ROOF
The roof to be at 30 degree pitch with slates to match the existing roof on 38mm x 20mm tanalised battens on breathable untearable sarking felt 47mm x 120mm C16 rafters and at 400mm centres with 150mm x 200mm oak purlins at mid-span and 38mm x 150mm ridgeboard. The roof is to be insulated with 70mm Kingspan Kooltherm K7 between the rafters (with 50mm clear air space over the insulation) and with 50mm Kingspan Kooltherm K7 under the rafters and finished with 12.5mm plasterboard and 5mm skim. The rafter feet are to be fixed to a 50mm x 100mm softwood wallplate fixed to the top of the 100mm x 150mm oak head beam. The eaves gutter and down pipes are to be in Upvc to match the existing. The end truss is to be made up of oak with mortice tenon and oak dowels, with 100mm x 150mm tie beam, 100mm x 200mm principal rafters, 100mm x 150mm king post and 100mm x 100mm struts with the rafters jointed into the principal rafter.

EXTERNAL WALLS
To be cavity wall construction with external leaf of brickwork to match the existing and with a 100mm cavity filled with Dritherm 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 25mm two coat gypsum plaster or 12.5mm plasterboard on dabs.
The brickwork and blockwork 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 with cavity tray dpc and linked with the floor Dpm. The cavities closed with Thermabate or similar approved cavity closer.

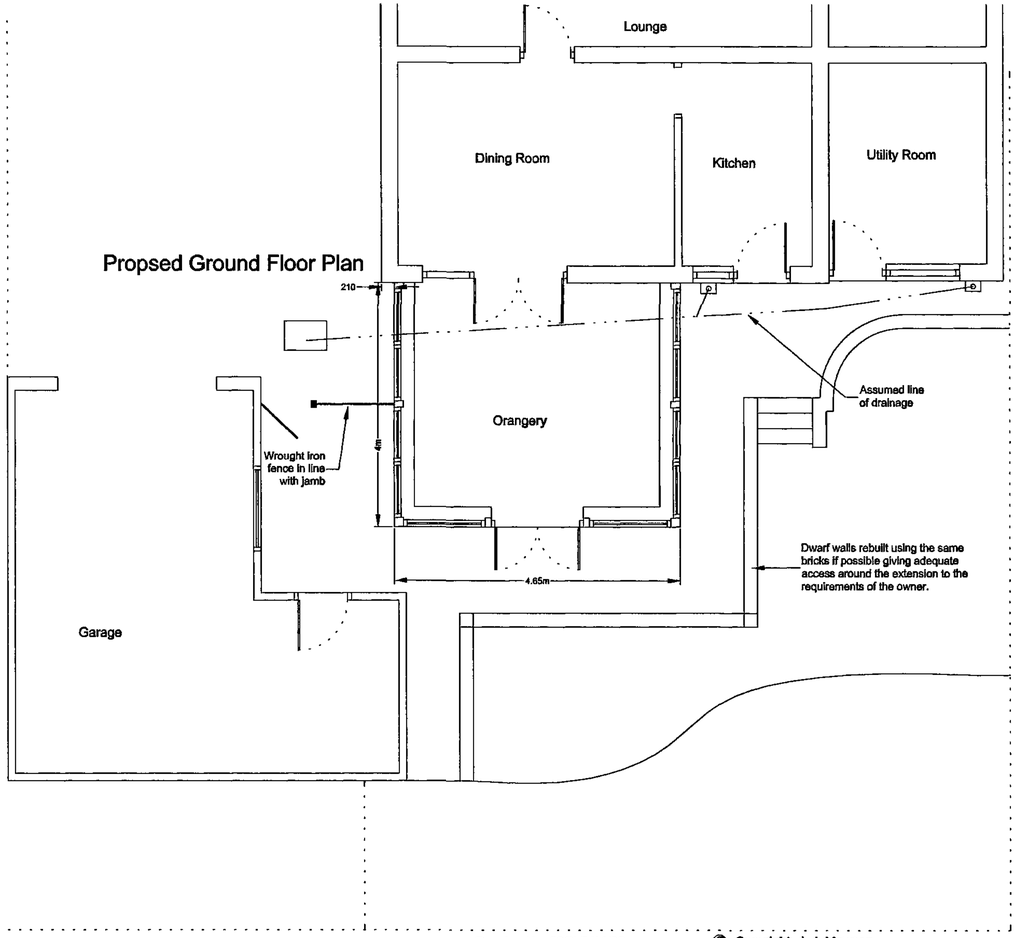
GENERAL FRAME CONSTRUCTION
The The corner posts, cills, jambs and heads are all to be of oak with mortice tenon joints and oak dowels. The window frames are to be purpose made oak with double glazed units with a minimum 16mm air gap with a U value of 1.8. The opening lights are to be equal to 5% pf the floor area. The glazing to the doors and any window below 800mm is to be toughened safty glass.

HEATING
Any form of heating provided is to be a totally separate system to the existing dwelling with its own controls. Any installation is to be carried out by a qualified Gas Safe engineer or a person registered under the competent person scheme and certified on completion.

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 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 surface water is to be taken to a soakaway if the ground conditions are suitable but alternatively 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. 23CLB/11/02

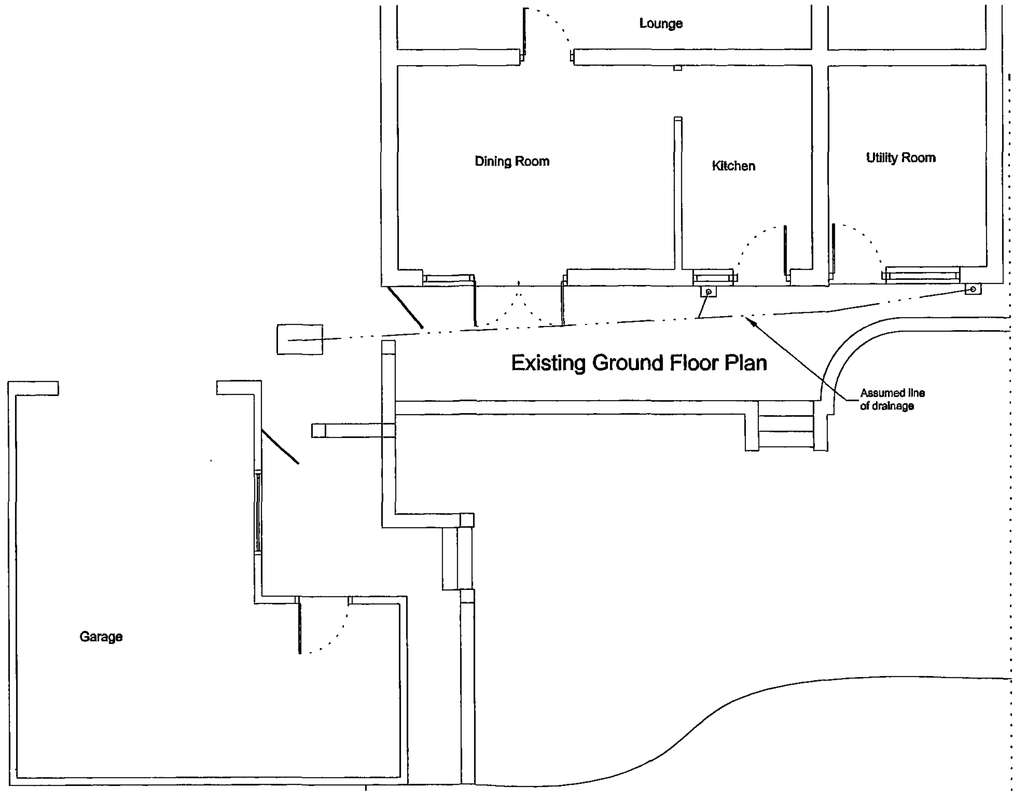
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Address	23 Cutty Lane Barnsley S75 2TE
Project	Proposed Ground Floor Plan
Scale	1 : 50 Date February 2011

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



Existing Rear Elevation



Existing Ground Floor Plan

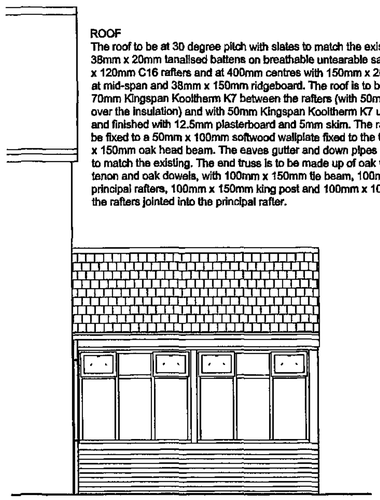
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Address	23 Cutty Lane Barnsley S75 2TE
Project	Existing Plans
Scale	1 : 50
Date	February 2011

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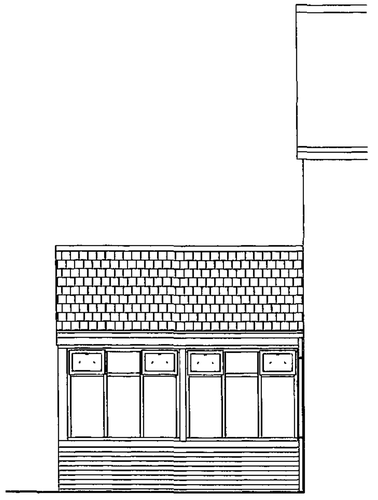
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Proposed Side Elevation A



Proposed Rear Elevation



Proposed Side Elevation B

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Drawing No. 23CLB/11/03

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Address	23 Cutty Lane Barnsley S75 2TE
Project	PROPOSED ELEVATIONS
Scale	1 : 50
Date	February 2011

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