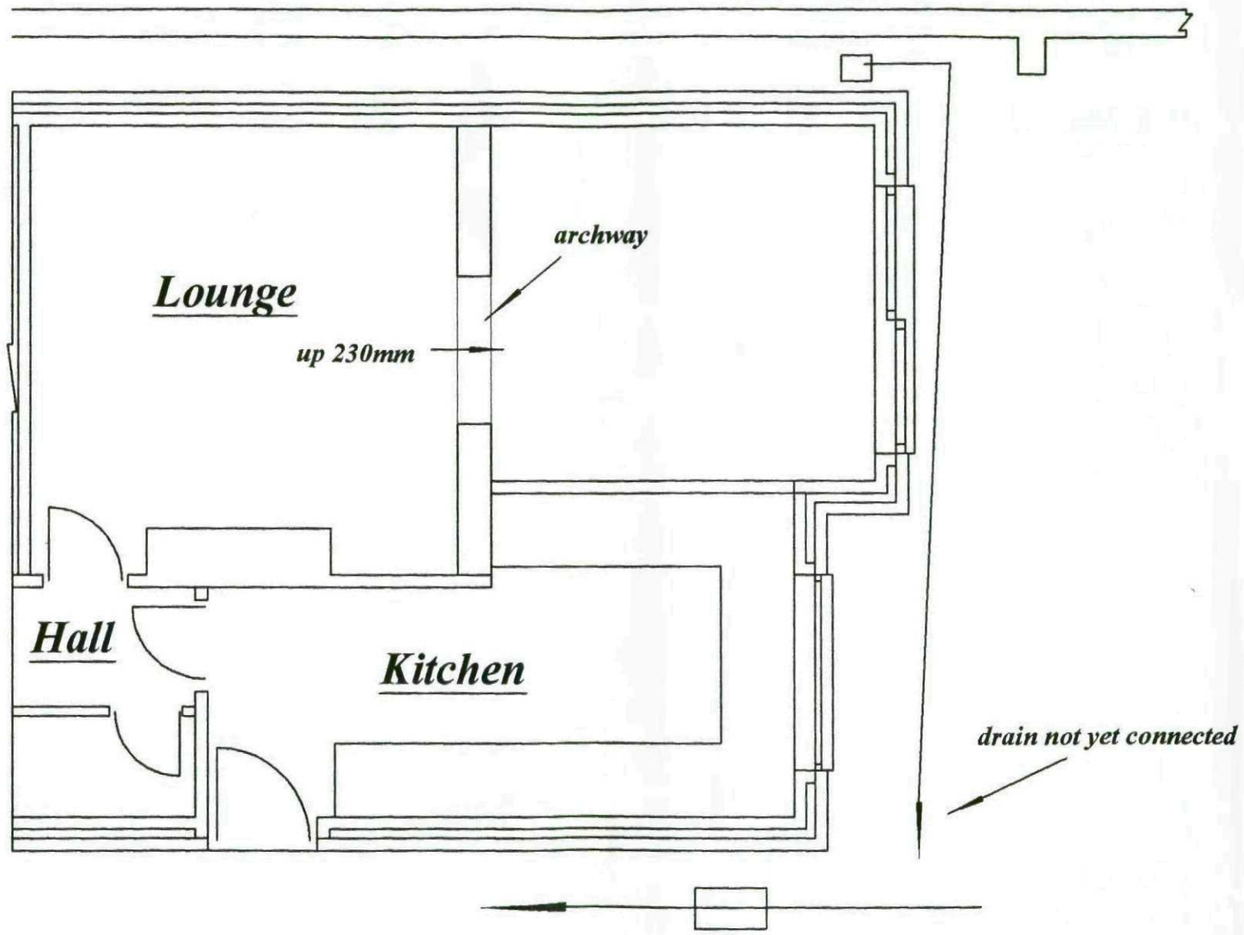
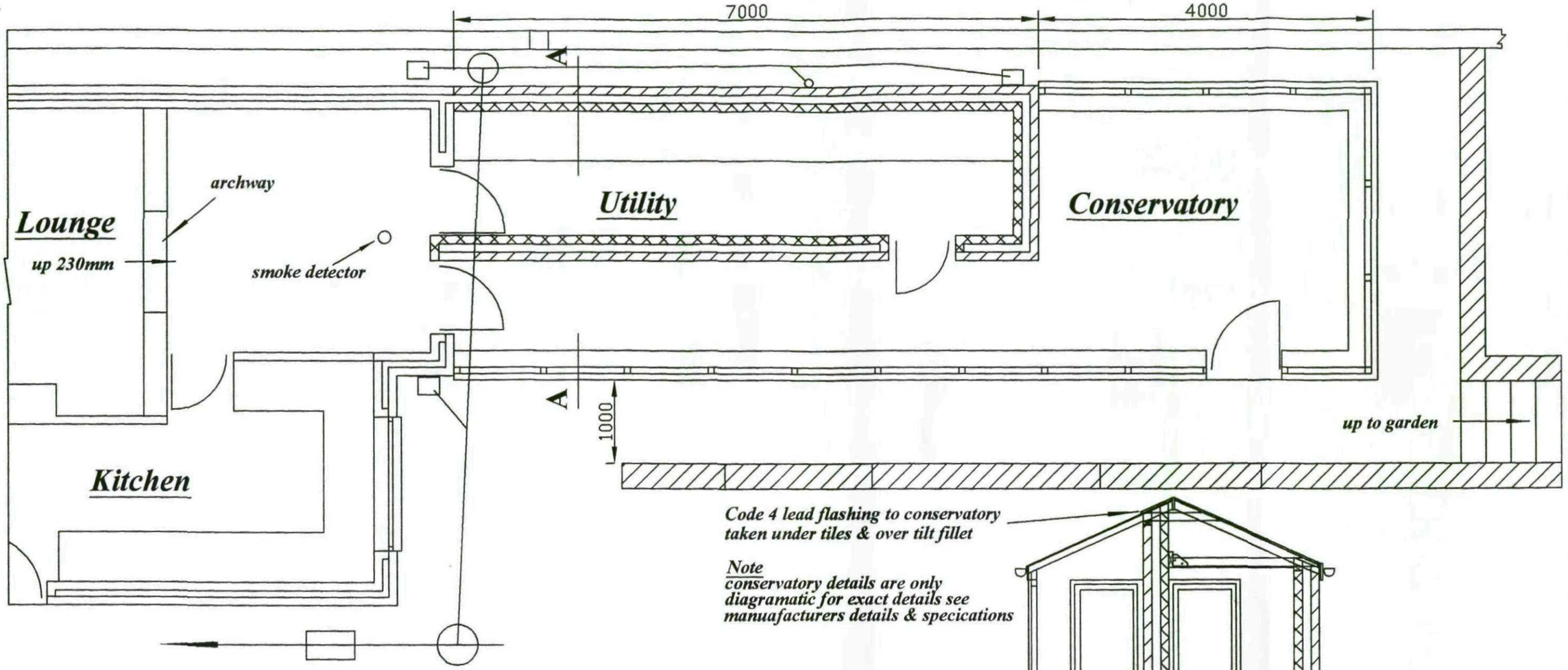


Existing Ground Floor Plan

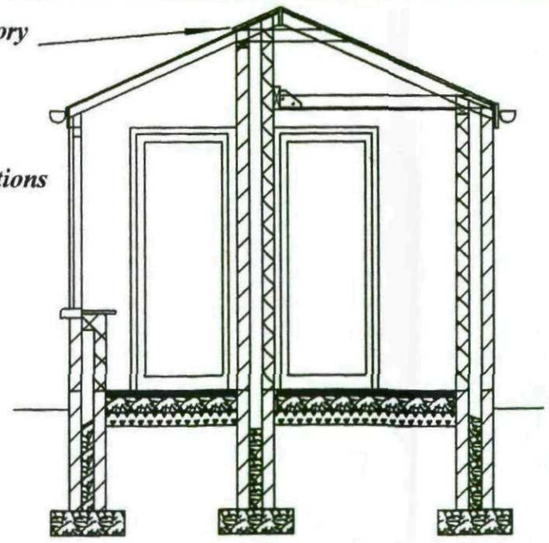
Date 22: 04: 2011 **Scale 1 : 50**	**Client** **Mr. Neil Hatfield** **105 Mount Vernon Road** **Barnsley** **S70 4HH**	**PROPOSAL** **Extension To Form Utility Room And Conservatory**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



Proposed Ground Floor Plan

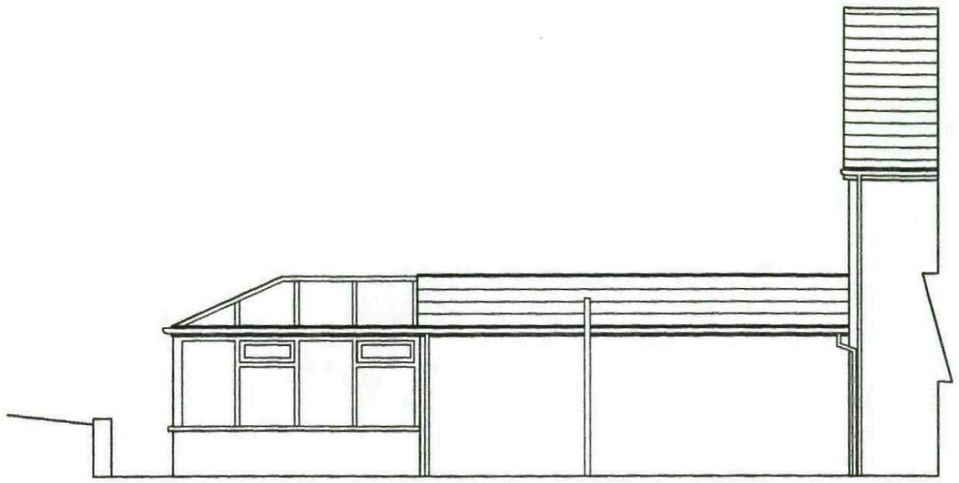
Code 4 lead flashing to conservatory taken under tiles & over tilt fillet

Note
conservatory details are only diagramatic for exact details see manuafacturers details & specications

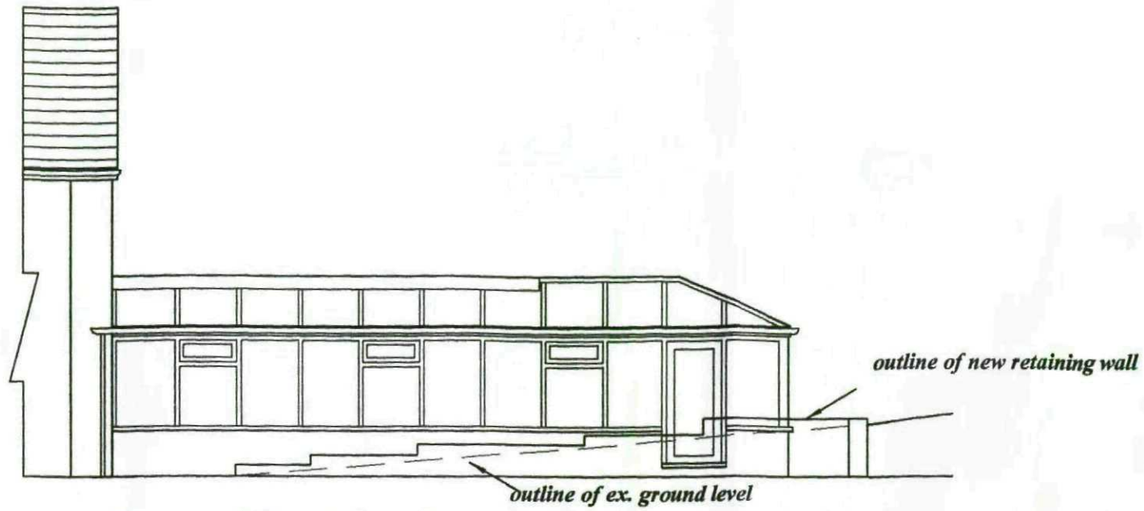


Section A - A

Date 22: 04: 2011 **Scale 1 : 50**	**Client** **Mr. Neil Hatfield** **105 Mount Vernon Road** **Barnsley** **S70 4HH**	**PROPOSAL** **Extension To Form Utility Room And Conservatory**	**Revisions** **Date**	**M. Whyke** MRICS **9 Witham Court** **Higham** **Barnsley** **S75 1PX** **Tel. 01226 386190**



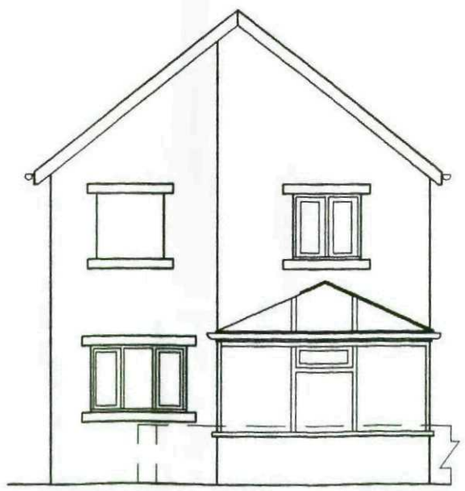
Proposed Side Elevation Adj. Boundary



Proposed Side Elevation



Existing Rear Elevation



Proposed Rear Elevation

Date 22: 04: 2011 **Scale 1 : 100**	**Client** **Mr. Neil Hatfield** **105 Mount Vernon Road** **Barnsley** **S70 4HH**	**PROPOSAL** **Extension To Form Utility Room And Conservatory**	**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 900mm. & 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 filled with "Rockwool Batts" 100mm Celcon blocks, 2 coat plaster to walls.
Wall ties to be stainless steel BBA approved placed 5 per m2 & at 225mm c/c. at reveals & top of gable walls.
Lintels to be I.G. L1/S100 to new openings with min. 150mm. end bearing.
30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at ceiling level & verge level. (these to be screwed to solid noggins over 3 no. joist or rafters).
D.P.C. to be provided to heads, sills & reveals of openings
Lintels to be provided over drains where passing through walls.

Ground Floor Construction

50mm. sand & cement screed on 125mm. concrete on 2000 gauge "Visqueen" on 110mm. "Kingspan" TF70 insulation, 2000 gauge "Visqueen" linked to D.P.C. on min. 100mm. clean & consolidated hardcore.
25mm. edge insulation to be provided to external walls

Roof Construction

Marley Modern Tiles (or other tiles to match existing suitable for pitch of roof & to satisfaction of Local Authority) laid in accordance with the manufacturer's instructions, on tile battens, untearable sarking felt, 100mm x 50mm. S.C.3 grade roof spars at 400mm. c/c.
170mm. x 50mm. S.C.3 grade bearers to be bolted to wall at 400mm. c/c.
100mm. x 50mm. ceiling spars at 400mm. c/c. supported on joist hangers.
100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.).
Roof to be vented by "Marley "eaves vent system or similar 10mm. approved ventilation strip & by tile vents equal to 5mm. continuous strip at high level.
P.V.C. spacers between spars to ensure ventilation is not obstructed
Fascias , to match existing.
Code 4 lead flashing to roof, linked to tray D.P.C. in existing wall, and also provided between conservatory roof & roof of utility room this is to be taken below tiles & over a tilt fillet.
Note
Conservatory is shown diagrammatic only (see manufacturers details) and insulation to walls & floor may be omitted if the client feels it is not necessary

Windows / Ventilation

New windows & doors 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.
Windows & doors to be double glazed with Pilkington "K" low "E" glass & have 20 mm. spaces between panes.
Fan to be provided in Utility Room (having a capacity of 30 litres per second) & be ducted to external air.
Safety glass to be provided to all new glazed 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 & 63mm. R.W. pipes to existing rainwater system via. 100mm. P.V.C. pipes encased in 150mm. pea gravel & laid to fall 1:40
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 appliances in Utility Room to be of a size as recommended by the manufacturer & to connected to the 75mm. diam. S & V pipe which is to be taken above gutter min. 900mm. & be fitted with a bird cage
All appliances to be fitted with a deep seal anti vac trap.
Inspection chambers to be P.V.C. all to be fitted with a cover which is suitable for its location.

Smoke Alarm

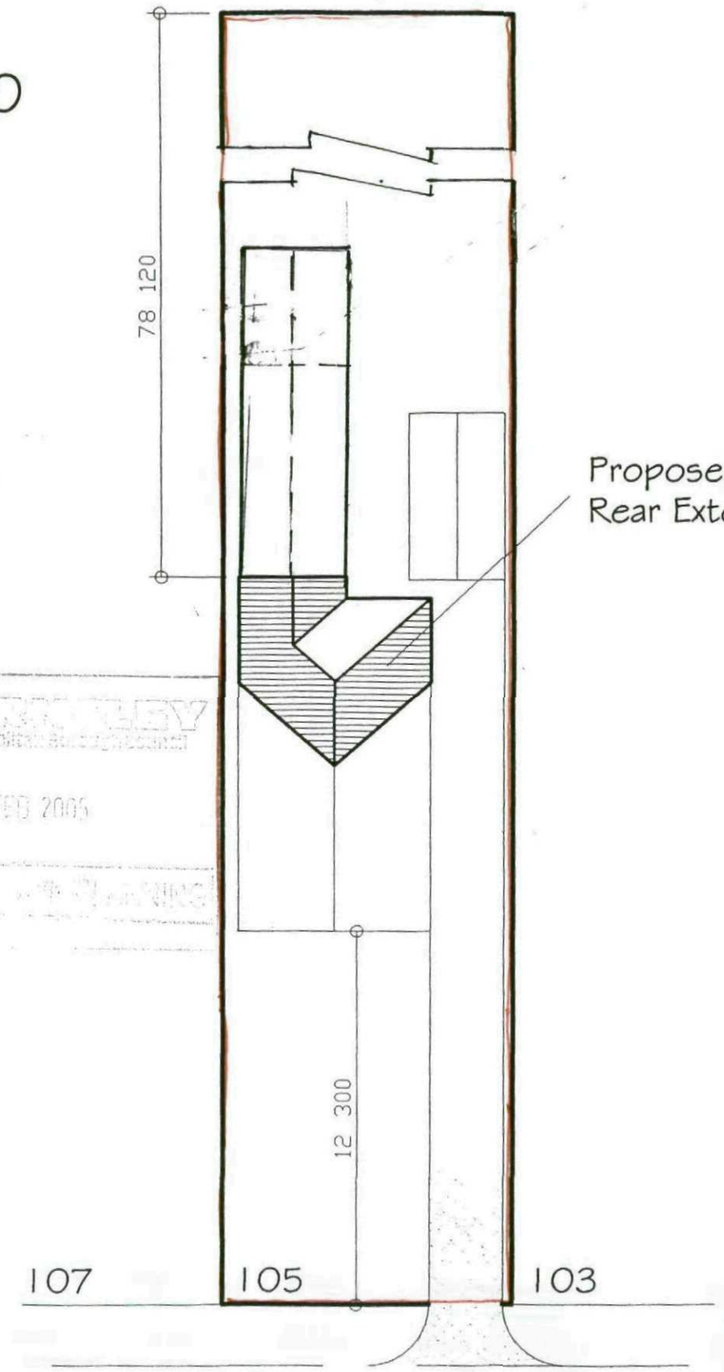
Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked, have a battery backup & sited lounge

General

Skirting boards & architraves & floor finishes to be to client's choice.
Number & position of radiators, electric lights, switches & sockets 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 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.
"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.
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.
Retaining wall to be built on a concrete foundation min. 150mm. thick & project 150mm. each side of wall.
The wall is to be built in foundation blocks faced with class "B" Engineering bricks & be 300mm. wide for the first 700mm. & 220 for the remainder.

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1:200



16 FEB 2005

Mount Vernon Road

Ordnance Survey®

Siteplan® 1:1250

105 MOUNT VERNON ROAD



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Metres

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Centre Coordinates: 434933 404590

National Grid sheet reference at centre of this Siteplan: SE3404NE

Supplied by: Blackwells
Serial Number: 01148900

S70 4HH