EXTERNAL WALLS
To be cavity wall construction with external leaf of artificial stone to match existing with 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 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.

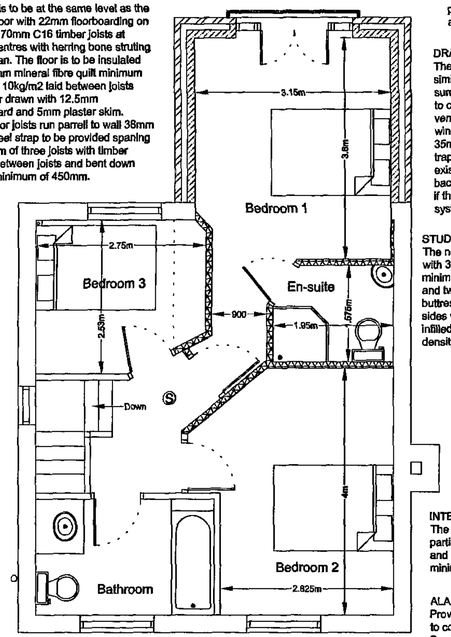
GROUND FLOOR
The new floor is to be 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres supported on a sleeper wall at 2.5m centres. The floor is to be insulated with two layers of 60mm Kingspan Kooltherm K3 suspended between the joists. The under floor ventilation is to be provided 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 walls and 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 match the existing in 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 the new bathroom and en-suite of 30L/sec ducted to the external air. 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.

FIRST FLOOR
The floor is to be at the same level as the existing floor with 22mm floorboarding on 47mm x 170mm C16 timber joists at 400mm centres with herring bone strutting at mid-span. 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 parrell to wall 38mm x 5mm steel strap to be provided spaning a minimum of three joists with timber noggins between joists and bent down cavity a minimum of 450mm.

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. The new soil vent pipe is to connect to the existing inspection chamber. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath & Shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The drainage from the en-suite is to be taken to the existing or new soil vent pipe via a saniflow system fitted to the back of the WC. The surface water is to be taken to a soakaway if the ground conditions are suitable or the existing separate system if possible.

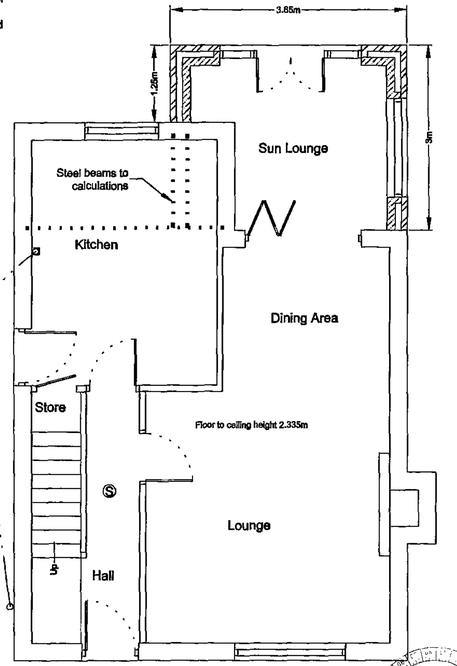
STUD WALL BETWEEN EN-SUITE & BEDROOM 1
The new stud wall is to be 75mm stud partitions with 3no 5mm x 38mm steel straps screwed to a minimum 3 vertical studs and blocked out between and twice rawl bolted to the blockwork to act as a buttress wall. The partition is to be finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2.



Proposed First Floor Plan

INTERNAL WALLS
The new internal walls are to be (100mm) 75mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2.

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.



Proposed Ground Floor Plan

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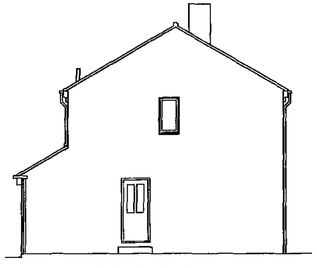
GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
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Drawing No. 11MCW/10/02

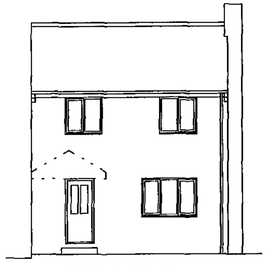
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Project	Proposed Floor Plans		
Scale	1 : 50	Date	May 2010

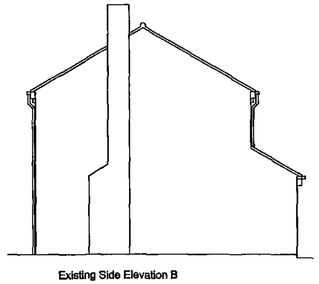
Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043



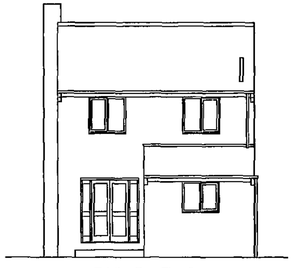
Existing Side Elevation A



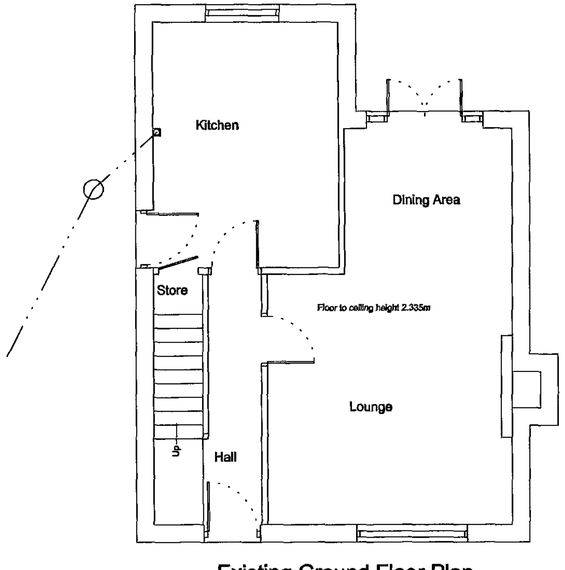
Existing Front Elevation



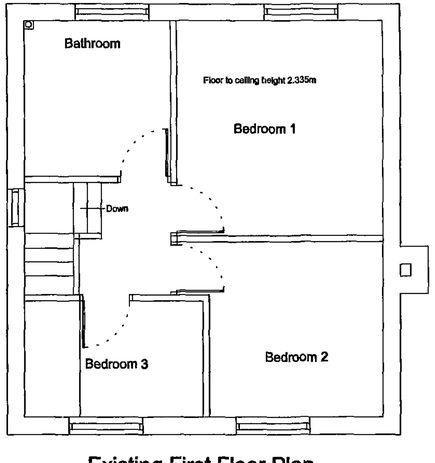
Existing Side Elevation B



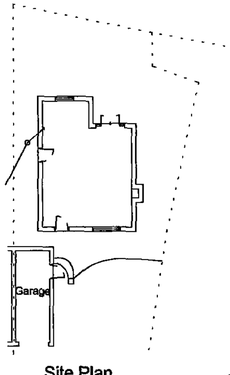
Existing Rear Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Site Plan

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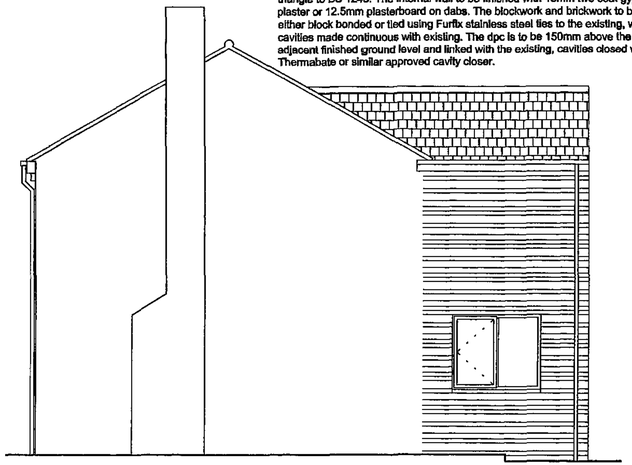
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Address	11 Mitchell Close Worsbrough Barnsley
Project	Existing Plans
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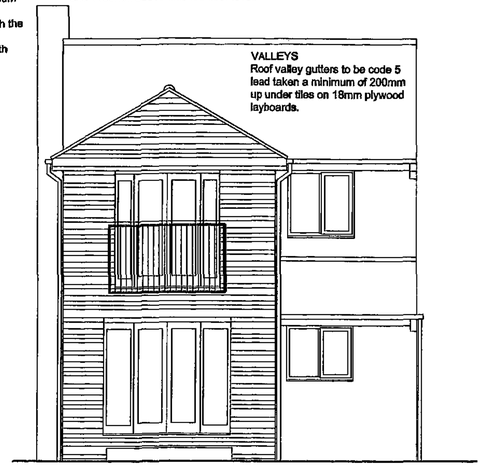
EXTERNAL WALLS
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Proposed Side Elevation B

WINDOWS & VENTILATION
The windows and doors are to match the existing in 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 the new bathroom and en-suite of 30L/sec ducted to the external air. 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.

VALLEYS
Roof valley gutters to be code 5 lead taken a minimum of 200mm up under tiles on 18mm plywood layboards.

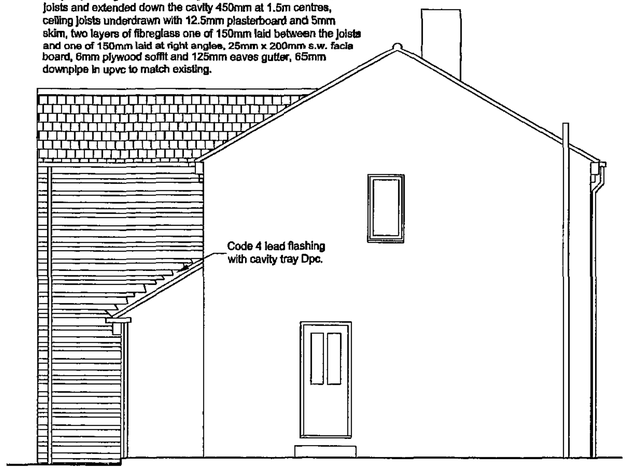


Proposed Rear Elevation

ROOF
The roof to be at 30 degree pitch with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable sarking felt on 50mm x 125mm C16 rafters and at 400mm centres and 38mm x 150mm ridgeboard, ceiling joists to be 50mm x 170mm C16 at 400mm centres running paraell with rafters. Rafter feet and ceiling 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 and 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, 6mm plywood soffit and 125mm eaves gutter, 65mm downpipe in upvc to match existing.

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Code 4 lead flashing with cavity tray Dpc.



Proposed Side Elevation A

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Guarding to First Filor Doors
The doors are to have steel guarding to an height of 1.1m above the first floor level with vertical balustrades at not exceeding 100mm centres all to structural design.

Drawing No. 11MCW/10/03

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Address 11 Mitchell Close
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Project Proposed Elevations
Scale Date May 2010

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