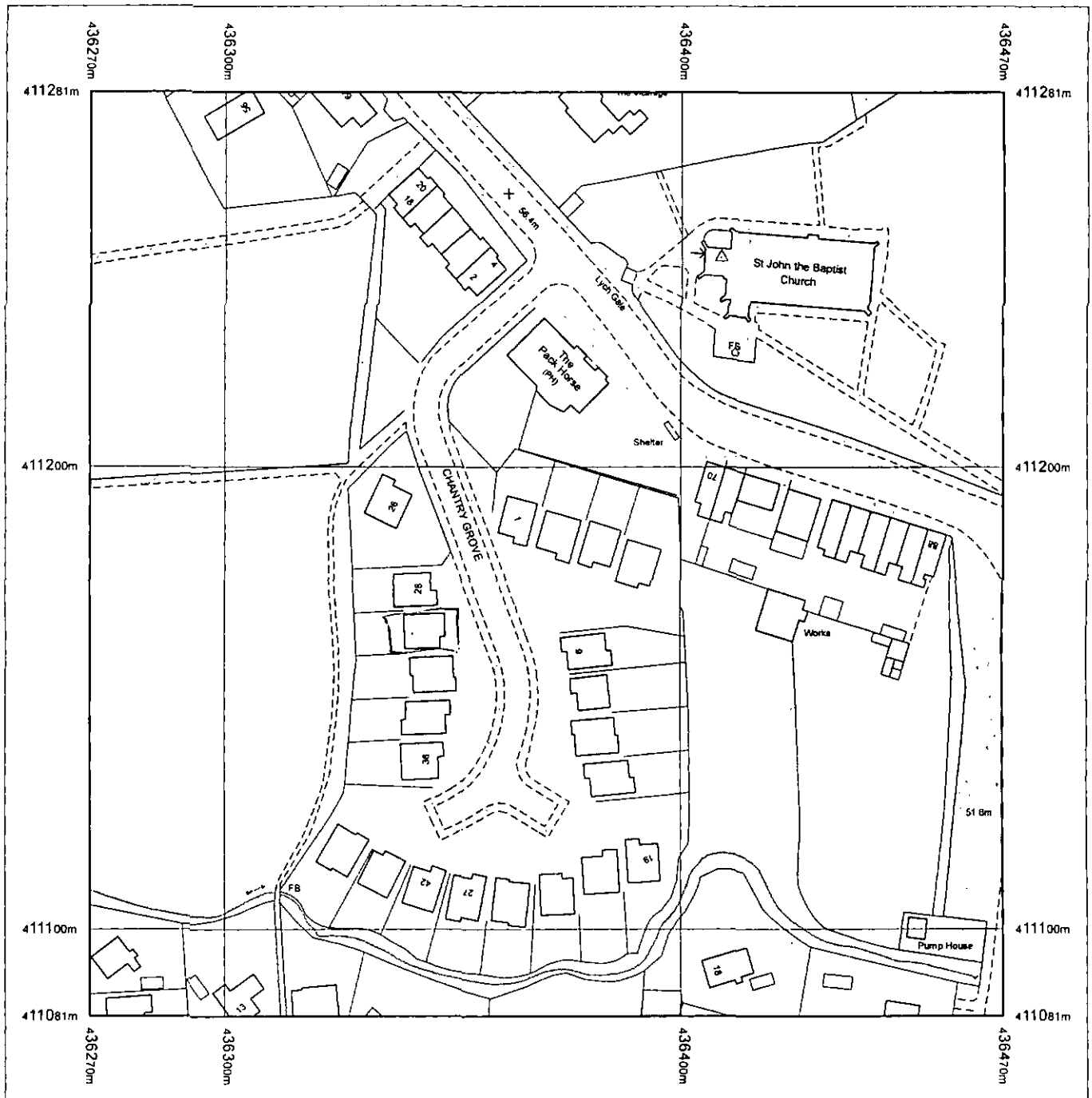




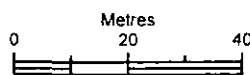
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Scale 1:1250

Supplied by: **Barnsley MBC**
Serial number: 00021800
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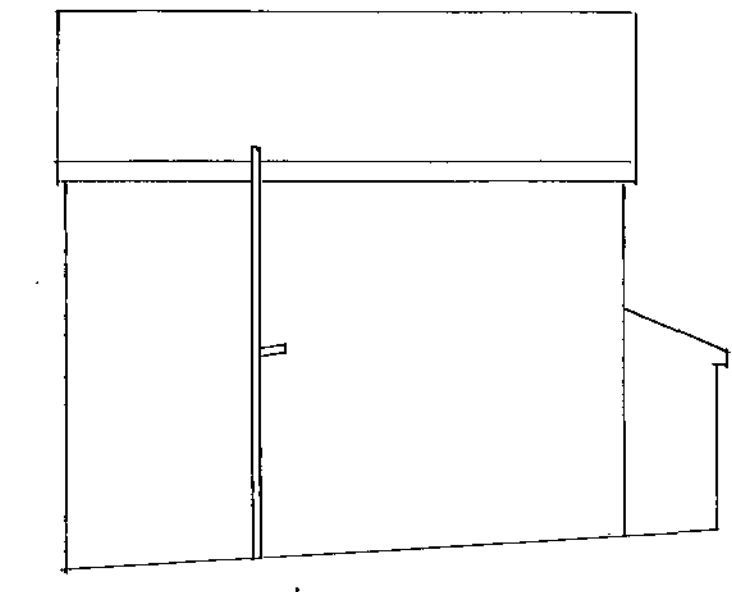
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
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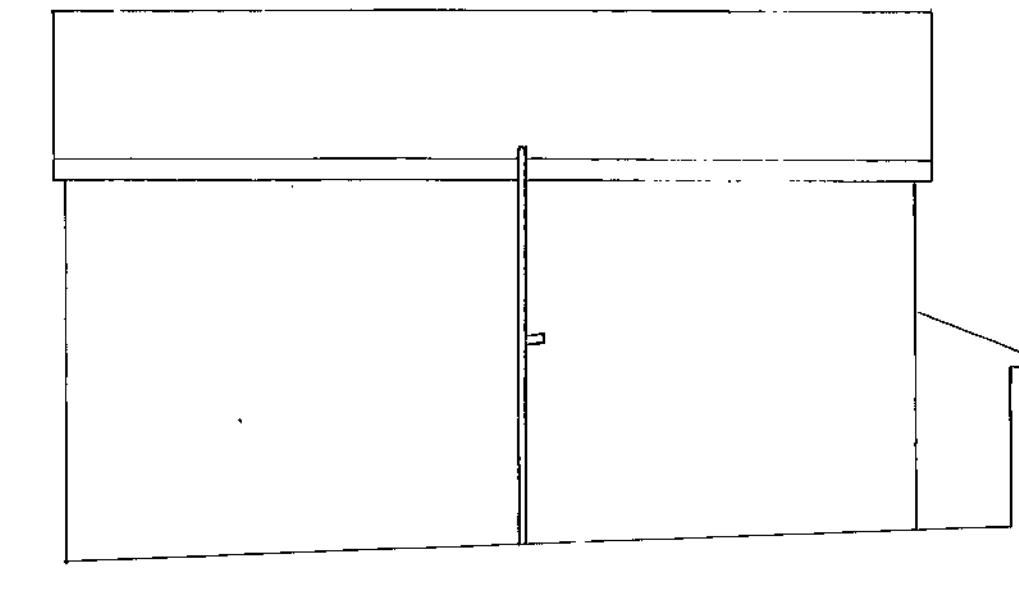
EXISTING REAR ELEVATION



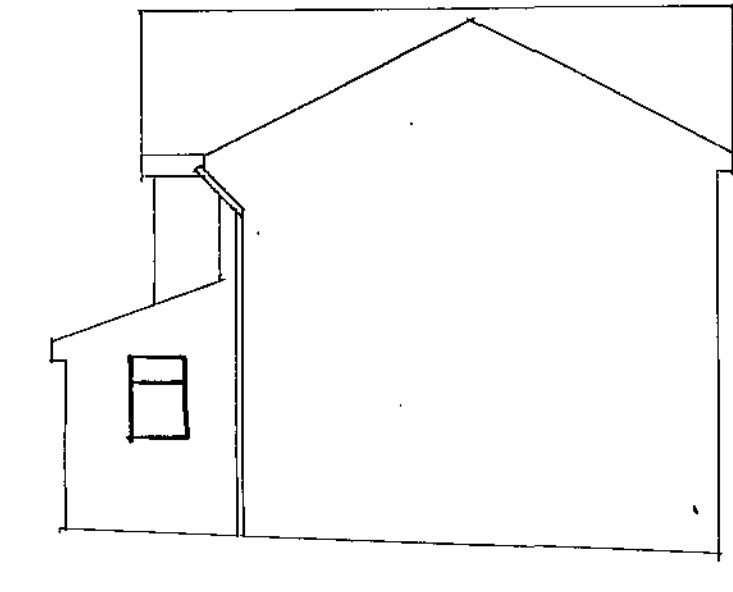
PROPOSED REAR ELEVATION



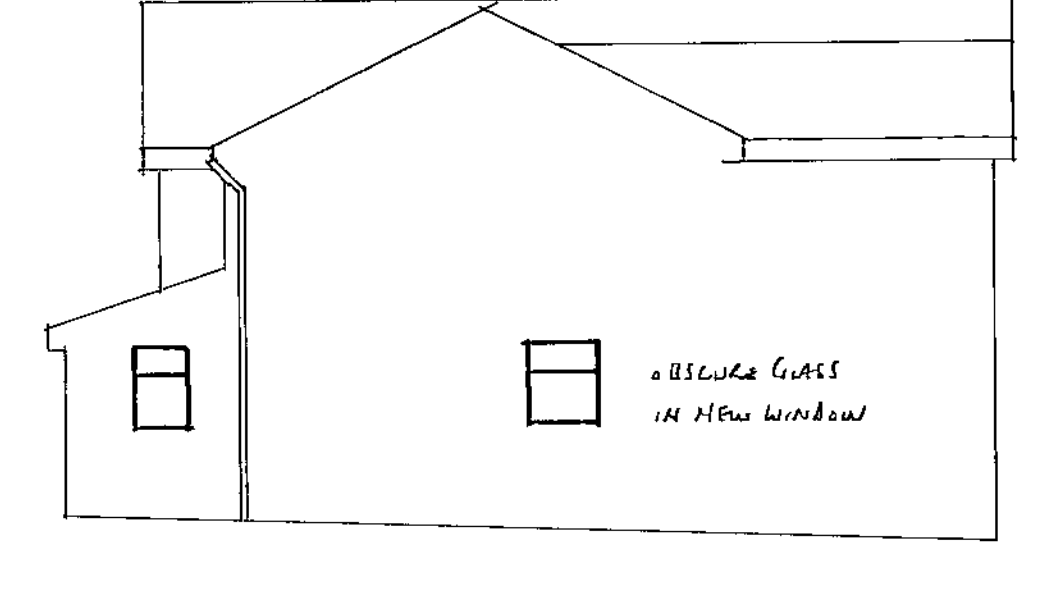
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

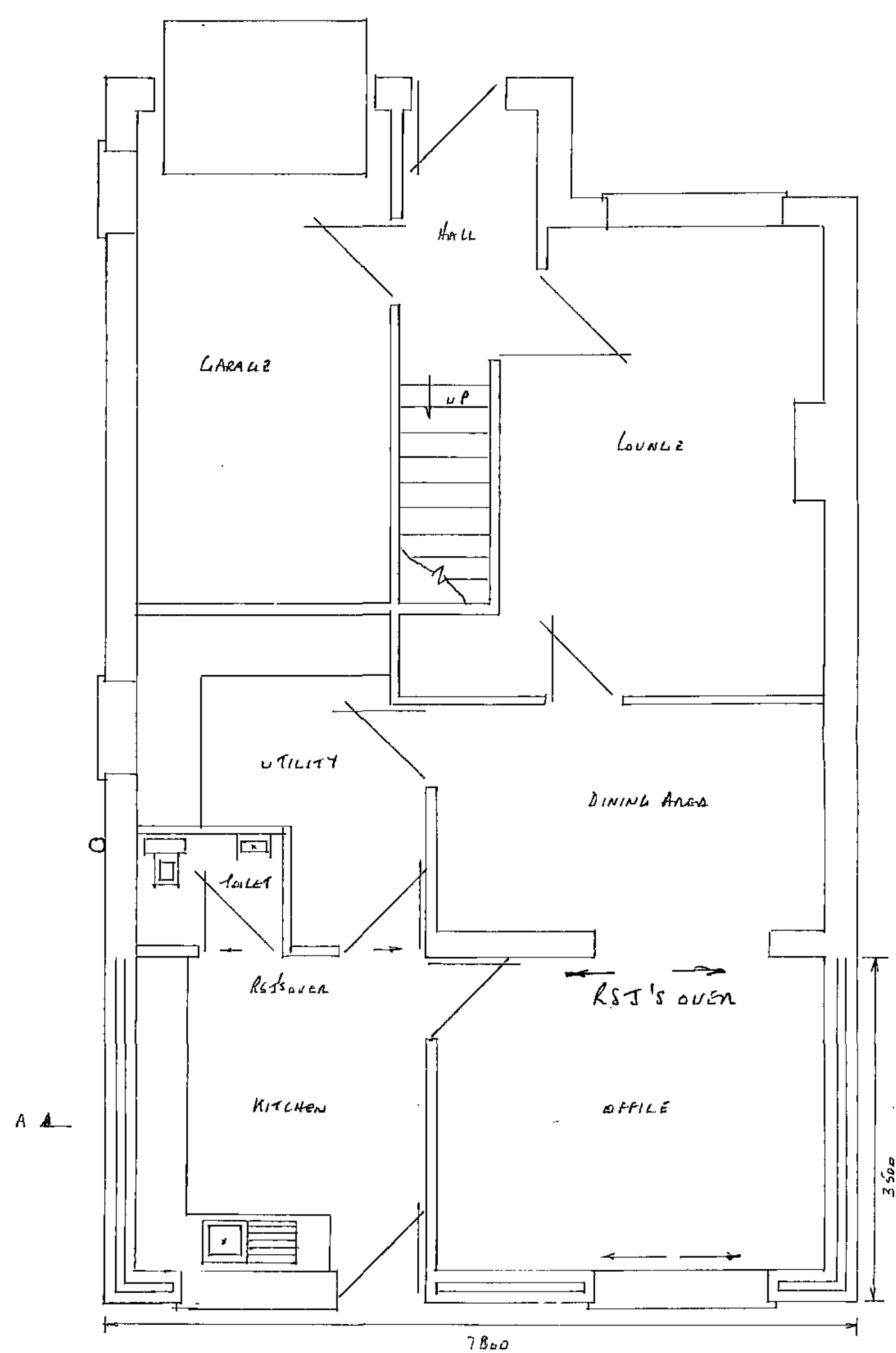


EXISTING SIDE ELEVATION



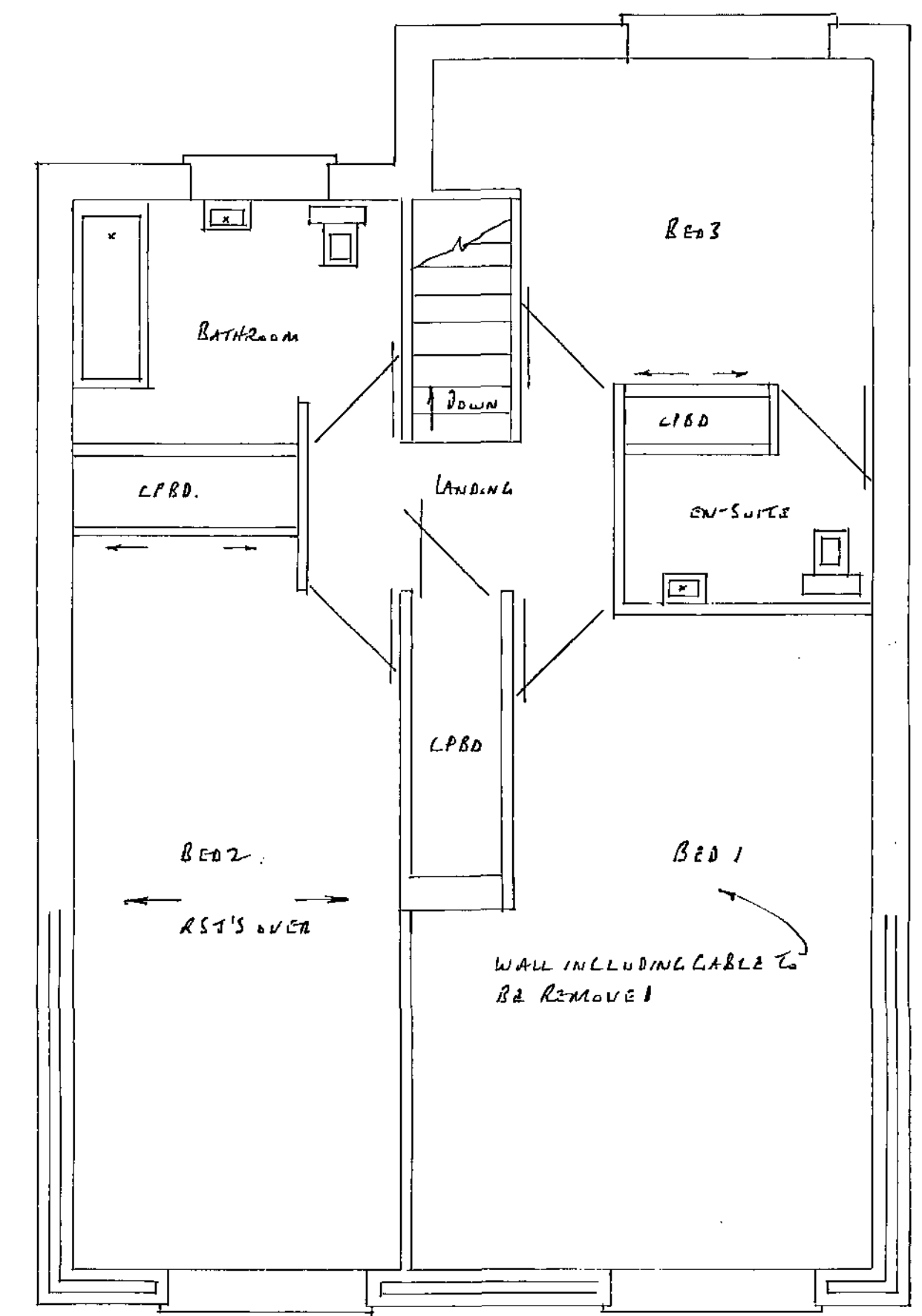
PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

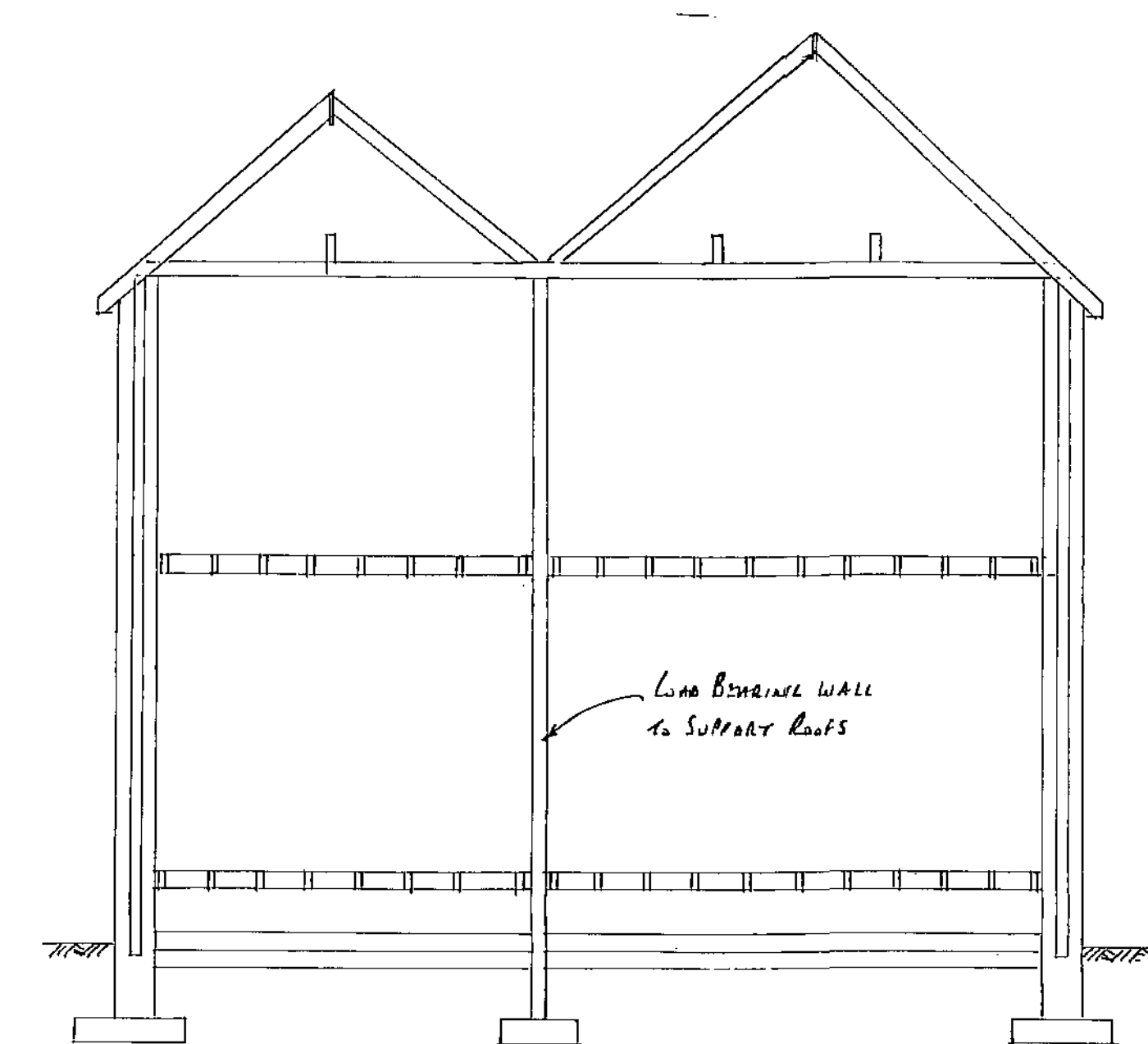


PROPOSED GROUND FLOOR PLAN

PROPOSED PLANS SCALE 1:50



PROPOSED FIRST FLOOR PLAN



SECTION THRU A-A SCALE 1:50

FOUNDATIONS

- 600 x 150mm LINE STRIP DEPTH 750mm SUBJECT TO LA APPROVAL
- WALLS
- TRENCH BLOCKS BELOW GROUND LEVEL
- BRICKWORK TO MATCH EXISTING
- 100mm LW/LWC BLOCKS
- 100mm CAVITY FILLED WITH DITHERAM INSULATION
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS & REVEALS TO BE INSULATED
- STAINLESS STEEL TIEWIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS
- CH 90/100 LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC ABOVE DPC & WEAPLES EVERY 900mm END BEHINDS TO BE 150mm MIN.
- NEW WALLS TIED TO EXISTING WITH TIEWIRES & SCREWINS TIED EVERY 225mm & MAINTAINING A CONTINUOUS CAVITY

GROUND FLOOR

- 100mm HARDCORE
- 100mm OVERSITE FINISHED ABOVE G.L. & 150mm TO UNDERSIDE OF JOISTS
- 150 x 50mm JOISTS AT 400mm CENTRES WITH 140mm FLOORING GRADE INSULATION BETWEEN OR NEXTON OR SIMILAR
- 215 x 140mm AIR GRATES & LINTELS EVERY 2m LINTELS WITH DPC ABOVE
- 18mm T+G FLOOR BOARDING (WETGRABE TO WETGRABE)

FIRST FLOOR

- 150 x 50mm JOISTS AT 400mm CENTRES
- 1m LATERAL RESTRAINT STRIPS SECURED TO JOISTS AT 1.5m CENTRES WITH NAGGING TO SUPPORT
- 100mm INSULATION BETWEEN JOISTS GIVING 10m² K.C.
- 18mm T+G FLOOR BOARDING

ROOFS

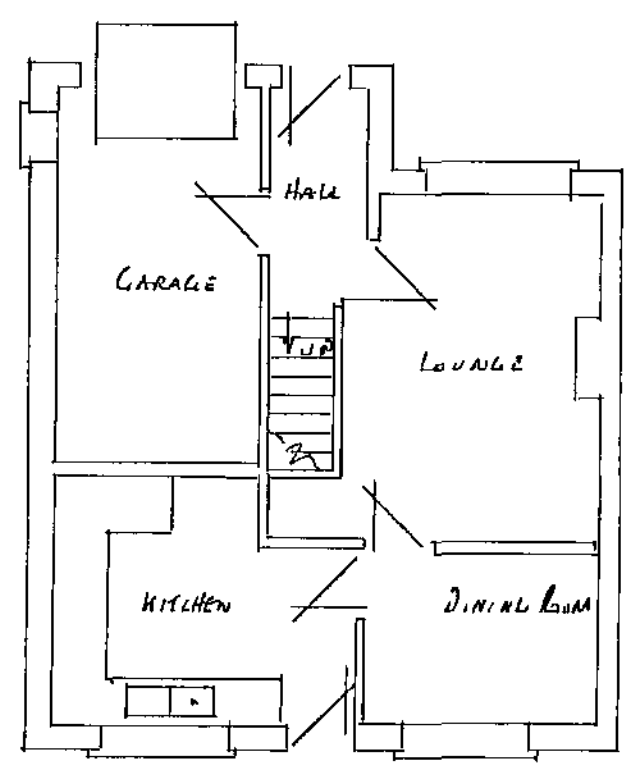
- 100 x 50mm WALL PLATE
- 100 x 50mm CEILING JOISTS AT 400mm CENTRES
- 170 x 25mm RIDGE BOARD
- 125 x 50mm RAFTERS FOR LARGE ROOF 100 x 50mm RAFTERS FOR SMALL ROOF BOTH AT 400mm CENTRES
- 200 x 75mm BINDERS AT 400mm CENTRES
- 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS
- 1m STAINLESS STEEL LATERAL RESTRAINT STRIPS TO HORIZONTAL & UP UPS EVERY 1.5m WITH NAGGING TO SUPPORT
- 200 x 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT WITH 25mm CONTINUOUS FLYTRAP MESH
- REINFORCED BITUMEN ROOFING FELT
- 38 x 25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- ROOF VALLEY GUTTERS TO BE 600 x 50mm ON 15mm PLYWOOD & TAKEN A MIN OF 200mm UNDER TILES
- 100mm INSULATION BETWEEN JOISTS & 150mm Laid OVER AT 90°

DRAINS

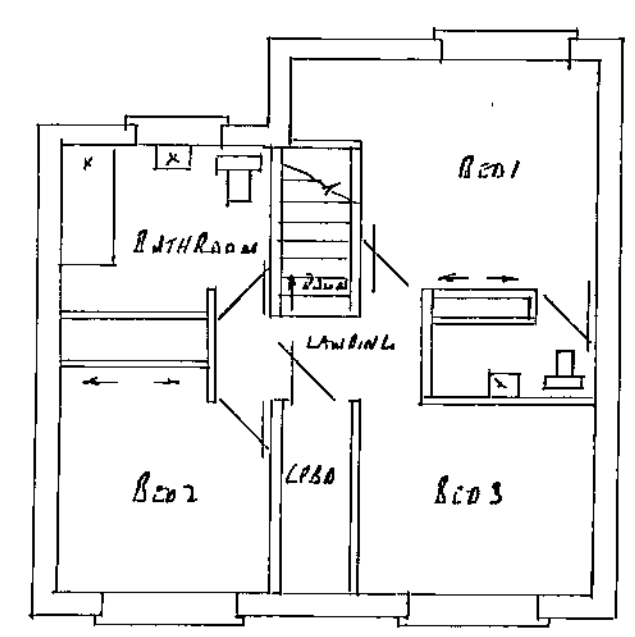
- 100mm RUP & 65mm RUP TO MATCH EXISTING
- SW. TO CONNECT TO SW DRAIN OR TO A SOAKAWAY SW AWAY FROM BUILDING & 1m² BELOW INVERT LEVEL
- Foul FROM TOILET UTILITY & KITCHEN TO DISCHARGE TO I.C.
- ALL PIPES & FITTINGS TO BE SUPER SIEVE
- SANITARY FITTINGS TO COMPLY TO BS42

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS ROOMS TO BE PILKINGTON K GLASS WITH ALUM AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.8 ALL DOORS & KITCHEN WINDOW TO HAVE TIGHTENED GLASS WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA. BEDROOM WINDOWS TO HAVE ESCAPE SASH 450mm WIDE x 750mm HIGH TO OPEN 90° & CILL LEVELS TO BE BETWEEN 800 & 850 ABOVE FLOOR LEVEL
- SMOOTHING WALLS TO HAVE INSULATION 10KG/M²
- ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P ELECTRICAL SAFETY & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK
- PROVIDE MAINS WIRED SMOKE ALARMS WITH BATTERY BACK UP TO CIRCULATION AREAS ON EVERY FLOOR
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER
- TRUNK RIG. FOR EXTENSION OF HEATING SYSTEM
- KITCHEN & UTILITY TO HAVE FANS EXTRACTING 60 L/SEC TOILET TO HAVE FAN EXTRACTING 15 L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH
- CALLS TO BE PROVIDED FOR RST.

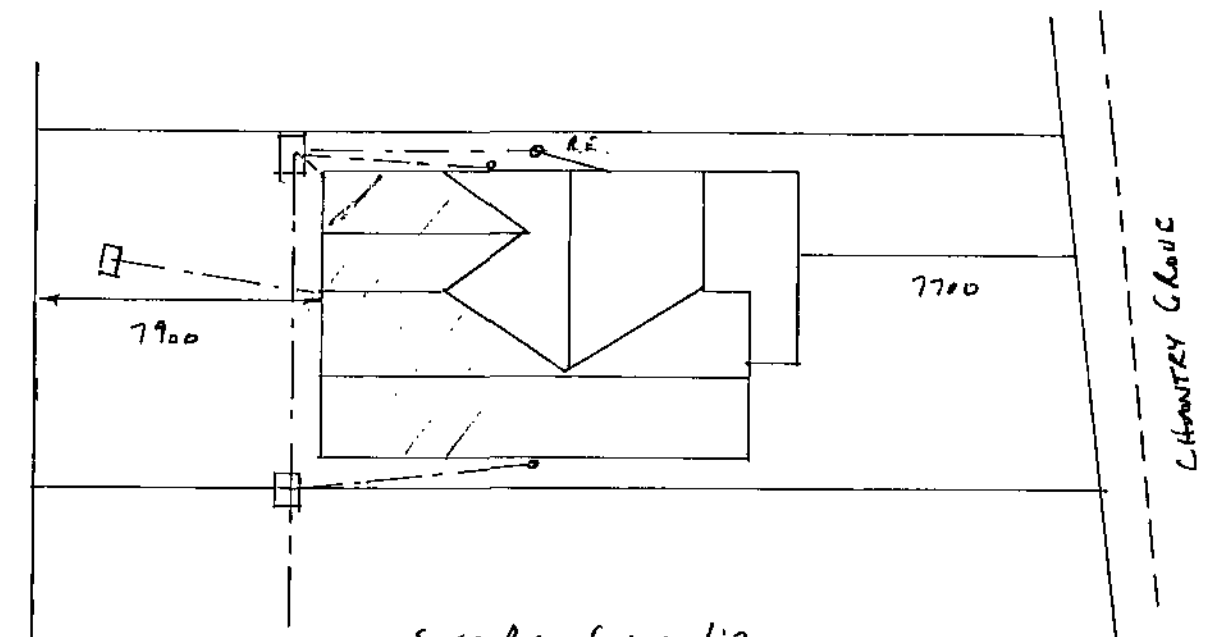


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:50



SITE PLAN SCALE 1:200

PROPOSED DOUBLE STOREY REAR EXTENSION FOR:-

MR & MRS PICKERING
30 CHANTRY GRAVE
RAYSTON
BRANLEY

