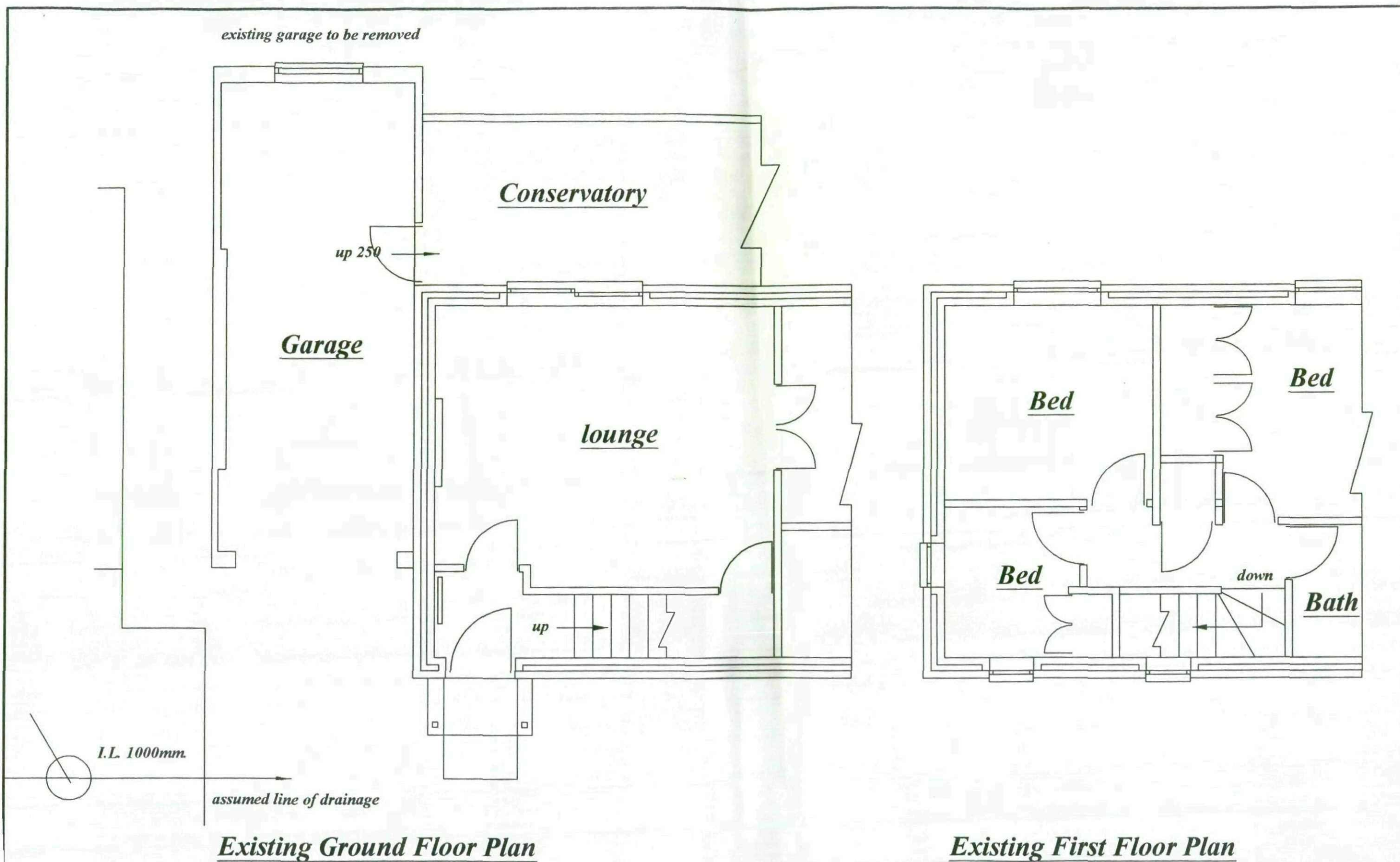




Date 24: 6: 2009

Scale 1 : 50

Drawing No 1 of 5

Location

Mr.R & Mrs J. Williams
8 Blackhorse Close
Silkstone Common
Barnsley S75 4SB

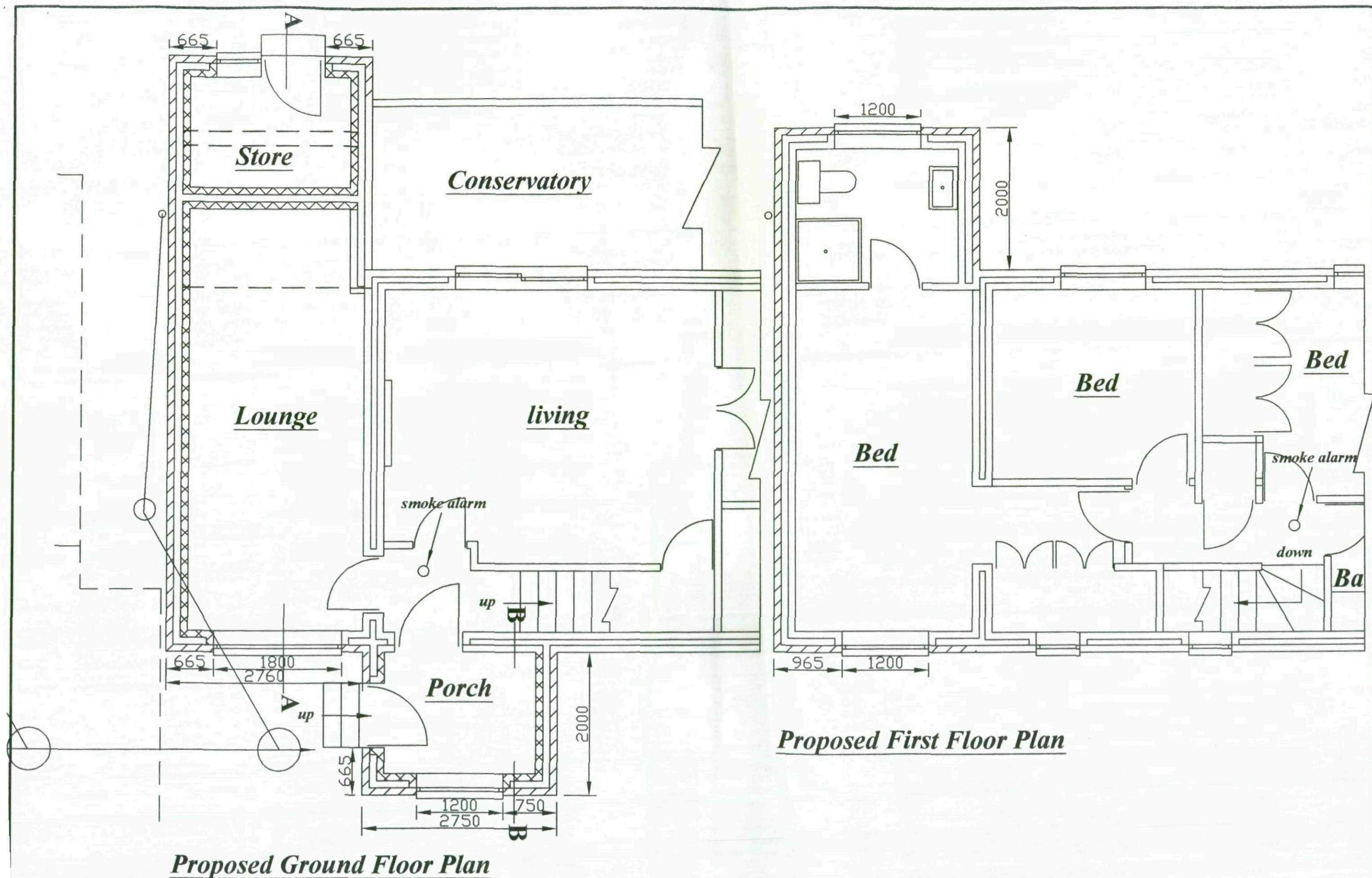
PROPOSAL

Side Extension To Form Living
Room / Store With Bed / En -Suite
Over And A Front Extension To
Form An Entrance Porch

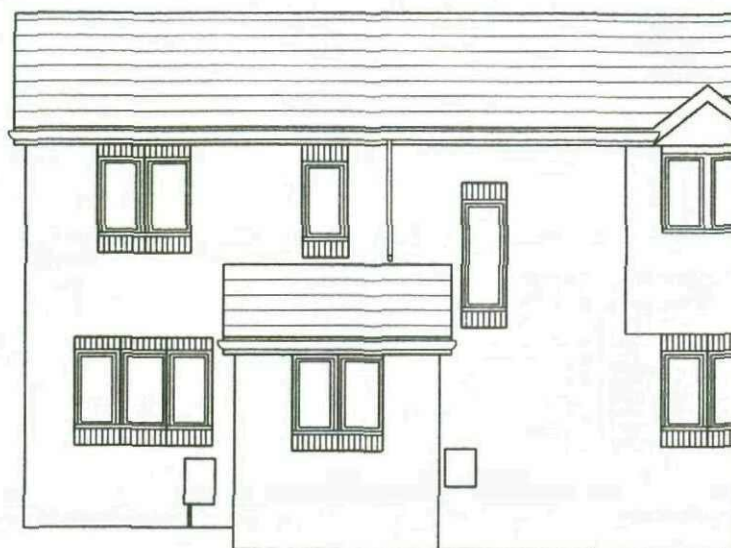
Revisions

Date

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



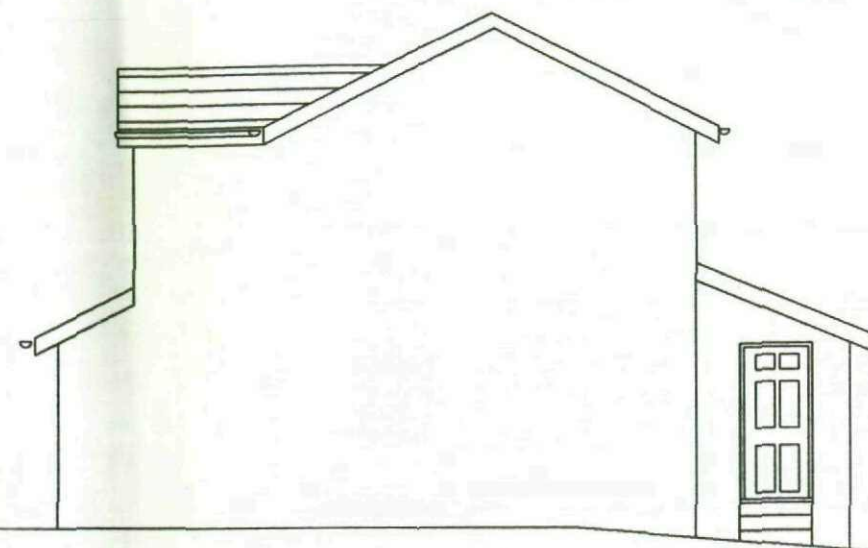
Date 24: 6: 2009 Scale 1 : 50 Drawing No 2 of 5	Location Mr. R & Mrs J. Williams 8 Blackhorse Close Silkstone Common Barnsley S75 4SB	PROPOSAL Side Extension To Form Living Room / Store With Bed / En -Suite Over And A Front Extension To Form An Entrance Porch	Revisions Date	M. Whyke MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190
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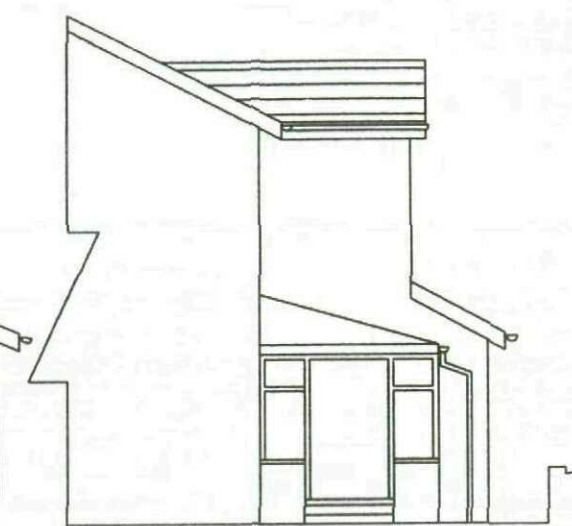
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



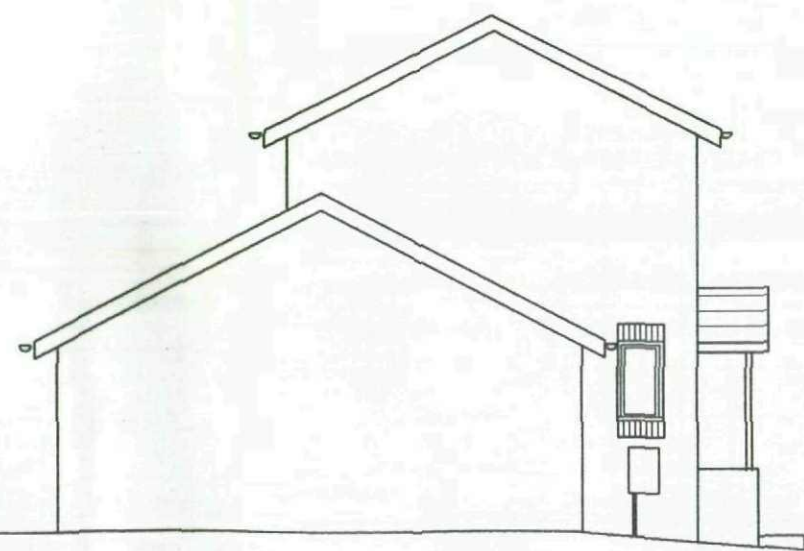
Proposed Side Elevation



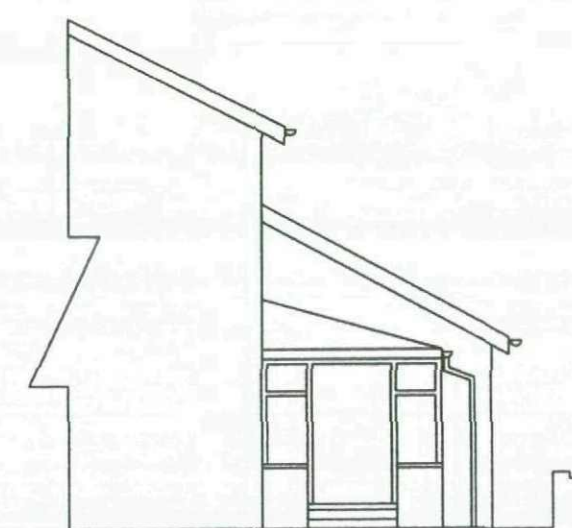
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

Date 24: 6: 2009

Scale 1 : 100

Drawing No 3 of 5

Location

Mr.R & Mrs J. Williams
8 Blackhorse Close
Silkstone Common
Barnsley S75 4SB

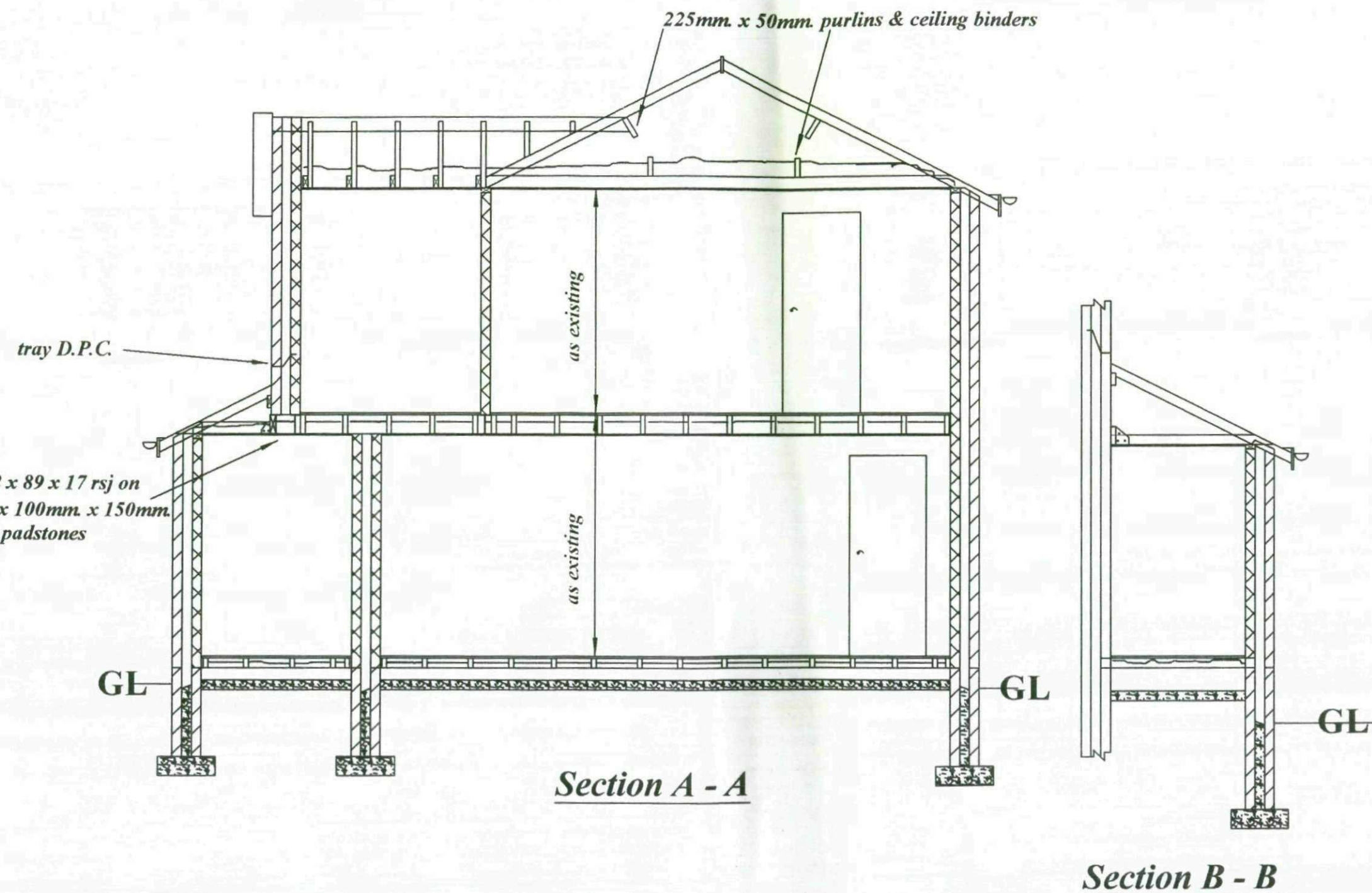
PROPOSAL

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Revisions

Date

M. Whyke MRICS
9 Witham Court
Higham
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Date 24: 6: 2009

Scale 1 : 50

Drawing No 4 of 5

Location

Mr. R & Mrs J. Williams
8 Blackhorse Close
Silkstone Common
Barnsley S75 4SB

PROPOSAL

Side Extension To Form Living
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Foundations

600mm. x 200mm 35N. concrete reinforced with A193 mesh top & bottom with min. 50mm. cover to steel. Depth of foundations to be dependent on site conditions, but to be a min. of 800mm. & taken down to suitable load bearing ground to satisfaction of Local Authority & to invert level of any adjoining drain trench which is within 1 metre of the foundation.

Class "B" Engineering bricks or foundation blocks to ground level.

Brickwork

Facing bricks to match existing & to satisfaction of Local Authority, 100mm cavity, 100mm load bearing blocks, 2 coat plaster to walls.

Cavity walls of extension to be filled with "Rockwool" blown insulation on completion by approved contractor.

Wall ties to be stainless steel BBA approved place 5 per m² & at 225mm c/c. at reveals & top of gable walls.

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

30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at floor level, ceiling level & verge level. (these to be screwed to solid noggins over 3 no. joist or rafters).

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

D.P.C. to be provided to heads, sills & reveals of openings.

Lintels to be provided over drains where passing through walls.

Ground Floor Construction

22mm. flooring grade chipboard to B.S.S. on 100mm. x 50mm. S.C.3 grade joists at 400mm. c/c. with 100mm. "Kingspan" TF70 insulation boards between joists, under floor vents to be 225mm. x 150mm. sited max.

400mm. from corners & at 900mm. c/c. these to be ducted through wall & have tray D.P.C. over.

Oversite concrete to be min. 100mm. (increased to 150mm. below honeycomb sleeper walls which are to be at max. 1500mm c/c)

First Floor Construction

19mm. flooring grade chipboard on joists @ 450mm. c/c, with depth to match existing (but min. 170mm.) with Dri Therm insulation 10KN per M². between joists, underdrawn with 12.5mm. plasterboard & skim.

Solid strutting provided to joists at mid span.

Roof Construction

Roof tiles to be suitable for pitch with colour to match existing & to satisfaction of Local Authority, on. tile battens to match existing; untearable sarking felt, 100mm. x 50mm. roof spars @ 450mm. c/c

100mm. x 50mm. ceiling spars at 450mm. c/c. (125mm. x 50mm. to small roof over en - suite.) underdrawn with 12.5mm. plasterboard & skim

225mm. x 50mm. binders & purlins.

100mm. x 50mm. wall plate.

100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.).

Roof to be vented at eaves by Glidevale or similar 25mm. approved ventilation strip.

Code 4 lead flashing to roof, linked to tray D.P.C. in existing wall.

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

Fascias & soffits to match existing.

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 a 8000mm. trickle vent.

All new doors & windows to be double glazed with Pilkington "K" low "E" glass & have 20mm. space between panes.

Safety glass to be provided to all new doors & to any new window within 800mm. of floor level or 1500mm. if within 300mm. of a door.

Windows to new bedrooms to be escape type min. opening area of 0.33 metres squared & be at least 750mm. high & 450mm. wide & sited no more than 1100mm. above the floor level & also open through 90 degrees

Fan to be provided in en-suite (having a capacity of 15 litres per second) & be ducted to external air.

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63mm.

R.W. pipes or to soakaway min. 5m. from dwelling.

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

P.V.C. waste to wash basin to be 32mm.

Shower to have a "Harmer" type trap.

All appliances to be fitted with a deep seal anti vac trap.

Inspection chambers to be 225mm. Class "B" Engineering bricks on 150mm. concrete base or P.V.C. all to be fitted with a cover which is suitable for its location.

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked & sited on first floor landing & ground floor hallway.

General

Skirting boards & architraves to be to clients choice.

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

Electricity meter box to be resited & to be relocated in extension.

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

Existing boiler to be examined & if unsuitable it is to be replaced by a "Corgi" Registered Engineer in a position to be decided at a later date by client.

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

All disturbed finishes to be made good.

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

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. & a certificate of approval to be submitted to the Local Authority on completion.

Date 24: 6: 2009

Drawing No 5 of 5

Location

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