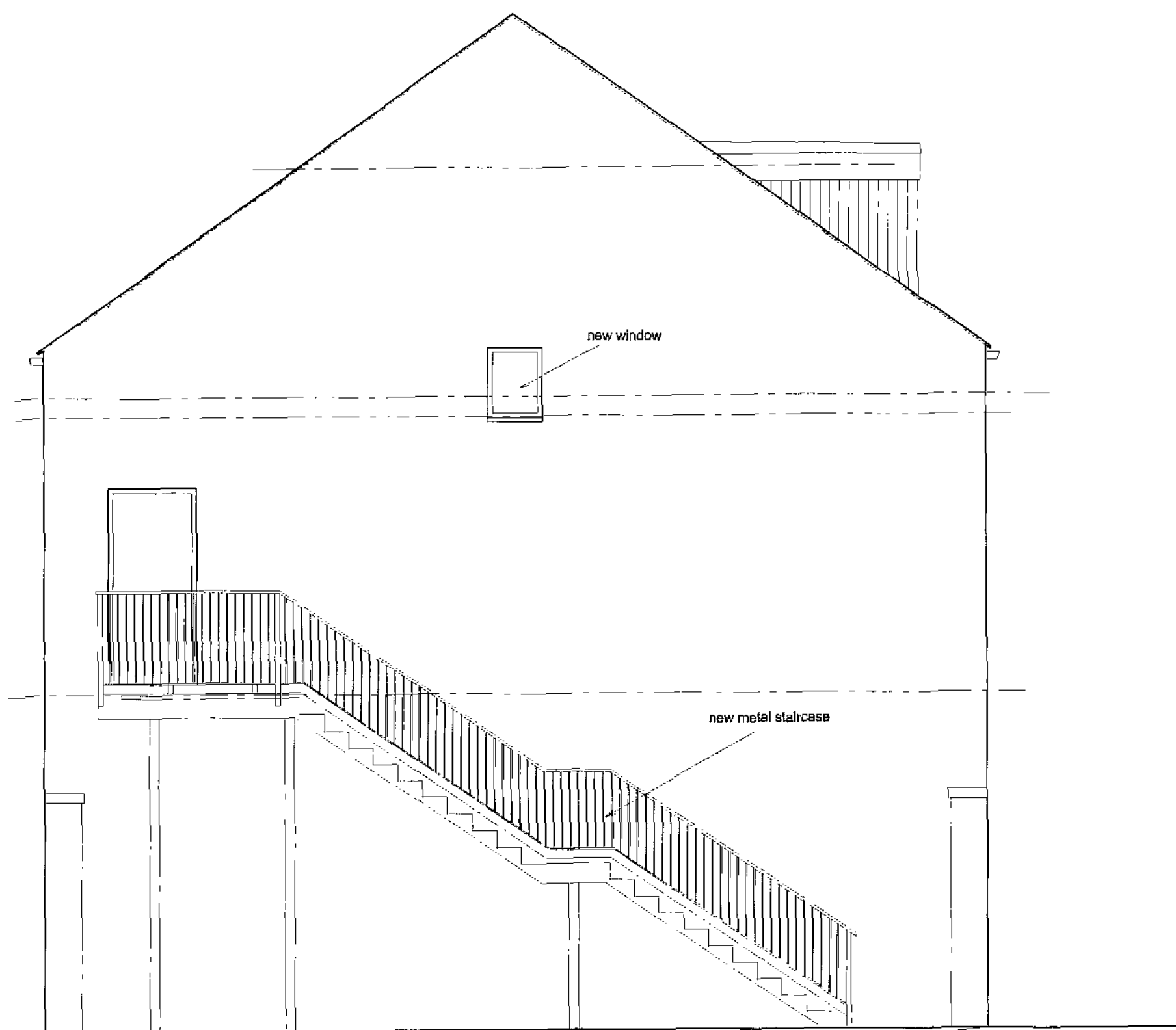
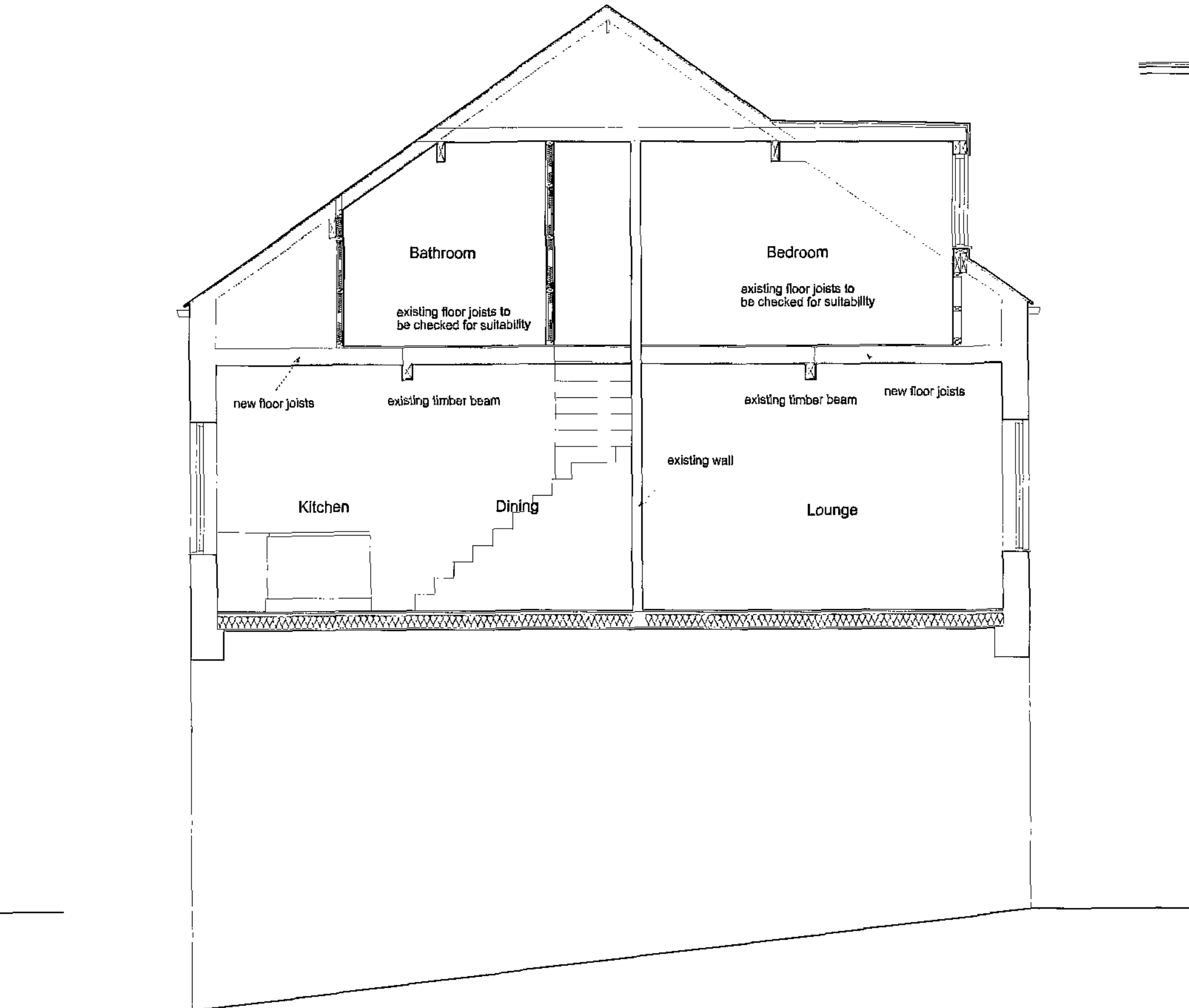
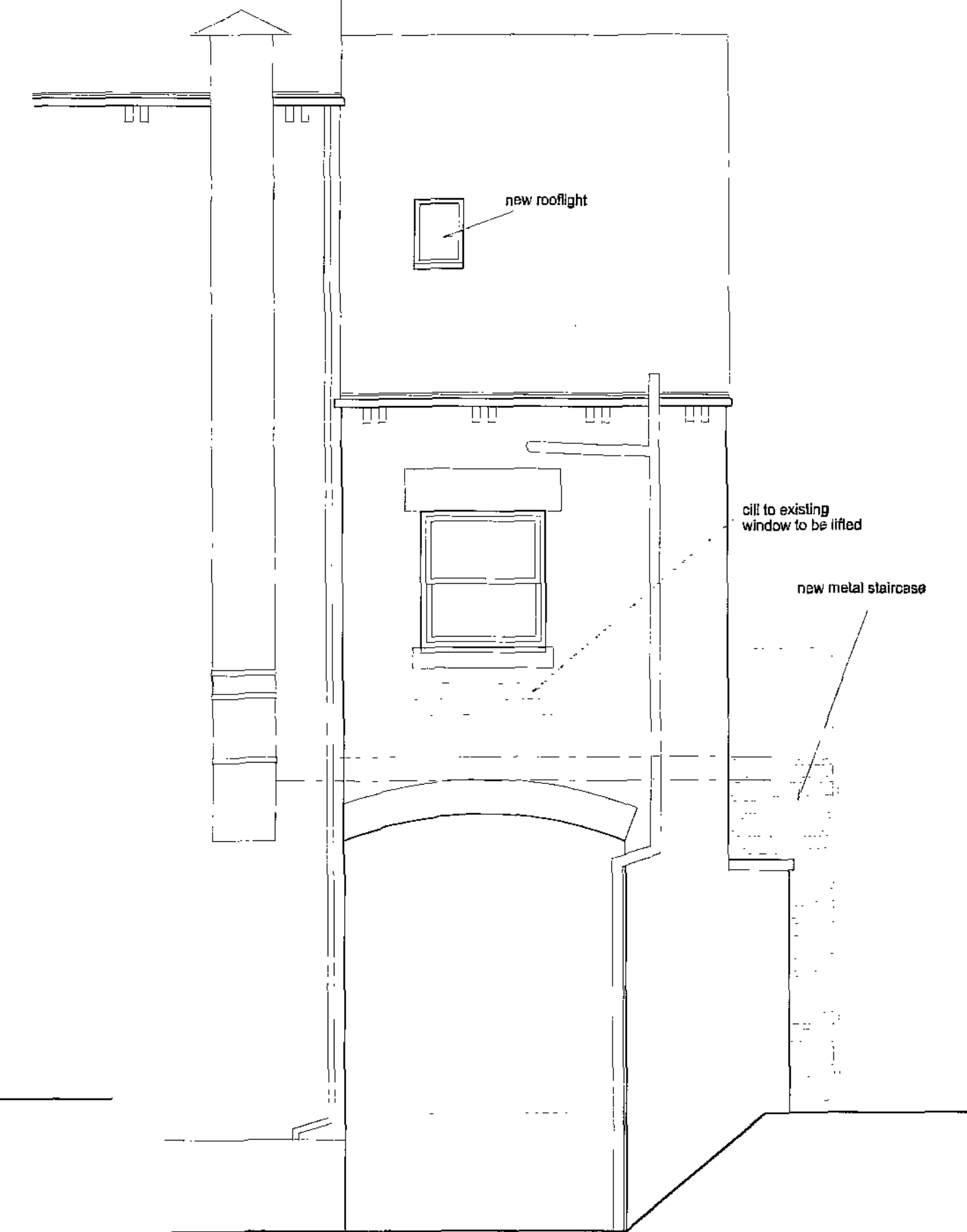




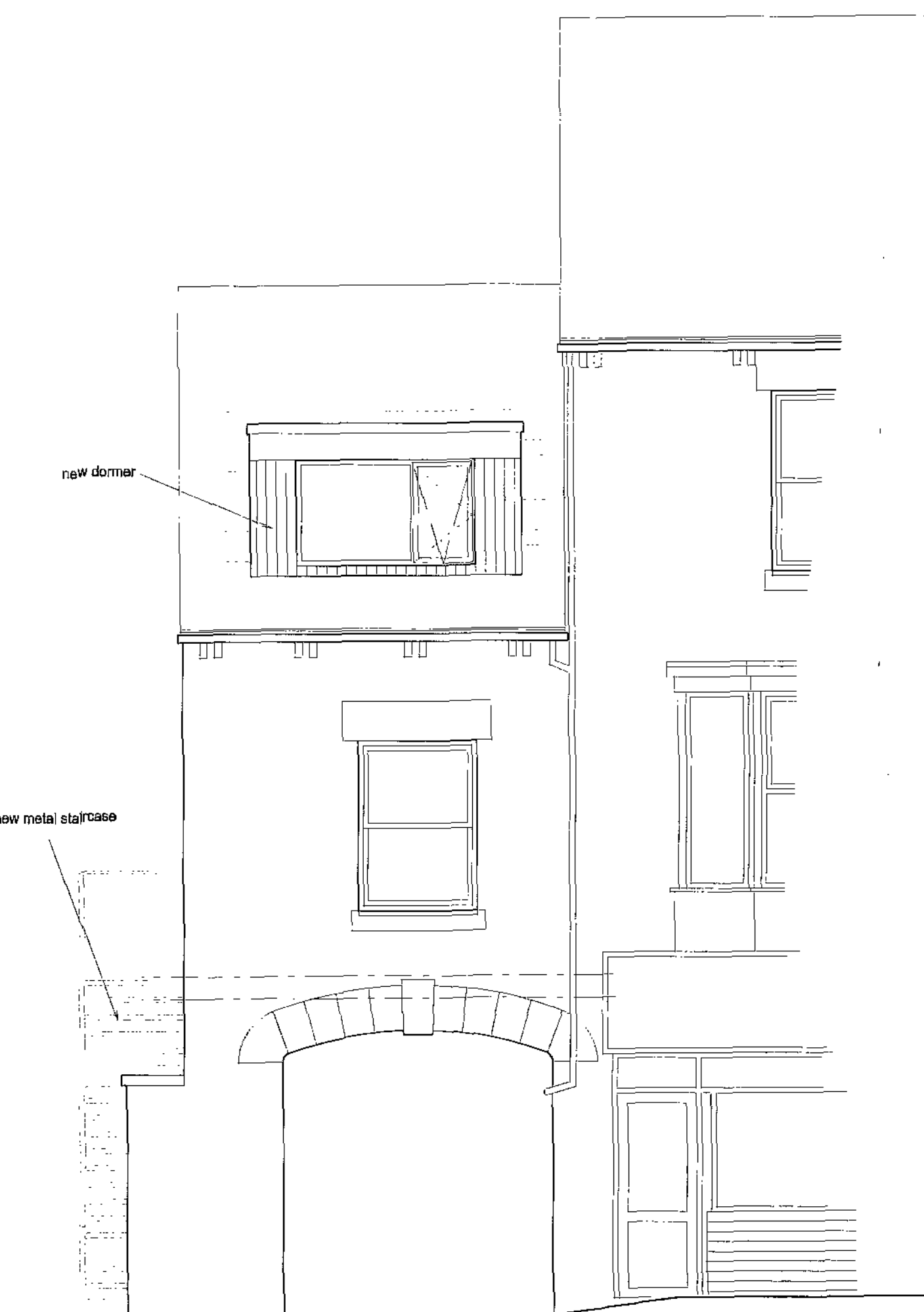
Side Elevation



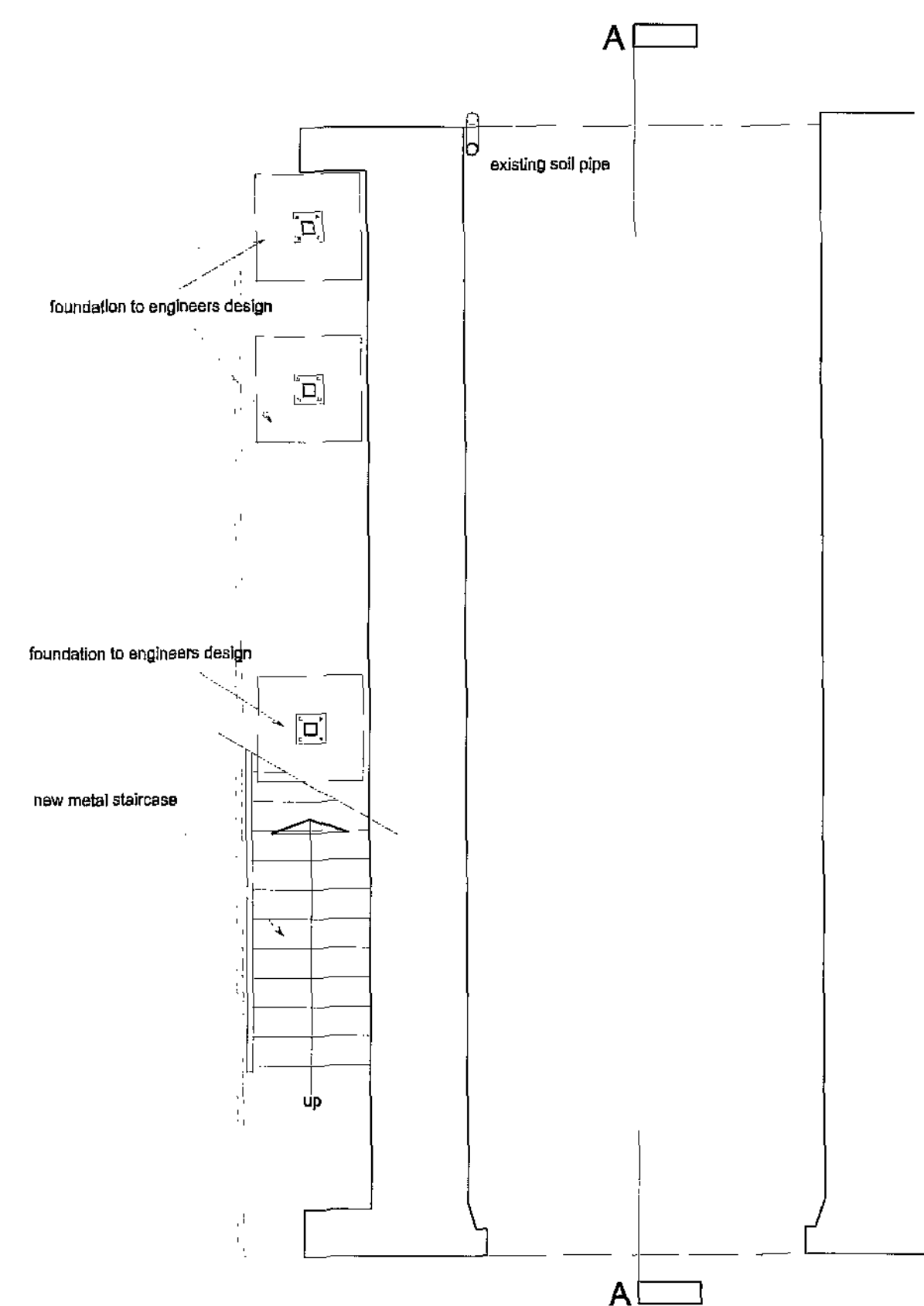
Section A - A



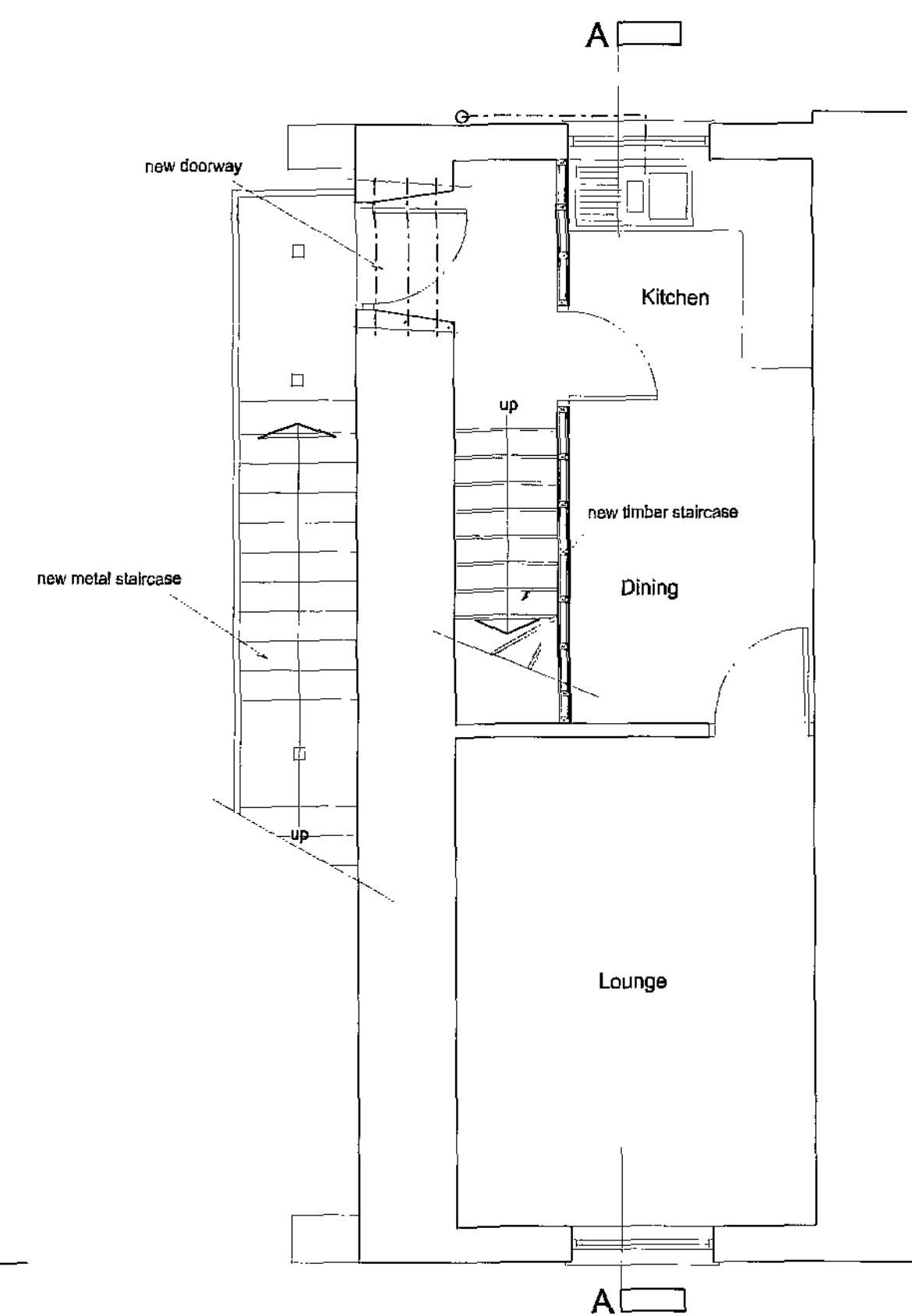
Rear Elevation



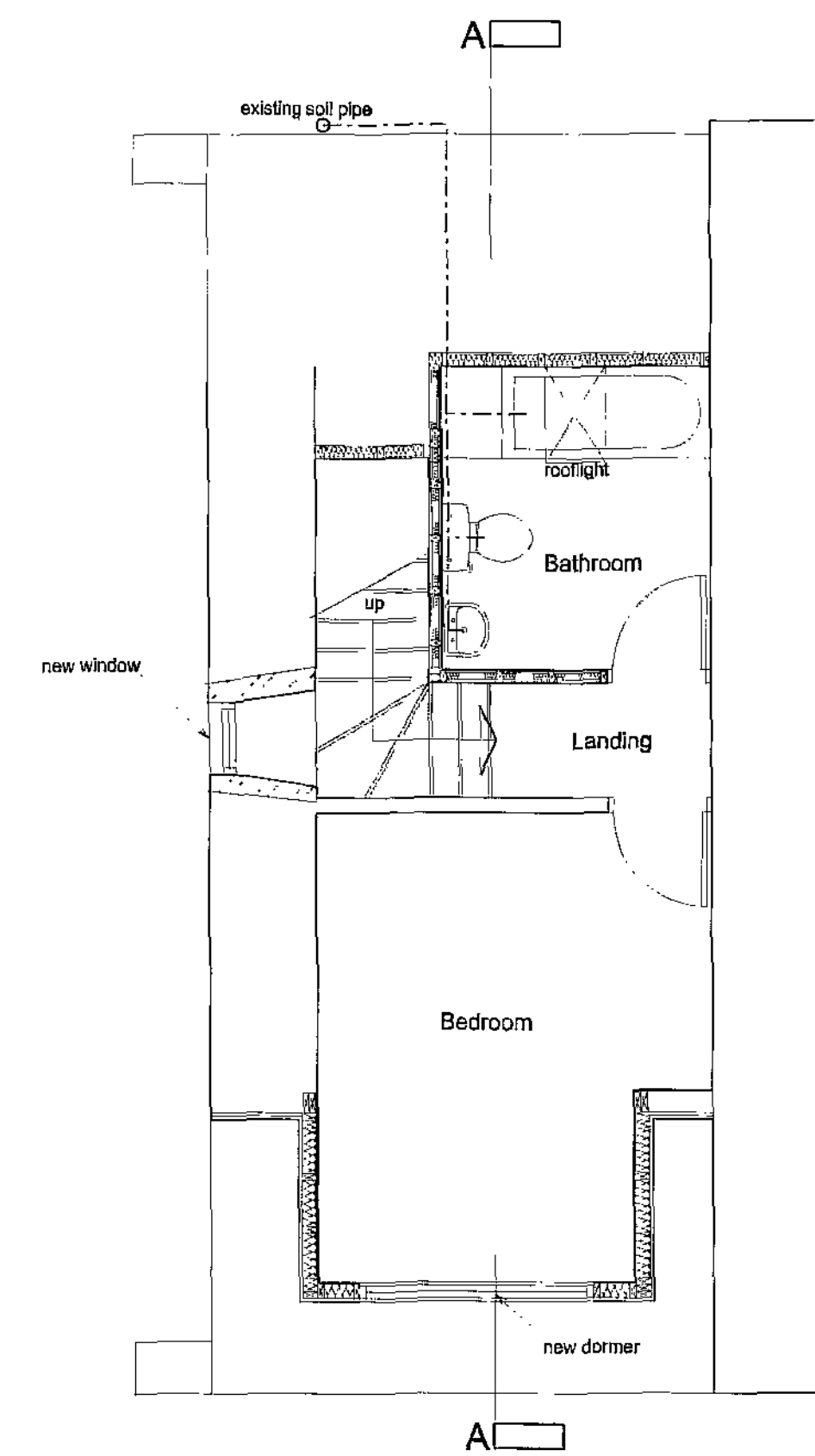
Front Elevation



Ground Floor Plan

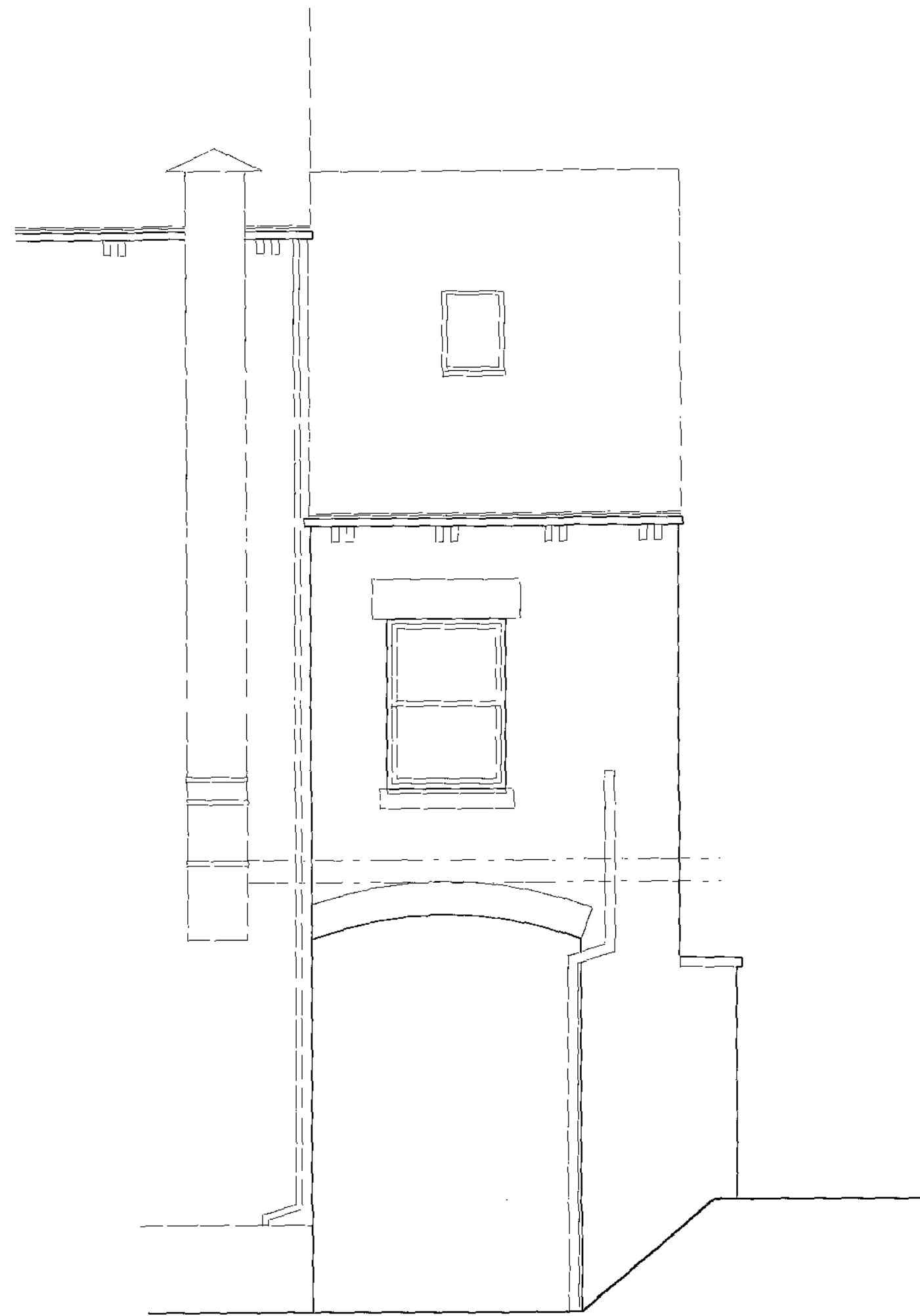


First Floor Plan

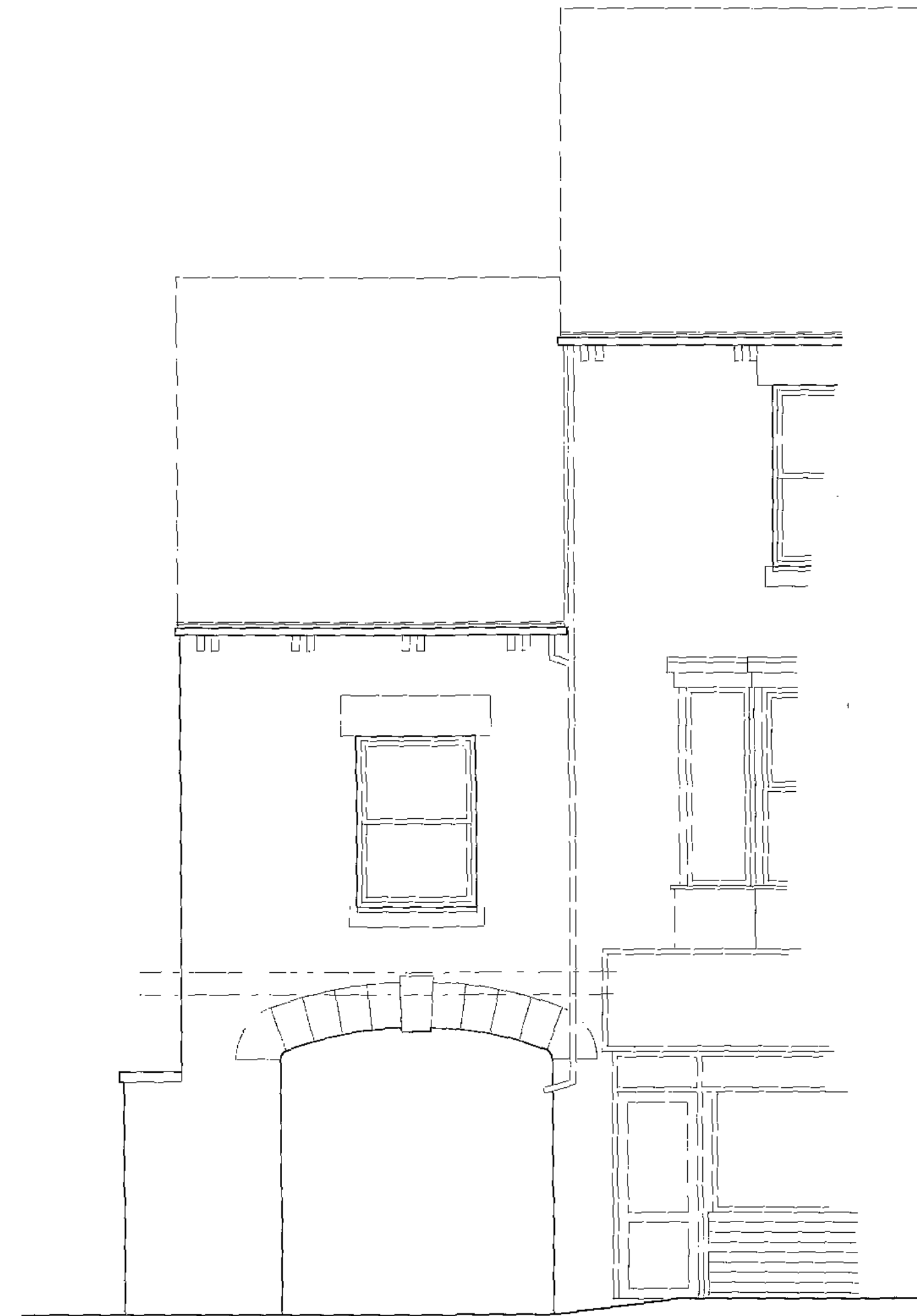


Second Floor Plan

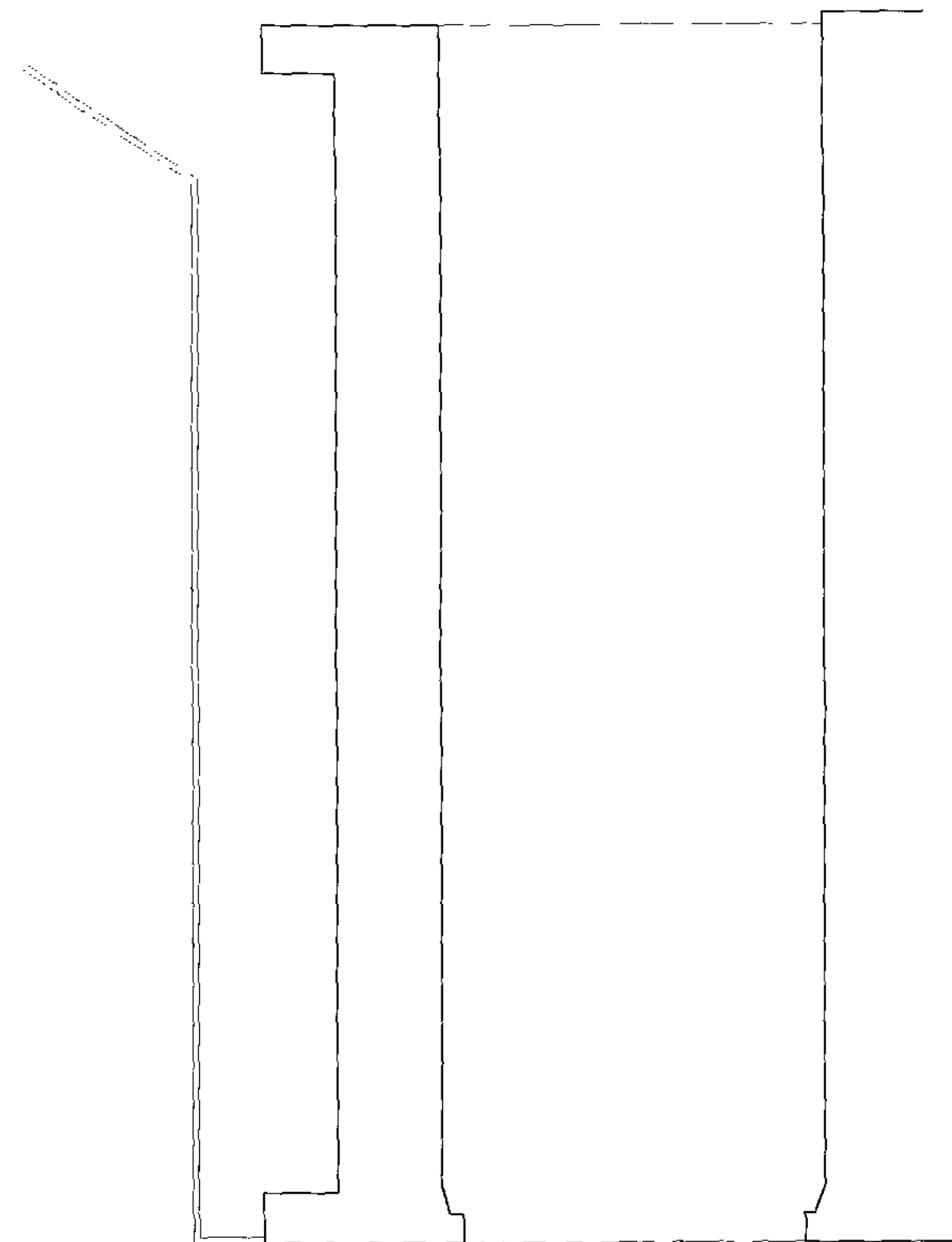
Notes: All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice. All new timber to be treated with recommended fungicide and insect repellent to satisfaction of Local Building Inspector. No projections over boundary. D.p.c.s: D.p.c.s positioned min. 150mm above ground level. D.p.c. weathercheck to all new window and external door openings. D.p.c. cavity tray required over new lintels. Mastic pointing to reveals. Lintels: 'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations. Glazing: Glazing within critical locations as defined in Part N of Building Regulations, i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked. Ventilation Background ventilation to habitable room to be min. 8000mm² (trickle ventilators in window heads). Windows to have opening lights min. 1/20th of floor area. First Floor: Existing timber boarding on existing timber joists. 9.5mm thick Gyproc moisture resistant board to underside, skim finish. 150mm thick insulation between joists. Solid timber noggins at max. 1800mm cts. Second Floor: Existing timber boarding on existing timber joists. size to be checked for suitability. New timber joists to be 200 x 50 mm at 400mm centres, size to be confirmed by Structural Engineer. 9.5mm thick plasterboard to underside, skim finish. 150mm thick insulation between joists. Solid timber noggins at max. 1800mm cts. Rainwater Goods: Rainwater goods to match existing. Internal Walls: Internal walls to be 75 x 50mm s/w timber studing with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs. Staircase: New timber staircase. Max Rise 180mm Going 230mm. Max height of handrail 1000mm Min 900mm above pitch line. Balustrading to be constructed such that 100mm dia. sphere cannot be passed through any opening. External Staircase: New steel staircase manufactured by specialist. Max Rise 180mm Going 230mm. Max height of handrail 1000mm Min 900mm above pitch line. Balustrading to be constructed such that 100mm dia. sphere cannot be passed through any opening. General: Lintels: beams to have min 150mm end bearing. New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.8W/m²K. Mechanical ventilation to new en-suite to give min. 15 litres per sec with 15 minute overrun. Sink and shower to have 38mm dia. waste and 75mm deep seal traps. Structural Engineer to provide details of beams/padstones etc. Smoke detectors to be mains wired, interlinked and provided with battery backup. Installation of new heating system to be undertaken by Corgi registered installer and commissioning certificates to be issued to Local Authority prior to occupation. All work required to meet requirements of Part P (Electrical Safety) to be designed, installed, inspected and tested by a person registered under the competent persons scheme. Copy of Building Regulation self-certification certificate to be given to Local Authority upon completion of the works. Electrical switches and sockets to be located between 450mm and 1200mm from finished floor level. Provision of energy efficient lighting to be provided in min. 1 in 4 rooms. Staircase to have min. 2.0m clear vertical headroom. First floor windows to be suitable for means of escape. Unobstructed openable area of at least 0.33 sq. m, and at least 450mm high and 450mm wide. Bottom of openable area to be no more than 1100mm above floor level. Double joists required under stud partitions. 12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations. S & vp to laminate min 900mm above any opening within 3.0m. No waste connections within 200mm of w.c. connection to s & vp. Kitchen to have mechanical extract to give min. 30 litres per second over cooker. Bathroom to have mechanical extract to give min. 15 litres per second with 15 minute overrun. Baths or showers on joisted floors to have flexible joint to wall. Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps. 50mm air gap above insulation. Background ventilation to habitable room to be min. 8000mm² (trickle ventilators in window heads). Windows to have opening lights min. 1/20th of floor area. Dormer construction to be 19mm thick treated timber boarding on vapour barrier on min 150x50mm s/w framing at 450mm centres. 150mm thick insulation fixed between framing. 40mm thick Polyfoam Plus Liner Board internally. Flat roof to dormer to be 3 layer felt on 120mm thick Rocksl Roofmax Plus on vapour barrier on 19mm thick plywood deck on min. 175mm deep timber joists underdrawn with 9.5mm thick plasterboard and skim finish. Construction to give min 0.20W/m²K. 12.5mm chippings to dormer roof.	
Client	
Mr P Clarke	
Job Title	
Proposed Alterations Property adjacent 14 Station Road Wombwell Barnsley	
Drawing Title	
Proposed Plans, Section & Elevations	
Scale	1:50
Date	Sept 2011
Drawn by	MJH
Drawing No.	848-02
Rev.	



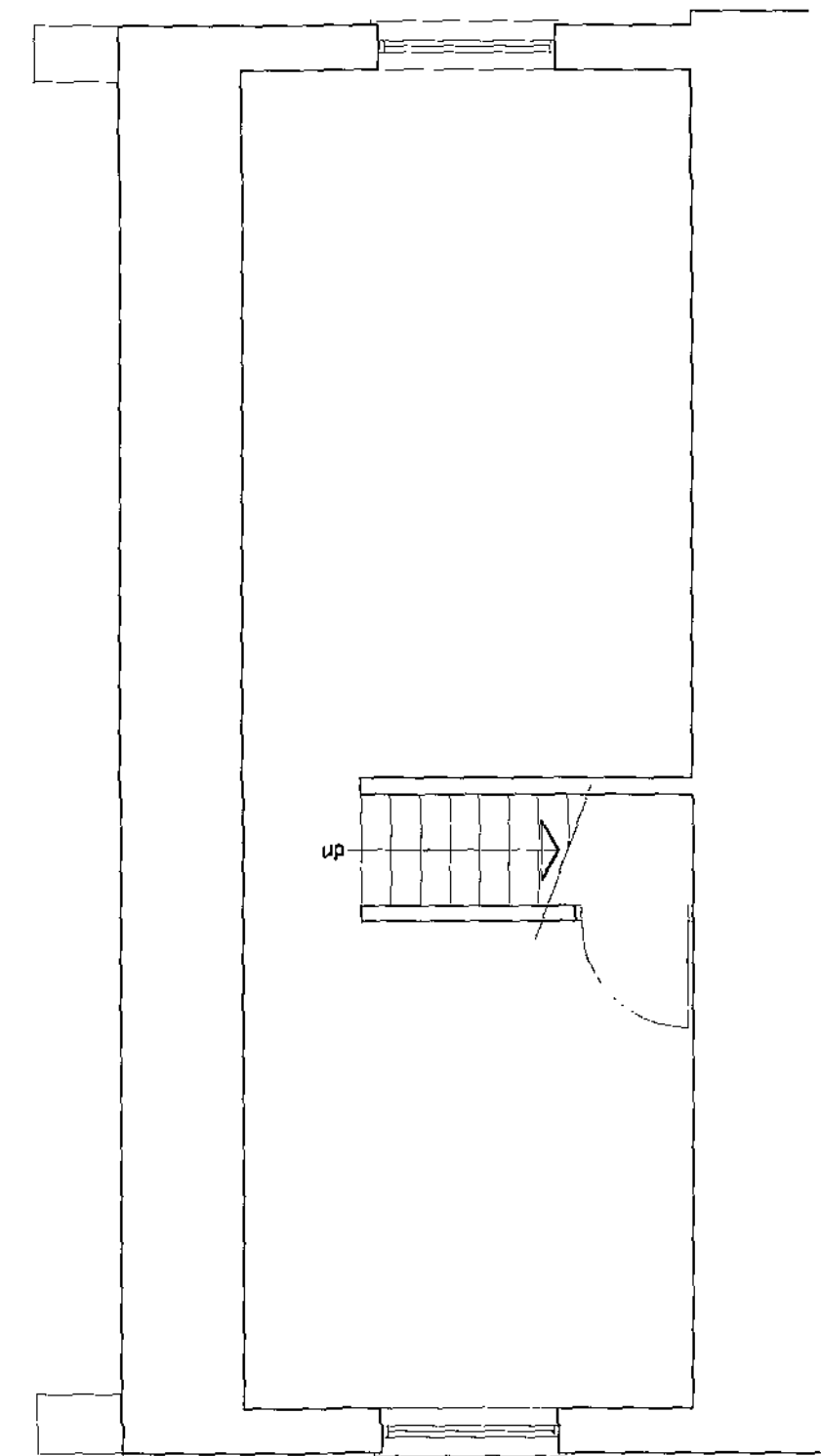
Rear Elevation



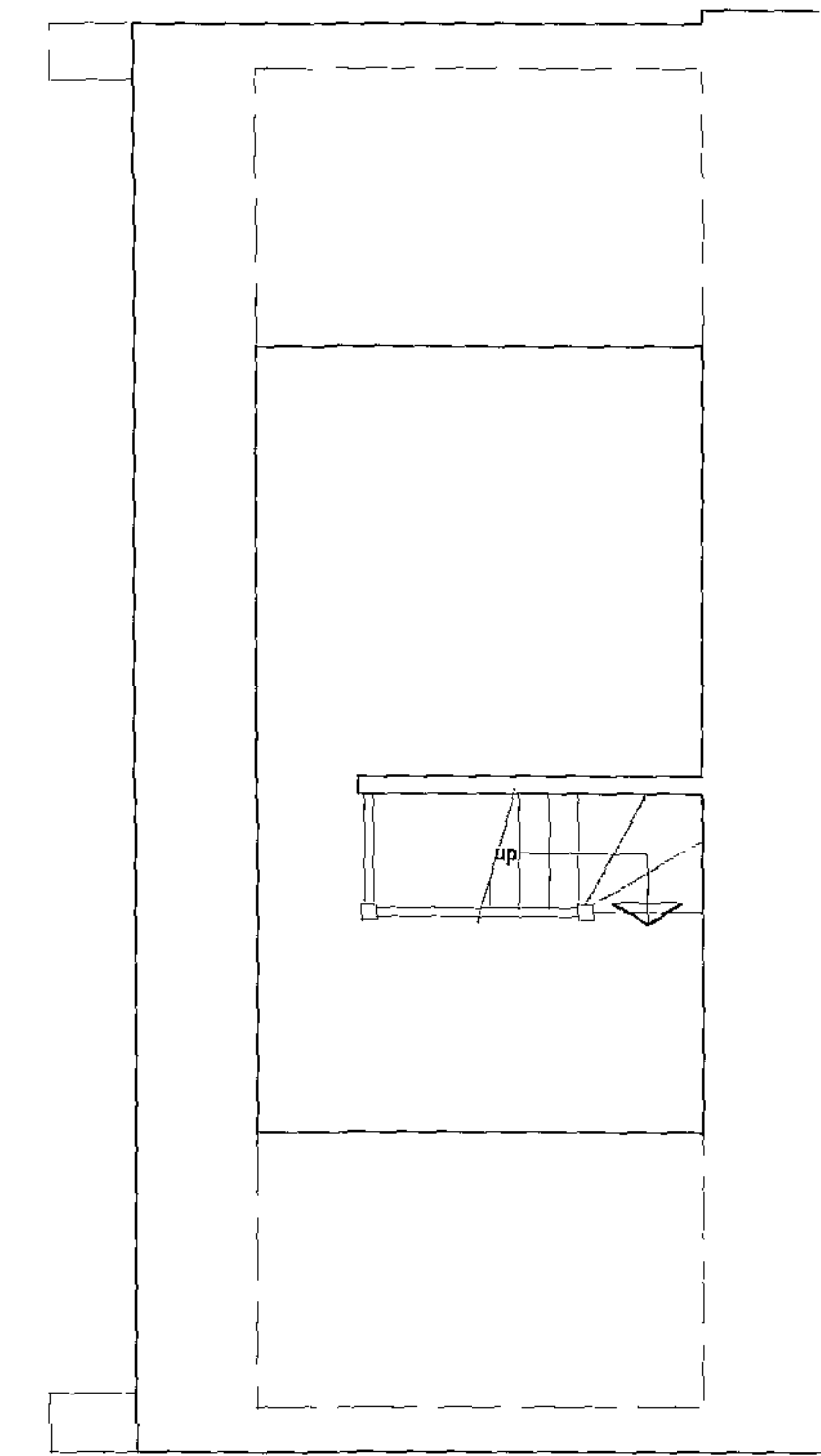
Front Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Client
Mr P Clarke

Job Title
Proposed Alterations
Property adjacent
14 Station Road
Wombwell
Barnsley

Drawing Title
Existing Plans and Elevations

Scale	1:50	
Date	Sept 2011	Drawn by MJH
Drawing No.	848-01	Rev.