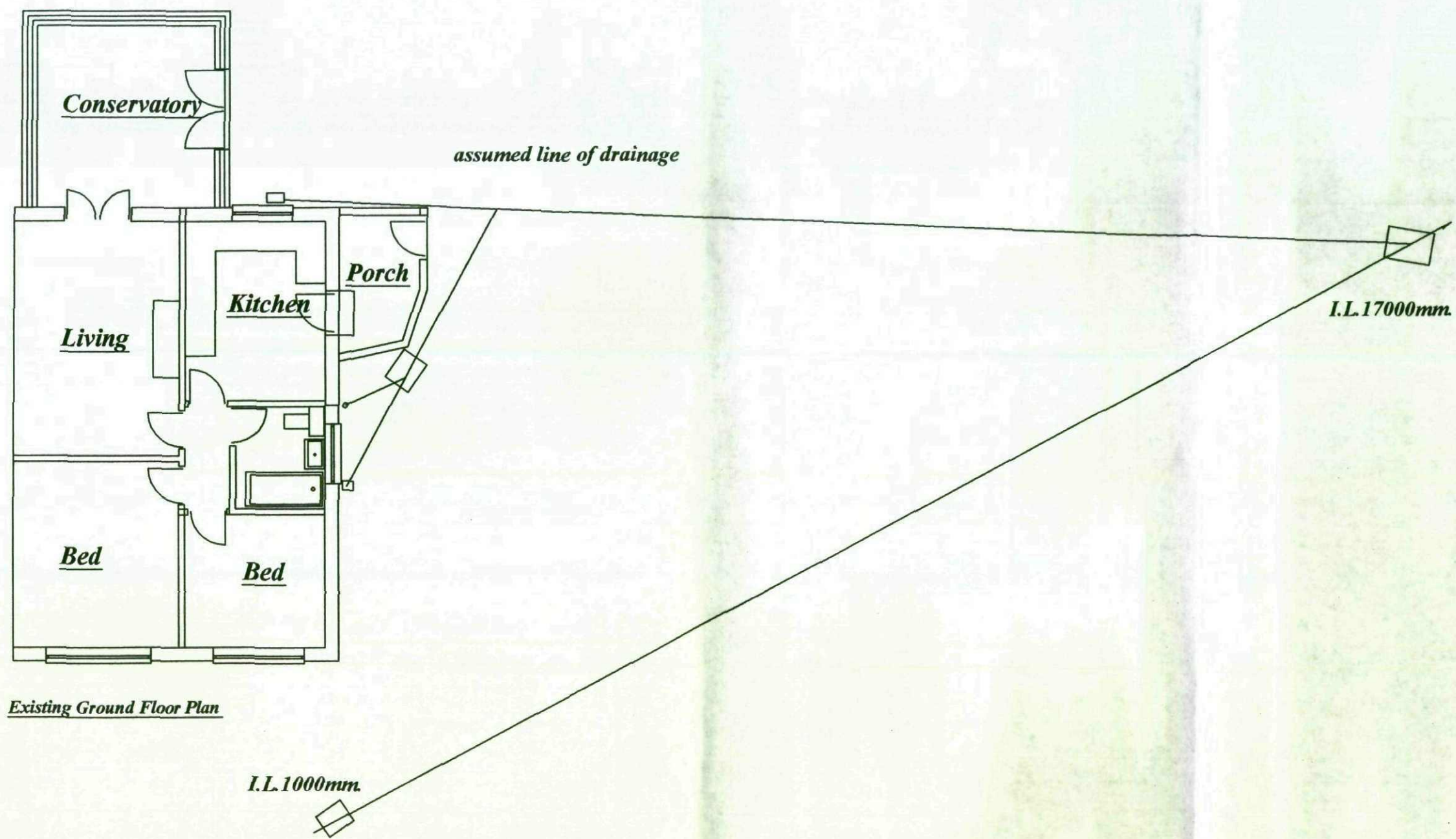




Date 19 : 1: 2009

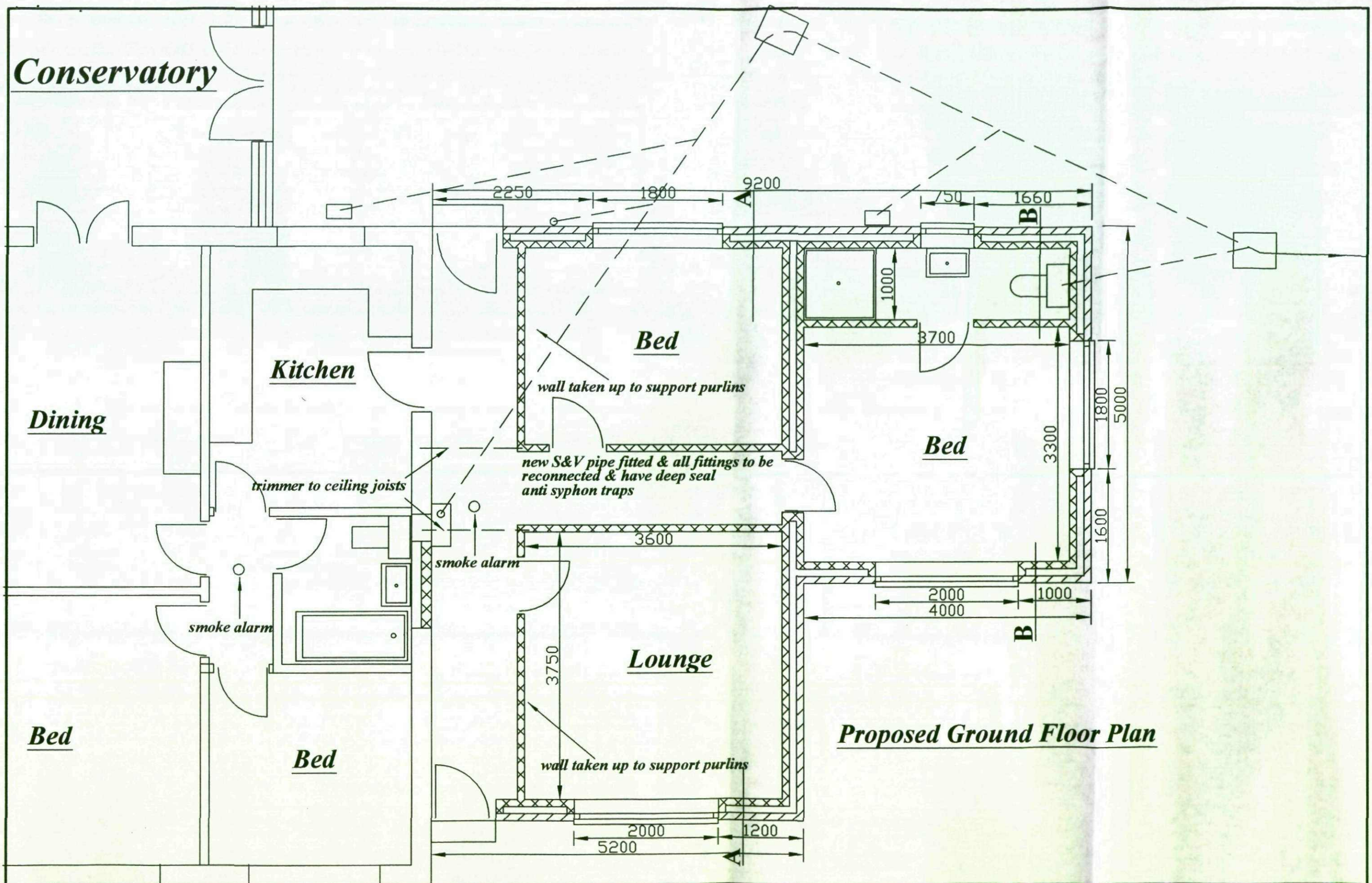
Scale 1 : 100

Location
 Mr.A. & Mrs. K. Hardy
 18 Hall Royd Lane
 Silkstone Common
 Barnsley
 S75 4PL

PROPOSAL
 Proposed Extensions To Dwelling

Revisions
Date

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



Date 19 : 1: 2009

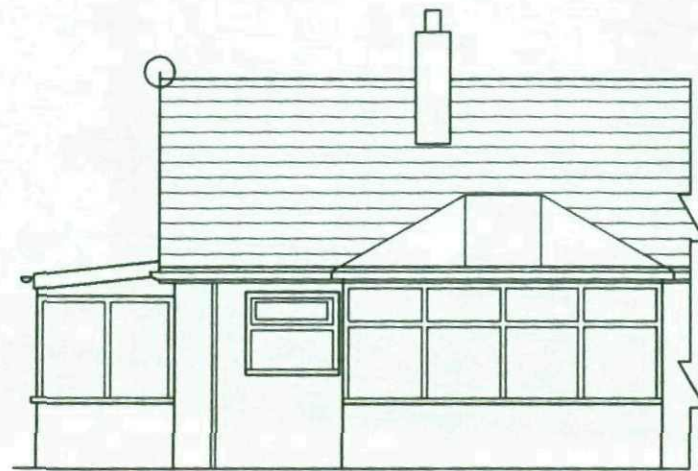
Scale 1 : 50

Location
Mr. A. & Mrs. K. Hardy
18 Hall Royd Lane
Silkstone Common
Barnsley
S75 4PL

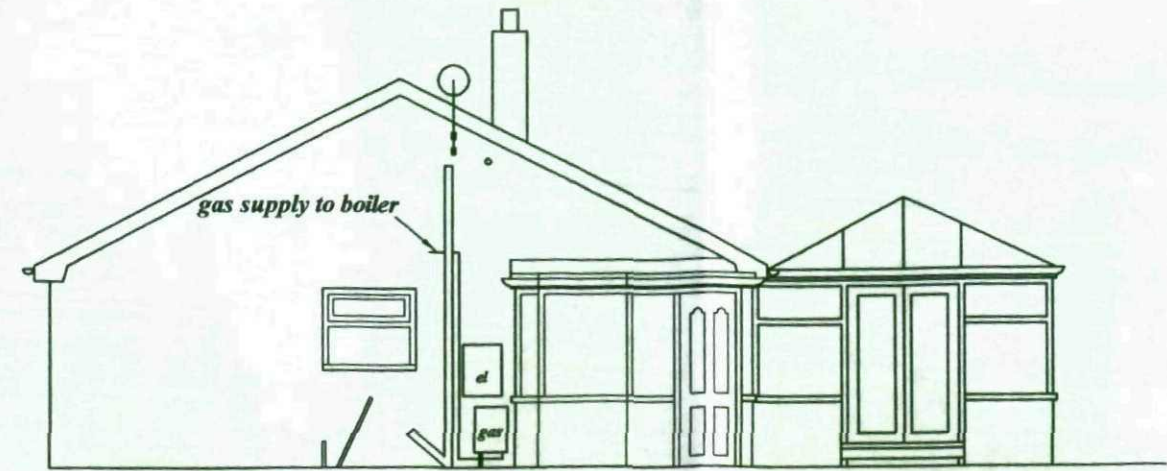
PROPOSAL
Proposed Extensions To Dwelling

Revisions
Date

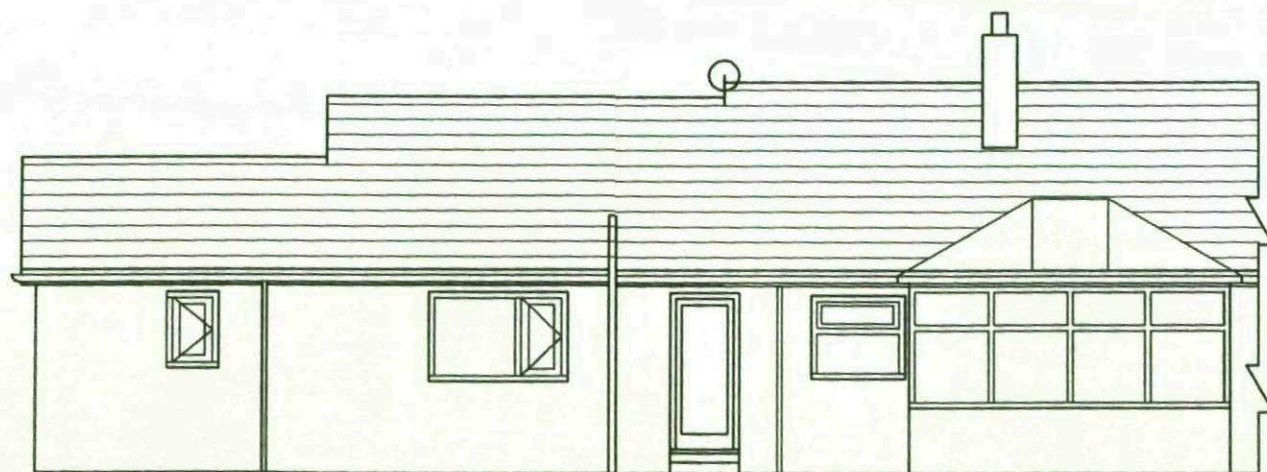
M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



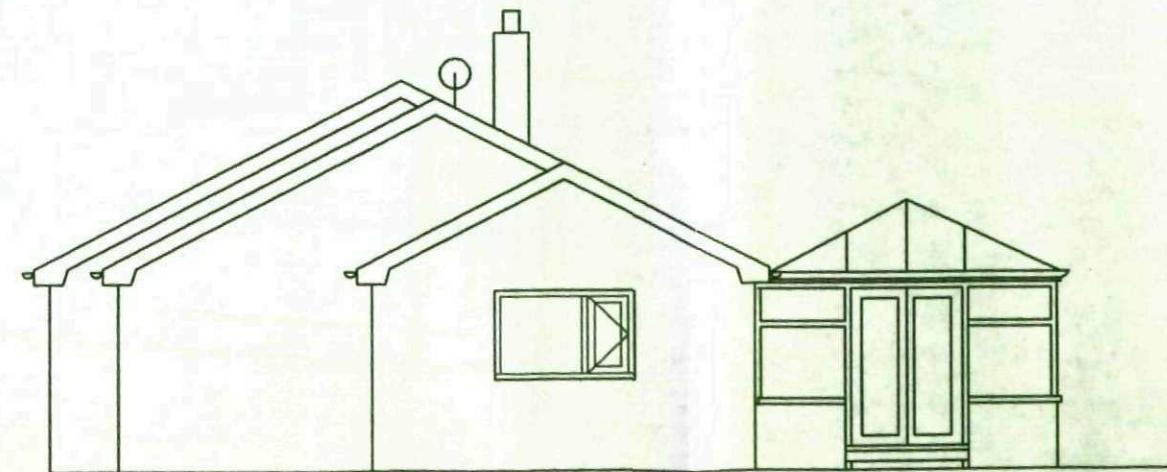
Existing Rear Elevation



Existing Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Date 19 : 1: 2009

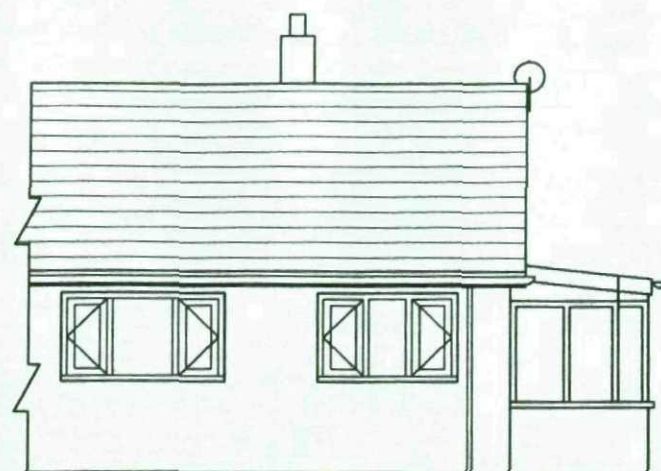
Location
Mr. A. & Mrs. K. Hardy
18 Hall Royd Lane
Silkstone Common
Barnsley
S75 4PL

PROPOSAL
Proposed Extensions To Dwelling

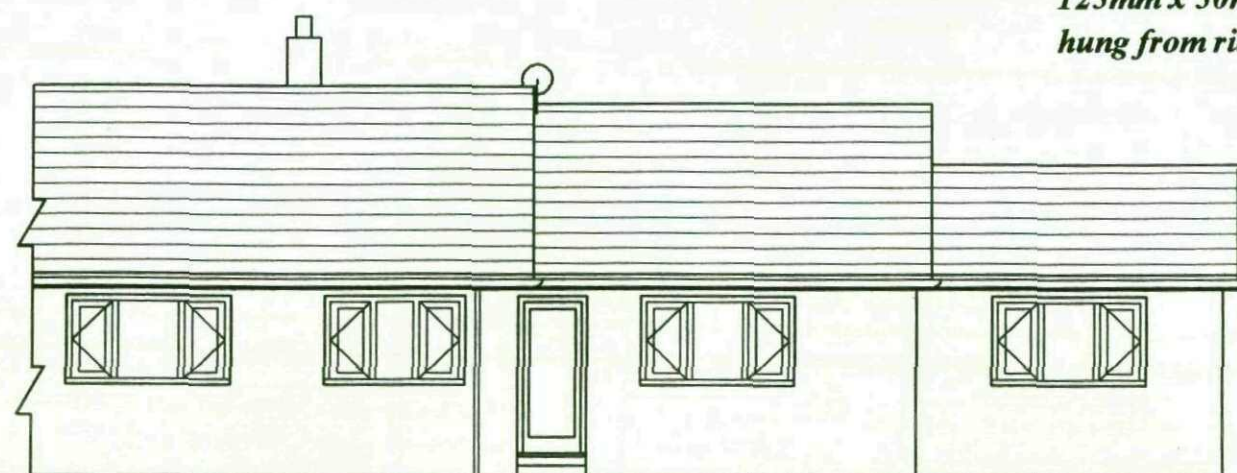
Revisions
Date

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

Scale 1 : 100



Existing Front Elevation

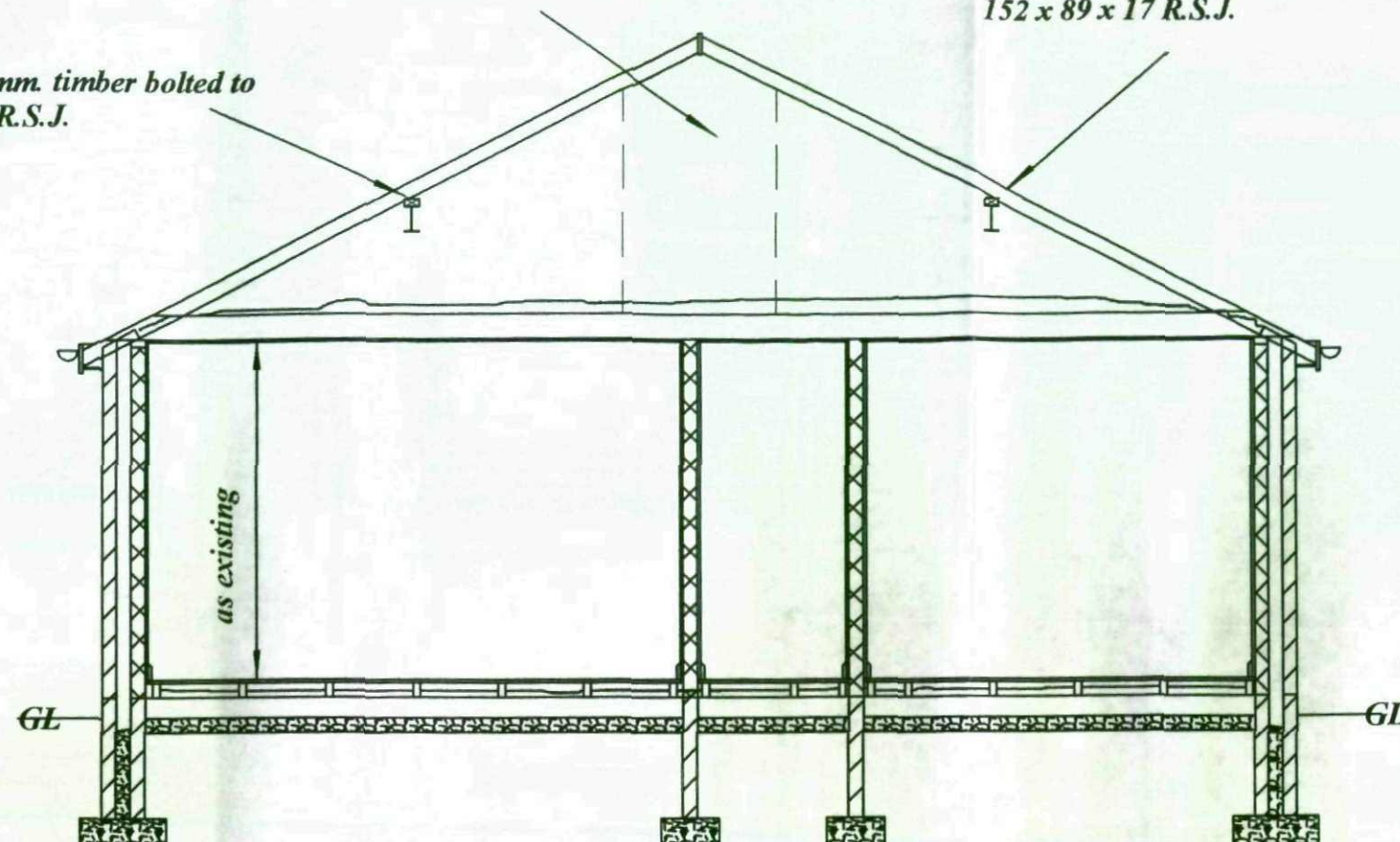


Proposed Front Elevation

100mm. x 50mm. timber bolted to
152 x 89 x 17 R.S.J.

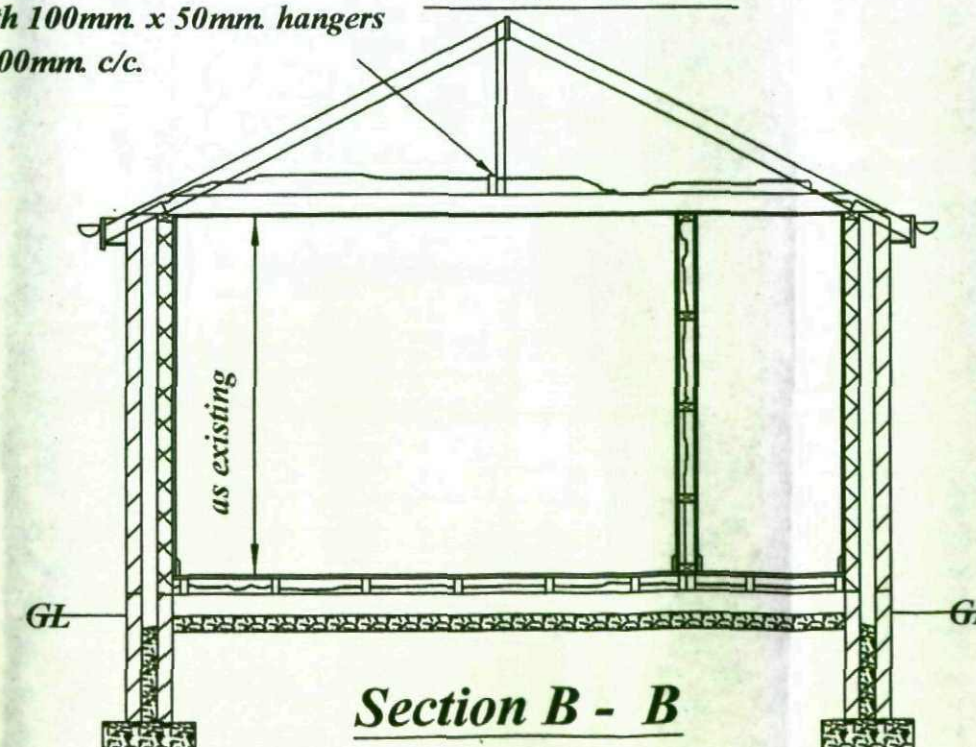
make full height opening in existing
wall for access to roof space

100mm. x 50mm. timber bolted to
152 x 89 x 17 R.S.J.



Section A - A

125mm x 50mm. binder with 100mm. x 50mm. hangers
hung from ridge @ max 1000mm. c/c.



Section B - B

Date 19 : 1 : 2009

Location
Mr. A. & Mrs. K. Hardy
18 Hall Royd Lane
Silkstone Common
Barnsley
S75 4PL

PROPOSAL
Proposed Extensions To Dwelling

Revisions
Date

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

Scale 1 : 100 & 1 : 50

Foundations

Min. 600mm. x 200mm 35N.concrete (450mm. wide to internal walls) 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.

External Wall Construction

Facing bricks to match existing & to satisfaction of Local Authority, 50mm. clear cavity, 50mm. "Kingspan Thermawall" TW 50 zero ODP insulation boards, 100mm load bearing blocks

2 coat plaster to walls.(including existing facings in new passage).

Wall ties to be stainless steel double drip type with retaining clip (BBA approved) place 5 per m2 & at 225mm c/c. at reveals & top of gable walls.

Lintels to be I.G. L1/S WOL100 with min. 150mm. end bearing.

30mm. x 5mm. galvanized mild steel anchor ties to be provided at max.

2m. c/c. at ceiling & verge level. (these to be screwed to solid noggins over 3 no. joist or rafters).

New work to be bonded to existing using proprietary stainless steel fixing ties fixed in accordance with the manufacturers recommendations or bonded to existing & cavity made continuous.

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

D.P.C. to be provided min. 150mm. above ground level & to heads, sills & reveals of openings. Also tray D.P.C. linked to lead flashing where roof of small extension adjoins wall of larger extension.

Ground Floor Construction

22mm. flooring grade chipboard (suitable for wet areas in shower room)on 100mm. x 50mm. joists @ 400mm. c/c, with 110mm. "Kingspan" Thermafloor TF70 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.

Over site concrete to be min. 100mm (increased to 150mm. below honeycomb sleeper walls) on a min. of 100mm. clean consolidated hardcore & be sited above ground level.

Large Roof Construction

Roof tiles to match existing with all tiles fixed in accordance with the manufacturers instructions. & to satisfaction of Local Authority on tile battens to match existing on " Kingspan Nilvent" felt,

100mm. x 50mm rafters at 450mm. c/c. 175mm. x 50mm. ceiling spars @ 450mm. c/c.

100mm. x 50mm. wall plate.

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

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

Fascias & soffits to be P.V.C..

Small Roof Construction

Roof construction to be as large roof but using 125mm. ceiling joists @ 450mm. c/c. with 125mm. x 50mm. binder & 100mm.x 50mm. hangers @ maximum 1000mm. c/c.

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.

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

Fan to be provided in existing bathroom (having a capacity of 6 litres per second) & be ducted to external air & have a 15 min. overrun.

Drainage

Rainwater to be taken via 100mm. gutters to match & 63mm. diam. R.W. pipes to the existing surface water or to a soakaway min. 5 metres from any building

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated & sited centrally in new passage & in existing central lobby.

General

Skirting boards & architraves to be to clients choice.

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

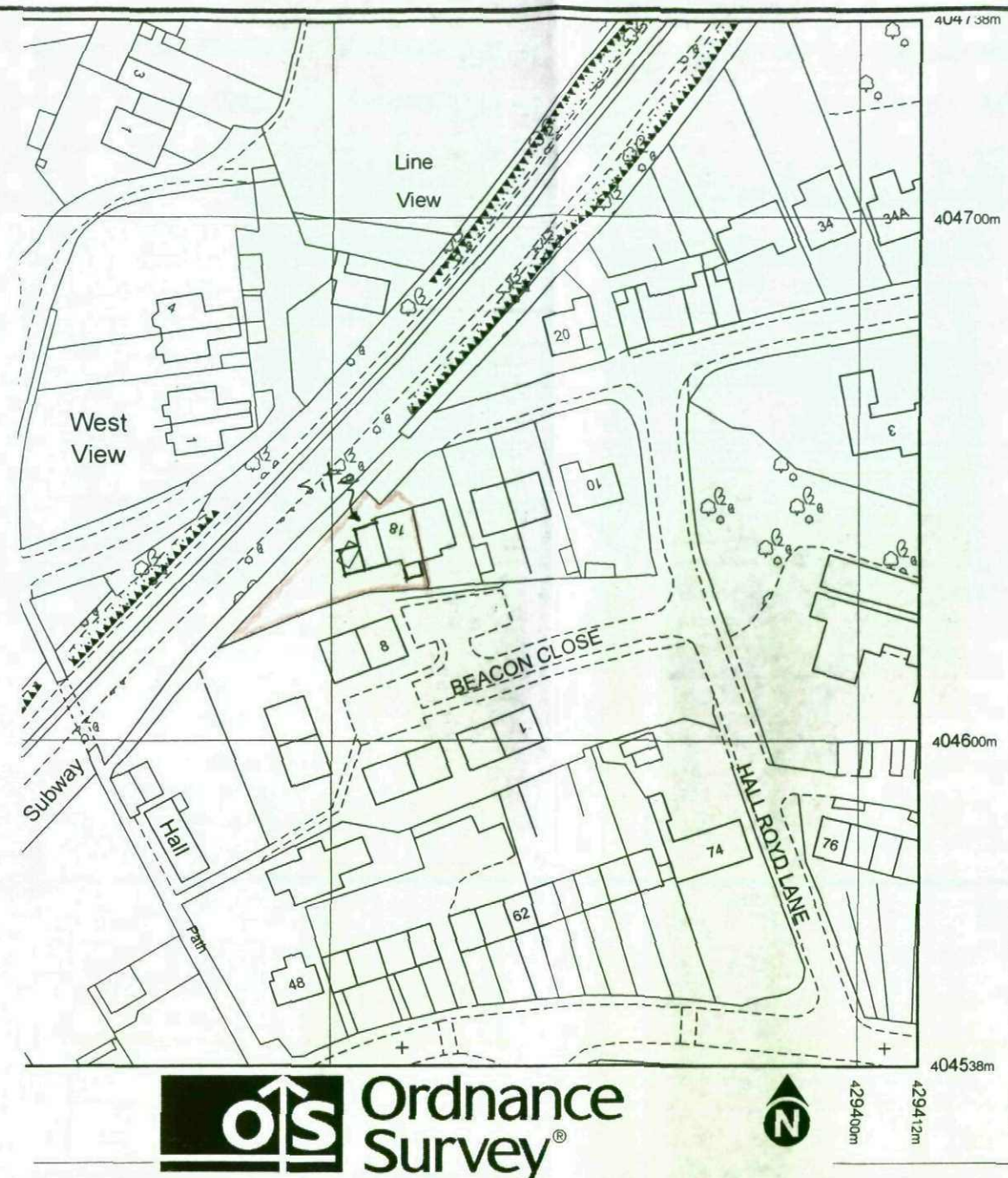
Heating system to be altered by a "Corgi" Registered Engineer to provide heating to extension.

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. If it is suitable it is to be resited 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.

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.



Metres
0 20 40
Scale 1:1250

Supplied by: **Blackwell M and D C**
Serial number: 01696100
Centre coordinates: 429311.63 404637.75

Further information can be found on the
OS Sitemap Information leaflet or the
Ordnance Survey web site:
www.ordnancesurvey.co.uk

18 HALL ROYD LANE

SILKSTONE COMMON

BARNSELEY

S75 4PL

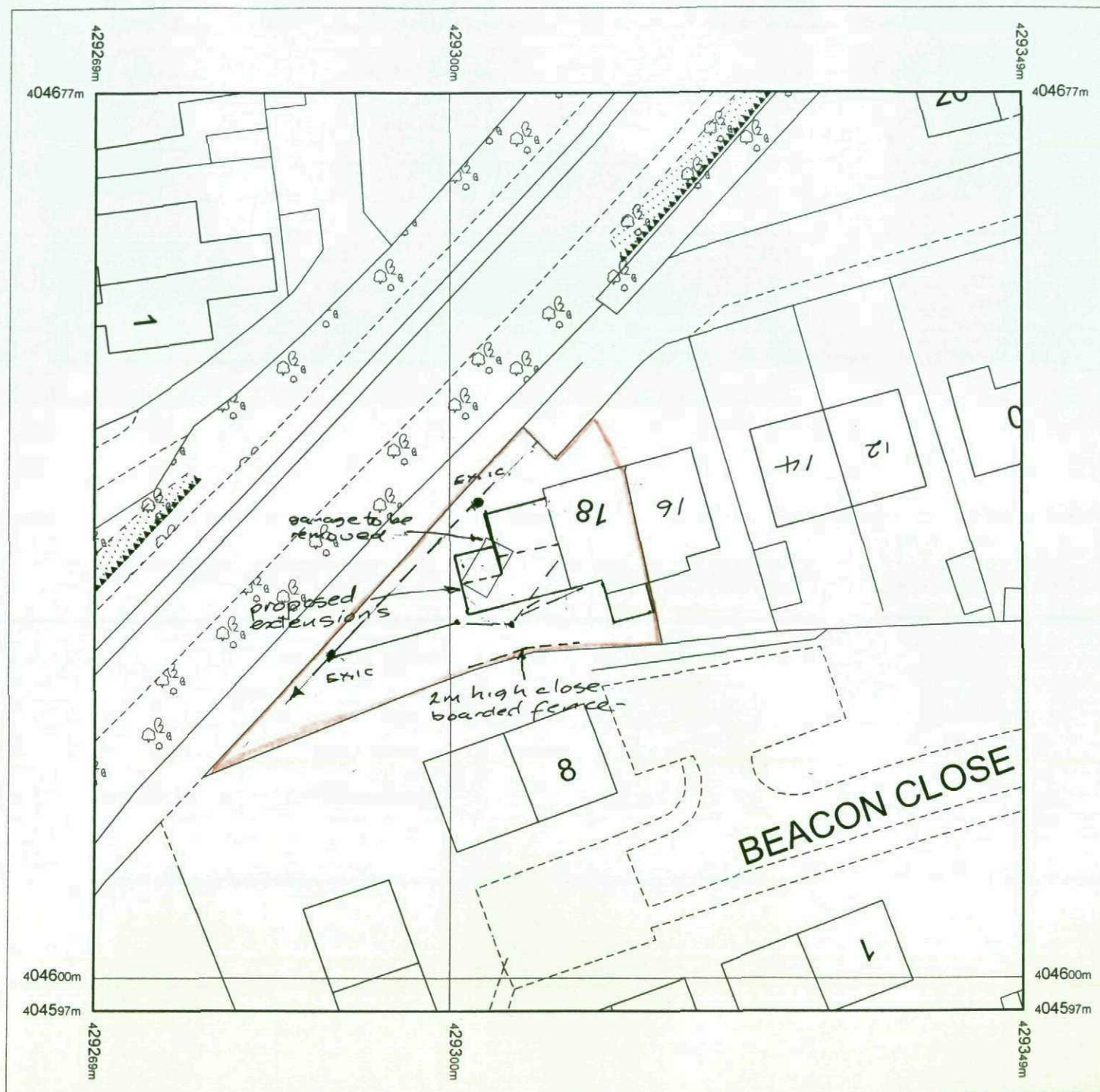
Date 19 : 1: 2009

Location
Mr.A. & Mrs. K. Hardy
18 Hall Royd Lane
Silkstone Common
Barnsley
S75 4PL

PROPOSAL
Proposed Extensions To Dwelling

Revisions
Date

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



Produced 20.01.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2009.

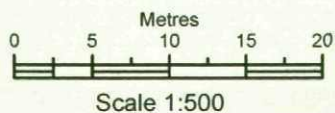
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



Supplied by: **Blackwell M and D C**
Serial number: 01696200
Centre coordinates: 429309.43 404637.15

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

18 HALL ROYD LANE

SILKSTONE COMMON

BARNSELY

S75 4PL