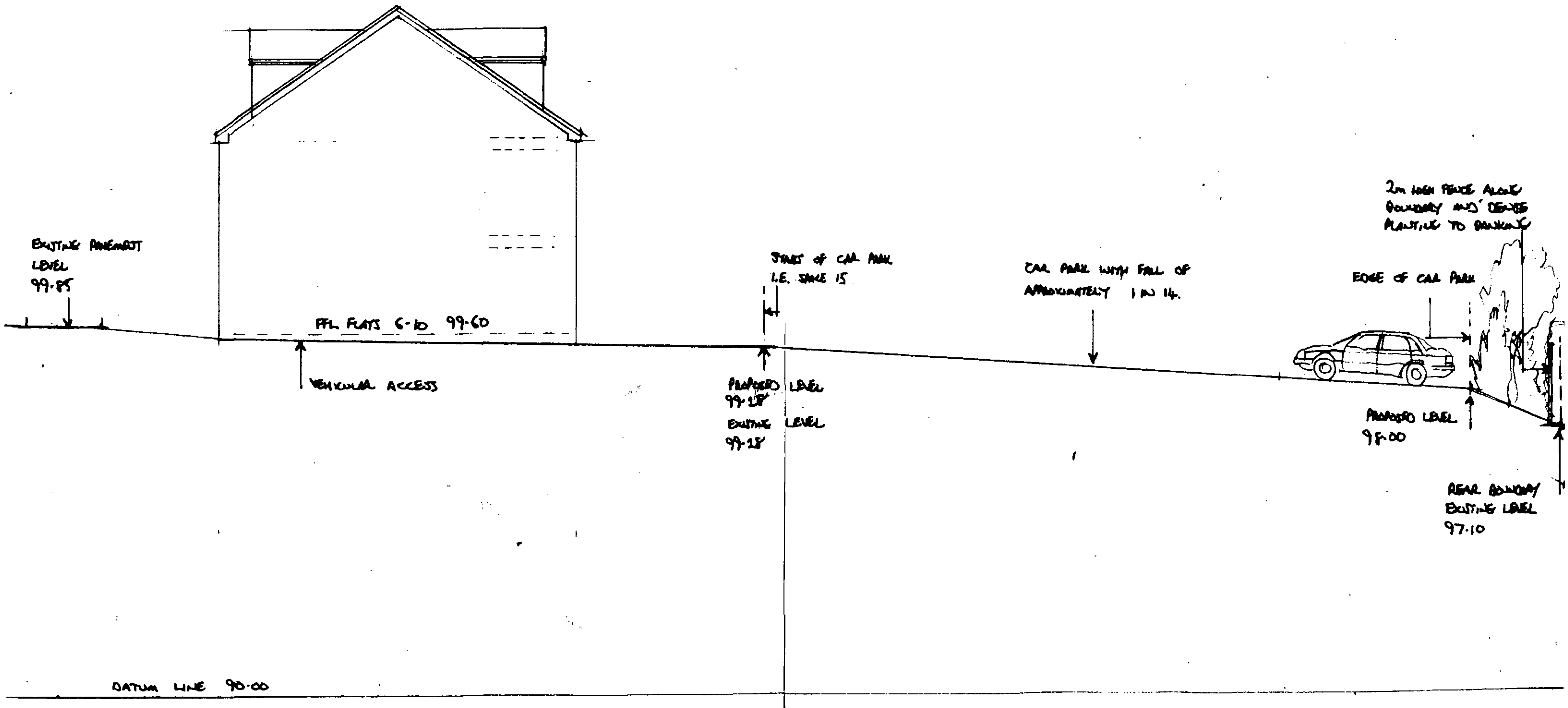
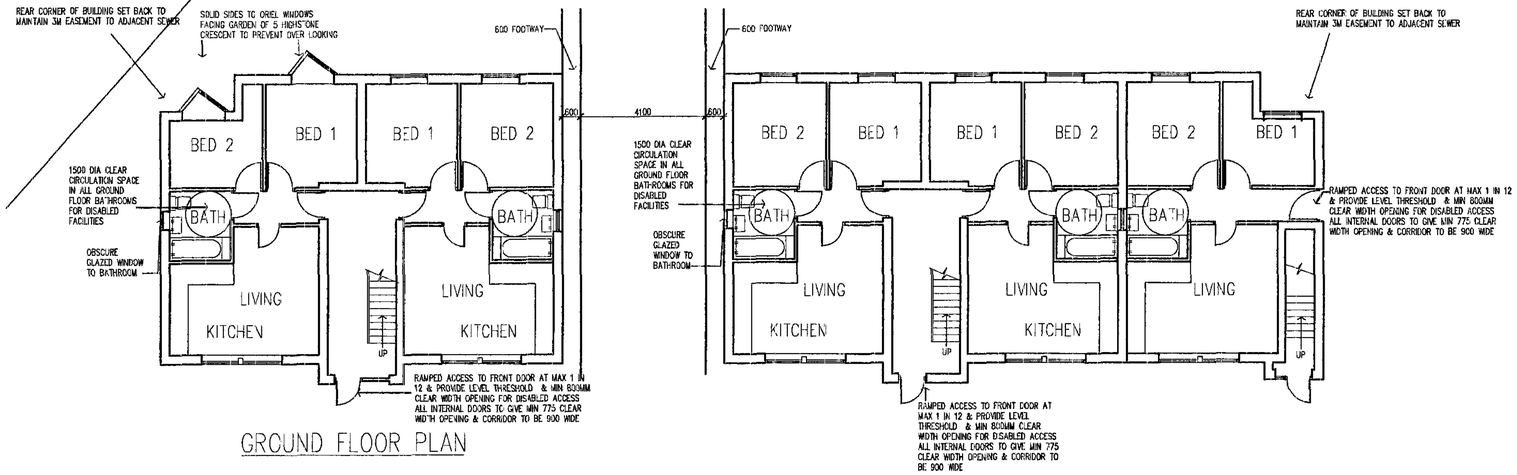
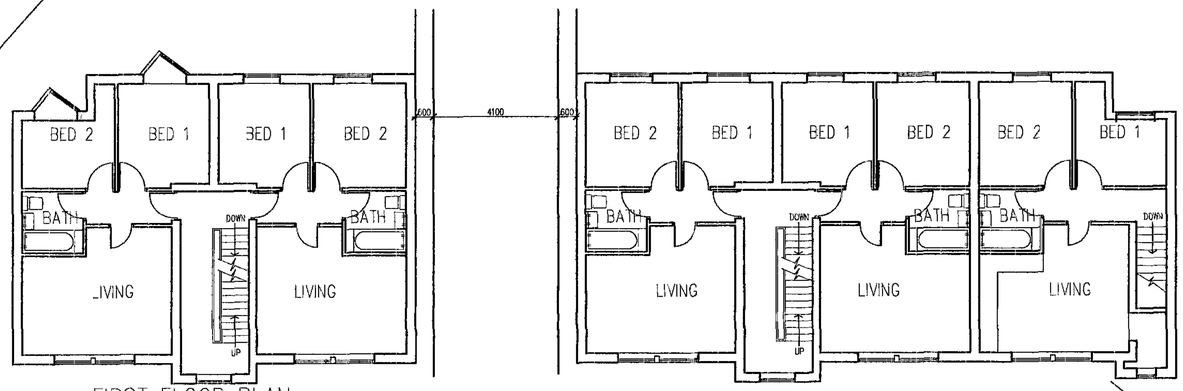


CROSS SECTION THROUGH SITE A-A. SEE SITE PLAN

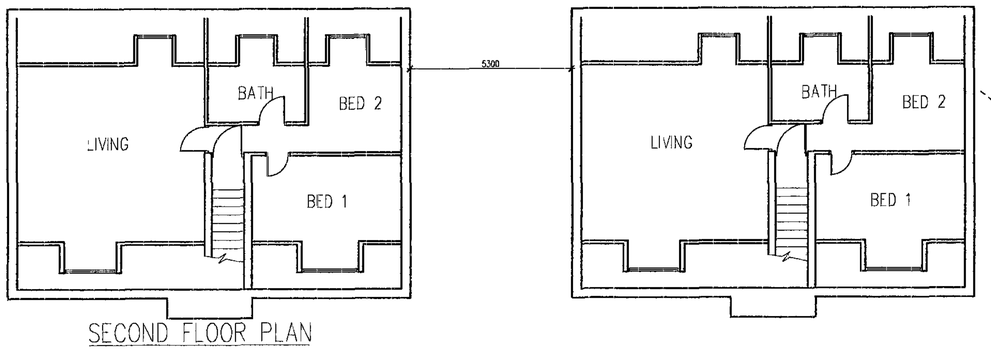
SCALE 1:100



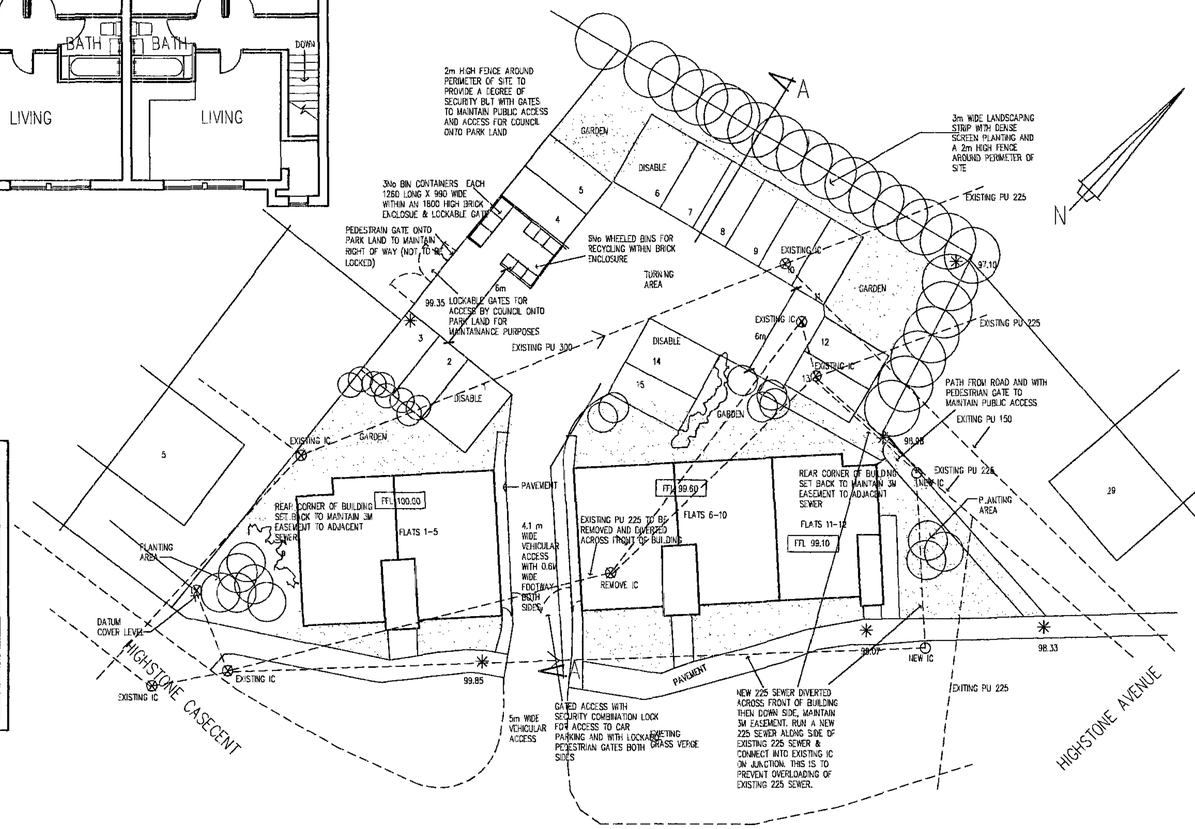
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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 '8' 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 600x225 concrete strip to external cavity walls 450x150 concrete strip to internal load bearing and honeycombed sleeper walls all to satisfaction of BCO.

   Bottom of trench to be min 750 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs. App. Dec. A1/2 Part. E using min. Grade 15 concrete to BS.5150 subject to prevailing ground conditions and engineers report.

   Fired clayfloc ens size to satisfaction of BBC or NHBC inspector. Sleeper walls to be taken to independent strip footing unless ground bearing conditions allow for over site concrete to be bitchened out as agreed with BBC. Brickwork overlap on strip 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. PC foundation blocks to BS 2028 or concrete concrete to be used up to 175mm below finished 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 as indicated (coulds where running under non-load bearing partitions) with nom. 22mm p.t.g. boarding or flooring grade 18S chipboard to BS 5669 or 22mm cement/wood screed (1:3) on 100mm overside concrete slab (GP10P mix) on 50mm floating grade insulation on 2300 gauge visqueen gum lapped with dpc and laid on 25mm sand blinding on 150mm min. – 150mm max clean consolidated hardcore.
4. All damp proof coursed to be visqueen 2000T (to BS 743) or similar manufacturers and to be provided to all windows, heads, jambs & sills.

   Maximum 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 construction of 100mm art stone & inner leaf of lightweight thermal block thermalite or celcon, 100 cavity filled with Crown Dritherm cavity slab 24 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 BS1243:May 1981 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 800mm2 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. lined 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 accessed in two grows and bridged over where passing through external walls on concrete lintels. Drains flexible jointed. All new drainage connections to be made to the satisfaction of BBC.
13. All electrical installation to conform to the institute of Electrical Engineers Regs and client's requirements.
14. Calculations for new sitework etc. to be submitted to LA min 28 days prior to commencement.
15. Any new floor joists longer than 2.50m span to receive strutt mid-span.
16. New or replacement boilers to have a minimum SEDUK value of 78 X if natural gas, 85 X if LPG & 85K if oil.
17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

D	20 1 10	car parking amended
C	29 12 09	gated access and fence
B	17 11 09	sewers showing diversion
A	2 11 09	revised bin enclosure
	Date	Revisions

Trevor Birchall Design Limited

Architectural Design Consultants

2 Yorkshire Bridge Villas,
Ashopton Road,Bamford,
Sheffield
S33 0AZ
Tel/fax 01433 659211,mobile 07670 622617
Email: Trevor.birchall9@virgin.net
Company Registration Number: 4553793

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, 1:200

Date JAN 09 | Drawn by T.B/ AB

Drawing No. 917/2/07 | D