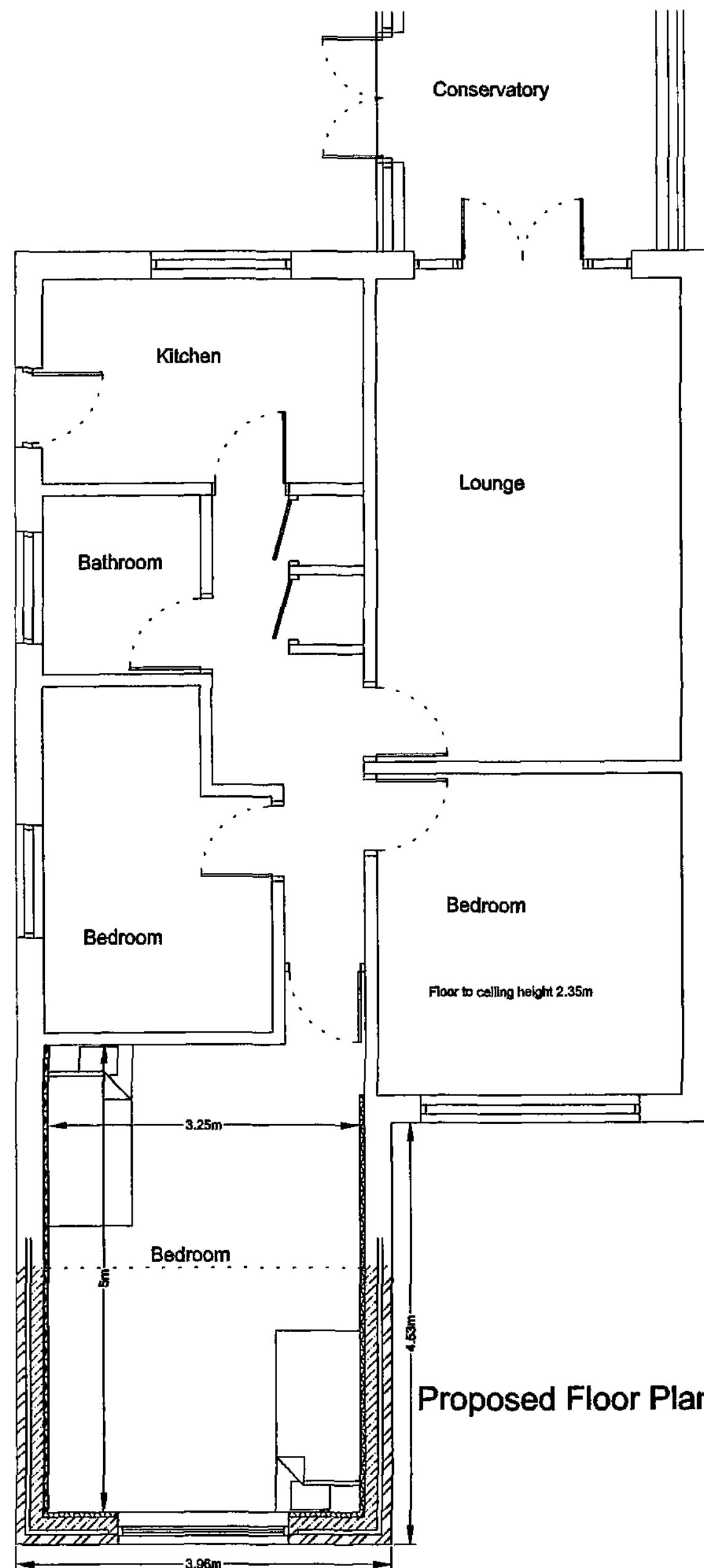




Proposed Floor Plan

WINDOWS & VENTILATION

The existing Upvc window is to be reused and 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. The window to have escape opening window 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 WALLS

To be cavity wall construction with external leaf of brick to match existing, 50mm 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 65mm Kingspan wallboard on dabs. The blockwork and brickwork to be either block bonded or tied using Furix 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

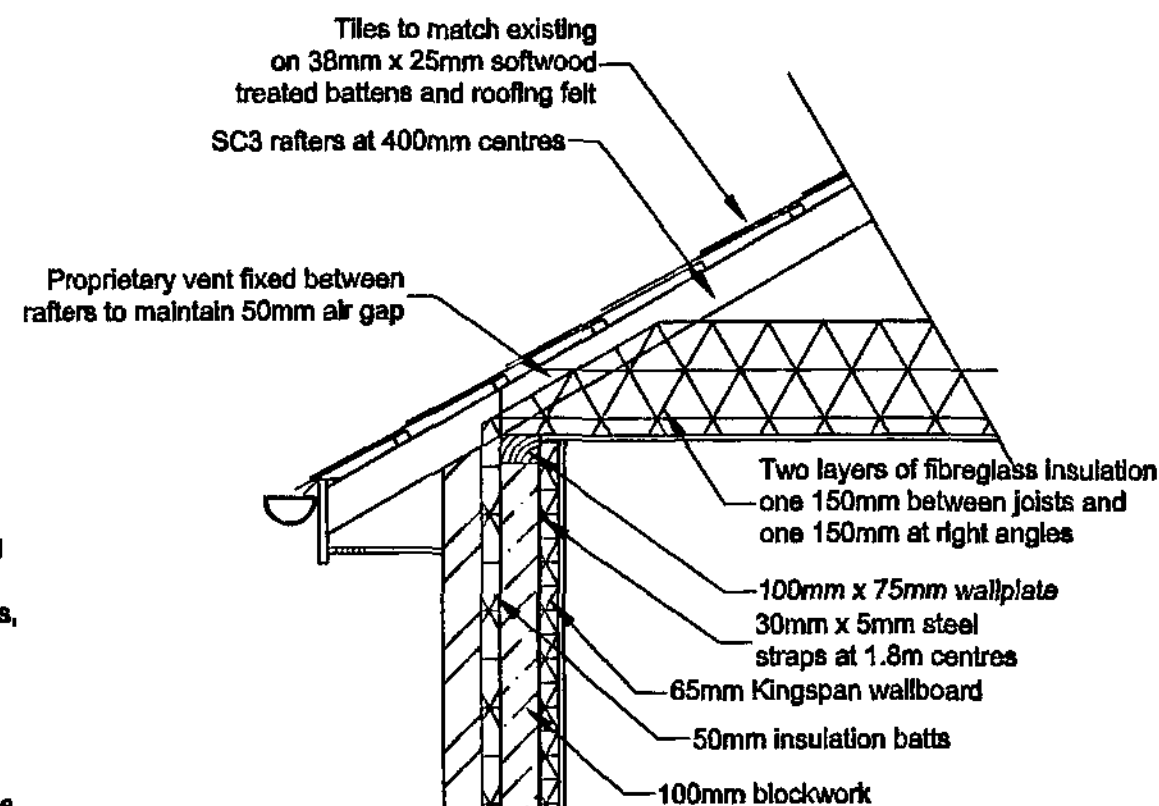
The lintels to be Catnic CG50/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

FOUNDATIONS

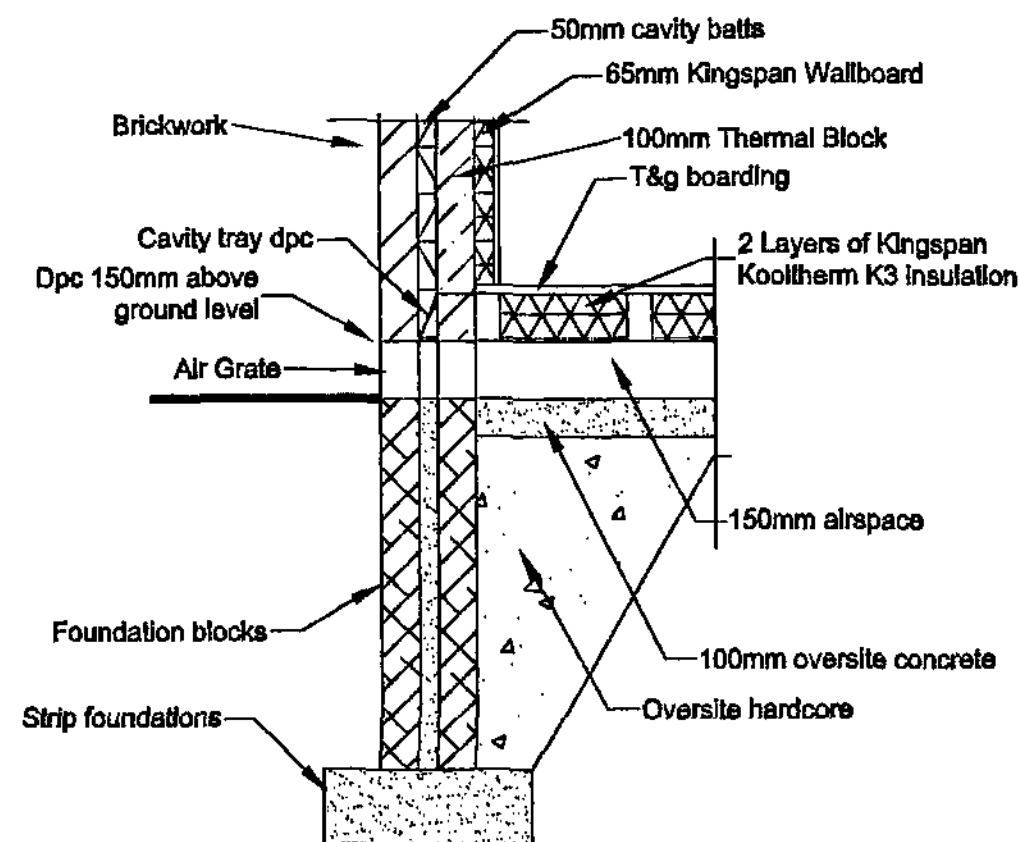
The foundations 200mm x 600mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain to satisfaction of the Building Surveyor. Depth to be minimum one metre and below level of any root system. The existing foundations are to be exposed for the Building Surveyor to assess suitability for any additional load and where deemed necessary the foundations to be underpinned in one metre lengths. Masonry below ground level to be concrete commons or 7n/mm² concrete blocks with the cavity filled to ground level with concrete. Where drains pass through walls, reinforced concrete lintels are to be placed over the drain with a 50mm gap above the top of the drain.

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.



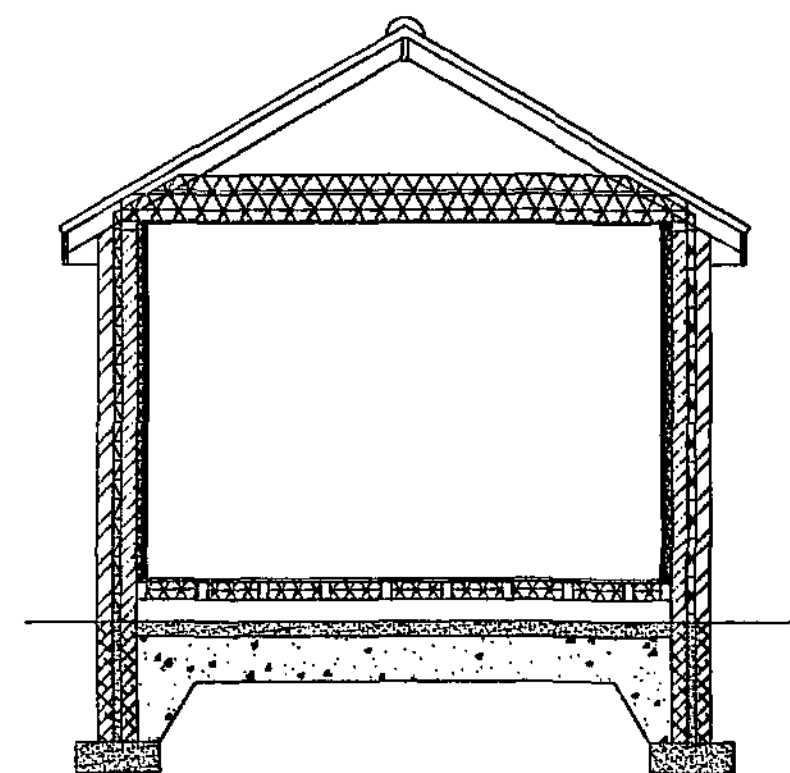
EAVES DETAIL



Foundation detail

ROOF

The roof to be at the same pitch as the existing with tiles to match the existing on 38mm x 20mm lanalised battens on breathable sarking felt on 50mm x 120mm C16 rafters and at 400mm centres with 38mm x 150mm ridgeboard, ceiling joists to be 38mm x 170mm C16 at 400mm centres running parallel 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. fascia board, 6mm plywood soffit.



Proposed Section

GROUND FLOOR

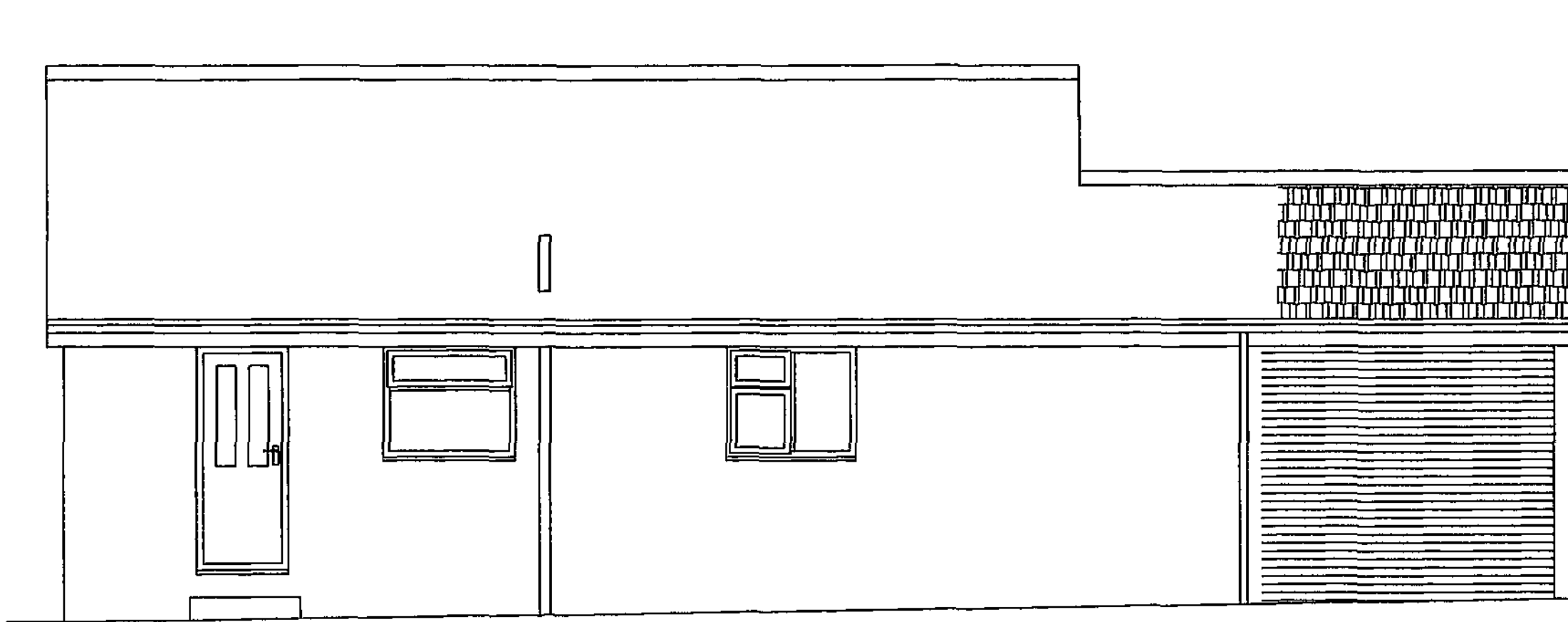
The new floor is to be at the same level as the existing with 22mm t&g boarding on 63mm x 125mm C16 timber joists at 400mm centres supported on existing and new walls. The floor is to be insulated with two layers of 60mm Kingspan Kooltherm K3 suspended between the joists. The under floor ventilation 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 whole of new ground floor walls linked with cavity wall dpcs, all joints and pipe penetrations in the barrier are to be taped using self adhesive butyl tape.

Drawing No. 6FCD/10/03

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Darfield
Barnsley
Project Proposed Plan
Scale 1: 50 & 1: 100 Date October 2010

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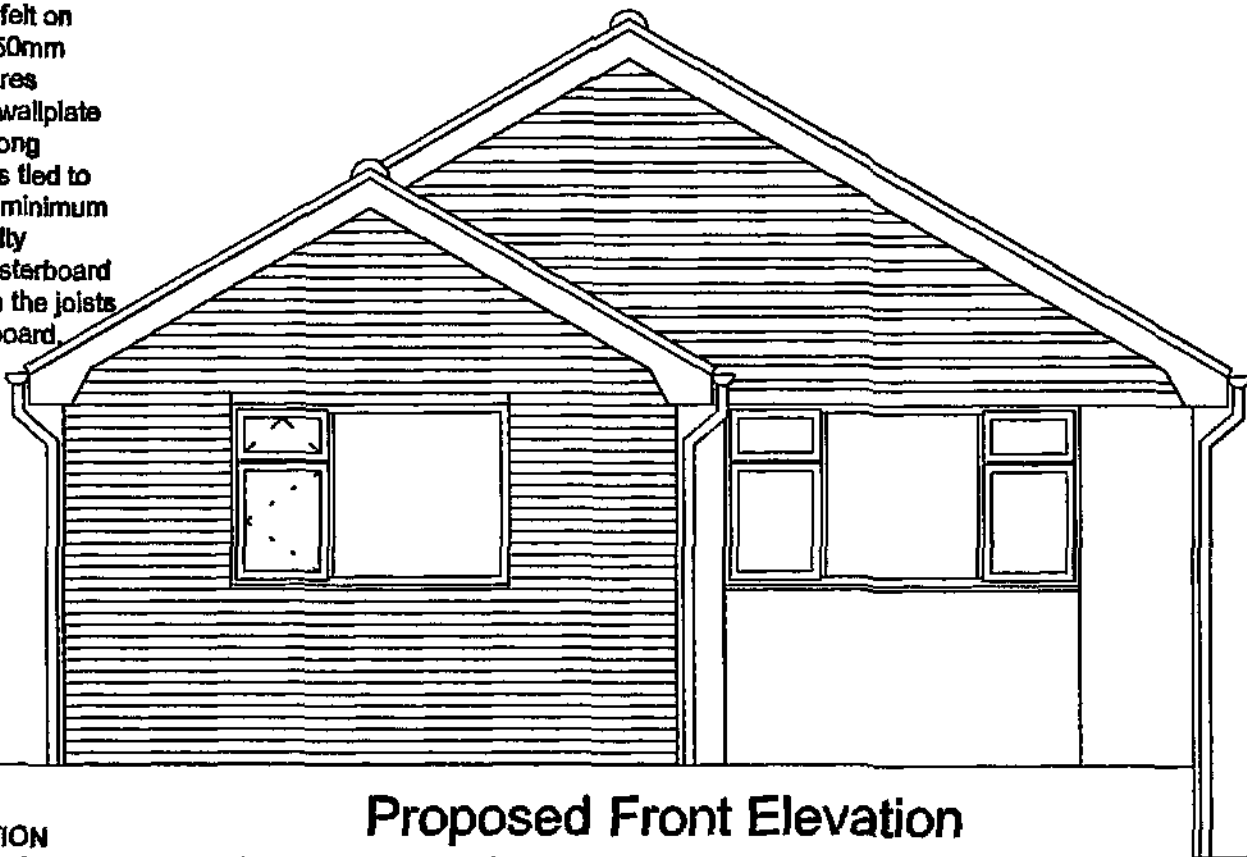
Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043



Proposed Side Elevation A

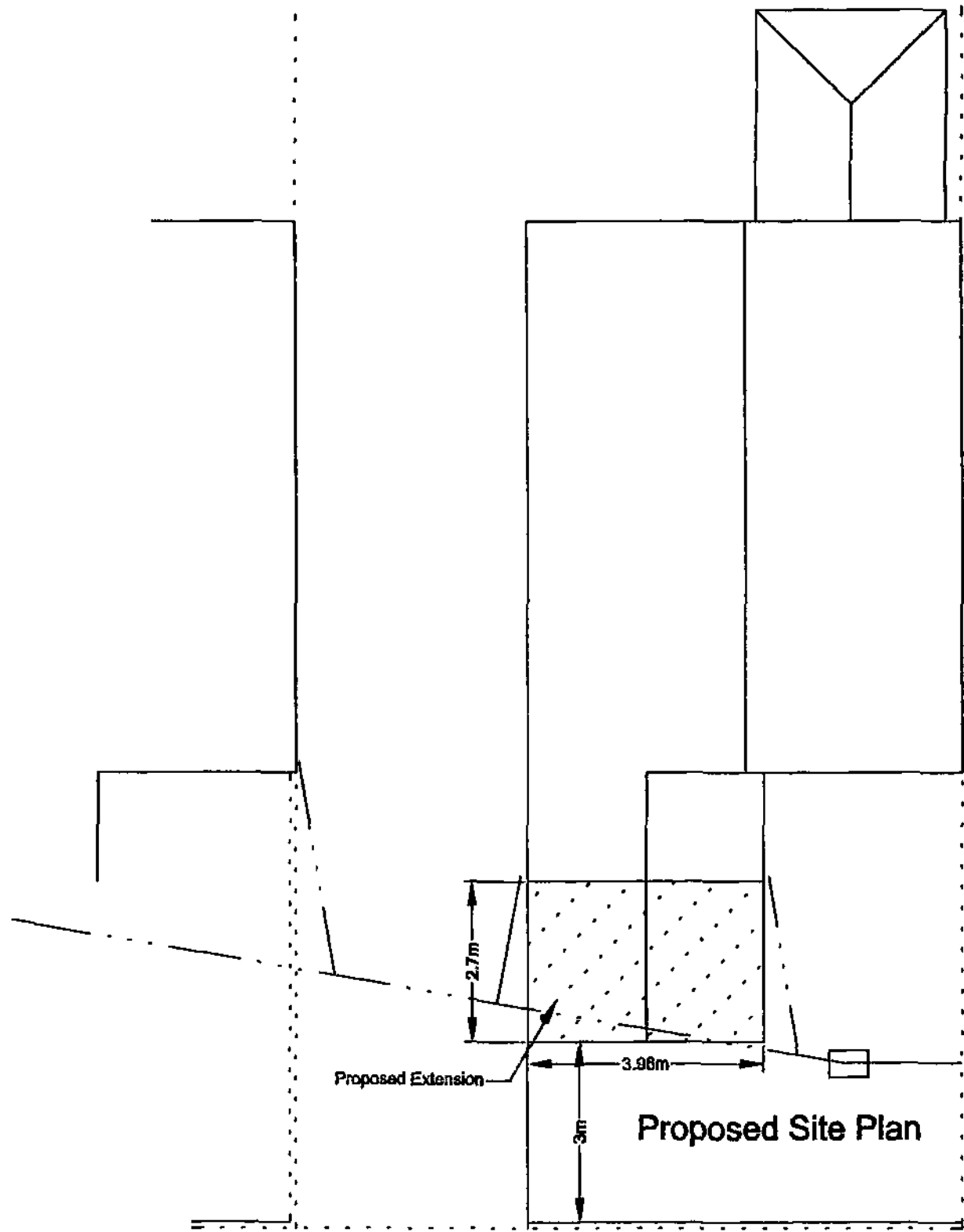
ROOF
The roof to be at the same pitch as the existing with tiles to match the existing on 38mm x 20mm tanalised battens on breathable sarking felt on 50mm x 120mm C16 rafters and at 400mm centres with 38mm x 150mm ridgeboard, ceiling joists to be 38mm x 170mm C16 at 400mm centres running parallel with 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. facie board, 6mm plywood soffit.

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 50mm 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 65mm Kingspan wallboard on dabs. The blockwork and brickwork to be either block bonded or tied using Furtix 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.



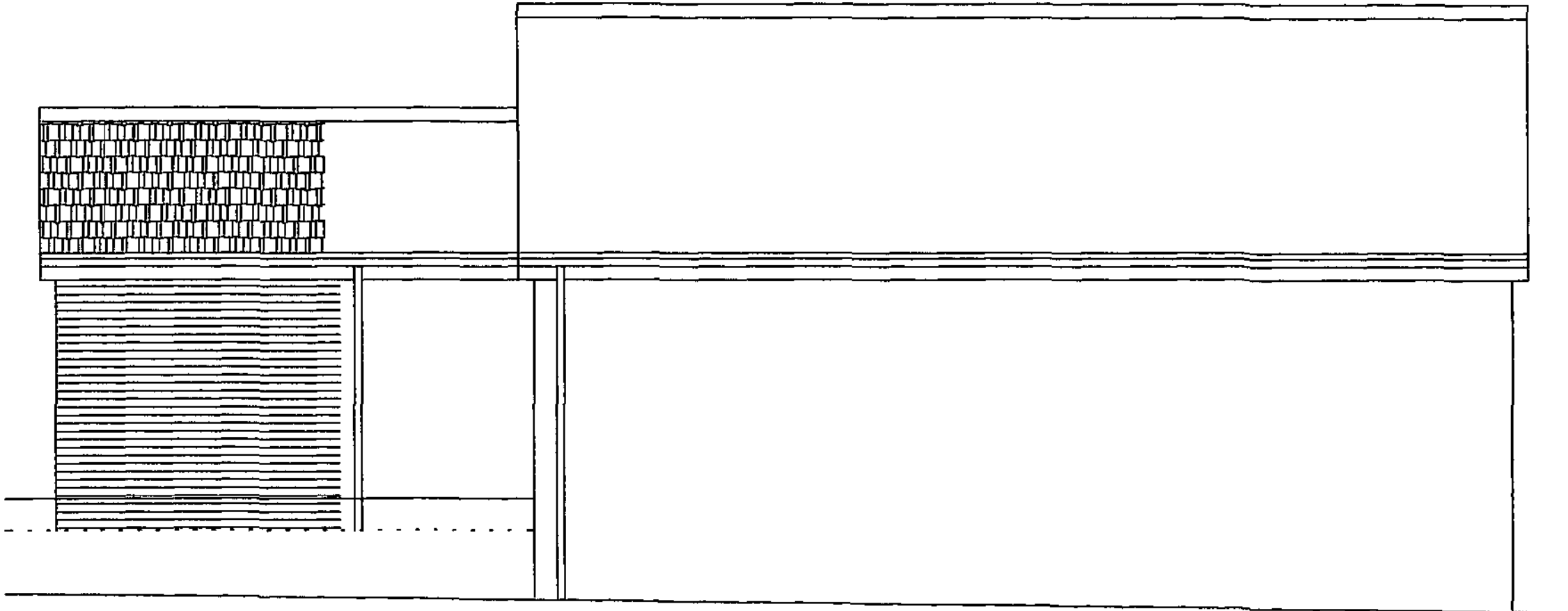
Proposed Front Elevation

WINDOWS & VENTILATION
The existing Upvc window is to be reused and 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. The window to have escape opening window a minimum area 0.33m² with a minimum clear opening height and width of 450mm (i.e. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.



FOUNDATIONS
The foundations are to be taken down to firm ground and below the invert level of surface water drain to satisfaction of the Building Surveyor. Where drains pass through walls, reinforced concrete lintels are to be placed over the drain with a 50mm gap above the top of the drain.

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.



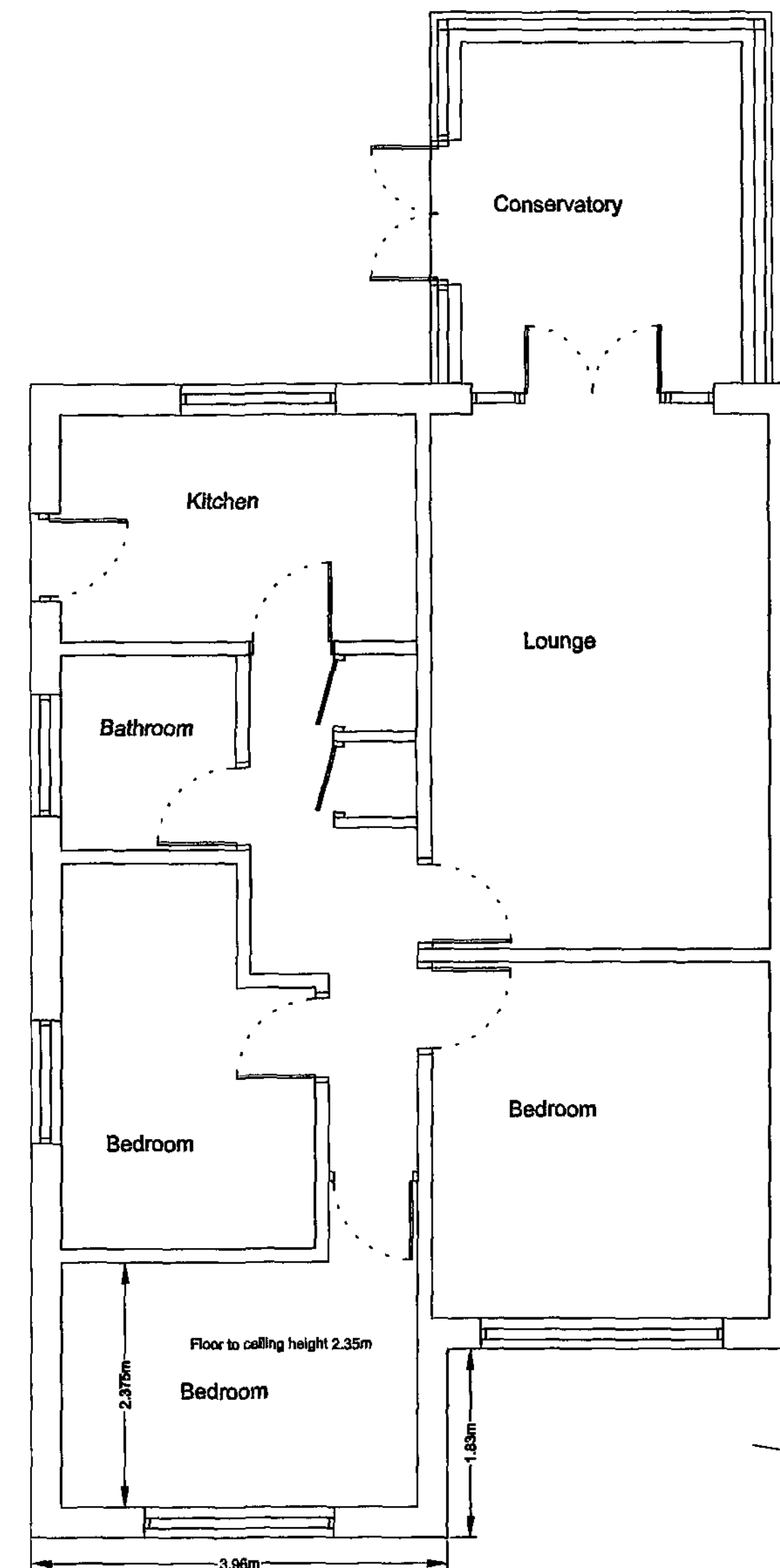
Proposed Side Elevation B

Drawing No. 6FCD/10/02

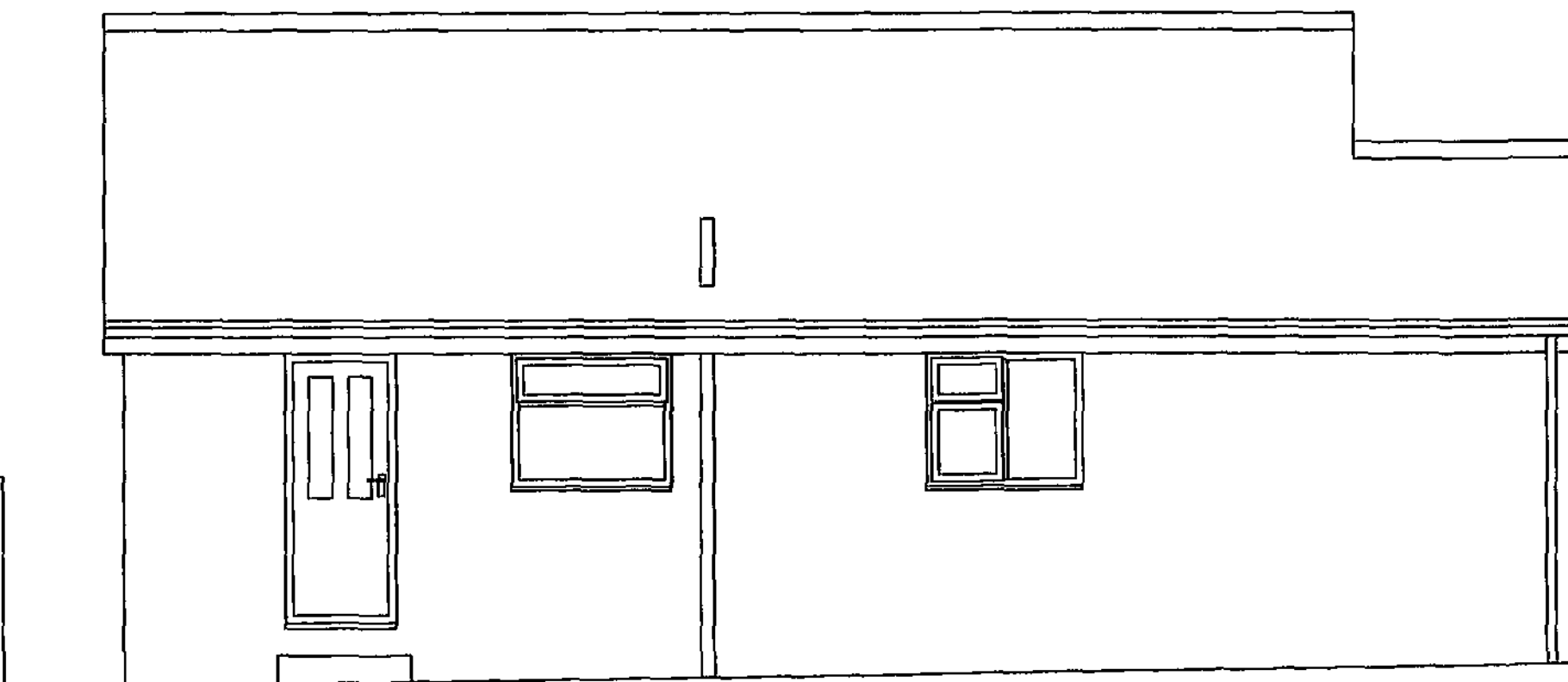
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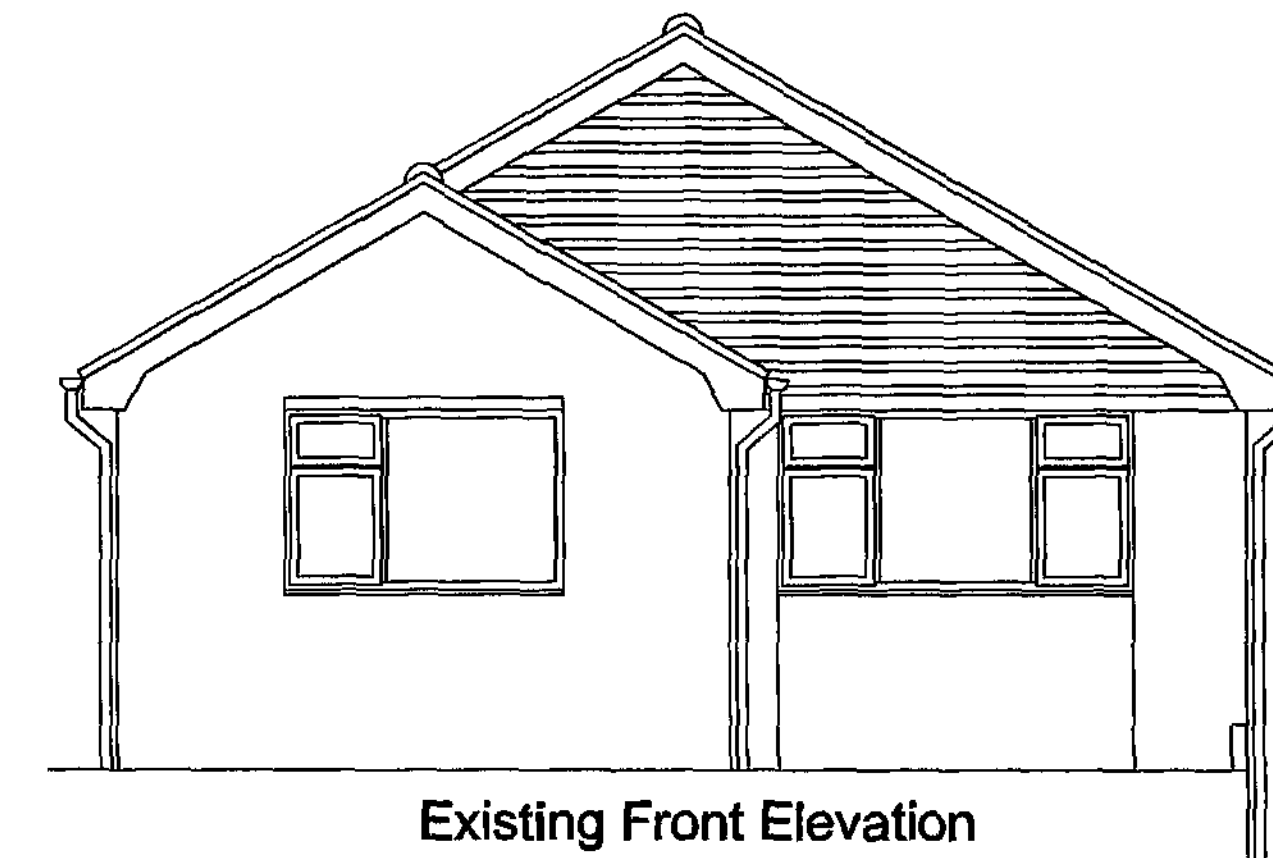
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14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043



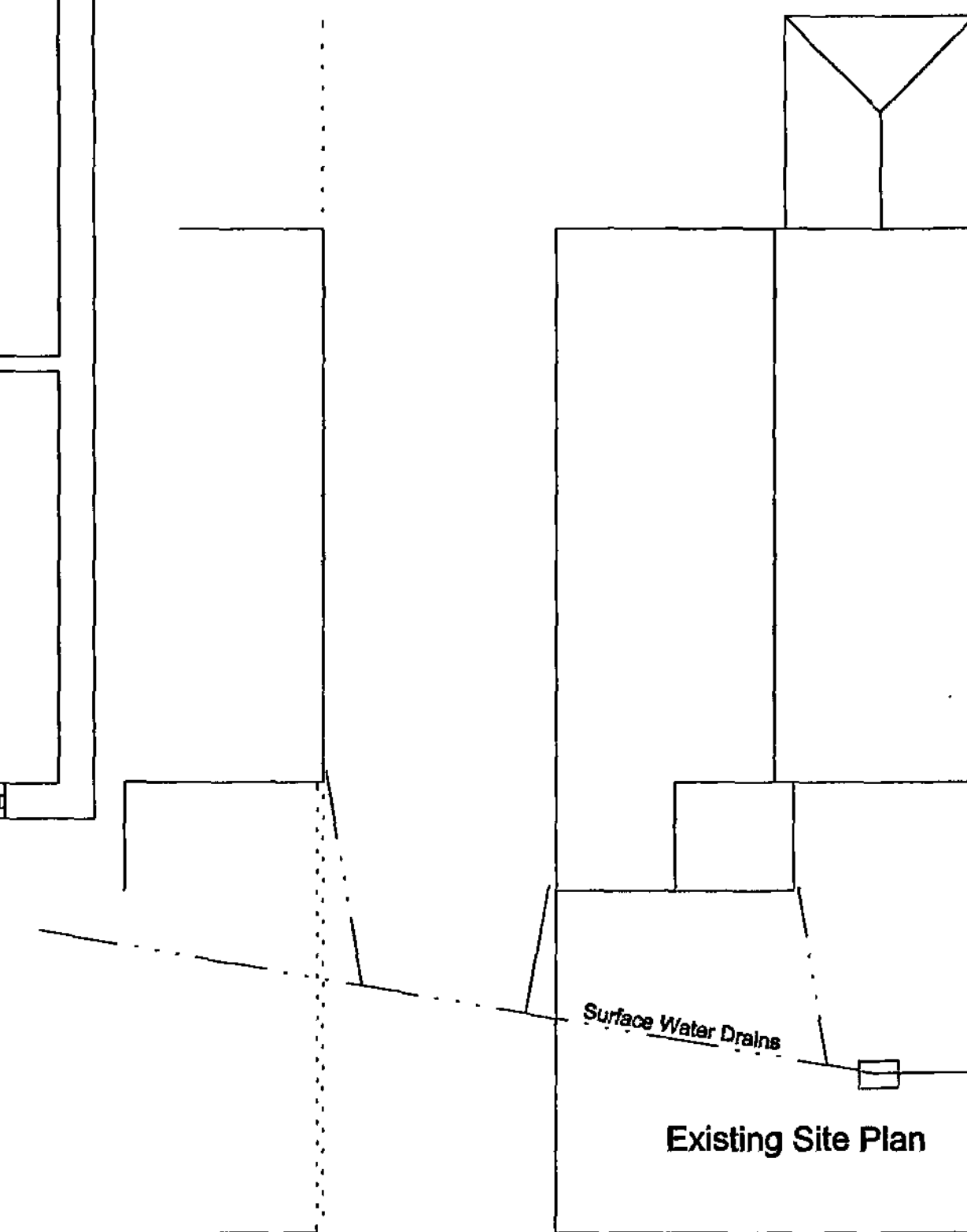
Existing Floor Plan



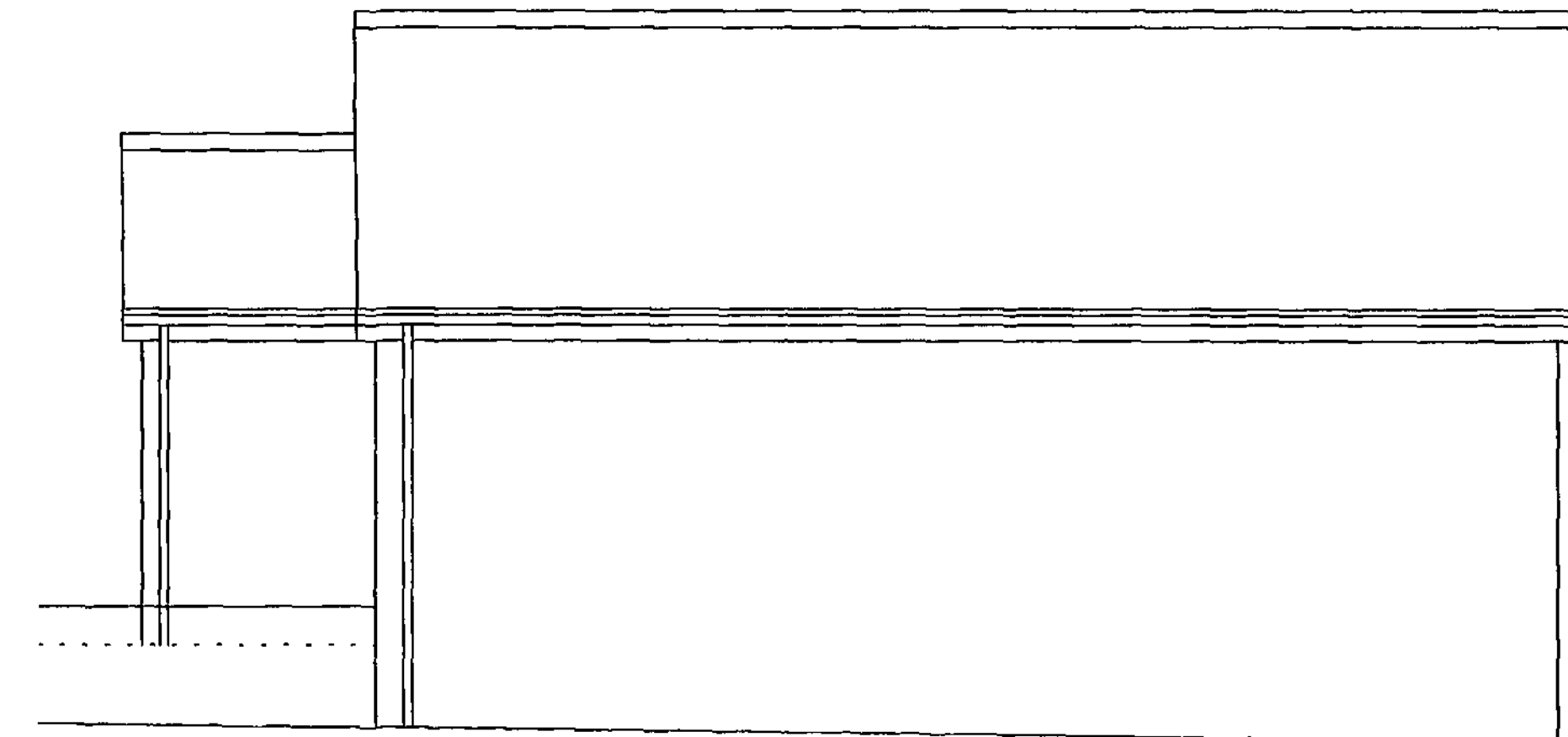
Existing Side Elevation A



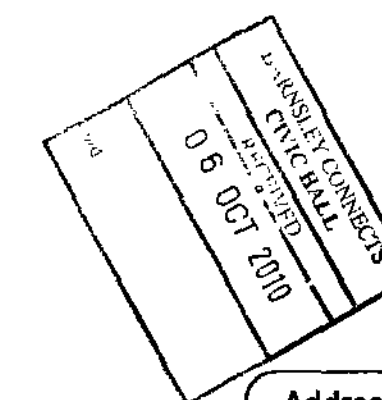
Existing Front Elevation



Existing Site Plan



Existing Side Elevation B



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Scale 1:50 & 1:100 Date October 2010

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