



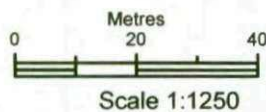
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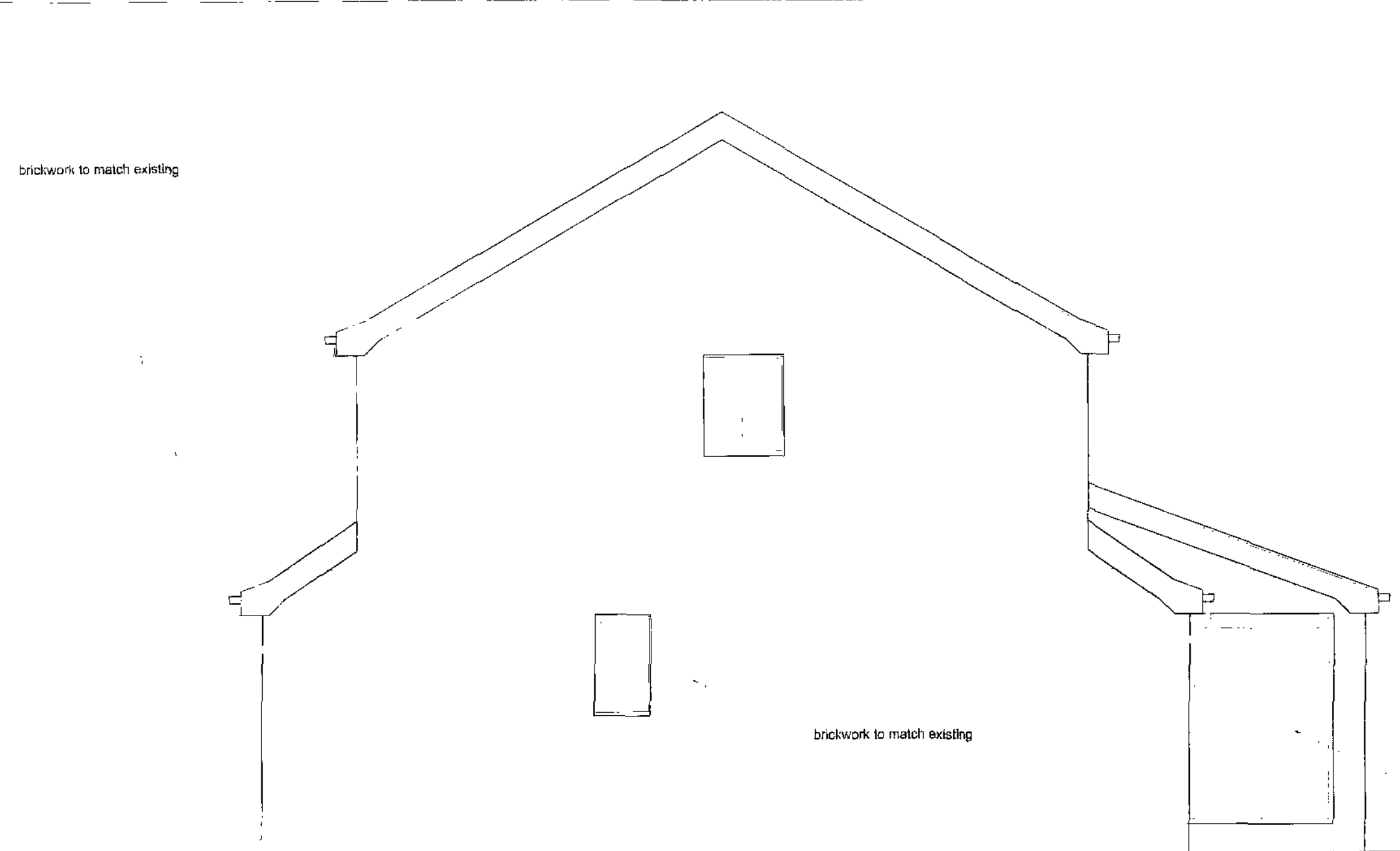
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

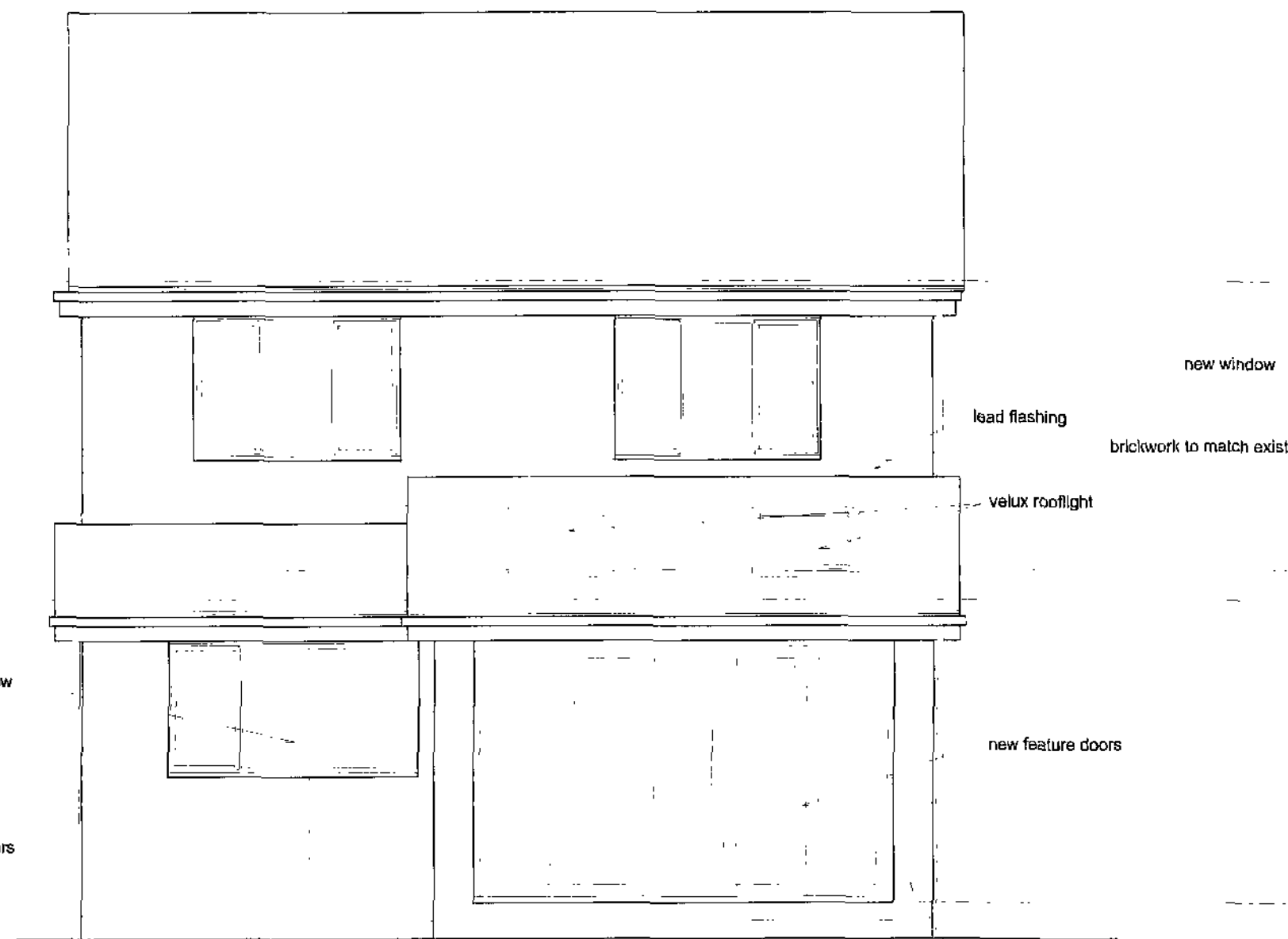


Supplied by: **Outlet User**
Serial number: 00011600
Centre coordinates: 438840.25 402506

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk



Side Elevation



Rear Elevation



Front Elevation

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.

Foundations:
 Foundations to be concrete strip min 225 x 600mm. depth to be determined on site and agreed with Local Building Inspector

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.

External Walls:
 102mm thick brickwork to match existing outer leaf to Local Authority Approval, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
 Construction to give min 0.35W/m K.

Ground Floor:
 25mm thick flooring grade chipboard on 150mm x 50mm s/w floor joists. 150mm thick Celotex double-R GA2000 floor insulation laid between joists.

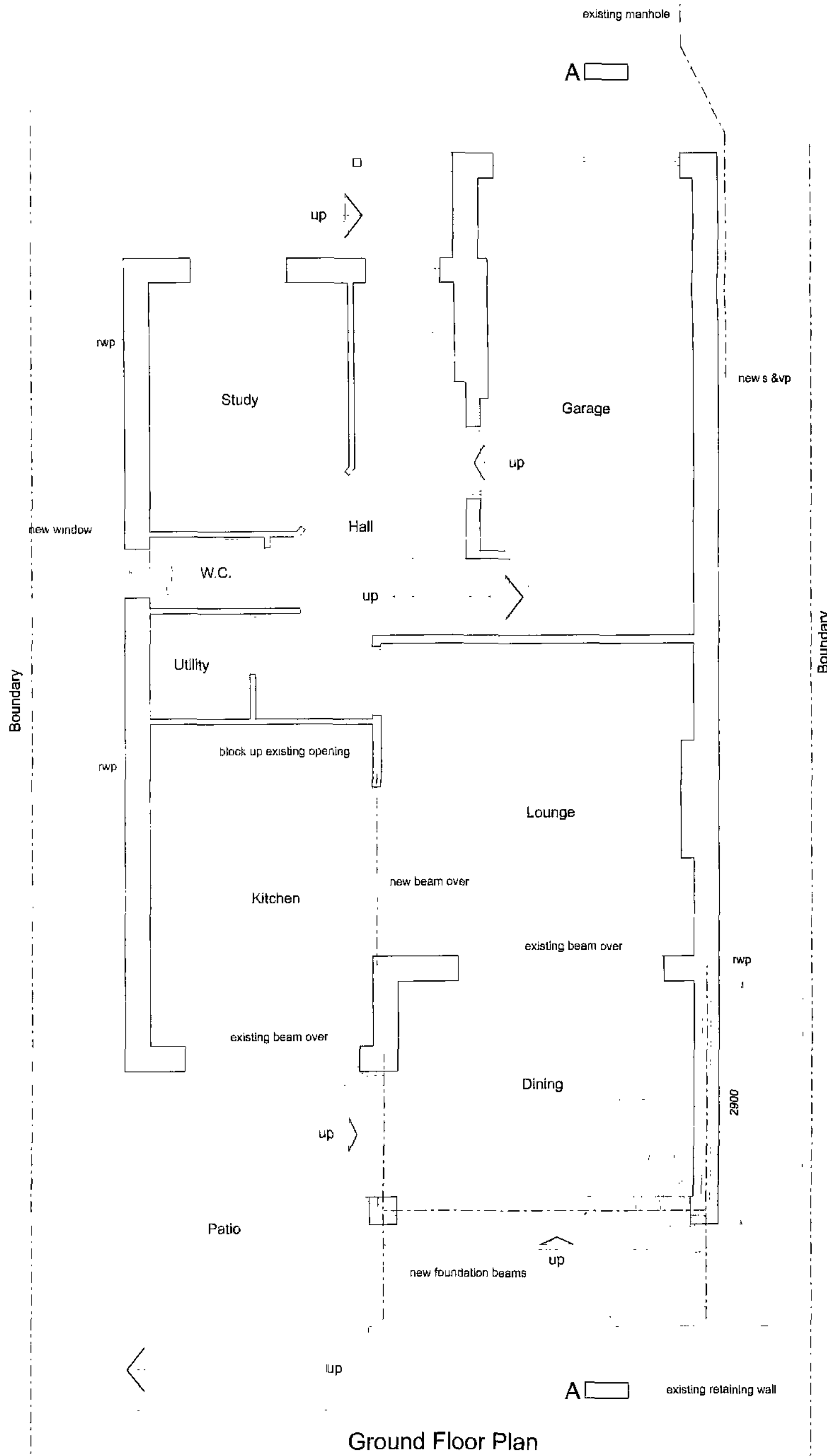
Ventilation
 Background ventilation to habitable room to be min. 8000mm². (brick ventilators in window heads).
 Windows to have opening lights min. 1/20th of floor area.

Drainage:
 New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be linteled over where passing under walls and surrounded with pea gravel where passing close to building.

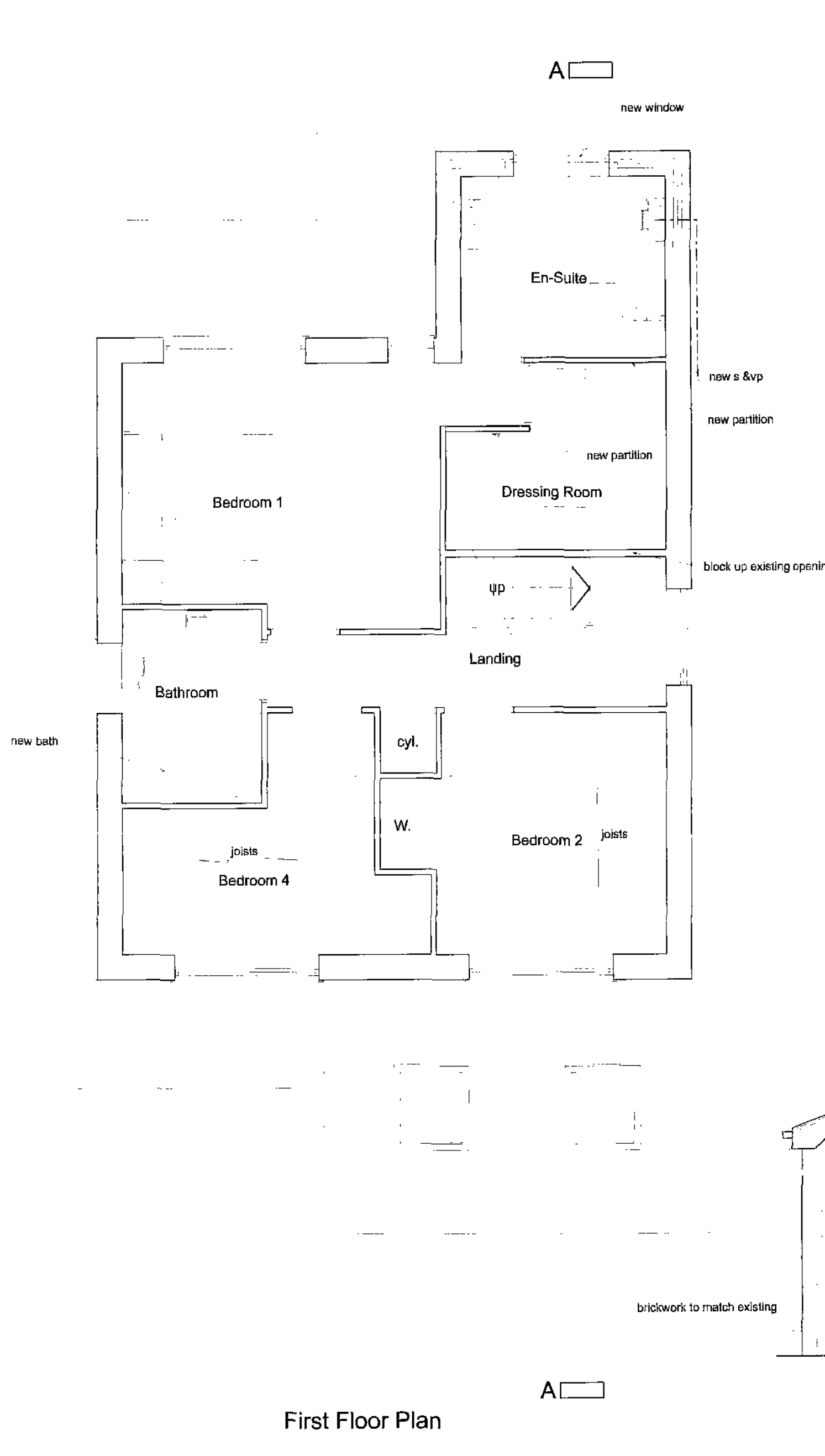
Rainwater Goods:
 Rainwater goods to match existing.

Roof:
 Interlocking tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 150 x 50mm timber rafters at 450mm centres. 100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 60mm Celotex double-R GA2000 insulation fixed between joists. 40mm thick Celotex double-R GA2000 fixed under joists. Min. 50mm clear air space required above insulation. Underdrawn with 9.5mm plasterboard and skim finish.

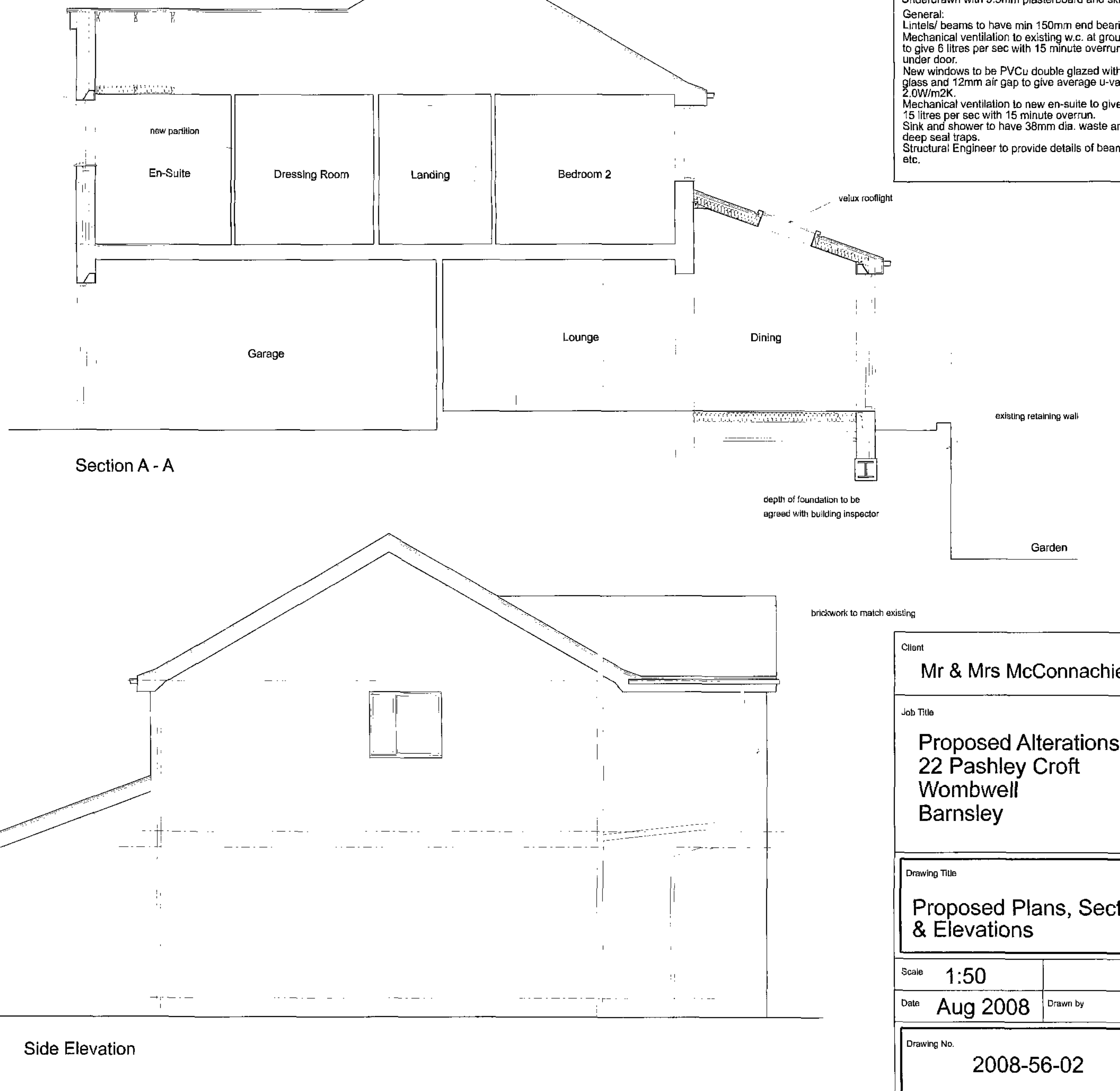
General:
 Lintels/ beams to have min 150mm end bearing.
 Mechanical ventilation to existing w.c. at ground floor level to give 6 litres per sec with 15 minute overrun. 10mm gap under door.
 New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 2.0W/m²K.
 Mechanical 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.



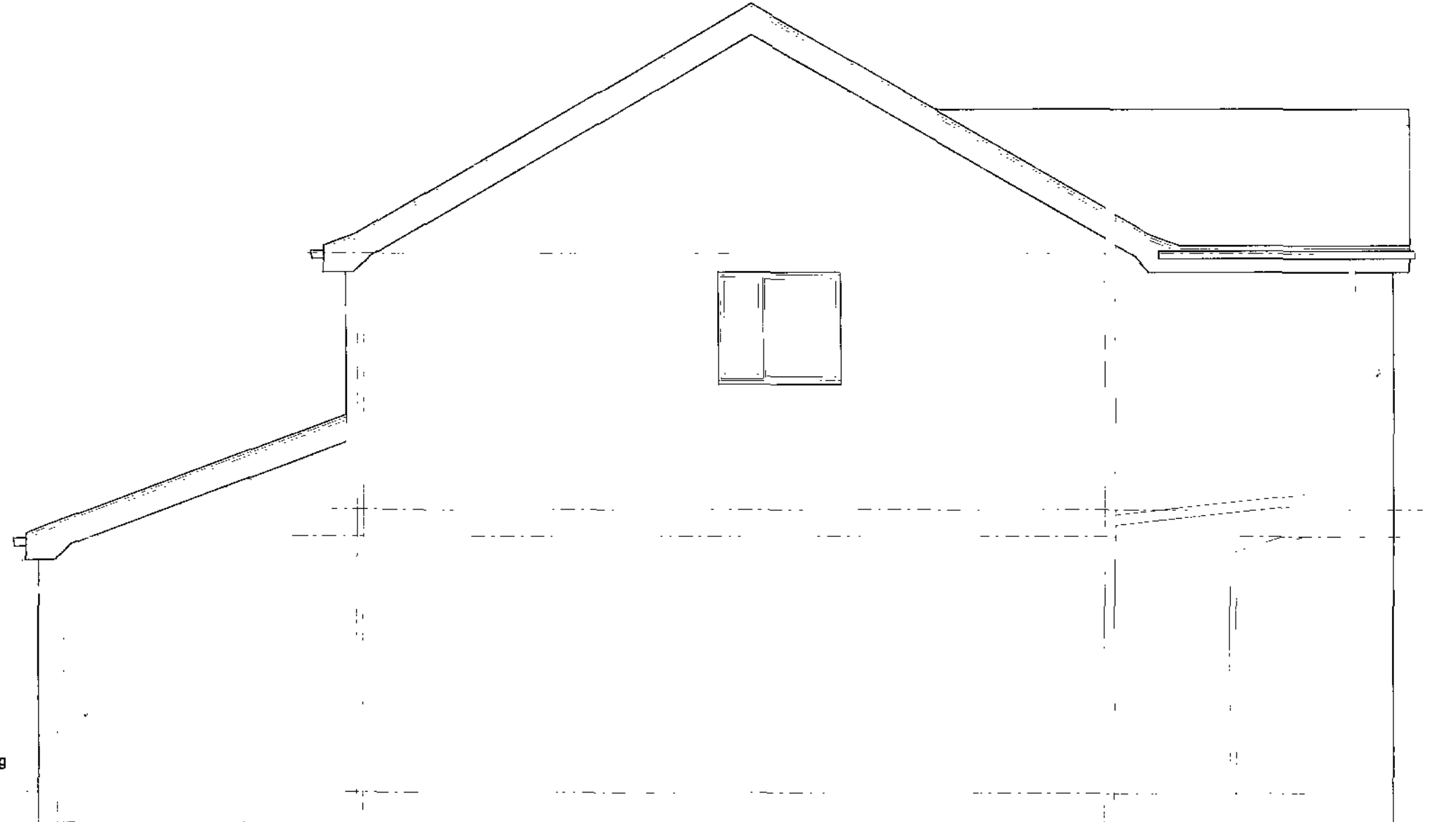
Ground Floor Plan



First Floor Plan

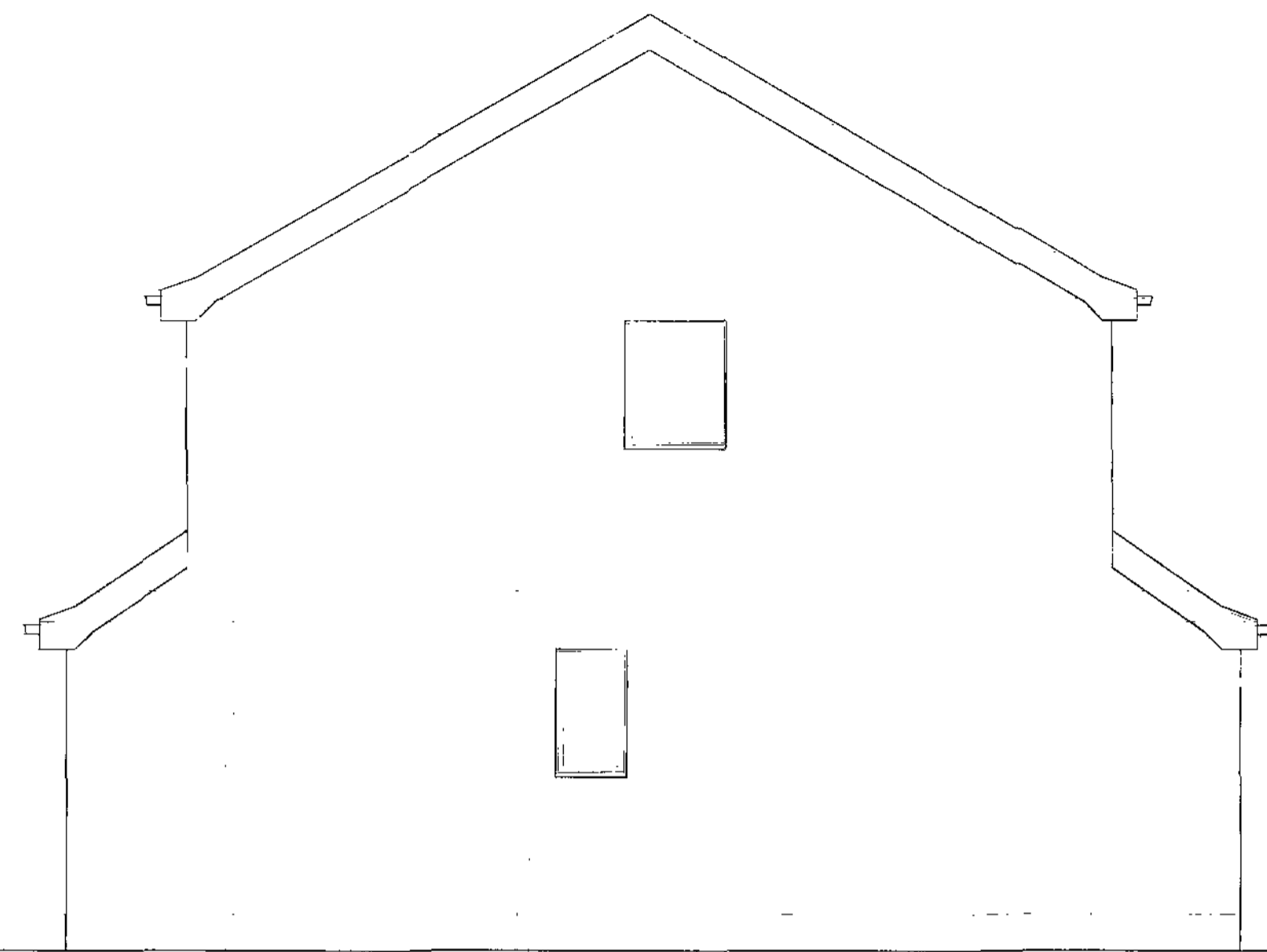


Section A - A



Side Elevation

Client	
Mr & Mrs McConnachie	
Job Title	
Proposed Alterations 22 Pashley Croft Wombwell Barnsley	
Drawing Title	
Proposed Plans, Section & Elevations	
Scale	1:50
Date	Aug 2008
Drawn by	
Drawing No.	2008-56-02
Rev.	



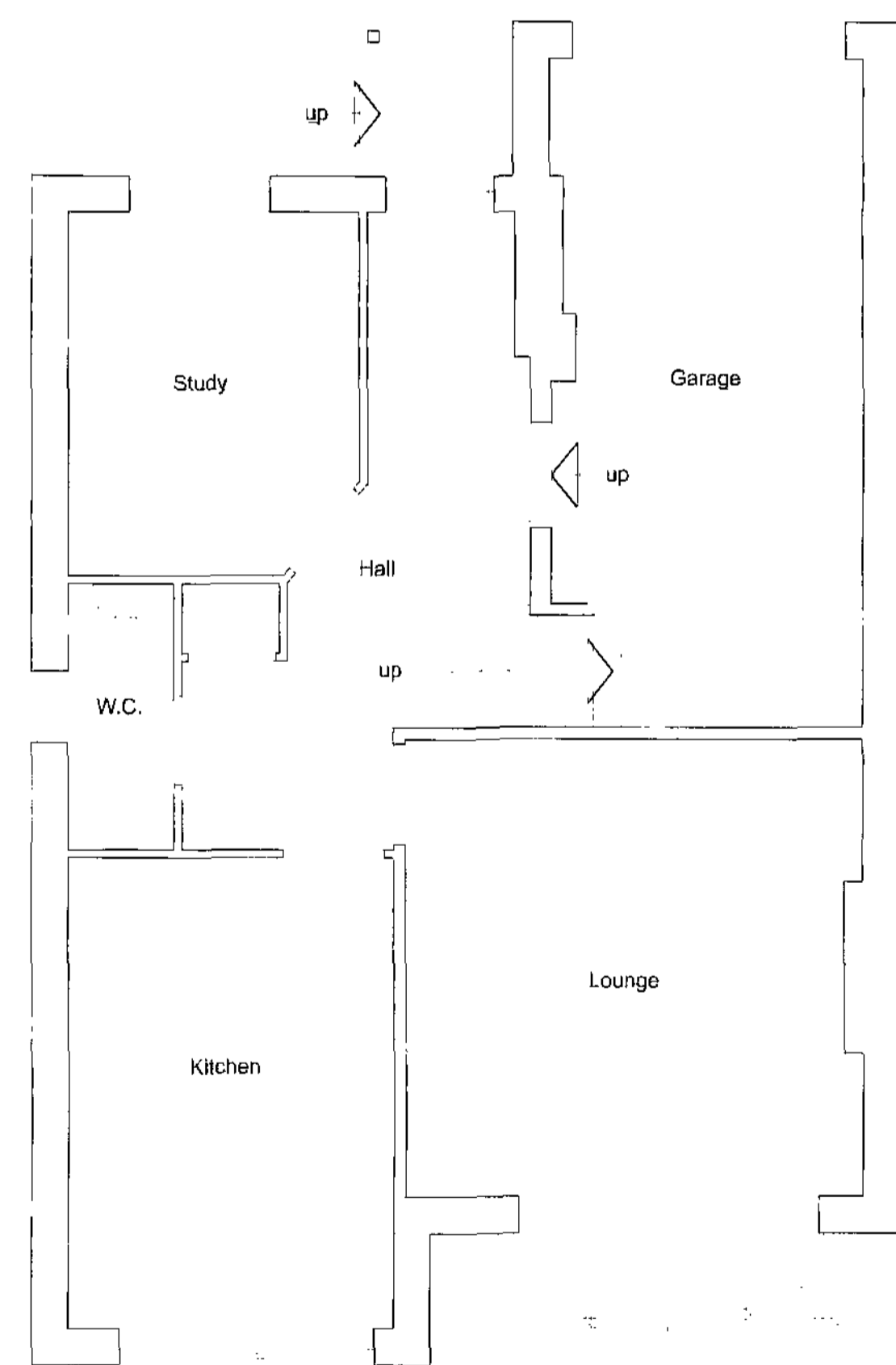
Side Elevation



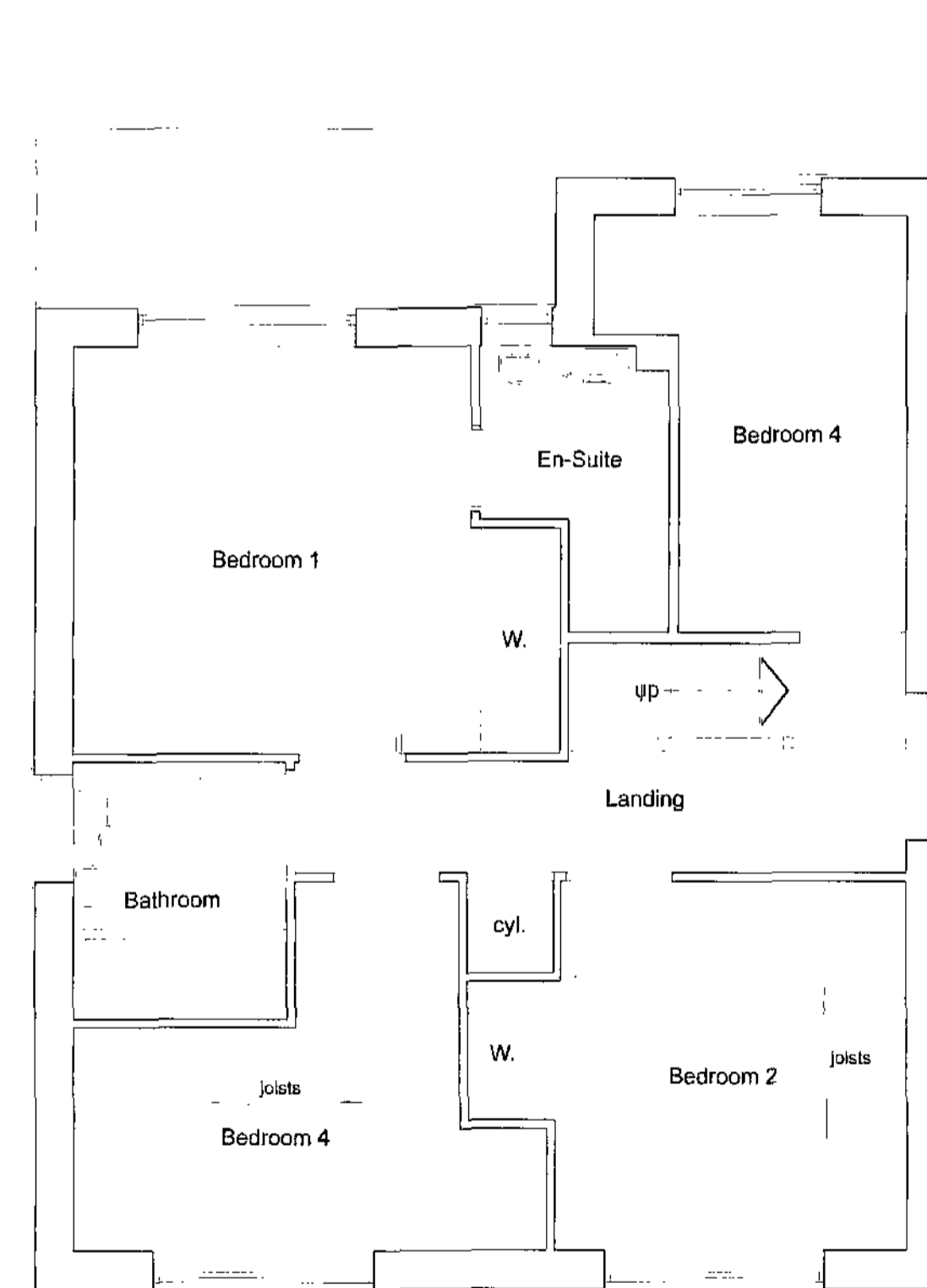
Front Elevation



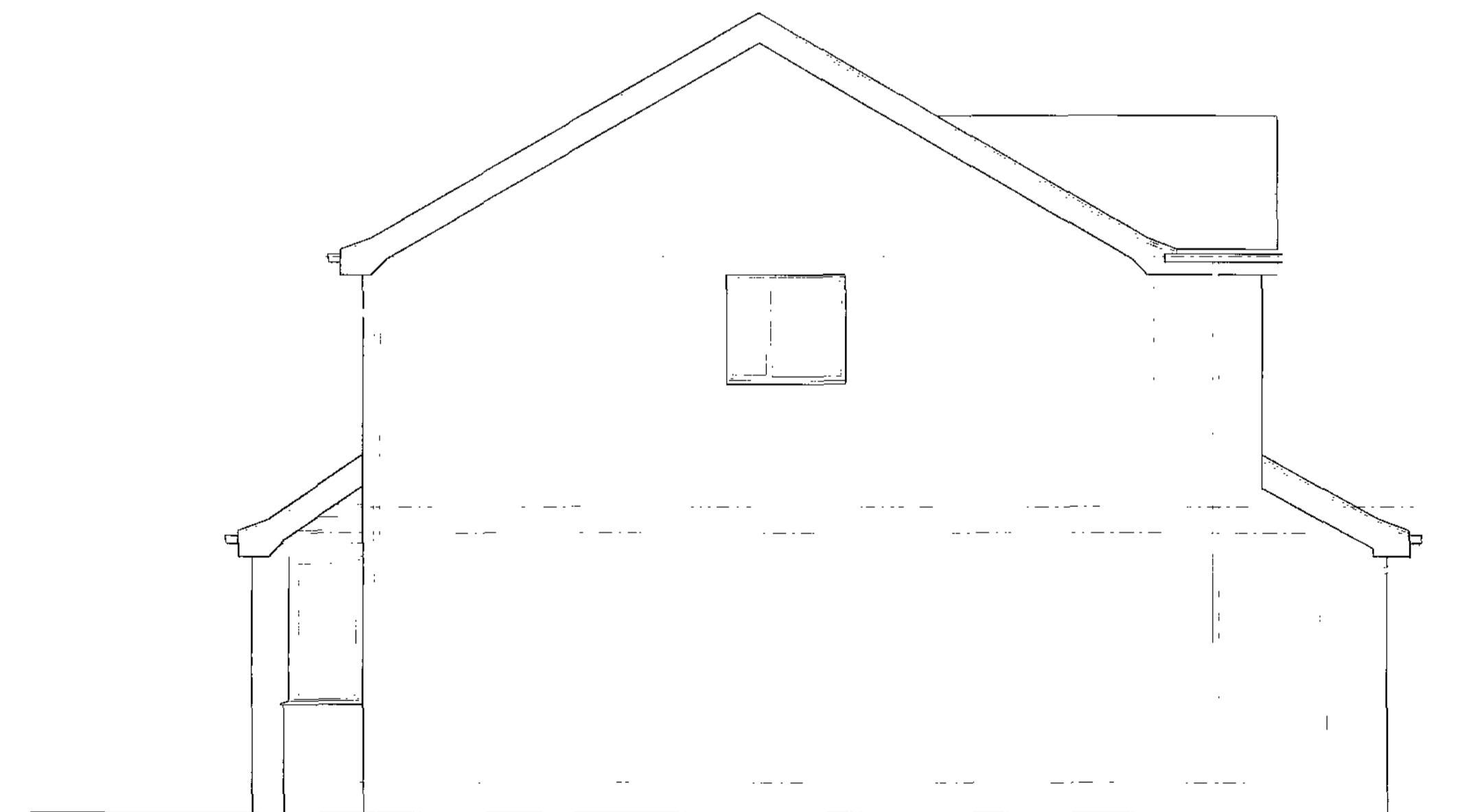
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

Client
Mr & Mrs McConnachie

Job Title
Proposed Alterations
22 Pashley Croft
Wombwell
Barnsley

Drawing Title
Existing Plans and Elevations

Scale 1:50

Date Aug 2008 Drawn by

Drawing No. 2008-56-01

Rev.