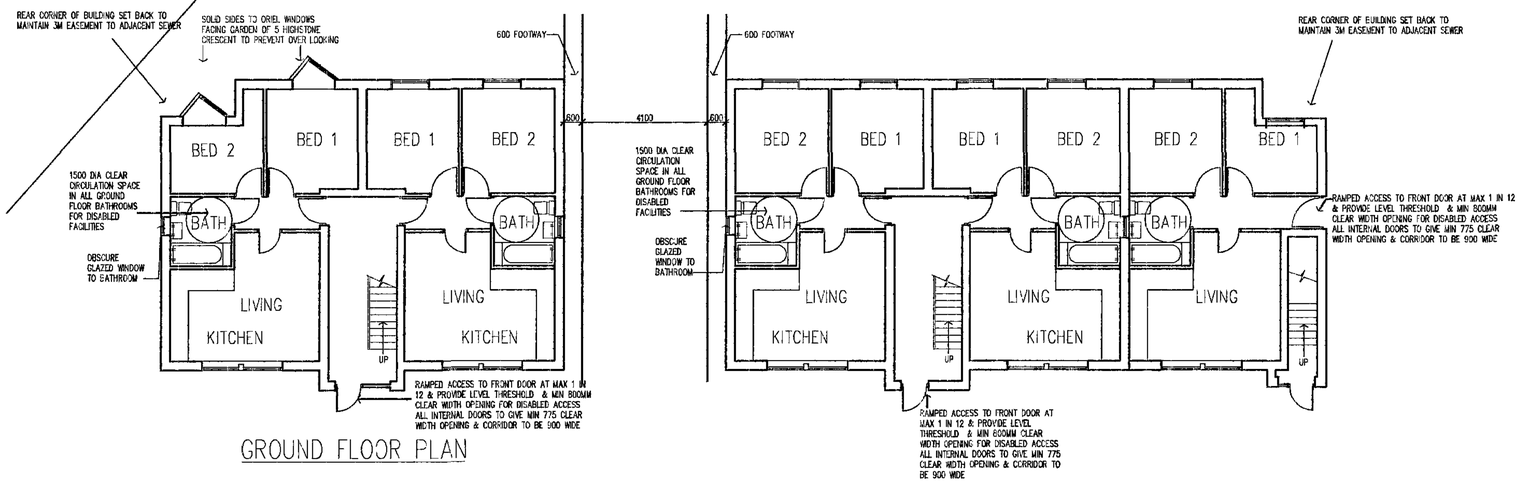
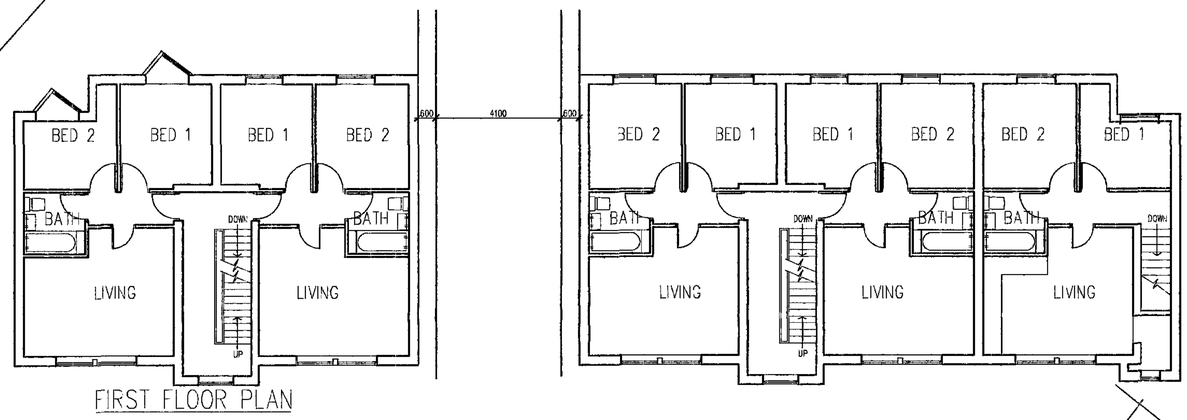
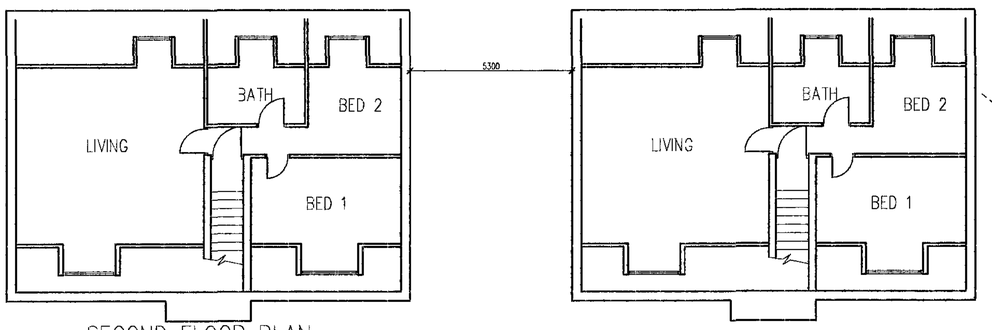


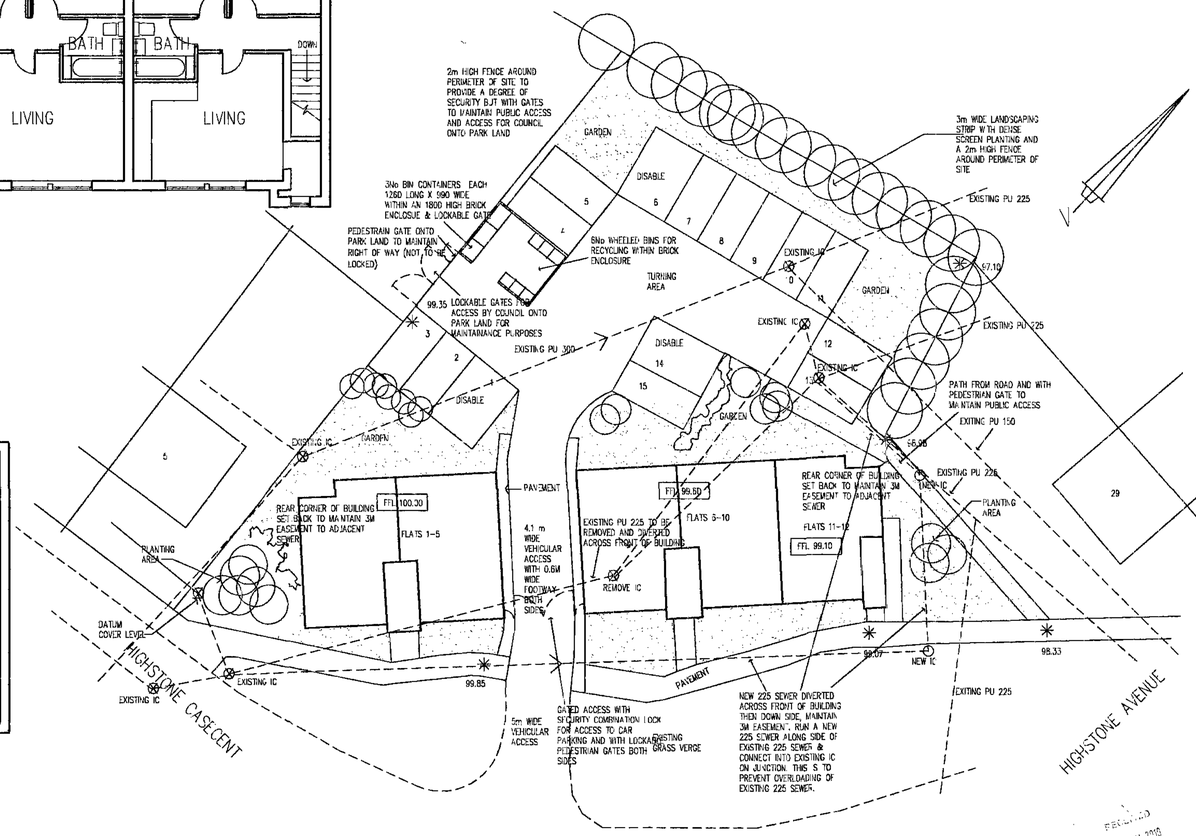
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN
SCALE 1:200

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04 JAN 2010

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

1. Any new glass to doors within 1.50m of floor level to be minimum class '1' safety glass to BS 6206 and marked accordingly.
2. Any glass to windows with a sill lower than 800mm of floor to be class '1' safety glass to BS 6206.
3. Foundations dependent on site conditions generally 500x225 concrete strip to external cavity walls 450x150 concrete strip to internal load bearing and beam/sleeved sleeper walls all to recommendation of BRE.

   Bottom of trench to be min 750 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs App. Doc. A1/2 Part. E using min. Grade 10 concrete to BS.8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of BRE or NHBC Inspector. Deeper walls to be taken to independent strip footing unless ground bearing conditions allow for over site concrete to be thickened out as agreed with BRE. 450mm overlap on step foundations to be twice the height of the strip or the thickness of the foundation or 300mm whichever is the greater. Step to be not greater than thickness 7N foundation blocks to BS 2028 or concrete concrete to be used up to 150mm below External ground level. Class F, footing brickwork to be used between courses below finished ground level and dpc. laid in 1:3 mortar. Suspended timber floors to be SC3 grade joists on brickwalls (double where running side non-load bearing partitions) with nom. 15mm p.i.b.g. boarding or flooring grade T&G chipboard to BS 5618 or 50mm nom. cen ent/sand screed (1:3) on 100mm oversite concrete slab (C10P min) on 65mm flooring grade insulation on 2000 gauge vacuum dpm lapped with dpc and laid on 25mm sand blinding, on 150mm min. – 600mm max clean consolidated hardcore.
4. All damp proof courses to be polyseam 2000T (to BS 743) or similar manufacturers and to be provided to all windows, heads, jambs & sills.
   Materials have 'U' value of 0.35w/m2 oC to all closures by extending cavity insulation up to reveal & using insulated cavity closer.
5. External walls constructed of 100mm art stone & base leaf of lightweight thermal block thermalite or celcon. 100 cavity filled with Dowen Therm cavity slab 34 insulation batt to give U value of 0.35W/m sq K
6. Leaves of cavity walls to be tied together with twisted stainless steel ties (to BS1243:Way 1978 Regs.) at 450m c/s vertically and 750mm horizontally.
7. Anchor straps to be provided to all external walls at first floor level 1200mm long at 2000mm c/s.
8. Anchor ties to be provided to gable walls at ceiling joists level 1200m m long at 2000mm c/s. Anchor ties to be provided at verge joists 1200mm long at 2000mm c/s across verge height.
9. All opening lights to equal a minimum of one tenth of floor area to all habitable rooms. All new windows to be fitted with trickle ventilators 1500mm2 to habitable rooms and 400mm2 to other rooms. Glazing in timber or plastic frames to be double glazed with 16mm air gap and a 'soft' low E coating.
10. Stud partition walls constructed of 75x50mm nom. timber sawn sizes with 9.5mm plasterboard and 3mm skim. Make double up to w/bands where running parallel.
11. All structural timbers to be SC3 grade and comply with B.Regs.
12. Any drains passing under building to be encased in pea gravel and bridged over where passing through external walls or concrete lintels. Drains to be jointed. All new drainage connections to be made to the satisfaction of BBS.
13. All electrical installation to conform to the Institute of Electrical Engineers Regs. and client's requirements.
14. Calculations for new steelwork etc. to be submitted to LA min 28 days prior to commencement.
15. Any new floor joists longer than 2.50m span to receive struts mid-span.
16. New or replacement boilers to have a minimum SEDBUK value of 78 % if natural gas, 10 % if LPG & 85% if oil.
17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

C	29 12 09	gated access and fence
B	17 11 09	sewers showing diversion
A	2 11 09	revised bin enclosure
	Date	Revisions

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Client
BALDWIN BUILDING SERVICES

Drawing Title
SCHEME

Job Title
RESIDENTIAL DEVELOPMENT ON SITE OF WORSBROUGH COMMON DEPOT
HIGHSTONE AVENUE
BARNSLEY S70 4LG

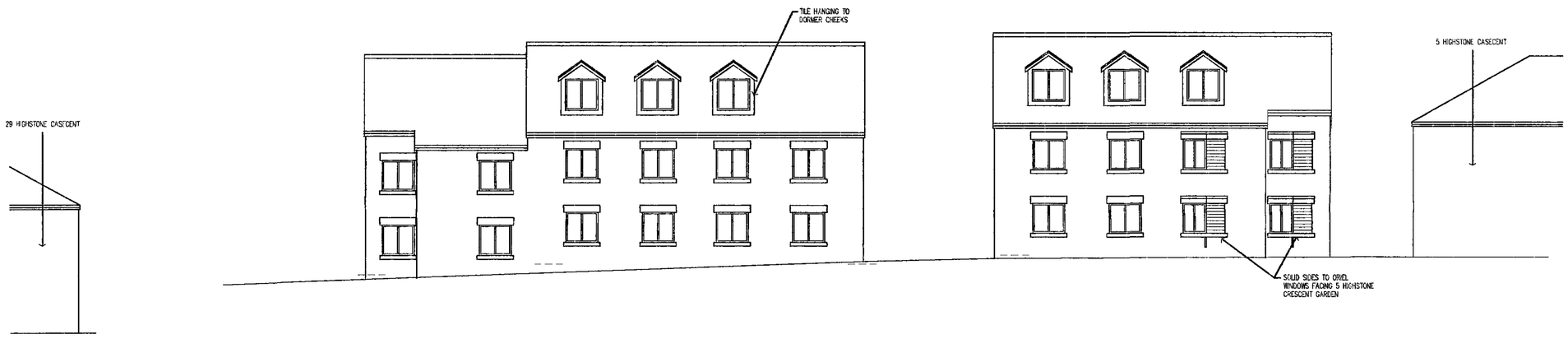
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Date JAN 09 | Drawn by T.B/ AB

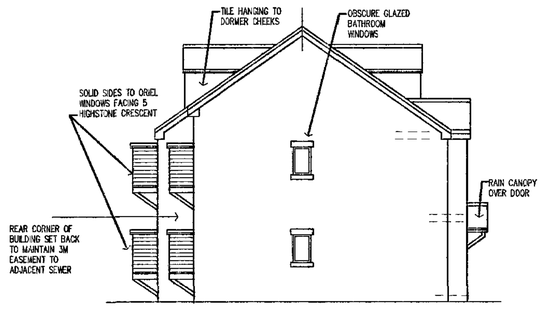
Drawing No. 917/2/07 | c



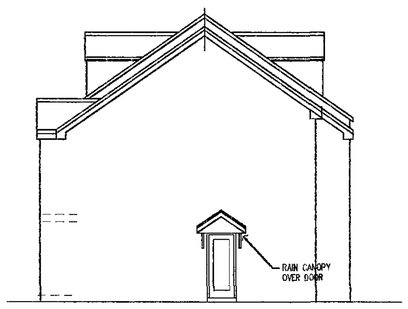
PROPOSED FRONT ELEVATION (SOUTH EAST)



PROPOSED REAR ELEVATION (NORTH WEST)



PROPOSED SIDE ELEVATION (SOUTH WEST)



PROPOSED SIDE ELEVATION (NORTH EAST)

RECEIVED 04 JAN 2010

NOTES:

All dimensions must be checked on site and not scaled from this drawing

1. Any new glass to doors within 1.50m of floor level to be minimum class '1' safety glass to BS 6206 and marked accordingly.
2. Any glass to windows with a sill lower than 800mm of floor to be class '1' safety glass to BS 6206.
3. Foundations dependant on site conditions generally 600x225 concrete strip to external cavity walls 450x150 concrete strip to internal load bearing and honeycombed sleeper walls all to satisfaction of BBS.

   Bottom of trench to be min 250 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs. App. Doc. A1/2 Part. E using min 20mm 10 concrete to BS.8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of BBS or NHBC Inspector. Sleeper walls to be taken to hard-packed strip footing unless ground bearing conditions allow for over site concrete to be thickened out as agreed with BBS. Minimum overlap on step foundations to be twice the height of the strip or the thickness of the foundation or 300mm whichever is the greater. Step to be set greater than thickness 24 foundation blocks to BS 2028 or concrete commence to be used up to 150mm brick field at ground level. Class F, facing brickwork to be used between courses below finished ground level and dpc. laid in 1:3 mortar. Suspended timber floors to be SC3 grade joists are indicated (double where running under non-load bearing partitions) with nom. 15mm p.t.&g. boarding or flooring grade 18d chipboard to BS 5669 or 50mm cement/sand screed (1:3) on 100mm overside concrete slab (GP10P mix) on 50mm flooring grade insulation on 2000 gauge elasgeam dpm lapped with dpc and laid on 25mm sand blinding on 100mm min. - 600mm max clean consolidated hardcore.
4. All damp proof courses to be viscogem 20301 (to BS 743) or similar manufacturer and to be provided to all windows, facade, jambs & sills.
   Maintain max 'U' value of 0.35w/m2 oC to all closures by extending cavity insulation up to reveal & using insulated cavity closer.
5. External walls constructed of 103mm art stone & inner leaf of lightweight thermal blockthermalite or celcon. 100 cavity filled with Crown Celbarrier cavity slab 34 insulation batts to give U value of 0.35W/m sq #
6. Leaves of cavity walls to be tied together with twisted stainless steel ties (to BS.1243,May 1981 Regs.) at 450c/c cts vertically and 750mm horizontally.
7. Anchor straps to be provided to all external walls at first floor level 1200mm long at 2000mm cts.
8. Anchor ties to be provided to gable walls at ceiling joists level 1200mm long at 2000mm cts. Anchor ties to be provided at verge levels 1200mm long at 2000mm cts across verge length.
9. All opening lights to equal a minimum of one twentieth of floor area to all habitable rooms. All new windows to be fitted with trickle ventilators 8000mm2 to habitable rooms and 4000mm2 to other rooms. Glazing to timber or plastic frames to be double glazed with 16mm air gap and c. to#? low E coating.
10. Stud partition walls constructed of 75x50mm s/w fixed each side with 9.5mm plasterboard and 3mm skim. Joists double up to underside where running parallel.
11. All structural timbers to be SC3 grade and comply with B.Regs.
12. Any drains passing under building to be encased in pea gravel and bridged over where passing through external walls or concrete lintels. Cracks to be jointed. All new drainage connections to be made to the satisfaction of BBS.
13. All electrical installation to conform to the Institute of Electrical Engineers Regs. and client's requirements.
14. Calculations for new steelwork etc. to be submitted to LA min 28 days prior to commencement.
15. Any new floor joists larger than 2.50m span to receive struts mid-span.
16. New or replacement boilers to have a minimum SEDBUK value of 78 % if natural gas, 65 % if LPG & 85% if oil.
17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

A	17 11 09	rear set back for 3m easement
	Date	Revisions

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Client
BALDWIN BUILDING SERVICES

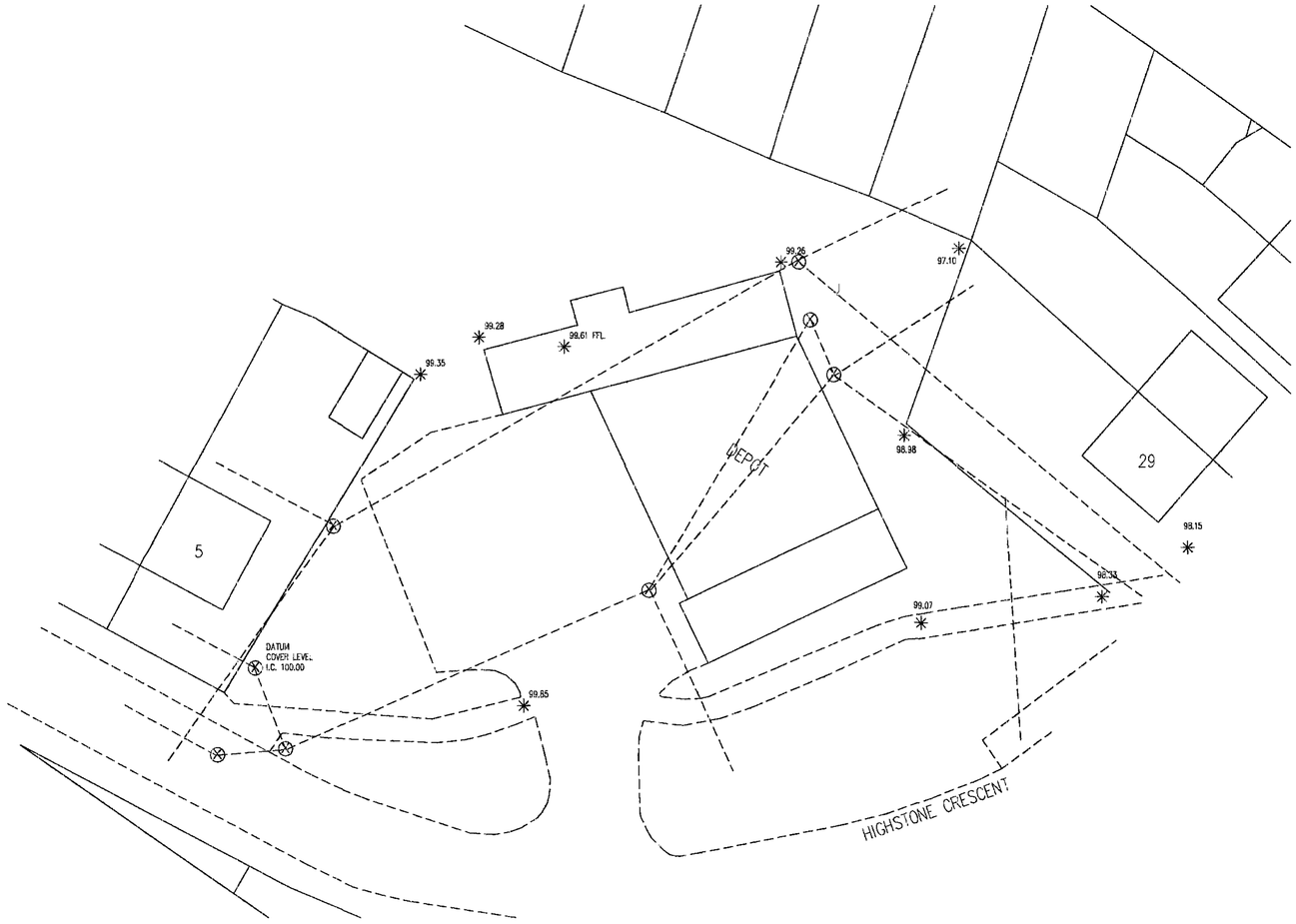
Drawing Title
SCHEME

Job Title
RESIDENTIAL DEVELOPMENT ON SITE OF WORSBROUGH COMMON DEPOT
HIGHSTONE AVENUE
BARNSLEY S70 4LG

Scale 1:100

Date JAN 09 | Drawn by T.B/ AB

Drawing No. 917/3/07 | A



EXISTING SITE PLAN
SCALE 1:200

NOTES:

All dimensions must be checked on site and not scaled from this drawing

1. Any new glass to doors within 1.50m of floor level to be minimum class 'B' safety glass to BS 6206 and marked accordingly.

2. Any glass to windows with a sill lower than 800mm of floor to be class 'C' safety glass to BS 6206.

3. Foundations dependent on site conditions generally 600x225 concrete strip to external cavity walls 450x150 concrete strip to internal load bearing and hole-cornered sleeper walls all to satisfaction of BBS.

   Bottom of trench to be min 750 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs. App. Doc. A1/2 Part D. using min Grade 15 concrete to BS.8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of DBS or NHBC Inspector. Stepped walls to be taken to independent strip footing where ground bearing conditions occur for new site concrete to be thickened out as agreed with DBS. 450mm overlap on step foundations to be twice the height of the strip or the thickness of the foundation or 300mm whichever is the greater. Step to be not greater than 600x4mm. 7N foundation blocks to BS 5128 or concrete commons to be used up to 150mm below External ground level. Class 7, facing brickwork to be used between courses below finished ground level and dpc. laid in 6:1 mortar. Suspended timber floors to be SC3 grade joists on bridged (double where running under non-load bearing partitions) with nom. 25mm p.t.g. boarding or flooring grade T&G chipboard to BS 5.8.10 or 50mm cem-ent/sand screed (1:3) on 100mm overlite concrete slab (C7/10 mix) on 50mm floating grade insulation on 2000 gauge oleogum dpm lapped with dpc and laid on 25mm sand blinding on 150mm min. - 500mm max each consolidated horizons.

4. All damp proof courses to be wickpoint 20/20 (to BS 743) or similar manufacturer and to be provided to all windows, heads, jambs & sills.
   Maintain max U' value of 0.25w/m2 oC to all closures by extending cavity insulation up to meet & using insulated cavity closer.

5. External walls constructed of 103mm art stone & inner leaf of lightweight thermal block thermolite or celcon, 100 cavity filled with Crown Drilltherm cavity slab 34 insulation batts to give U' value of 0.30W/m sq K

6. Leaves of cavity walls to be tied together with twisted stainless steel ties (to BS.1243.May 1961 Regs.) at 450mm cts vertically and 750mm horizontally.

7. Anchor straps to be provided to all external walls at first floor level 1200mm long at 2000mm cts.

8. Anchor ties to be provided to gable walls at ceiling joists level 1200mm long at 2000mm cts. Anchor ties to be provided at verge levels 1200mm long at 2000mm cts across verge length.

9. All opening lights to equal a minimum of one twentieth of floor area to all habitable rooms. All new windows to be fitted with trickle ventilators 1000mm2 to habitable rooms and 4000mm2 to other rooms. Glazing in timber or plastic frames to be double glazed with 16mm air gap and a 'soft' low E coating.

10. Stud partition walls constructed of 75x50mm s.w. fixed each side with 9.5mm plasterboard and 3mm skim. Jambs double up to underside where running parallel.

11. All structural timbers to be SC3 grade and comply with B.Regs.

12. Any drains passing under building to be surrounded in pea gravel and bridged over where passing through external walls or concrete lintels. Provide flexible joints. All new drainage connections to be made to the satisfaction of DBS.

13. All electrical installation to conform to the Institute of Electrical Engineers Regs. and client's requirements.

14. Consultations for new statutory etc. to be submitted to LA min 28 days prior to commencement

15. Any new floor joists longer than 2.50m span to receive struts mid-span.

16. New or replacement boilers to have a minimum SEDBUK value of 78 % if natural gas, 80 % if LPG & 85% if oil.

17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

A		
	Date	Revisions

Trevor Birchall Design Limited

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Company Registration Number: 4553793

Client
BALDWIN BUILDING SERVICES

Drawing Title
EXISTING SITE PLAN

Job Title
RESIDENTIAL DEVELOPMENT ON SITE OF WORSBROUGH COMMON DEPOT
HIGHSTONE AVENUE
BARNSLEY S70 4LG

Scale 1:100, 1:200

Date JAN 09 | Drawn by T.B/ AB

Drawing No. 917/1/07

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CORPORATE MAIL ROOM