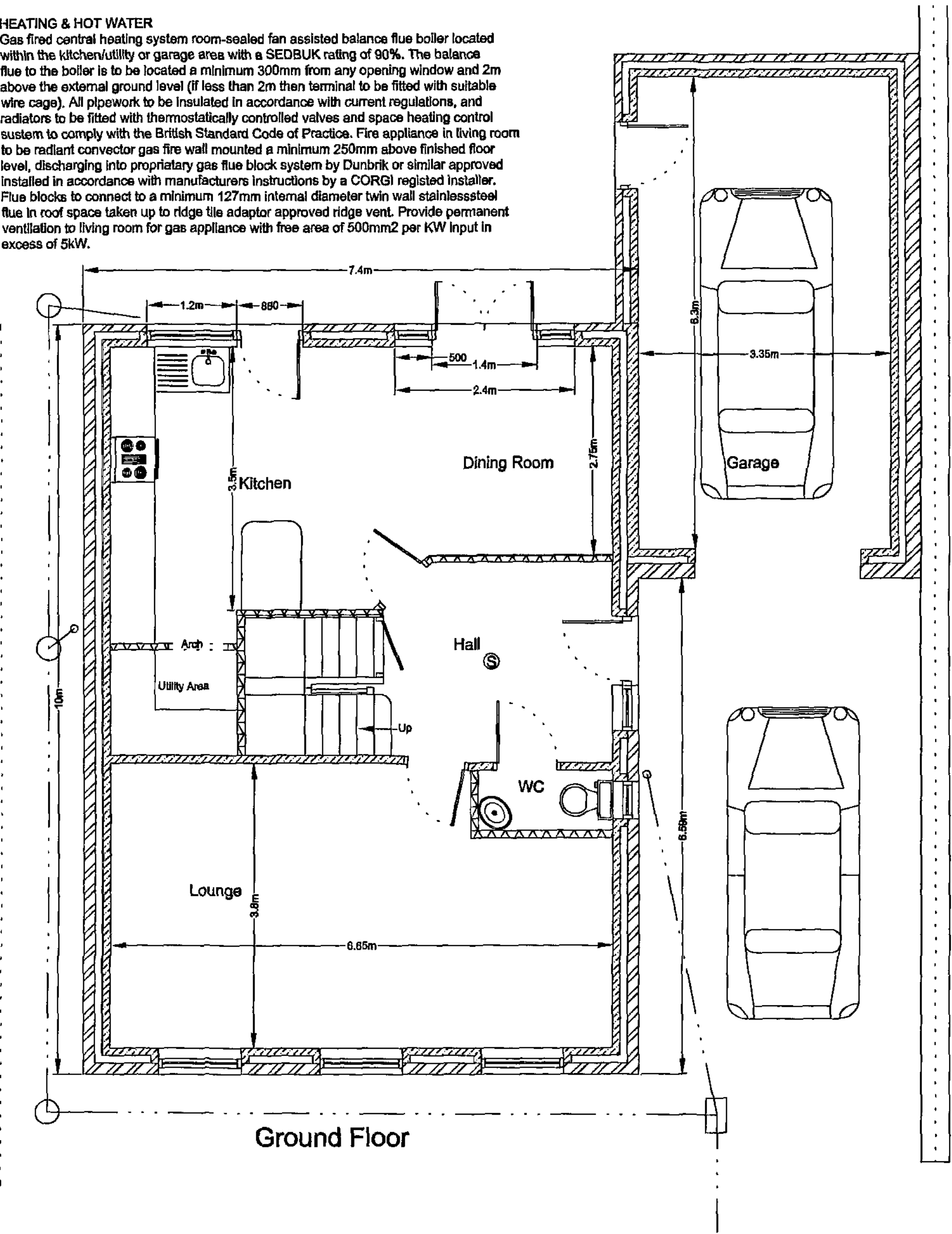


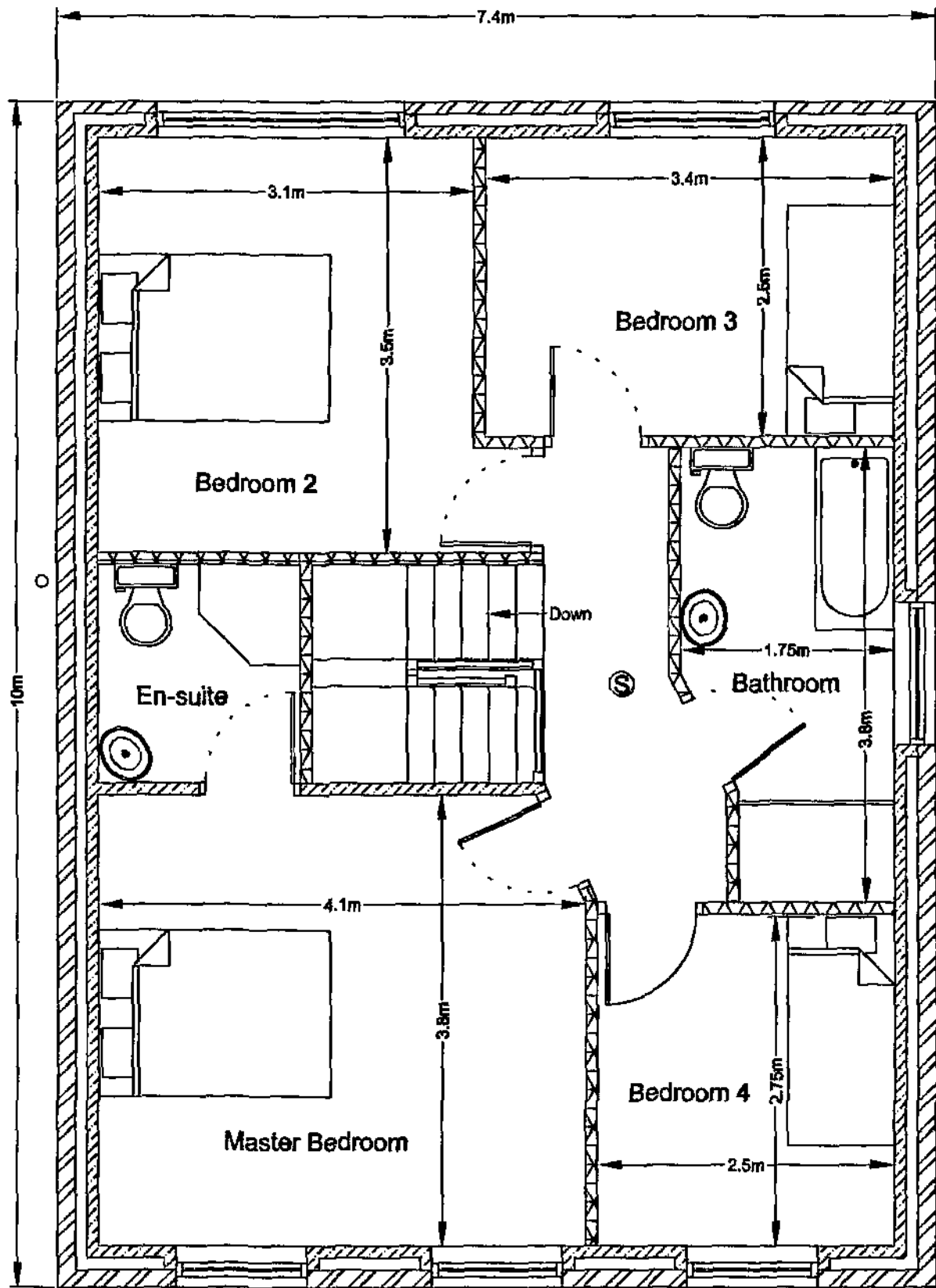
HEATING & HOT WATER

Gas fired central heating system room-sealed fan assisted balance flue boiler located within the kitchen/utility or garage area with a SEDBUK rating of 90%. The balance flue to the boiler is to be located a minimum 300mm from any opening window and 2m above the external ground level (if less than 2m then terminal to be fitted with suitable wire cage). All pipework to be insulated in accordance with current regulations, and radiators to be fitted with thermostatically controlled valves and space heating control system to comply with the British Standard Code of Practice. Fire appliance in living room to be radiant convector gas fire wall mounted a minimum 250mm above finished floor level, discharging into proprietary gas flue block system by Dunbrik or similar approved installed in accordance with manufacturers instructions by a CORGI registered installer. Flue blocks to connect to a minimum 127mm internal diameter twin wall stainlesssteel flue in roof space taken up to ridge tile adaptor approved ridge vent. Provide permanent ventilation to living room for gas appliance with free area of 500mm² per KW input in excess of 5kW.



DISABLED ACCESS

To be a ramped approach to main side 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. Handrail to be fixed to the wall of the building 900mm above the line of the ramp and extend 300mm beyond the top and bottom. The main entrance is to have a minimum clear opening of 800mm i.e. 850mm door leaf & 1000mm door set with internal doors having a clear width of 750mm. The disable WC compartment to be within the entrance hall in accordance with Approved Document M of the Building Regulations. Heights of switches, door bell, etc. to be not higher than 1200mm above finished floor level, and socket outlets, TV points, etc. to be not lower than 450mm above the finished floor level.



First Floor

EXTERNAL WALLS

To be cavity wall construction with external leaf of natural weathered stone to the front and sides with red brick to the rear, 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 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. 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 22mm floorboarding on 50mm x 195mm C16 timber joists at 400mm centres with herring bone strutting 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 laid between joists and under drawn with 12.5mm plasterboard and 5mm plaster skim. Where floor joists run parallel to wall 38mm x 5mm steel strap to be provided spanning 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 supported on a sleeper wall at 2.5m centres. The floor is to be insulated with two layers of 60mm Kingspan Kooltherm 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.

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 bathrooms of 60L/sec and 15L/sec ducted to the external air. All first 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 (i.e. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.

DRAINAGE

The drains to be 100mm flexible jointed pipes (Hepslave 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 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipes are to extended a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink, baths and shower and 35mm to wash basins, all to be fitted with deep seal anti-vac traps. The foul drainage is to be taken to a sewer in the adjacent road and the surface water taken to a soakaway if the ground conditions are suitable.

GENERAL

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 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. MRT/07/02
Address Adj 167 Manchester Road
Thurstone
Penistone
Project Floor Plans
Scale 1 : 50 Date October 2007

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

ROOF

The roof to be at the same pitch as the adjacent properties (approximately 40 degrees) with blue slates and stone verges to match on 38mm x 20mm tanalised battens on Tyvec or similar approved breathable 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. fascia board, 6mm plywood soffit, 25mm Glidvale continuous soffit vent, proprietary box ventilation fixed between rafters to maintain 50mm air space over insulation and 150mm timber eaves gutter and 70mm downpipe in black upvc to match adjacent.

EXTERNAL WALLS

To be cavity wall construction with external leaf of natural weathered stone to the front and sides with red brick to the rear, 100mm cavity with 50mm Kingspan Kooltherm KB 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 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. 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.

WINDOWS & VENTILATION

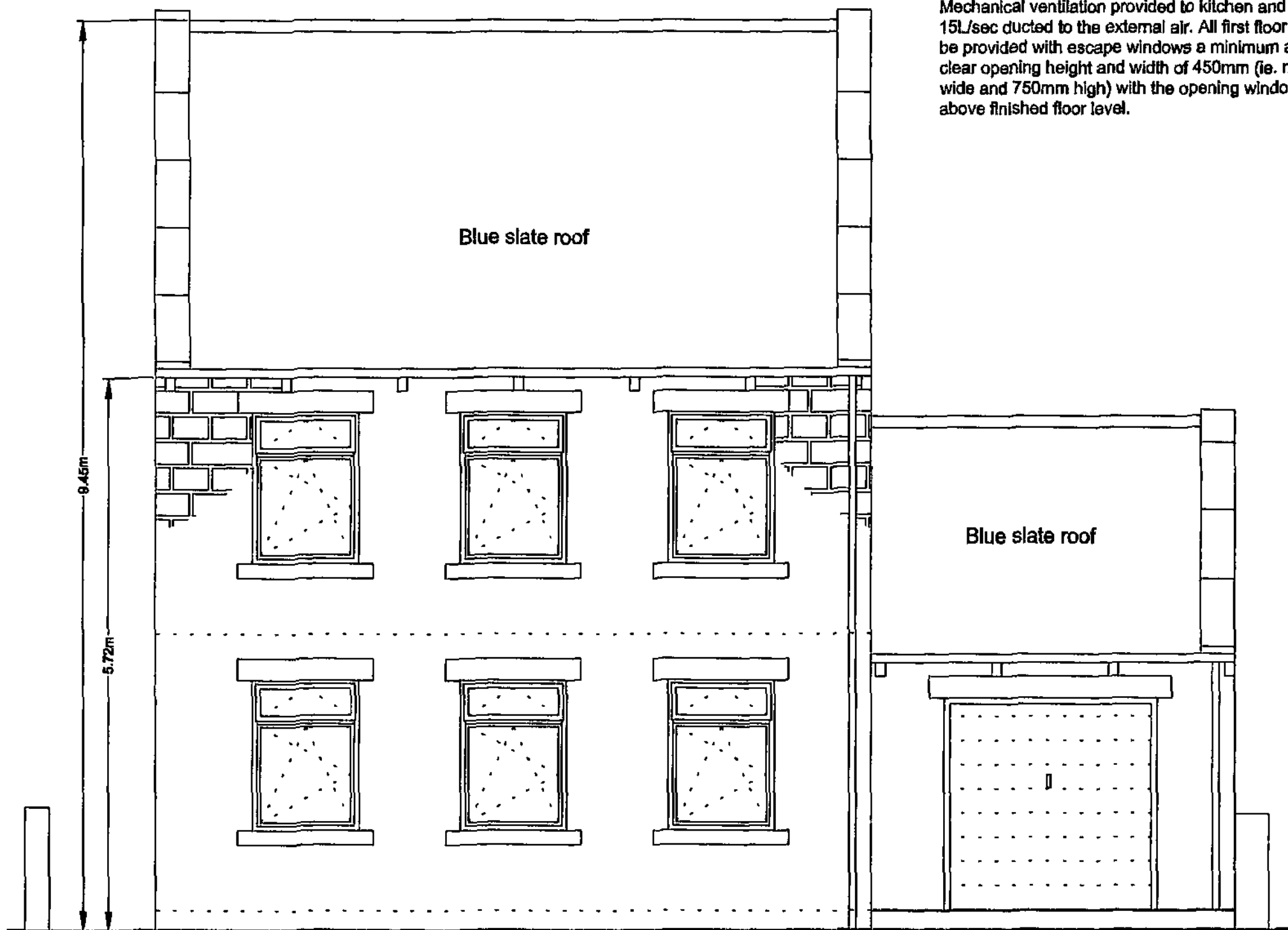
The windows and doors are to be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and bathrooms of 60L/sec and 15L/sec ducted to the external air. All first 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.

DRAINAGE

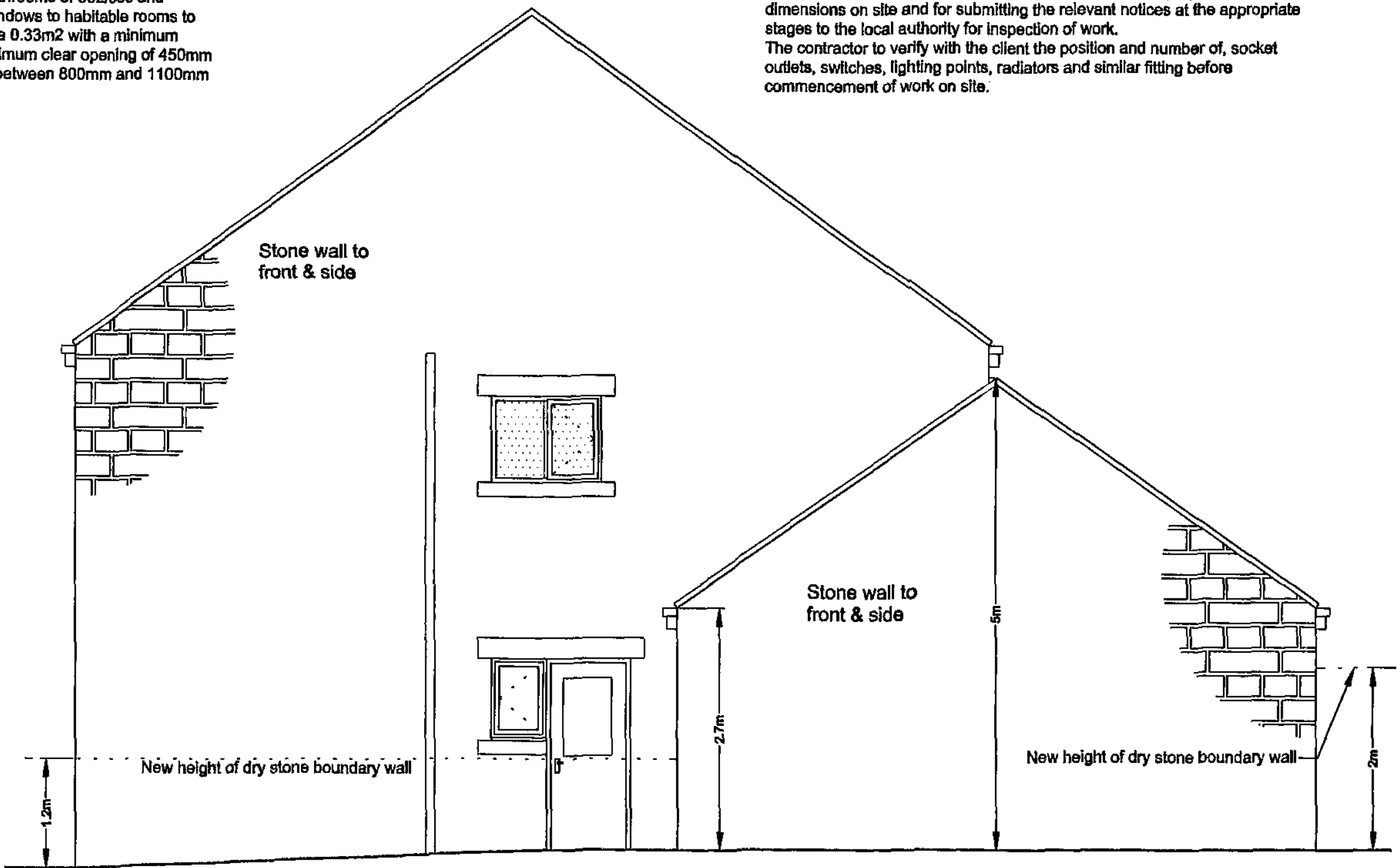
The drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipes are to extended a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink, baths and shower and 35mm to wash basins, all to be fitted with deep seal anti-vac traps. The foul drainage is to be taken to a sewer in the adjacent road and the surface water taken to a soakaway if the ground conditions are suitable.

GENERAL

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 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.



Front Elevation



Side Elevation A

DISABLED ACCESS

To be a ramped approach to main side 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. Handrail to be fixed to the wall of the building 900mm above the line of the ramp and extend 300mm beyond the top and bottom. The main entrance is to have a minimum clear opening of 800mm i.e. 850mm door leaf & 1000mm door set with internal doors having a clear width of 750mm. The disable WC compartment to be within the entrance hall in accordance with Approved Document M of the Building Regulations. Heights of switches, door bell, etc. to be not higher than 1200mm above finished floor level, and socket outlets, TV points, etc to be not lower than 450mm above the finished floor level.

Drawing No. MRT/07/03

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Thurstone
Penistone
Project Front & Side Elevations
Scale 1 : 50

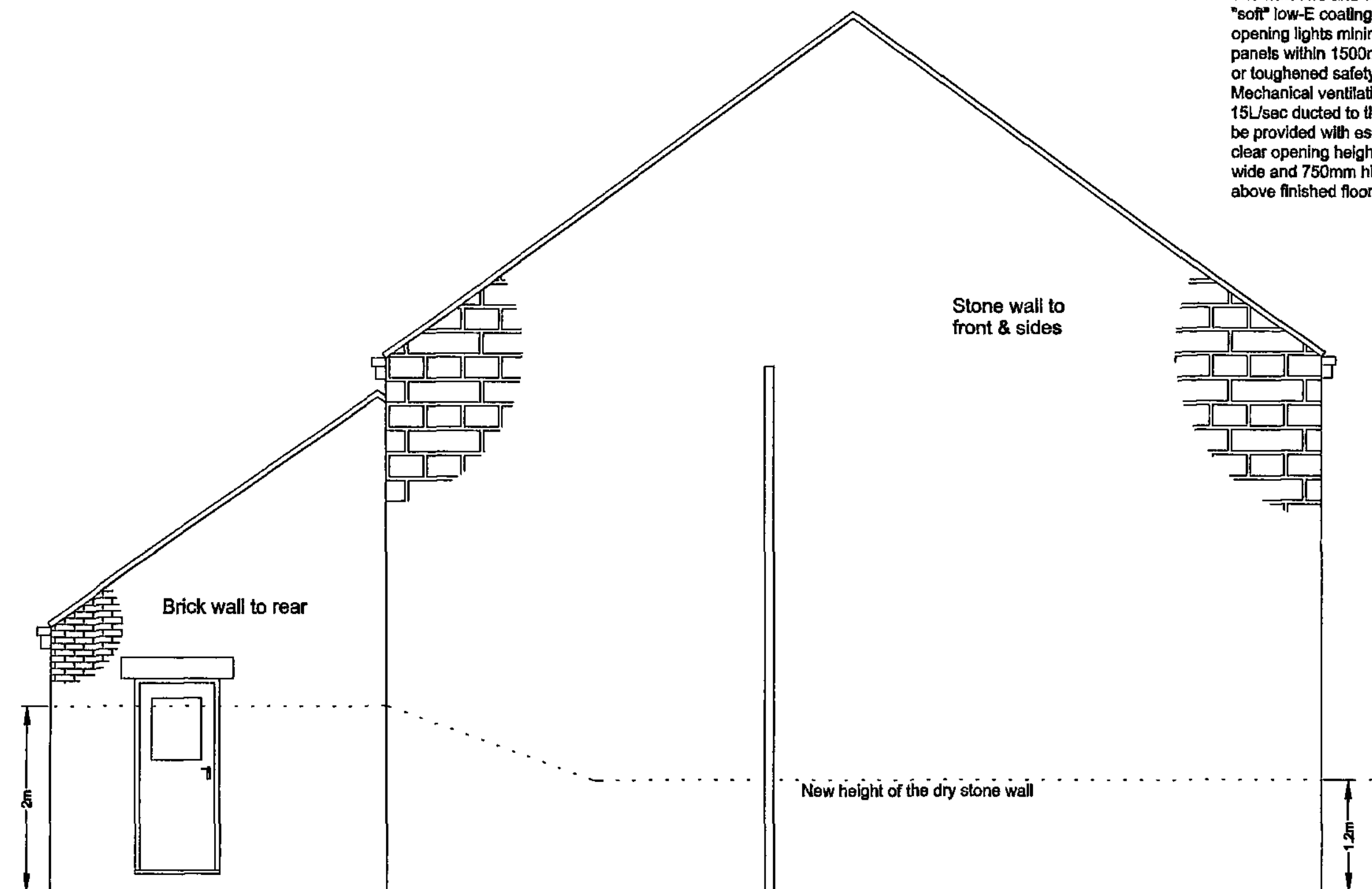
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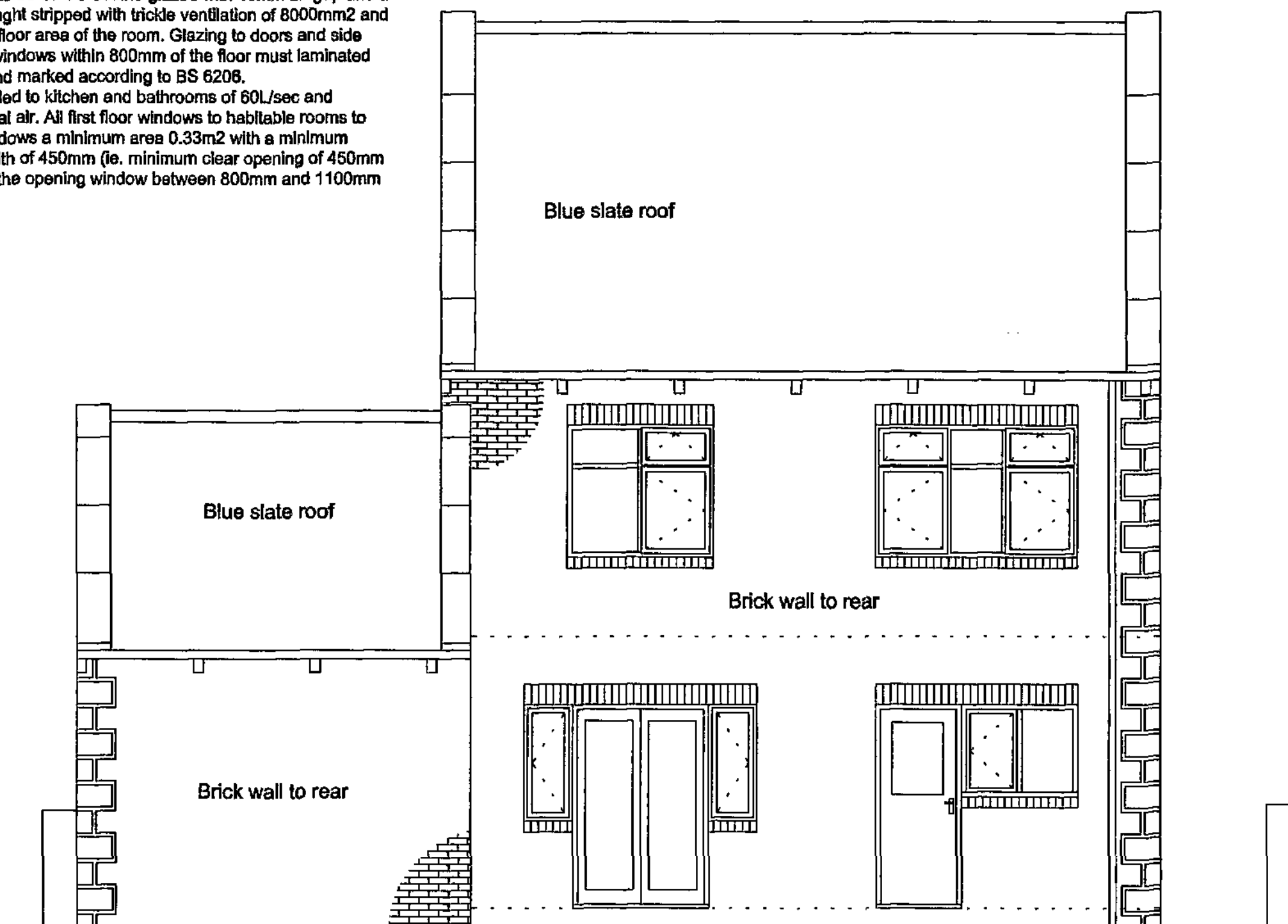
Side Elevation B

EXTERNAL WALLS

To be cavity wall construction with external leaf of natural weathered stone to the front and sides with red brick to the rear, 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 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. 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.

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 bathrooms of 60L/sec and 15L/sec ducted to the external air. All first 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.



Rear Elevation

ROOF

The roof to be at the same pitch as the adjacent properties (approximately 40 degrees) with blue slates and stone verges to match on 38mm x 20mm tanalised battens on Tyvec or similar approved breathable 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. facie board, 6mm plywood soffit, 25mm Gildevale continuous soffit vent, proprietary box ventilation fixed between rafters to maintain 50mm air space over insulation and 150mm timber eaves gutter and 70mm downpipe in black upvc to match adjacent.

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 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipes are to extended a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink, baths and shower and 35mm to wash basins, all to be fitted with deep seal anti-vac traps. The foul drainage is to be taken to a sewer in the adjacent road and the surface water taken to a soakaway if the ground conditions are suitable.

GENERAL

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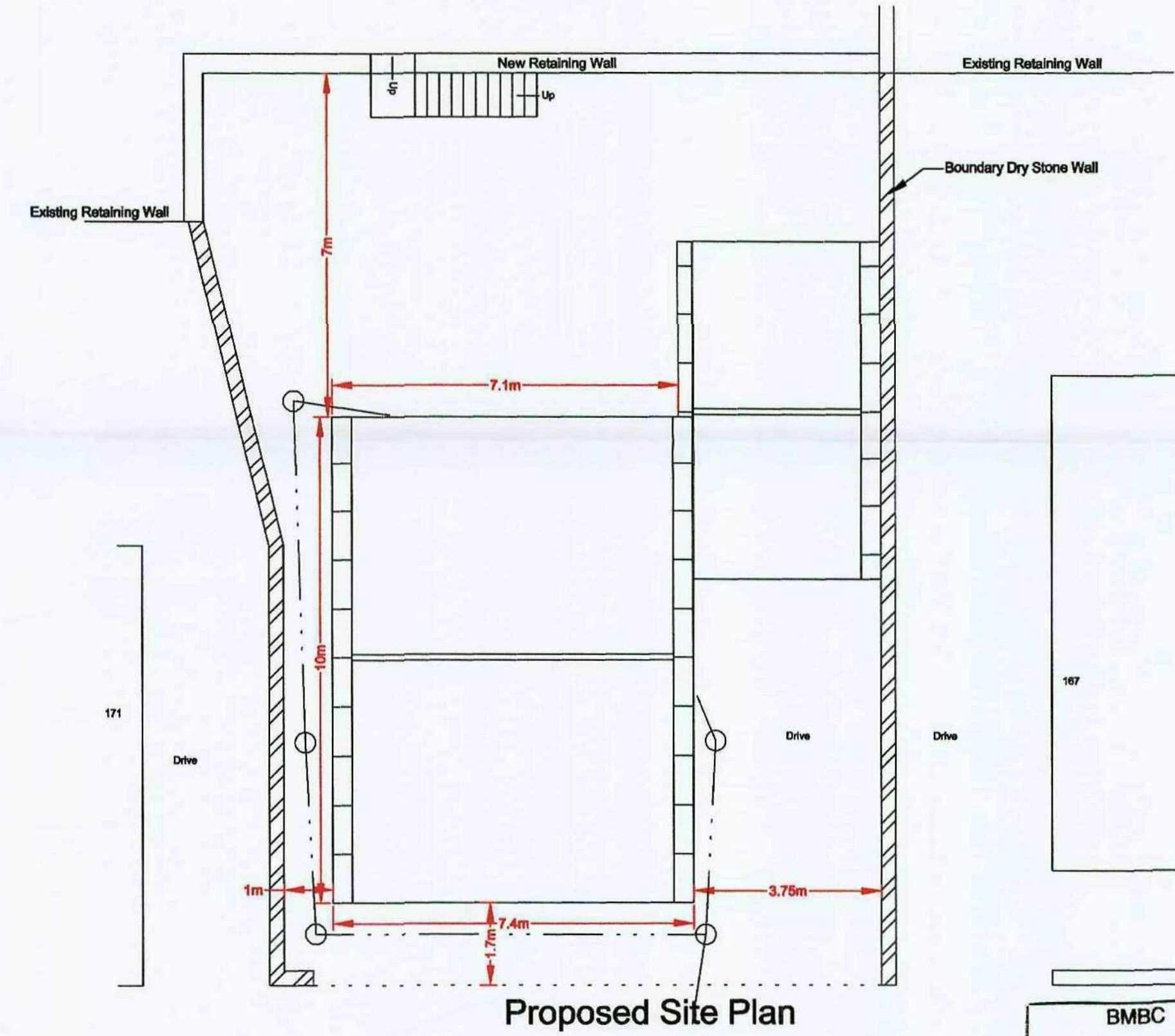
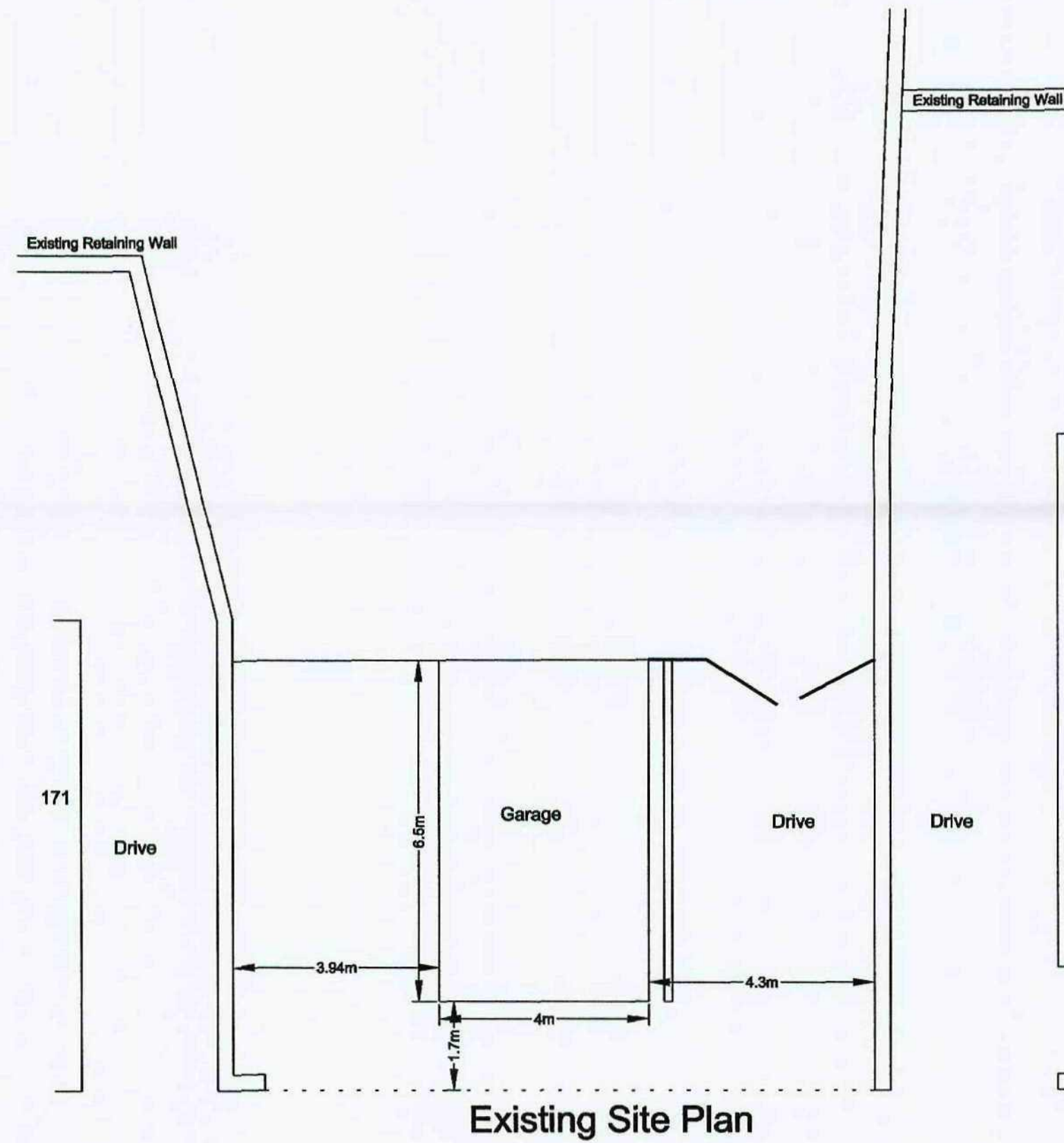
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Project Rear & Side Elevations
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Project Site Plans

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