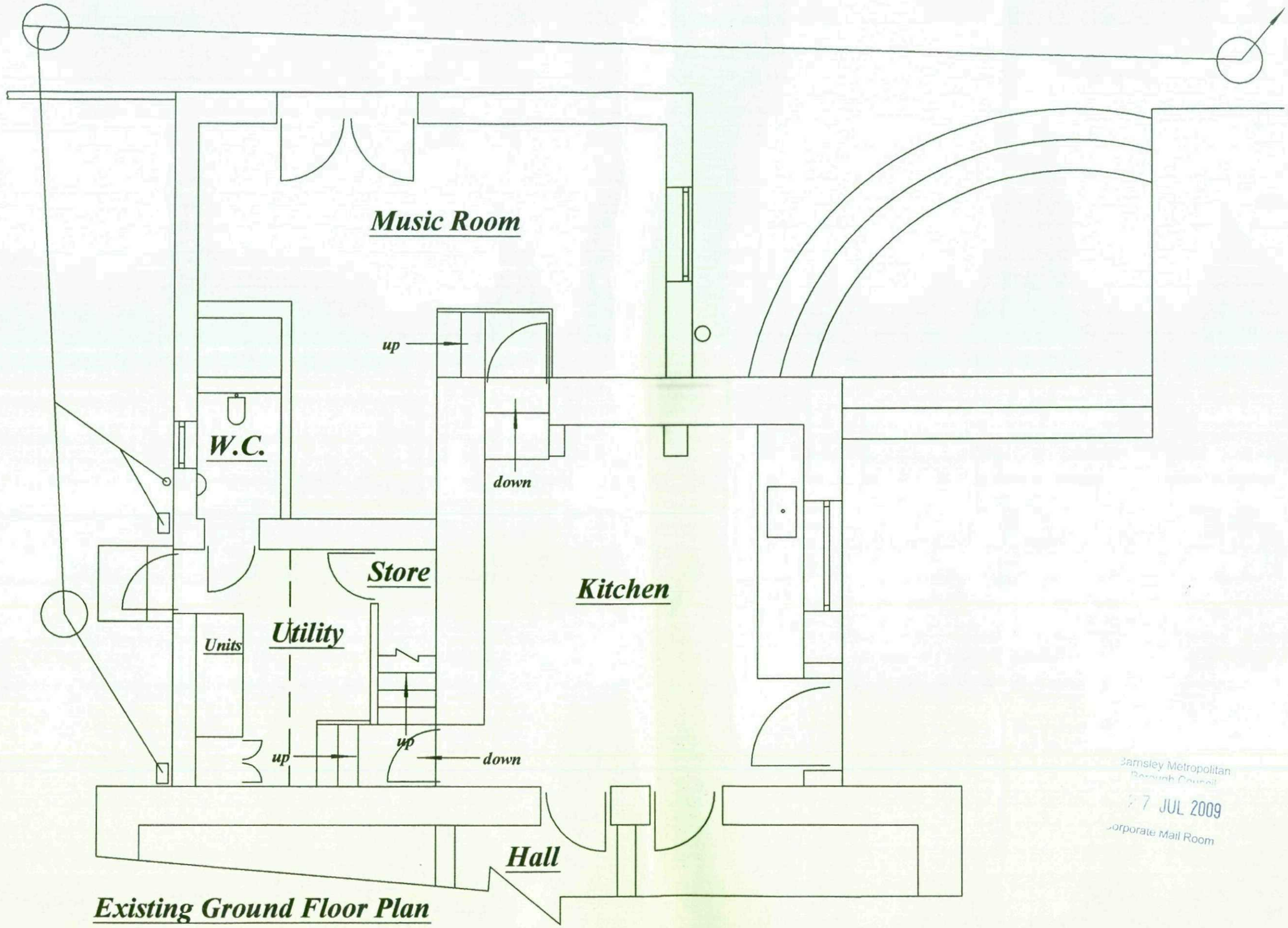
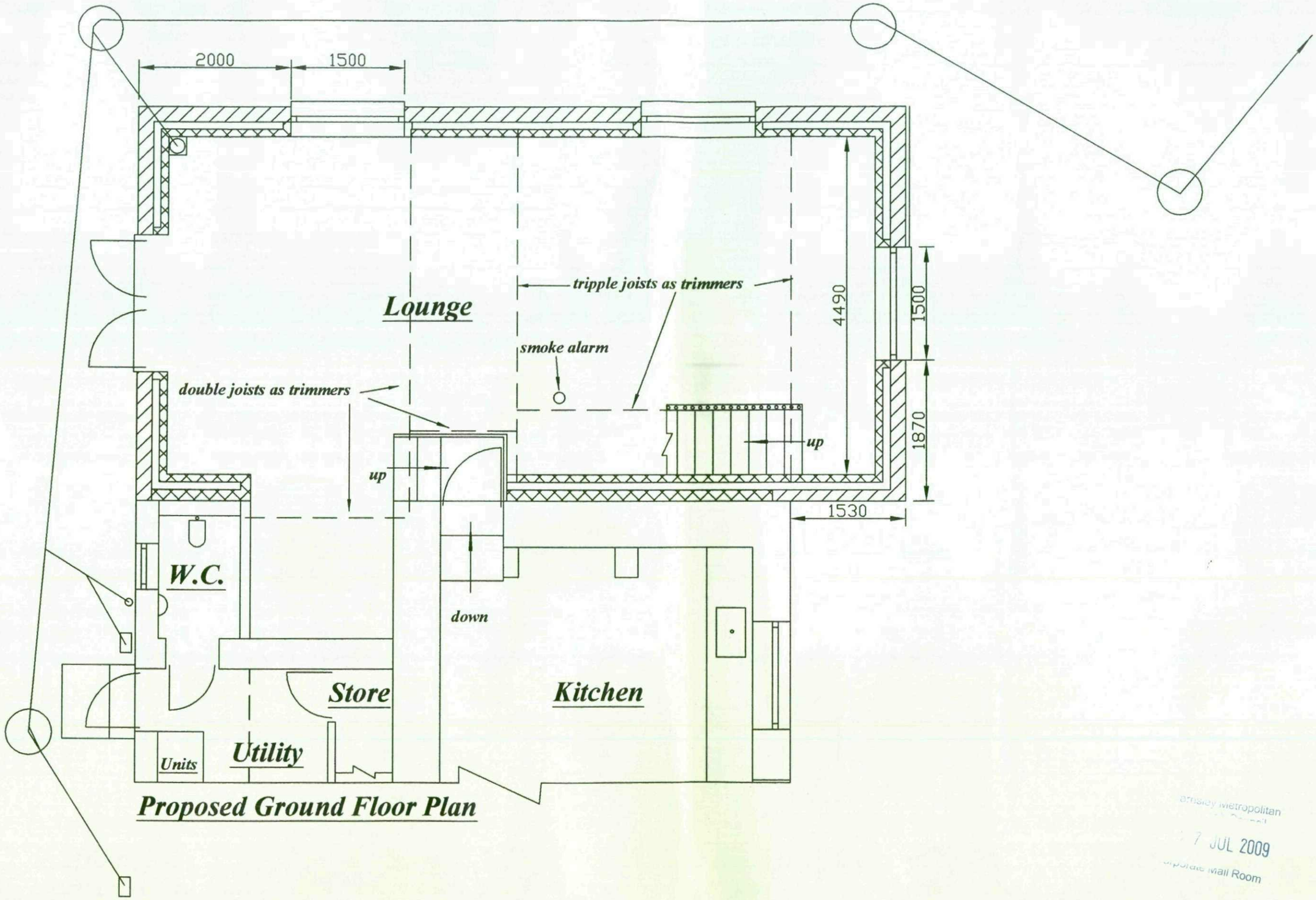



*Existing Ground Floor Plan*

Barnsley Metropolitan Borough Council
27 JUL 2009
Corporate Mail Room

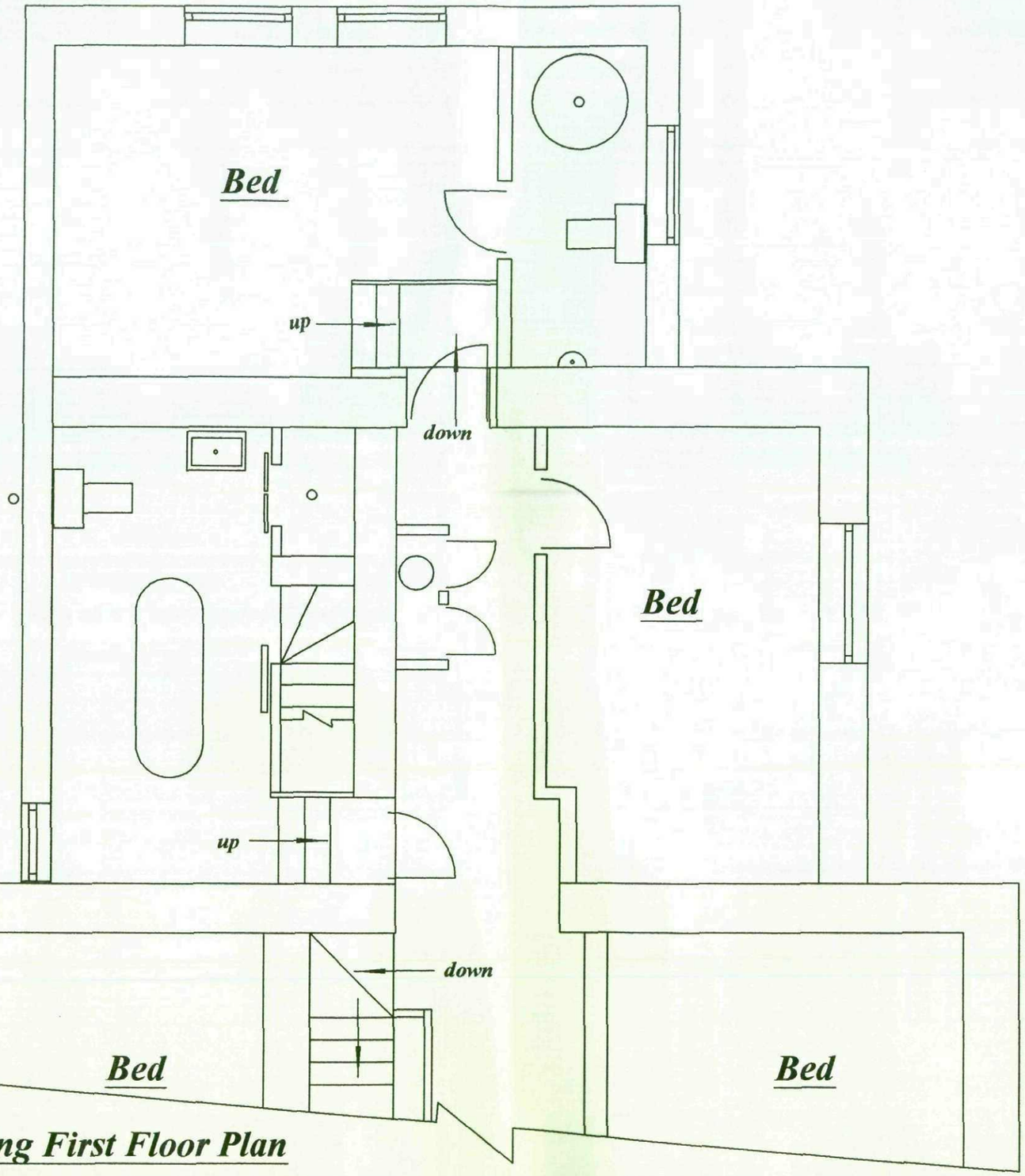
| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 : 50** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke MRICS**<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |




**Proposed Ground Floor Plan**

Barnsley Metropolitan
7 JUL 2009
Mail Room

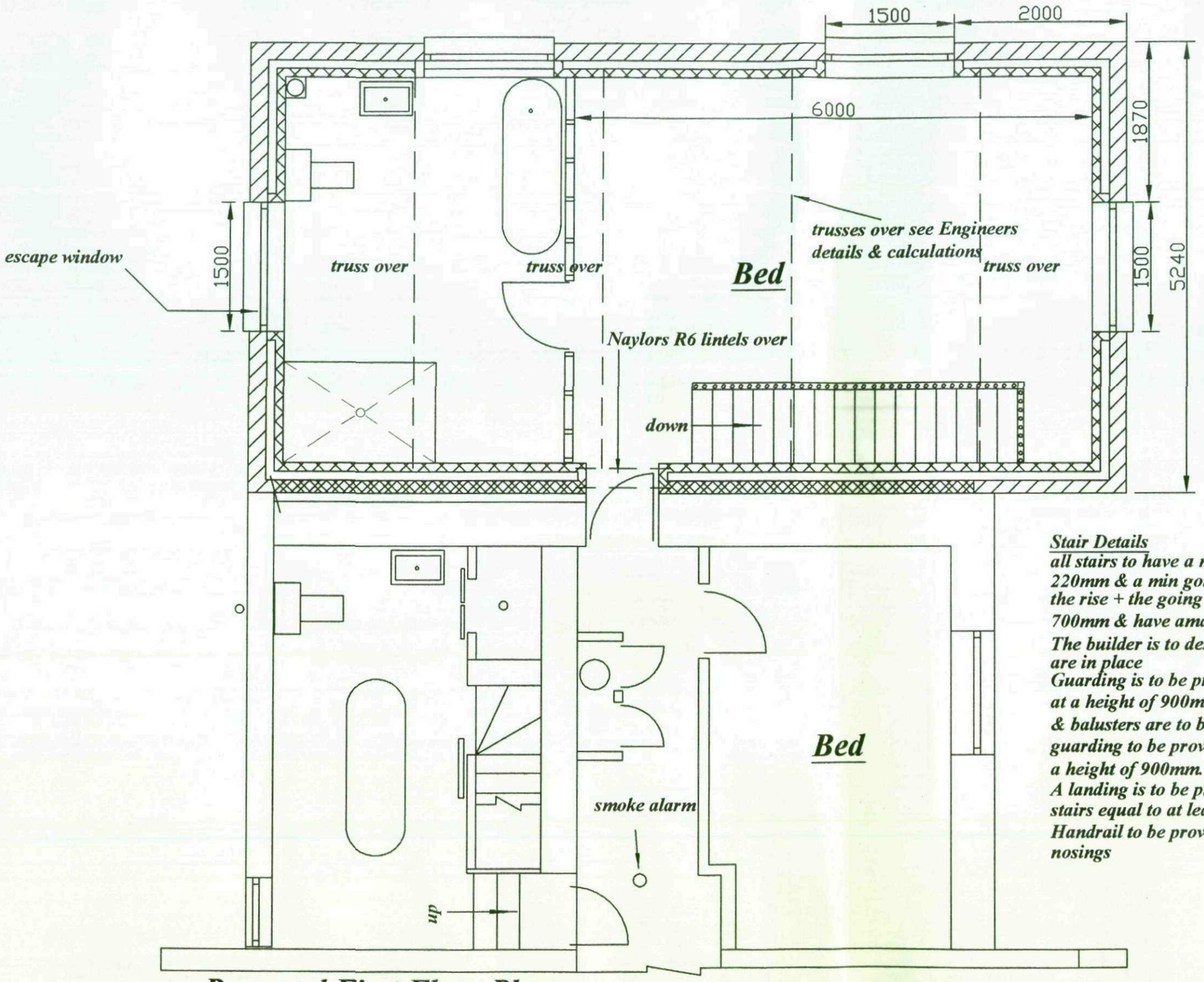
| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 : 50** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke MRICS**<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |




***Existing First Floor Plan***

Barnsley Metropolitan
Council
17 JUL 2009
Corporate Mail Room

| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 : 50** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke** MRICS<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |




## Proposed First Floor Plan

***Stair Details***

*all stairs to have a max. rise of 220mm & a min going of 220mm. but twice the rise + the going shall be between 550mm & 700mm & have amax. pitch of 42 degrees*

*The builder is to design the stairs when to floors are in place*

*Guarding is to be provided to open side of stairs at a height of 900mm. above the pitch line & balusters are to be spaced at max. 90mm. c/c.*

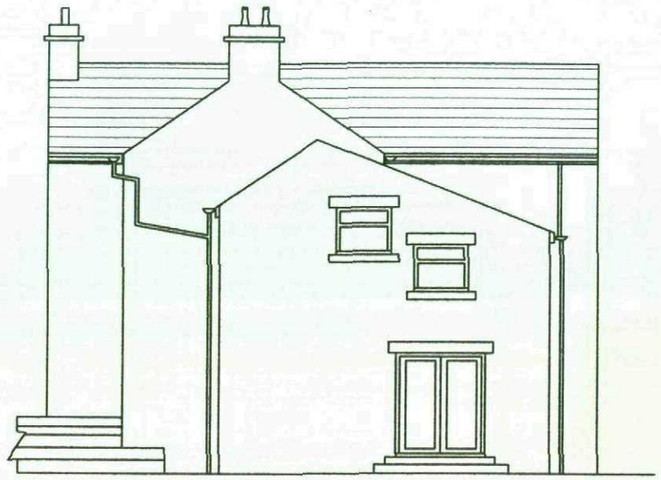
*guarding to be provided to landings / stairwell at a height of 900mm. with balusters at 90mm c/c.*

*A landing is to be provided top & bottom of all stairs equal to at least the width of the stair*

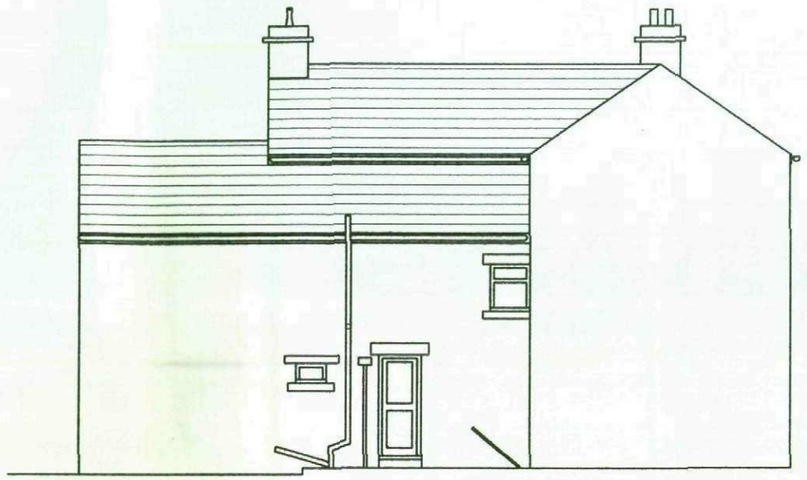
*Handrail to be provided 900mm. above line of nosings*

Barnsley Metropolitan Borough Council
27 JUL 2009
Corporate Mail Room

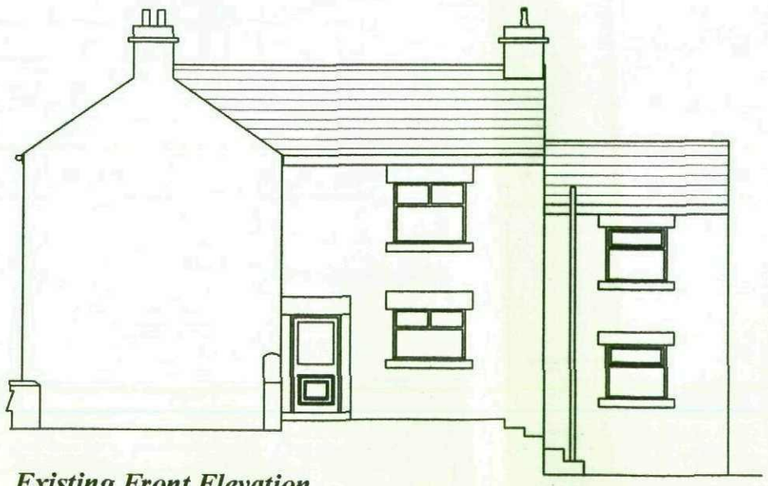
| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 : 50** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke** MRICS<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |



*Existing Side Elevation*



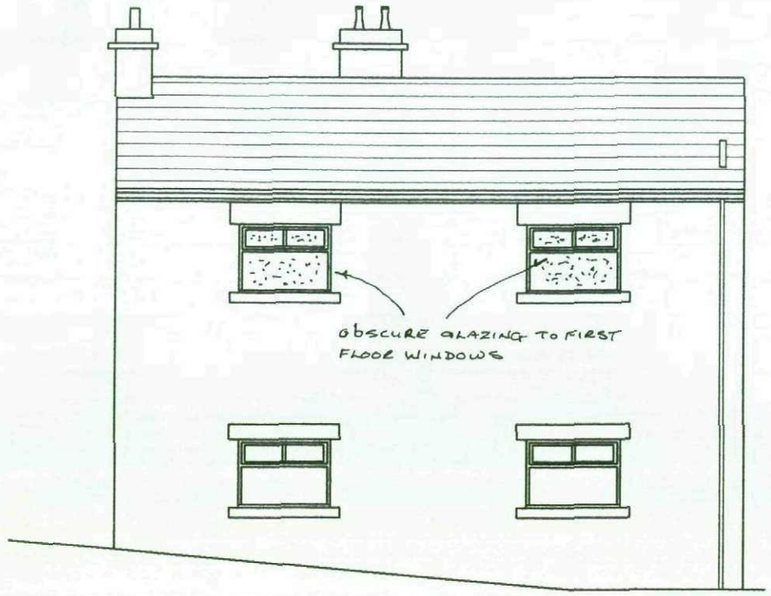
*Existing Rear Elevation*



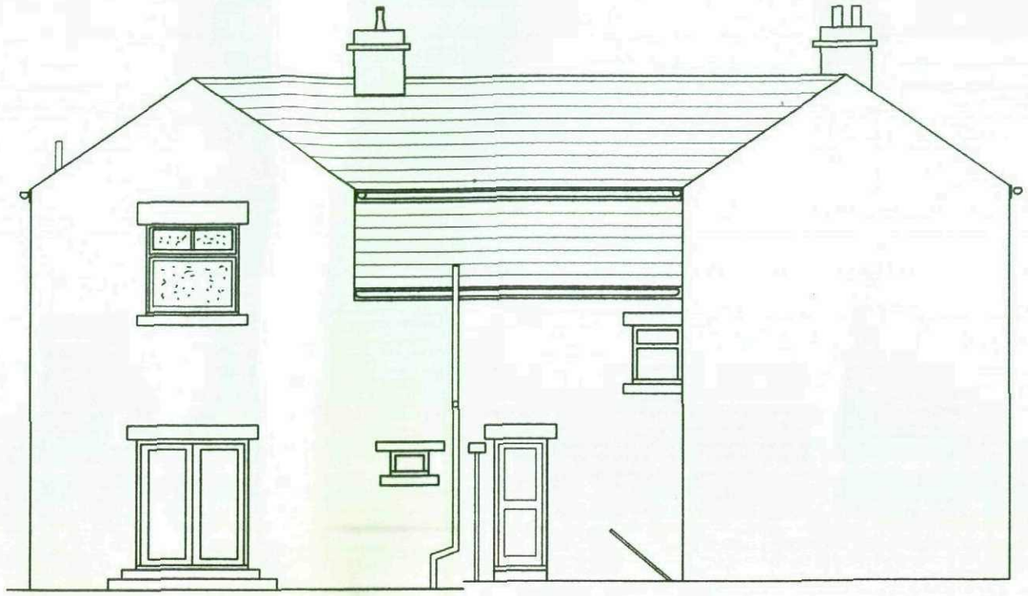
*Existing Front Elevation*

Barnsley Metropolitan Borough Council
27 JUL 2009
Corporate Mail Room

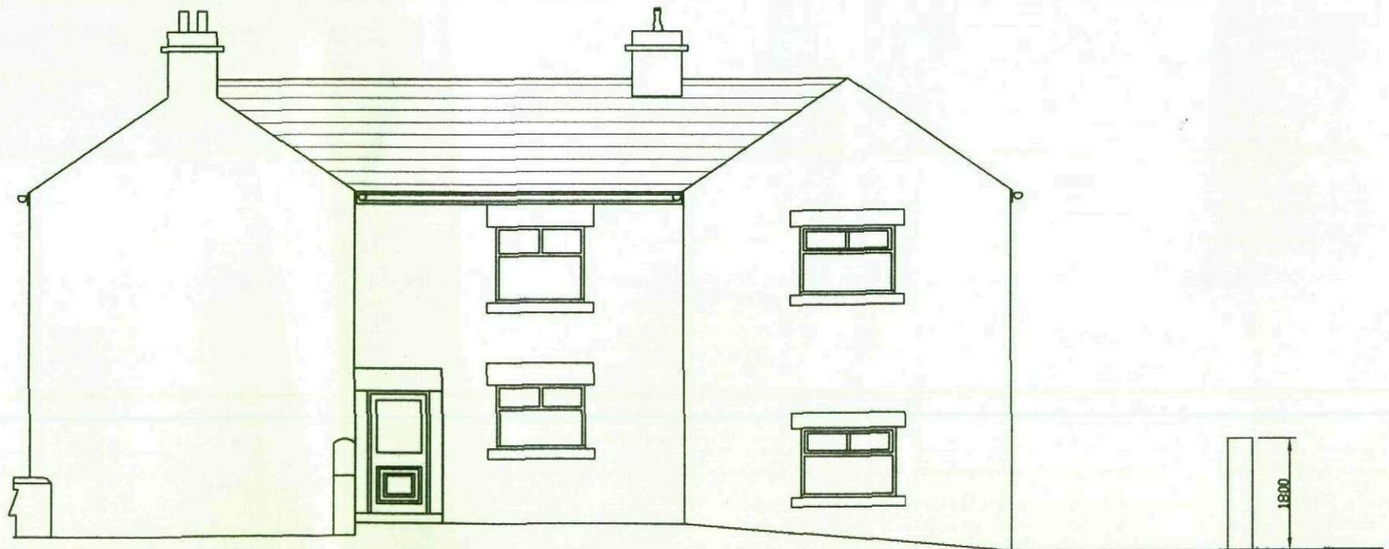
| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 : 100** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke** MRICS<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |




***Proposed Side Elevation***



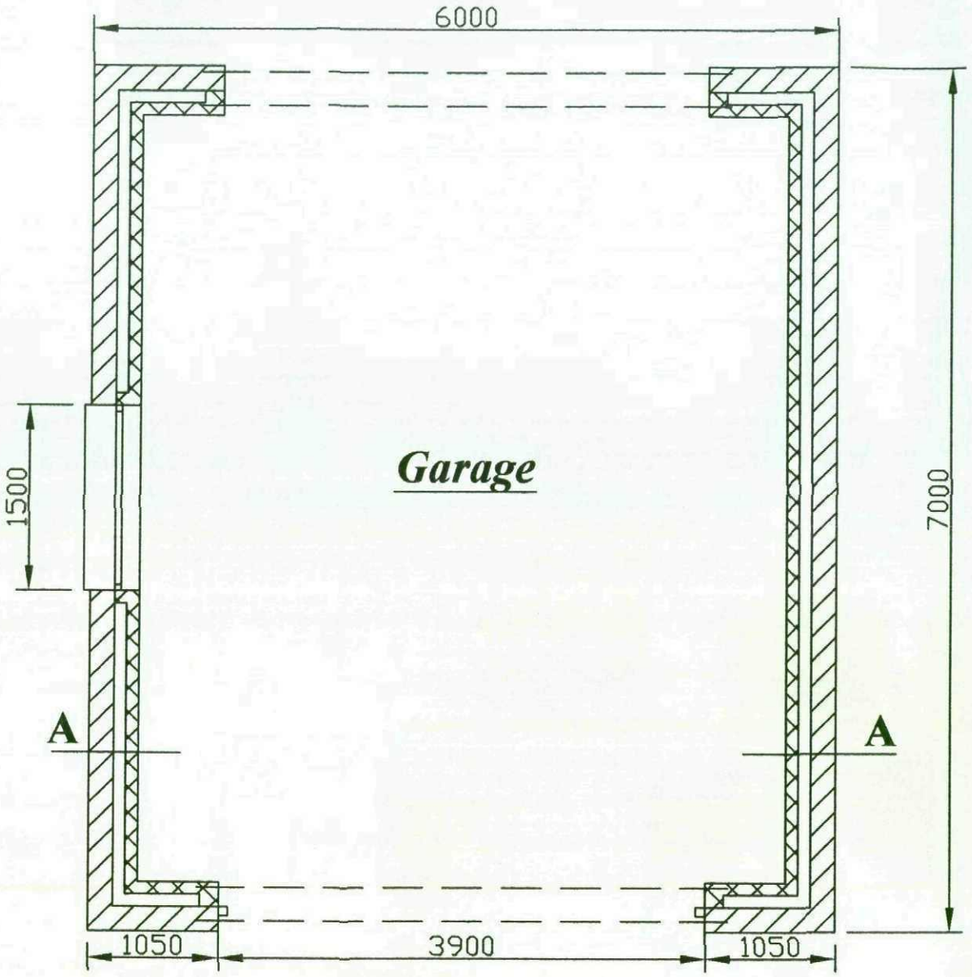
***Proposed Rear Elevation***




***Proposed Front Elevation***

Barnsley Metropolitan Borough Council
7 JUL 2009
Corporate Mail Room

| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 : 100** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke MRICS**<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |

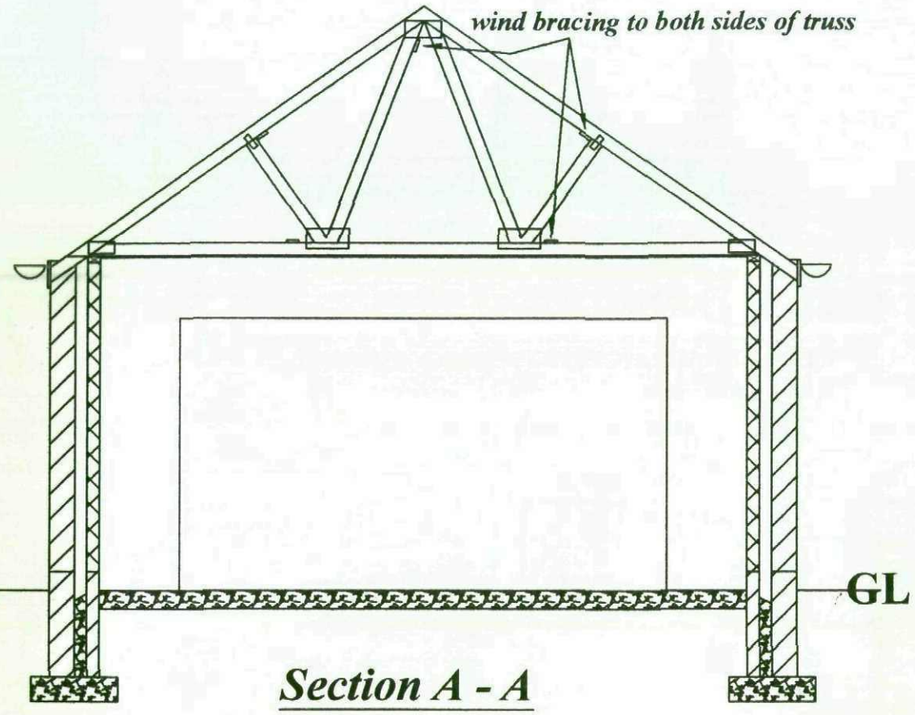



**Garage**

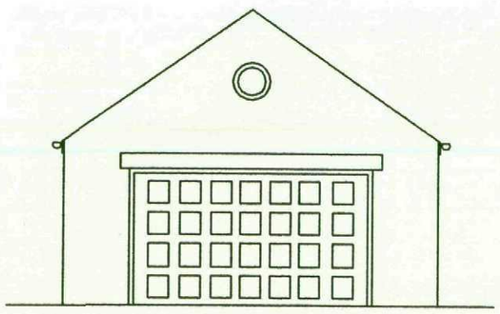
**Plan**

***Garage Details***

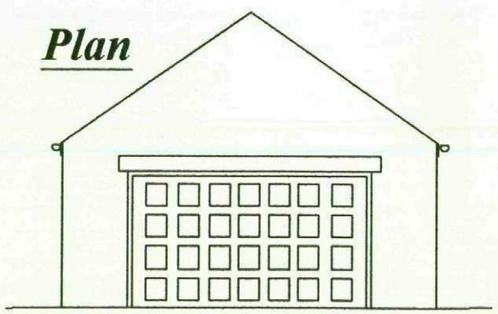
*garage roof to be as main roof but using truss rafters @ 600mm. c/c.*
*100mm. x 25mm. timber horizontal @ diagonal wind bracing*
*12.5mm plasterboard ceiling*
*2No I.G. Box 200 lintels over both garage doors & a L1/S 100 over window*
*Wall construction as extension but omit insulation*



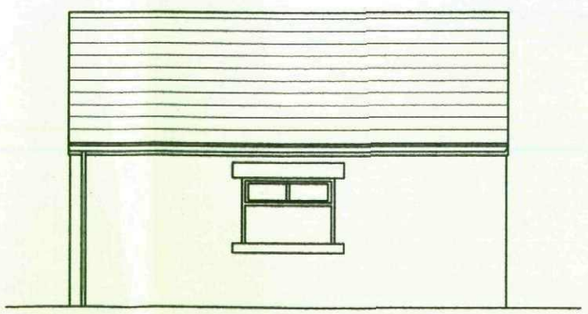

***Section A - A***



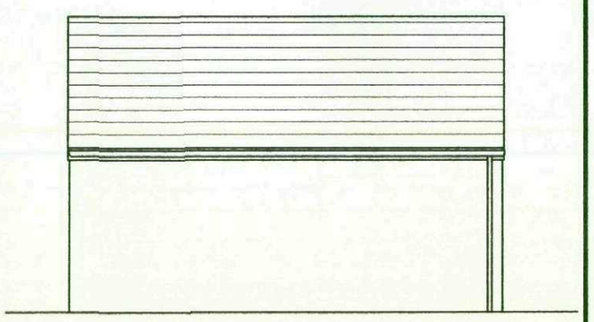
***Proposed Front Elevation***



***Proposed Rear Elevation***



***Proposed Side Elevation***



***Proposed Side Elevation***

| | | | | |
|---|---|---|---|---|
| **Date 28 : 7 : 2008**<br><br>**Scale 1 :50 & 1 : 100** | **Client**<br>**Mr. M. Lopia**<br>**55 Market Street**<br>**Hoyland**<br>**Barnsley S74 0ET** | **PROPOSAL**<br>**2 Storey Side Extension And Detached Single Storey Garage** | **Revisions**<br>**Date 22 : 07 : 09**<br>**Reduced size for planning & Resited &reduced size of garage** | **M. Whyke** MRICS<br>**9 Witham Court**<br>**Higham**<br>**Barnsley**<br>**S75 1PX**<br>**Tel. 01226 386190** |

Barnsley Boro 27 Corporate