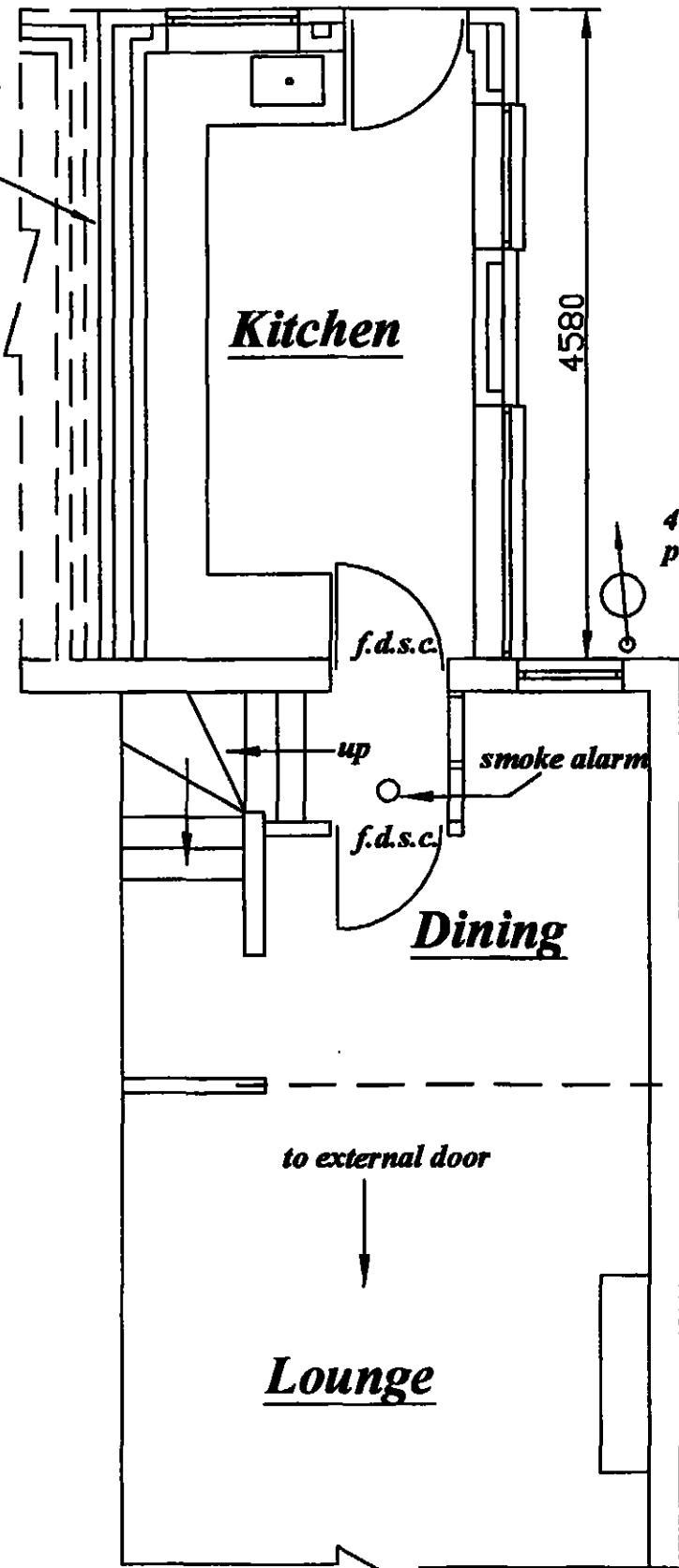


adjacent single storey extension

kitchen ceiling assumed to be 12.5 plasterboard & skim & is to be checked & upgrade if necessary to give 1/2 hour fire resistance



**Existing Ground Floor Plan**

450 x 100 x 225 deep concrete padstone below R.S.J.

these wall to be underpinned using 600mm x 200mm concrete

this wall carried up as external wall

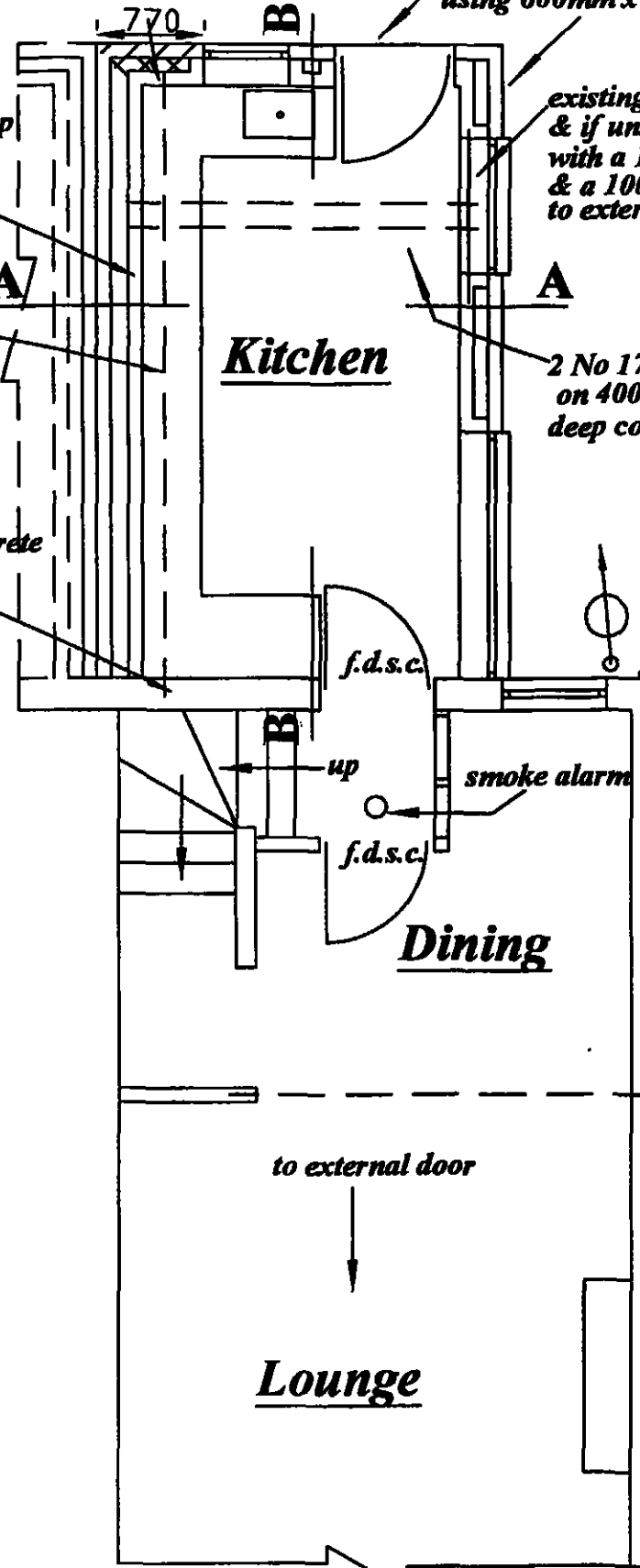
existing lintel to be exposed & if unsuitable to be replaced with a 152x 89 x 17 R.S. J. & a 100mm x 100mm angle to external skin

152x152x 30 U.C

**Kitchen**

2 No 178 x 102 x 21 R.S.J. on 400mm x 100mm. x225mm. deep concrete padstone

450 x 100 x 225 deep concrete padstone below U.C



**Proposed Ground Floor Plan**

Date 14 : 08 : 2012

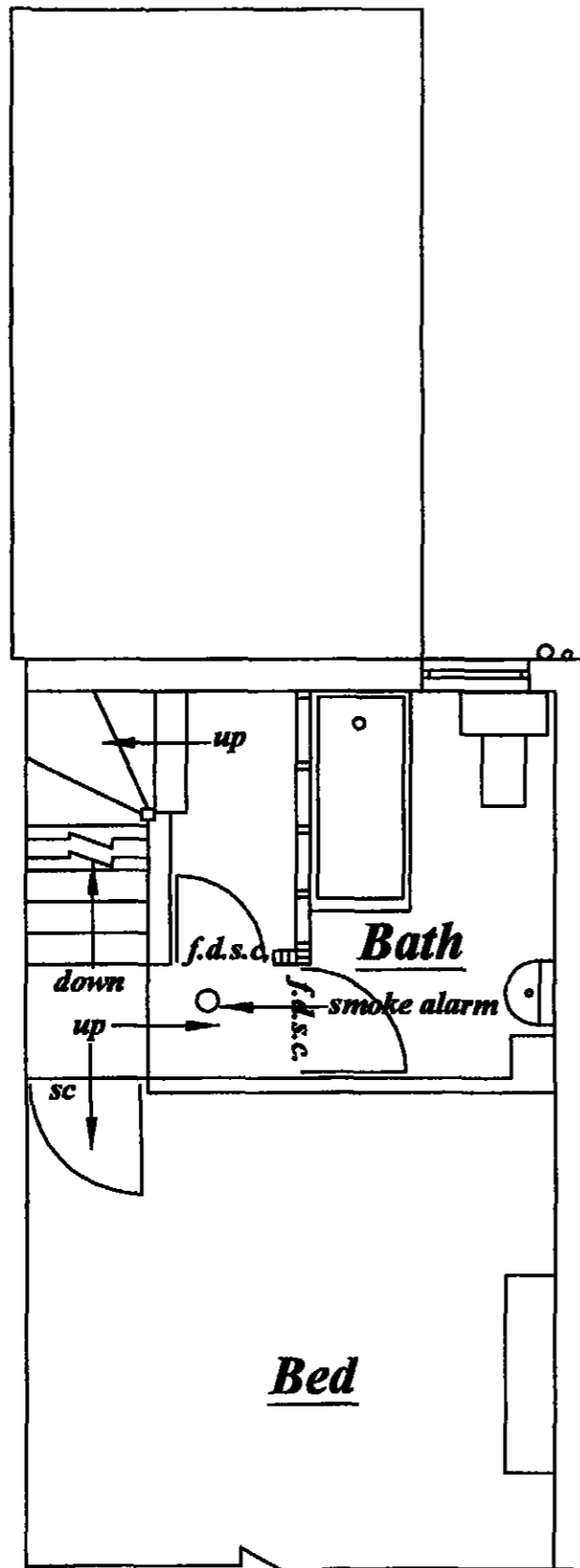
Scale 1 : 50

**Client**  
Miss S. Oldfield & Mr.N. Young  
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Ardsley  
Barnsley

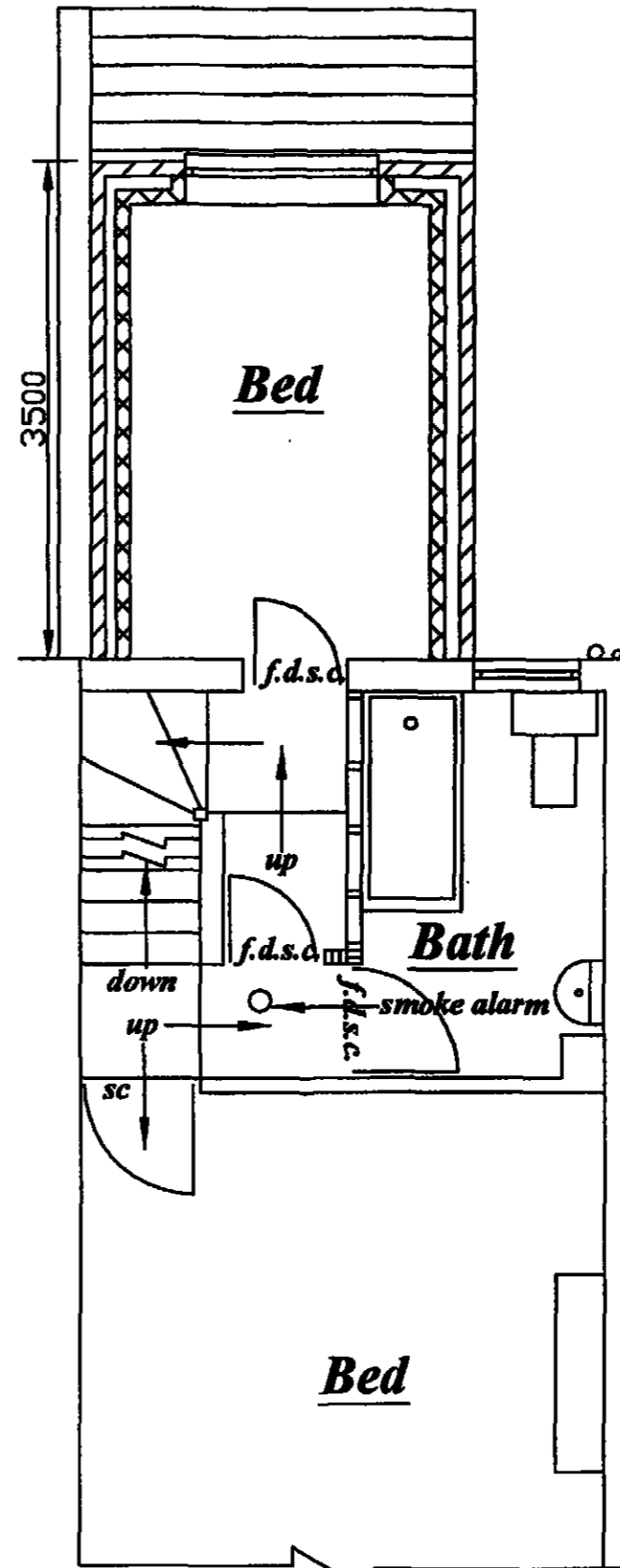
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Alterations & Extension To  
Form A First Floor Bedroom

**Revisions**  
Date

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Higham  
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**Existing First Floor Plan**



**Proposed First Floor Plan**

**Date** 14 : 08 : 2012

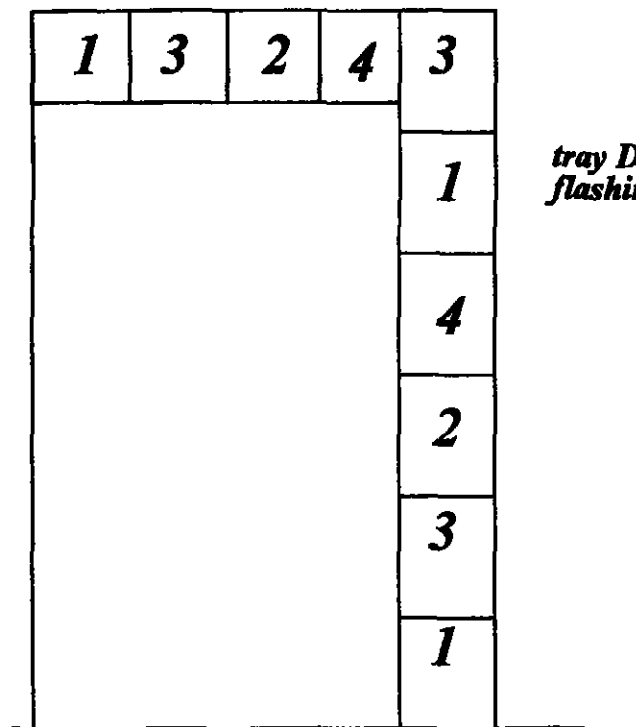
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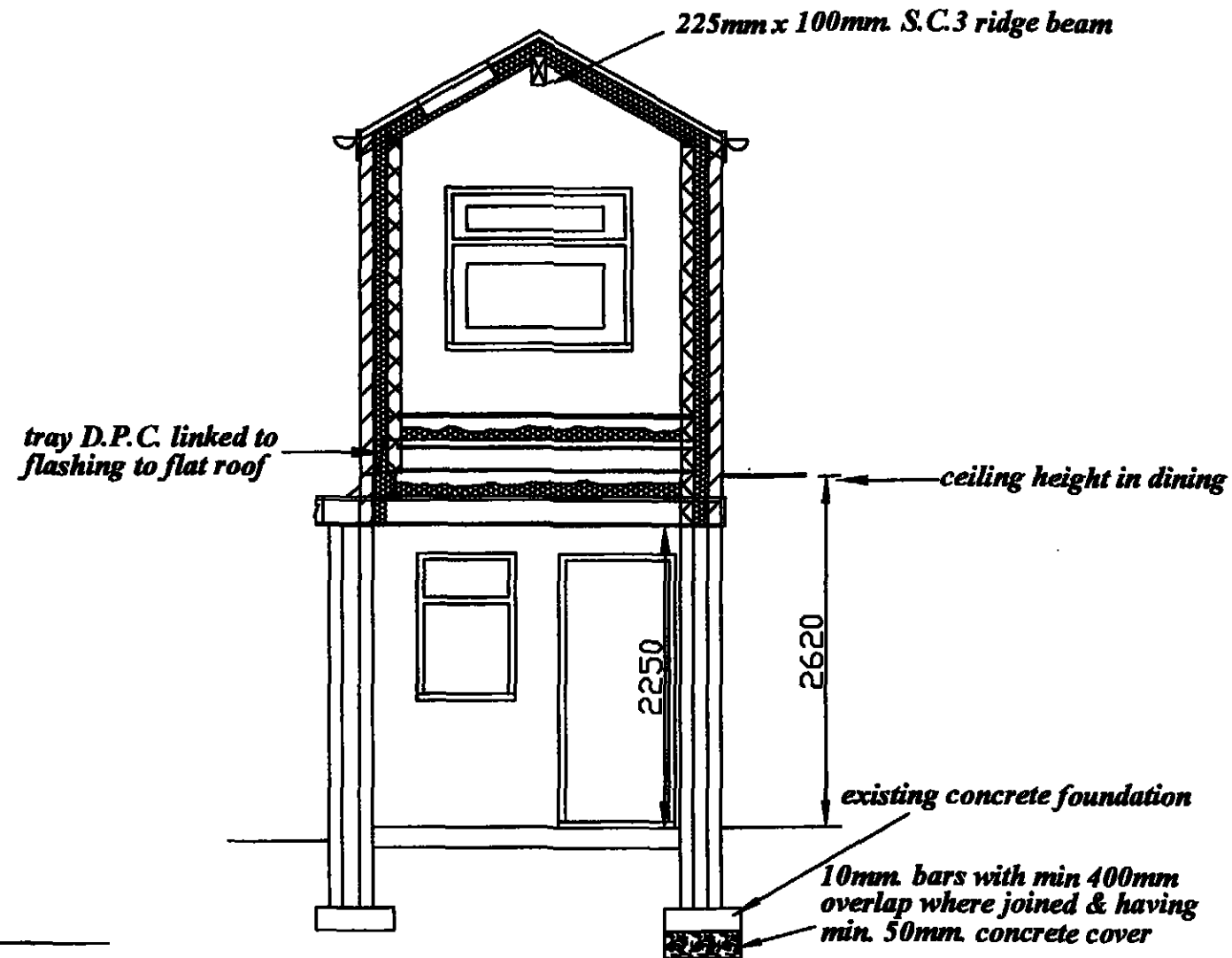
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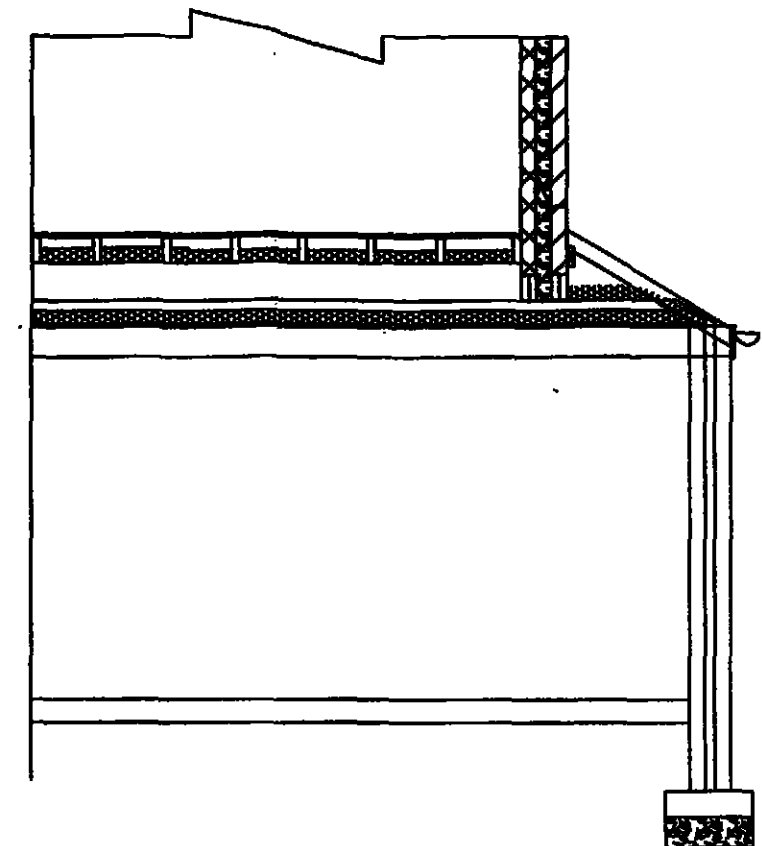
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Underpinnig Sequence



Section A - A



Section B - B

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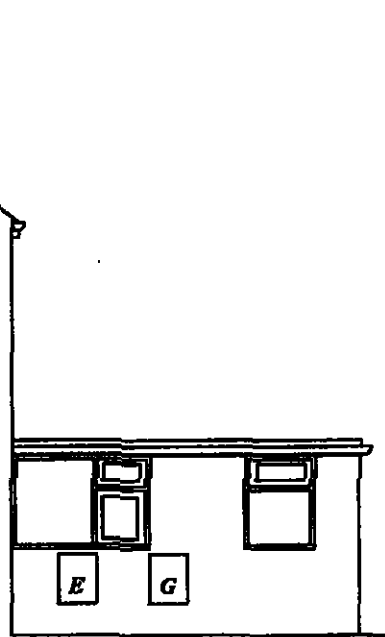
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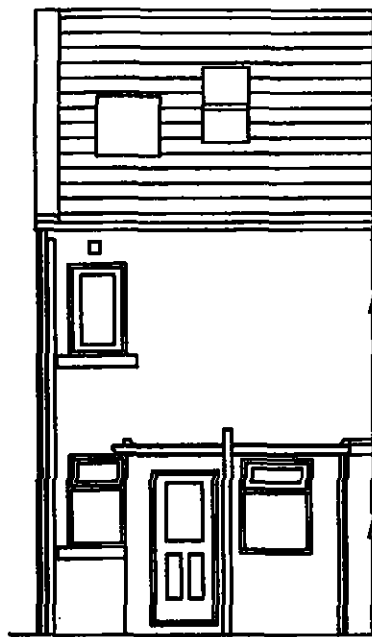
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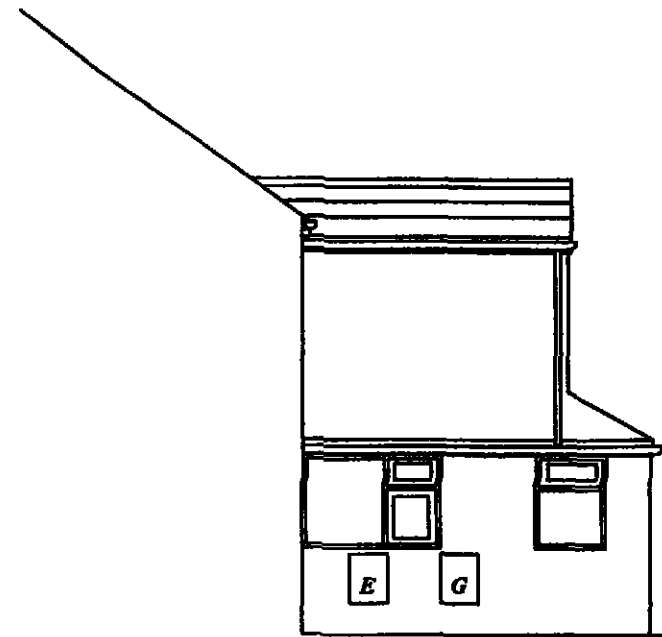
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Existing Side Elevation



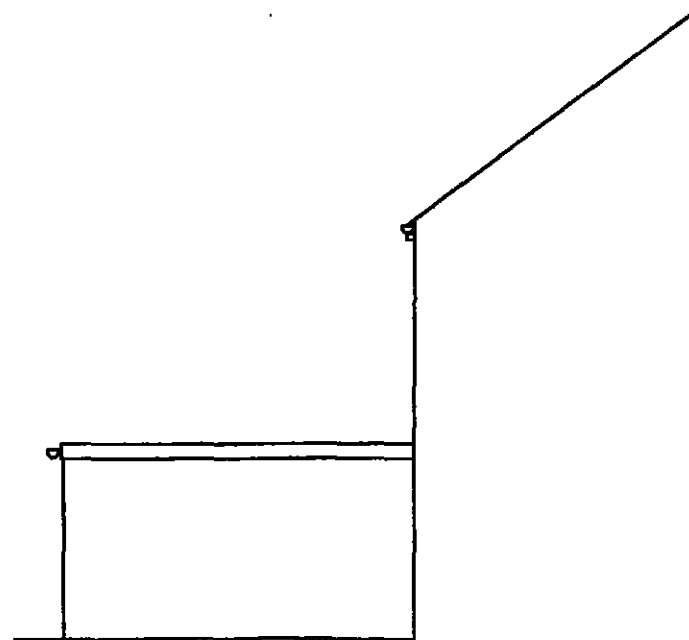
Existing Rear Elevation



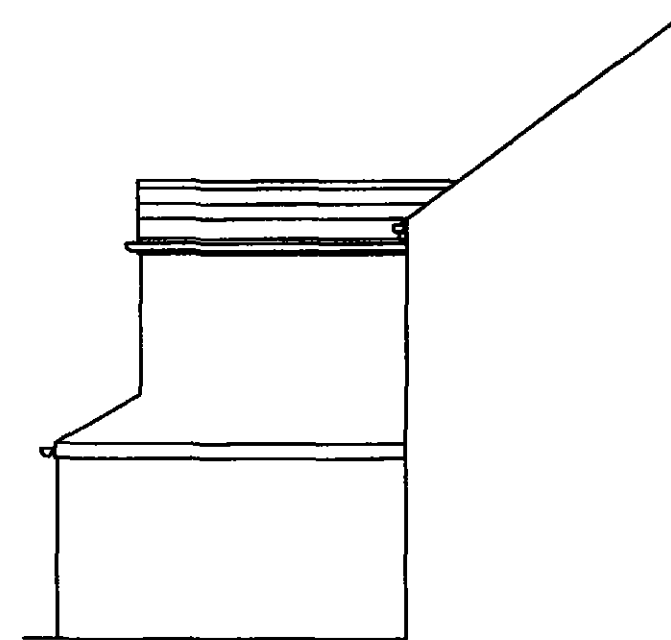
Proposed Side Elevation



Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation

Date 10 : 1 : 2007

Scale 1 : 100

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### Foundations

Existing foundation to be underpinned & new foundation to be min 600mm. x 200mm. Class 35/20 concrete reinforced with 4 no 10mm diam. steel bars with a min. of 400mm. overlap and having a min. of 50mm. cover to steel.  
Underpinning sequence to be as drawing & foundation to be taken down to suitable loadbearing ground

### External Walls

The external walls to be 2 coat sand & cement rendering (on both the new & existing extension ) on 100mm. blocks, 100mm. Rockwool Batts, 100mm insulation blocks & 2 coat plaster finish.

"Thermabate Closers" (or other approved thermal breaks) to be provided to reveals of openings & insulation to overlap window frame by 70mm. min.

Wall ties to be stainless steel BBA approved placed 5 per m2 & at 225mm c/c. at reveals & top of gable walls.

Lintels to be I.G. L1/S100 to new openings all with min. 150mm. end bearing. 30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at ceiling level & verge level. (these to be screwed to solid noggins over 3 no. joist or rafters).

Tray D.P.C. to be provided above existing extension roof & linked to the flat roof flashing.

D.P.C. to be provided to heads, sills & reveals of openings

### Roof Construction

Tiles to match existing on 38mm x 25mm. tile battens, 150mm x 50mm. SC3 timbers at 400mm. c/c, 100mm. Kingspan Thermapitch TP10 insulation between rafters & underdrawn with 37.5mm. Kingspan Kooltherm K18 boards & skim.

225mm x 100mm S.C.3 grade ridge beam.

Min 50mm. clear airspace to be left above insulation for ventilation purposes.

Roof to be vented (both sides) by 25mm. "Marley" eaves vents & at high level by "Marley" ridge vents equal to a 5mm. continuous gap.

Double spars as trimming to roof light.

Velux roof light to be fixed in accordance with the manufacturer's instructions.

New roof to be laid over existing roof & valley to be Code 5 lead on lay boards.

The single storey roof at the rear to be tiles to match existing on 38mm x 25mm. tile battens, 100mm x 50mm. SC3 timbers at 400mm. c/c & have code 4 lead flashing linked to tray D.P.C. in wall.

### Floor Construction

New floor to consist of 19mm flooring grade chipboard on 150mm. x 50 mm. SC3 joists @ max. 450mm. c/c. with 100mm. sound insulation quilt with a density of 10Kg/m2 between joists.

150mm. of fibreglass to be place over the existing flat roof area within the extension.

### Windows

Windows to be double glazed with Pilkington "K" low "E" glass with 20mm. space between panes.

Window within 800mm. of the floor level to be fitted with safety glass, have an opening area equal to at least 1/20<sup>th</sup> of the room area and have a 8000mm. trickle vent.

Child proof lock to be fitted to bedroom window.

### Drainage

Rainwater to be taken via 100mm. gutters to match existing & 63mm. R.W. pipes & to be connected to the existing system.

### General

Skirting boards & architraves & floor finishes to be to client's choice.

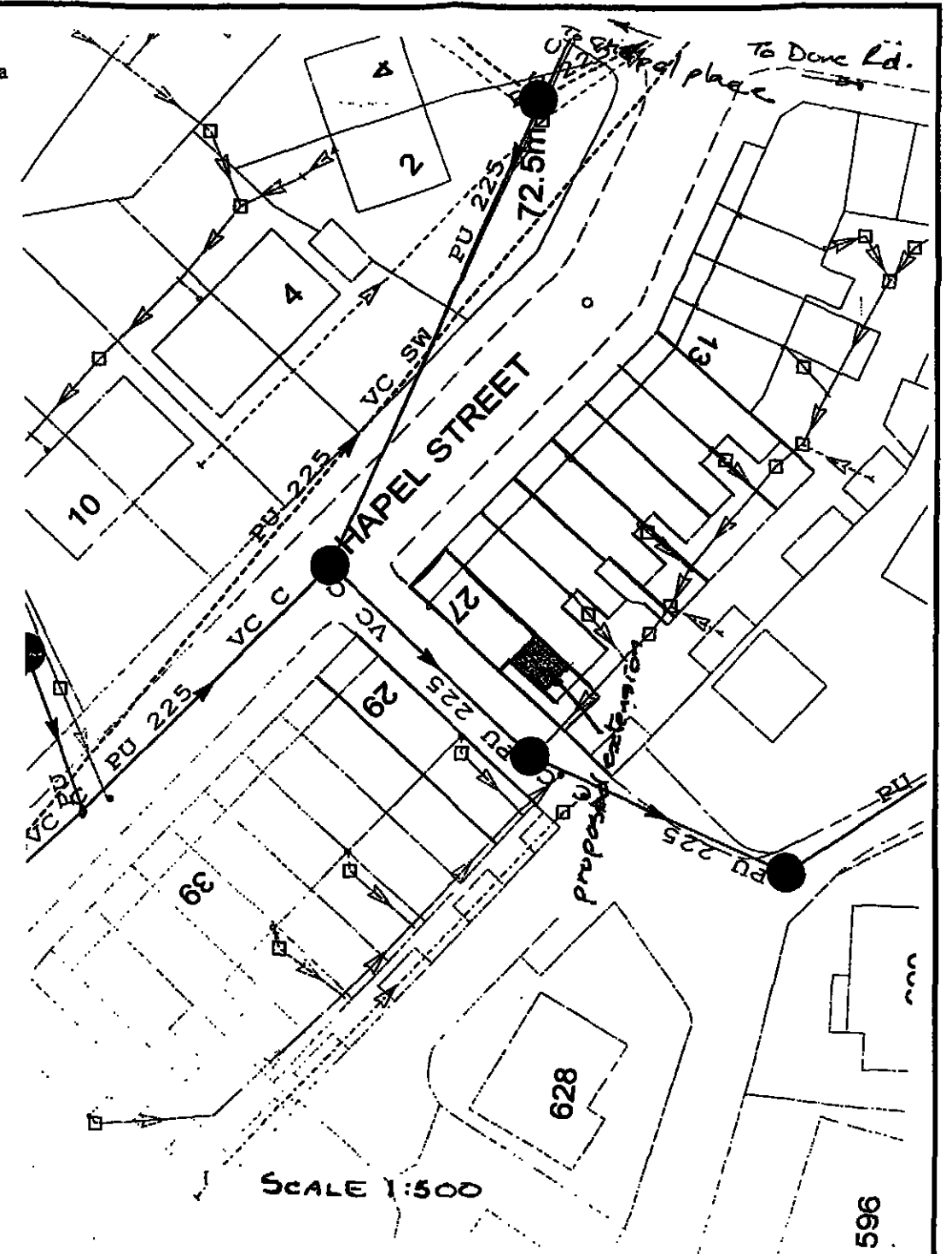
Number & position of radiators, electric lights, switches & sockets to be decided at a later date by client, however the height of any electric sockets & switches to be between 400mm. 1100mm. above floor

Heating system to be altered by a "Gas Safe" Registered Engineer to provide heating & hot water to extension. & all new radiators to have thermostatic valves.

Existing boiler to be examined & if unsuitable it is to be replaced by a "Gas Safe" 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.



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This drawing is copyright & must not be reproduced or used for any purpose without written permission of the Surveyor.

This drawing must be read in conjunction with all other related drawings & documentation.

It shall be the contractor's responsibility to ensure that the works generally comply with the current Building Regulations & relevant Codes of Practice/ British Standards Specification, together with the requirements of the Local Authority Building Surveyor & Drainage Inspector.

It is the contractor's responsibility to check all dimensions on site & before manufacturing or ordering of any components any discrepancy to be reported to the surveyor immediately.

All materials shall be fixed applied & mixed in accordance with the manufacturers instructions & specification.

All materials shall be suitable for their use.

**Do Not Scale From This Drawing. If In Doubt Ask.**

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