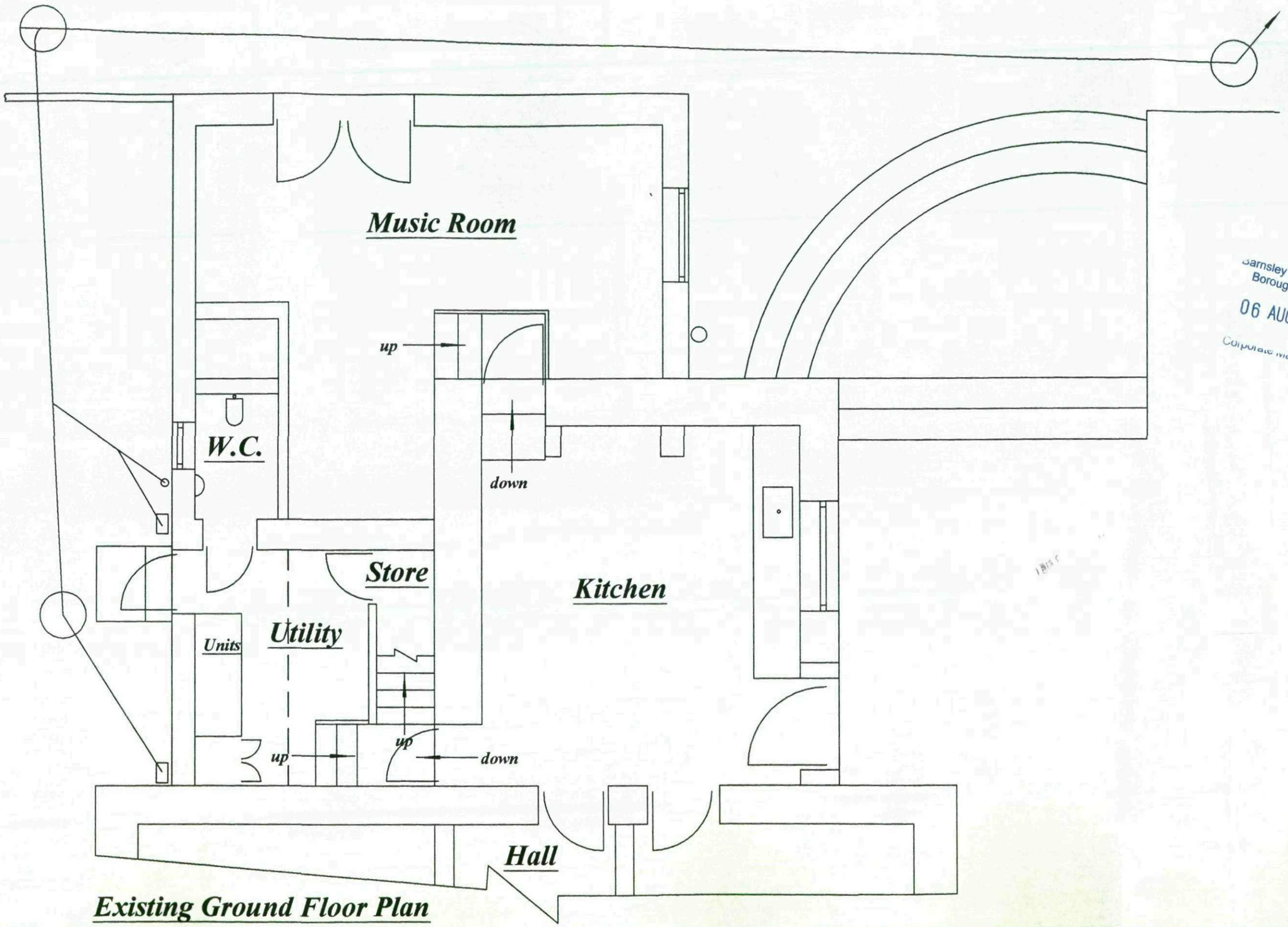
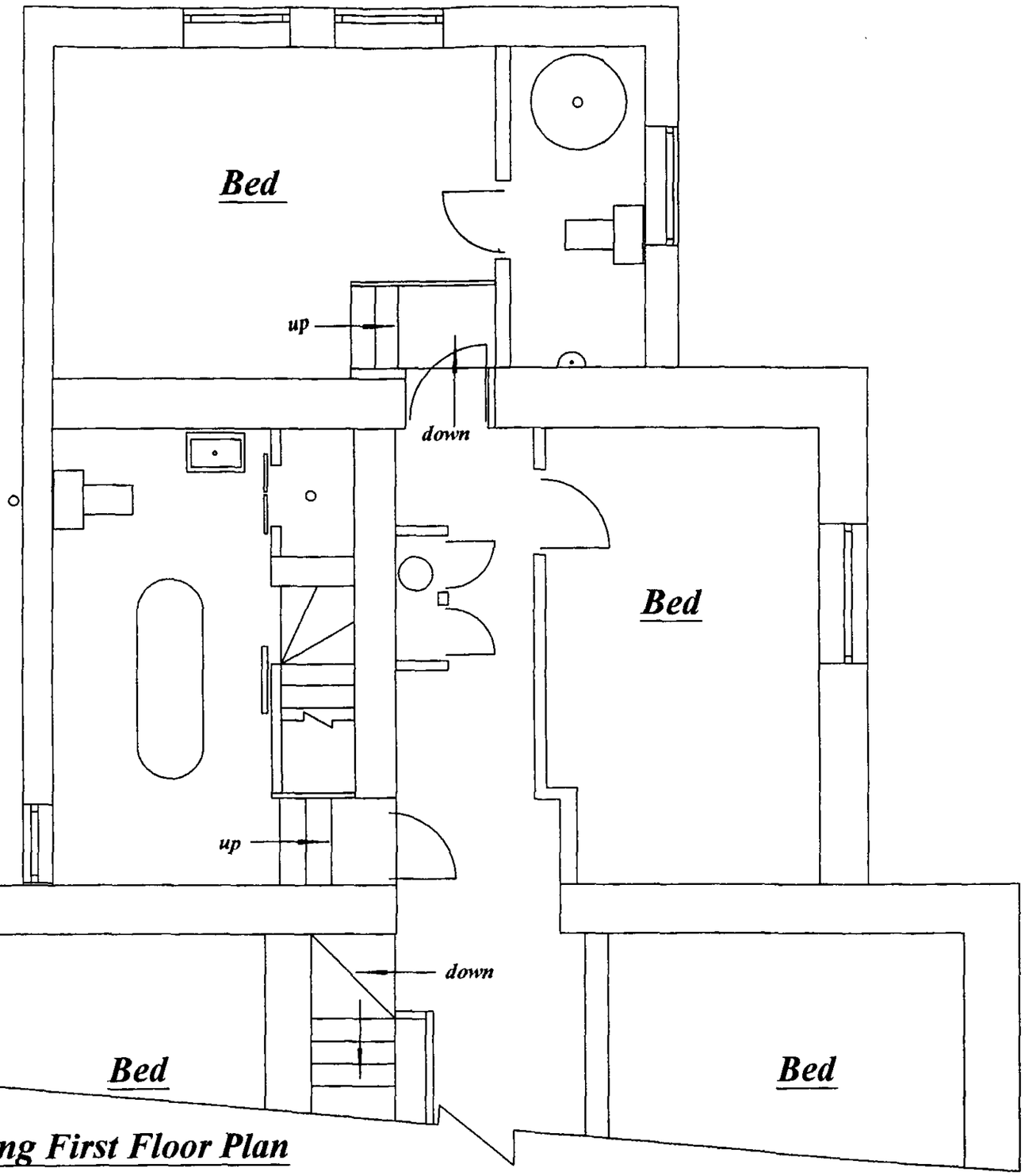


Barnsley Metropolitan Borough Council
06 AUG 2008
Corporate Mail Room

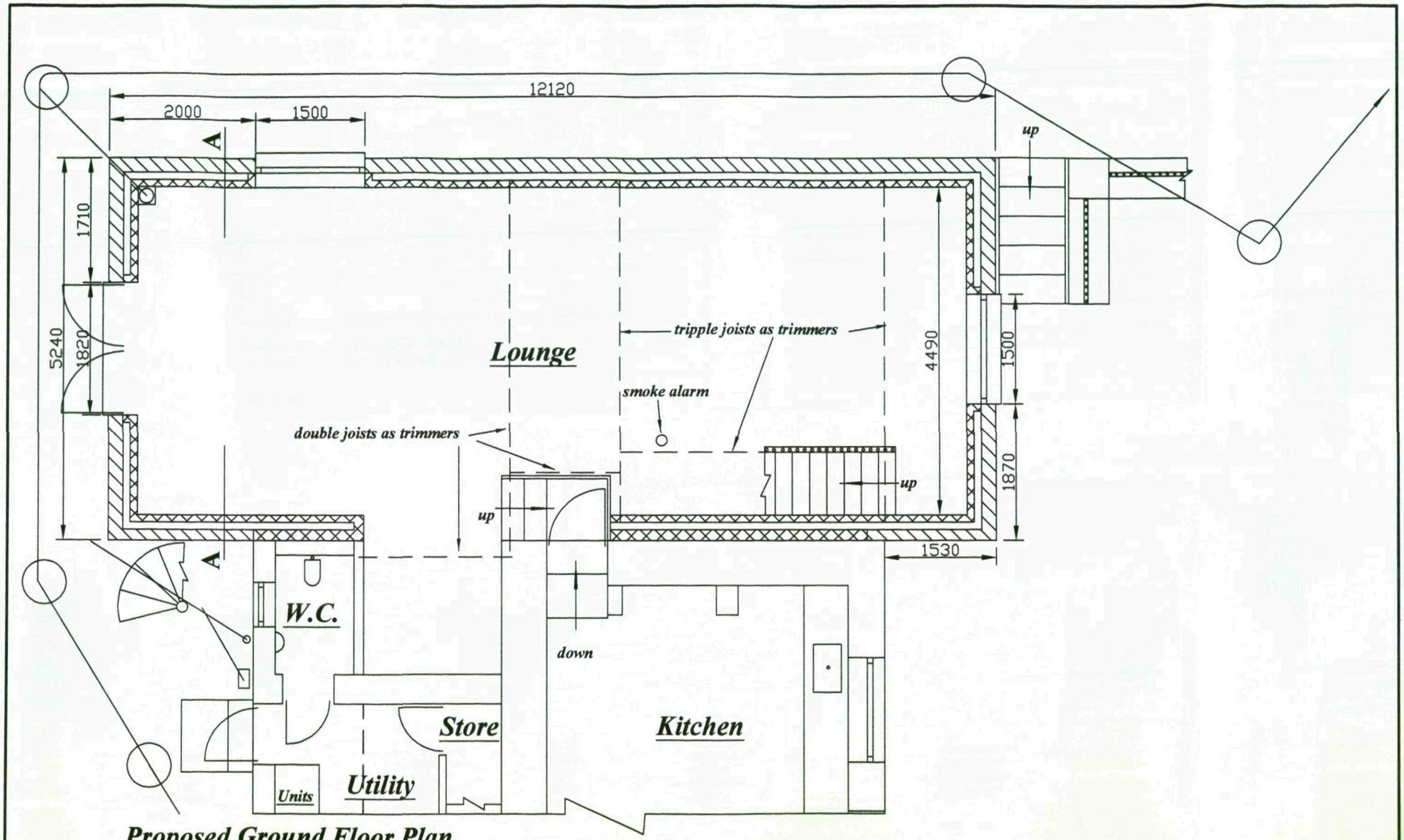
Existing Ground Floor Plan

Date 28 : 7 : 2008 **Scale** 1 : 50	**Client** Mr. M. Lopia 55 Market Street Hoyland Barnsley S74 0ET	**PROPOSAL** 2 Storey Side Extension And Det. Garage With Playroom Over	**Revisions** Date	M. Whyke MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190



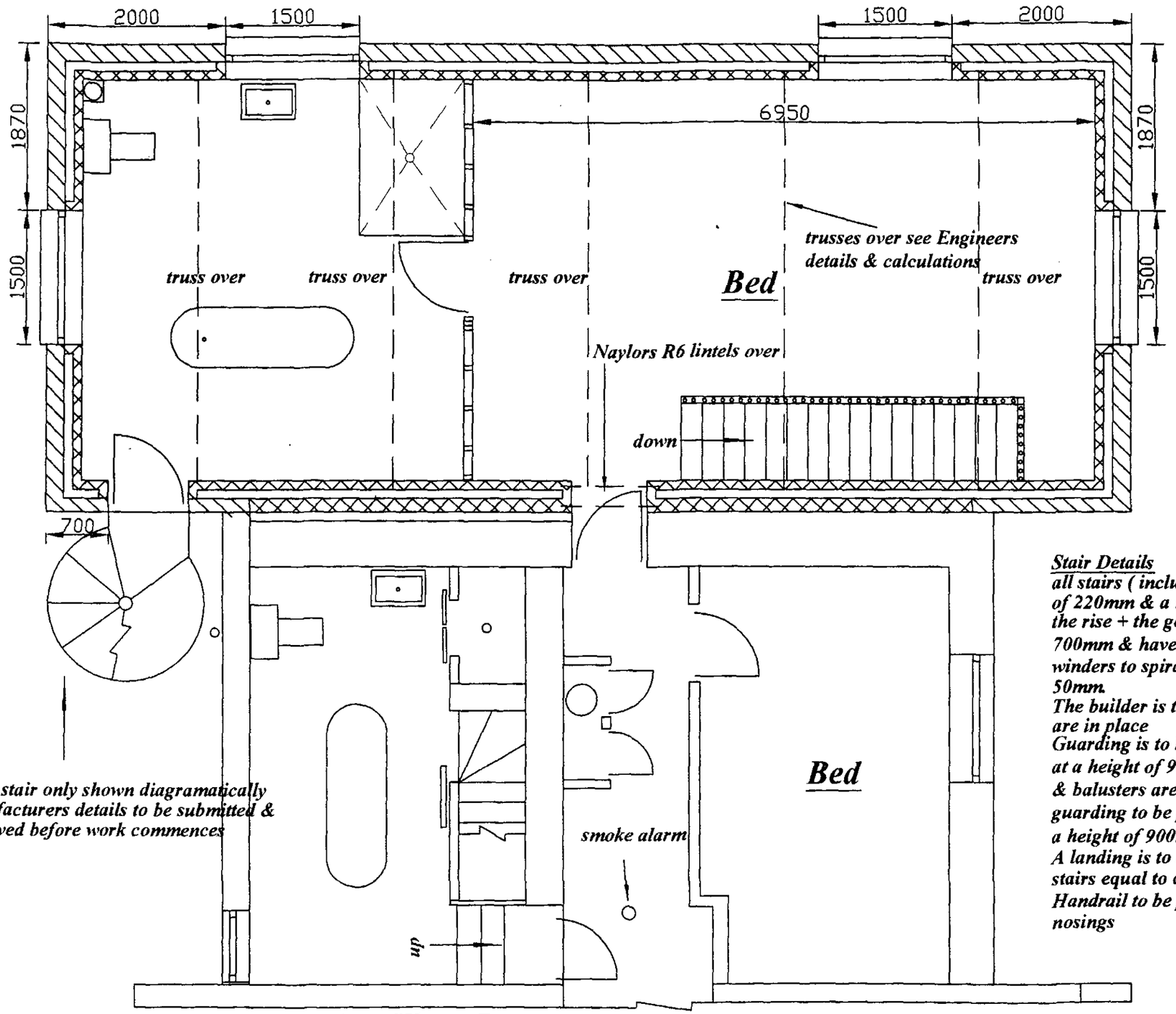
Existing First Floor Plan

Date 28 : 7 : 2008 **Scale 1 : 50**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke MRICS** **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



Proposed Ground Floor Plan

Date 28 : 7 : 2008 **Scale 1 :50**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**

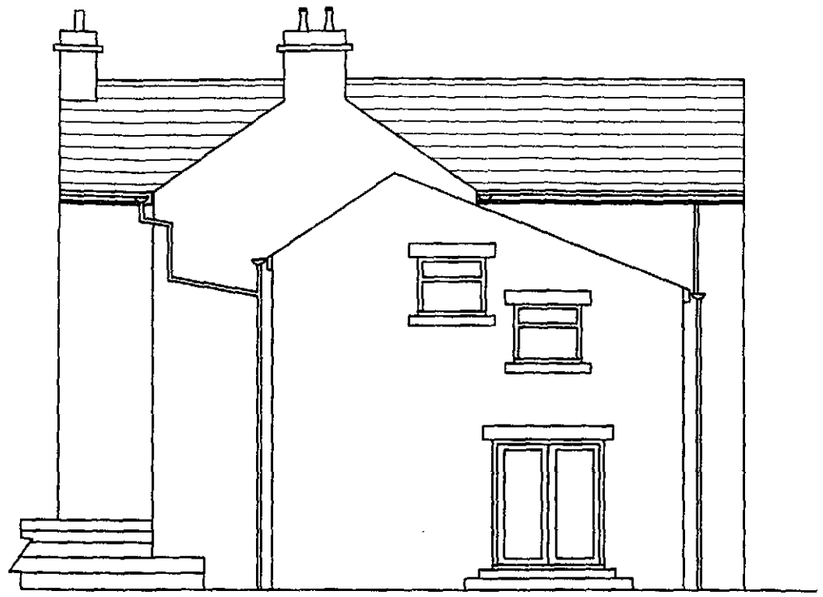


Proposed First Floor Plan

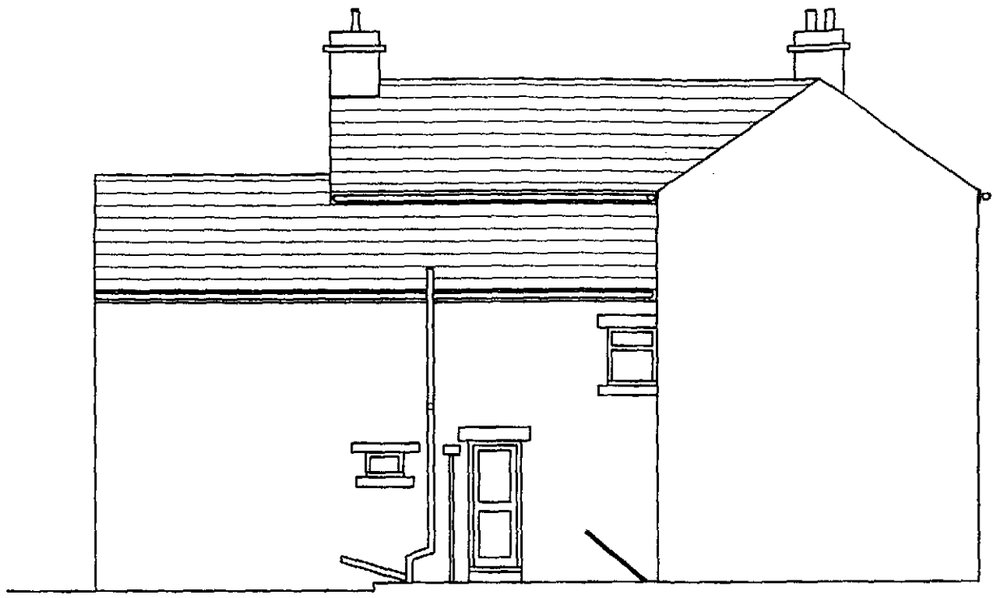
Stair Details

all stairs (including garage) to have a max. rise of 220mm & a min going of 220mm. but twice the rise + the going shall be between 550mm & 700mm & have amax. pitch of 42 degrees
winders to spiral stair to have a min. going of 50mm.
The builder is to design the stairs when to floors are in place
Guarding is to be provided to open side of stairs at a height of 900mm. above the pitch line & balusters are to be spaced at max. 90mm. c/c.
guarding to be provided to landings / stairwell at a height of 900mm. with balusters at 90mm c/c.
A landing is to be provided top & bottom of all stairs equal to at least the width of the stair
Handrail to be provided 900mm. above line of nosings

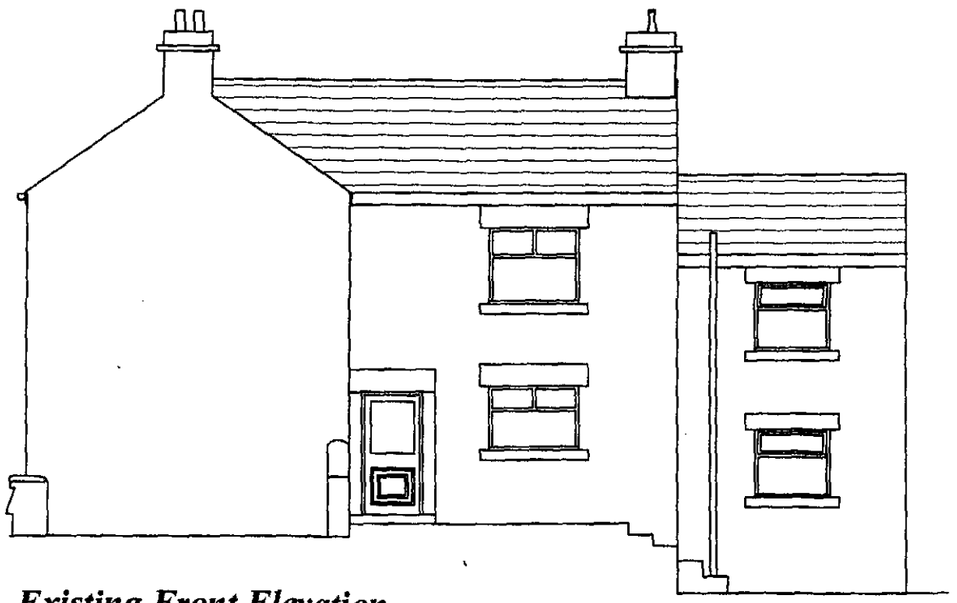
Date 28 : 7 : 2008 **Scale** 1 :50	**Client** Mr. M. Lopia 55 Market Street Hoyland Barnsley S74 0ET	**PROPOSAL** 2 Storey Side Extension And Det. Garage With Playroom Over	**Revisions** **Date**	M. Whyke MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190



Existing Side Elevation

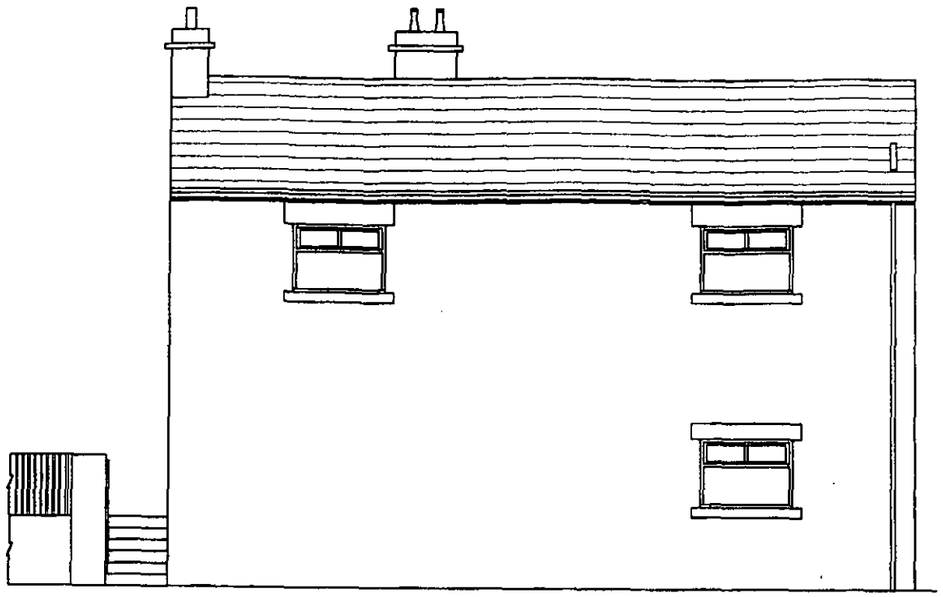


Existing Rear Elevation

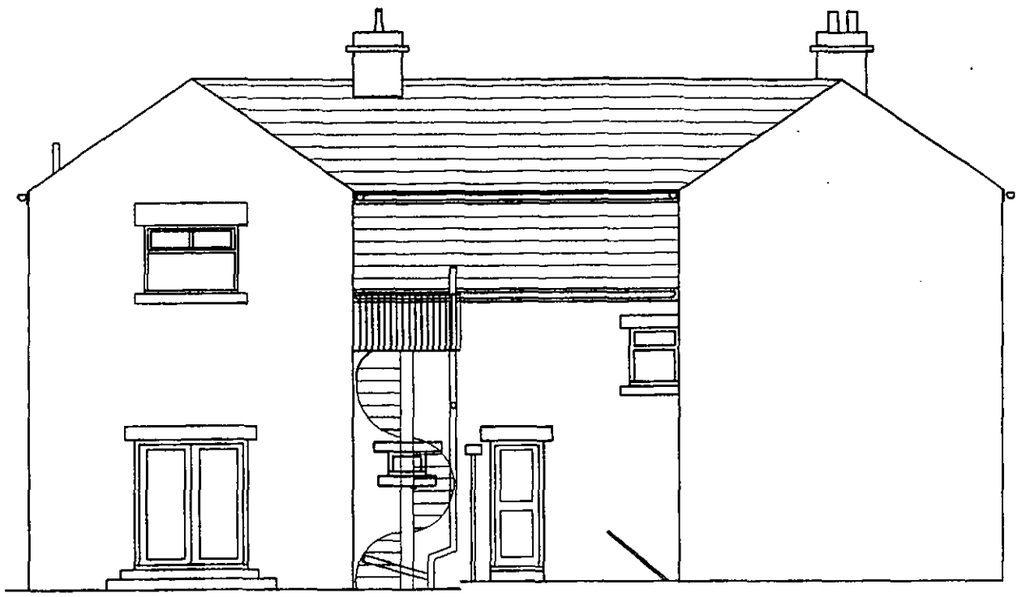


Existing Front Elevation

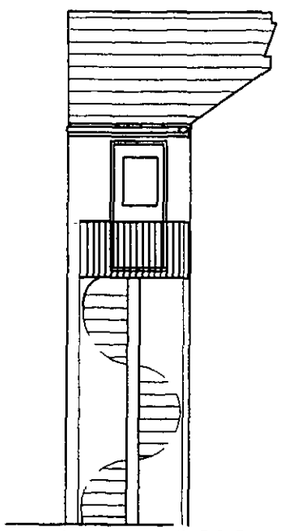
Date 28 : 7 : 2008 **Scale 1 :100**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



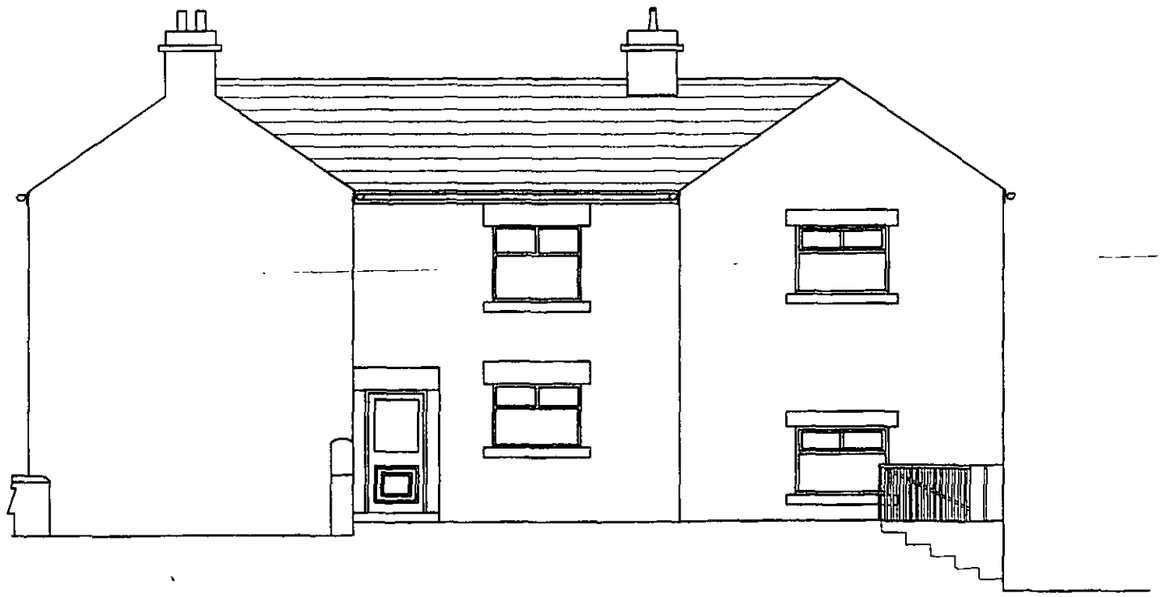
Proposed Side Elevation



Proposed Rear Elevation

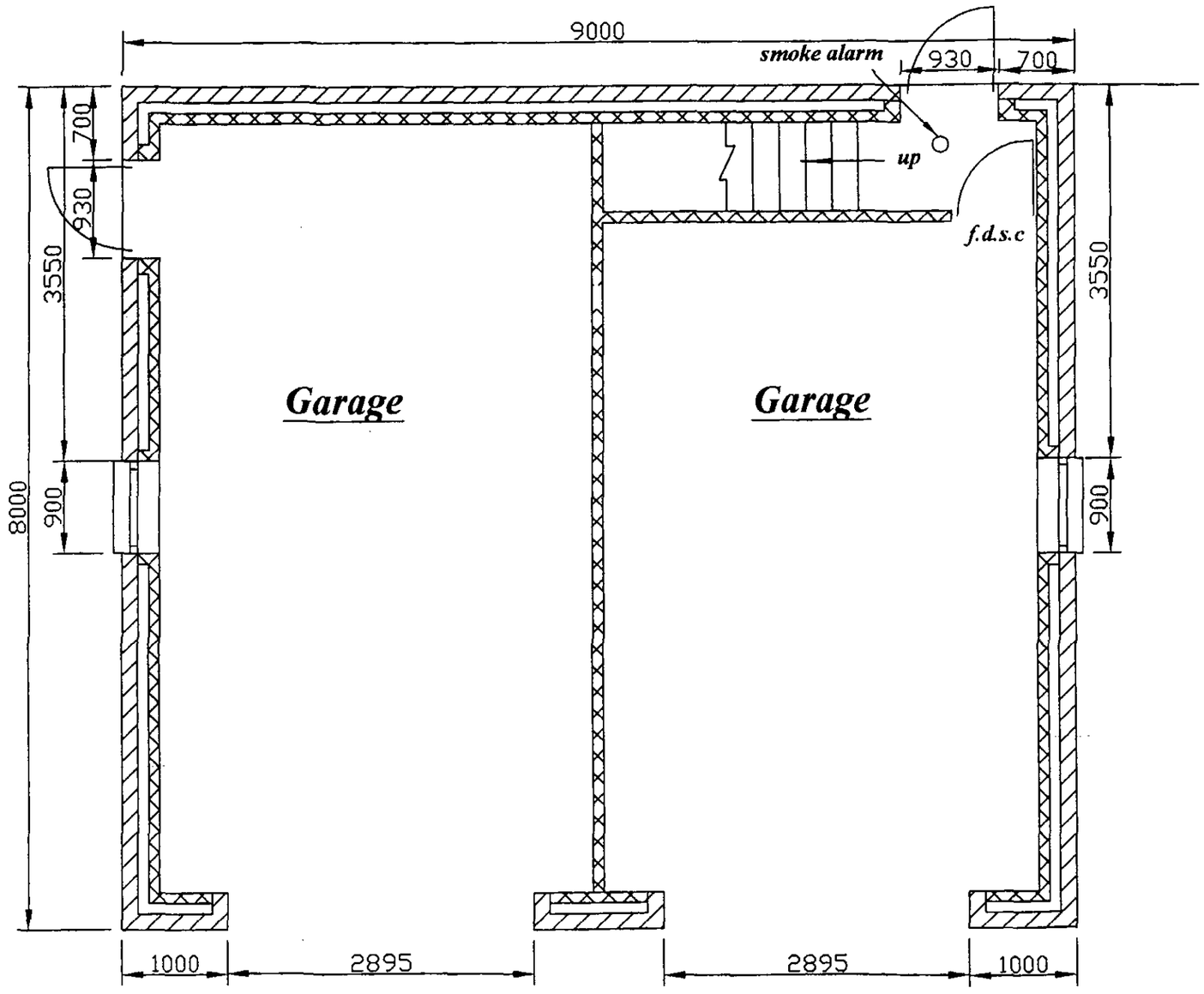


Proposed Side Elevation



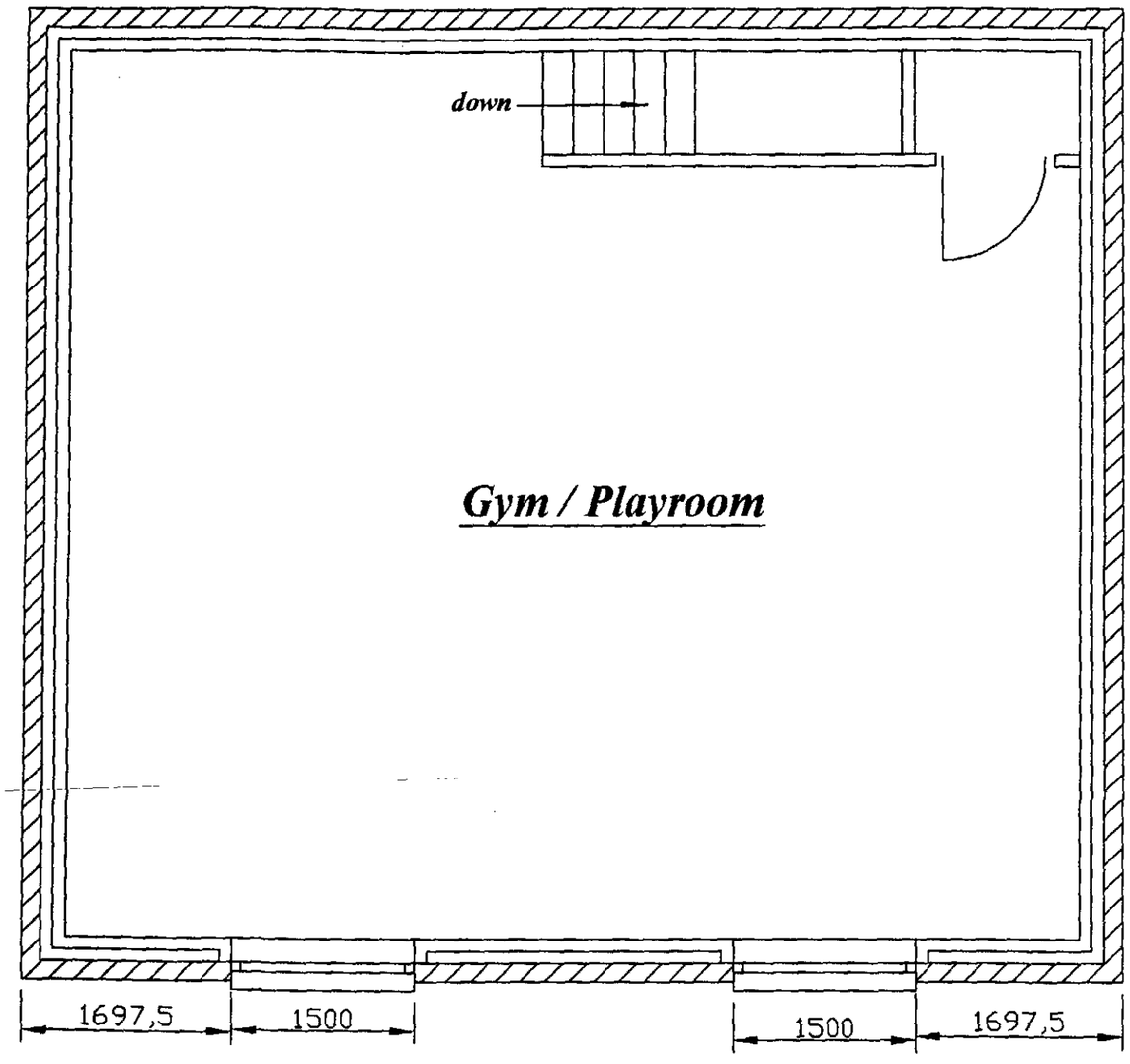
Proposed Front Elevation

Date 28 : 7 : 2008 **Scale 1 :100**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



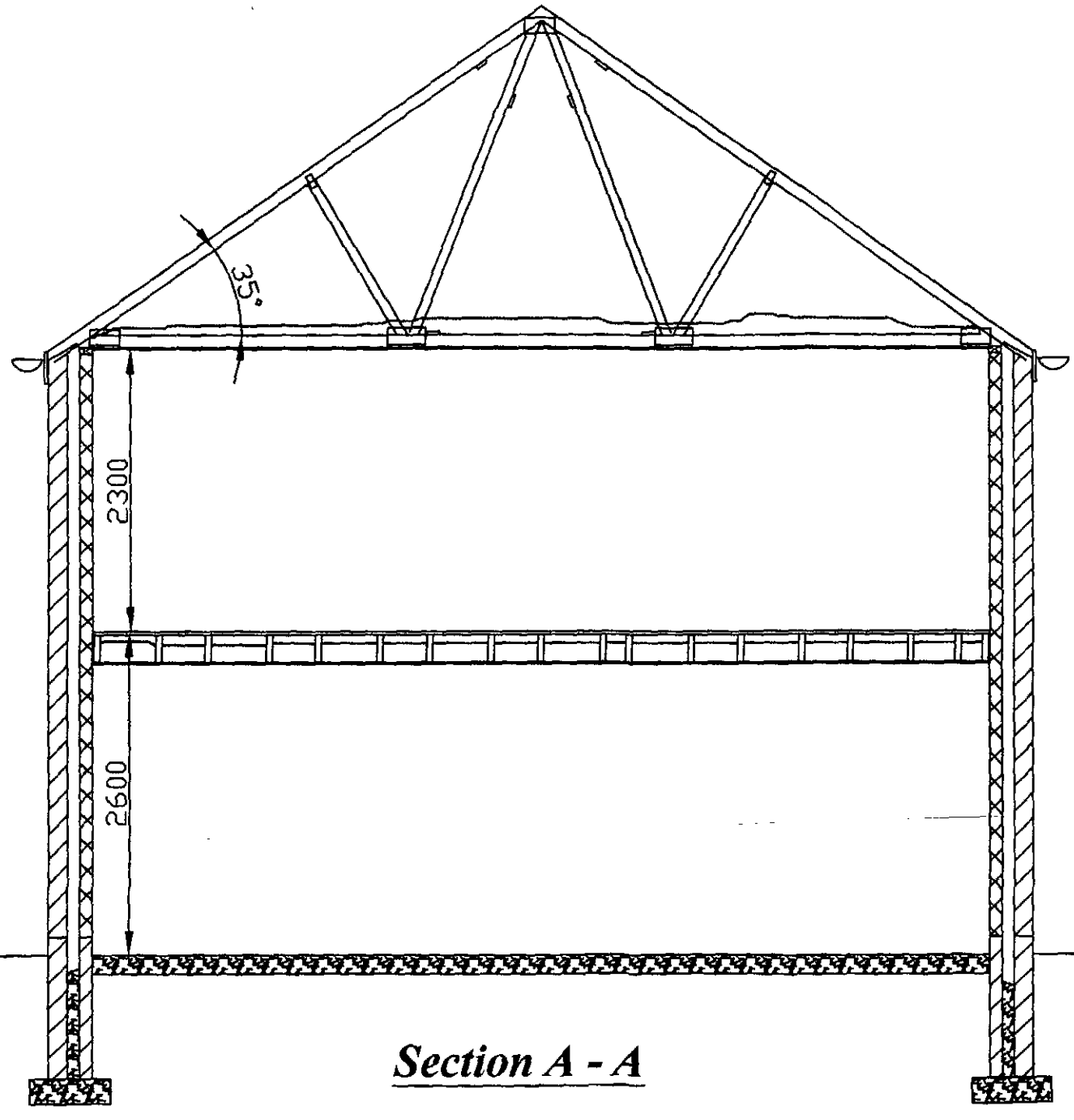
Ground Floor Plan Of Garages

Date 28 : 7 : 2008 **Scale 1 :50**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



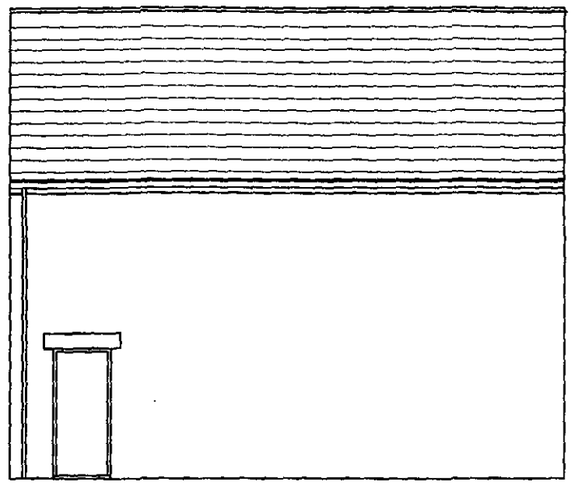
Gym / Playroom

First Floor Plan

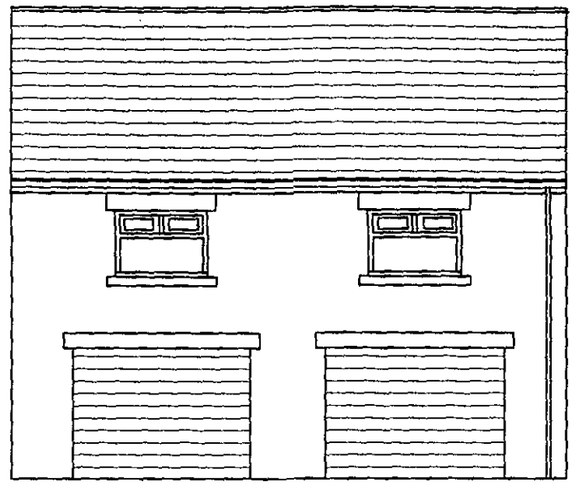


Section A - A

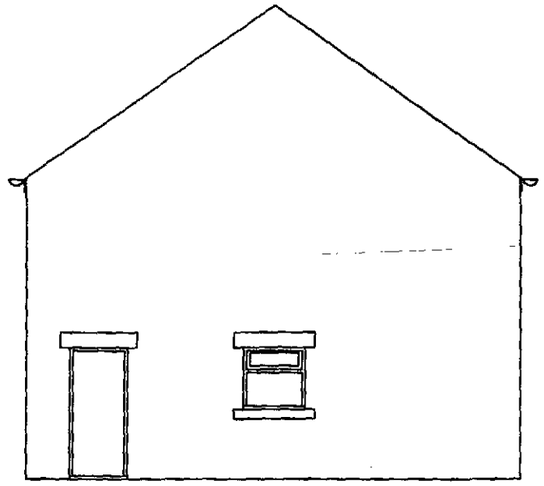
Date 28 : 7 : 2008 **Scale 1 :50**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



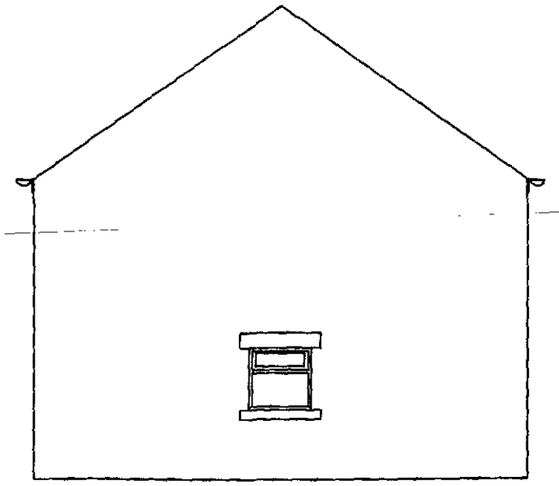
Rear Elevation



Front Elevation

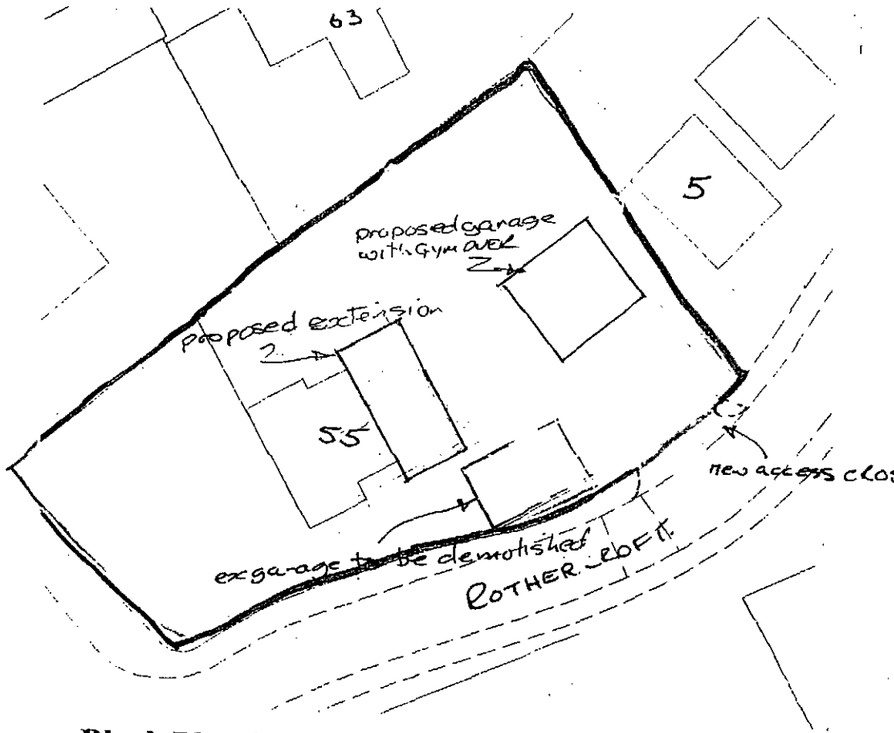


Side Elevation



Side Elevation

Date 28 : 7 : 2008 **Scale 1 :100**	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



Block Plan Scale 1 : 500

Location Plan Scale 1 : 1250

Date 28 : 7 : 2008	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke MRICS** **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**

Extension Details

Foundations

700mm. 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.

External Wall Construction

Natural stone to match existing (including heads & sills) 200mm. on bed & to satisfaction of Local Authority, 100mm. clear cavity, (to be filled with blown Rockwool Insulation by an approved contractor)100mm load bearing blocks, 2 coat plaster to walls.
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/S WOL100 & "Naylors" R 6 concrete lintels to openings in internal walls (all with min. 150mm. end bearing).
30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at floor, ceiling & 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 in gym.
D.P.C. to be provided min. 150mm. above ground level & to heads, sills & reveals of openings.
"Bituthene" Tanking to be installed in accordance with manufacturers instructions where Music Room is below ground level.(see section).

Ground Floor Construction

50mm. sand & cement screed on 125mm. concrete on 2000 gauge Visqueen linked to D.P.C. in wall, on 100mm. flooring grade "Jablite" insulation on 2000 gauge "Visqueen" which is to be lapped , taped & taken to outer face of wall & have tray D.P.C. over. 25mm flooring grade "Jablite insulation provided at perimeters (between wall & floor).

First Floor Construction

22mm. flooring grade chipboard on 200mm. x 50mm. joists @ 450mm. c/c, 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 match existing & to satisfaction of Local Authority on tile battens to match existing; untearable sarking felt 100mm. x 50mm. S.C.3 grade roof spars at 450mm. underdrawn with 50mm x 50mm. timbers to allow a 50mm. air space above 100mm. Kingspan Kooltherm K7 insulation boards between rafters & to be underdrawn with 32.5mm. Kingspan Kooltherm K18 dry-lining boards
King Post roof trusses sited as plan for details see Engineers details & calculations which are to be submitted & approved before work commences on site.
100mm. x 50mm. wall plate.
175mm x 75mm. purlins & ridge beam.

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63mm. R.W. pipes & taken to a soakaway min. 5 metres from any building or existing R.W. system using 100mm. P.V.C. pipes laid to fall 1 in 60 & encased in 150mm. pea gravel.

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked & sited as indicated on plan.

Windows / Ventilation

New windows to be P.V.C .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.

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 by a Combi Balanced flued boiler installed by a "Corgi" Registered Engineer to provide heating to Gym.
All exposed pipes to be insulated with insulation to B.S.S.
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.

Garage/ Gym Details

Foundations

700mm. x 200mm (450mm. x 200mm. to internal wall) 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.

External Wall Construction

Natural stone to match existing (including heads & sills) 150mm. on bed & to satisfaction of Local Authority, 100mm. clear cavity, (to be filled above garage level , with blown Rockwool Insulation by an approved contractor)100mm load bearing blocks.
2 coat plaster to walls of gym..
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/S WOL100 & " Naylors" R 6 concrete lintels to openings in internal walls (all with min. 150mm. end bearing).
30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at floor, ceiling & 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 in gym.
D.P.C. to be provided min. 150mm. above ground level & to heads, sills & reveals of openings.

Garage Floor Construction

125mm. concrete on 2000 gauge Visqueen linked to D.P.C. in wall

First Floor Construction

22mm. flooring grade chipboard on 200mm. x 50mm. joists @ 400mm. c/c, with Dri Therm insulation 10KN per M2. between joists, underdrawn with 12.5mm. plasterboard & skim.
Solid strutting provided to joists at mid span.

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked & sited as indicated on plan.

Roof Construction

Roof tiles to match existing & to satisfaction of Local Authority on 30mm. x 25mm. tile battens; untearable sarking felt, truss rafters to B.S.S. at 600mm. c/c. under drawn with 12.5mm. plasterboard & skim.
Calculations to be submitted & approved by Local Authority before work commences on site.
100mm. x 25mm. diagonal & horizontal wind bracing twice nailed with 3.35mm. x 65mm. long galvanized round wire nails.
100mm. x 50mm. wall plate.
100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.).
P.V.C. spacers between spars to ensure ventilation is not obstructed
Roof to be vented at eaves by Glidevale or similar 25mm. approved ventilation strip.
Fascias & soffits to match existing.

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63mm. R.W. pipes & taken to a soakaway min. 5 metres from any building or existing R.W. system using 100mm. P.V.C. pipes laid to fall 1 in 60 & encased in 150mm. pea gravel.
Foul drainage to be 100mm. P.V.C. pipes encased in 150mm. pea gravel & laid to fall 1:60 to existing foul sewer.
Inspection Chambers to be P.V.C. or 225mm. class "B" Engineering bricks on 150mm. concrete base & in either case having a cover & frame suitable for its location.
100mm. P.V.C. soil & vent pipes to be taken min. 900mm. above any opening window & be terminated with a bird cage.
P.V.C. waste to bath & shower to be 40mm.& wash basin to be 32mm. & & any common waste to be 50mm.
All appliances to be fitted with a deep seal anti vac trap.

Windows / Ventilation

New windows to be P.V.C .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 bathroom (having a capacity of 15 litres per second) & be ducted to external air.

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.
Stud walls to be 100mm. x 50mm.filled with Dri-Therm sound insulation min.10KN per M2 & have 12.5mm. plasterboard & skim both sides.
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.
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 28 : 7 : 2008	**Client** **Mr. M. Lopia** **55 Market Street** **Hoyland** **Barnsley S74 0ET**	**PROPOSAL** **2 Storey Side Extension And Det. Garage With Playroom Over**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**