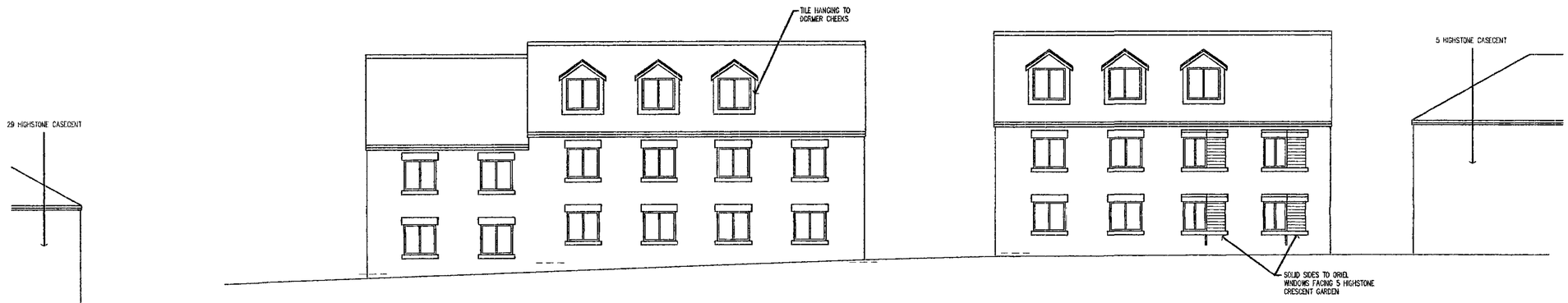
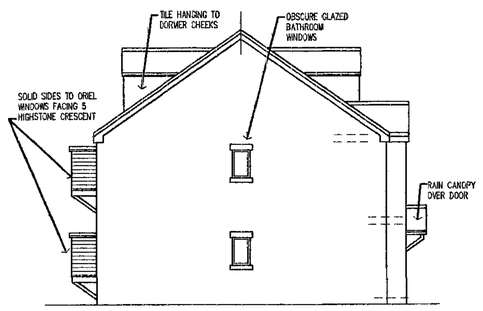


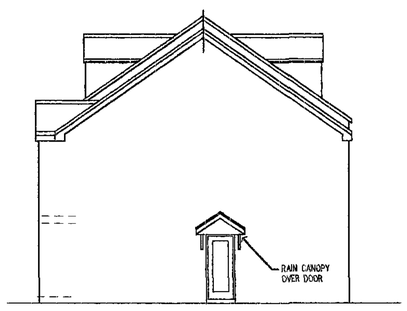
PROPOSED FRONT ELEVATION (SOUTH EAST)



PROPOSED REAR ELEVATION (NORTH WEST)



PROPOSED SIDE ELEVATION (SOUTH WEST)



PROPOSED SIDE ELEVATION (NORTH EAST)

NOTES:

All dimensions must be checked on site are not scaled from this drawing

1. Any new glass to doors within 1.50m of floor level to be minimum class 'B' safety glass to BS 6206 and marked accordingly.

2. Any glass to windows with a sill lower than 800mm of floor to be class 'C' 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. Doc. A1/2 Part E, using min Grade 15 concrete to BS8810 subject to prevailing ground conditions and engineers report.

   Floor: topsoil and vegetable to satisfaction of BCO or NHBC Inspector. Sleeper walls to be taken to independent strip footing unless ground bearing conditions allow for over site concrete to be blinded and as agreed with BCO. Minimum 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. 7N foundation blocks to BS 2028 or concrete commons to be used up to 150mm 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 (double where running under non-load bearing partitions) with min. 25mm p.t.&g. boarding or flooring grade 14st chipboard to BS 5669 or 18mm cement/sand screed (1:3) on 100mm overslab concrete slab (CP12P min) on 50mm flooring grade insulation on 2000 gauge visqueen dpm lapped with dpc and laid on 25mm sand blinding on 150mm min. = 350mm max clean consolidated hardcore.

4. All damp proof courses to be visqueen 2000T (to BS 743) or similar manufacturer and to be provided to all windows, heads, jambs & sills.
   Walls to have 'U' value of 0.35w/m2 oC to all closures by extending cavity insulation up to reveal & ceiling insulation cavity closer.

5. External walls constructed of 103mm art stone & brow leaf of lightweight thermal block thermalite or celcon, 100 cavity filled with Crown Brillwarm cavity slab 34 insulation bats to give U value of 0.37w/m sq.k

6. Layers of cavity walls to be tied together with twisted stainless steel ties (to BS.1243,May 1991 Regs.) at 450mm c/c vertically and 750mm horizontally.

7. Anchor straps to be provided to all external walls at first floor level 1200mm long at 2000mm c/c.

8. Anchor ties to be provided to gable walls at ceiling joists level 1200mm long at 2000mm c/c. Anchor ties to be provided at verge levels 1200mm long at 1000mm c/c 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 5000mm2 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. faced 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 encased in pea gravel and bridged over where passing through external walls on concrete lintels. Use flexible jointed. All new drainage connections to be made to the satisfaction of BDS.

13. All electrical installation to conform to the Institute of Electrical Engineers Regs. and client's requirements.

14. Calculations for new steelwork 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 SEDBUK value of 78 % if natural gas, 86 % if LPG & 85% if oil.

17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

A		
	Date	Revisions

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Company Registration Number: 4553793

Client
BALDWIN BUILDING SERVICES

Drawing Title
SCHEME

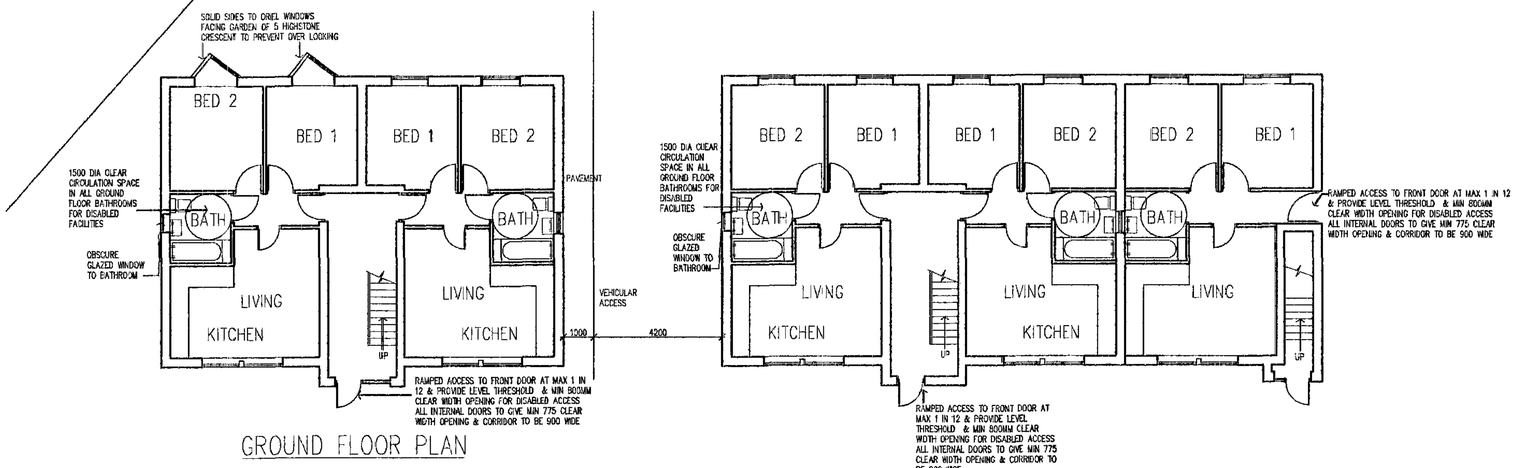
Job Title
RESIDENTIAL DEVELOPMENT ON SITE OF WORSBROUGH COMMON DEPOT
HIGHSTONE AVENUE
BARNSLEY S70 4LG

Scale 1:100

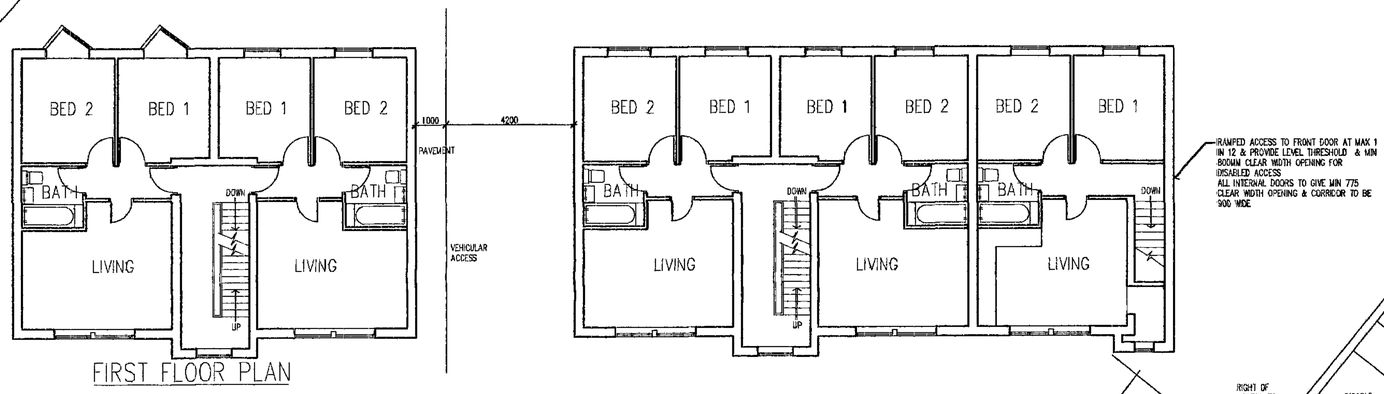
Date JAN 09 | Drawn by T.B/ AB

Drawing No. 917/3/07

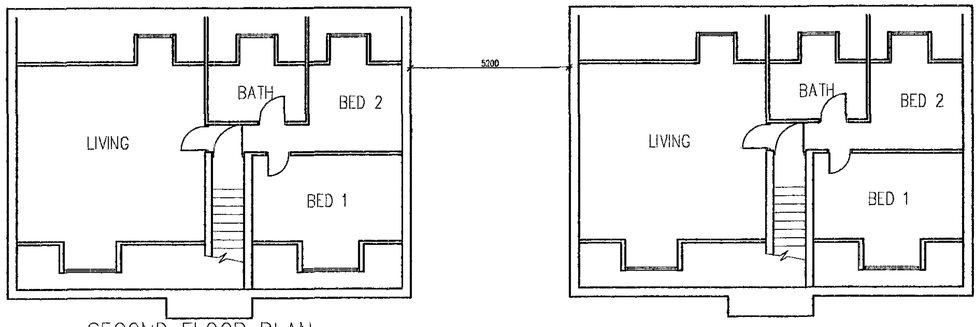
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19 OCT 2009
Corporate Mail Room



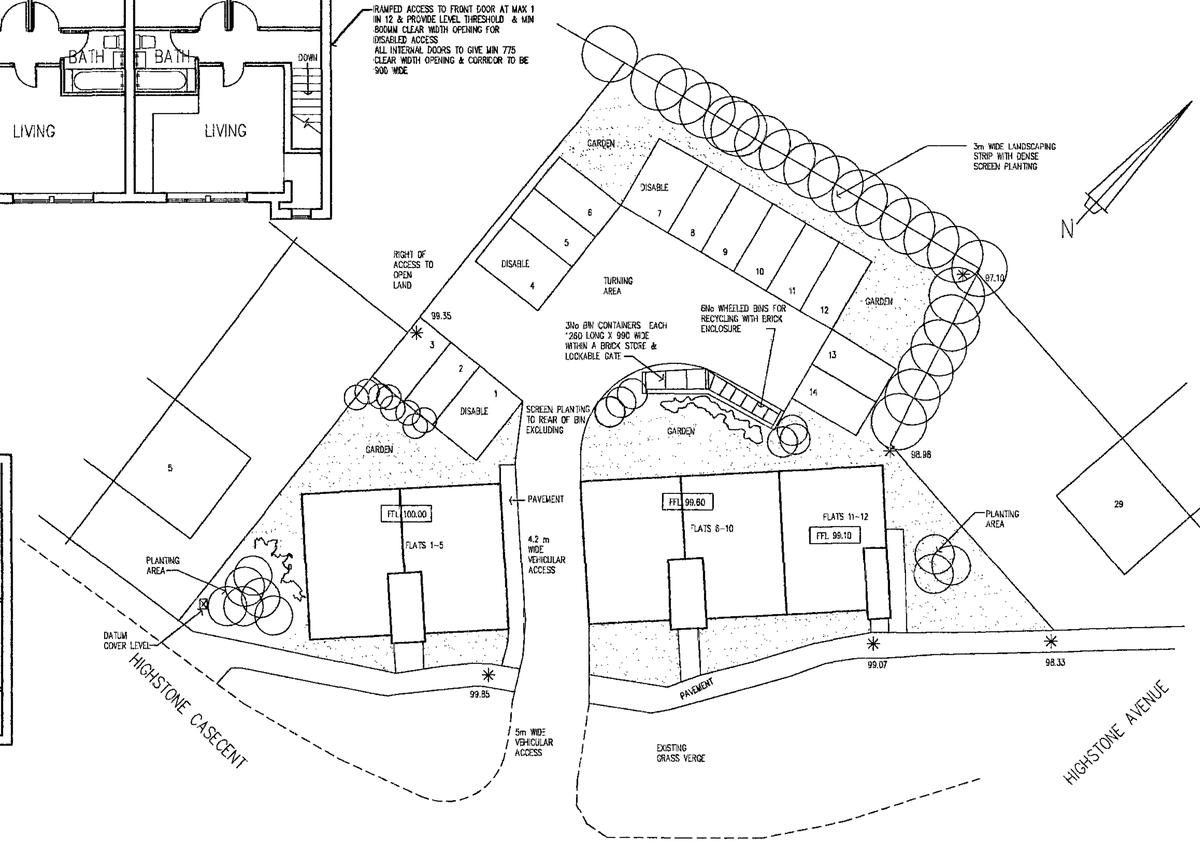
GROUND FLOOR PLAN



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 '1' safety glass to BS 6206 and marked accordingly.
2. Any glass to windows with a sill lower than 800mm of floor to be class 'C' safety glass to BS 6206.
3. Foundations dependent on site conditions generally 500x225 concrete strip to external cavity walls 450x150 concrete strip to internal load bearing and honeycombed sleeper walls all to satisfaction of BRE.

   Bottom of bases to be min 750 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs. Approved Doc. A1/2 Part. C using min. Grade 15 concrete to BS8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of BRE or NHBC inspector. Sleeper walls to be taken to independent strip footing unless ground bearing conditions allow for over site concrete to be thickened and re-agreed with BRE. Minimum cover on strip foundations to be taken the height of the strip or the thickness of the foundation or 300mm whichever is the greater. Step to be not greater than thickness. 7N foundation block to BS 3628 or concrete commons to be used up to 150mm below finished ground level. Class F. facing brickwork to be used between courses below finished ground level and dpc laid in 1:3 mix/ltr. Suspended timber floors to be SC3 grade joists on individual (double where carrying inside non-load bearing partitions) with nom. 25mm p.t.tg. boarding or flooring grade T&G chipboard to BS 5268 or 18mm. cement/sand screed (1:3) on 100mm. pumrite concrete slab (D/P10P mix) on 50mm flooring grade insulation on 2000 gauge visqueen dpm lapped with dpc and laid on 25mm sand blinding on 150mm min. – 650mm max clean consolidated hardcore.
4. All damp proof courses to be elegeen 2000T (to BS 743) or similar manufacturer and to be provided to all windows, heads, jambs & sills.
   Weblock max 'U' value of 0.25w/m2 oC to all closures by extending cavity insulation up to reveal & using insulated cavity closer.
5. External walls constructed of 103mm art stone & brick leaf of lightweight thermal block thermalite or celcon 100 cavity filled with Crown Dritherm cavity slab 34 insulation batts to give U value of 0.35W/m sq K
6. Leaves of cavity walls to be tied together with twisted stainless steel ties (to BS.1243May 1981 Regs.) at 450mm cts vertically and 700mm 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 6000mm2 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 at 75x50mm a.w. faced 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 encased in pea gravel and bridged over where passing through external walls on concrete lintels. Utilize flexible jointed. All new drainage connections to be made to the satisfaction of BBS.
13. All electrical installation to conform to the Institute of Electrical Engineers Regs. and client's requirements.
14. Calculations for new windows 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 SEDBUK value of 78 % if natural gas, 80 % if LPG & 86% if oil.
17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

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SCHEME

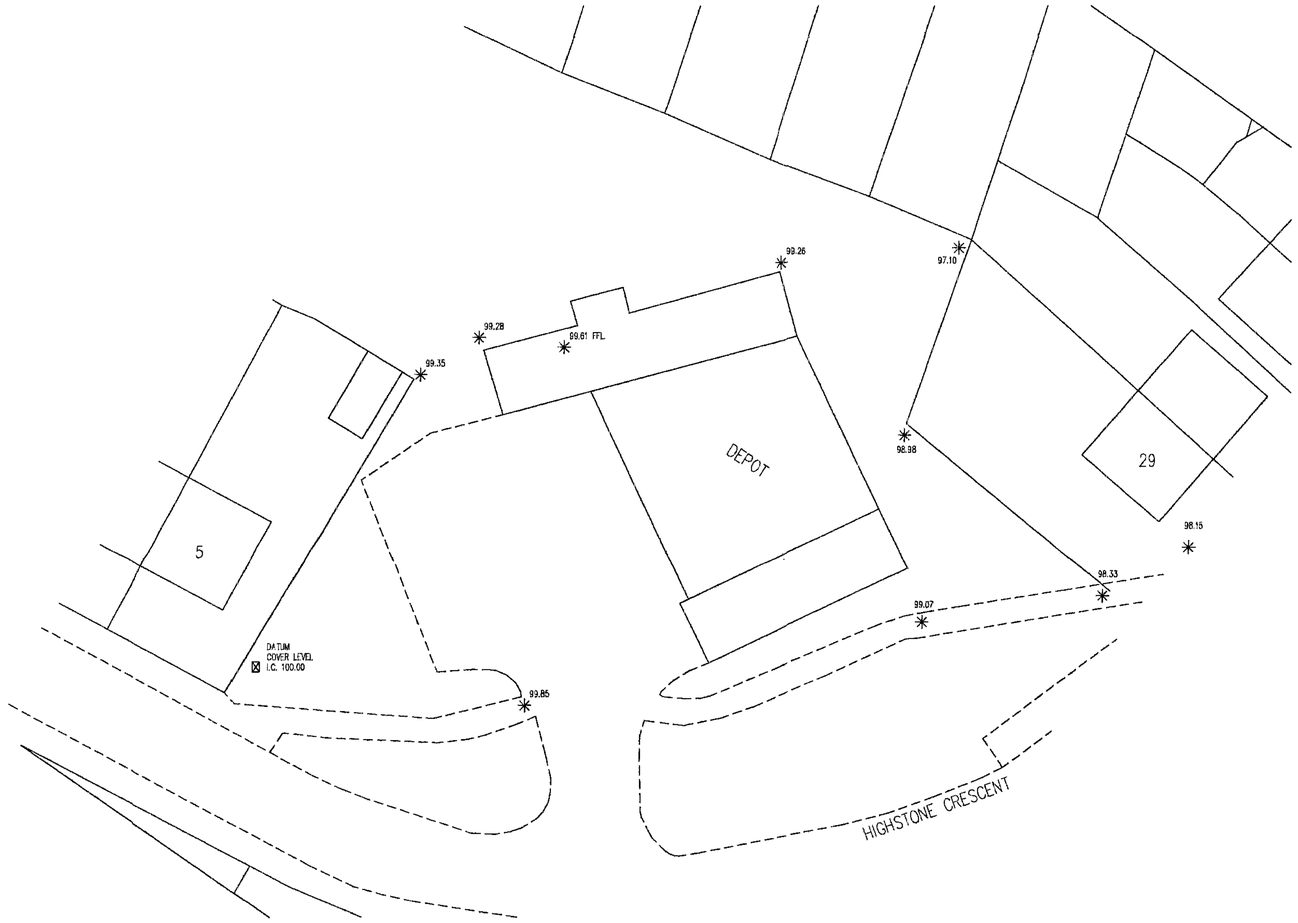
Job Title
RESIDENTIAL DEVELOPMENT ON SITE OF WORSBROUGH COMMON DEPOT
HIGHSTONE AVENUE
BARNSLEY S70 4LG

Scale 1:100, 1:200

Date JAN 09 | Drawn by T.B/ AB

Drawing No. 917/2/07

Barnsley Metropolitan Borough Council
19 OCT 2009
Corporate Mail Room



EXISTING 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 '1' 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 BRL.

   Bottom of trench to be min 750 below external ground level. Concrete strip foundations to be provided in accordance with Pt. Regs. App. Dav. A1/2 Part. C. using min. Grade 15 concrete to BS.8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of BRL or NHBC Inspector. Sleeper walls to be taken to independent strip footing unless ground bearing conditions allow for over site concrete to be thickened out on agreed with BRL. Minimum overlap on step foundations to be twice the height of the step or the thickness of the foundation or 300mm whichever is the greater. Step to be not greater than tolerances. 7N foundation block to BS 2028 or concrete commune to be used up to 150mm 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 (double where resting under non-load bearing partitions) with nom. 22mm p.t.&g. boarding or floating grade T&G chipboard to BS 5268 or 60mm concrete screed (1:3) on 100mm overalls concrete slab (CP110P min) or 50mm floating grade insulation on 2000 gauge visqueen dpm lapped with dpc and laid on 25mm sand blinding on 150mm min. – 350mm max clean consolidated hardcore.

4. All damp proof courses to be visqueen 2000T (to BS 743) or similar manufacturer and to be provided to all windows, heads, jambs & sills
   Maintain 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 constructed of 100mm art stone & inner leaf of lightweight thermal block thermalite or celcon. 100 cavity filled with Crown Driftherm cavity slab 34 insulation bats to give U value of 0.35W/m sq K.

6. Leaves of cavity walls to be tied together with twisted stainless steel ties (to BS.1243/May 1981 Regs) at 450mm cts vertically and 750mm horizontally.

7. Anchor straps to be provided to all external walls at first floor level 1000mm long at 2.00mm cts.

8. Anchor ties to be provided to gable walls at ceiling joists level 1200mm long at 2.00mm 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 5000mm2 to habitable rooms and 4000mm2 to other rooms. Casting in timber or plastic frames to be double glazed with 16mm air gap and a 'soft' low E coating.

10. Steel partition walls constructed at 75x50mm s.w. tound 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 encased in pea gravel 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 BRL

13. All electrical installation to conform to the Institute of Electrical Engineers Regs. and client's requirements.

14. Calculations for new sewers etc. to be submitted to LA min 28 days prior to commencement.

15. Any new floor joists longer than 2.50m span to receive struts mid-span.

16. New or replacement boilers to have a minimum SEDBUK value of 78 % if natural gas, 80 % if LPG & 85% if oil.

17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

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Client
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Drawing Title
EXISTING SITE PLAN

Barnsley Metropolitan Borough Council
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