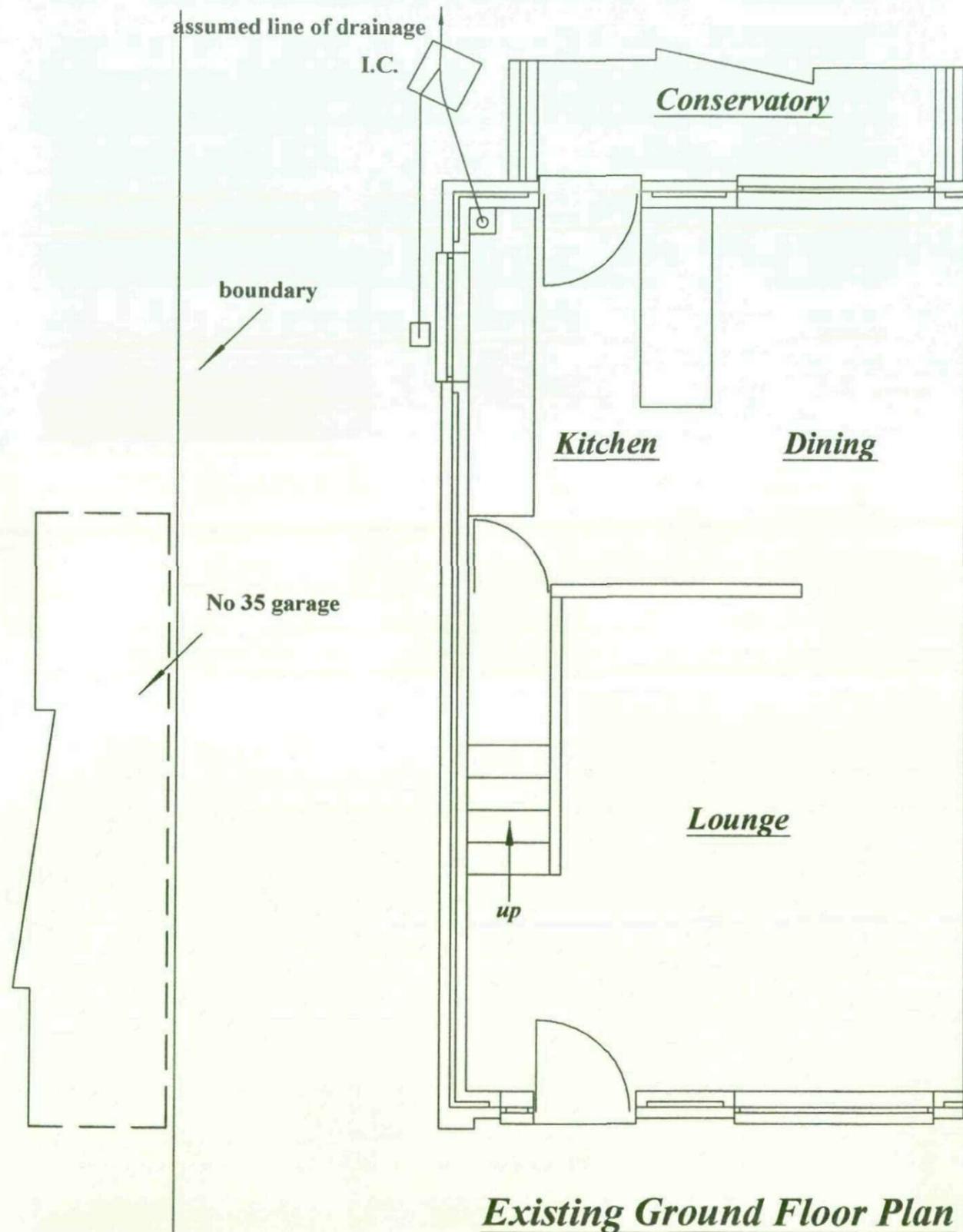
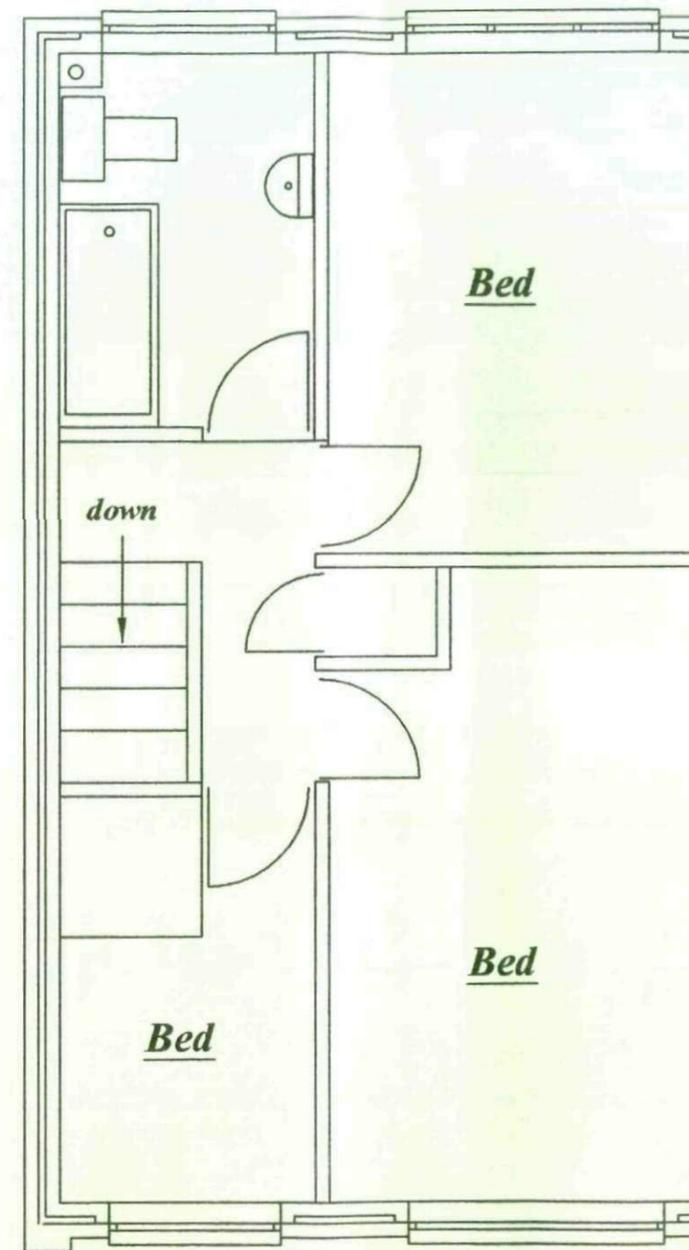


1/500



Existing Ground Floor Plan



Existing First Floor Plan

Date 1 : 10 : 2009

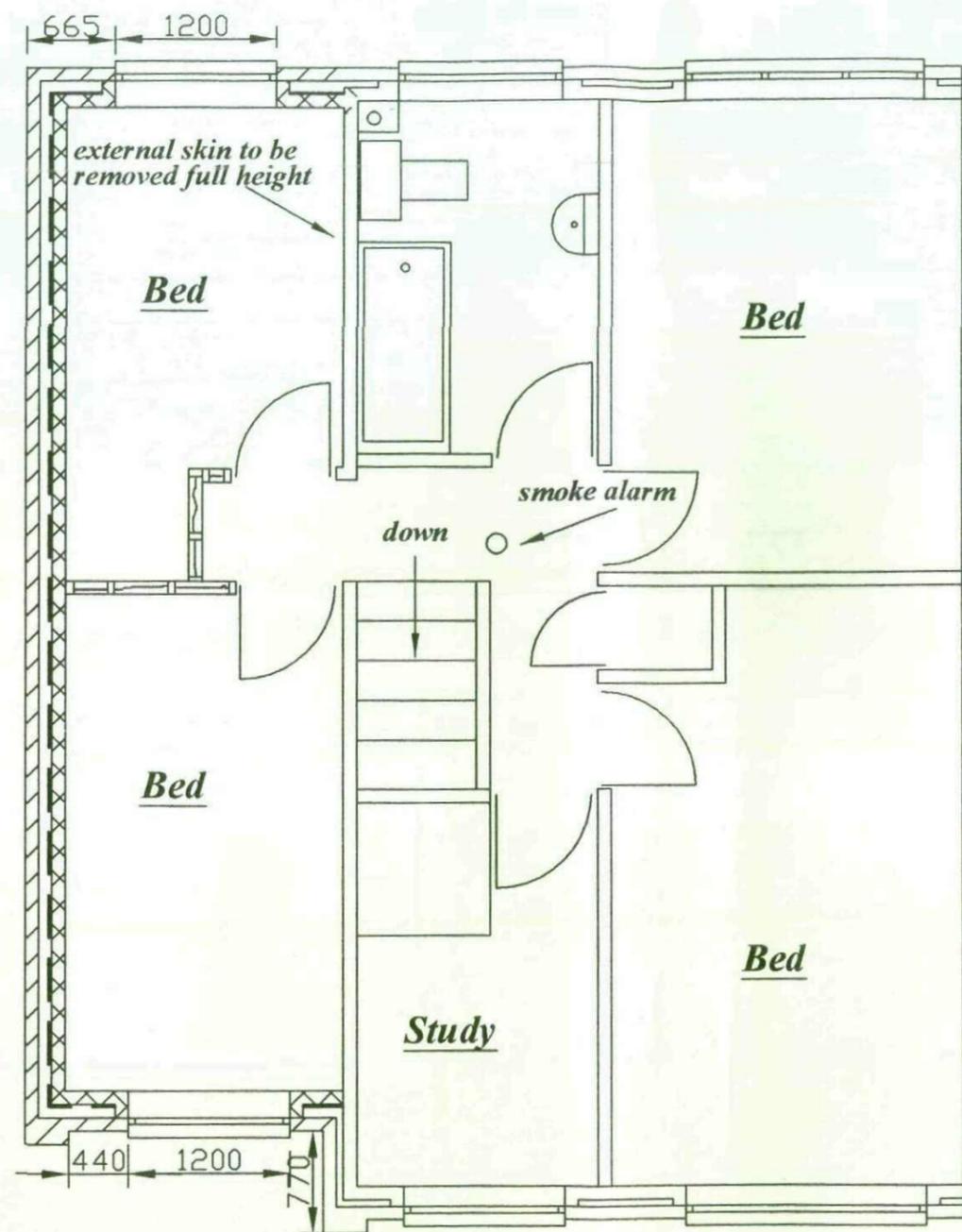
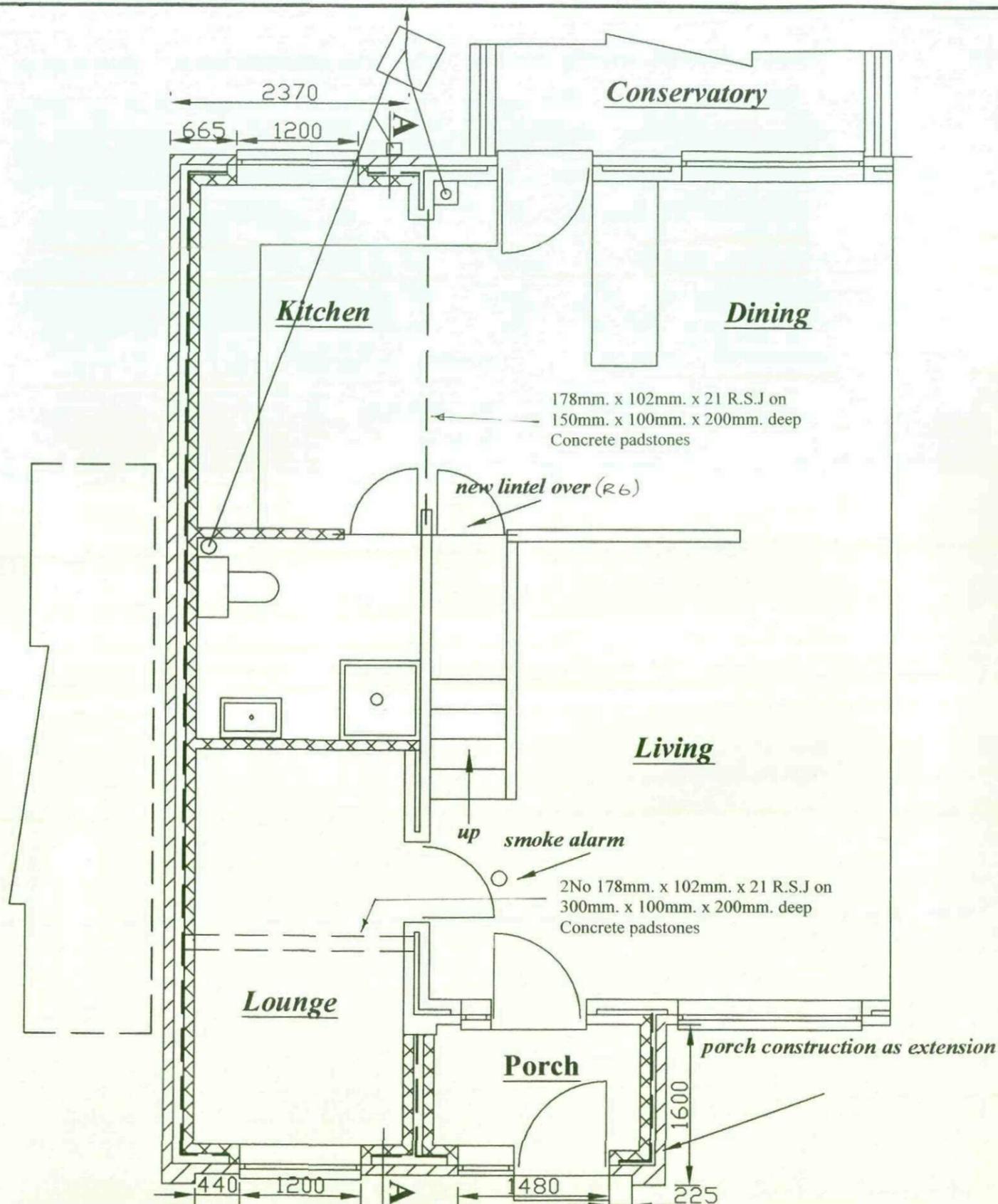
Scale 1 : 50

Client
Mr. & Mrs. G. Edgar
37 Witham Court
Higham
Barnsley

PROPOSAL
2 Storey Side Extension
And Front Porch

Revisions
Date

M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



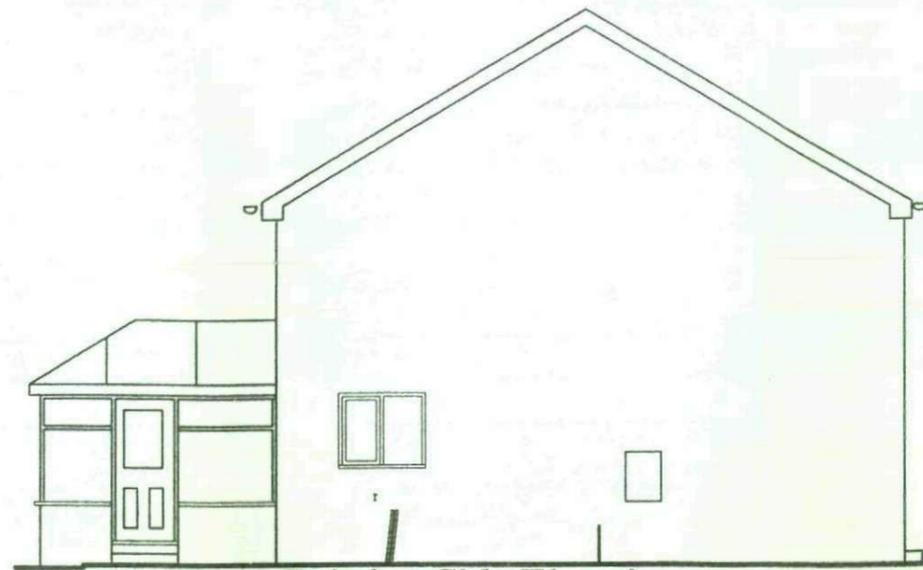
Proposed Ground Floor Plan

Proposed First Floor Plan

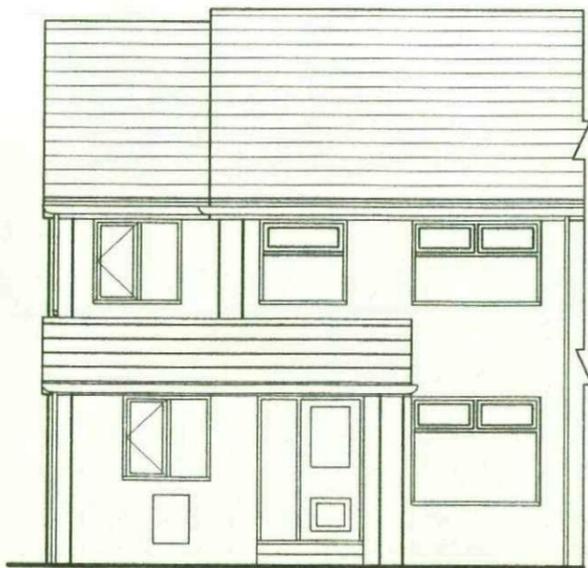
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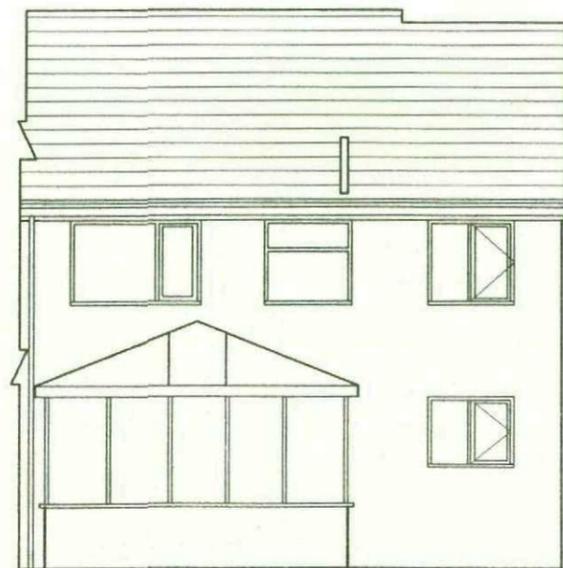
Existing Front Elevation Existing Rear Elevation



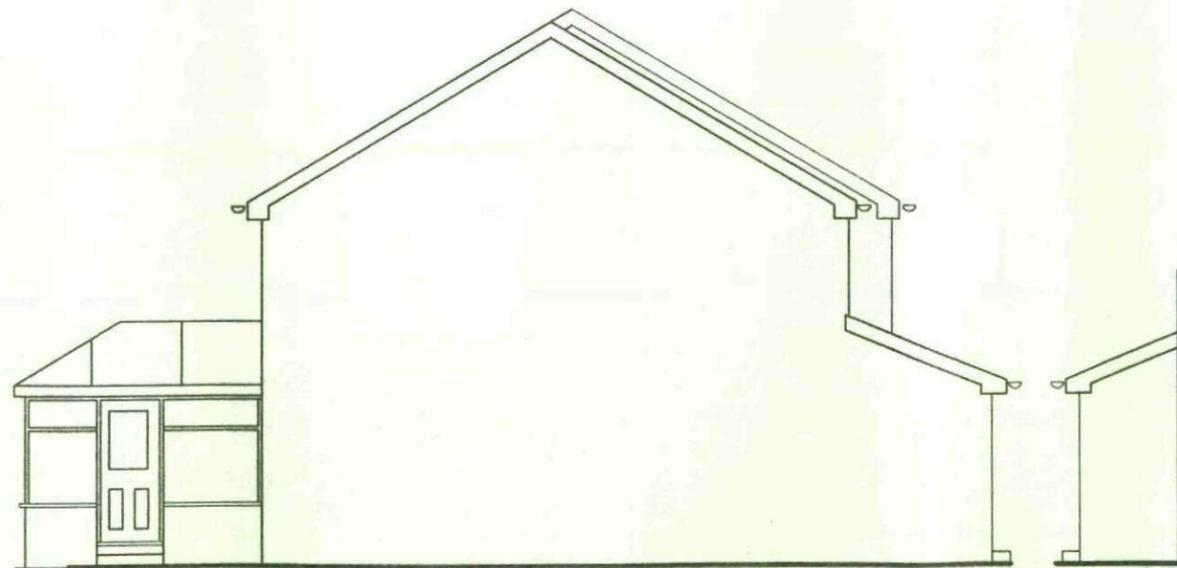
Existing Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation

Proposed Side Elevation

Date 1 : 10 : 2009

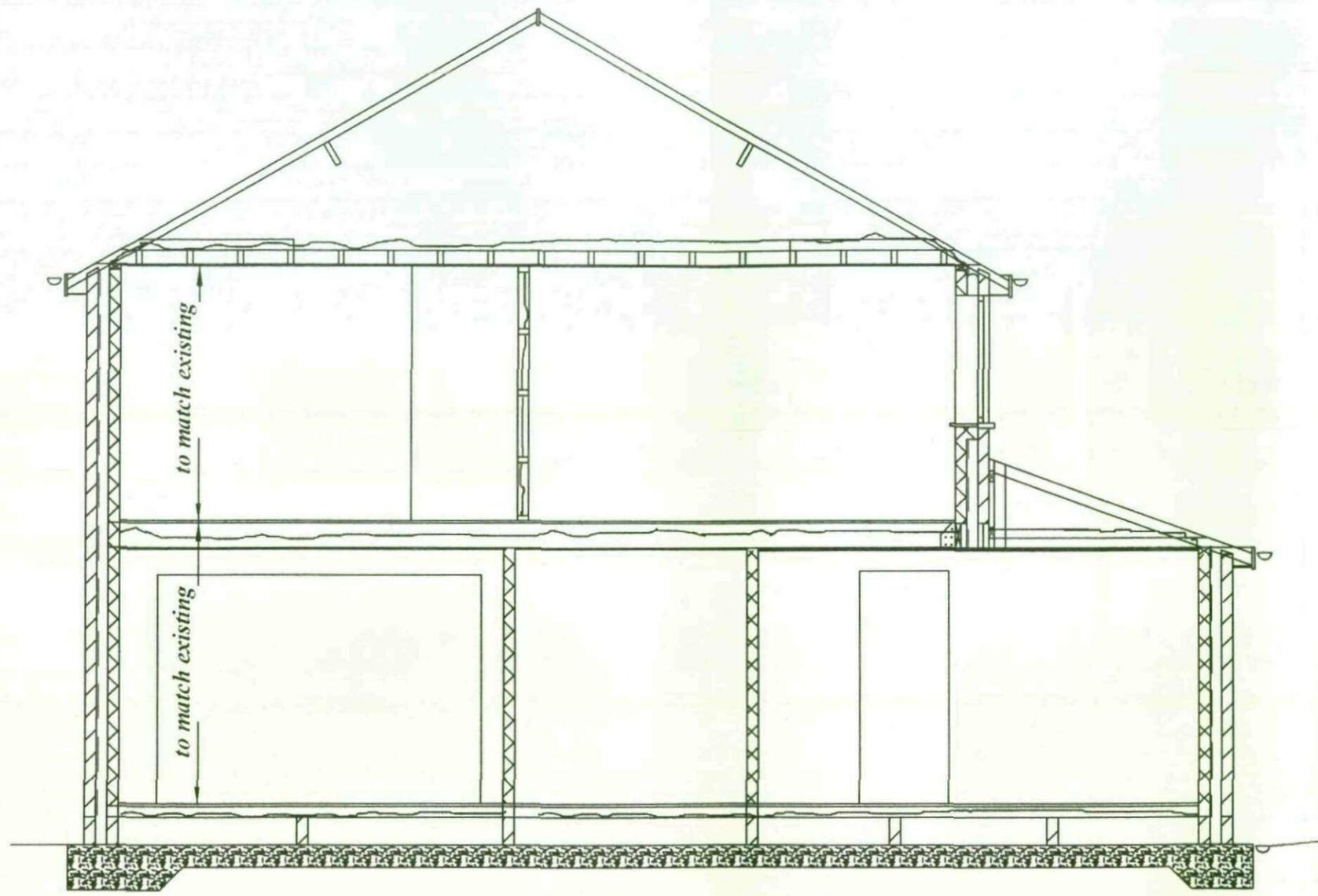
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Section A - A

Date 1 : 10 : 2009

Scale 1 : 50

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Foundations

200mm. concrete raft (increased to 450mm. at edge of slab) reinforced with B503 mesh top & bottom with min. 50mm. cover to steel. On 2000 gauge "Visqueen," on min. 100mm. clean consolidated hardcore.
Steel to be tied to existing raft with 18mm. diam. Bars 600mm. long & these are to be resin bonded to existing raft @ 400mm. c/c.

External Wall Construction

Facing brickwork to match existing & to satisfaction of Local Authority, 50mm. clear cavity, 50mm. "Kingspan Thermawall" TW 50 zero ODP insulation boards, 100mm load bearing blocks

2 coat plaster to walls including the existing inner skin where the external skin is removed..

Wall ties to be stainless steel double drip type with retaining clip (BBA approved) place 5 per m2 & at 225mm c/c. at reveals & top of gable walls. Lintels to be I.G. L1/S100 (all with min. 150mm. end bearing).

30mm. x 5mm. galvanized mild steel anchor ties to be provided at max.

2m. c/c. at first floor level, ceiling level & up gables (these to be screwed to solid noggins over 3 no. rafters.

New work to be bonded to existing & cavity made continuous.

"Thermabate Closers" (or other approved thermal breaks) to be provided to reveals of openings.

D.P.C. to be provided min. 150mm. above ground level & to heads, sills & reveals of openings. Tray D.P.C. to be provided in existing wall above extension & this is to be linked to the lead flashing

Lintels to be provided over drains where passing through walls.

Ground Floor Construction

22mm. flooring grade chipboard to B.S.S.(suitable for wet areas in kitchen & shower room) on 100mm. x 50mm. S.C.3 grade joists at 400mm. c/c. with 100mm. "Kingspan" TF70 insulation boards between joists, under floor vents to be 225mm. x 150mm. sited max. 400mm. from corners & at 900mm. c/c. these to be ducted through wall & have tray D.P.C. over. honeycomb sleeper walls which are to be at max.1500mm c/c)

First Floor Construction

19mm. flooring grade chipboard on joists @ 450mm. c/c, with depth to match existing (but min. 170mm.) with Dri Therm insulation 10KN per M2. between joists, underdrawn with 12.5mm. plasterboard & skim.

Roof Construction

Roof tiles to be suitable for pitch with colour to match existing & to satisfaction of Local Authority, on. tile battens to match existing; untearable sarking felt, 75mm.x 50mm. S.C.4 grade roof spars @ 450mm. c/c (to match existing which are 75mm x 40mm.)

125mm. x 50mm. ceiling spars at 450mm. c/c. under drawn with 12.5mm. plasterboard & skim

125mm. x 50mm. ties to be provided over min. 3 No ceiling spars where roof is not triangulated.

225mm. x 50mm. purlins.

100mm. x 50mm. wall plate .

100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.).

Roof to be vented at eaves by Glidevale or similar 25mm. approved ventilation strip.

Code 4 lead flashing to roof, linked to tray D.P.C. in existing wall.

P.V.C. spacers between spars to ensure ventilation is not obstructed

Fascias & soffits to match existing.

Windows / Ventilation

New windows to be P.V.C.U. to match existing & have an opening area equal to at least 1/20th of the respective room floor area & have a 8000mm. trickle vent.

All new doors & windows to be double glazed with Pilkington "K" low "E" glass & have 20mm. space between panes.

Safety glass to be provided to all new doors & to any new window within 800mm. of floor level or 1500mm. if within 300mm. of a door.

Windows to new bedrooms to be escape type min. opening area of 0.33 metres squared & be at least 750mm. high & 450mm. wide & sited no more than 1100mm. above the floor level & also open through 90 degrees

Fan to be provided in shower room (having a capacity of 15 litres per second) & be ducted to external air & connected to light switch.

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63mm.

R.W. pipes or to soakaway min. 5m. from dwelling.

Foul drainage to be 100mm. P.V.C. pipes encased in 150mm. pea gravel & laid to fall 1:40 to existing foul sewer.

Stub stack to be 100mm. P.V.C.& is to terminate with a "Durgo" valve sited above the wash basin level.

P.V.C. waste to be 32mm.to wash basin & 40mm. to shower.

All appliances to be fitted with a deep seal anti vac trap.

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked & sited on first floor landing & ground floor hallway.

General

Skirting boards & architraves to be to clients choice.

Number & position of radiators, electric lights switches & plug points & kitchen units to be decided at a later date by client.

Meter box to be resited & to be relocated in extension.

Heating system to be altered by a "Gas Safe" Registered Engineer to provide heating & hot water to extension.

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.

Steel beams to be encased in 2 layers of 12.5mm plasterboard & skim.

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.

This drawing has been produced for the purposed of obtaining Building Regulations & Town Planning Permission & is not a working drawing.

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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