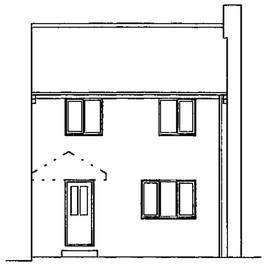
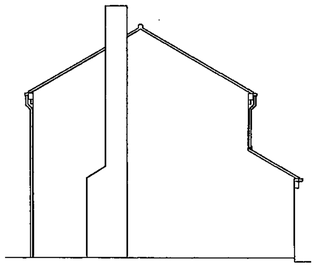


Existing Side Elevation A



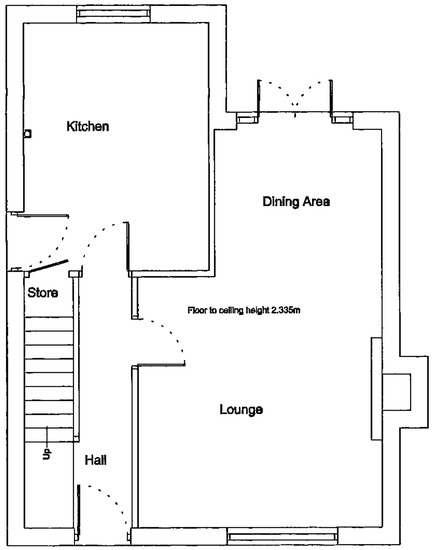
Existing Front Elevation



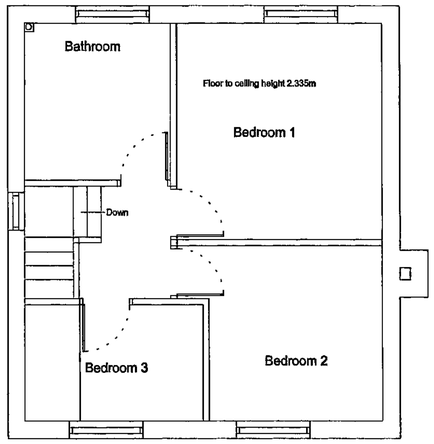
Existing Side Elevation B



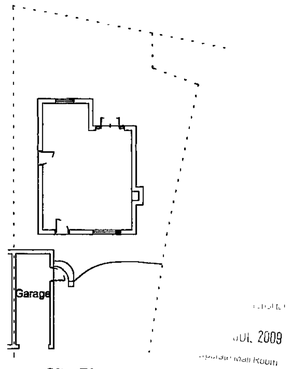
Existing Rear Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Site Plan

Drawing No. 11MCW/09/01

© Copyright I. J. Mawson

Address	11 Mitchell Close Worsbrough Barnsley
Project	Existing Plans
Scale	1 : 50, 1 : 100 & 1 : 200 Date July 2009

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

MAIN ROOF
The existing 30 degree pitched roof is to be removed and new roof of 42 degrees constructed with the existing tiles reused on the front elevation and new tiles to match the existing in colour and texture on the rear elevation all on 38mm x 20mm tanalised battens on breathable sarking felt on 50mm x 150mm C16 rafters and at 400mm centres with steel purlins at mid-span and high level with 38mm x 150mm ridgeboard, ceiling ties to be 50mm x 125mm C16 at 400mm centres running parsell with rafters. The rafter feet and floor joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The rafters and floor 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. The ceiling and sloping area of roof is to be insulated with 100mm Celotex XR3000 between the joists and 40mm GA3000 under the joists. The existing soffit and fascia is to be maintained in the existing position.

DORMER ROOF
The dormer roof to be at 30 degree pitch with tiles to match the existing on 38mm x 20mm tanalised battens on Tyvek breathable sarking felt on 50mm x 100mm rafters and ceiling joists at 400mm centres with 100mm Celotex XR3000 insulation fixed between ceiling joists and 40mm GA3000 underd the joists.

DORMER VALLEY
The dormer valley gutter to be code 5 lead taken a minimum of 200mm up under tiles on 18mm plywood layboards and have a minimum fall of 1 : 80.

DORMER EXTERNAL WALLS
The dormer side walls to be 100mm stud built off steel beam and double joists with 75mm Celotex Tuff-R GA 3075 insulation between the studs and finished on the inside with 12mm Celotex T-Break 3012 and 12.5mm plasterboard and 5mm skim. The outer face to be tile hung with a colour and texture to match the roof slope on 38mm x 25mm softwood treated battens on breathable sarking felt on 10mm plywood.

DORMER GABLE WALLS
The gable walls are to be built up to new height with cavity wall construction to match the existing and have 50mm fullfil dritherm cavity batts and to have 62.5mm Kingspan wall board fixed on plaster dabs finished with 5mm plaster skim to the inner face.

WINDOWS & VENTILATION
The windows are to be UPVC to match the existing, 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. Mechanical ventilation provided to the en-suite of 30L/sec ducted to the external air.

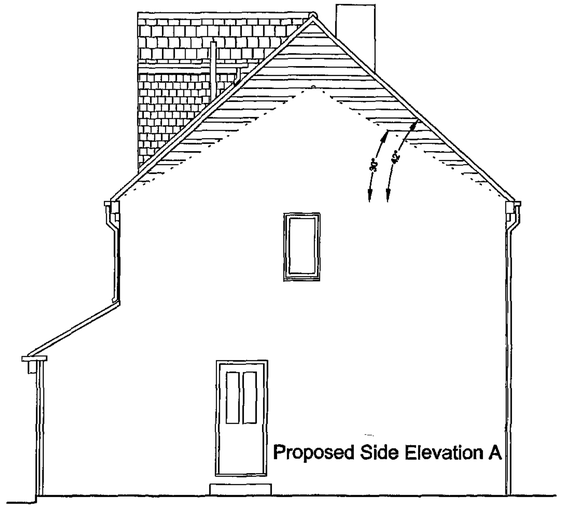
GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations and structural engineers design. 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. 11MCW/09/03

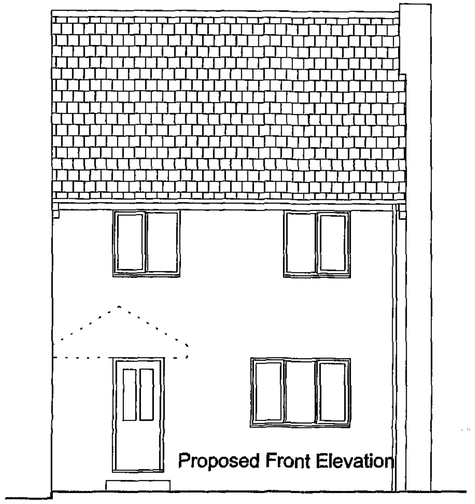
Address	11 Mitchell Close Worsbrough Barnsley
Project	Proposed Elevations
	July 2009

© Copyright I. J. Mawson

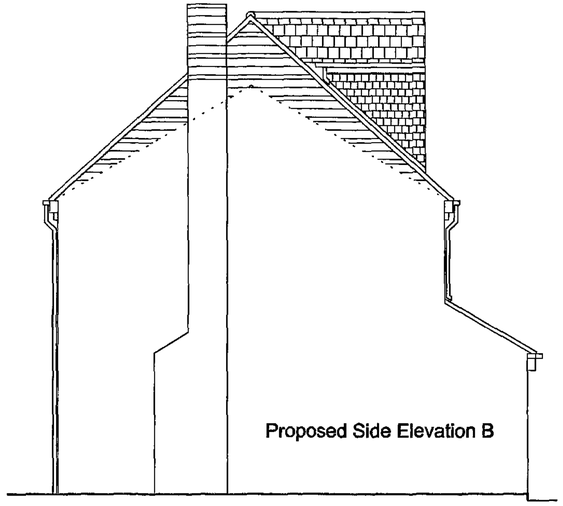
Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043



Proposed Side Elevation A



Proposed Front Elevation



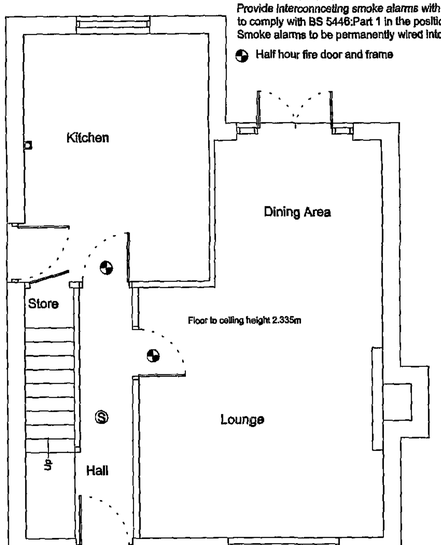
Proposed Side Elevation B



Proposed Rear Elevation

ALARM DETECTION SYSTEM
Provide interconnecting smoke alarms with battery backup to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit.

Half hour fire door and frame

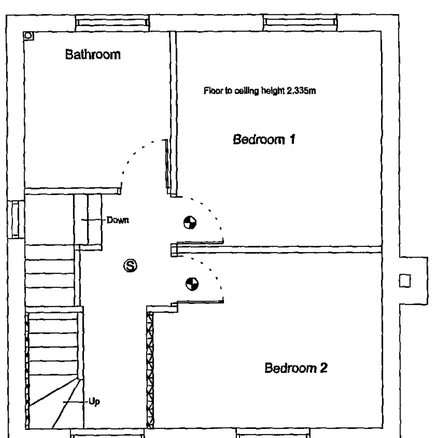


Proposed Ground Floor Plan

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.

DRAINAGE
The new En-suite fittings are to be connected to the existing soil vent pipe and it is to be extended through the roof a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath and 35mm to wash basin, all to be fitted with deep seal anti-vac traps.

NEW STAIR
Floor to floor approximately 2600mm. N.B. To be checked on site prior to commencement of works. The new stair to have risers of 200mm and goings of 225mm with tapered treads a minimum 50mm at the narrowend and a minimum going of the rest of the treads in the flight measured on the centre line of the treads, to a maximum pitch of 42 degrees. The headroom a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 900mm with vertical balustrades at 100mm centres.

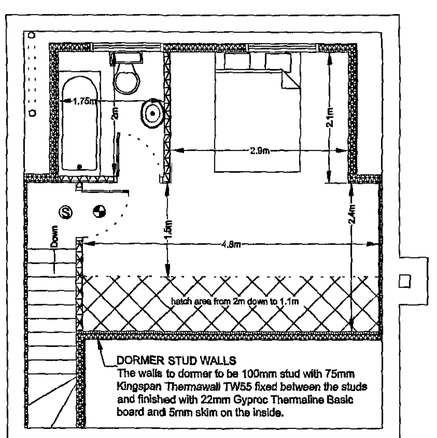


Proposed First Floor Plan

WINDOWS & VENTILATION
The windows are to be UPVC to match the existing, 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.
Mechanical ventilation provided to the en-suite of 30L/sec ducted to the external air.

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

DORMER GABLE WALLS
The gable walls are to be built up to new height with cavity wall construction to match the existing and have 50mm fulfil dritherm cavity batts and to have 62.5mm Kingspan wall board fixed on plaster dabs finished with 5mm plaster skim to the inner face.



Proposed Second Floor Plan

DORMER FLOOR
The floor 22mm 2/3 flooring grade t&g chipboard or t&g floorboarding on 50mm x 220mm SC3 joists at 400mm centres with the existing ceiling joists secured to the floor joists and to have herring bone strutting at mid-span. The floor to have 100mm of mineral fibre quilt minimum 10kg/m2 laid between joists and the existing ceiling to be checked for half hour fire resistance and upgraded if required by Building Control.

DORMER ROOF
The dormer roof to be at 30 degree pitch with tiles to match the existing on 38mm x 20mm tanalised battens on Tyvek breathable sarking felt on 50mm x 100mm rafters and ceiling joists at 400mm centres with 100mm Celotex XR3000 insulation fixed between ceiling joists and 40mm GA3000 underd the joists.

DORMER EXTERNAL WALLS
The dormer side walls to be 100mm stud built off steel beam and double joists with 75mm Celotex Tuff-R GA 3075 insulation between the studs and finished on the inside with 12mm Celotex T-Break 3012 and 12.5mm plasterboard and 5mm skim. The outer face to be tile hung with a colour and texture to match the roof slope on 38mm x 25mm softwood treated battens on breathable sarking felt on 10mm plywood.

Barnsley Metropolitan Borough Council
27 JUL 2009
Corporate Mail Room

Heating & Hot Water
The existing heating and hot water system changed for a condensating combination boiler and extended by qualified Corgi Registered engineer and certified on completion. All new radiators are to be fitted with thermosatic valves and all pipes in unheated areas are to be insulated to the currant standards.

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 and structural engineers design. 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. 11MCW/09/02

© Copyright I. J. Mawson

Address	11 Mitchell Close Worsbrough Barnsley
Project	Proposed loft Conversion
Scale	1 : 50 Date July 2009

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