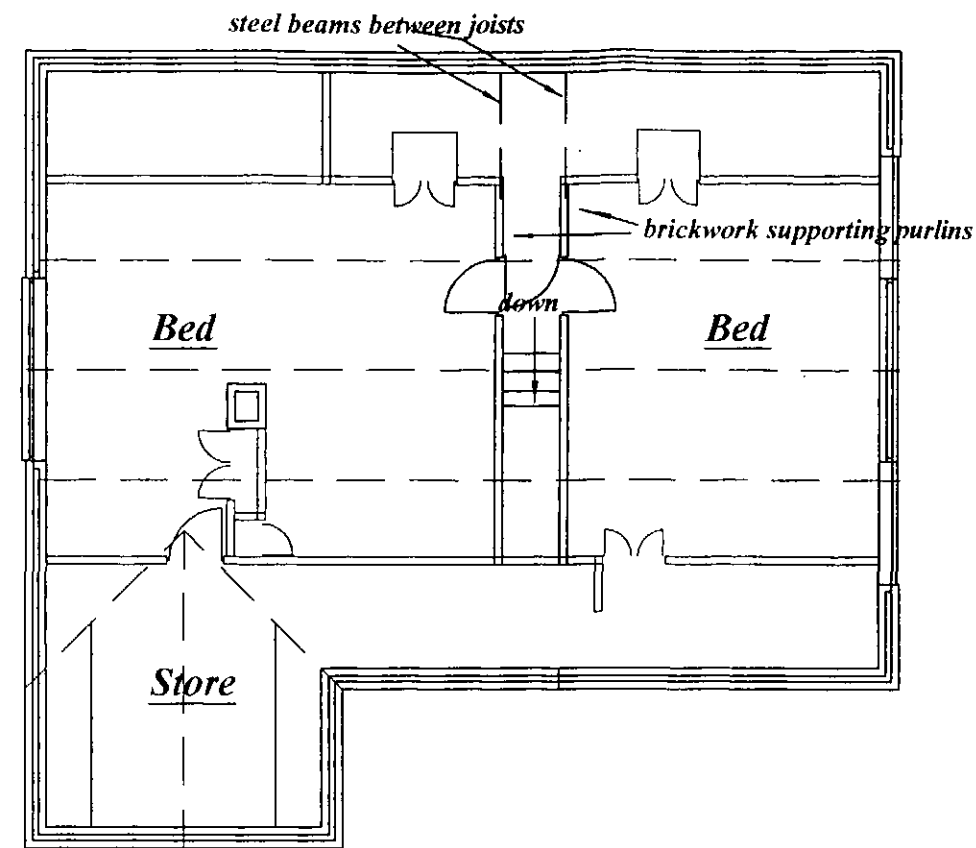


**Existing Ground Floor Plan**



**Existing First Floor Plan**

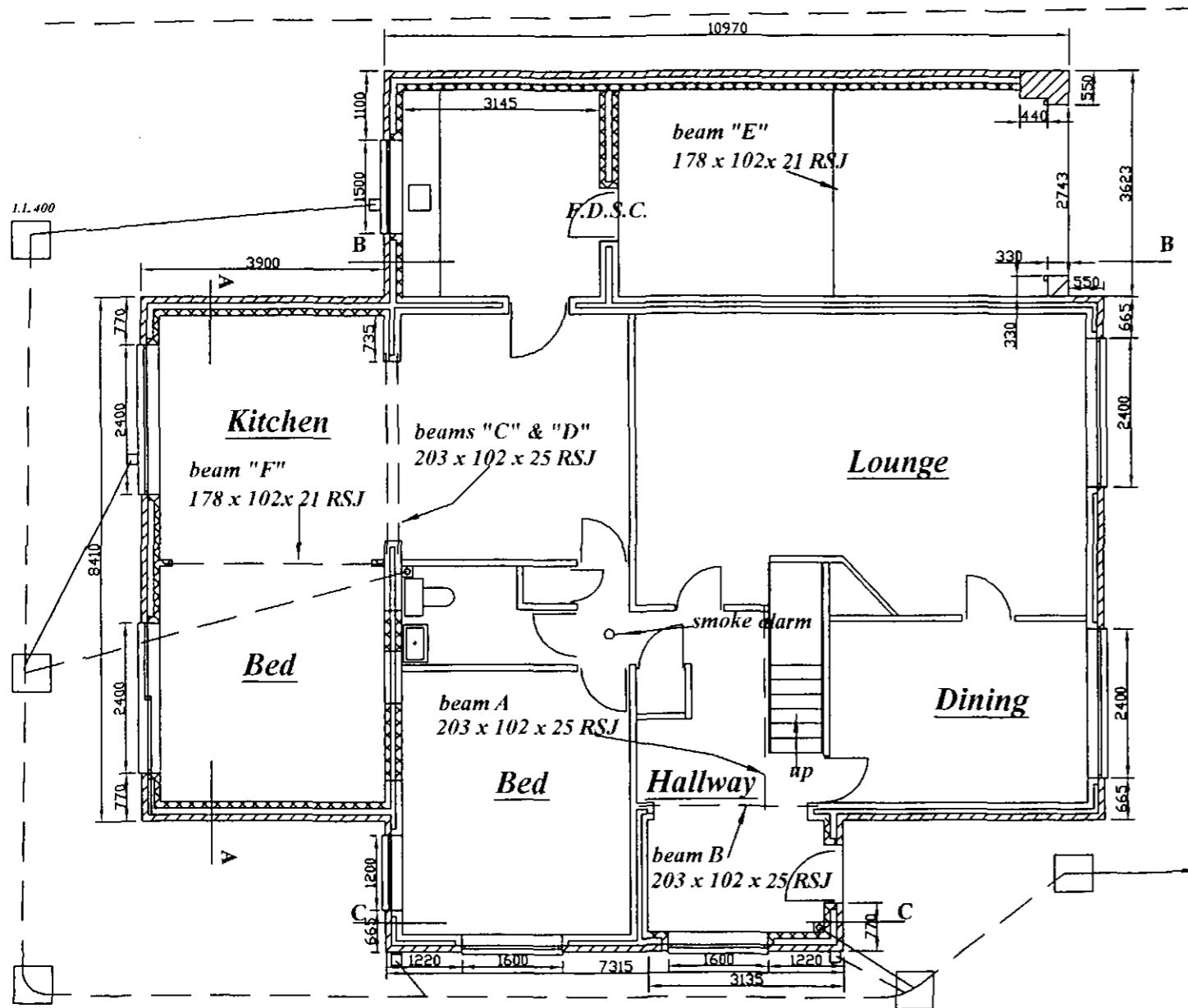
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**Do Not Scale From This Drawing. If In Doubt Ask.**

<p>Date <u>27:7:2010</u></p> <p>Scale <u>1 : 100</u></p>	<p><u>Client</u>          Mr.J. &amp; Mrs. N.J. Mostyka          23 Oakfield Walk          Pogmoor          Barnsley S75 2LW</p>	<p><u>PROPOSAL</u>          Extension &amp; Alterations To Dwelling</p>	<p><u>Revisions</u>          Date</p>	<p><b>M. Whyke</b> MRICS          9 Witham Court          Higham          Barnsley          S75 1PX          Tel. 01226 386190</p>
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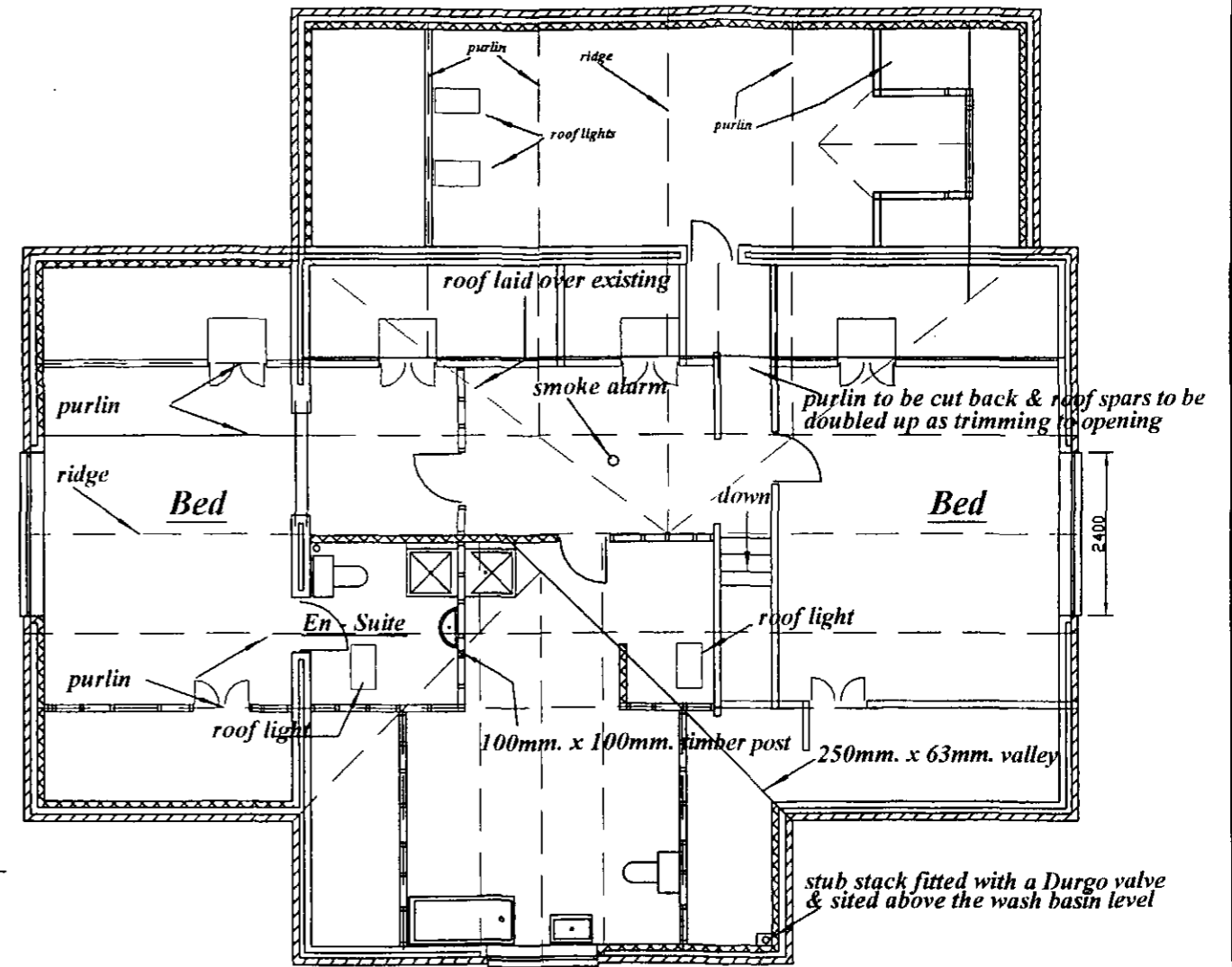
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Note  
external skin of existing dwelling where  
not covered by extension to be renewed



**Proposed Ground Floor Plan**



**Proposed First Floor Plan**

Date 27:7:2010

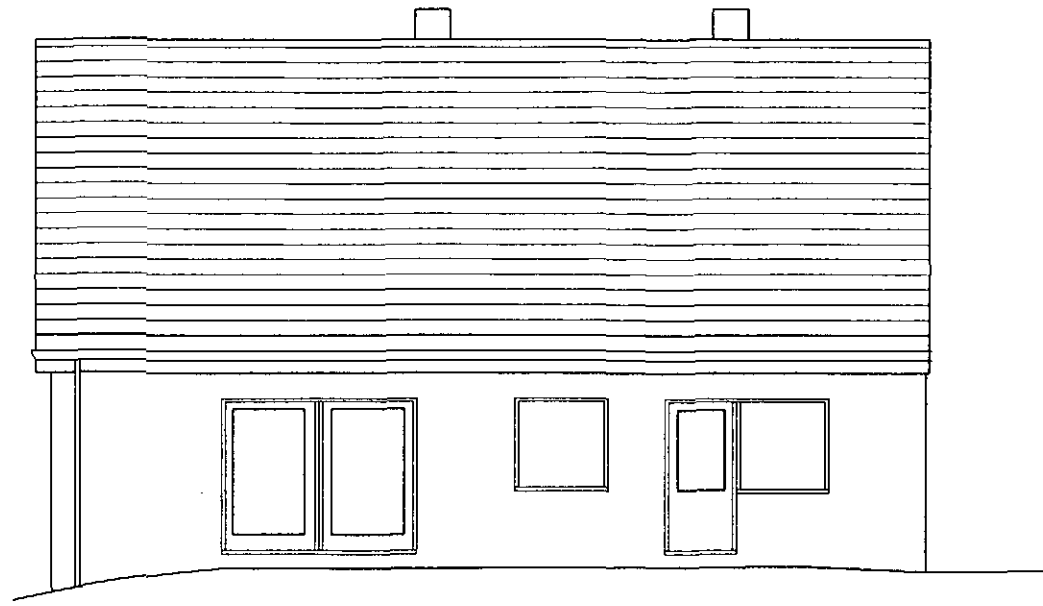
Scale 1 : 100

Client  
 Mr.J. & Mrs. N.J. Mostyka  
 23 Oakfield Walk  
 Pogmoor  
 Barnsley S75 2LW

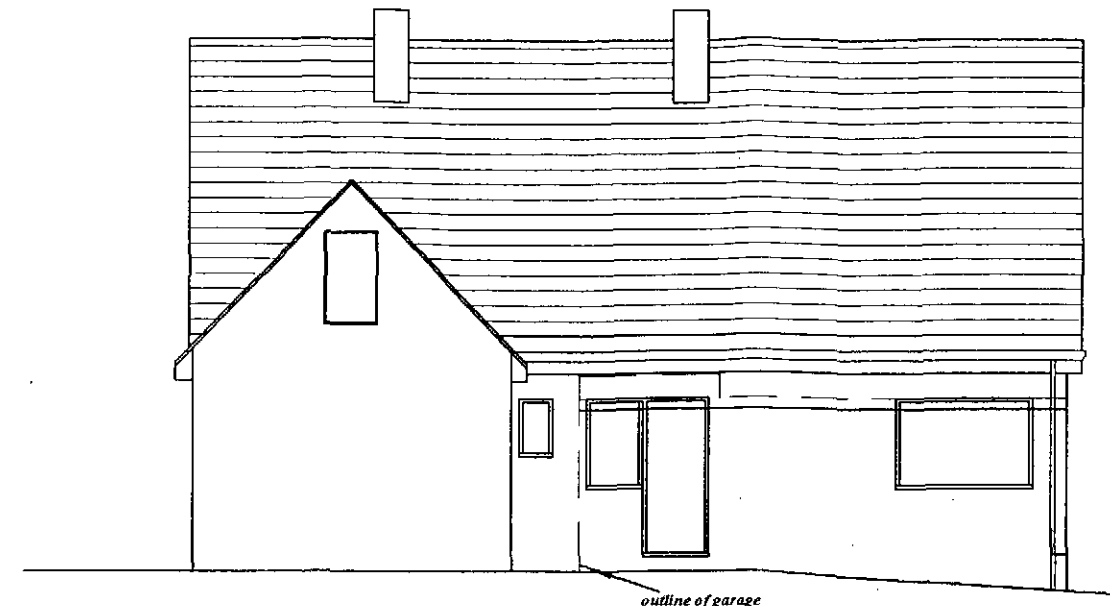
**PROPOSAL**  
 Extension & Alterations To Dwelling

Revisions  
 Date

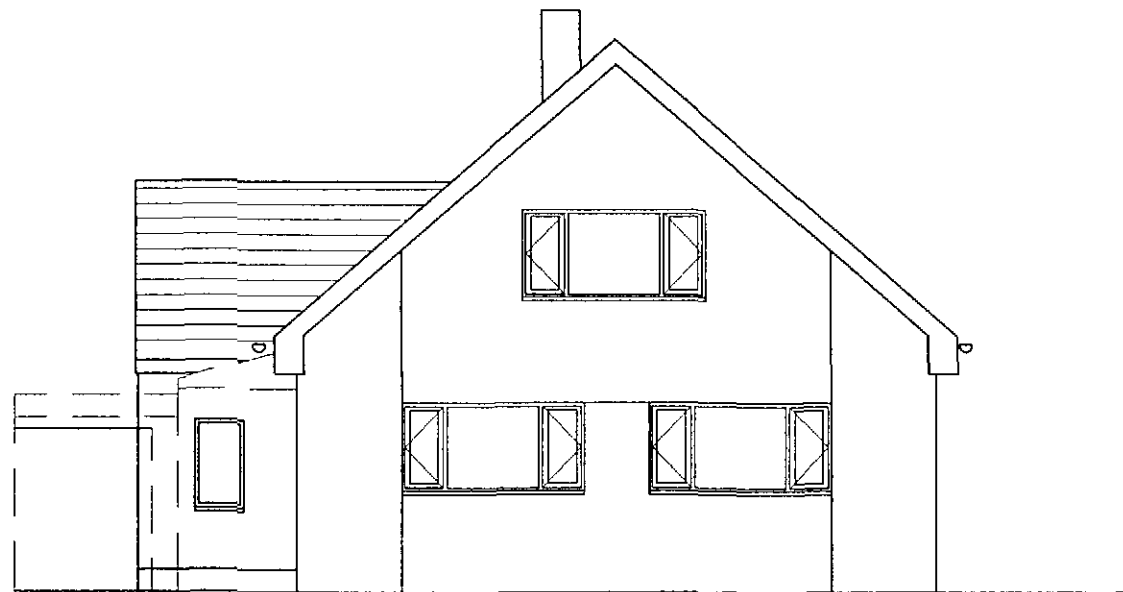
M. Whyke MRICS  
 9 Witham Court  
 Higham  
 Barnsley  
 S75 1PX  
 Tel. 01226 386190



Existing Side Elevation



Existing Side Elevation

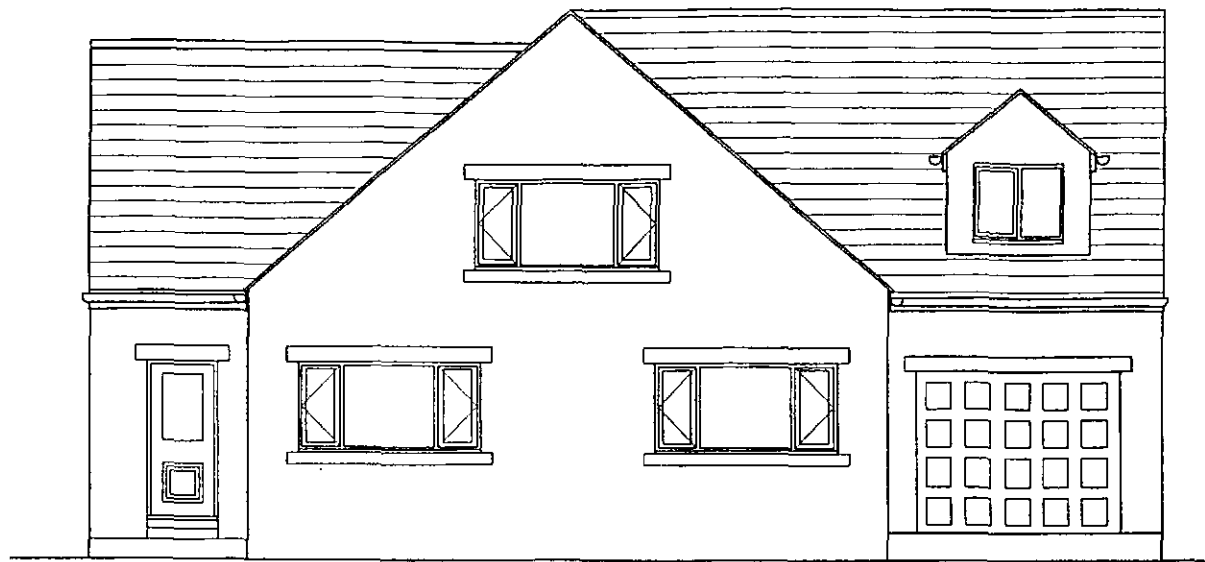


Existing Front Elevation

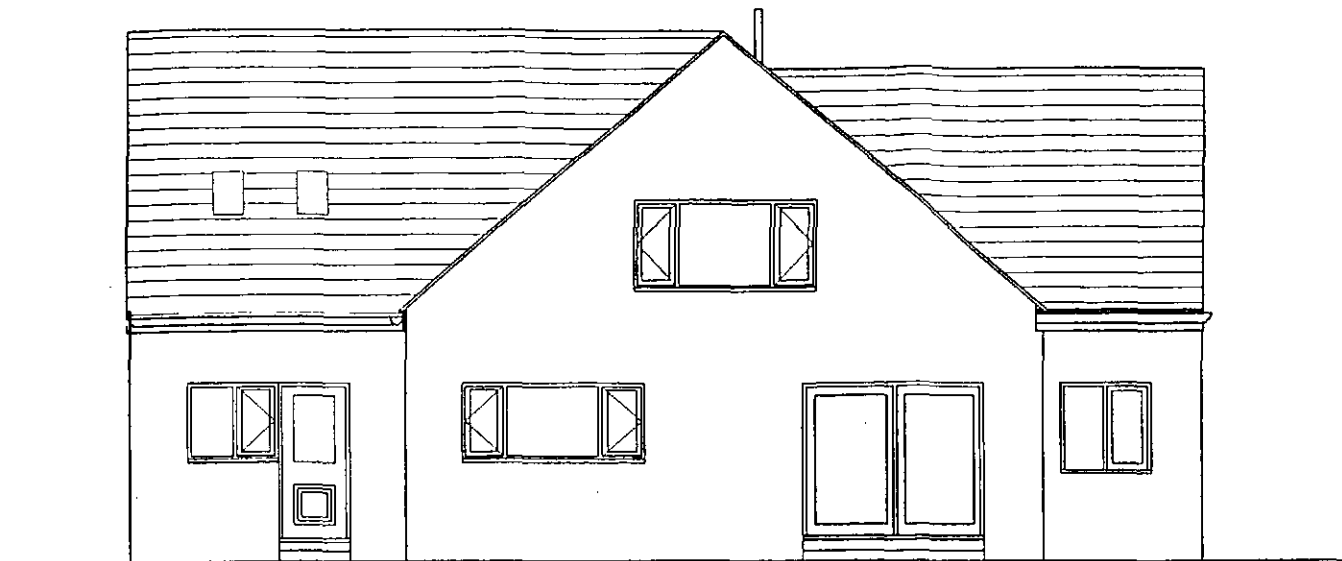


Existing Rear Elevation

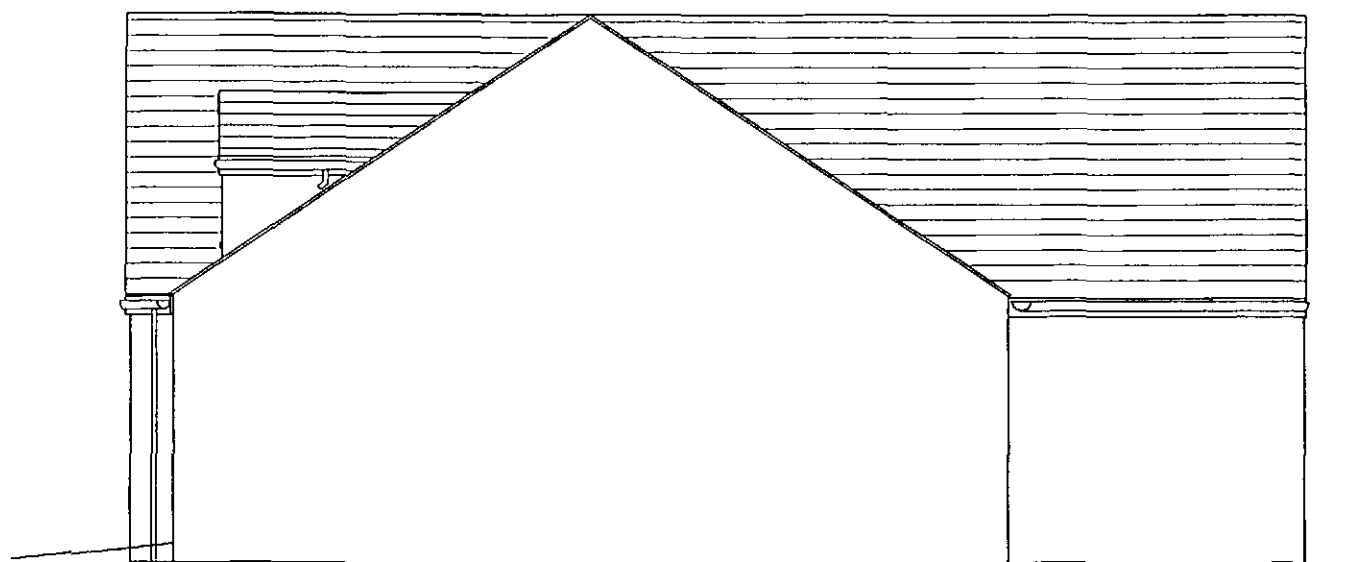
<p><u>Date</u> 27:7:2010</p> <p><u>Scale</u> 1 : 100</p>	<p><u>Client</u>          Mr.J. &amp; Mrs. N.J. Mostyka          23 Oakfield Walk          Pogmoor          Barnsley S75 2LW</p>	<p><u>PROPOSAL</u>          Extension &amp; Alterations To Dwelling</p>	<p><u>Revisions</u>          Date</p>	<p><b>M. Whyke</b> MRICS          9 Witham Court          Higham          Barnsley          S75 1PX          Tel. 01226 386190</p>
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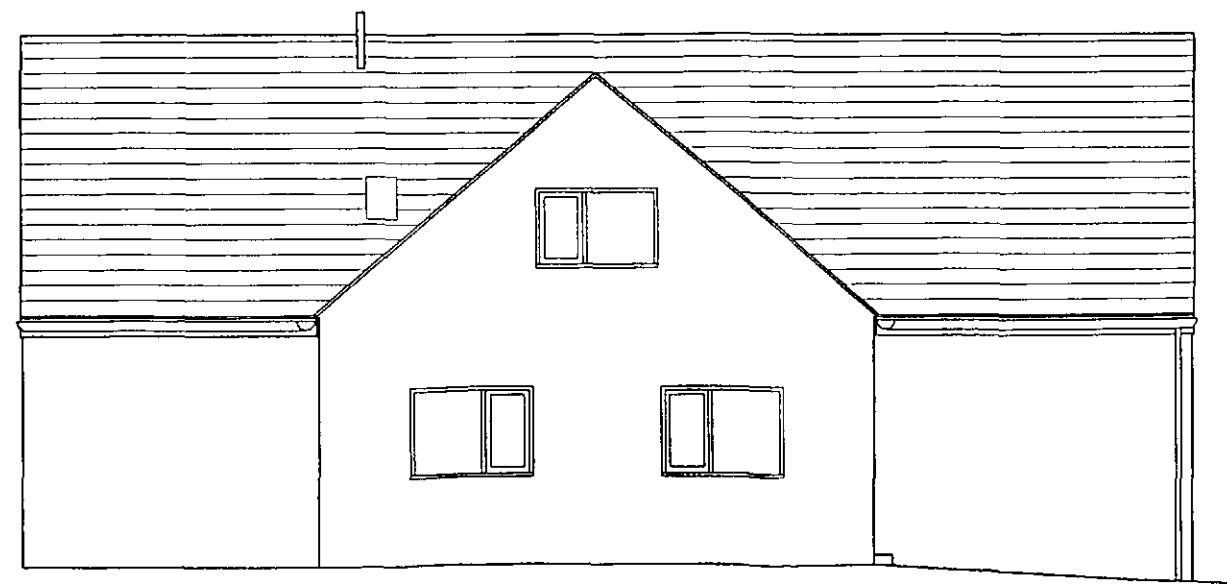
Proposed Front Elevation



Proposed Rear Elevation

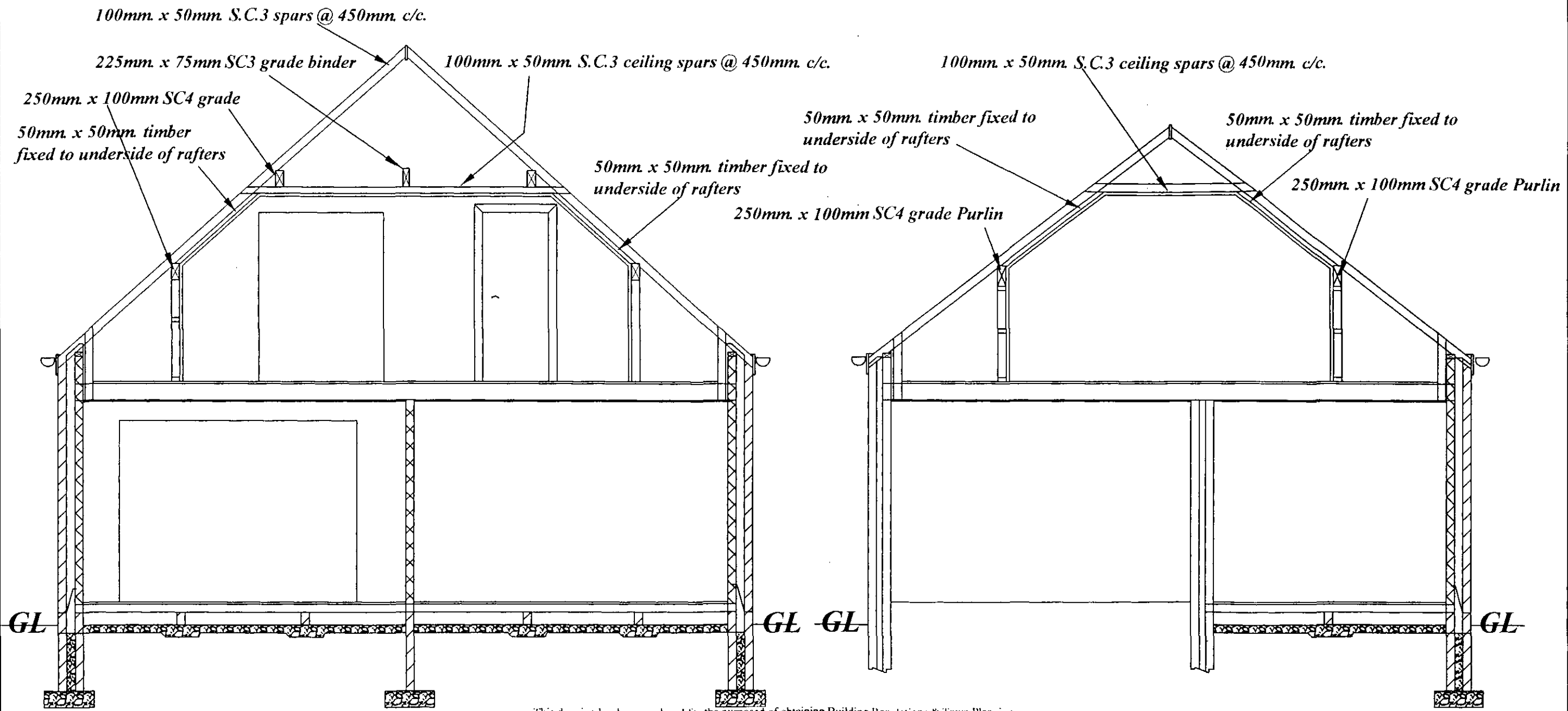


Proposed Side Elevation



Proposed Side Elevation

<p><u>Date</u> 27:7:2010</p> <p><u>Scale</u> 1 : 100</p>	<p><u>Client</u>          Mr.J. &amp; Mrs. N.J. Mostyka          23 Oakfield Walk          Pogmoor          Barnsley S75 2LW</p>	<p><u>PROPOSAL</u>          Extension &amp; Alterations To Dwelling</p>	<p><u>Revisions</u>  <u>Date</u></p>	<p><b>M. Whyke</b> MRICS          9 Witham Court          Higham          Barnsley          S75 1PX          Tel. 01226 386190</p>
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**Section A - A**

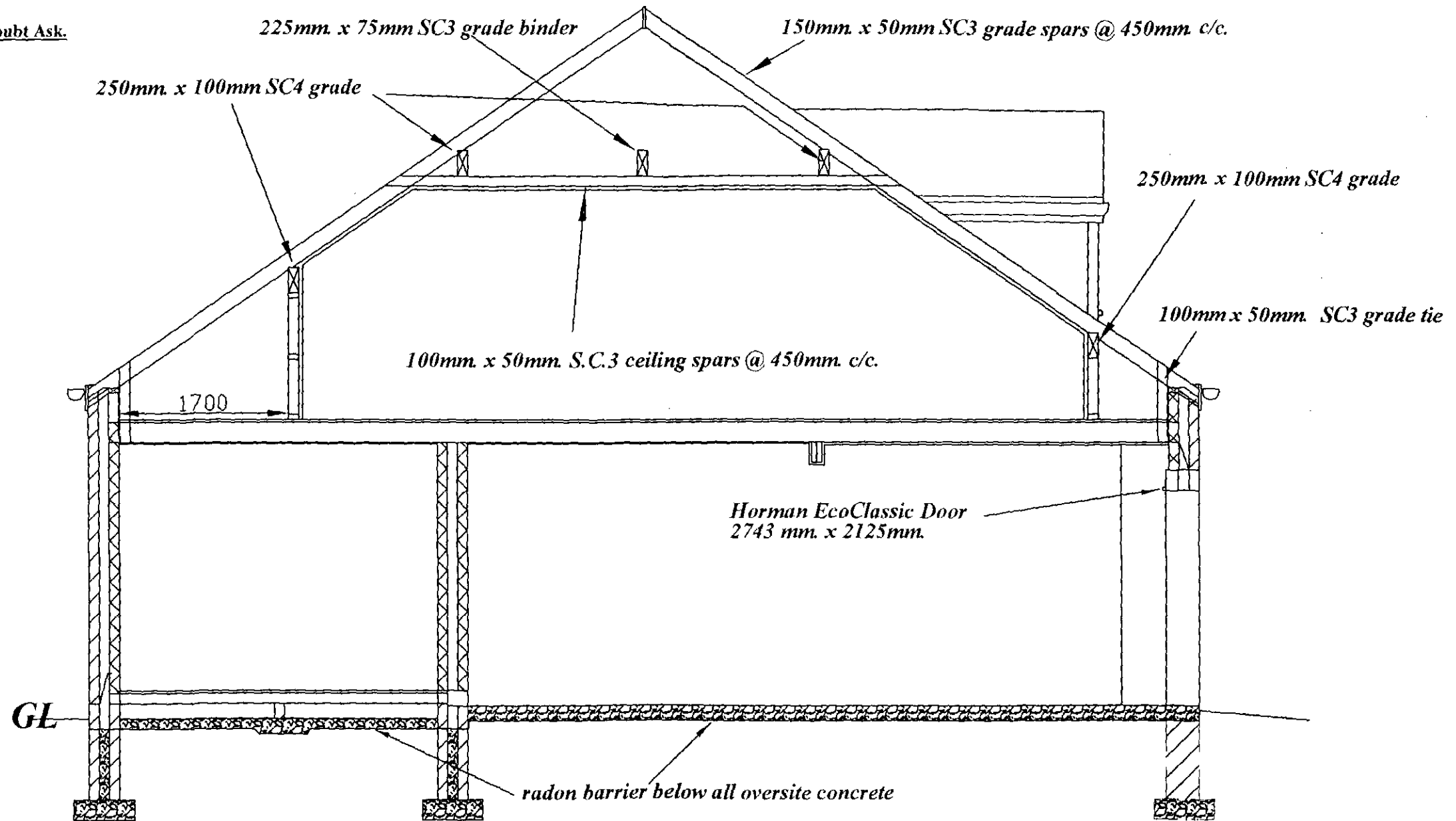
**Section C - C**

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<p>Date <b>27:7:2010</b></p> <p>Scale <b>1 : 50</b></p>	<p>Client  <b>Mr.J. &amp; Mrs. N.J. Mostyka</b>  <b>23 Oakfield Walk</b>  <b>Pogmoor</b>  <b>Barnsley S75 2LW</b></p>	<p><b>PROPOSAL</b>  <b>Extension &amp; Alterations To Dwelling</b></p>	<p>Revisions  <u>Date</u></p>	<p><b>M. Whyke MRICS</b>  <b>9 Witham Court</b>  <b>Higham</b>  <b>Barnsley</b>  <b>S75 1PX</b>  <b>Tel. 01226 386190</b></p>
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**Section B - B**

<p><b>Date</b> 27:7:2010</p> <p><b>Scale</b> 1 : 50</p>	<p><b>Client</b>                  Mr.J. &amp; Mrs. N.J. Mostyka                  23 Oakfield Walk                  Pogmoor                  Barnsley S75 2LW</p>	<p><b>PROPOSAL</b>                  Extension &amp; Alterations To Dwelling</p>	<p><b>Revisions</b>                  Date</p>	<p><b>M. Whyke</b> MRICS                  9 Witham Court                  Higham                  Barnsley                  S75 1PX                  Tel. 01226 386190</p>
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## Foundations

600mm. x 200mm 35N. concrete reinforced with B 785 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.

## Brickwork

Facing bricks to match existing & to satisfaction of Local Authority, 100mm cavity, 100mm load bearing blocks, 2 coat plaster to walls. Cavity walls of the whole of the building when completed is to be filled with "Rockwool" blown insulation on completion by approved contractor (or other approved construction to give same Thermal Value or better.) Wall ties to be stainless steel BBA approved placed 5 per m<sup>2</sup> & at 225mm c/c. at reveals & top of gable walls. Existing wall ties to be checked for suitability & if unsuitable or of insufficient number (see previous) they are to be rectified. Stone heads & sills to windows & doors on front elevation. Lintels to be I.G. L1/S100 to new openings & Naylor's R6 concrete lintels to internal openings all with min. 150mm. end bearing. 30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at floor level, ceiling level & verge level. (these to be screwed to solid noggins over 3 no. joist or rafters). "Thermabate Closers" (or other approved thermal breaks) to be provided to reveals of openings. D.P.C. to be provided to heads, sills & reveals of openings & below G.F. joists. Lintels to be provided over drains where passing through walls.

## Ground Floor Construction

19mm. flooring grade chipboard to B.S.S. (suitable for wet areas in kitchen, utility, bath & shower room, on 100mm. x 50mm. S.C.3 grade joists at 450mm. 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. Oversite concrete to be min. 100mm. (increased to 150mm. & to have B 785 mesh in the area below honeycomb sleeper walls) which are to be at max. 1500mm c/c). Oversite concrete to be laid on 2000 gauge Visqueen (radon barrier) which is to have all joints lapped & taped & is to be taken to outer face of external leaf of cavity wall & have tray D.P.C. over.

## First Floor Construction

Flooring grade chipboard of a thickness to match existing on S.C.3 grade joists @ 450mm. c/c, with depth to match existing but min. (200mm. x 50mm.) with Dri Therm insulation 10KN per M<sup>2</sup>. between joists. (150mm. fibreglass to be laid over Dri Therm in garage area). underdrawn with 12.5mm. plasterboard & skim. 2 No. Layers of 12.5mm. plasterboard & skim to garage area. Double joists below stud walls. Solid strutting provided to joists at mid span.

## Existing Roof Construction

The existing roof is to have the tiles & battens removed & the whole of the roof construction to consist of tiles (of a similar weight to the existing) on 38mm. x 25mm. tile battens on approved felt to B.S.S on existing rafters. Roof tiles to be suitable for pitch & to satisfaction of Local Authority.

## Roof Construction Of Extensions

Roof construction to consist of tiles as above on 38mm. x 25mm. tile battens on approved felt to B.S.S on S.C.3 grade rafters (see sections) & 100mm. x 50mm. S.C.£ grade ceiling spars @ 450mm. c/c. (For size of purlins, binders & valley rafters see plans & sections) 100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.). Roof to be vented at eaves by circular vents between spars & these to be equal to a 25mm. continuous gap. Marley or other approved ridge vents equal to a 5mm. continuous gap. Code 5 lead to valleys on layboards. P.V.C. spacers between spars to ensure ventilation is not obstructed. Fascias & soffits to match existing.

## Dormer Roof Construction

Rosemary tiles or other approved construction on 38mm. x 25mm. tile battens on approved felt to B.S.S on 100mm. x 50mm. spars @ 450mm. c/c. Ceiling spars to be 100mm. x 50mm. @ 450mm. c/c. under drawn with 12.5mm. plasterboard & skim. 100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.). Roof to be vented at eaves by circular vents between spars & these to be equal to a 25mm. continuous gap 100mm. Kingspan Thermapitch TP10 insulation between rafters & underdrawn with 37.5mm. Kingspan Kooltherm K18 boards & skim. Stud walls to be constructed & insulated as walls surrounding dwelling. Code 4 lead flashing to dormer windows. Triple joists as trimming for dormer & double joists as trimming for roof lights.

## Insulation

All stud walls surrounding the first floor dwelling to be 100mm. x 50mm. with 100mm. Kingspan Thermapitch TP10 insulation between studs & with 37.5mm. Kingspan Kooltherm K18 boards & skim. to room side. Sloping ceilings in these areas to be the same but where necessary 50mm. x 50mm. battens to be fixed to the underside of roof spars in order to obtain a clear 50mm. gap above the insulation for ventilation purposes. In void behind stud wall the ceiling is to be insulated with 100mm. fibreglass between joists & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.).

## 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. P.V.C. wastes to be 32mm. to wash basin to be 40mm. to shower. Any common waste to be 50mm. P.V.C. All appliances to be fitted with a deep seal anti vac trap. Inspection chambers to be 225mm. Class "B" Engineering bricks on 150mm. concrete base or P.V.C. all to be fitted with a cover which is suitable for its location.

## Windows / Ventilation

New windows to be P.V.C.U. to match existing & have an opening area equal to at least 1/20<sup>th</sup> 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 20 mm. spaces 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 en-suite & bathroom (having a capacity of 15 litres per second) & be ducted to external air. Fan to be provided in kitchen (having a capacity of 60 litres per second) or a cooker hood 30 litres per second & in either case be ducted to external air. Utility room to have fan 30 litres per second & ducted to external air.

## Stair Detail

Stairs to have a max. rise & going of 220mm. however the pitch must be a max. of 42 degrees & twice the rise + the going to be between 550mm. & 700mm. The builder is to design the stair when the floor is in place.

Guarding to be provided to the open side of the stair at a height of 900mm. above the line of the nosing's & any balusters to be at a max. of 99mm. c/c. A landing is to be provided at the top & the bottom of the stairway & have width at least equal to the width of the stairway. Headroom to stair to be a min. of 2metres measured from line of nosing's

## Smoke Alarm

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

## General

Stud walls to be 100mm. x 50mm. timbers with Dri Therm insulation 10KN per M<sup>2</sup>. between studs & having 12.5mm plaster board & skim both sides. S& V pipes to be encased in Dri Therm insulation 10KN per M<sup>2</sup>. & 12.5mm plasterboard & skim. Skirting boards & architraves to be to client's choice. Number & position of radiators, electric lights switches & plug points & kitchen units to be decided at a later date by client. Heating system to be altered by a "Gas Safe" Registered Engineer to provide heating & hot water to extension. & all new radiators to have thermostatic valves. Existing boiler is to be replaced by a "Gas Safe" Registered Engineer in a position to be decided at a later date by client. "Wholesome water supply is to be provided by the local water supply undertaker". Hot taps to all fittings to be sited on the left. 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.

<b>Date</b> 27:7:2010	<b>Client</b> Mr.J. & Mrs. N.J. Mostyka 23 Oakfield Walk Pogmoor Barnsley S75 2LW	<b>PROPOSAL</b> Extension & Alterations To Dwelling	<b>Revisions</b> Date	<b>M. Whyke</b> MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190
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