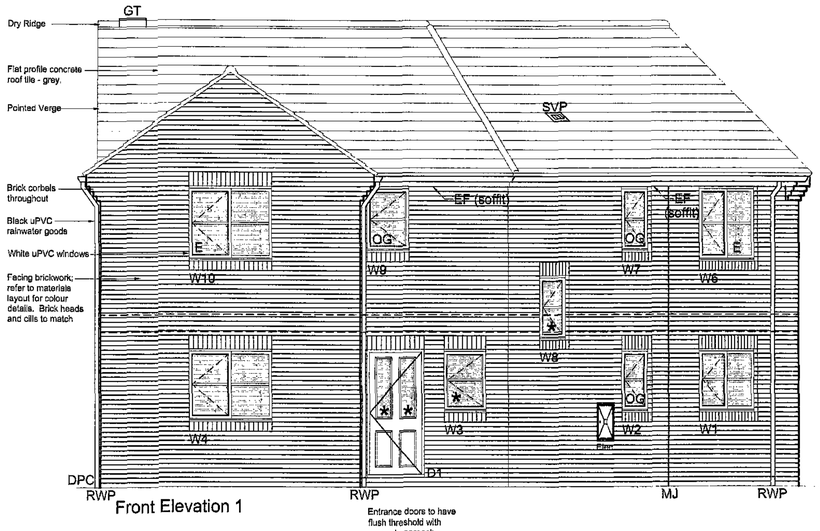
Proposed Residential Development at Wakefield Road, Barnsley.

G:\Client Logos\Portford Homes02.jpg



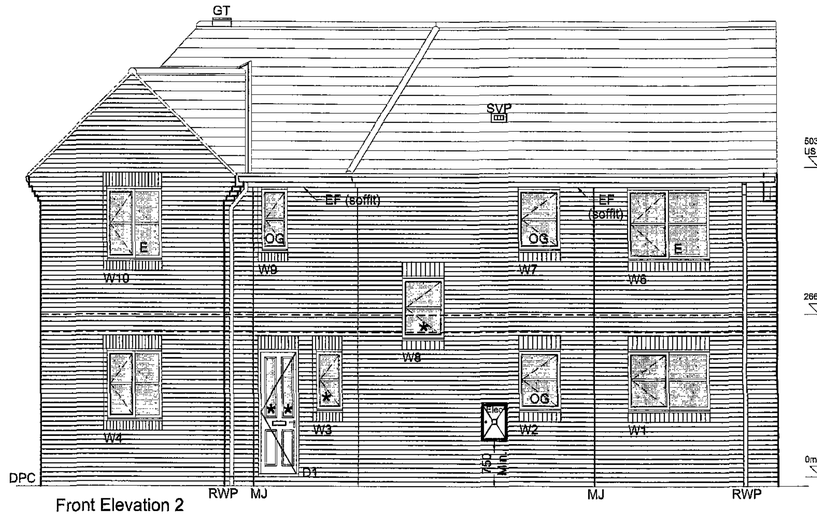
Front Elevation 1

Entrance doors to have flush threshold with ramped approach

5035mm U/S WP

2663mm FFL

0mm DPC/GFL

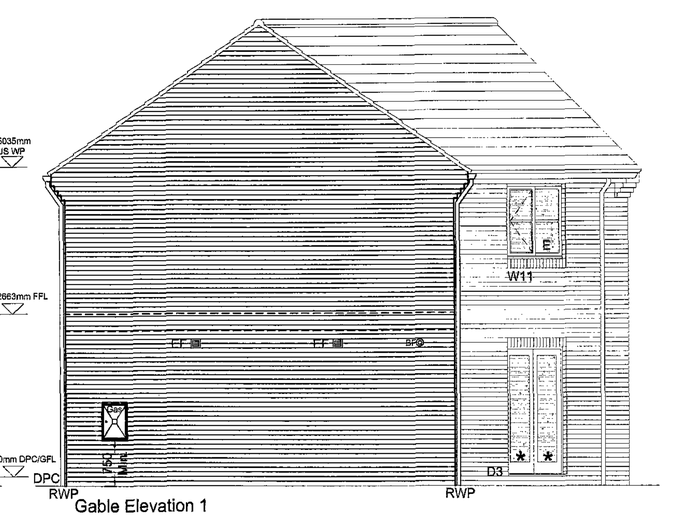


Front Elevation 2

5035mm U/S WP

2663mm FFL

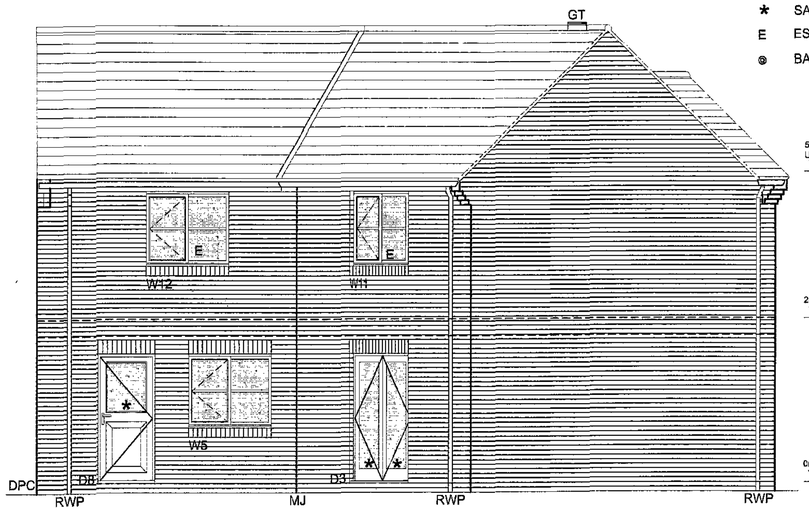
0mm DPC/GFL



Gable Elevation 1

KEY

- EF — EXTRACT FAN
- SVP — TILE VENT FOR SVP
- GT — GAS FLUE RIDGE TERMINAL
- OG — OBSCURED GLASS
- * — SAFETY GLAZING
- E — ESCAPE WINDOW
- ◎ — BALANCED FLUE

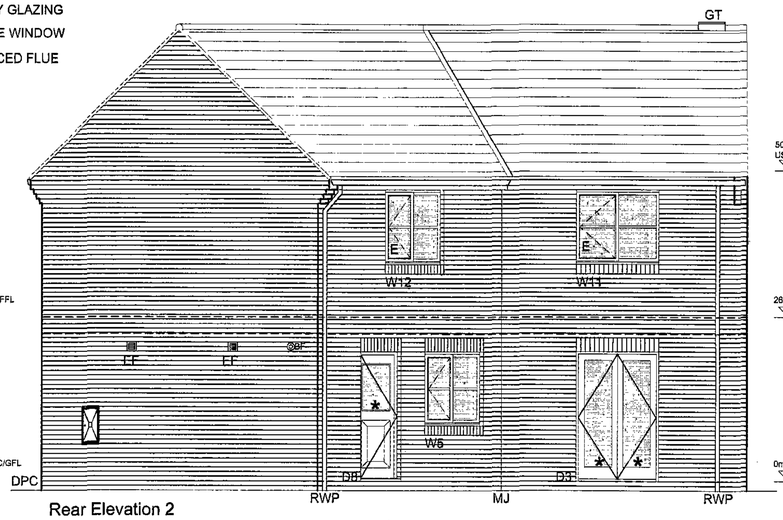


Rear Elevation 1

5035mm U/S WP

2663mm FFL

0mm DPC/GFL

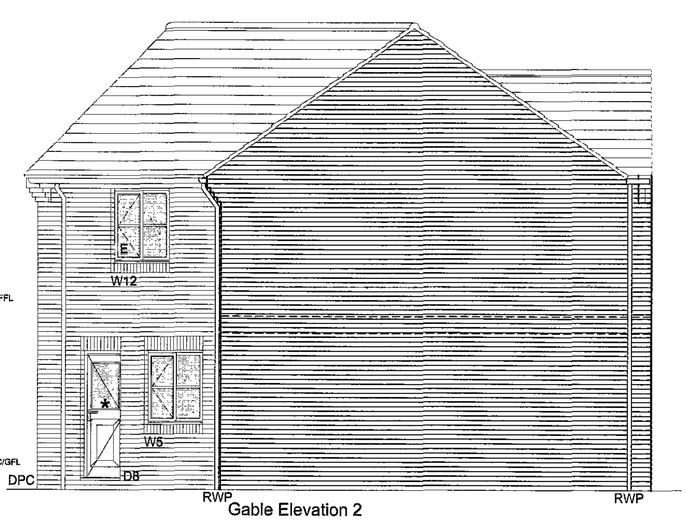


Rear Elevation 2

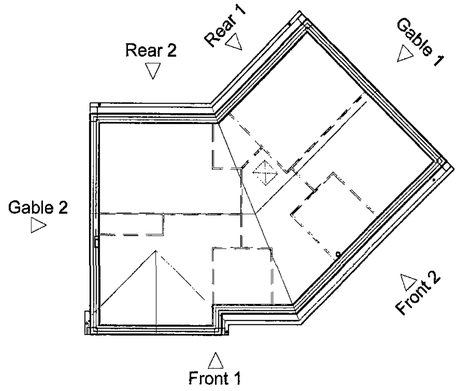
5035mm U/S WP

2663mm FFL

0mm DPC/GFL



Gable Elevation 2



GROVE (G) - Elevations (Phase 3)

PROJECT: Wakefield Road, Barnsley Phase 3 — G House type	DRAWING TITLE: Sheet 2 Elevations
SCALE: 1:50	DATE: Nove 2010
DRAWN:	DWG NO. Y81.419.PH3.15

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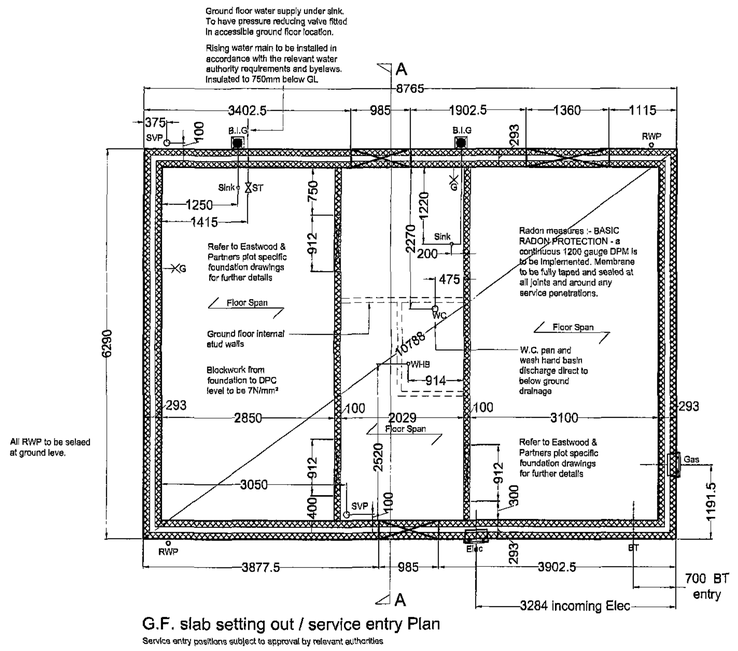
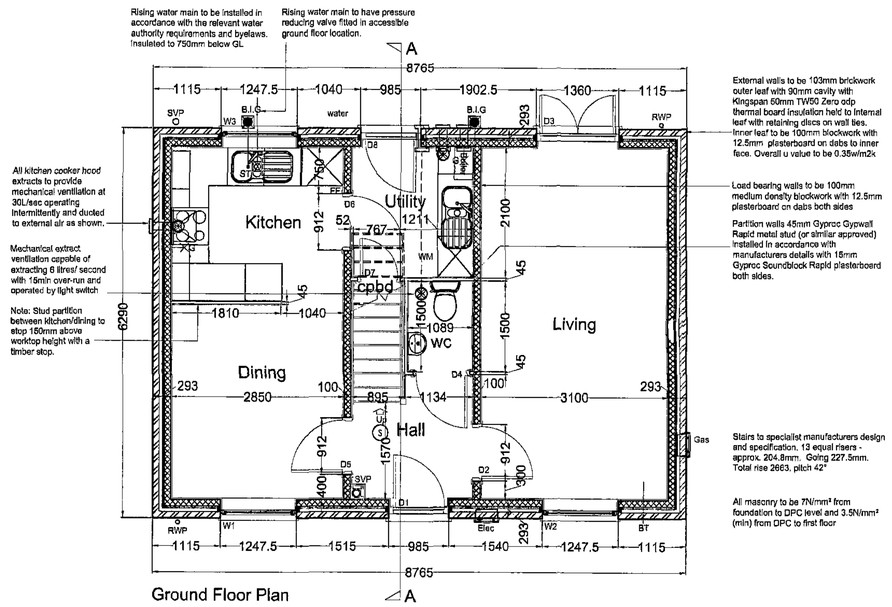
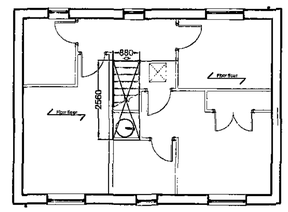


G.F. slab setting out / service entry Plan

Service entry positions subject to approval by relevant authorities



Ground Floor Plan



First Floor Stair Opening Plan

NB. Stair openings are shown to face of blockwork and face of trimmer joist. 8mm parge coat required to party walls

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	FIRE RATING	LOCATION	Notes
D1	838 x 2032	N/A	Entrance door	Canopy over. Safety glazing
D2	838 x 1981	N/A	Living Room	
D3	1360 x 2110 (opening)	N/A	French Doors	Double door, safety glazing
D4	838 x 1981	N/A	W.C.	
D5	838 x 1981	N/A	Dining	
D6	838 x 1981	N/A	Utility	
D7	610 x 1981	N/A	Cupboard	
D8	838 x 2032	N/A	Utility external door	Safety glazing
D9	762 x 1981	N/A	Master Bedroom	
D10	686 x 1981	N/A	Cylinder Cupboard	
D11	686 x 1981	N/A	Ensuite	
D12	2no. 610 x 1981	N/A	Bedroom wardrobe	
D13	762 x 1981	N/A	Bedroom 3	
D14	686 x 1981	N/A	Bathroom	
D15	762 x 1981	N/A	Bedroom 2	

WINDOW SCHEDULE

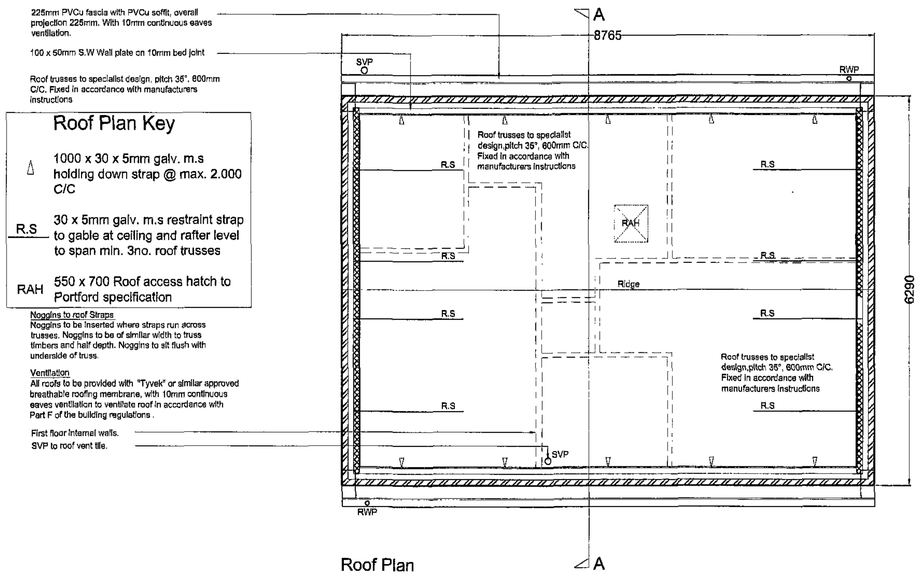
ALL WINDOWS TO HAVE A MIN U VALUE OF 1.40

WIN NO.	OPENING	LOCATION / NOTES	LINTEL REF.	SAFETY GLAZING	OBSCURE GLAZING	ESCAPE WINDOW
W1	1247.5 x 1360	Dining Room		●		
W2	1247.5 x 1360	Living Room		●		
W3	1247.5 x 1060	Kitchen				●
W4	1247.5 x 1210	Bedroom 2			●	
W5	685 x 1060	Ensuite				●
W6	1247.5 x 1210	Master Bedroom				●
W7	1247.5 x 1210	Bedroom 3				●
W8	685 x 1210	Landing				
W9	685 x 1060	Bathroom			●	

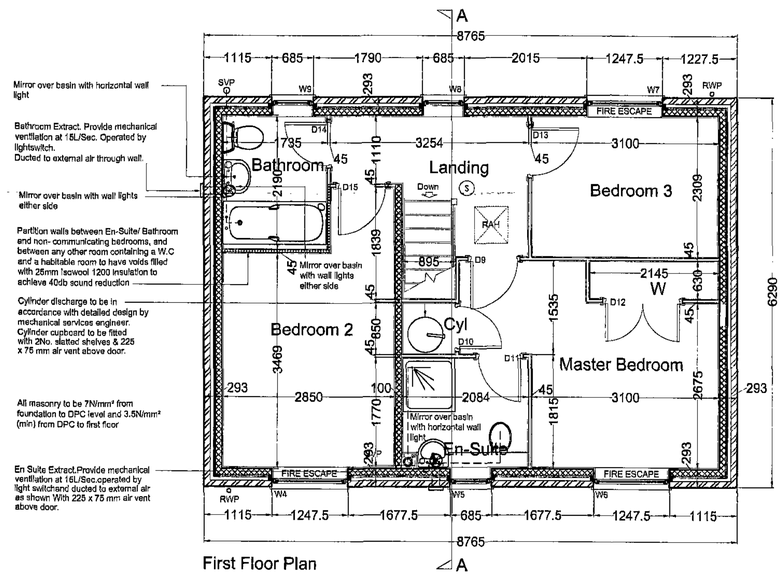
Note: Refer to elevations for additional information.

Ⓢ Mains Powered Smoke Detector.

Ⓧ Extract Fan



Roof Plan



First Floor Plan

PROJECT:
Wakefield Road, Barnsley
Phase 3

D House type

DRAWING TITLE:
Sheet 1 Floor Plans

SCALE: 1:50
DATE: Nove 2010
DRAWN:
DWG NO. Y81.419.PH3.02

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DENBY (D) - Floor Plans - 1004 Sq. ft (Phase 3)

Proposed Residential Developments at Carlton Road, Barnsley.

SECTION A
Privet hedge
SECTION B
Heavily planted bank
Barnsley public right of way
Barnsley public right of way
WORKS
WORKS
WORKS
WORKS
FFL108.30
FFL109.50
FFL108.60
FFL109.30
FFL109.30
FFL108.90
FFL109.30
FFL109.30
FFL109.30

Carlton Road, Barnsley.

Schedule of Accommodation

House Types

J - Johnson	3 Bed / 2 Storey House	6
ING - Ingleton	4 Bed / 2 Storey House	3
G - Grove	4 Bed / 2 Storey House	1
E - Egton	4 Bed / 3 Storey House	4
D - Denby	3 Bed / 2 Storey House	3
Total		17

NORTH

1.8m High close boarded screen fence

1.8m High screen privacy fence reducing to 0.9m high post & rail 2m from back of house

Proposed Site Layout

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04 MAR 2011
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PROJECT: Wakefield Road Barnsley Phase 3 - re plan	DRAWING TITLE: Planning Layout
SCALE: 1:50	DATE: Nove 2010
DRAWN:	DWG NO. Y81.419.PH3.01

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Proposed Residential Development at Wakefield Road, Barnsley.

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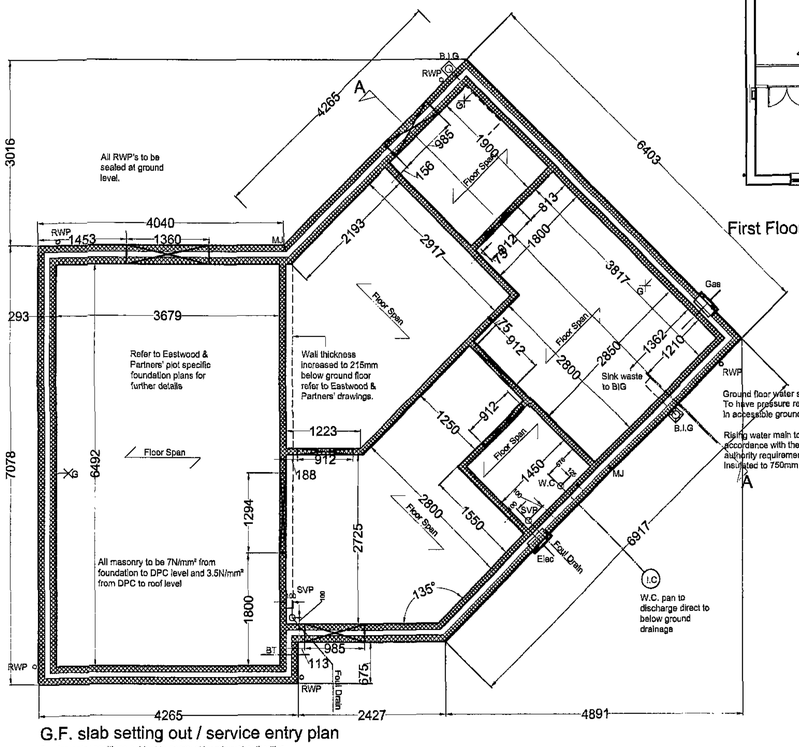
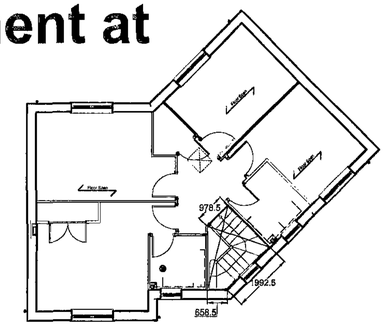


G.F. slab setting out / service entry plan

Service entry positions subject to approval by relevant authorities



First Floor Stair Opening Plan

NB. Stair openings are shown to face of blockwork and face of trimmer joist. 8mm perge coat required to party walls

External walls to be 103mm brickwork outer leaf with 90mm cavity with Kingspan 50mm TW50 Zero odp thermal board insulation held to internal leaf with retaining discs on wall ties. Inner leaf to be 100mm blockwork with 12.5mm plasterboard on dabs to inner face. Overall u value to be 0.35 w/m2k

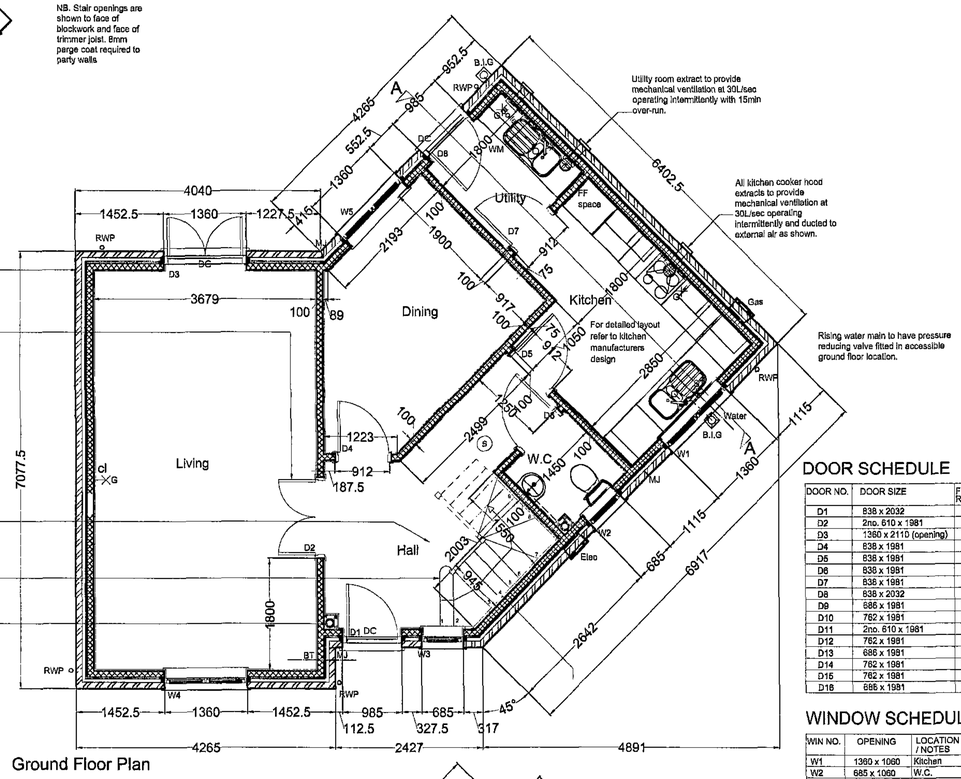
All internal double doors are to be 'Half-Glazed' with rebated meeting stiles

Stair support detail to specialist floor manufacturers design and specification.

GF-FF Stairs to specialist manufacturers design and specification. Risers 204.84mm, going 227.5mm. Total rise 2663, pitch 42°

SVP to be boxed in with 2 layers 12.5mm plasterboard and to be surrounded with 50mm sound deadening quilt. Ensure access hatches are provided to rodding eyes

All masonry to be 7N/mm² from foundation to DPC level and 3.5N/mm² from DPC to roof level



Ground Floor Plan

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	FIRE RATING	LOCATION	Notes
D1	838 x 2032	N/A	Entrance door	
D2	2no. 610 x 1981	N/A	Living Room	Half glazed double door, safety glazing
D3	1360 x 2110 (opening)	N/A	French Doors	Double door, safety glazing
D4	838 x 1981	N/A	Dining	
D5	838 x 1981	N/A	Kitchen	
D6	838 x 1981	N/A	W.C.	
D7	838 x 1981	N/A	Utility	
D8	838 x 2032	N/A	Utility external door	Safety glazing
D9	686 x 1981	N/A	Ensuite	
D10	762 x 1981	N/A	Master Bedroom	
D11	2no. 610 x 1981	N/A	Bedroom wardrobe	
D12	762 x 1981	N/A	Bedroom 2	
D13	686 x 1981	N/A	Cylinder Cupboard	
D14	762 x 1981	N/A	Bedroom 3	
D15	762 x 1981	N/A	Bedroom 4	
D16	686 x 1981	N/A	Bathroom	

WINDOW SCHEDULE

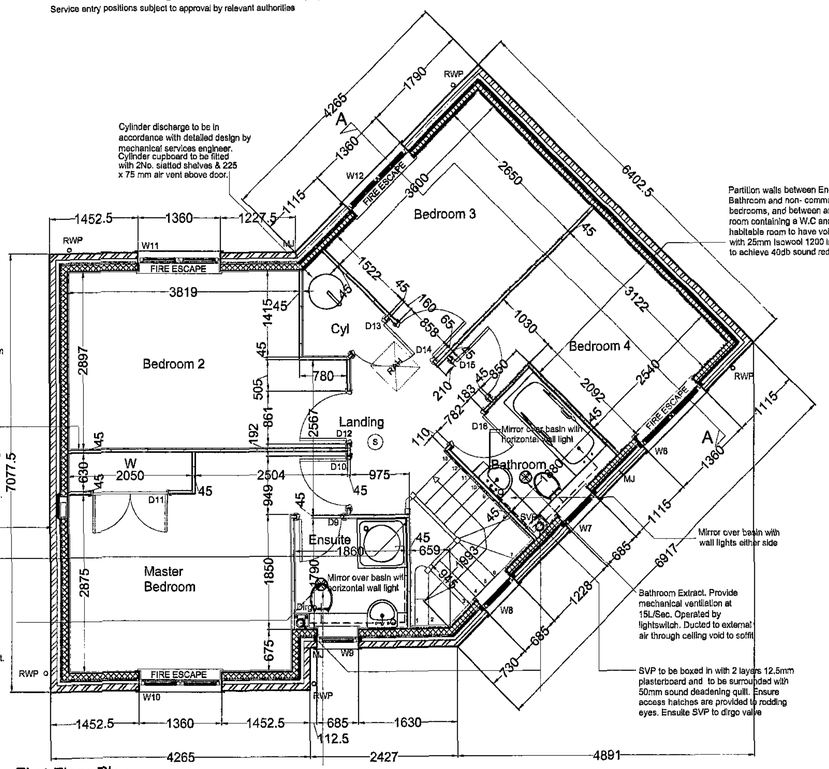
ALL WINDOWS TO HAVE A U VALUE OF 1.40

WIN NO.	OPENING	LOCATION / NOTES	LINTEL REF.	SAFETY GLAZING	OBSCURE GLAZING	ESCAPE WINDOW
W1	1360 x 1060	Kitchen				
W2	685 x 1060	W.C.			●	
W3	685 x 1060	Hall		●		
W4	1360 x 1210	Living Room				
W5	1360 x 1210	Dining Room				
W6	1360 x 1210	Bedroom 4				●
W7	685 x 1060	Bathroom			●	
W8	685 x 1060	Landing		●		
W9	685 x 1060	Ensuite			●	
W10	1360 x 1210	Master Bedroom				●
W11	1360 x 1210	Bedroom 2				●
W12	1360 x 1210	Bedroom 3				●

Note: Refer to elevations for additional information.

(S) Mains Powered Smoke Detector.

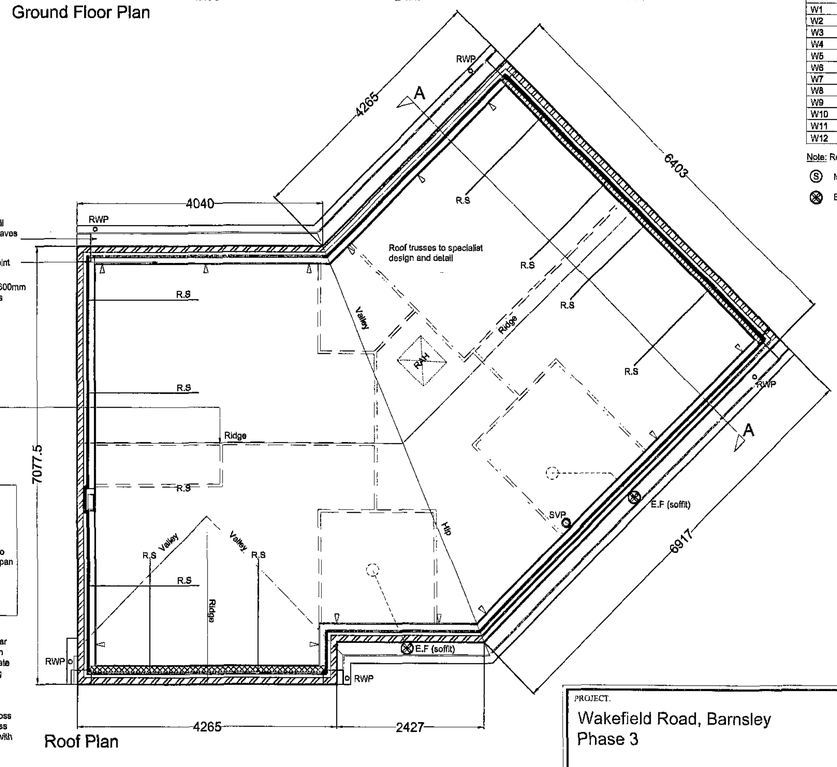
(E) Extract Fan



First Floor Plan

En Suite Extract.Provide mechanical ventilation at 15L/Sec.operated by light switchand ducted to external air as shown With 225 x 75 mm air vent above door.

Mirror over basin with horizontal wall light



Roof Plan

Roof Plan Key

△	1000 x 30 x 5mm galv. m.s holding down strap @ max. 2.000 C/C
R.S	30 x 5mm galv. m.s restraint strap to gable at ceiling and rafter level to span min. 3no. roof trusses
RAH	550 x 700 Roof access hatch to specification

Ventilation
All roofs to be provided with "Tyvek" or similar approved breathable roofing membrane, with 10mm continuous eaves ventilation to ventilate roof in accordance with Part F of the building regulations.

Noggins to roof Straps
Noggins to be inserted where straps run across trusses. Noggins to be of similar width to truss timbers and half depth. Noggins to sit flush with underside of truss.

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PROJECT: Wakefield Road, Barnsley Phase 3	DRAWING TITLE: Sheet 1 Floor Plans
G House type	SCALE: 1:50 / DATE: Nove 2010
	DRAWN: / DWG NO. Y81.419.PH3.14

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GROVE (G) - Floor Plans - 1352 Sq. ft (Phase 3)

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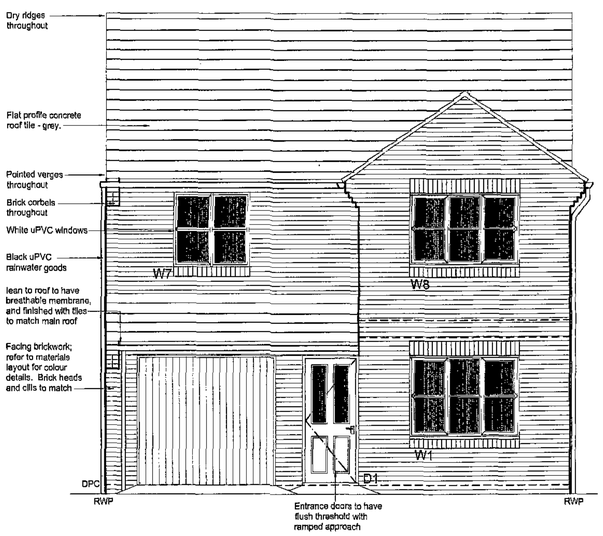
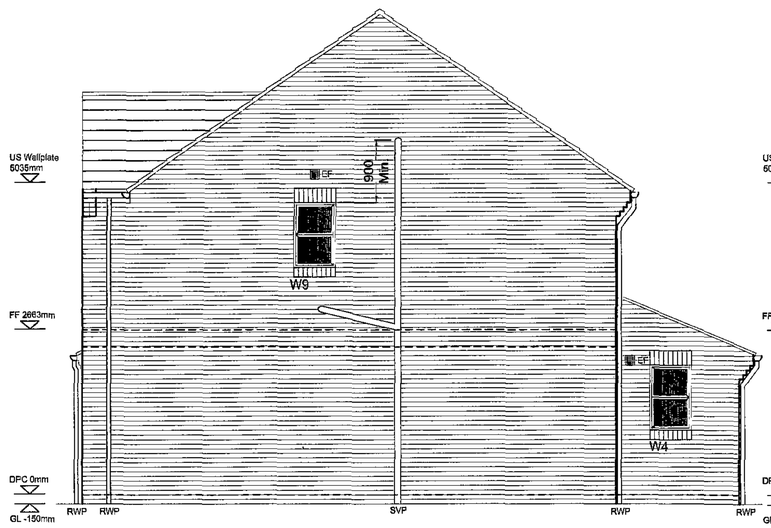
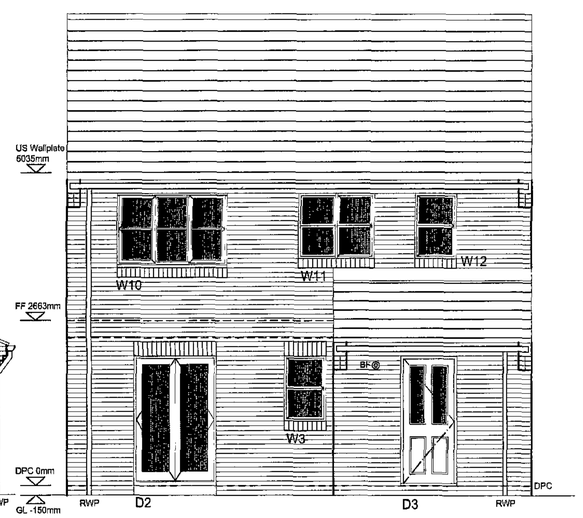


Front Elevation



Side Elevation



Rear Elevation

Side Elevation

INGLETON (ING) - Elevations (Phase 3)

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PROJECT: Wakefield Road, Barnsley Phase 3	DRAWING TITLE: Sheet 2 Elevations
ING House type	SCALE: 1:50 / DATE: Nove 2010
	DRAWN: / DWG NO. Y81.419.PH3.11

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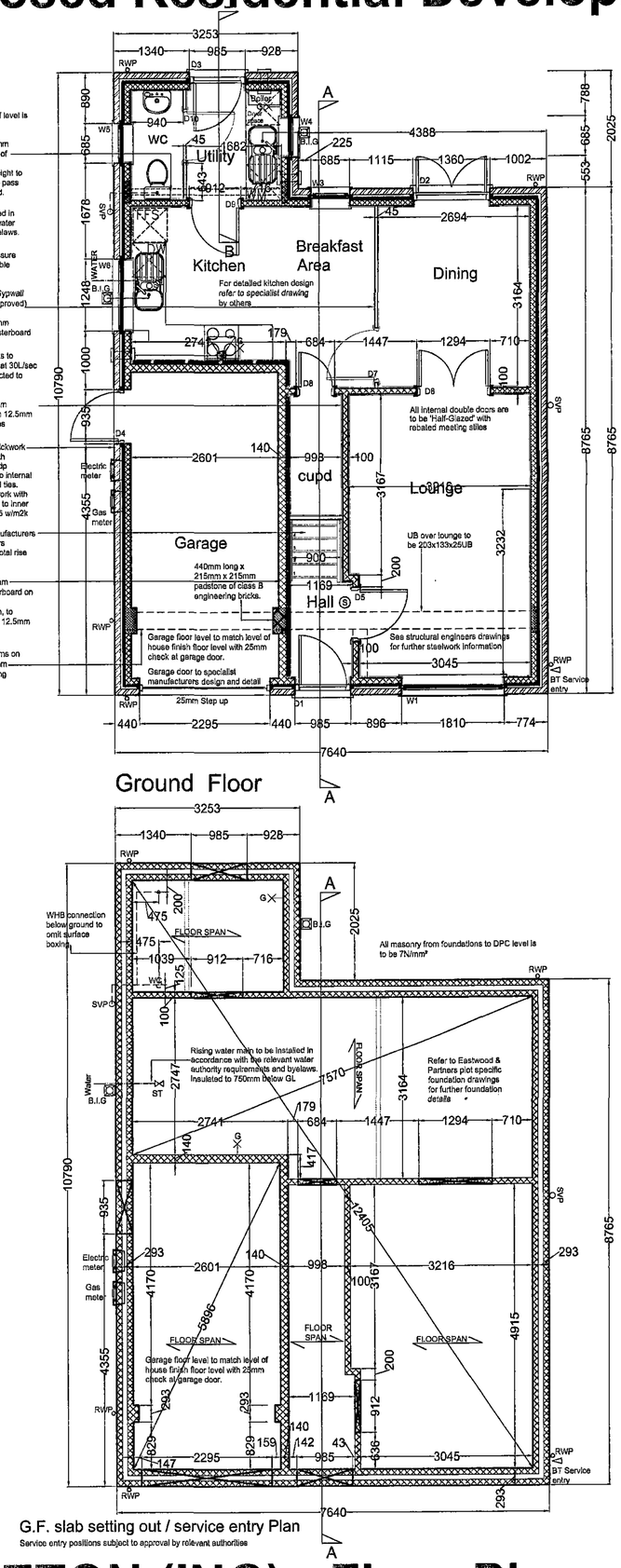

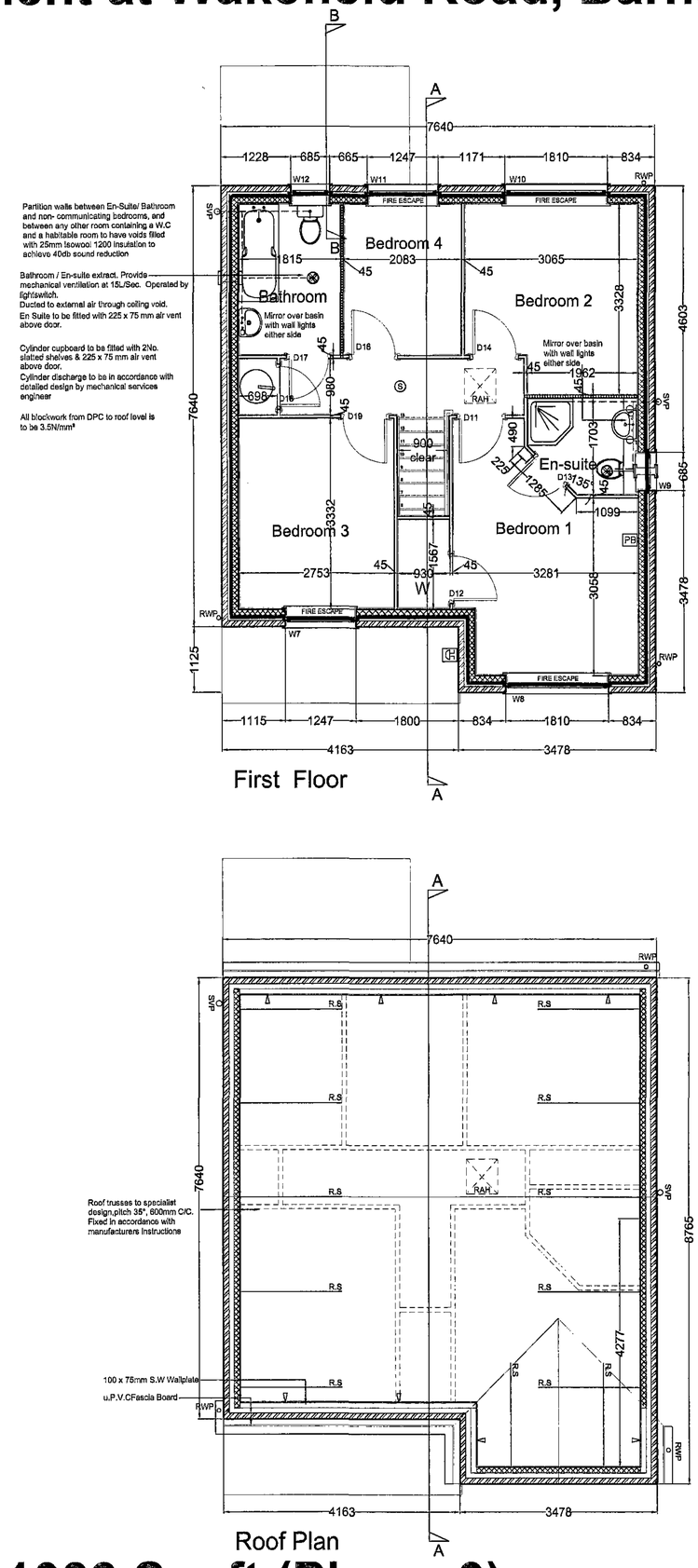

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	FIRE RATING	LOCATION	Notes
D1	838 x 2032	N/A	Front Entrance	S.G. Opening width to part M with level threshold
D2	1360 x 2110 Opening	N/A	French Doors	Safety glazing, UPVC doors sized to suit
D3	838 x 2032	N/A	Rear Entrance	Safety glazing
D4	838 x 2032	N/A	Garage	
D5	838 x 1981	N/A	Lounge	
D6	2no. 610 x 1981	N/A	Dining/Lounge Doors	Half glazed doors with rebated meeting styles
D7	838 x 1981	N/A	Dining	
D8	610 x 1981	N/A	Cupboard	
D9	838 x 1981	N/A	Utility	
D10	838 x 1981	N/A	WC	
D11	762 x 1981	N/A	Bedroom 1	
D12	762 x 1981	N/A	Bedroom 1 Wardrobe	
D13	686 x 1981	N/A	Bedroom 1 En-Suite	
D14	762 x 1981	N/A	Bedroom 2	
D15	Door omitted			
D16	762 x 1981	N/A	Bedroom 4	
D17	686 x 1981	N/A	Bathroom	
D18	686 x 1981	N/A	Cylinder	
D19	762 x 1981	N/A	Bedroom 3	

WINDOW SCHEDULE

ALL WINDOWS TO HAVE A MIN U VALUE OF 1.40

Number	Size	Location/Notes	Safety Glazing	Obscure Glazing	Fire Escape
W1	1810 x 1360	Lounge	●		
W2	100x0w omitted				
W3	685 x 1060	Kitchen			
W4	685 x 1060	Utility		●	
W5	685 x 1060	W.C.		●	
W6	1247.5 x 1060	Kitchen			●
W7	1247.5 x 1210	Bedroom 3			●
W8	1810 x 1210	Bedroom 1			●
W9	685 x 1060	Bedroom 1 En-Suite		●	
W10	1810 x 1210	Bedroom 2			●
W11	1247.5 x 1060	Bedroom 4			●
W12	685 x 1060	Bathroom		●	

(S) Mains Powered Smoke Detector.

(⊗) Extract Fan

NB. Stair openings are shown to face of blockwork and face of trimmer joist. 8mm parge coat required to party walls

First Floor Stair Opening Plan

Ventilation
All roofs to be provided with "Tyvek" or similar approved breathable roofing membrane to ventilate roof in accordance with Part F of the building regulations.

Noggins to roof Straps
Noggins to be inserted where straps run across trusses. Noggins to be of similar width to truss timbers and half depth. Noggins to sit flush with underside of truss.

Roof Plan Key

Δ	1000 x 30 x 5mm galv. m.s holding down strap @ max. 2.000 C/C
R.S	30 x 5mm galv. m.s restraint strap to gable at ceiling and rafter level to span min. 3no. roof trusses
RAH	Roof access hatch to Portford specification

RECEIVED 24 NOV 2010 CONTROL

PROJECT:
Wakefield Road, Barnsley
Phase 3

ING House type

DRAWING TITLE:
Sheet 1 Floor Plans

SCALE: 1:50
DATE: Nove 2010
DRAWN:
DWG NO. Y81.419.PH3.10

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INGLETON (ING) - Floor Plans - 1088 Sq. ft (Phase 3)

Proposed Residential Development at Wakefield Road, Barnsley.

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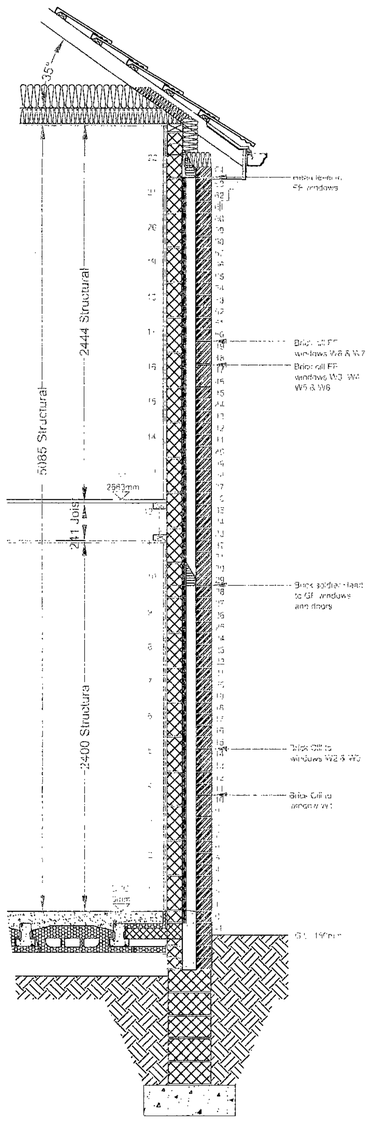
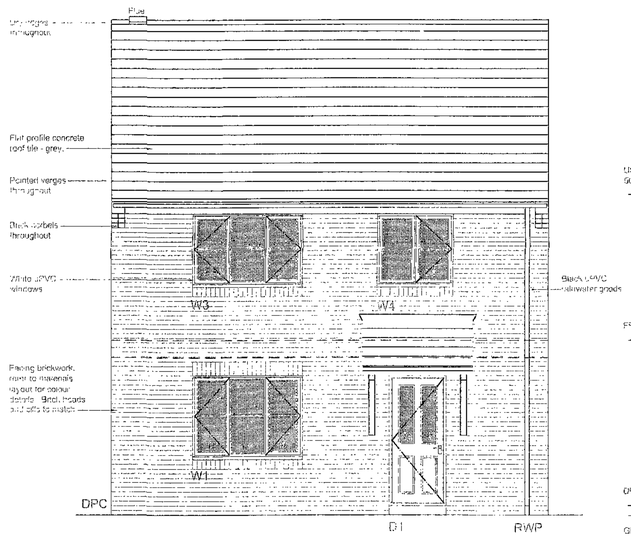
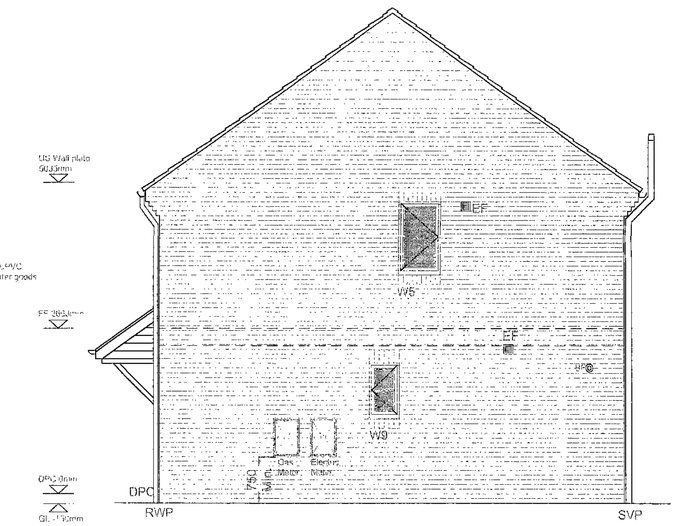
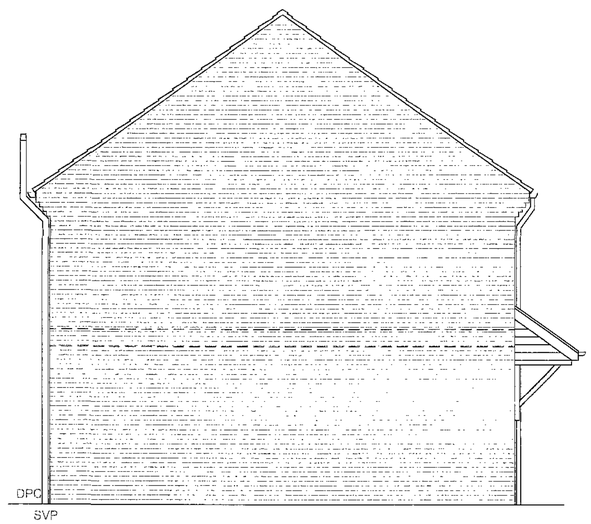




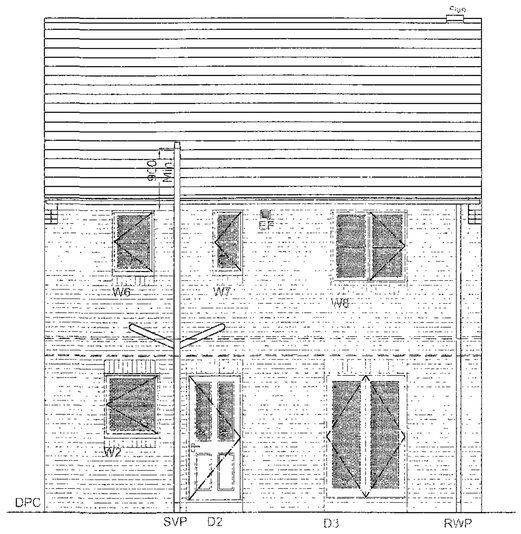
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

ELEVATIONS
KEY

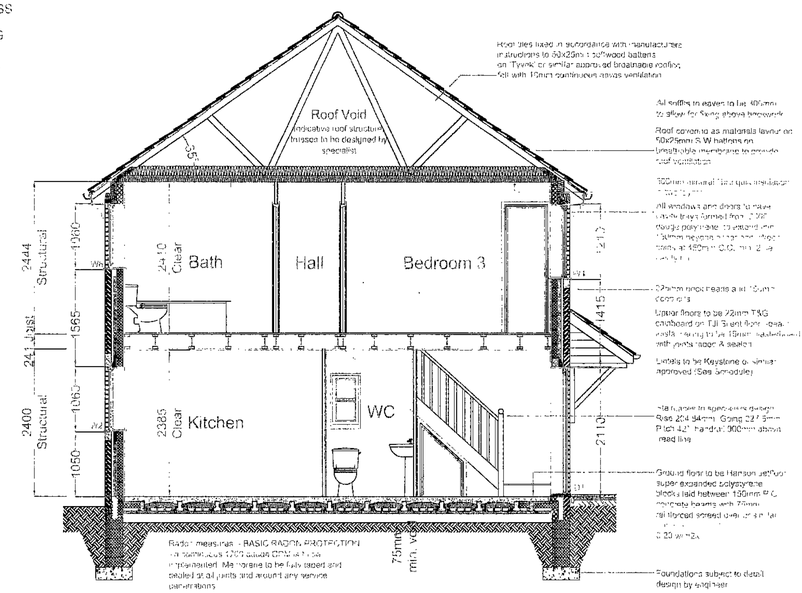
EF EXTRACT FAN

SVP TILE VENT FOR SVP

OG OBSCURED GLASS

* SAFETY GLAZING

◎ BALANCED FLUE



Section A-A

PROJECT:
Wakefield Road, Barnsley
Phase 3

J House type

DRAWING TITLE:
Sheet 2 Elevations

SCALE:	DATE:
1:50	Nove 2010
DRAWN:	DWG NO. Y81.419.PH3.08

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JOHNSON (J) - Elevations & Sections (Phase 3)

Proposed Residential Development at Wakefield Road, Barnsley.

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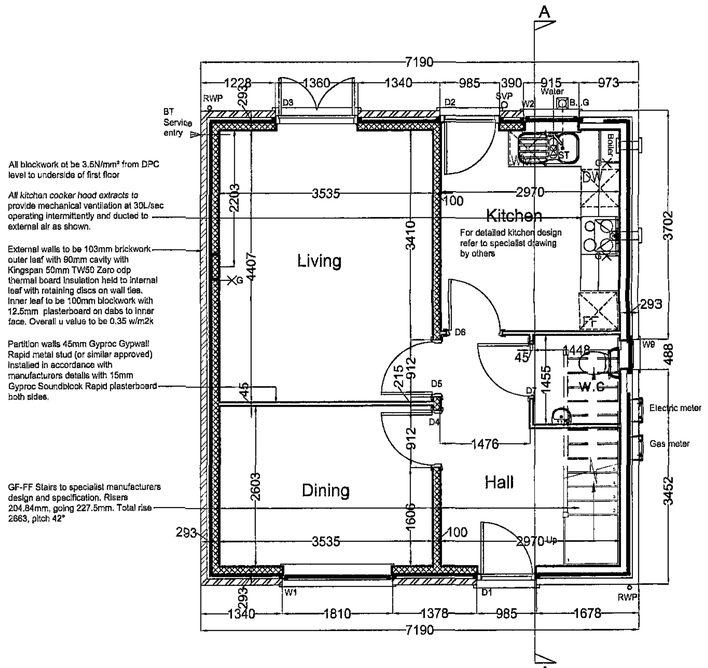
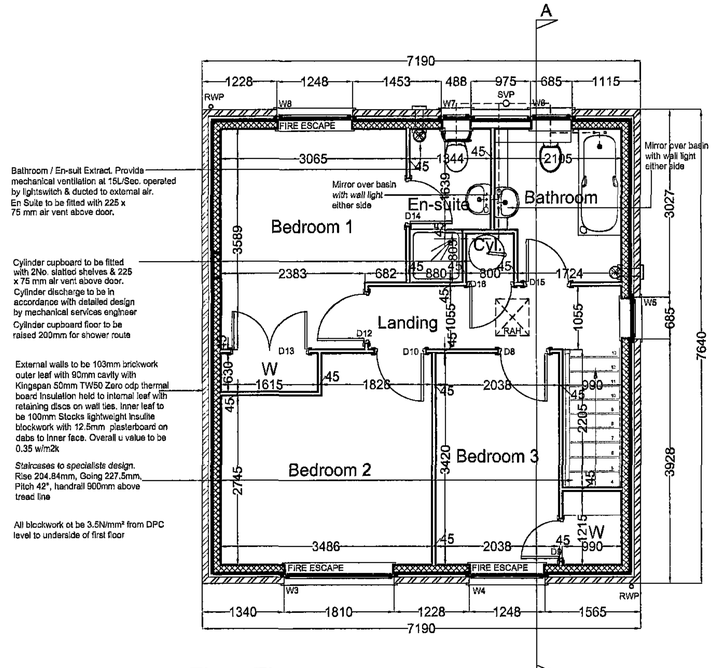
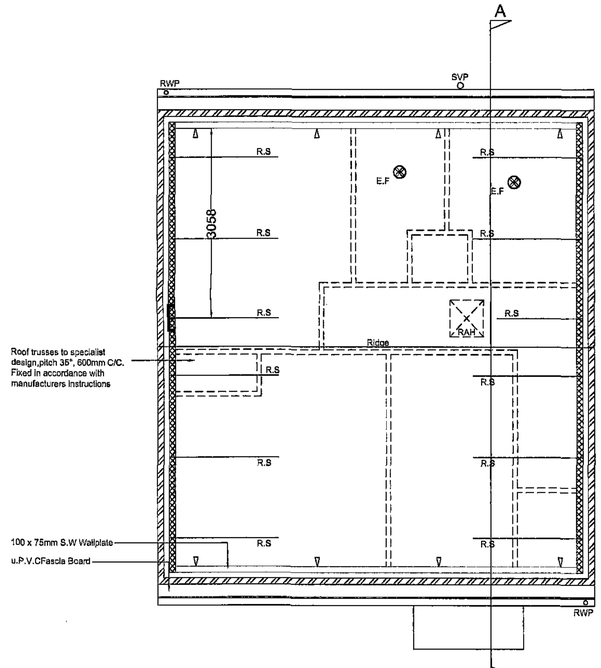


Ground Floor



First Floor



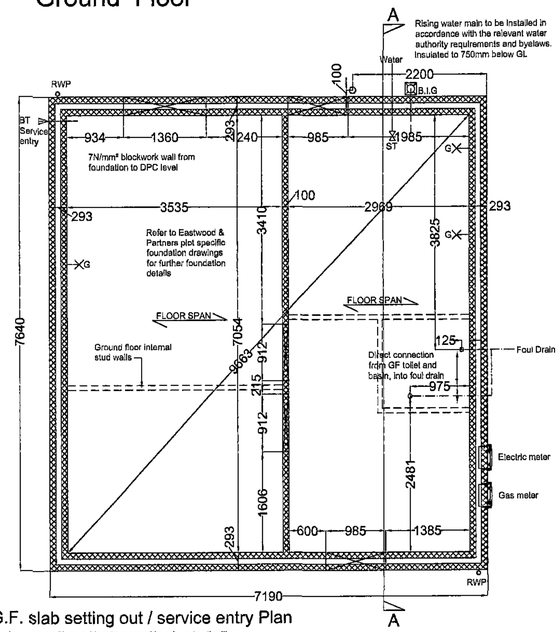
Roof Plan

Ventilation
All roofs to be provided with "Tyvek" or similar approved breathable roofing membrane to ventilate roof in accordance with Part F of the building regulations.

Noggins to roof Straps
Noggins to be inserted where straps run across trusses. Noggins to be of similar width to truss timbers and half depth. Noggins to sit flush with underside of truss.

Roof Plan Key

△	1000 x 30 x 5mm galv. m.s holding down strap @ max. 2.000 C/C
R.S	30 x 6mm galv. m.s restraint strap to gable at ceiling and rafter level to span min. 3no. roof trusses
RAH	Roof access hatch to Portford specification



G.F. slab setting out / service entry Plan

Service entry positions subject to approval by relevant authorities

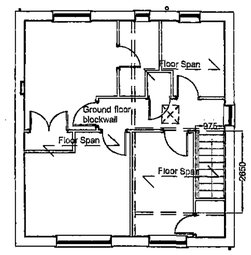
DOOR SCHEDULE

DOOR NO.	DOOR SIZE	FIRE RATING	LOCATION	Notes
D1	838 x 2032	N/A	Front Entrance	S.G. Opening width to part M with level threshold
D2	838 x 2032	N/A	Rear Entrance	Safety glazing
D3	1360 x 2110 Opening	N/A	Living French Doors	Safety glazing. UPVC doors sized to suit
D4	838 x 1981	N/A	Dining	
D5	838 x 1981	N/A	Living	
D6	838 x 1981	N/A	Kitchen	
D7	838 x 1981	N/A	WC	
D8	762 x 1981	N/A	Bedroom 3	
D9	610 x 1981	N/A	Cupboard	
D10	762 x 1981	N/A	Bedroom 2	
D11	Door omitted			
D12	762 x 1981	N/A	Bedroom 1	
D13	2No. 610 x 1981	N/A	Wardrobe	
D14	686 x 1981	N/A	En-Suite	
D15	686 x 1981	N/A	Bathroom	
D16	686 x 1981	N/A	Cylinder Cupboard	
D17	Door omitted			

WINDOW SCHEDULE

ALL WINDOWS TO HAVE A MIN U VALUE OF 1.40

Number	Size	Location/Notes	Safety Glazing	Obscure Glazing	Emergency Egress
W1	1810 x 1380	Dining	●		
W2	915 x 1060	Kitchen			
W3	1810 x 1210	Bedroom 2			●
W4	1247.5 x 1210	Bedroom 3			●
W5	685 x 1210	Landing			
W6	685 x 1060	Bathroom		●	
W7	488 x 1060	En-Suite		●	
W8	1247.5 x 1210	Bedroom 1			●
W9	488 x 1060	WC		●	



First Floor Stair Opening Plan

NB. Stair openings are shown to face of blockwork and face of trimmer joist. 8mm parge coat required to party walls

RECEIVED

PROJECT: Wakefield Road, Barnsley Phase 3	DRAWING TITLE: Sheet 1 Floor Plans
J House type	SCALE: 1:50 / DATE: Nove 2010
	DRAWN: / DWG NO. Y81.419.PH3.07

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JOHNSON (J) - Floor Plans - 1003Sq. Ft - Phase 3

Proposed Residential Development at Wakefield Road, Barnsley.

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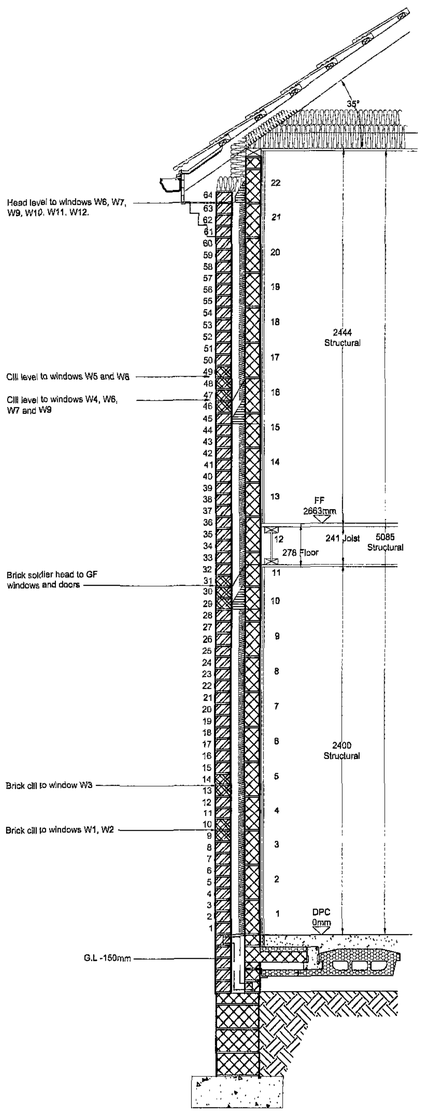
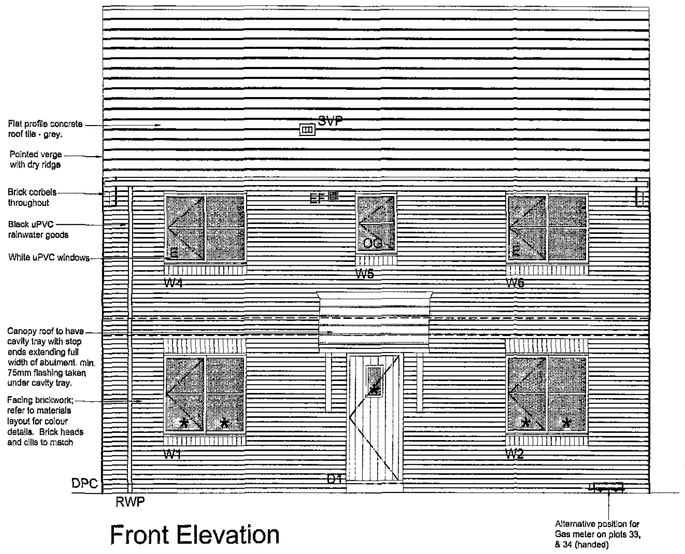
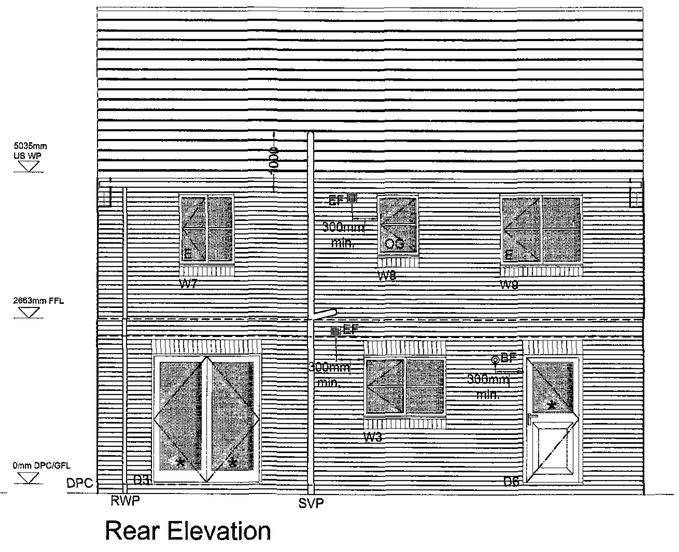


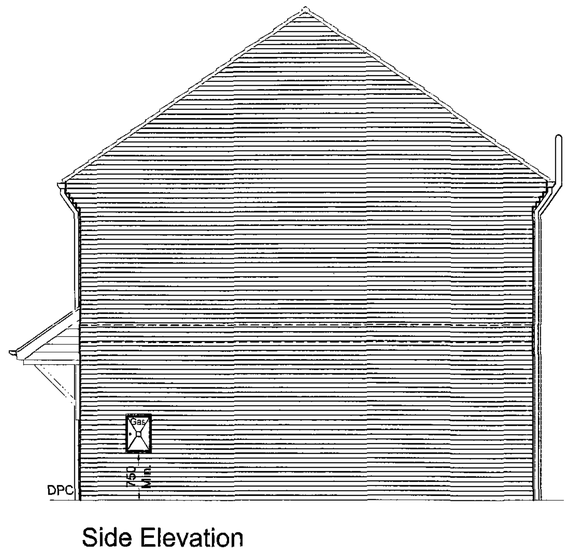
Coursing Section 1:20



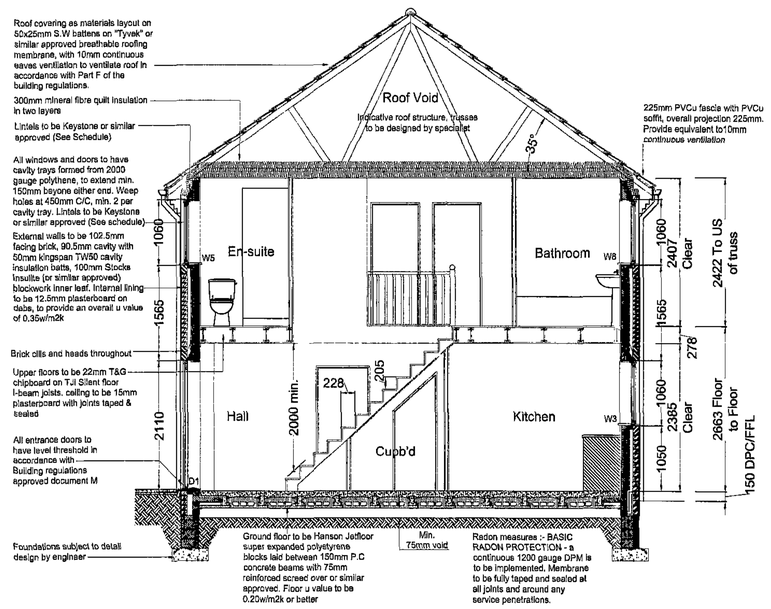
Front Elevation



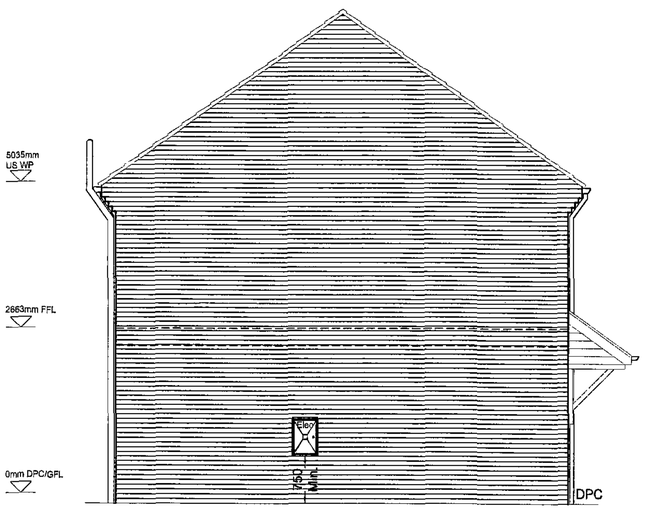
Rear Elevation



Side Elevation



Section AA



Side Elevation

KEY

- EF — EXTRACT FAN
- SVP — TILE VENT FOR SVP
- GT — GAS FLUE RIDGE TERMINAL
- OG — OBSCURED GLASS
- ✱ — SAFETY GLAZING
- E — ESCAPE WINDOW
- ◎ — BALANCED FLUE

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EGTON (E) - Elevations & Sections (Phase 3)

PROJECT: Wakefield Road, Barnsley Phase 3	DRAWING TITLE: Sheet 2 Elevations
E House type	SCALE: 1:50 · DATE: Nove 2010
	DRAWN: · DWG NO. Y81.419.PH3.06 A

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Proposed Residential Development at Wakefield Road, Barnsley.

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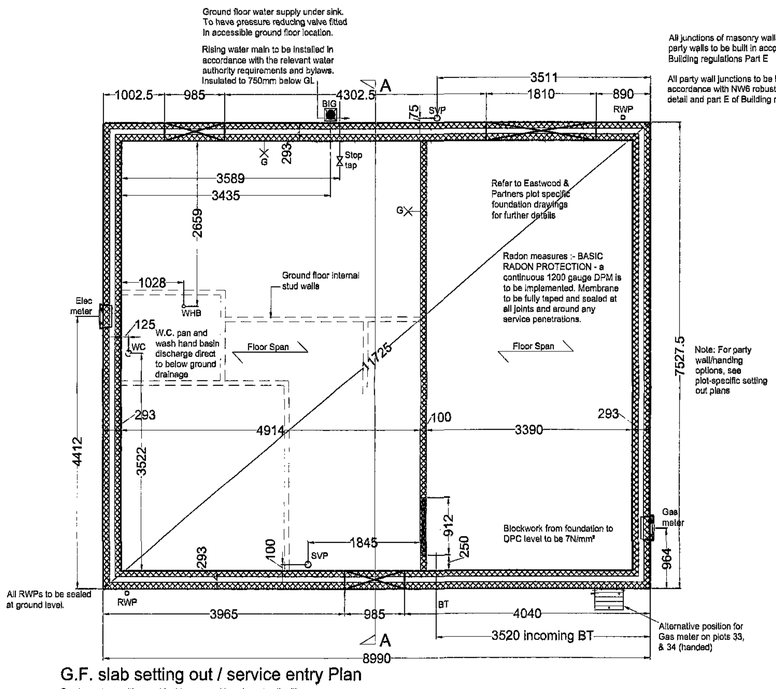
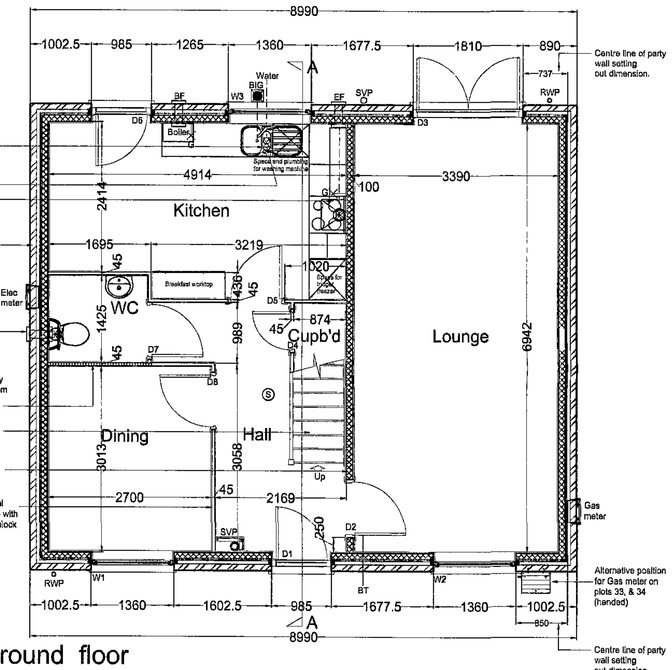
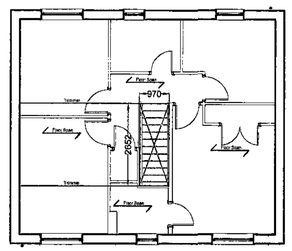


G.F. slab setting out / service entry Plan

Service entry positions subject to approval by relevant authorities



Ground floor



First Floor Stair Opening Plan

NB. Stair openings are shown to face of blockwork and face of trimmer joist.

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	FIRE RATING	LOCATION	Notes
D1	838 x 2032	N/A	Entrance door	Canopy over. Safety glazing
D2	838 x 1981	N/A	Living Room	
D3	1810 x 2110 (opening)	N/A	French Doors	Double door, safety glazing
D4	610 x Cut-down	N/A	Cupboard	
D5	838 x 1981	N/A	Kitchen	
D6	838 x 2032	N/A	Utility external door	Safety glazing
D7	838 x 1981	N/A	W.C.	
D8	838 x 1981	N/A	Dining	
D9	782 x 1981	N/A	Master Bedroom	
D10	688 x 1981	N/A	Ensuite	
D11	2no. 610 x 1981	N/A	Bedroom wardrobe	
D12	762 x 1981	N/A	Bedroom 4	
D13	686 x 1981	N/A	Bathroom	
D14	762 x 1981	N/A	Bedroom 3	
D15	762 x 1981	N/A	Bedroom 2	
D15	686 x 1981	N/A	Cylinder Cupboard	

WINDOW SCHEDULE

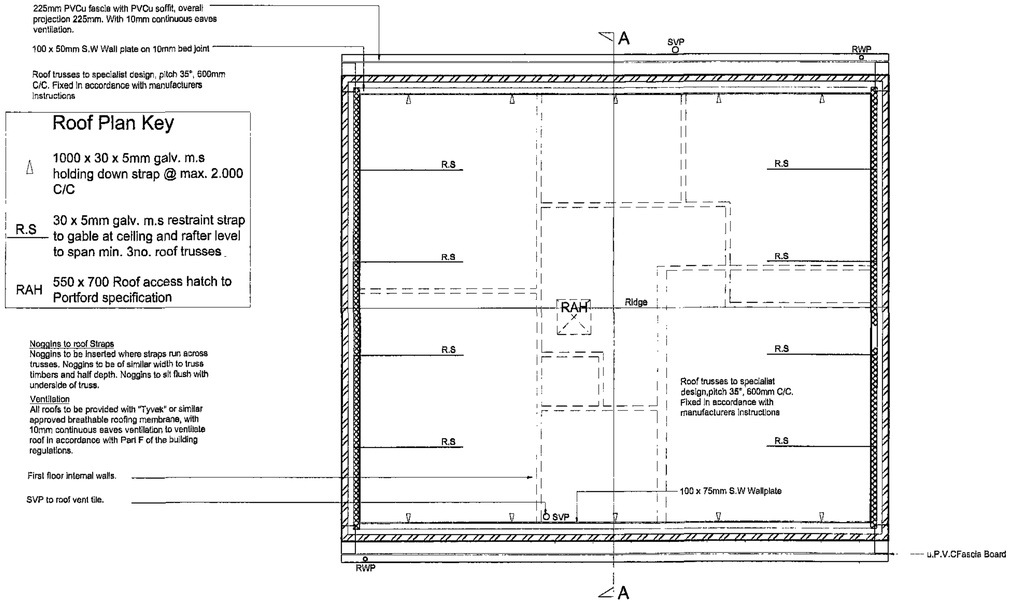
window u value to be 1.40 w/m2k

WIN NO.	OPENING	LOCATION / NOTES	LINTEL REF.	SAFETY GLAZING	OBSCURE GLAZING	ESCAPE WINDOW
W1	1360 x 1360	Dining Room		●		
W2	1360 x 1360	Living Room		●		
W3	1360 x 1060	Kitchen				
W4	1360 x 1210	Bedroom 2				●
W5	685 x 1060	Ensuite			●	
W6	1360 x 1210	Master Bedroom				●
W7	910 x 1210	Bedroom 4				●
W8	685 x 1060	Bathroom			●	
W9	1360 x 1210	Bedroom 3				●

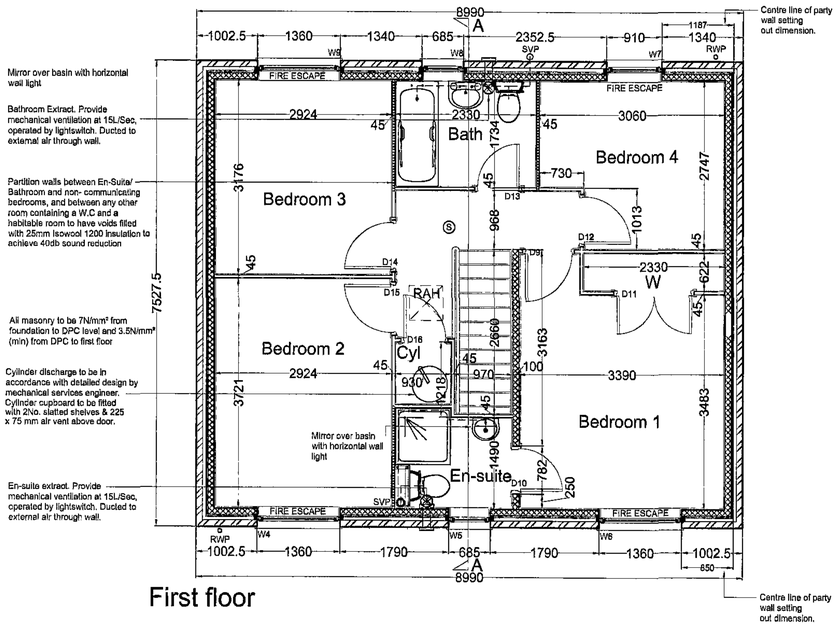
Note: Refer to elevations for additional information.

Ⓢ Mains Powered Smoke Detector.

⊗ Extract Fan



Roof Plan



First floor

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PROJECT:
Wakefield Road, Barnsley
Phase 3

E House type

DRAWING TITLE:
Sheet 1 Floor Plans

SCALE: 1:50

DATE: Nove 2010

DRAWN:

DWG NO. Y81.419.PH3.05 A

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EGTON (E) - Floor Plans - 1256 Sq. ft. (Phase3)

Proposed Residential Development at Wakefield Road, Barnsley.

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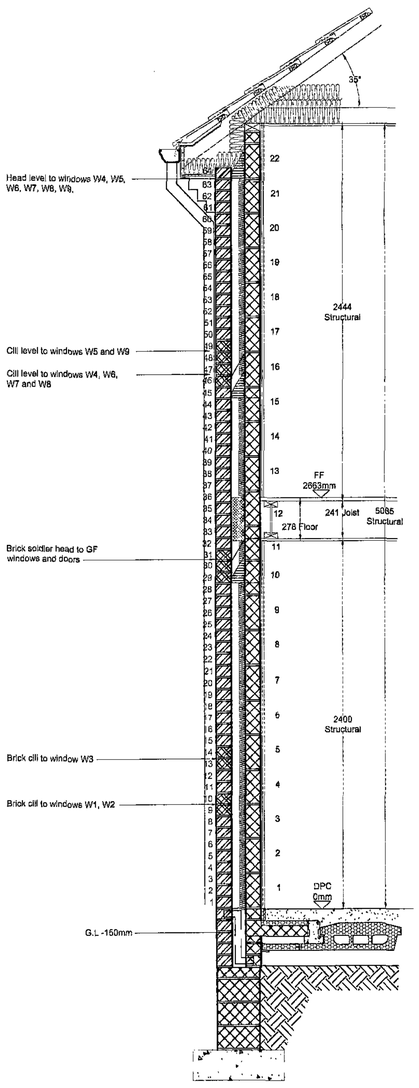
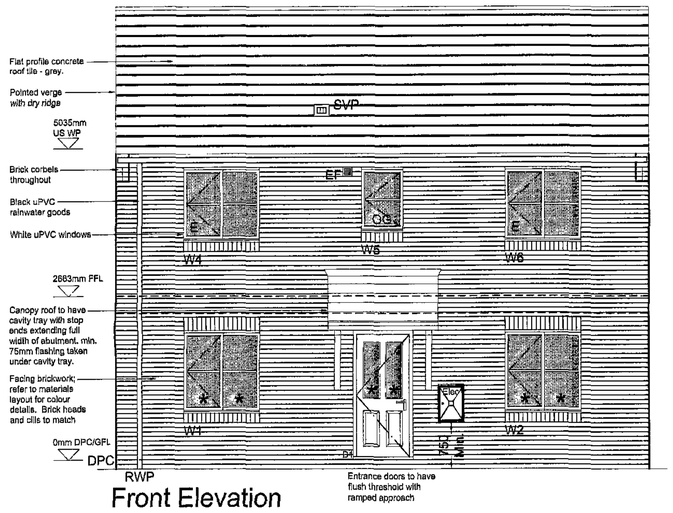
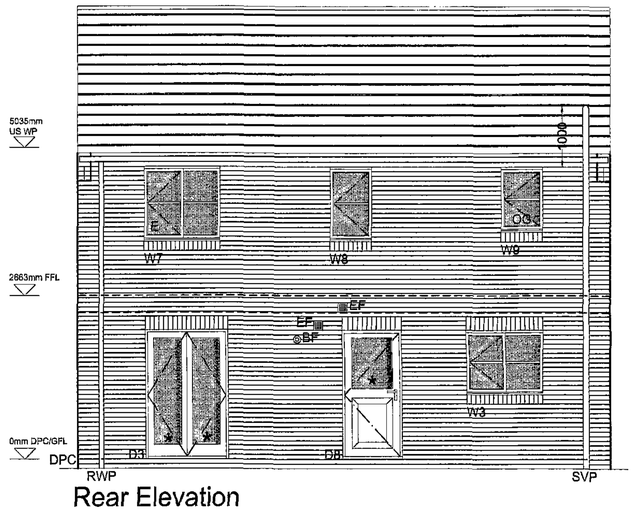


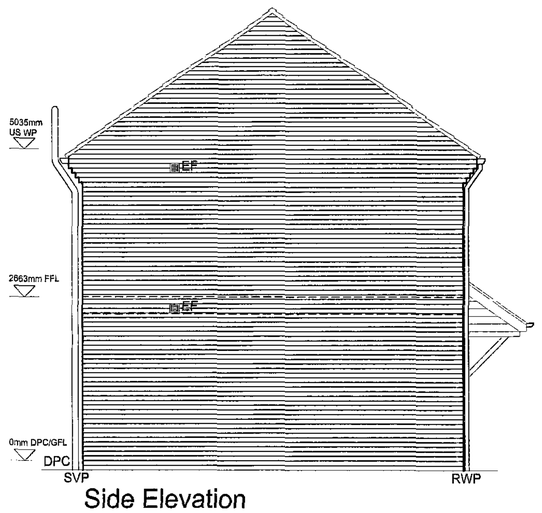
Coursing Section 1:20



Front Elevation



Rear Elevation



Side Elevation

KEY

- EF — EXTRACT FAN
- SVP — TILE VENT FOR SVP
- OG — OBSCURED GLASS
- * — SAFETY GLAZING
- E — ESCAPE WINDOW
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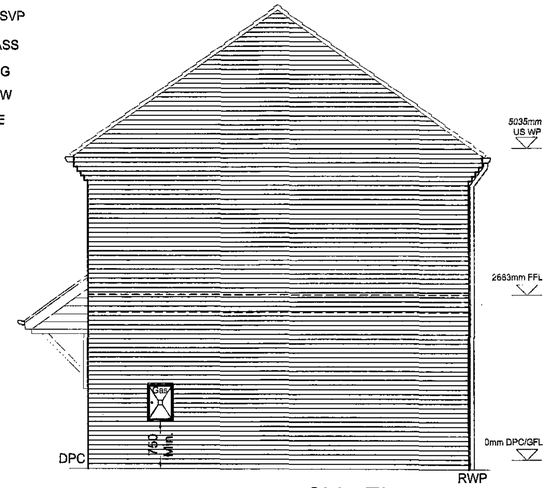
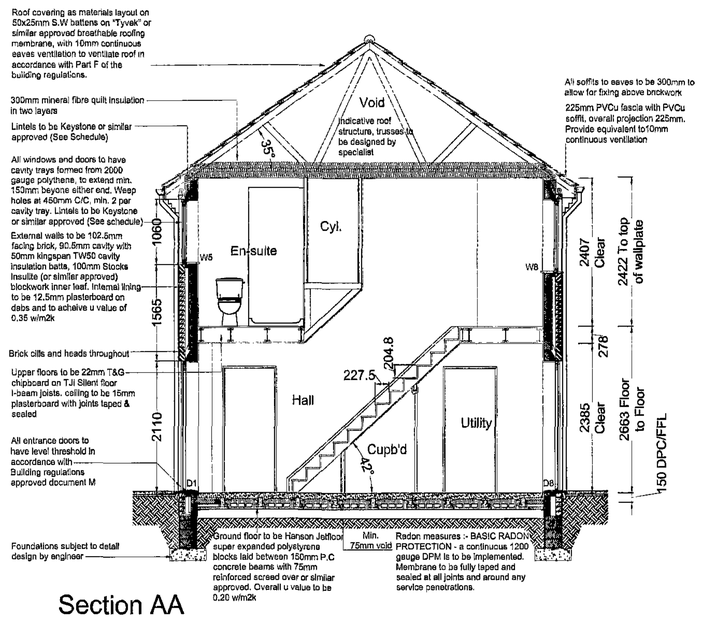


Side Elevation



Section AA

DENBY (D) - Elevations & Sections (Phase 3)

PROJECT: Wakefield Road, Barnsley Phase 3	DRAWING TITLE: Sheet 2 Elevations
D House type	SCALE: 1:50 · DATE: Nove 2010 · DRAWN: · DWG NO. Y81.419.PH3.03

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