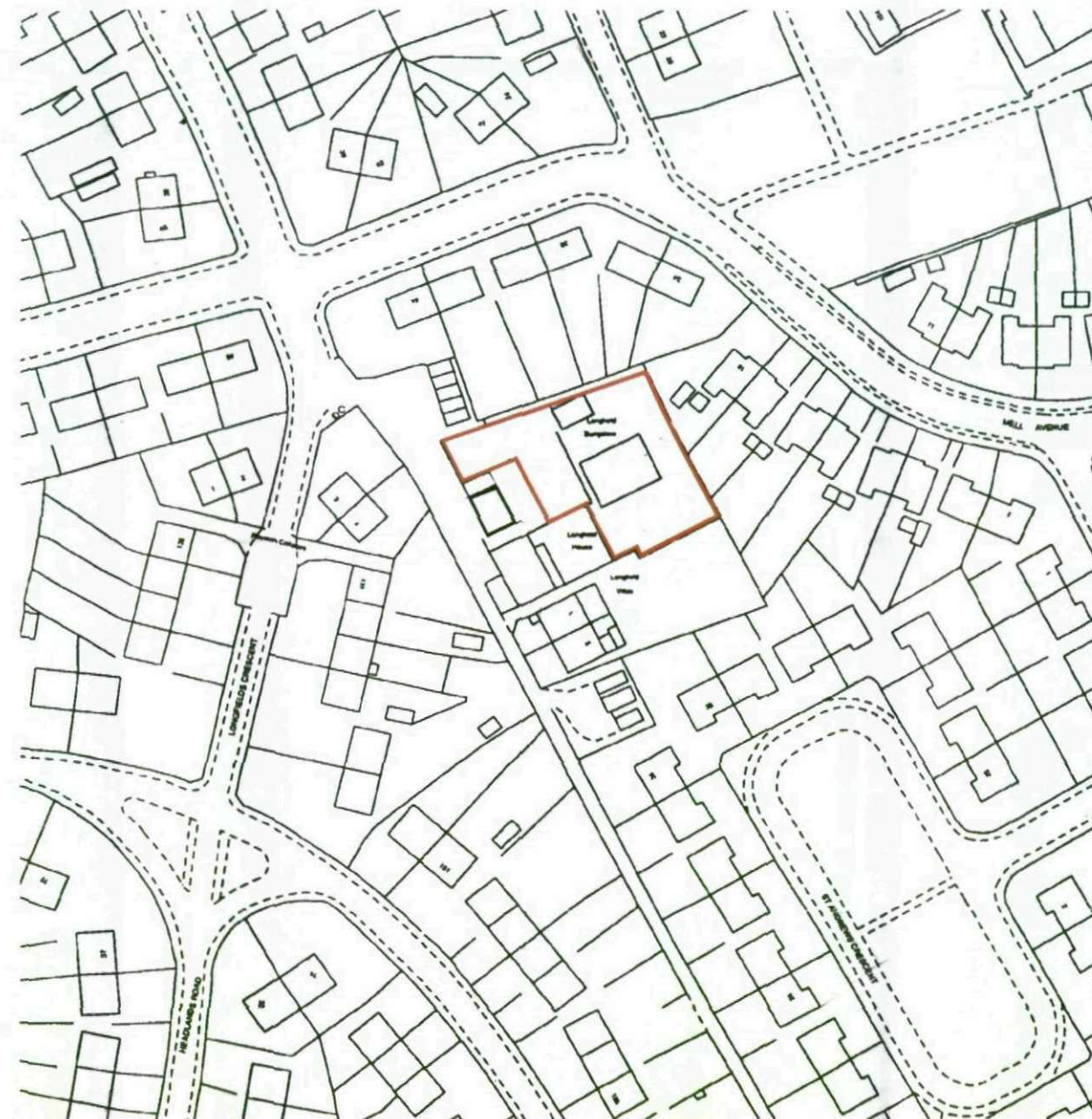




SITE PLAN 1:500



SITE LOCATION PLAN 1:1250

Barnsley Metropolitan
Borough Council

15 AUG 2008

NOTES

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Rev	Date	Comments	MS
A	Jun 08	Planning issue	MS

Project

Longfield Bungalow
Croft Road
Hoyland
Barnsley
S74 9HH

Client

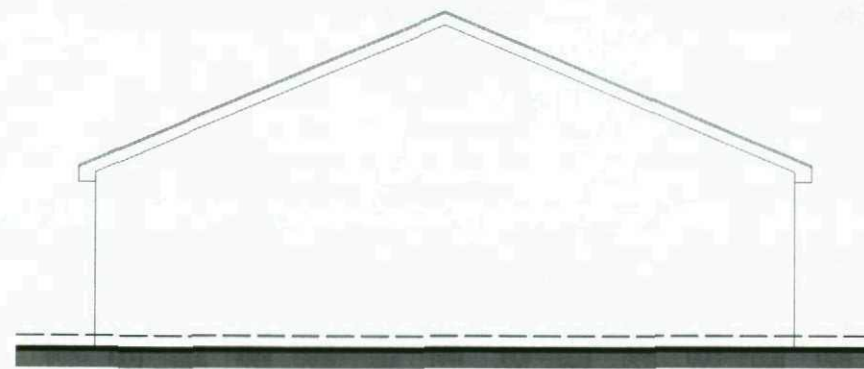
Mr & Mrs Skelton

Drawing title

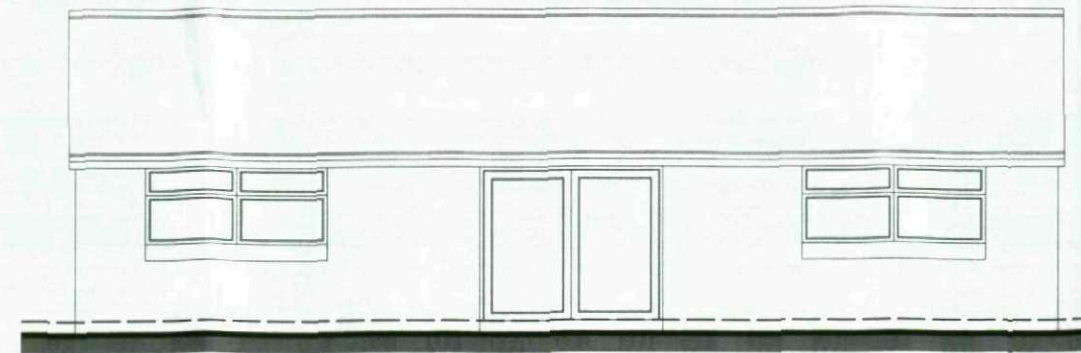
**PROPOSED SITE &
SITE LOCATION PLAN**

Scale (s)	Drawing No.	Revision
1:1250 / 1:500 @ A3	08033/01	A
Date	Jun 08	
Drawn By	MS	

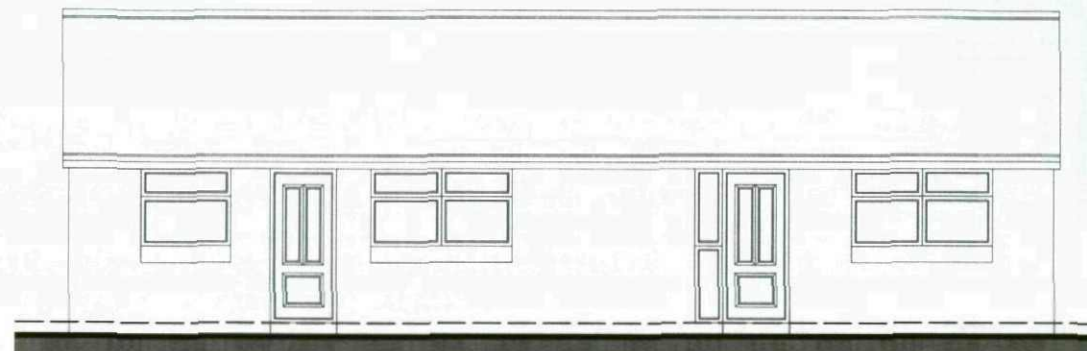
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Rotherham S63 7HG
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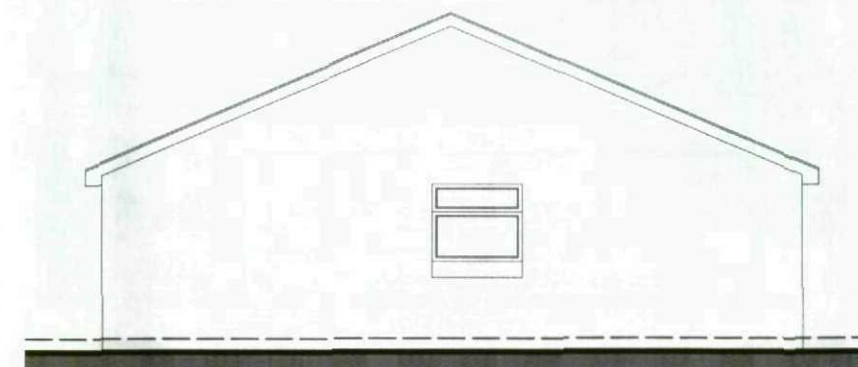
EXISTING SIDE ELEVATION



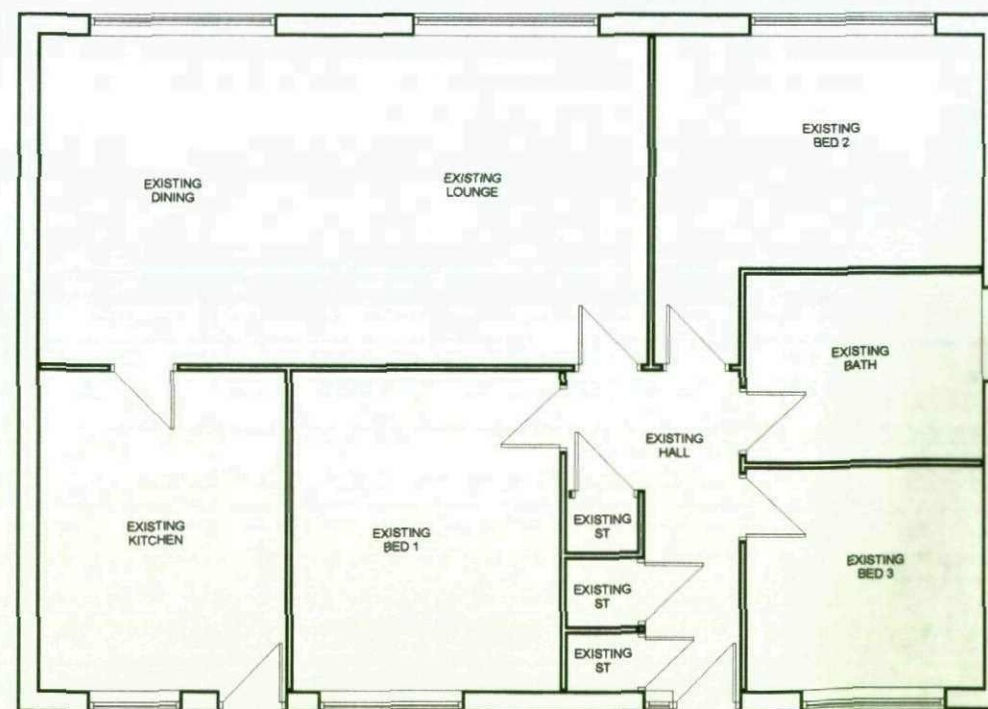
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

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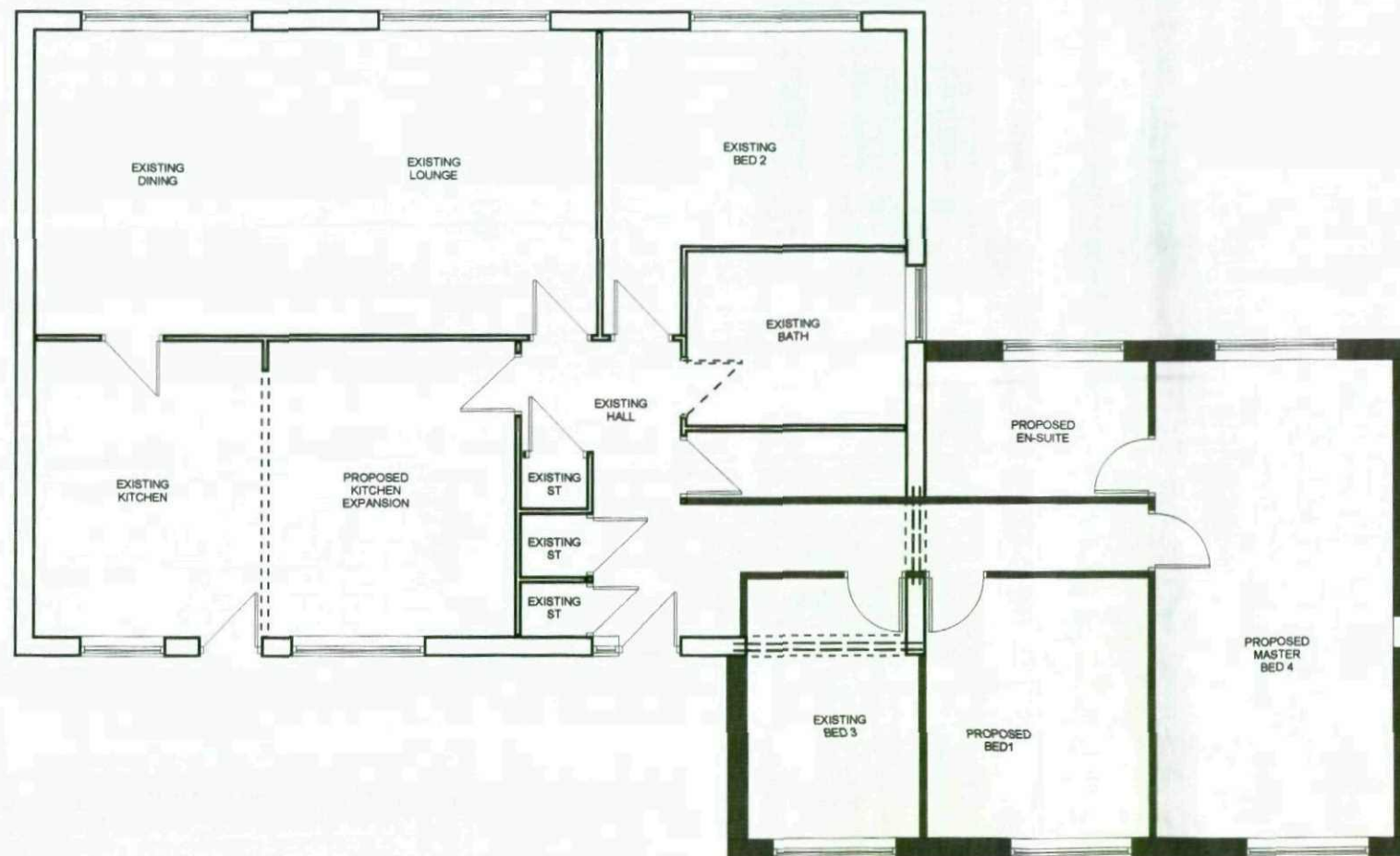
Project
Longfield Bungalow
Croft Road
Hoyland
Barnsley
S74 9HH

Client
Mr & Mrs Skelton

Drawing title
EXISTING PLANS & ELEVATIONS

Scale (s)	Drawing No.	Revision
1:100 @ A3	08033/02	A
Date	Jun 08	
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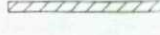
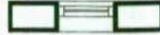
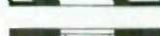
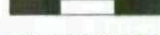
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 51 Fitzwilliam Street
 Weth Upon Dearne
 Rotherham S63 7HG
 Tel 07968 980275
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PROPOSED GROUND FLOOR PLAN

PLAN KEY

NOTE: Read in conjunction with relevant specification notes

-  Existing doors
-  Existing doors removed
-  Proposed doors
-  New 1/2 hour fire rated door with self closing device
-  New 1 hour fire rated door with self closing device
-  Existing internal walls retained
-  Existing internal walls removed
-  Proposed internal timber stud walls
-  Proposed internal blockwork walls
-  Existing external walls / windows retained
-  Existing external walls / windows removed
-  New window formed at existing wall with lintols above and DPC's to reveals
-  Proposed cavity external walls / windows
-  Existing walls removed and 2 No. heavy duty lintols inserted above to the manufacturers design existing walls & floor made good
-  Structural steel beams above to the engineers design

NOTES

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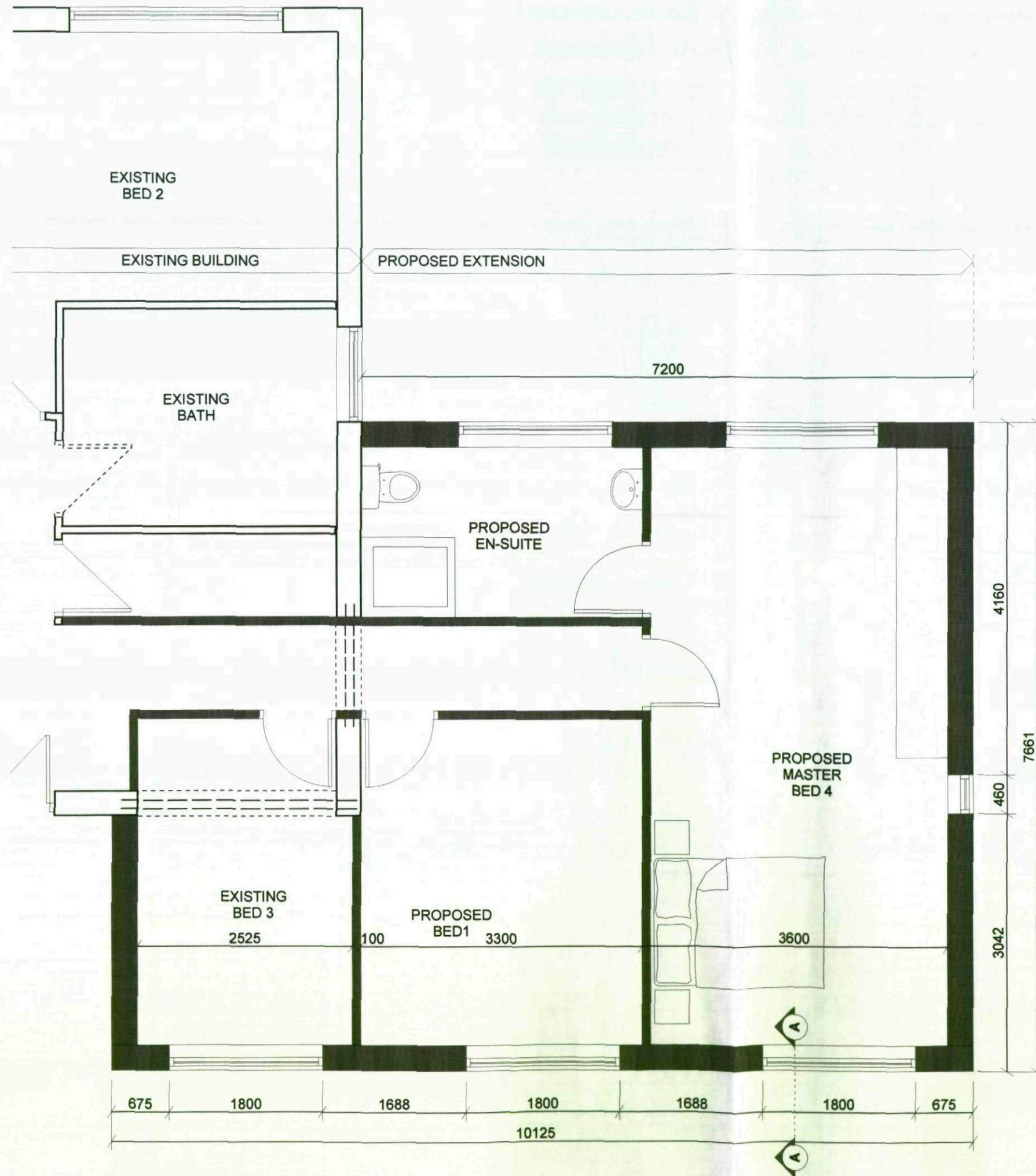
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Longfield Bungalow
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Barnsley
S74 9HH

Client
Mr & Mrs Skelton

Drawing Title
PROPOSED OVERALL
GROUND FLOOR PLAN

Scale (s)	Drawing No.	Revision
1:100 @ A3	08033/03	A
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PLAN KEY

NOTE: Read in conjunction with relevant specification notes

- Existing doors
- Existing doors removed
- Proposed doors
- New 1/2 hour fire rated door with self closing device
- New 1 hour fire rated door with self closing device
- Existing internal walls retained
- Existing internal walls removed
- Proposed internal timber stud walls
- Proposed internal blockwork walls
- Existing external walls / windows retained
- Existing external walls / windows removed
- New window formed at existing wall with lintols above and DPC's to reveals
- Proposed cavity external walls / windows
- Existing walls removed and 2 No. heavy duty lintols inserted above to the manufacturers design existing walls & floor made good
- Structural steel beams above to the engineers design

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Project

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Client

Mr & Mrs Skelton

Drawing title

PROPOSED DETAILED
GROUND FLOOR PLAN

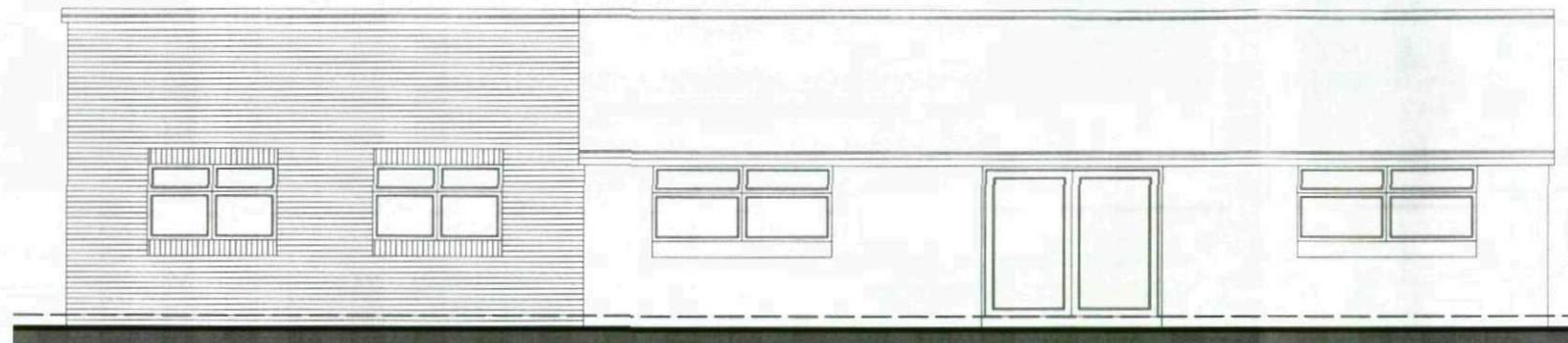
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Date	Jun 08	
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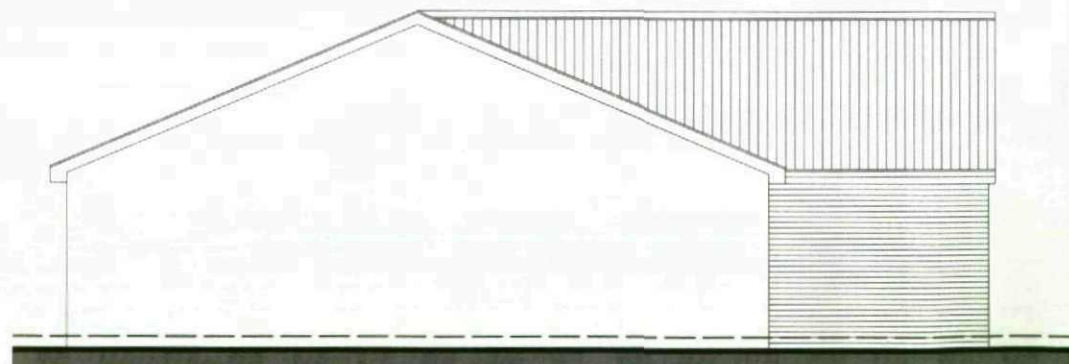
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

MATERIALS KEY

NOTE: Read in conjunction with relevant specification notes

-  Existing external materials
-  New areas of facing brickwork to match existing
-  New roof areas to match existing finish

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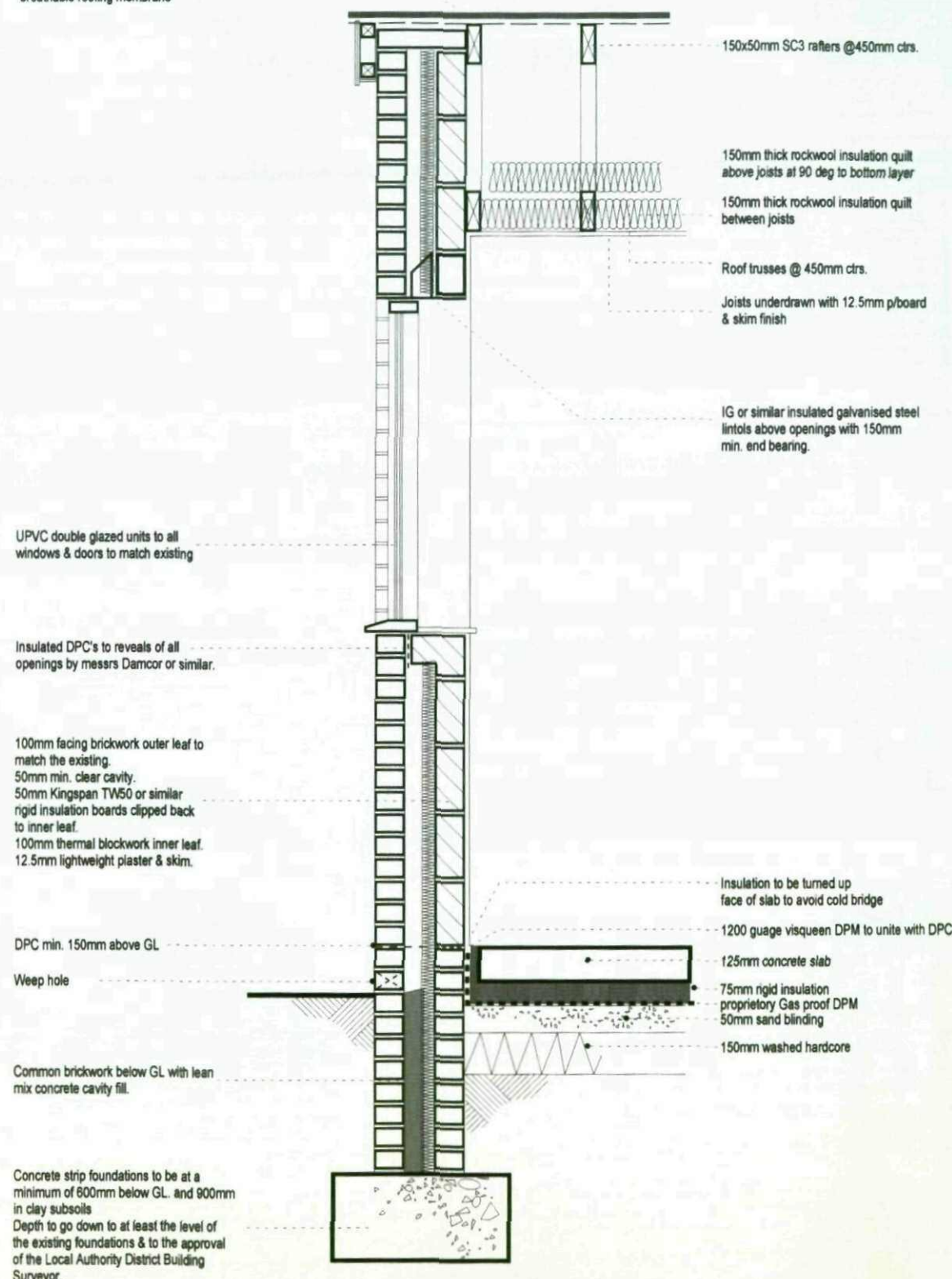
Client
Mr & Mrs Skelton

Drawing Title
PROPOSED ELEVATIONS

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1:100 @ A3	08033/05	A
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Rosemary clay tiles to match existing on 38X25mm treated battens on proprietary breathable roofing membrane



PROPOSED SECTION A-A

FOUNDATIONS

Concrete strip foundations to be at a minimum of 600mm below GL. and 900mm in clay subsoils below invert level of adjacent drains within 1000mm radius.

Depth to go down to a level to the approval of the Local Authority District Building Surveyor.

Common brickwork below GL with lean mix concrete cavity fill.

DPC min. 150mm above GL

DRAINAGE

RWP's to soakaway min. 5m away from building. and 4M away from boundary Soakaway to be as BRE digest 365 percolation test to be submitted for approval prior to commencement on site. 100mm square sectioned UPVC gutters & downpipes.

All drainage above ground to comply with part H1 of the current Regs.

WC wastes to be 100mm diam.

Sink wastes to be 40mm diam.

All wastes fitted with anti-vac deep seal traps min. 75mm.

Below ground drainage in 100mm Hepsleeve clayware min. fall 1in60 connected to existing manhole & mains drainage.

SVP's to terminate min. 1000mm above adjacent openings.

EXTERNAL WALLS

100mm Facing brickwork outer leaf 50mm Kingspan TW50 or similar rigid insulation boards clipped back to inner leaf.

100mm thermal blockwork inner leaf.

12.5mm lightweight plaster & skim.

Stainless steel safety wall ties @ 750mm ctrs horizontally & 450mm ctrs vertically & 225mm ctrs at reveals of openings.

Insulated DPC's to reveals of all openings by messrs Damcor or similar.

DPC min. 150mm above ground level.

IG or similar insulated galvanised steel lintols above openings with 150mm min. end bearing.

Tray DPC's above all openings with weepholes to external leaf.

New walls to be toothed and bonded into existing.

WINDOWS & DOORS

UPVC double glazed units with argon filled 16mm cavity and k glass to all windows & doors. to achieve min. U value of 1.8

Opening lights to give 1/20th floor area ventilation & 8000mmsq. background trickle ventilation. Glazing within 800mm of ffl at windows & within 1500mm of ffl at doors and within 300mm to sides of doors to be glazed with toughened safety glass to BS6206.

MECHANICAL & ELECTRICAL

Mechanical ventilation to be introduced as :- 15 litres/sec at Bathrooms / WC's / en-suites, 30 litres/sec at Utility rooms, 60 litres/sec at kitchens,

All fans with 15min. overrun.

All heating & hot water pipes to be adequately insulated.

Gas boilers to have minimum efficiency rating of 86%.

Combustion appliances and appliances to be identified with robust notice plate.

All electrical work required to meet the requirements of Part P (Electrical safety) to be designed, installed, inspected and tested by a person competent to do so. And on completion issue a design, installation & test certificate in accordance with BS7671

ROOFS

150x50MM Sc3 treated timber rafters and ceiling joists at 450mm ctrs

joists underdrawn with 12.5mm p/board & skim finish.

100X50mm treated timber wall plate strapped down to external wall with stainless steel straps @ 1200mm ctrs.

Proprietary concrete interlocking roof tiles on 38X25mm treated battens on proprietary breathable roofing membrane

150mm code 5 lead flashing at abutments with tray DPC at cavity walls.

Rafters strapped to walls at gables with stainless steel straps at 1200 ctrs to span over 3 rafters minimum.

75x50mm dragon ties to be inseted over corners of hips.

ROOF INSULATION

100mm thick rockwool quilt at void areas between joists with 200mm thick quilt above laid at 90 degrees to bottom layer to achieve 0.16 U value

ROOF VENTILATION

25mm continuous ventilation at eaves soffit with insect mesh.

Proprietary vent flashings to be provided continuously at wall abutments with integral code 5 lead flashing.

Proprietary vented ridge tiles to give min. 5mm continuous ventilation.

ELECTRICAL WORK

electrical work to be carried out by an electrical installer who is registered with a competent person's scheme and on completion issue a design, installation & test certificate under BS7671

FLOORS (CONCRETE)

75mm MIN sand:cement screed on 150mm thick concrete slab with layer of reinforcement mesh

to top & bottom.

75mm thick kingspan rigid flooring insulation

1200 gauge visqueen dpm on 50mm thick sand blinding.

150mm thick washed & compacted hardcore.

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Client
Mr & Mrs Skelton

Drawing title
PROPOSED SECTIONS & SPECIFICATIONS

Scale (s)	Drawing No.	Revision
1:20 @ A3	08033/06	A
Date	Jun 08	
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