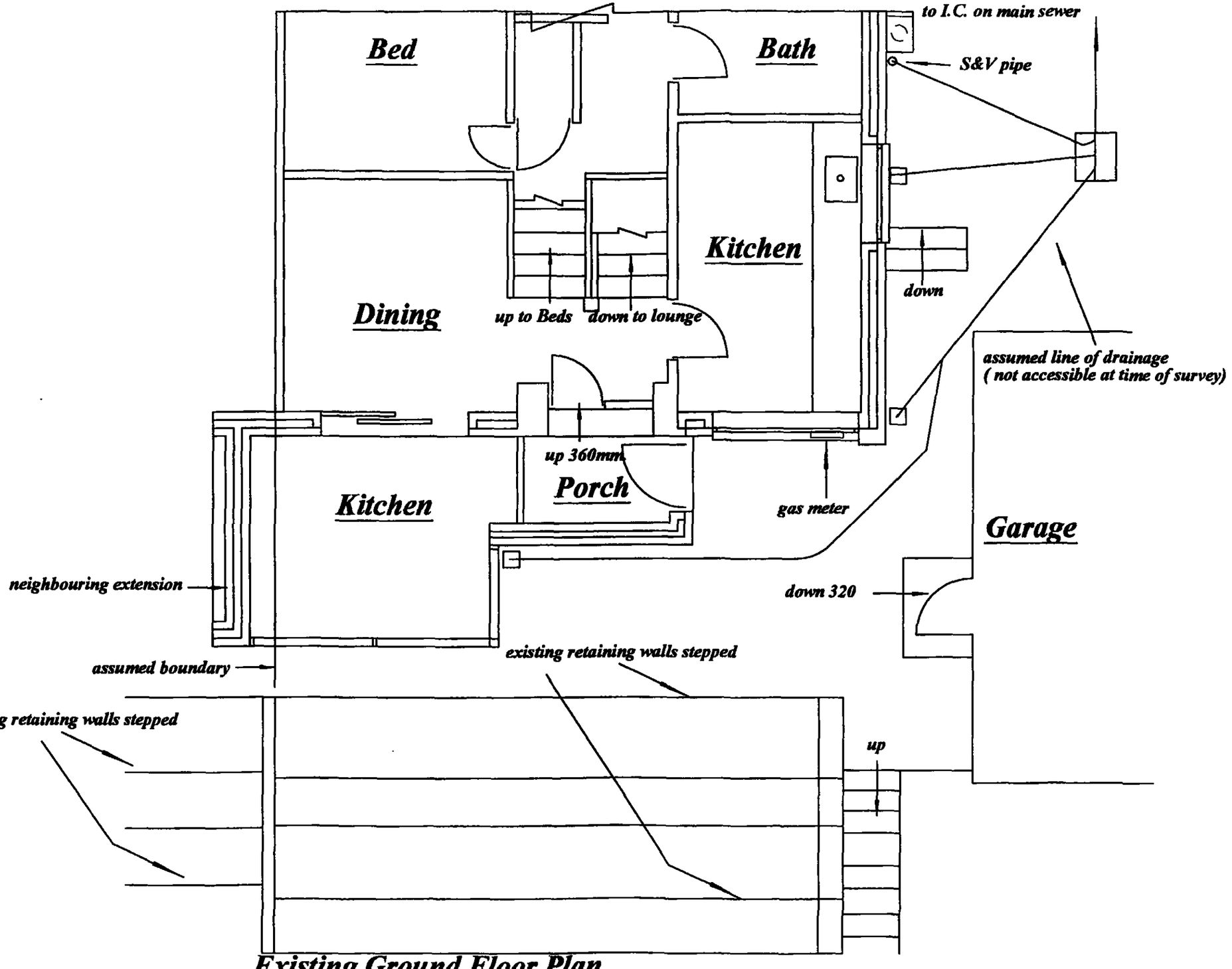
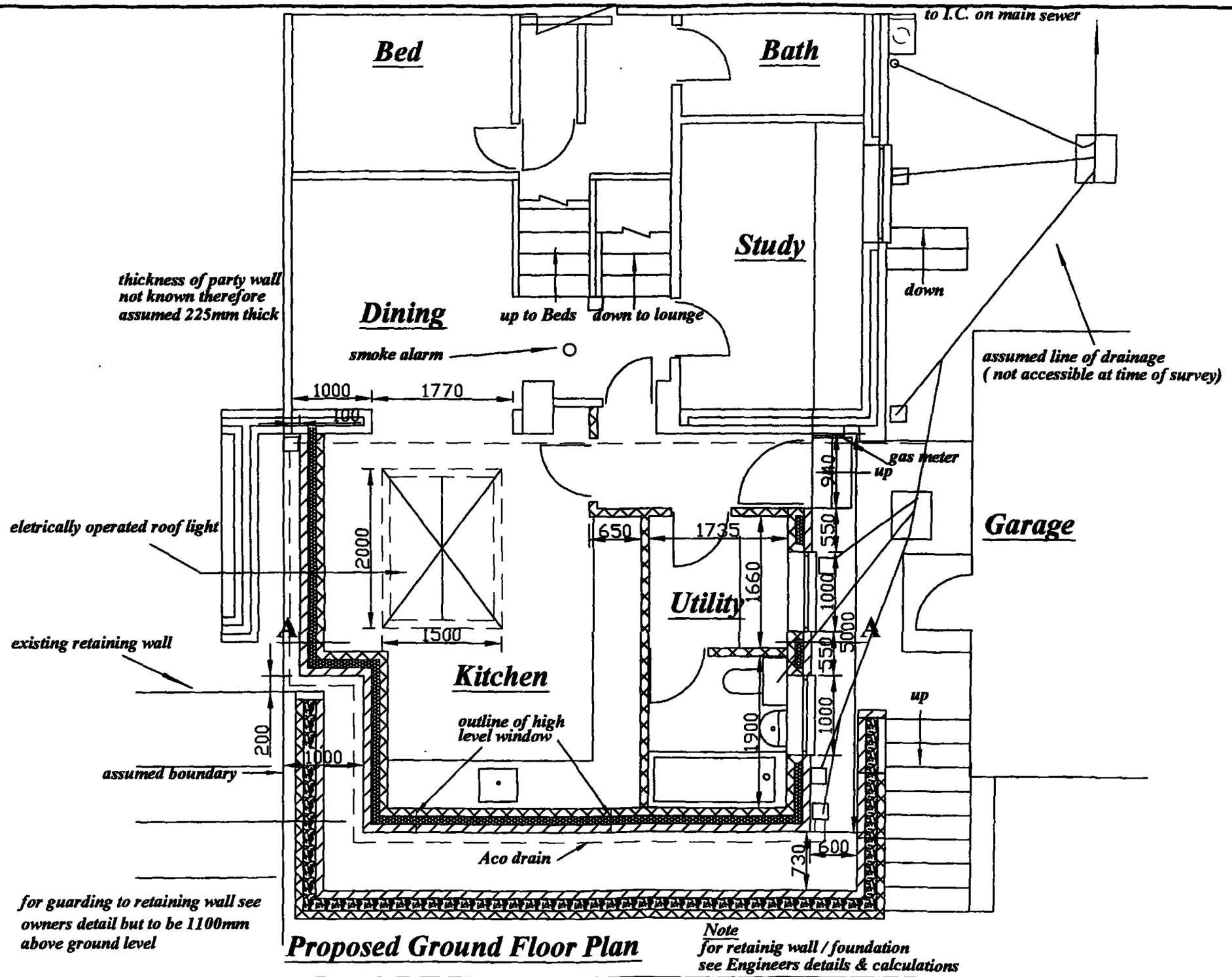


Existing Ground Floor Plan

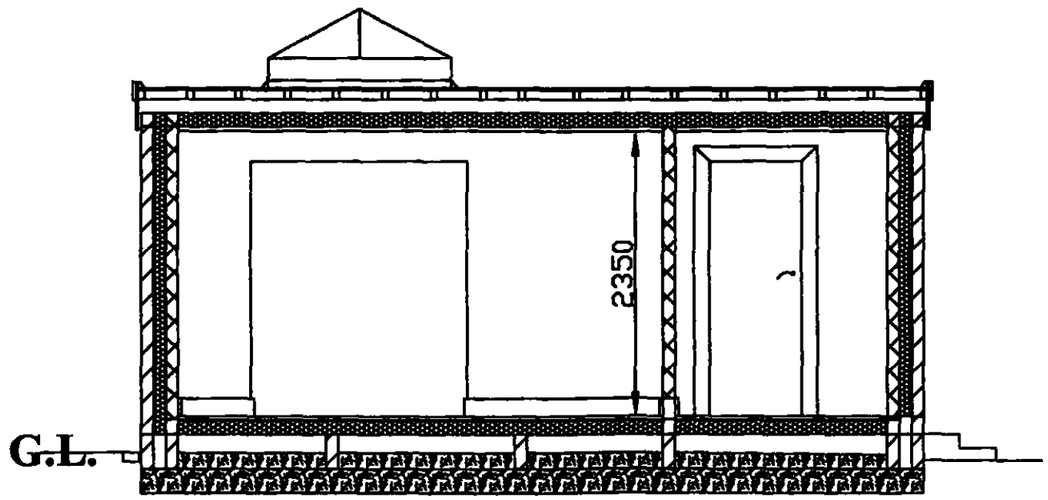
Date 15 : 08: 2012 **Scale 1 : 50**	**Client** **Mr.& Mrs. A. Beardsall** **59 Wentworth Road** **Pennistone** **Barnsley S36 6ET**	**PROPOSAL** **Extension To Form Kitchen & Bathroom/ Utility Room**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



Proposed Ground Floor Plan

Note
for retainig wall / foundation
see Engineers details & calculations

Date 15 : 08: 2012 Scale 1 : 50	Client Mr.& Mrs. A. Beardsall 59 Wentworth Road Pennistone Barnsley S36 6ET	PROPOSAL Extension To Form Kitchen & Bathroom/ Utility Room	Revisions Date	M. Whyke MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190

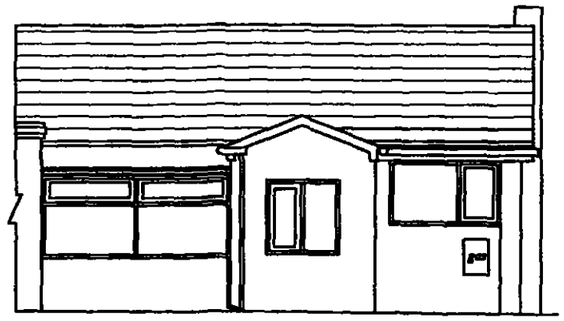


Section A - A

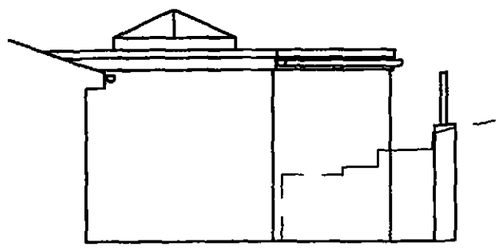
Date 15 : 08: 2012 **Scale 1 : 50**	**Client** **Mr.& Mrs. A. Beardsall** **59 Wentworth Road** **Pennistone** **Barnsley S36 6ET**	**PROPOSAL** **Extension To Form Kitchen & Bathroom/ Utility Room**	**Revisions** **Date**	**M. Whyke MRICS** **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



Existing Side Elevation



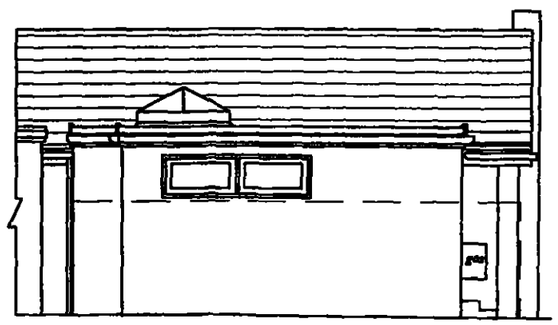
Existing Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

Date 15 : 08: 2012 **Scale 1 : 100**	**Client** **Mr.& Mrs. A. Beardsall** **59 Wentworth Road** **Pennistone** **Barnsley S36 6ET**	**PROPOSAL** **Extension To Form Kitchen & Bathroom/ Utility Room**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**

Foundations
For Raft & Retaining Wall details see Engineers Drawings & calculations.

Brickwork
Brickwork to match existing & to satisfaction of Local Authority, 100 mm. Rockwool Batts,100mm load bearing blocks,2 coat plaster to all walls within extension.
Wall ties to be BBA approved, placed 5 per m2 & at 225mm c/c. at reveals.
Lintels to be I.G. L1/S WOL 100 with min. 150mm. end bearing.
Naylors R6 lintels to internal walls.
New work to be bonded to existing & cavity maintained.
"Thermabate Closers" (or other approved thermal breaks) to be provided to reveals of openings & insulation to overlap window frame by 70mm. min.
D.P.C. to be provided min. 150mm. above ground level & to heads, sills & reveals of openings.

Timber Floor Construction
22mm. flooring grade chipboard to B.S.S.(suitable for wet areas on)
125mm. x 50mm. S.C.3 grade joists at 400mm. c/c. with 110mm.
"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. & laid on hardcore as required in order to have the top of concrete sited at or above ground level.
Honeycomb sleeper walls to be built off the raft foundation.

Roof Construction
12.5mm bitumen bedded chippings on 3 layer roofing felt to B.S.S. laid in accordance with manufacturers specifications, on 19mm. exterior quality plywood on firring pieces to give fall of 1:80, 200mm.x 50mm. SC3 grade roof joists @ 400mm. c/c. (Double joists as trimming to roof light).
110mm. "Kingspan Kooltherm K7" insulation between joists & underdrawn with 32.5mm "Kingspan K8 dry lining boards
Code 4 lead flashing to roof
Roof construction to be carried up existing roof as necessary & tiles replaced.
Every alternate joist to be tied to block work by 30mm. x 5mm. x1000mm. galvanized mild steel straps.
Gutters, fall pipes, fascias & to match existing.
Roof to be vented to give cross ventilation using 25mm. "Marley" or other approved ventilation strip.

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.
New windows & door to be double glazed with Pilkington "K" low "E" glass & have 20mm. space between panes (1.6Wm2k)
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.
Fan to be provided in shower room (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.

Drainage
Rainwater to be taken via 100mm. gutters to match existing via 63mm. R.W. pipes & connected to existing R.W. system using 100mm. P.V.C. pipes laid to fall 1 in 40 & encased in 150mm. pea gravel.
"Aco" drainage channel to edge of extension.
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 & 38mm. to bath & sink.
Wash basin, bath & sink waste 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. & in either case to be fitted with a cover which is suitable for its location.

Smoke Alarm
Smoke alarm to be sited in ground floor as indicated on plan & is to be mains operated, & have a battery backup.

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 "Gas Safe" Registered Engineer to provide heating & hot water to extension.
Existing boiler is to be checked & if unsuitable is to be replaced by a "Gas Safe" Registered Engineer in a position to be decided at a later date by client.
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.
"Wholesome water supply is to be provided by the local water supply undertaker".
Hot taps to all fittings to be sited on the left
External steps to have max.220 mm. rise & min 220mm. going. & twice rise + going to be between 550mm. & 700mm.
No work to extend over boundary of the property

This drawing has been produced for the purposed of obtaining Building Regulations & Town Planning
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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