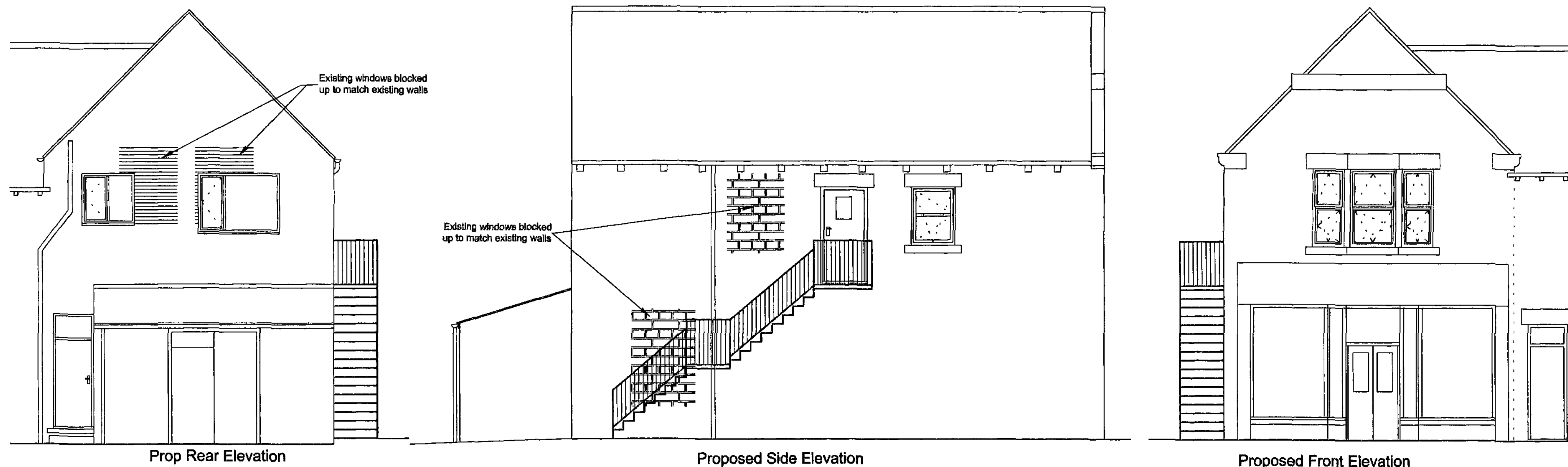




EXTERNAL STAIR
The steel stair to have top landing at approximately 200mm below the floor level. The stair to have risers of 200mm and goings of 230mm with handrail 900mm above the pitch line of the stair. Guarding to be 900mm to stair and 1.1m to the landings with vertical balustrades at not exceeding 100mm centres and an horizontal bar at the centre of the risers to reduce the gap to less than 100mm. Structural calculations to be provided to Local Authority Building Control before erection of the stair.

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 door 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 bathroom of 80L/sec and 15L/sec respectively ducted to the external air, the bathroom ventilation is to be connected to the light switch and have a 15 minute overrun. The 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.

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 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.

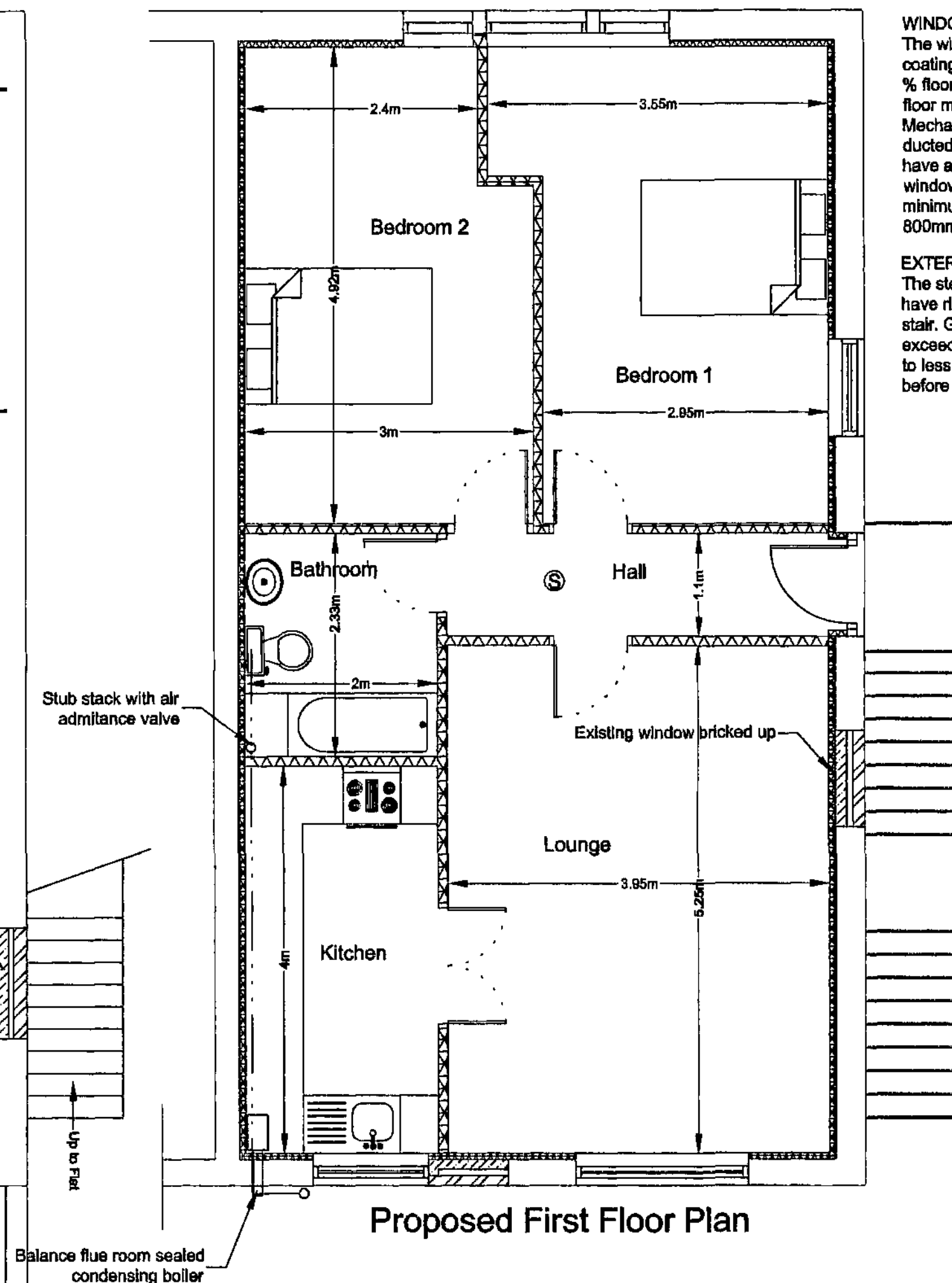
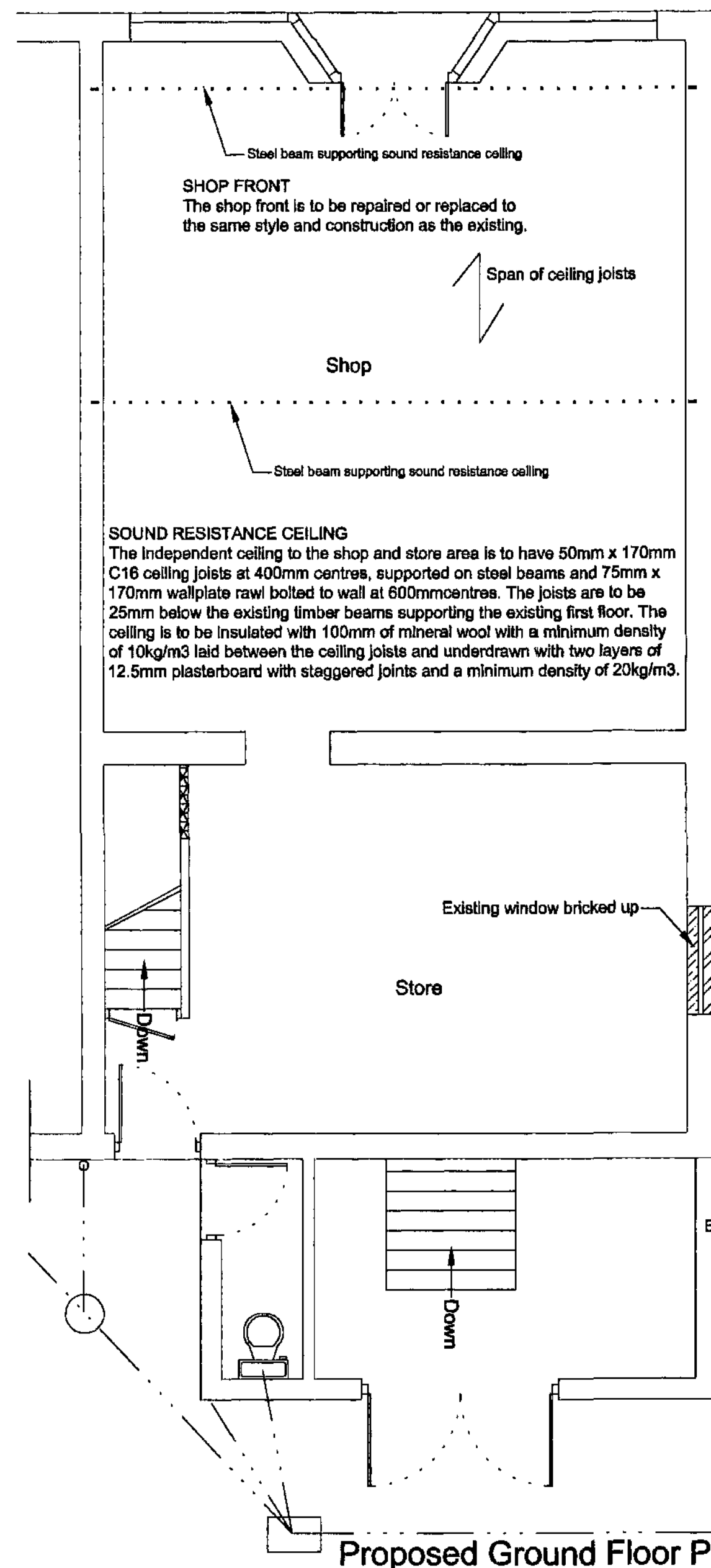
Drawing No. 13ASBD/09/03

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Address 13 Angel Street
Bolton-on-Deame
Rotherham S63 8NA
Project Proposed Elevations
Scale

Date May 2009

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



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.

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.

DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepsteve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. Inspection chamber 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 bath and 35mm to wash basin, all to be fitted with deep seal anti-vac traps.

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 door 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 bathroom of 60L/sec and 15L/sec respectively ducted to the external air, the bathroom ventilation is to be connected to the light switch and have a 15 minute overrun. The 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.

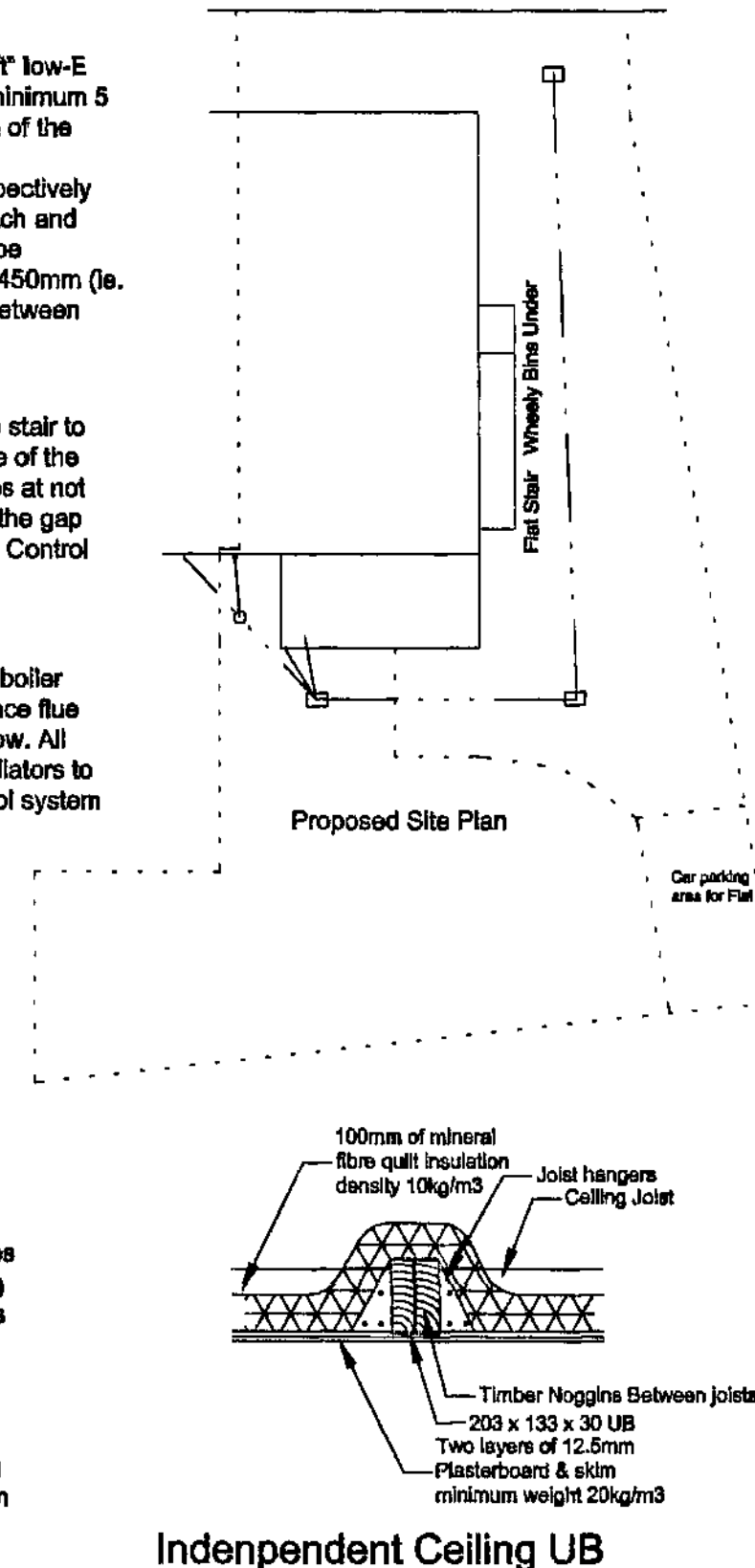
EXTERNAL STAIR
The steel stair to have top landing at approximately 200mm below the floor level. The stair to have risers of 200mm and goings of 230mm with handrail 900mm above the pitch line of the stair. Guarding to be 900mm to stair and 1.1m to the landings with vertical balustrades at not exceeding 100mm centres and an horizontal bar at the centre of the risers to reduce the gap to less than 100mm. Structural calculations to be provided to Local Authority Building Control before erection of the stair.

HEATING & HOT WATER
Gas fired central heating system room-sealed fan assisted balance flue boiler located within the kitchen area with a SEDBUK rating of 90%. The balance flue to the boiler is to be located a minimum 300mm from any opening window. 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.

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.

EXTERNAL WALLS
The existing external walls are to be insulated with 67.5mm Kingspan Kooltherm K18 dry lining board fixed to the inside and finished with 5mm skim.

FIRST FLOOR CEILING
The existing first floor ceiling is formed with 50mm x 90mm joists at 400mm centres fixed over the bottom cord of the timber king post trusses with t&g boarding over. The sloping ceiling in the loft space has also t&g boarding to the underside of the rafters, it is presumed that this area has been used as storage at some time in the past. The existing ceiling joists and boards are to be removed and new 47mm x 120mm joists at 400mm centres are to be fixed between the trusses with joist hangers and insulated with 150mm fibreglass between the joists and 150mm at right angles over the joists. The roof void is to be ventilated by removing sections of t&g boarding to the sloping roof area and slate vents fitted on both slopes equal to a 10mm continuous air gap.



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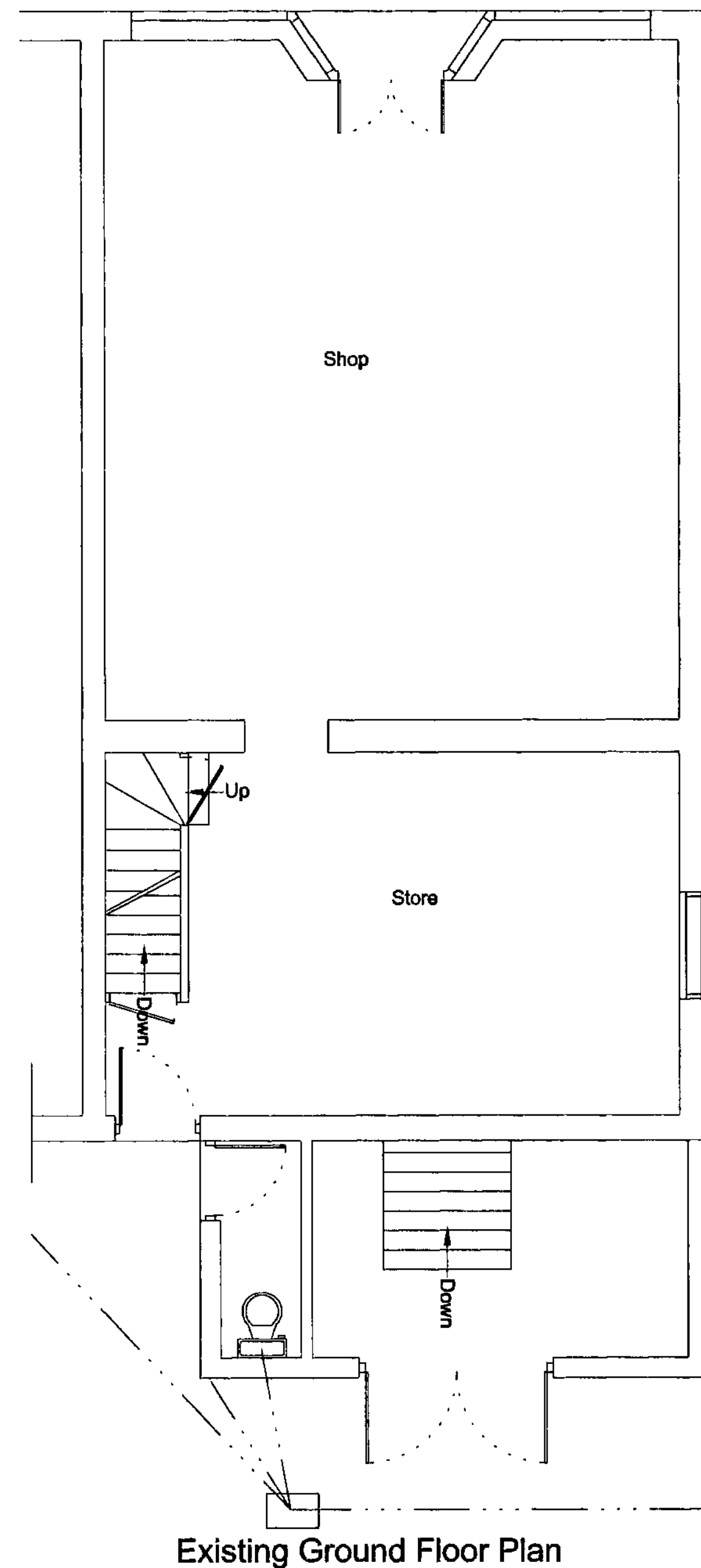
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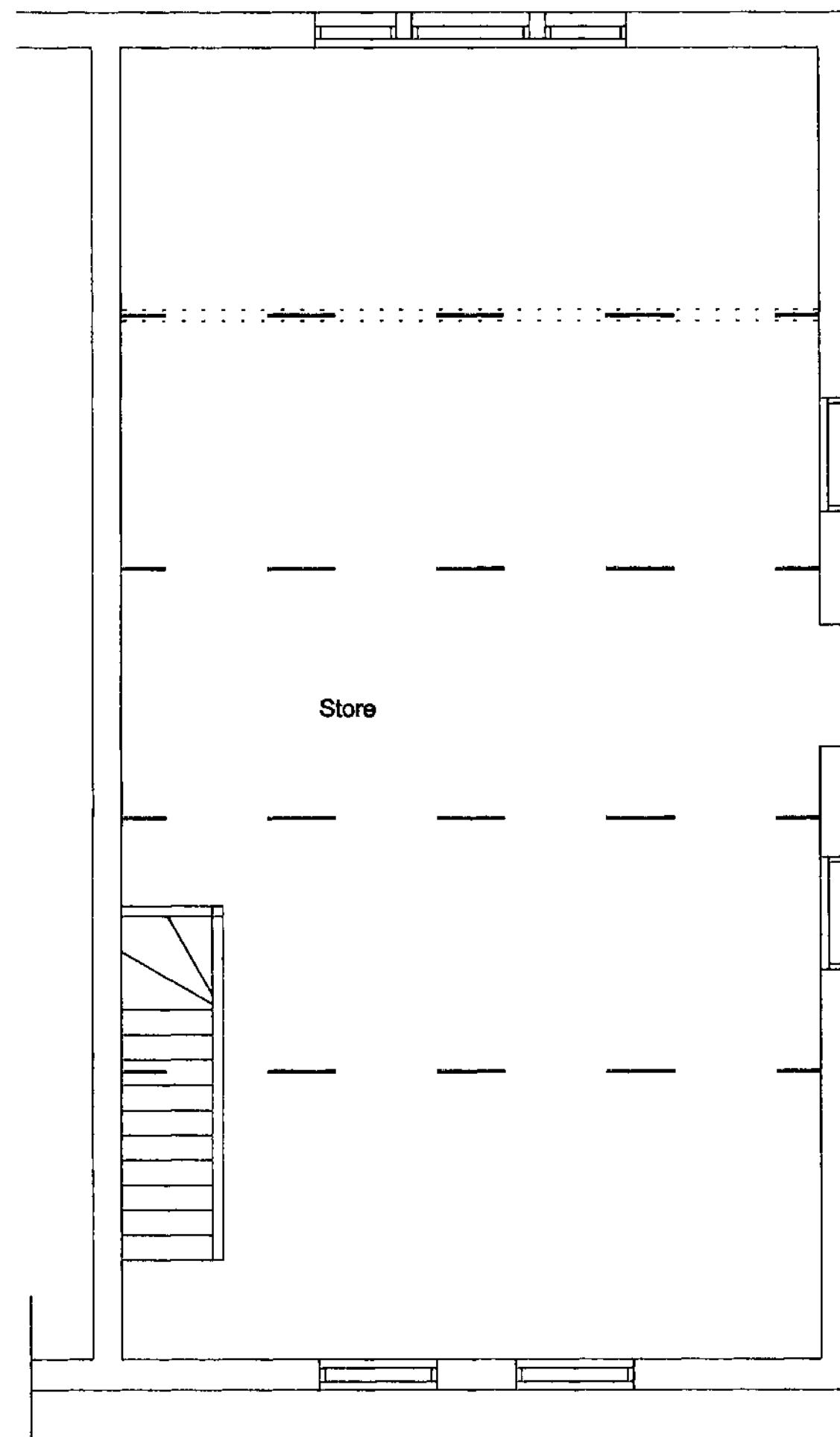
Address 13 Angel Street
Bolton-on-Deare
Rotherham S63 8NA
Project Proposed Floor & Site Plans
Scale 1 : 20, 1 : 50 & 1 : 200 Date May 2009

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

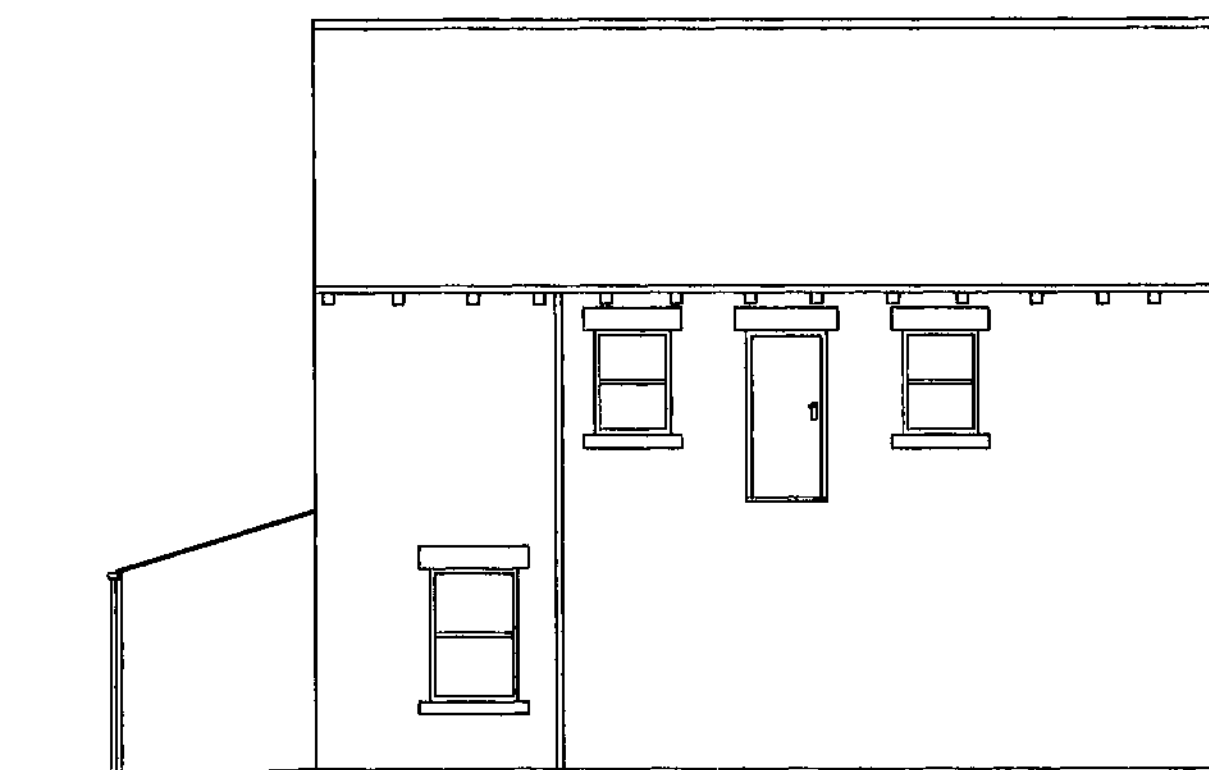
Barnsley Metropolitan
Borough Council
08 MAY 2009
Corporate Mail Room



Existing Ground Floor Plan



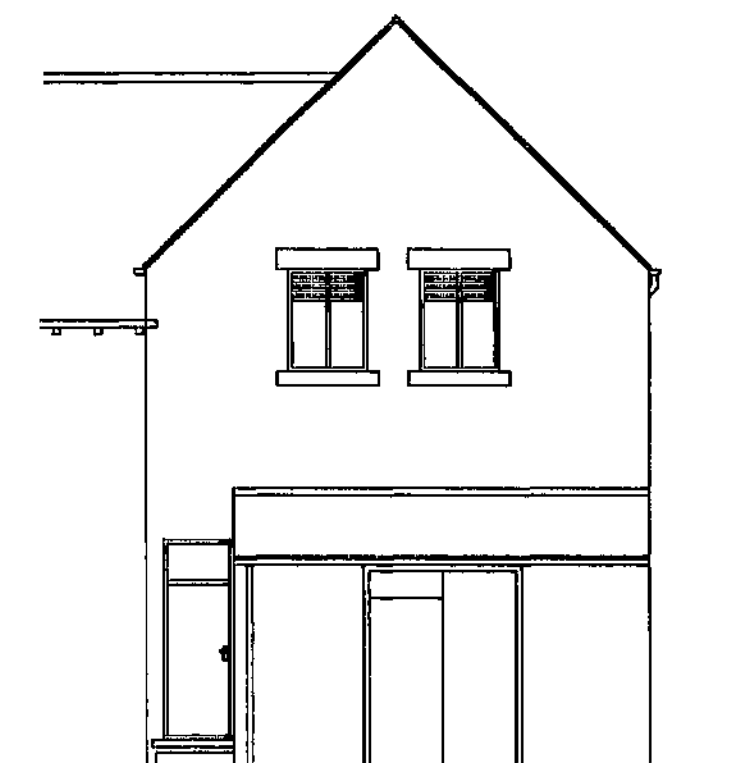
Existing First Floor Plan



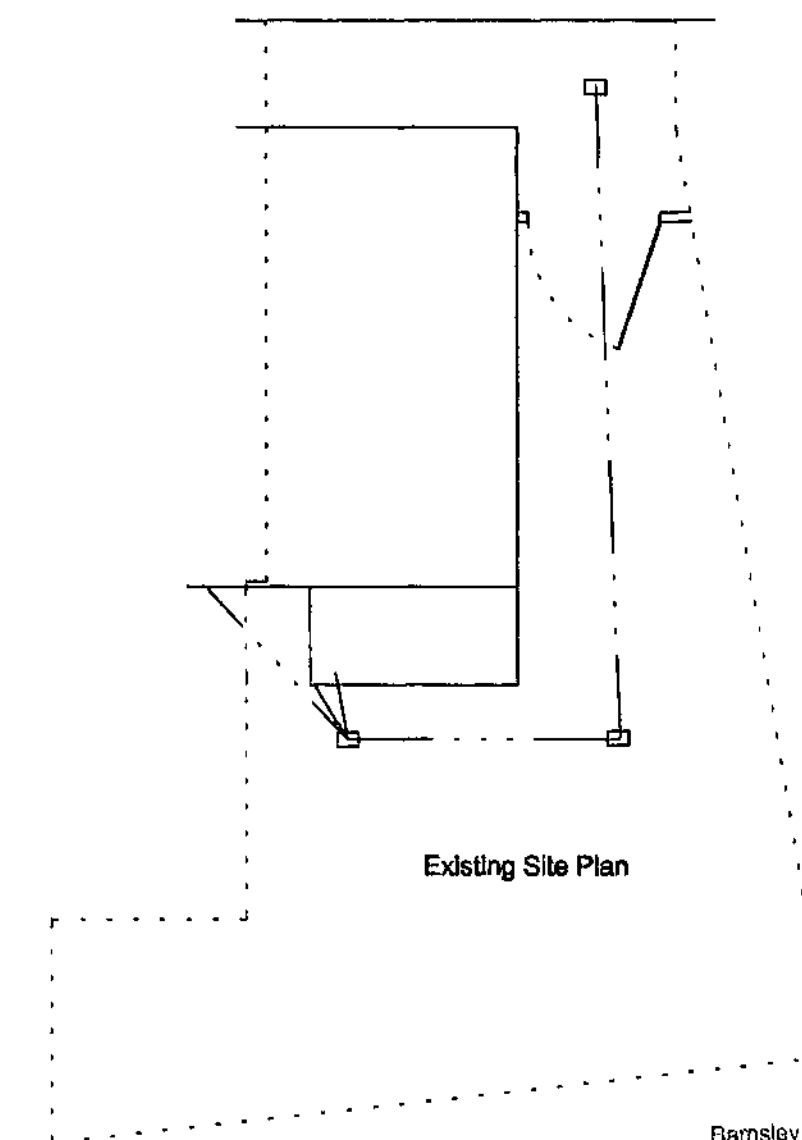
Existing Side Elevation



Existing Front Elevation



Existing Rear Elevation



Existing Site Plan

Barnsley Metropolitan
Borough Council
08 MAY 2009
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Address 13 Angel Street
Bolton-on-Deame
Rotherham S63 8NA

Project Existing Plans

Scale 1:50, 1:100 & 1:200 Date May 2009

Willowbrook Design Services

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