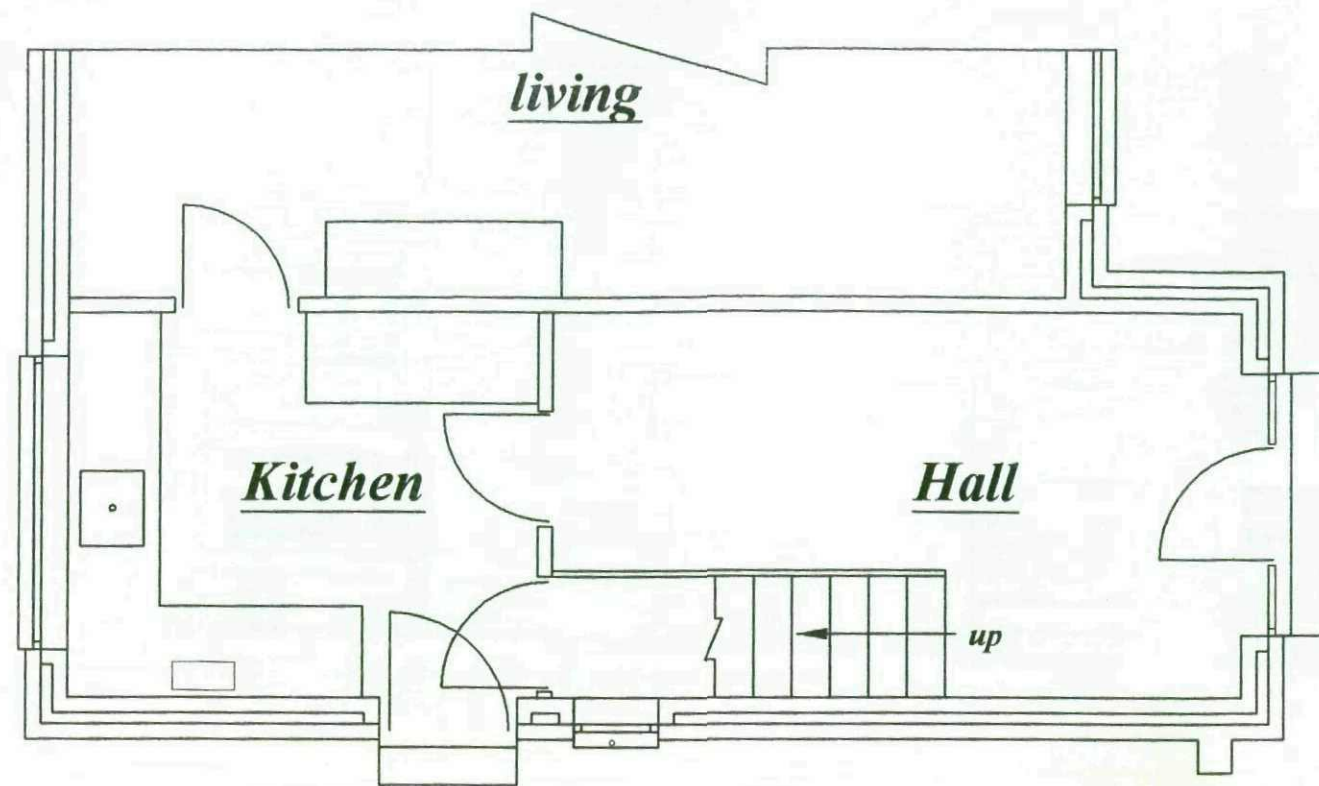
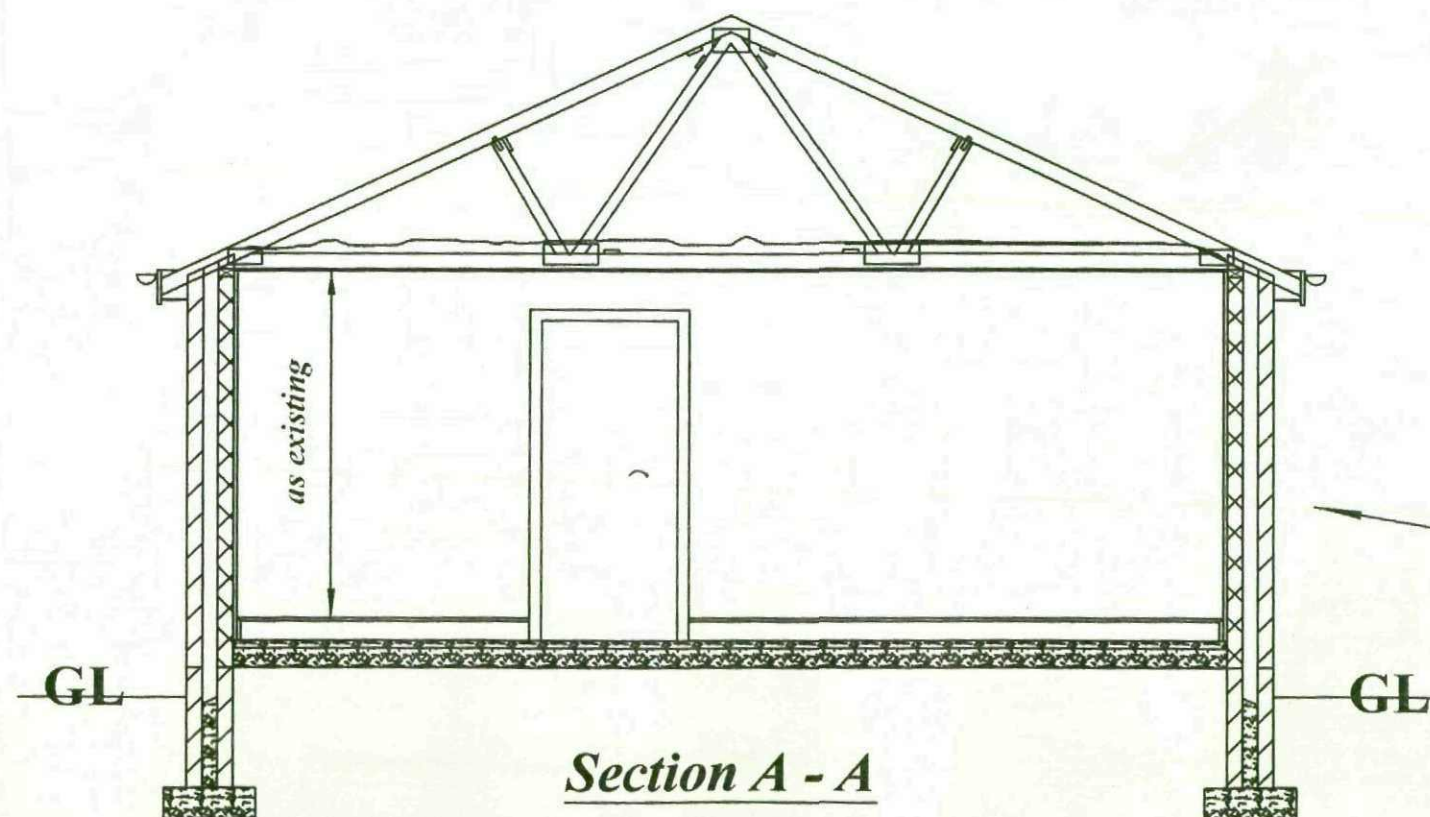
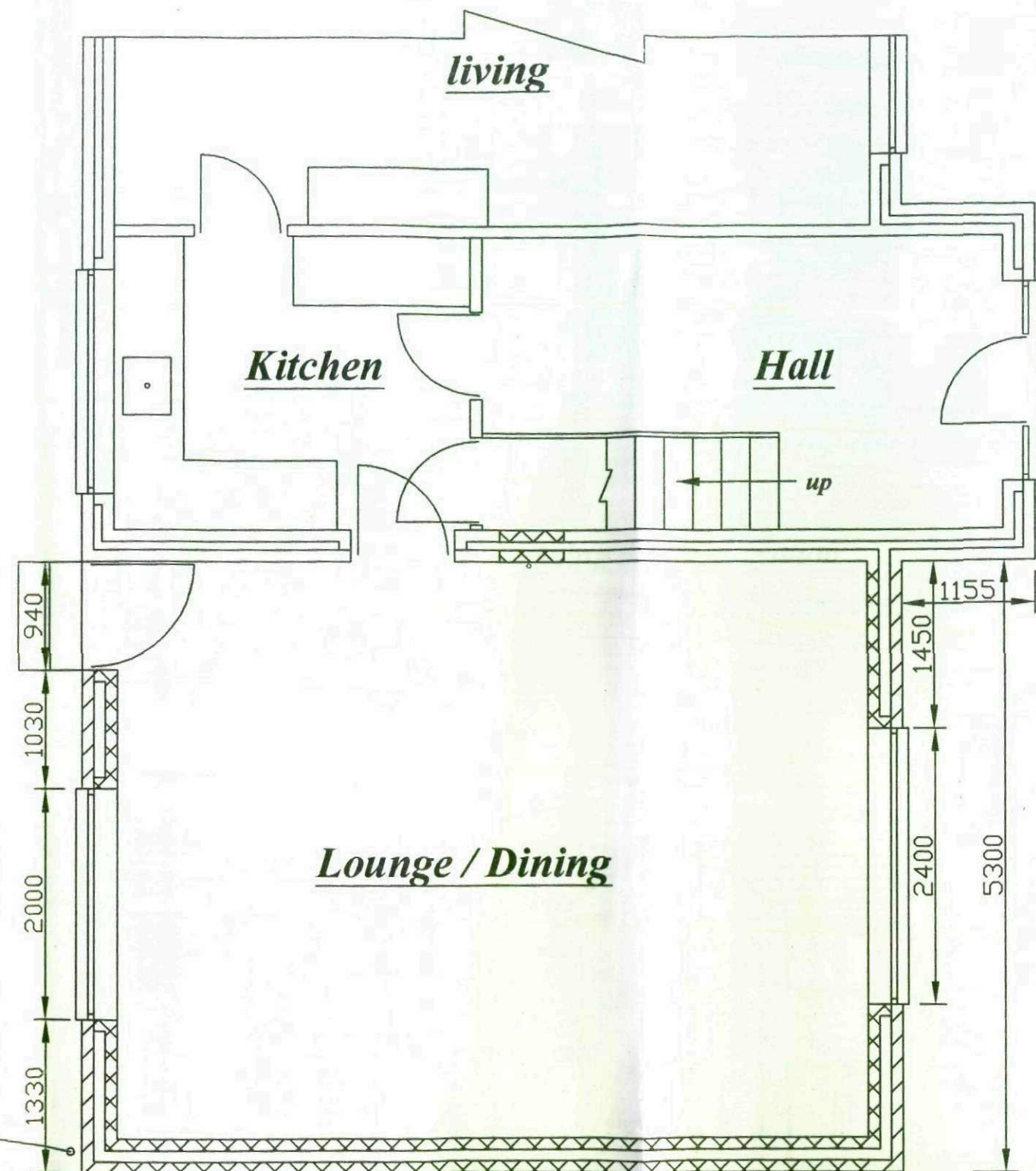




Existing Ground Floor Plan



Section A - A



Proposed Ground Floor Plan

Date 14 : 8: 2009

Scale 1 : 50

Drawing No 1 of 3

Location
Mr. & Mrs. P. Stenton
59 Wombwell Lane
Stairfoot
Barnsley
S70 3NR

PROPOSAL
Side Extension To Form A
Lounge / Dining Room

Revisions
Date

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

Foundations

600mm. x 200mm 35N. concrete reinforced with A193 mesh top & bottom with min. 50mm. cover to steel. Depth of foundations to be dependent on site conditions, but to be a min. of 800mm. & taken down to suitable load bearing ground to satisfaction of Local Authority & to invert level of any adjoining drain trench which is within 1 metre of the foundation. Class "B" Engineering bricks or foundation blocks to ground level. Concrete lintels to be provided over drains where passing through walls.

External Wall Construction

Facing brickwork to match existing (2 coat sand & cement rendering on class "A" blockwork to side elevation) & 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 external wall which becomes internal.

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 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.

Ground Floor Construction

50mm. sand & cement flooring screed on 125mm. concrete on 2000 gauge "Visqueen" (linked to D.P.C. in wall), on 110mm. "Kingspan" TF70 insulation, 2000 gauge "Visqueen" on min. 100mm. clean & consolidated & sand blinded hardcore.

Roof Construction

Roof tiles to match existing & be suitable for 25 degree pitch & to satisfaction of Local Authority, on 38mm. x 25mm. tile battens; untearable sarking felt, truss rafters to B.S.S. at 600mm. c/c. under drawn with 12.5mm. plasterboard & skim.

100mm. x 25mm. diagonal & horizontal wind bracing twice nailed with 3.35mm. x 65mm. long galvanized round wire nails.

100mm. x 50mm. wall plate.

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

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

Roof to be vented at eaves by Marley eaves vent system fixed in accordance with the manufacturers instructions

Fascias & soffits to match existing.

Code 5 lead flashing to roof linked to tray D.P.C. in existing wall.

Windows / Ventilation

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

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63mm. R.W. pipes & taken to a soakaway min. 5 metres from any building or existing R.W. system using 100mm. P.V.C. pipes laid to fall 1 in 60 & encased in 150mm. pea gravel.

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated & sited in existing hallway.

General

Skirting boards & architraves to be to client's choice.

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

Heating system to be altered by a "Corgi" Registered Engineer to provide heating to extension.

Existing boiler to be replaced by a "Gas Safe" Registered Engineer in a position to be decided at a later date by client.

New steps to be max. 200mm. rise & min. 250mm. going.

All exposed pipes to be insulated with insulation to B.S.S.

All disturbed finishes to be made good.

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 purpose 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.

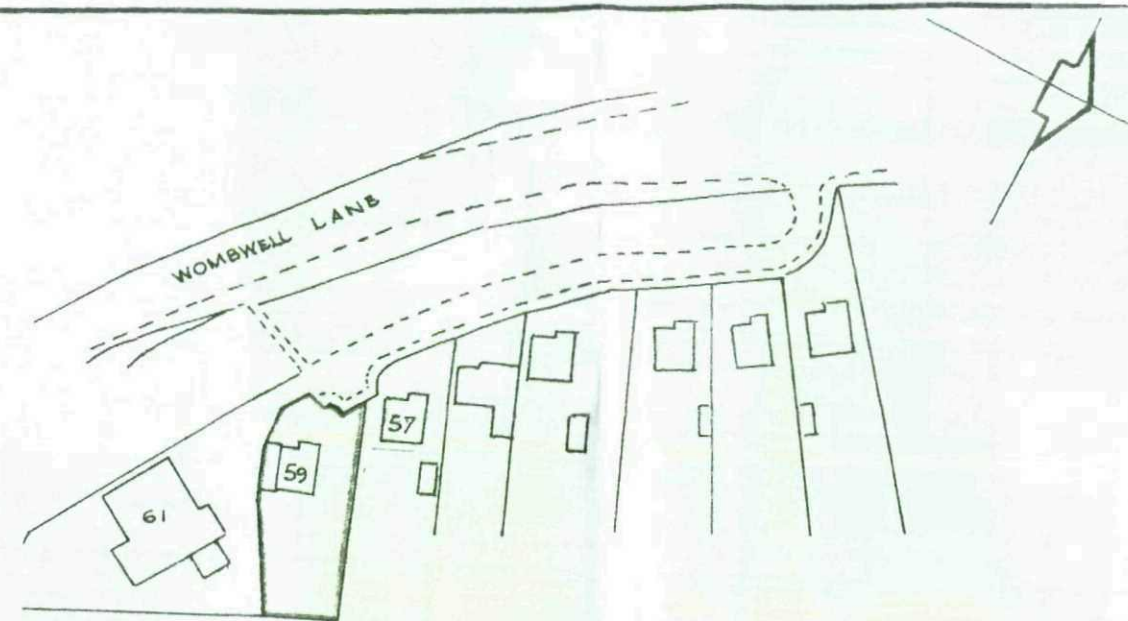
It shall be the contractor's responsibility to ensure that the works generally comply with the current Building Regulations & relevant Codes of Practice/ British Standards Specification, together with the requirements of the Local Authority Building Surveyor & Drainage Inspector.

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.

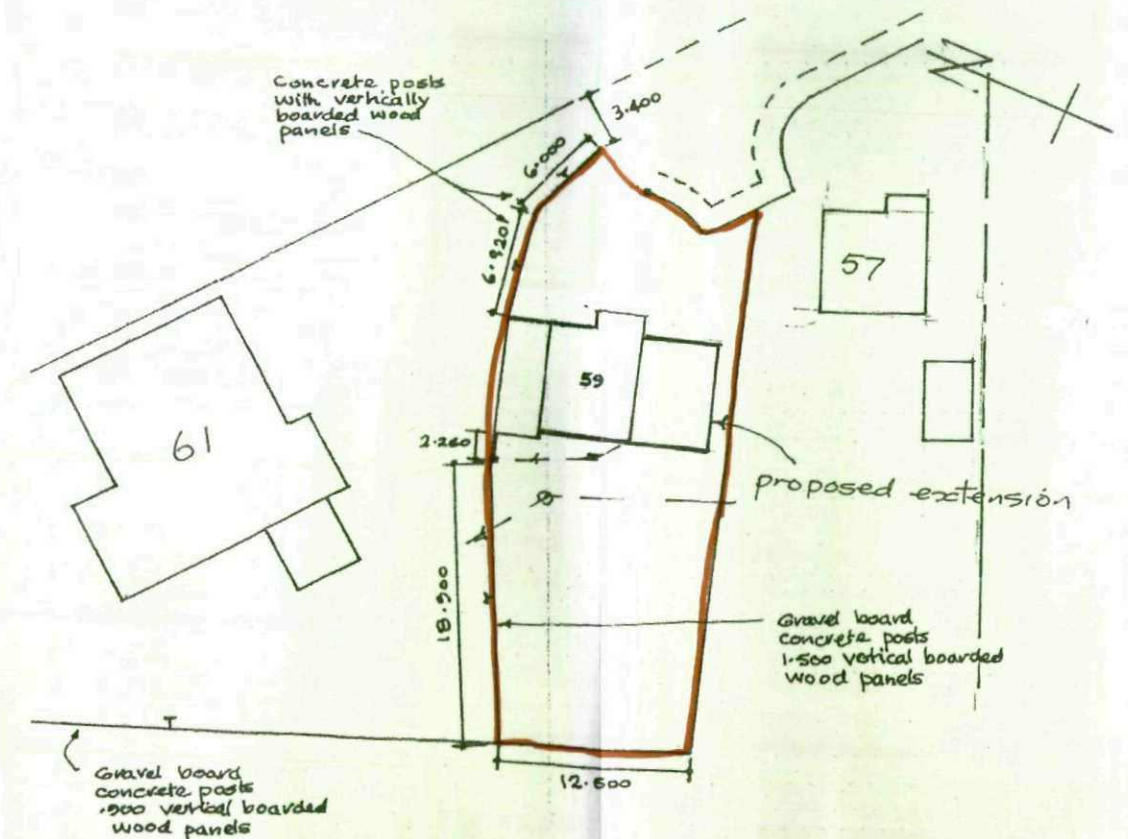
All materials shall be fixed applied & mixed in accordance with the manufacturers instructions & specification.

All materials shall be suitable for their use.

Do Not Scale From This Drawing. If In Doubt Ask.



SCALE: 1/1250.



SCALE: 1/500.

Date 14 : 8: 2009

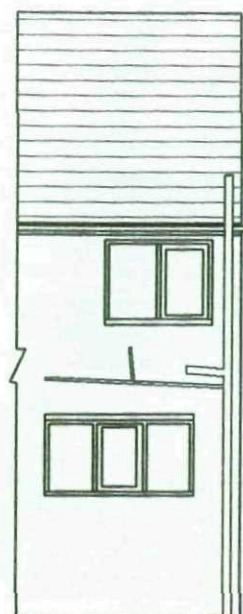
Drawing No 3 of 3

Location
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Barnsley
S70 3NR

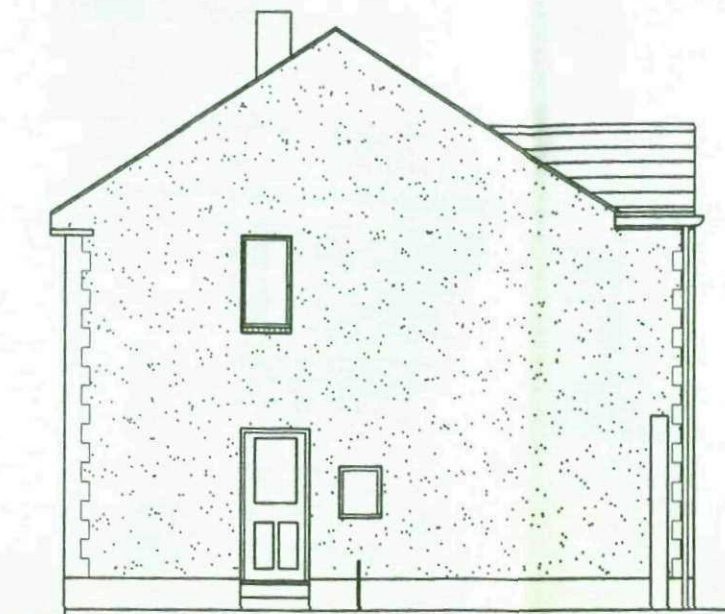
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Existing Rear Elevation



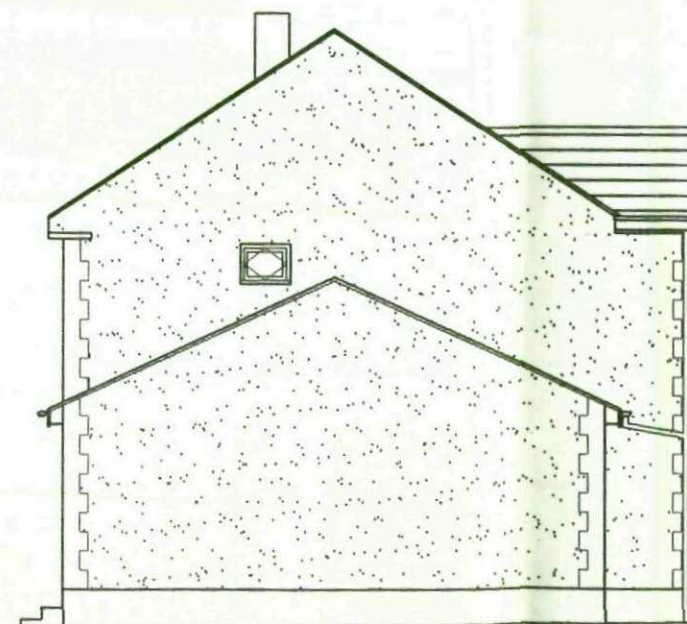
Existing Side Elevation



Existing Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Front Elevation

Date 14 : 8: 2009

Scale 1 : 100

Drawing No 2 of 3

Location

Mr. & Mrs. P. Stenton
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PROPOSAL

Side Extension To Form A
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