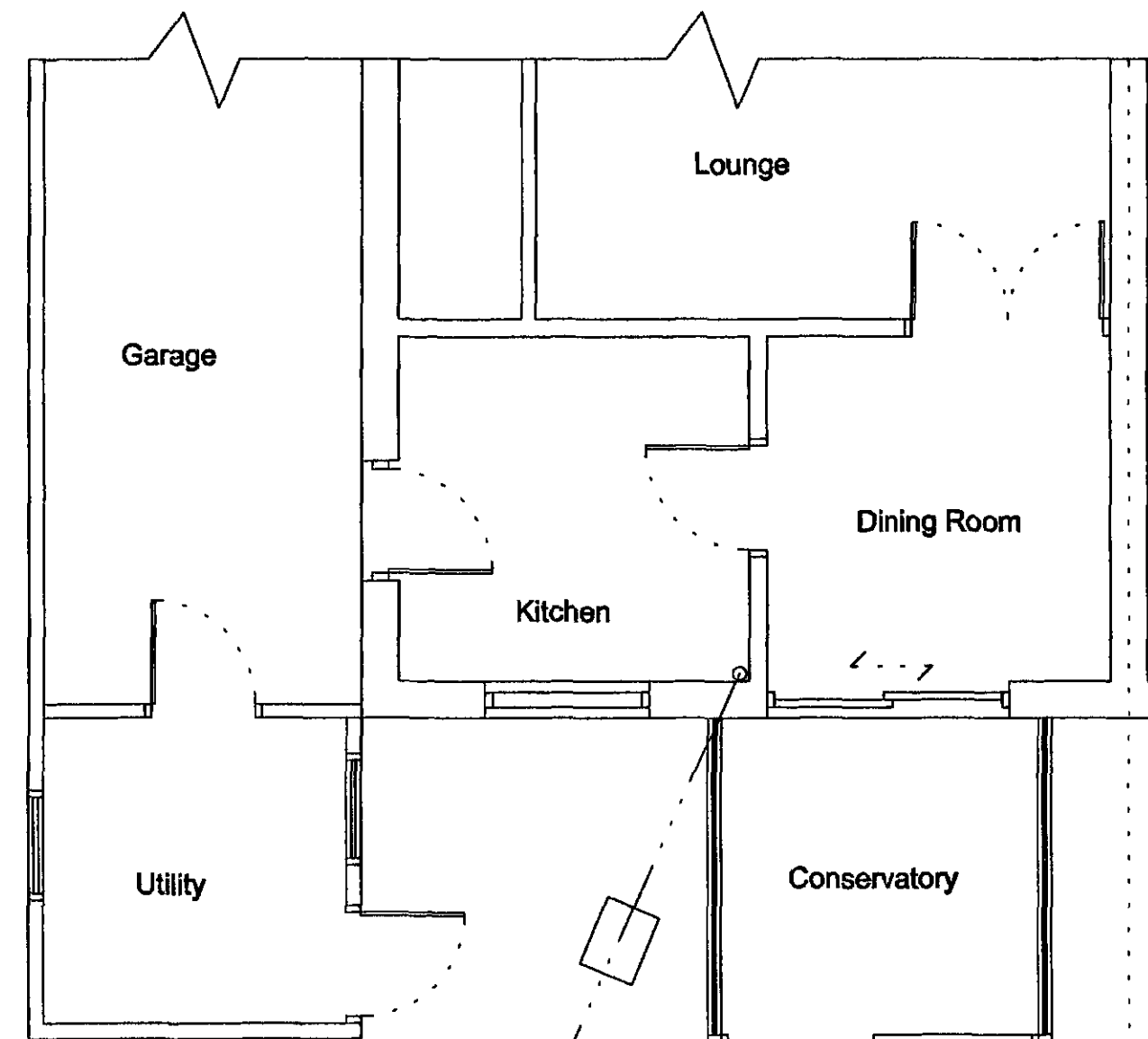
Existing Side Elevation from 58



Existing Rear Elevation



Existing Side Elevation from 62



Existing Ground Floor Plan (Part)

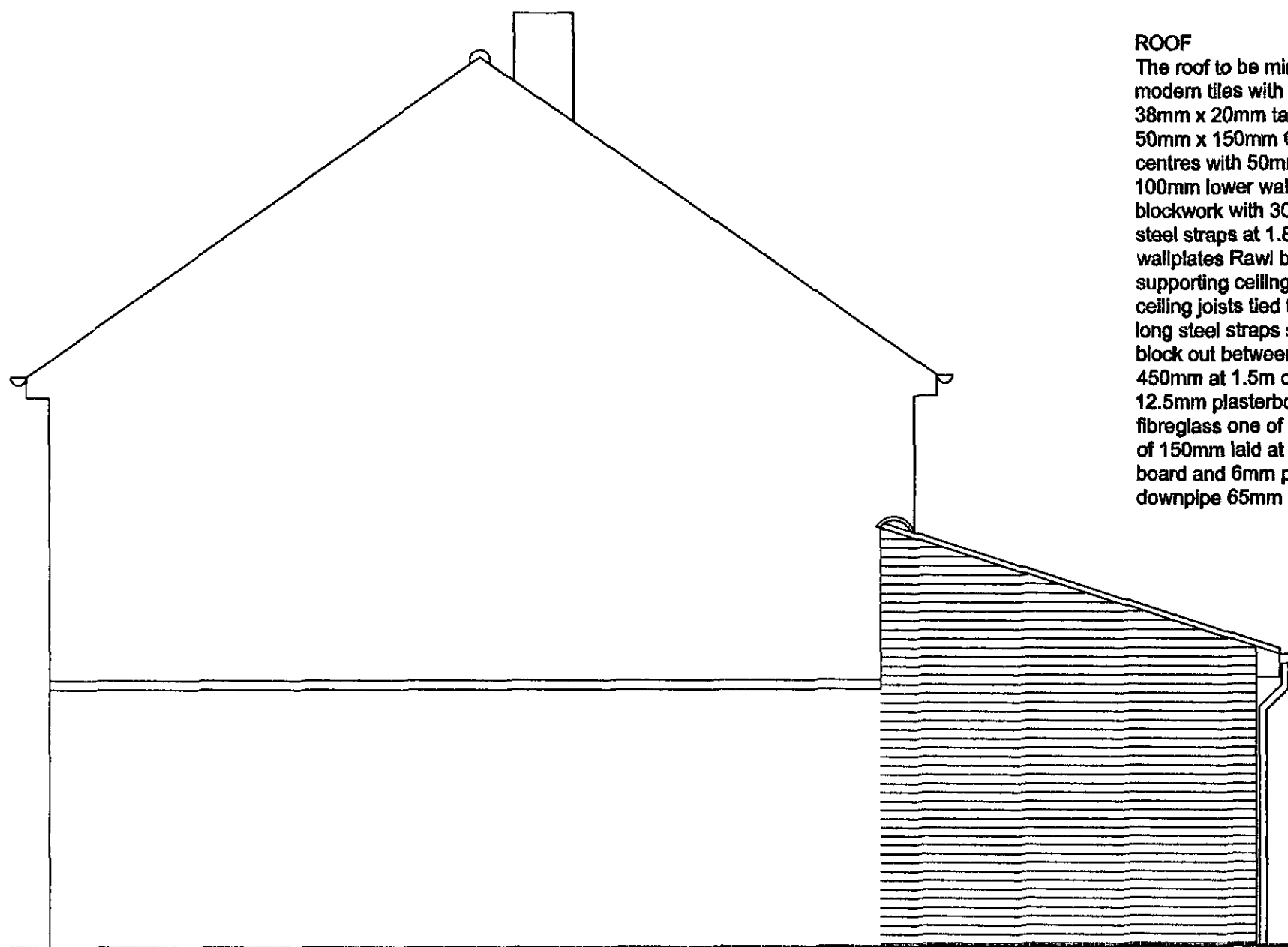
Drawing No. 60TR/09/01

Address	60 Tennyson Road Monk Bretton Barnsley
Project	Existing Plans
Scale	1 : 50
Date	April 2009

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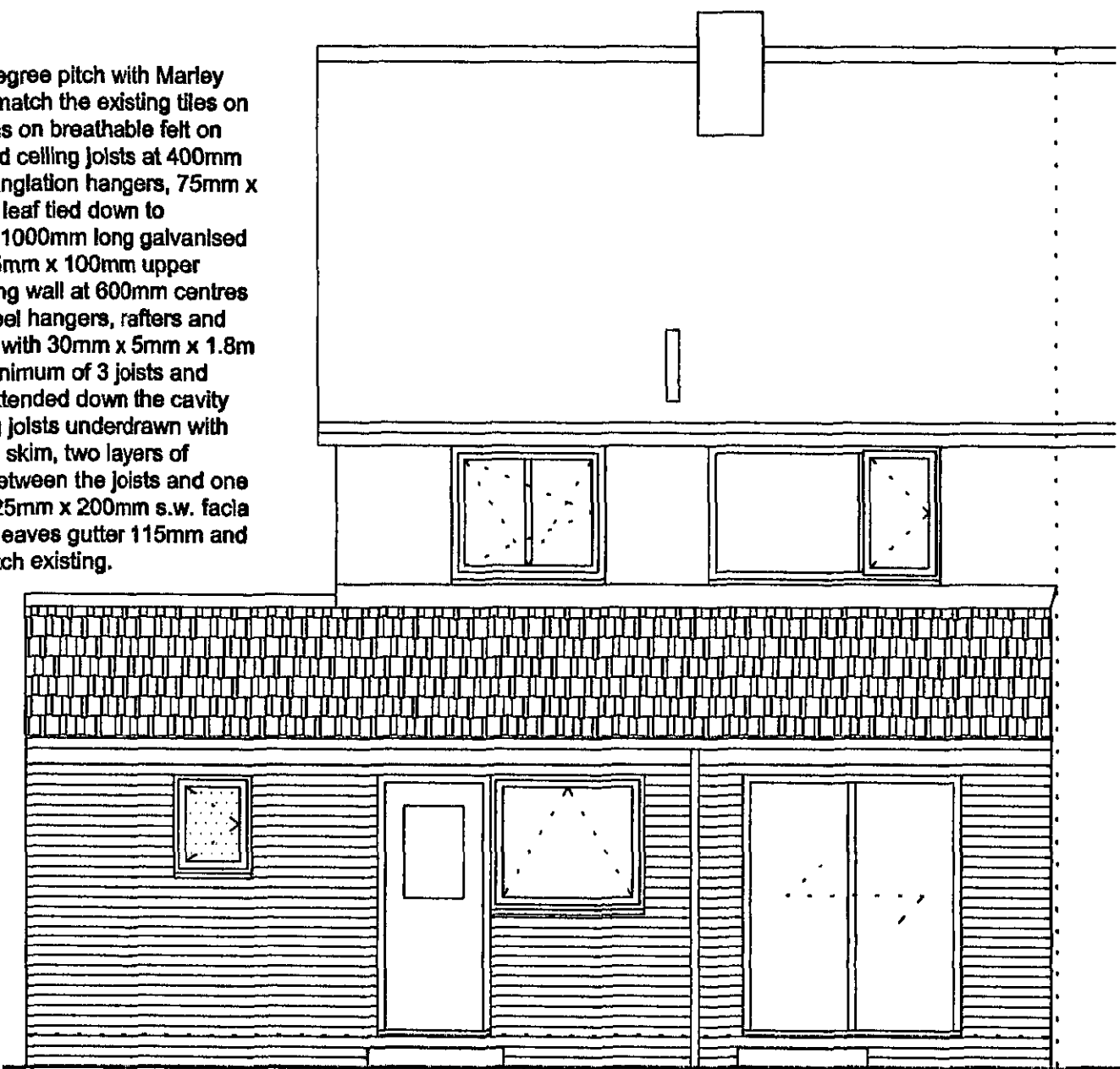
Willowbrook Design Services

Mr. I. J. Mawson M. B. Eng.
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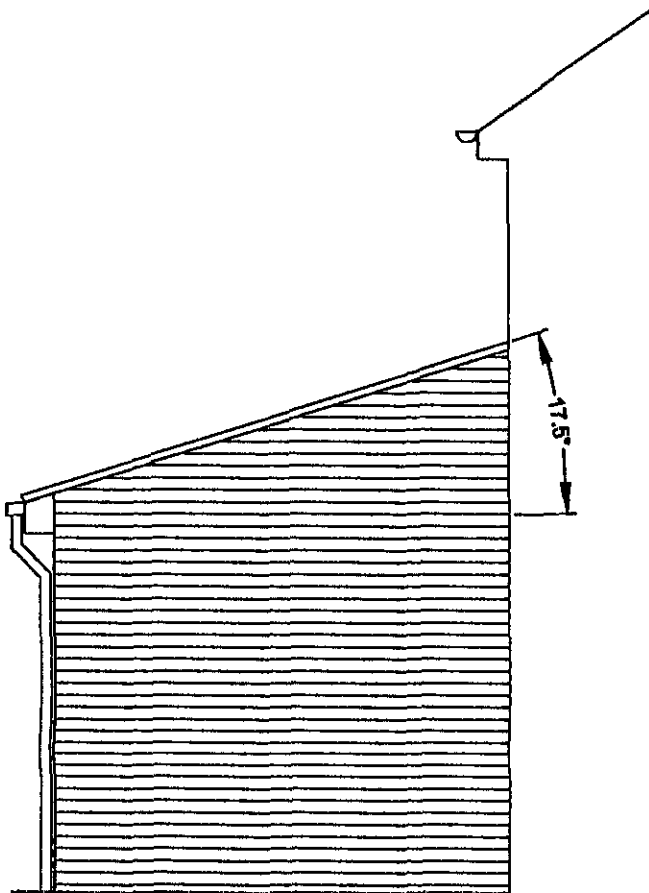


Proposed Side Elevation from 58

ROOF
The roof to be minimum 17.5 degree pitch with Marley modern tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on breathable felt on 50mm x 150mm C16 rafters and ceiling joists at 400mm centres with 50mm x 75mm triangulation hangers, 75mm x 100mm lower wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres, 75mm x 100mm upper wallplates Rawl bolted to existing wall at 600mm centres supporting ceiling joists with steel hangers, rafters and ceiling 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, 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. facia board and 6mm plywood soffit, eaves gutter 115mm and downpipe 65mm in upvc to match existing.



Proposed Rear Elevation



Proposed Side Elevation from 62

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.

SOLID INTERNAL WALLS

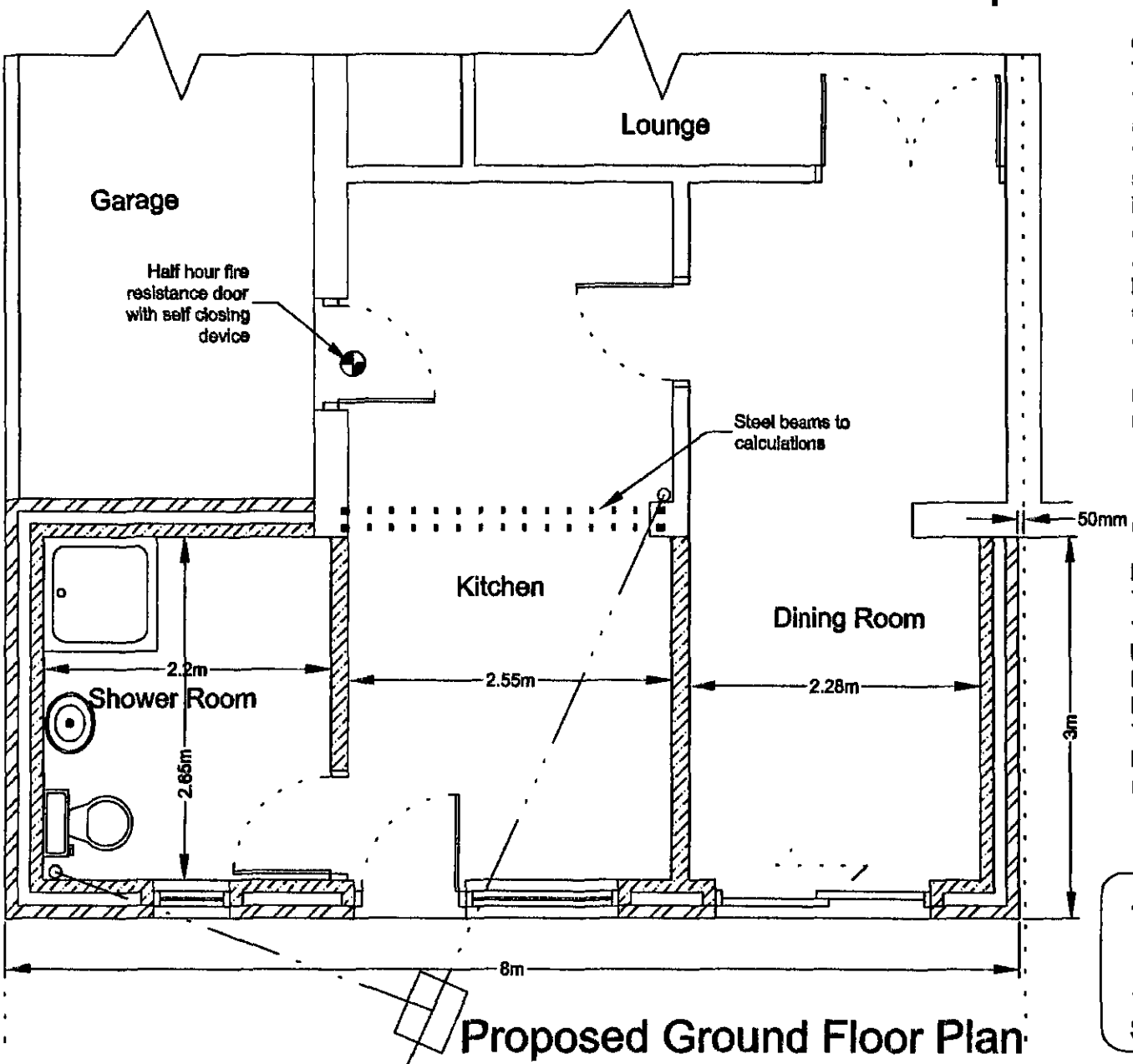
The new internal walls are to be 100mm 7N concrete block with Naylor concrete lintels to openings.

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 shower of 60L/sec 30L/sec respectively and ducted to the external air.

DRAINAGE

The new drains to be 100mm flexible jointed pipes (Hepsieve 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 to the shower room is to be fitted with an air admittance valve 600mm above any appliance. The waste pipes are to be 40mm to sink and 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.



Proposed Ground Floor Plan

GROUND FLOOR

The new floor is to be 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres supported on a sleeper wall at 2.5m centres. The floor is to be insulated with two layers of 60mm Kingspan Kollitherm 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. No part of the foundation is to project over the boundary. Masonry below ground level to be concrete commons or 7n/mm² concrete blocks with the cavity filled to 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.

ALARM DETECTION SYSTEM

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

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 and positions of drainage 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. 60TR/09/02

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Address 60 Tennyson Road
Monk Bretton
Barnsley
Project Proposed Plans
Scale 1 : 50 Date April 2009

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