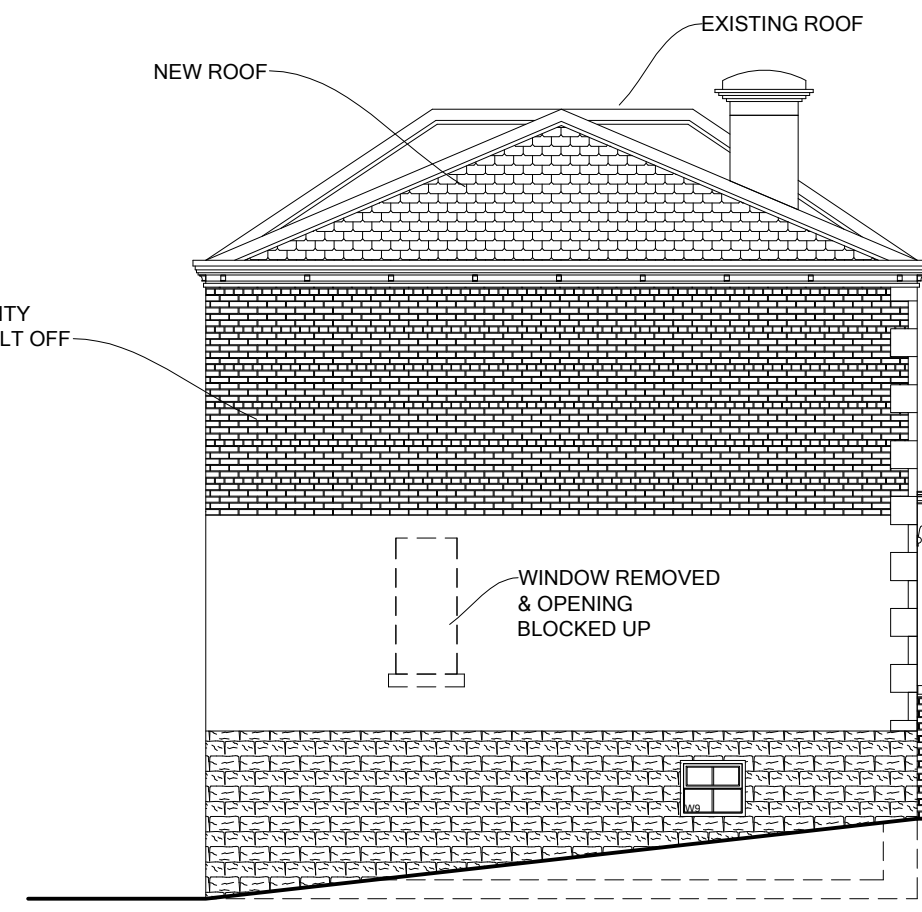


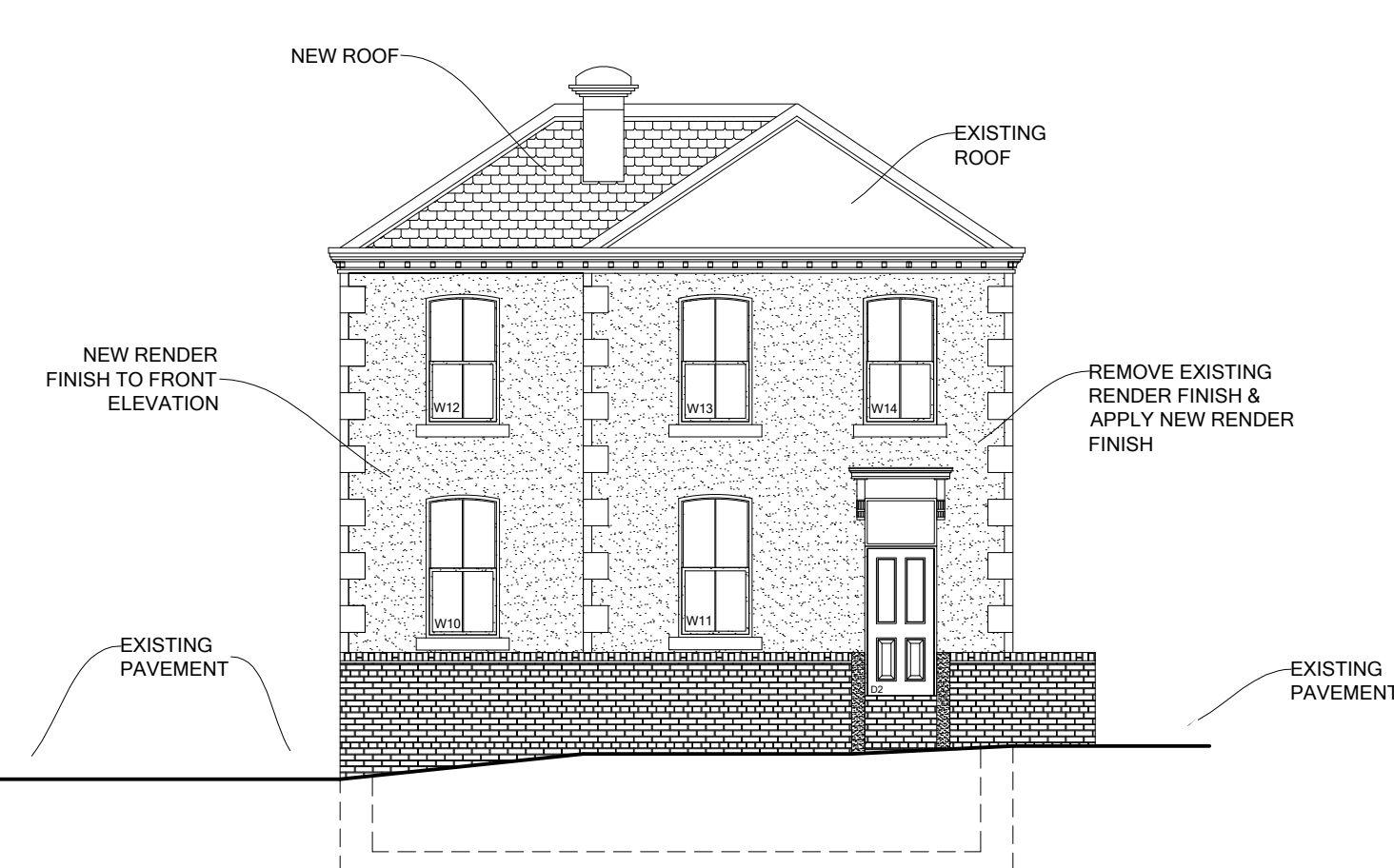
MISS R. M. EMMERSON



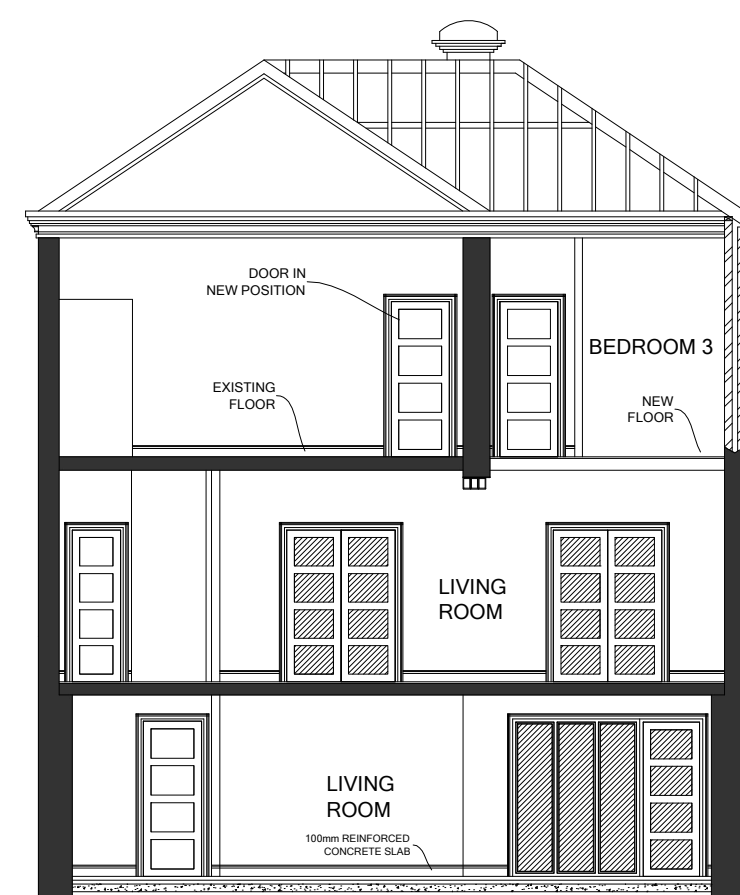
PROPOSED REAR ELEVATION



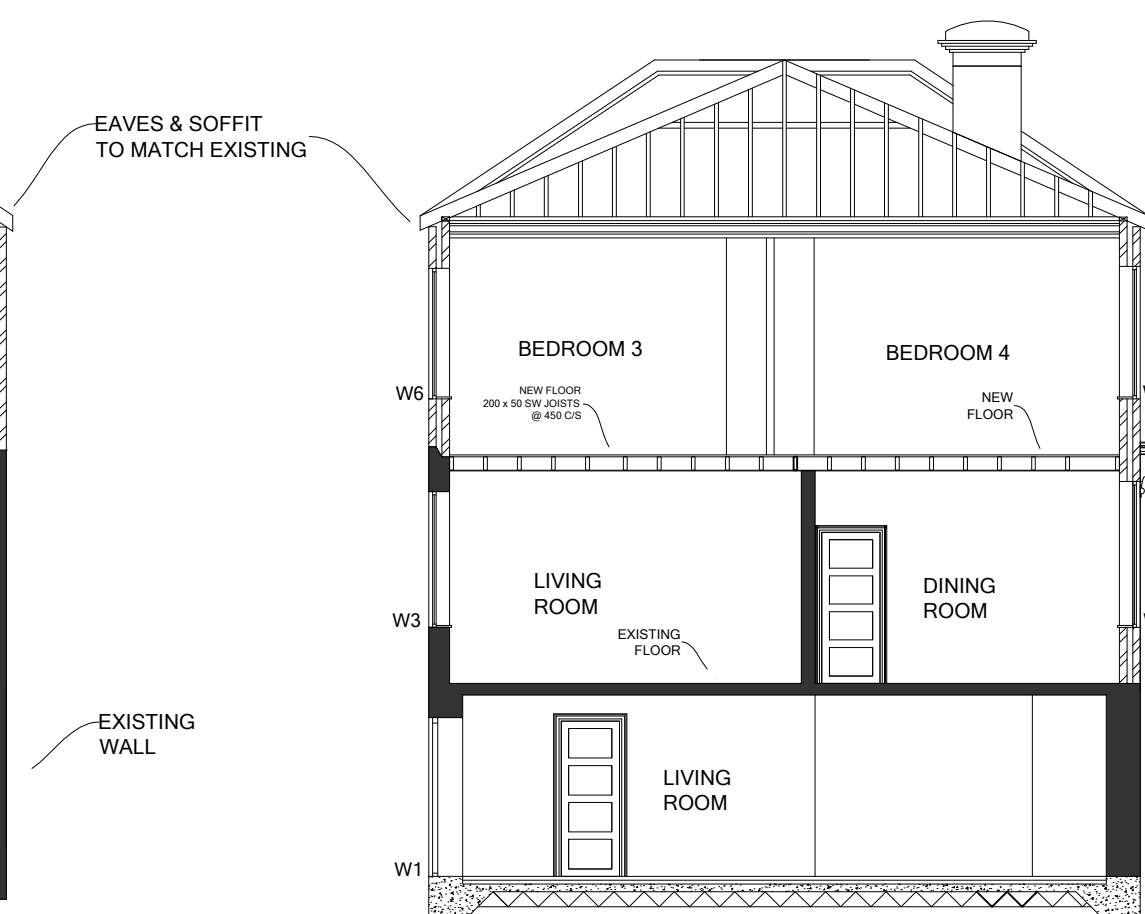
PROPOSED SIDE ELEVATION



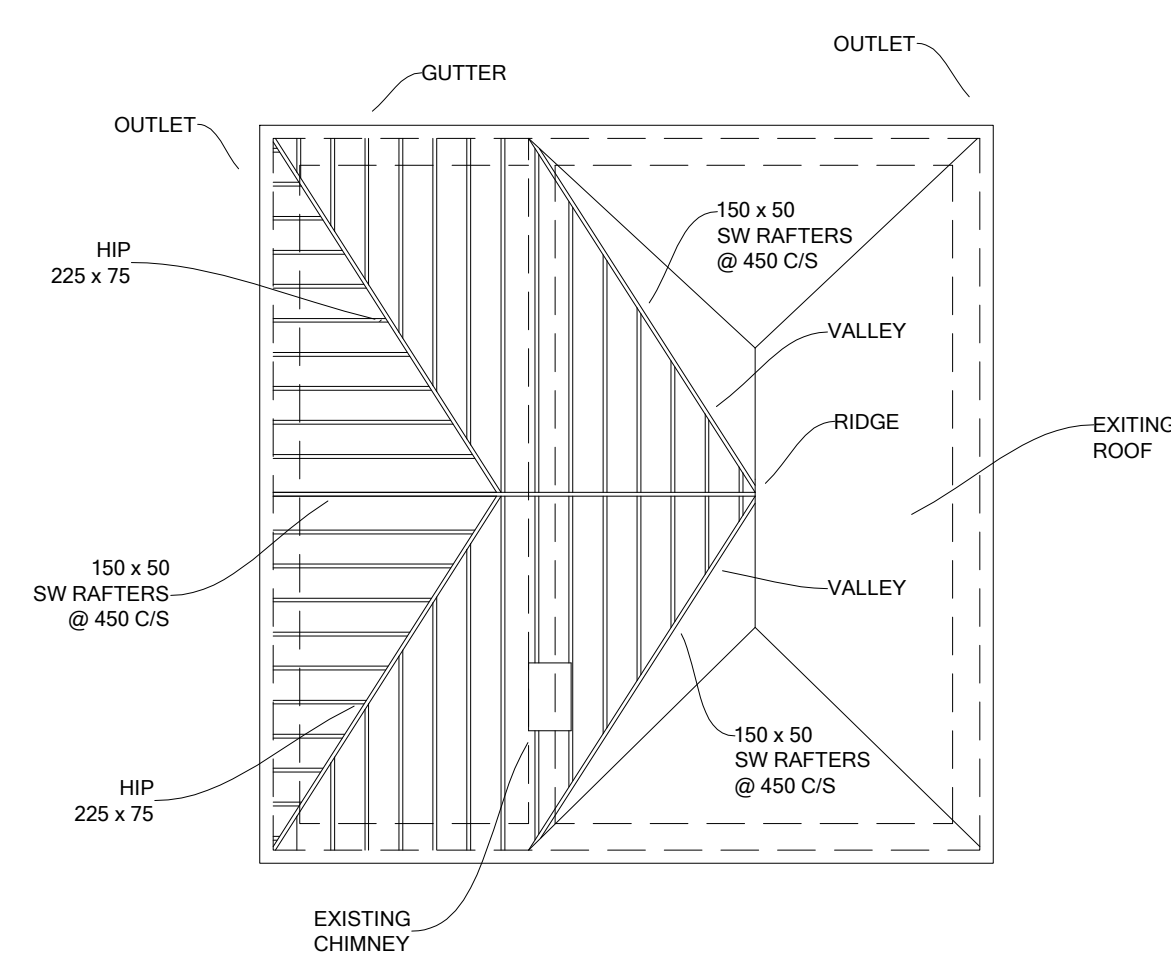
PROPOSED FRONT ELEVATION



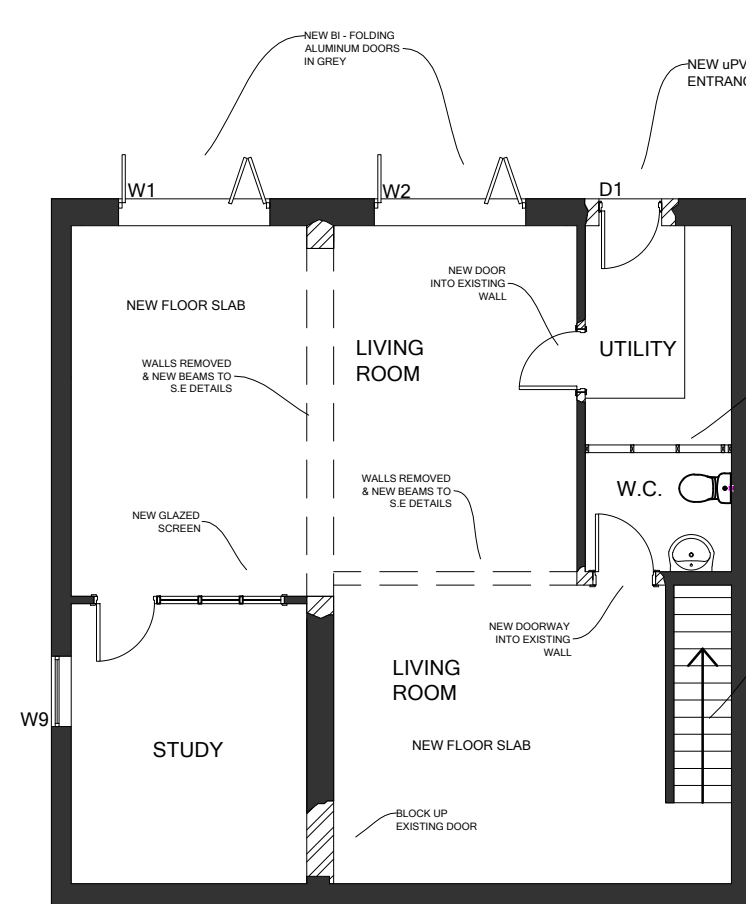
SECTION A-A



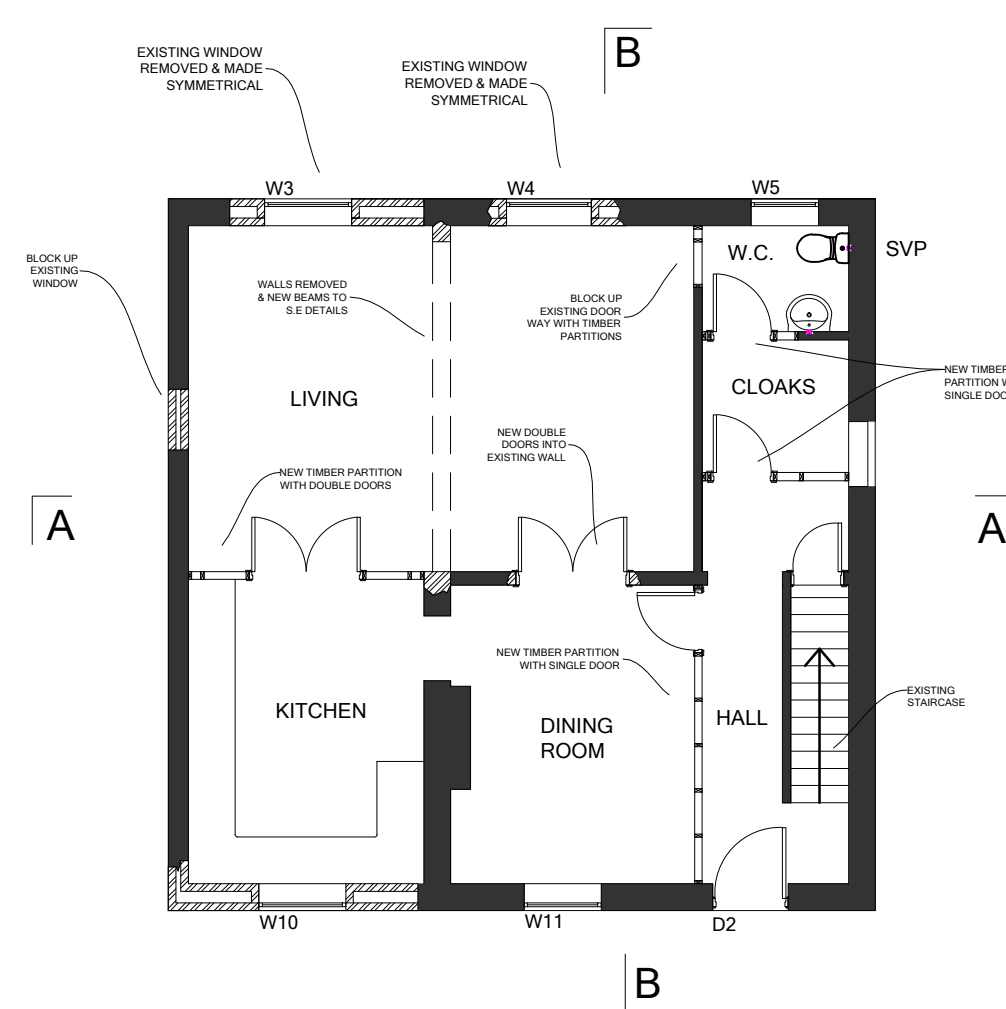
SECTION B-B



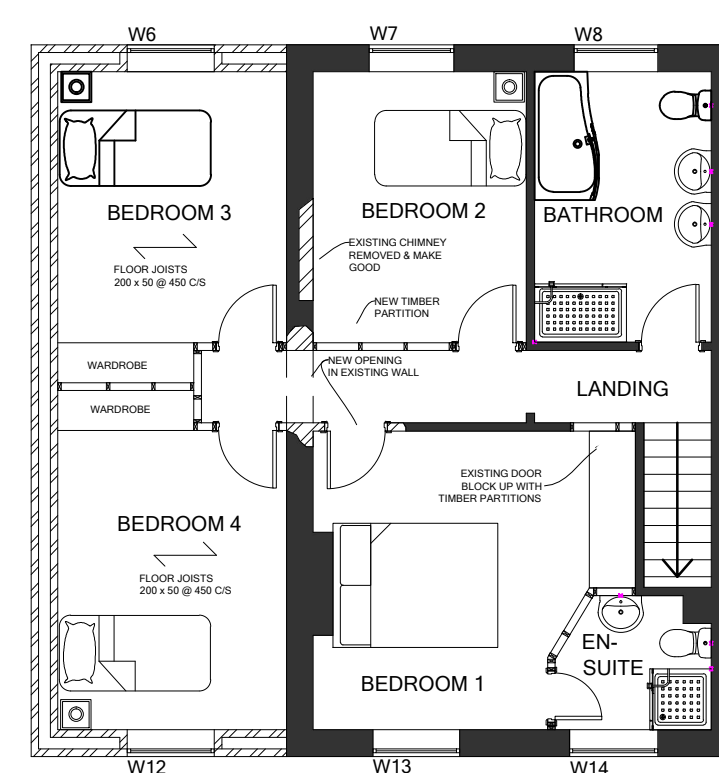
PROPOSED ROOF PLAN



PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

MONTPELLIER COTTAGE
144 BLACKER ROAD,
STAINCROSS,
BARNSELEY, S75 6DB

CONSTRUCTION NOTES:

BASEMENT:

BREAK OUT EXISTING FLOOR SLAB & MAKE GOOD. REMOVE EXISTING WALLS & CHIMNEY AS DETAILED BY STRUCTURAL ENGINEER & MAKE GOOD. PROVIDE STEEL BEAMS AS DETAILED BY S.E.

INSTALL NEW FLOOR SLAB AT NEW LEVEL. 100MM REINFORCED CONCRETE SLAB WITH VISQUEEN 1200 DPM & 50MM RIGID INSULATION. STRUCTURAL ENGINEER TO CHECK EXISTING WALLS AND FOUNDATIONS.

SIDE ELEVATION:

REMOVE EXISTING ROOF SLATES, TIMBERS & MAKE GOOD. BUILD UP NEW WALL OFF EXISTING WALL UP TO LINE OF EXISTING ROOF EAVES. 305MM CAVITY WALL O/A 102,5MM FACINGS 100MM INTERNAL BLOCKWORK WITH INSULATED PLASTERBOARDS INTERNALLY.

CAVITY TO HAVE INSULATION 65MM THICK. PROVIDE CAVITY WALL TIES @ 450MM C/S VERTICALLY, 750MM C/S HORIZONTALLY AND 300 C/S VERTICALLY AT EXTERNAL OPENINGS.

PROVIDE INSULATED DPC'S AT EXTERNAL OPENING JAMBS.

PROVIDE LINTEL OVER NEW EXTERNAL OPENINGS.

WINDOWS W1 & W2. BREAK OUT EXISTING EXTERNAL WALL AT BASEMENT. INSTALL LINTELS TO STRUCTURAL ENGINEERS DETAILS.

ROOF CONSTRUCTION:

DARK GREY SLATES TO MATCH EXISTING ON 38 x 25 SW BATTENS & BREATHABLE MEMBRANE ON 150 x 50 RAFTERS @ 450 C/S. 225 x 75 SW PURLINS & HIPS 150 x 50 SW CEILING JOISTS @ 450 C/S FIXED TO 100 x 75 SW WALL PLATE AT HEAD OF WALL. 12.5MM PLASTERBOARD & SKIM CEILING.

ROOF PITCH, EAVES & SOFFIT TO MATCH EXISTING. INSTALL 2 No LAYERS OF FIBREGLASS INSULATION LAID BETWEEN CEILING JOISTS 300MM DEEP.

FIRST FLOOR CONSTRUCTION:

TO EXTENSION: 25MM T@G BOARDING ON 200 x 50 SW JOISTS @ 450 C/S. PLASTERBOARD AND SKIM CEILINGS.

ELECTRICAL:

PROVIDE EXTRACTOR FAN TO UTILITY ROOM, CLOAKS & EN-SUITE EXTRACTING TO THE OUTSIDE AIR AT MIN RATE OF 15 LITRES PER SECOND.

PROVIDE A FULLY LINKED SMOKE DETECTION SYSTEM WITHIN THE CIRCULATION SPACES AT ALL LEVELS.

ALL NEW ELECTRICAL WORKS TO COMPLY WITH THE REQUIREMENT OF PART P OF THE BUILDING REGULATIONS.

DRAINAGE:

32MM WASTE TO WASH BASINS 30MM WASTE TO SINKS, SHOWERS, BATHS. ALL WITH 75MM DEEP SEAL WASTES.

WINDOWS:

ALL WINDOWS TO BE DOUBLE GLAZED U VALUE OF 1:8 W/M2K. PROVIDE SAFETY GLAZING TO DOORS W1 & W2 TO ALL CRITICAL AREAS AS DOC PART N.



CLEAR PROJECTS 811 Low Row Woolley Colliery Barnsley S75 5JF Tel: 01226 889496 Fax: 01226 889486 email - lee@clear-projects.net web - www.clear-projects.net	CLIENT:	MISS R.E.EMMERSON
	TITLE:	PROPOSED ALTERATIONS & EXTENSION
	PROJECT:	MONTELLIER COTTAGE, 144 BLACKER ROAD, STAINCROSS, BARNSELY, S75 6DB
	SCALE:	1:50 @ A1
	DRO NO:	2012-FEB-MONT-01
	REVISION:	DATE: 13.02.2012