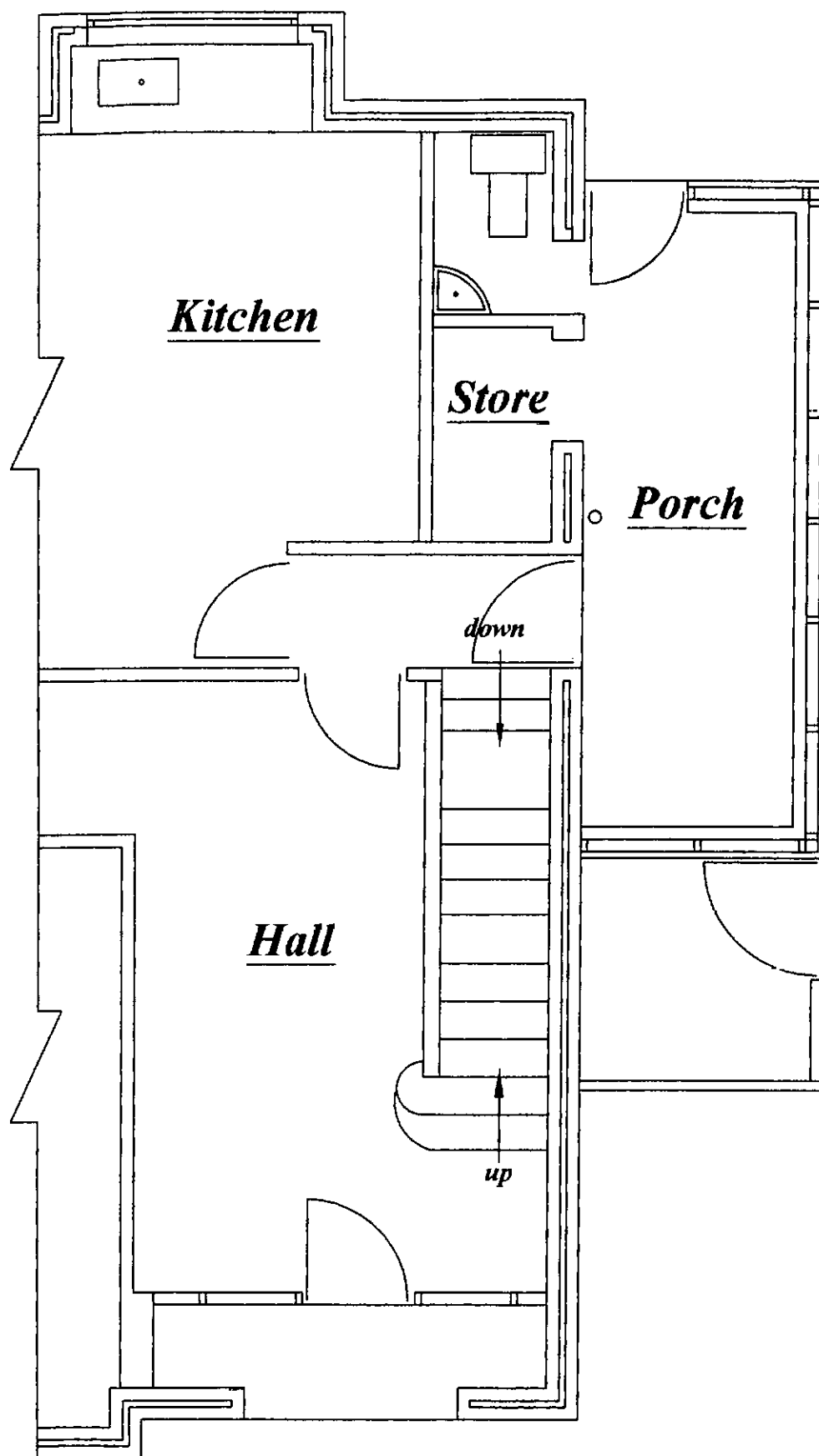
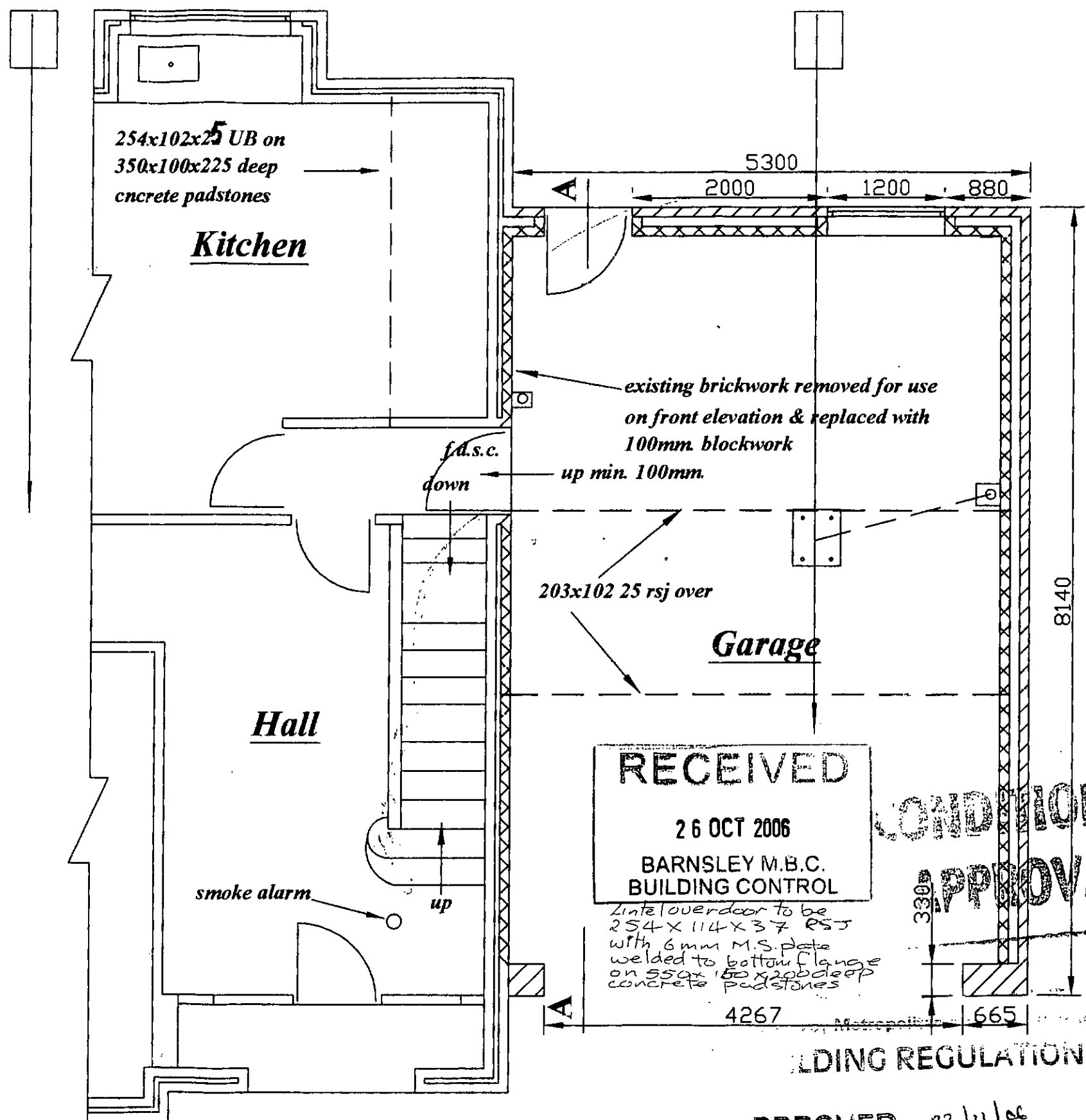




Existing Ground Floor Plan



Proposed Ground Floor Plan

Date 25:10:2006

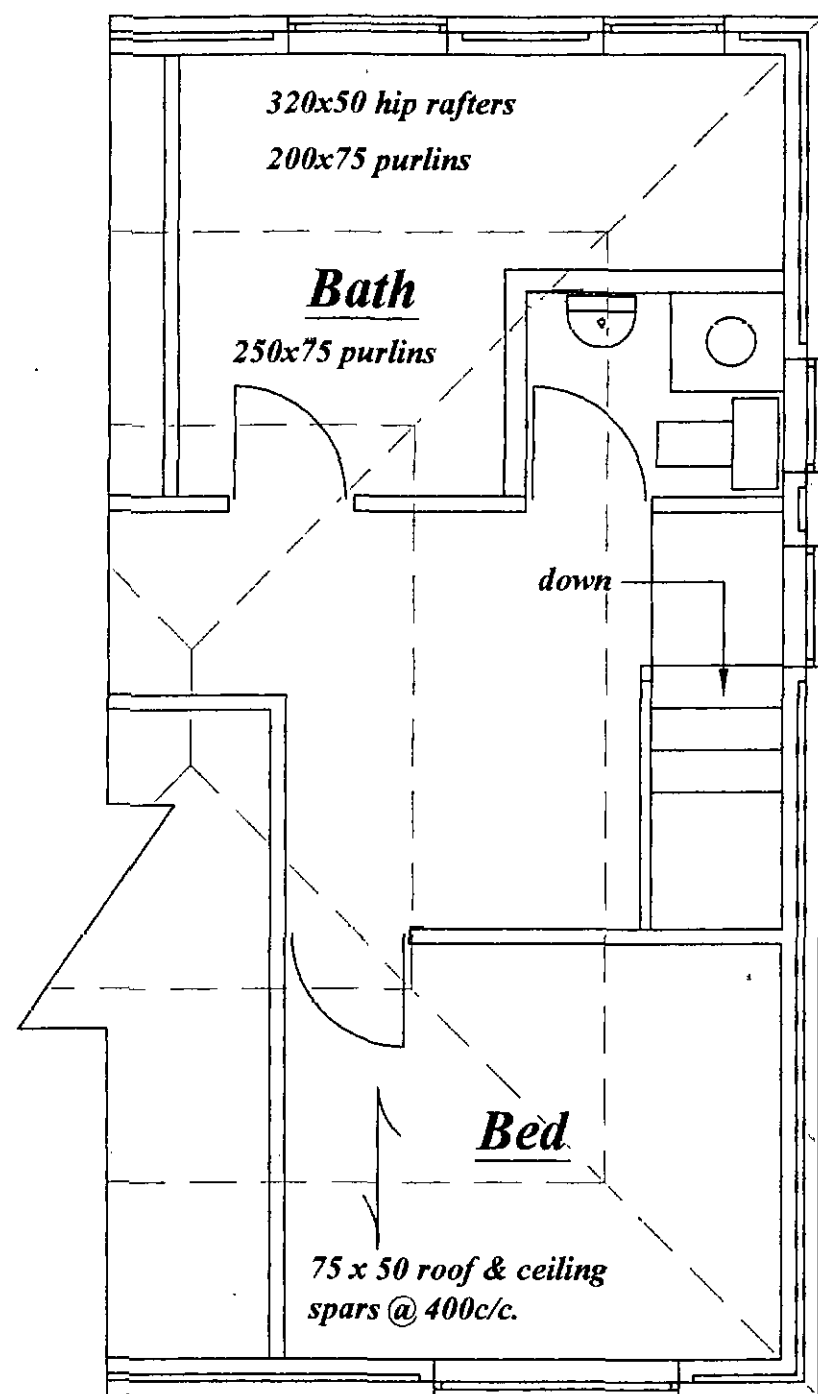
Scale 1:50

Client
Mr.A Darley
354 Pontefract Road
Lundwood
Barnsley

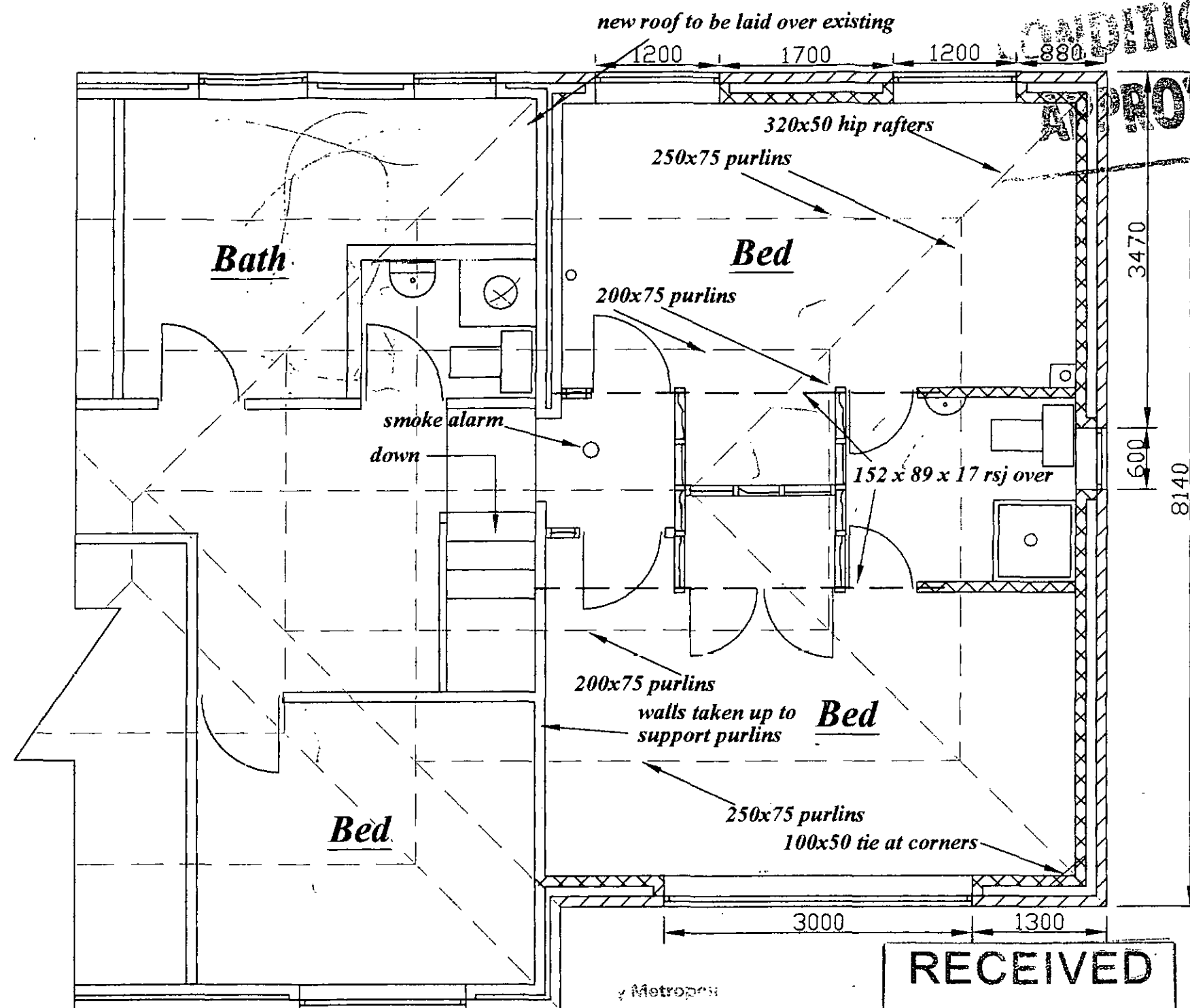
PROPOSAL
2 Storey Extension To Dwelling
And Conversion Of Garage
To Playroom

Revisions
Date

PLAN NO. 06 6688
M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



Existing First Floor Plan



Proposed First Floor Plan

Date 25 : 10 : 2006

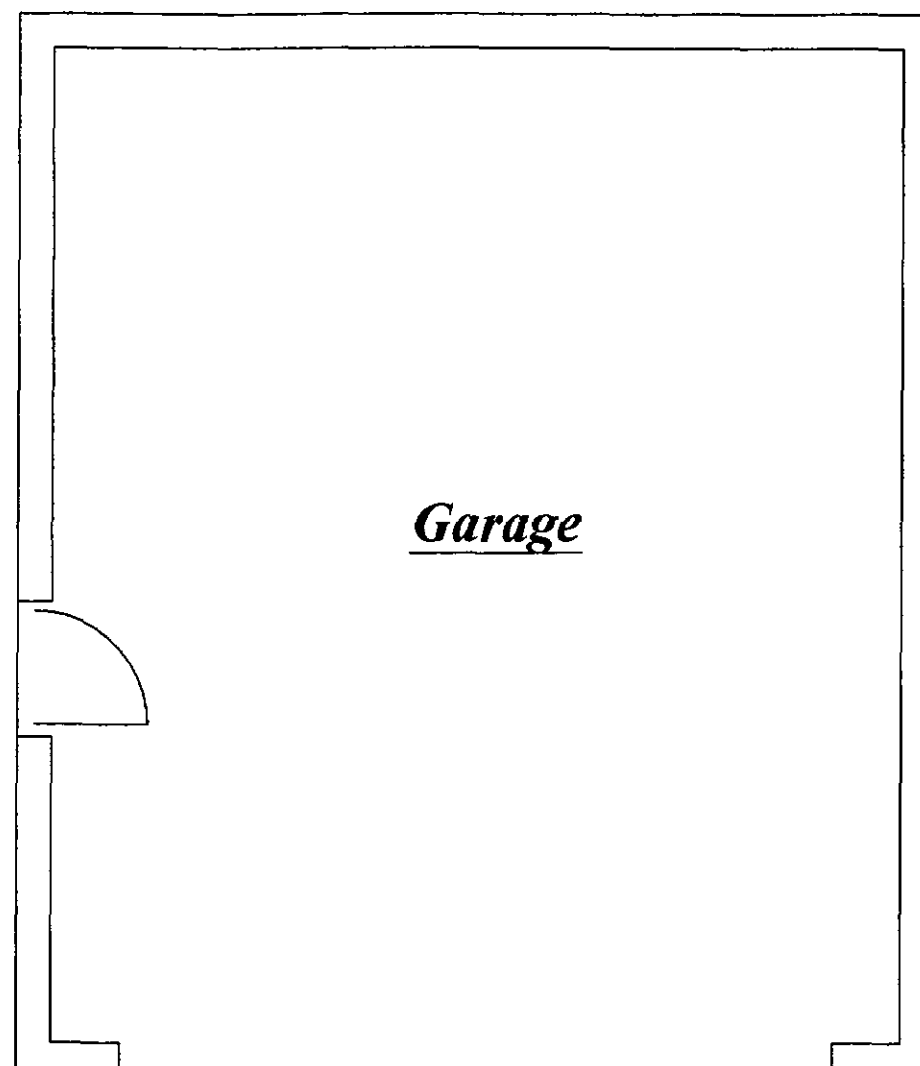
Scale 1 : 50

Client
Mr.A Darley
354 Pontefract Road
Lundwood
Barnsley

PROPOSAL
2 Storey Extension To Dwelling
And Conversion Of Garage
To Playroom

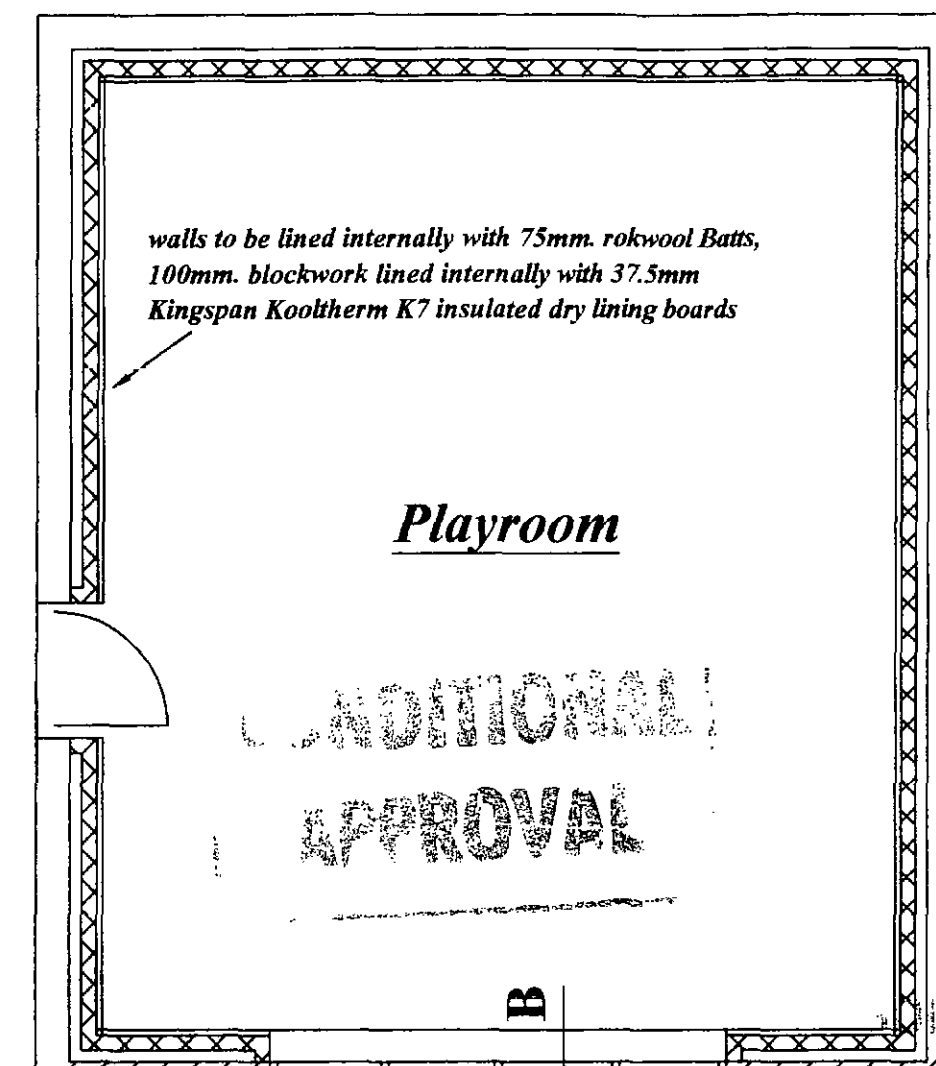
Revisions
Date

M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



Garage

Existing Plan



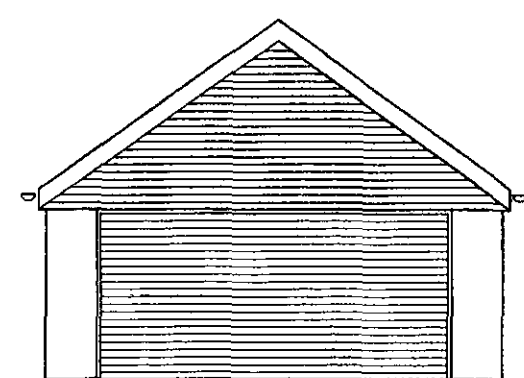
Playroom

Proposed Plan

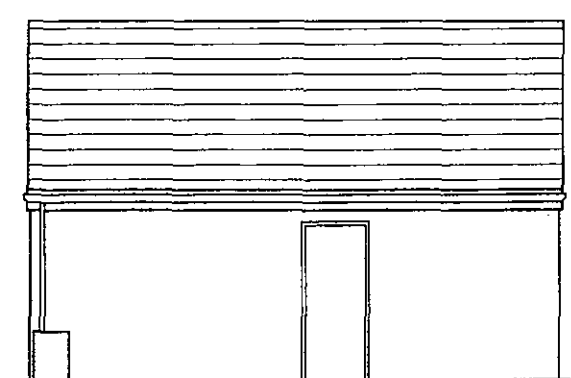
RECEIVED
26 OCT 2006
BARNSELY M.B.C.
BUILDING CONTROL

APPROVED 22/11/06

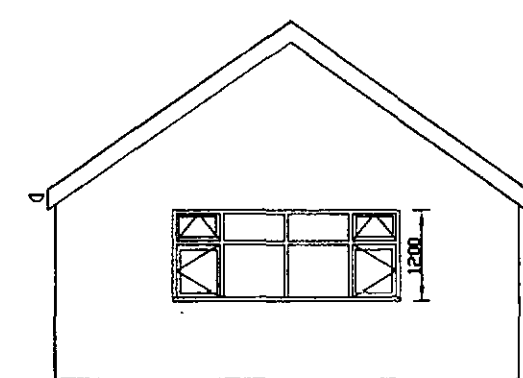
PLAN NO. 06/6688



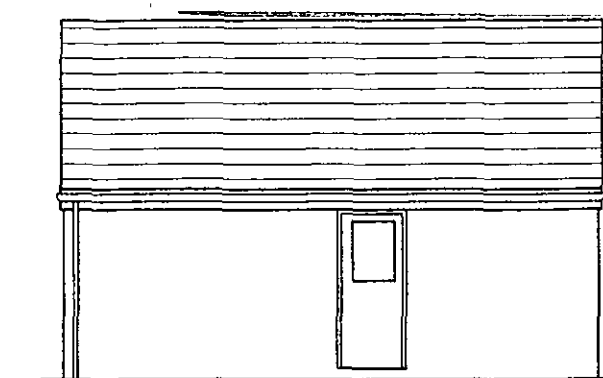
Existing Front Elevation



Existing Side Elevation



Proposed Front Elevation

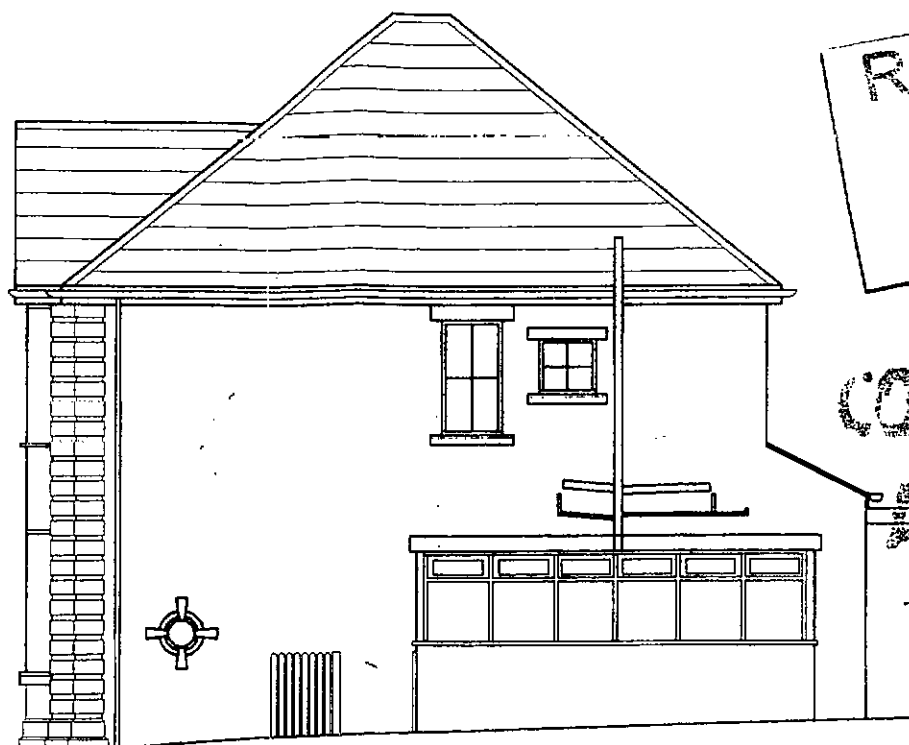


Proposed Side Elevation

<u>Date</u> 25 : 10 : 2006 <u>Scale</u> 1 : 50 & 1 : 100	<u>Client</u> Mr.A Darley 354 Pontefract Road Lundwood Barnsley	<u>PROPOSAL</u> 2 Storey Extension To Dwelling And Conversion Of Garage To Playroom	<u>Revisions</u> <u>Date</u>	<u>M. Whyke</u> MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190
--	--	--	---	---



Existing Front Elevation



Existing Side Elevation

RECEIVED
26 OCT 2006
BARNLEY M.B.C.
BUILDING CONTROL

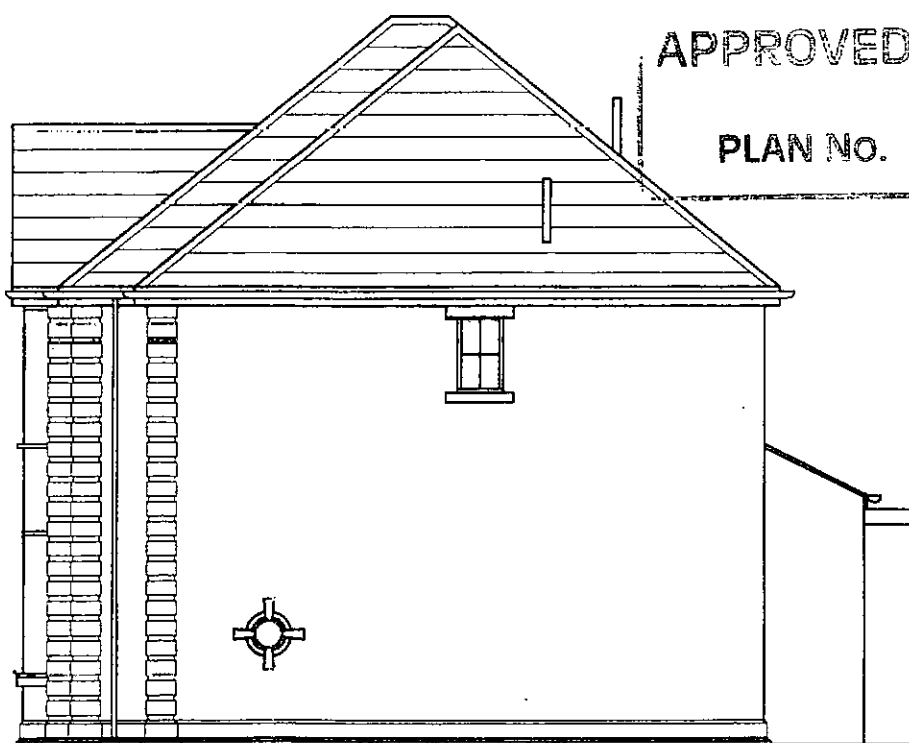
**CONDITIONAL
APPROVAL**



Existing Rear Elevation



Proposed Front Elevation



Proposed Side Elevation

APPROVED 22/11/06

PLAN NO. 06/6683



Proposed Rear Elevation

Date 25 : 10 : 2006

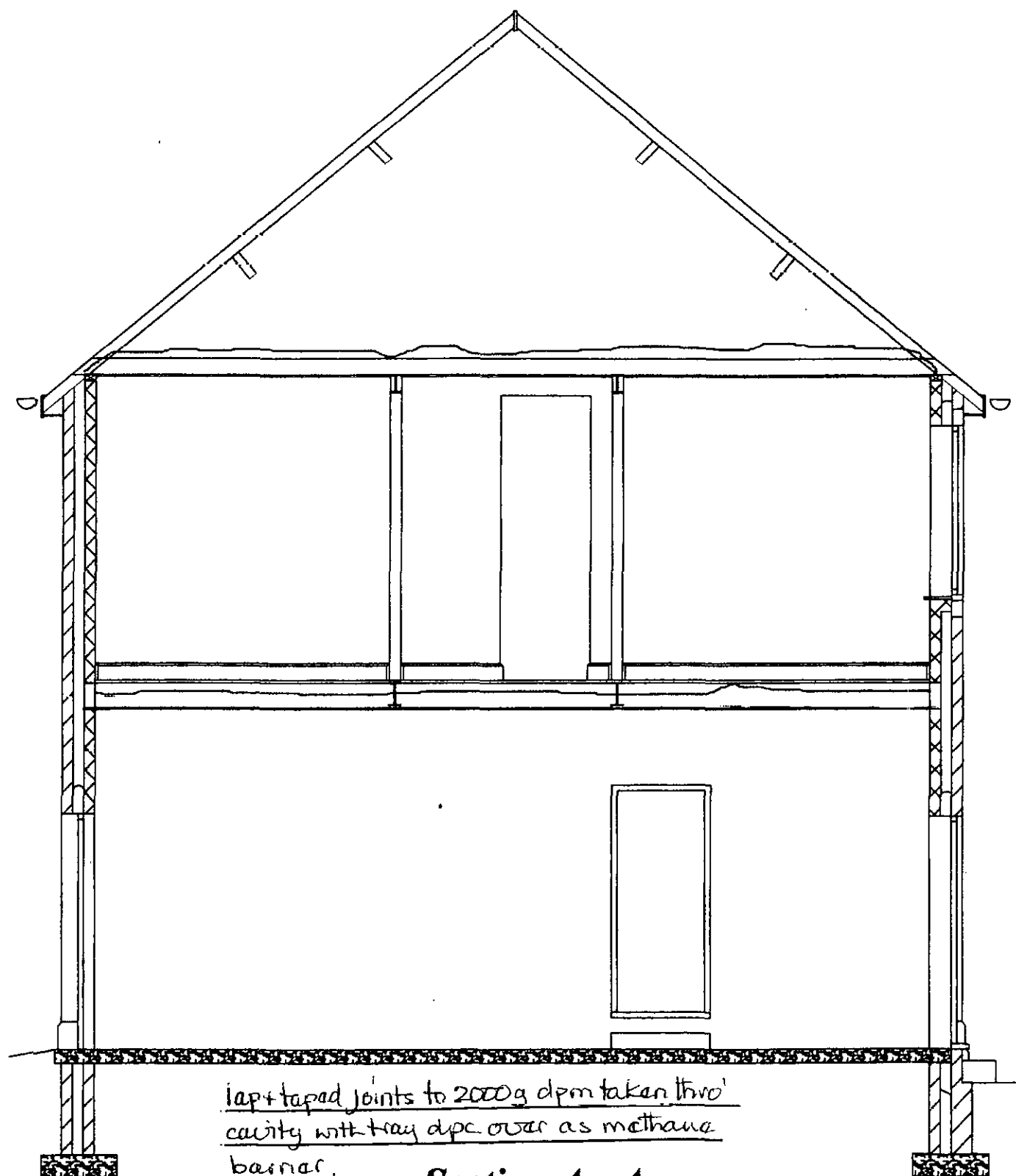
Scale 1 : 100

Client
Mr.A Darley
354 Pontefract Road
Lundwood
Barnsley

PROPOSAL
2 Storey Extension To Dwelling
And Conversion Of Garage
To Playroom

Revisions
Date

M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



lap+ taped joints to 2000g dpm taken thro'
cavity with tray dpc over as methane
barrier.

Section A - A

**CONDITIONAL
APPROVAL**

Barnsley Metropolitan Council

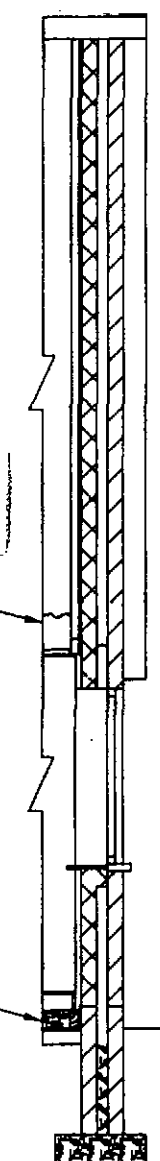
BUILDING REGULATIONS

APPROVED 22/11/06

PLAN NO. 06/6683

250mm. fibreglass fitted as extension

22mm. flooring grade chipboard
suitable for wet areas on 100mm.x 50mm.
joists at 450mm.c/c. with 75mm. Kingspan
Thermafloor TF70 insulation between joists



Section B - B

RECEIVED

26 OCT 2006

BARNSLEY M.B.C.
BUILDING CONTROL

Date 25 : 10 : 2006

Scale 1 : 50

Client
Mr.A Darley
354 Pontefract Road
Lundwood
Barnsley

PROPOSAL
2 Storey Extension To Dwelling
And Conversion Of Garage
To Playroom

Revisions
Date

M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190

Foundations

700mm x 200mm. 35N.concrete reinforced with A193 mesh top & bottom with 50mm cover to steel. Depth of foundations to be dependent on site conditions but to be a min. 900mm & to be taken down to suitable load bearing ground to satisfaction of Local Authority and to invert level of any adjoining drain trench which is within 1M of the foundation. Class B Eng. Bricks or foundation blocks to ground level. Concrete lintels to be provided over drains where passing through walls.

Brickwork

Facing bricks to match existing & to satisfaction of Local Authority, 50mm, clear cavity, 50mm "Kingspan Thermawall" TW50 zero ODP insulation boards, (from first floor level) 100mm load bearing blocks. 2 coat plaster to walls.

Wall ties to be double drip type with retaining clip (BBA approved) placed 5per M2 and at 225mm c/c to reveals.

Lintels to be I.G. L1/S100 to openings in cavity walls & Naylor's R6 lintels to internal openings all with min. 150mm end bearing.

30mm x 5mm galv. mild steel anchor ties to be provided at max 2m. c/c at floor & ceiling level & these to be screwed to solid noggin's over 3 no. joists or rafters.

New work to be bonded to existing & cavity maintained.

Thermabate Closers (or other approved thermal breaks) to be provided to reveals of openings.

D.P.C. to be min. 150mm. above ground level & to heads reveals & sills of openings

Garage Floor Construction

125mm. concrete on 2000 gauge Visqueen on min 100mm. clean consolidated & sand blinded hardcore.

First Floor Construction

22mm flooring grade chipboard (suitable for wet areas in shower room) on joists to match existing min. 225mm x 75mm S.C.3 grade joists at max. 450mm c/c with 2 layers of 60mm. Kingspan Kooltherm K3 insulation between joists overlaid with fibreglass 10Kg per M2. & under drawn with 2 layers of 12.5mm plasterboard & skim Solid strutting to be provided at 1/3rd span.

Roof Construction

Roof slates to satisfaction of the Local Authority on tile battens to match existing, untearable sarking felt, 100 mm x 50 mm SC3 grade roof spars at 400mm. c/c

150mm. x 25mm. ridge.

250mm. x 75mm. & 200mm. x 75mm. SC3 grade purlins.

320mm. x 50mm. hip rafters.

100mm. x 50mm. wall plate & 100mm. x 50mm. ties at corners.

150mm. x 50mm. S.C.3 ceiling spars at 400mm. c/c under drawn with 12.5mm. Plasterboard & skim.

150mm. fibreglass between ceiling spars with additional 100mm. fibreglass at 90 degrees to first layer.

Roof ventilated at eaves by Marley 25mm. or similar approved ventilation strip.

P.V.C. spacers between spars to ensure ventilation is not obstructed.

Code 5 lead on layboards to valleys.

Windows /Ventilation

New windows to be P.V.C.U. & to match existing & have an opening area equal to at least 1/20th of the respective room floor area & have an 8000mm. trickle vent.

Windows to new bedrooms to have a min opening area of 0.33m squared & be at least 750mm. high & 450 wide and the bottom of the window shall be no more than 1100mm. above the floor level & open through 90 degrees.

All new windows to be double glazed with Pilkington "K" glass & have 20 mm. spaces between panes.

Safety glass to be provided to all doors and to any window within 800mm. of floor level or 1.5m if within 300mm. of door.

Kitchen to have a fan having a capacity of 60 litres per sec. or cooker hood 30 litres per sec. & ducted to external air.

Fan to be provided in shower room (having a capacity of 15 litres per sec) & be ducted to external air.

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63 diam. R.W. Pipes & connected to existing R.W. system or taken to a soakaway min. 5metres from any building.

Foul drainage to be 100mm. P.V.C. pipes encased in 150mm of pea gravel & laid to a fall of 1:40 to existing foul sewer.

Inspection chamber to be constructed in 225mm. Class B Engineering bricks on 150mm. concrete base & have a double seal screw down cover & frame.

100mm. P.V.C. S&V pipes to be taken min 900mm. above any opening window & terminated with a bird cage.

Wastes to be 32mm. to wash basin, 40mm. to shower, & any common waste to be 50mm.

All appliances to have 75mm. deep seal anti vac traps.

Smoke Alarm

Alarms to comply with B.S. 5446. Part 1 & are to be mains operated, interlinked and sited in entrance hall in ground floor & on landing at first floor level.

Garage Conversion

Existing walls to be lined with 75mm Rockwool Batts, 100mm. blockwork, 37.5mm Kingspan Kooltherm K7 insulated wall boards insulated dry lining boards.

Existing garage floor to have 22mm. flooring grade chipboard (suitable for wet areas on 100mm. x 50mm. floor joists at 600mm. c/c (75mm. Kingspan Thermafloor insulation between joists) 2 coats of Synthaproof to garage floor Roof tile vents to be provided at eaves level equal to a 10mm. continuous strip. 100mm. fibreglass between existing ceiling spars with additional 150mm.

fibreglass at 90 degrees to first layer

Existing plasterboard ceiling to be reskimmed or renewed.

Heating provided by electric storage heaters.

General

Skirting boards & architraves to be to client's choice

Number & position of radiators, electric lights, switches & plug points to be decided at a later date by client

Heating system to be altered by a Corgi Registered Engineer to provide heating & hot water to extension.

Existing boiler is to be replaced & by a Corgi Registered Engineer.

All exposed pipes to be insulated with insulation to B.S.S.

All disturbed finishes to be made good

Stud walls to be 100mm. x 50mm. timbers filled with fibreglass & having 12.5mm. Plasterboard & skim both sides

Double joists below stud walls.

Steelwork to be encased in 2 layers of 12.5mm. plasterboard & skim.

S. & V. pipe to be encased in 2 layers of 12.5mm. plasterboard & skim & void filled with fibreglass.

Door between house & garage to be 1/2hour fire resisting door & frame & is to be fitted with a self closing device.

Min. 100mm step between house & garage.

Garage door to be Horman EcoTherm 4267 x 2125 with EcoMatic operator

Note all electrical work to be designed, installed, inspected & tested by a competent person who is registered with a Part P Self-Certification/Competent Persons Scheme. & certificate of approval to be submitted to the Local Authority on completion.

* wall ties stainless steel.

* garage door lintel details to be handed to BCO when available.

* 2000g dpm to floor to be taken

thro' walls + tray dpc over - taped joints thro' out - methane burner

* if c/w in garage to have bolt down air tight + frame & cover.

This drawing has been produced for the purpose of obtaining Building Regulations & Town Planning Permission & is not a working drawing.

This drawing is copyright & shall not be reproduced or used for any purpose without written permission of the Surveyor.

This drawing must be read in conjunction with all other related drawing & documentation.

It shall be the contractor's responsibility to ensure that the works generally comply with the current Building Regulations & relevant Codes of Practice/ British Standard Specification, together with the Local Authority Building Surveyor & Drainage Inspector.

It is the contractor's responsibility to check all dimensions on site & before manufacture or ordering of any components any discrepancy to be reported immediately.

All materials shall be fixed, applied or mixed in accordance with the manufacturer's instructions & specification.

All materials shall be suitable for their use.

Do Not Scale From This Drawing. If In Doubt Ask.

ADDITIONAL
APPROVAL

BUILDING REGULATIONS

APPROVED 22/11/06

PLAN NO. 06/6658

RECEIVED

26 OCT 2006

BARNSELY M.B.C.
BUILDING CONTROL

Date 25:10:2006

Scale 1:50 & 1:100

Client

Mr.A Darley
354 Pontefract Road
Lundwood
Barnsley

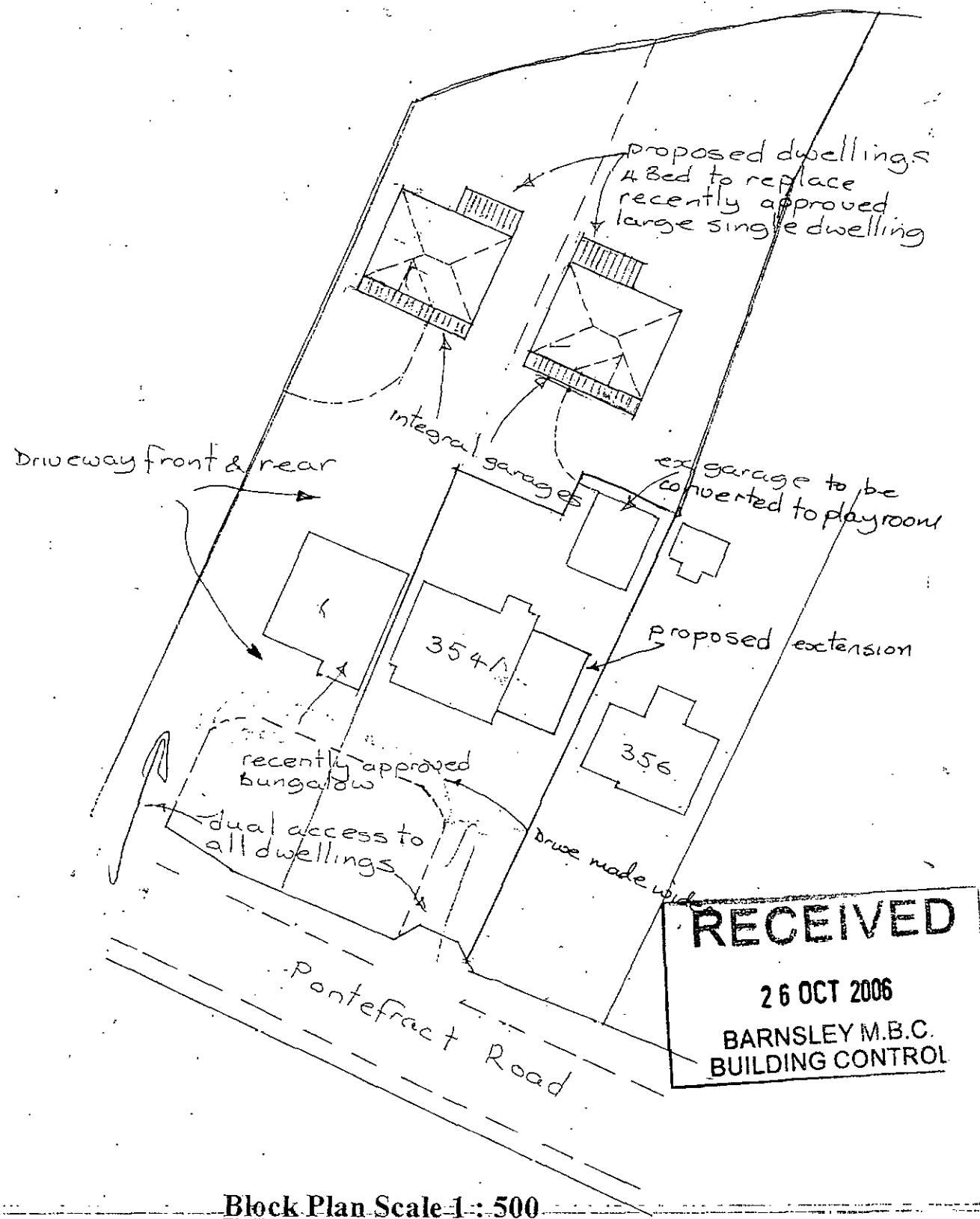
PROPOSAL

2 Storey Extension To Dwelling
And Conversion Of Garage
To Playroom

Revisions

Date

M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



Block Plan Scale 1:500

