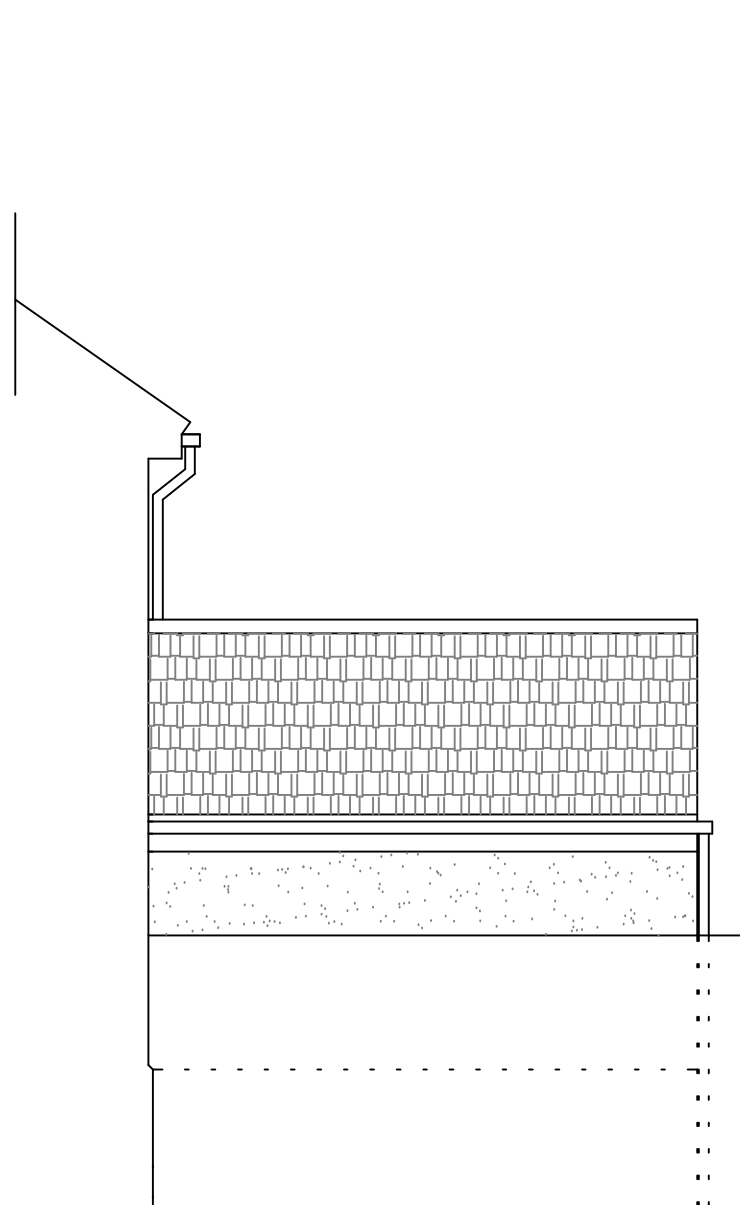
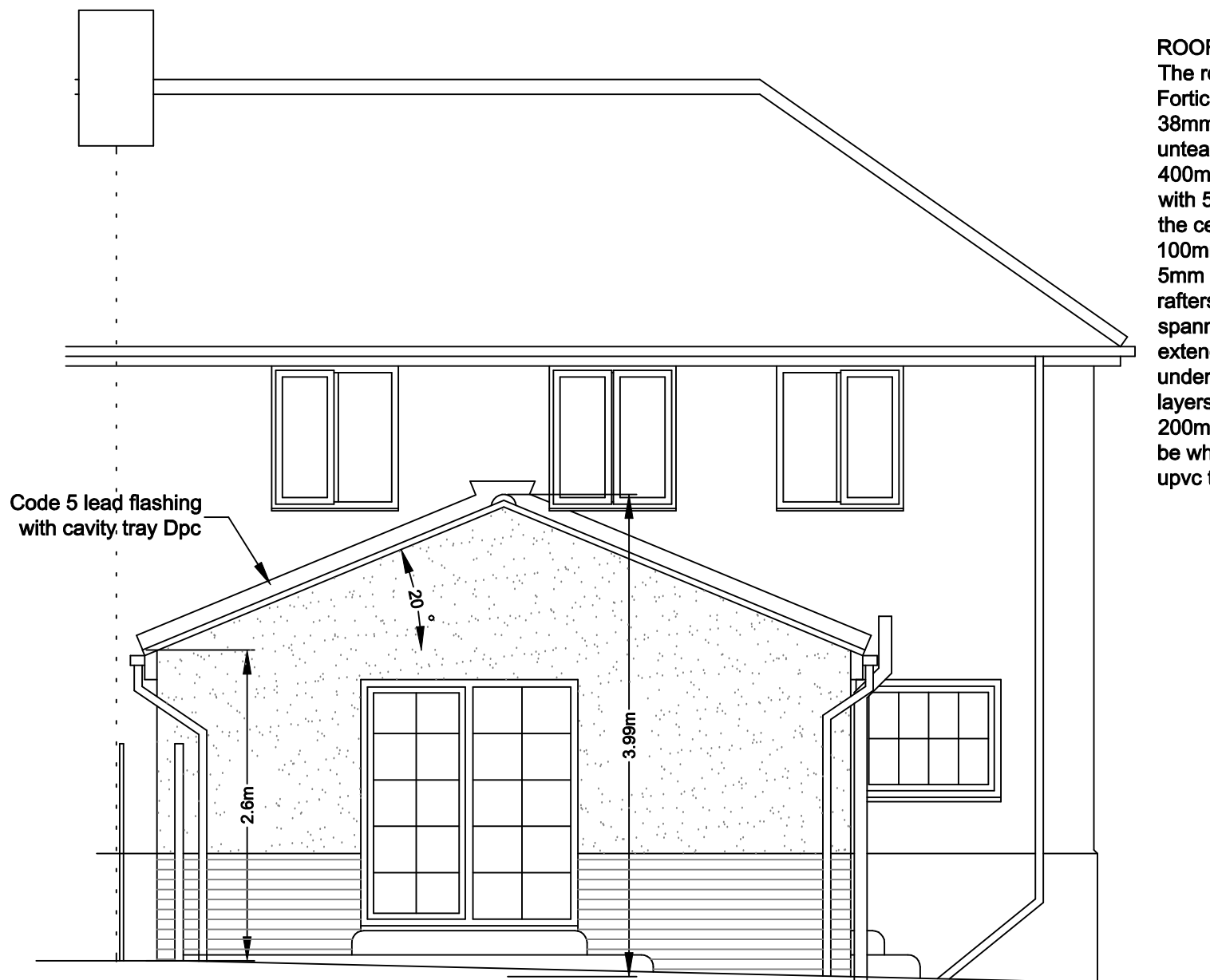




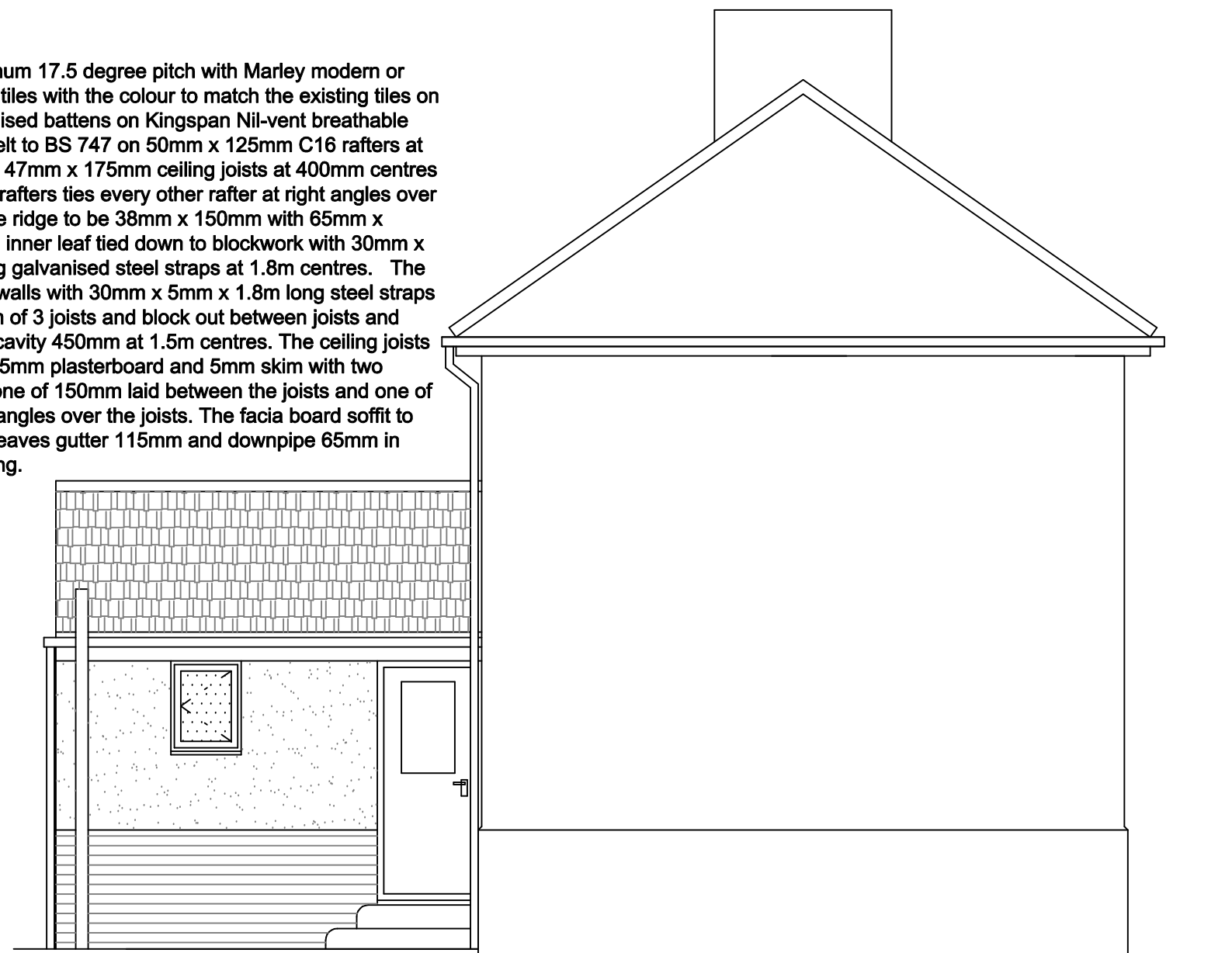
Proposed Side Elevation B



Proposed Rear Elevation

ROOF

The roof to be minimum 17.5 degree pitch with Marley modern or Forticrete Centurion tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on Kingspan Nil-vent breathable untearable sarking felt to BS 747 on 50mm x 125mm C16 rafters at 400mm centres with 47mm x 175mm ceiling joists at 400mm centres with 50mm x 75mm rafters ties every other rafter at right angles over the ceiling joists. The ridge to be 38mm x 150mm with 65mm x 100mm wallplates to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The rafters 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 ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim with two layers of fibreglass one of 150mm laid between the joists and one of 200mm laid at right angles over the joists. The fascia board soffit to be white Upvc. The eaves gutter 115mm and downpipe 65mm in upvc to match existing.



Proposed Side Elevation A

EXTERNAL WALLS

To be cavity wall construction with external leaf of brick to match existing and concrete block rendered to match the 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. 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.

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.

WINDOWS & VENTILATION

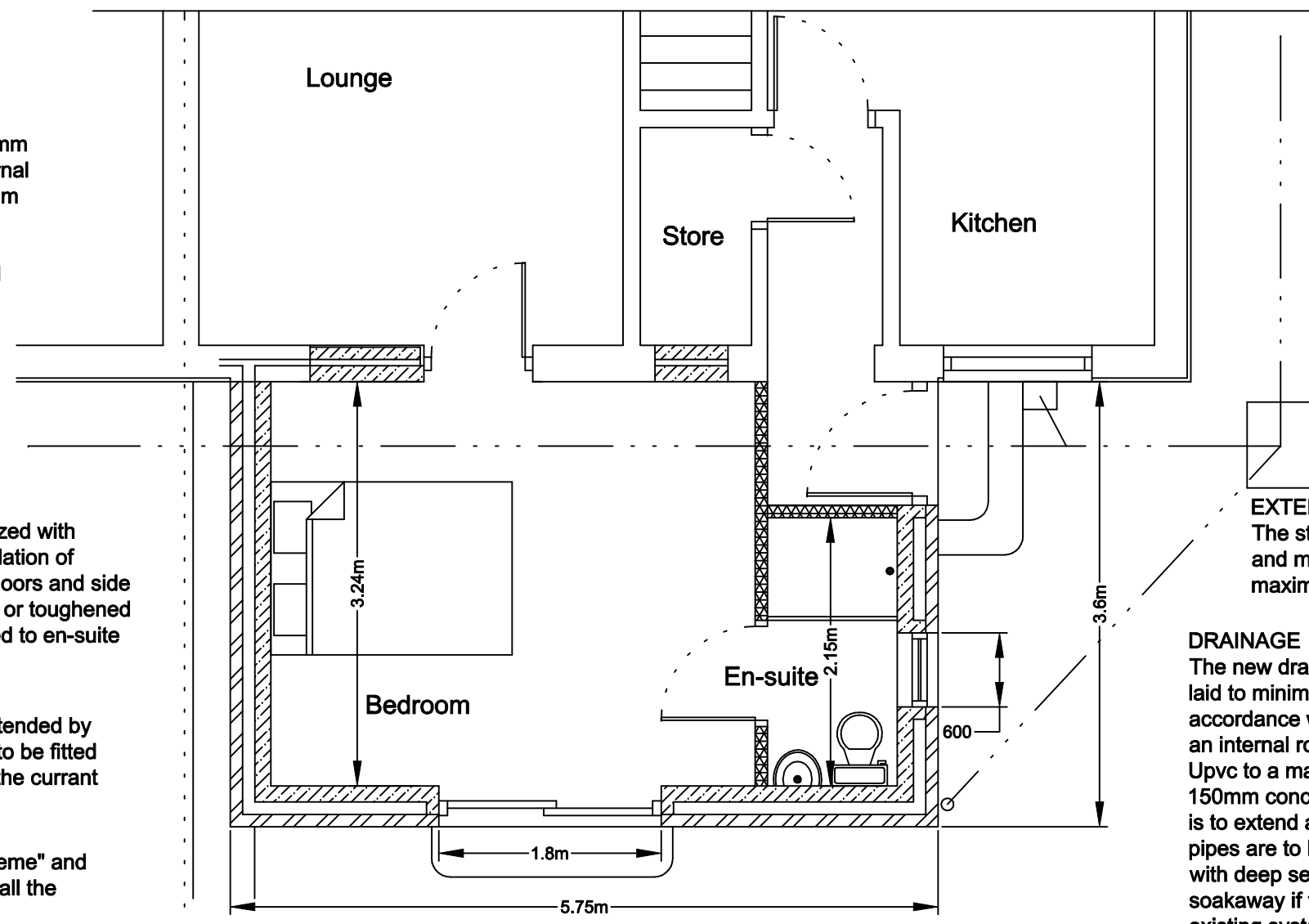
The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm² and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to en-suite of 30l/sec ducted to the external air.

Heating & Hot Water

The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe 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 current standards.

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.



Proposed Ground Floor Plan

EXTERNAL STEPS

The stair to have maximum risers of 210mm and minimum goings of 240mm and a maximum pitch of 42 degrees.

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 sink 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.

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. 49LST/11/02

Address	49 Lancaster Street Thurnscoe Rotherham
Project	Proposed Plans
Scale	1 : 50
Date	October 2011

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Willowbrook Design Services

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