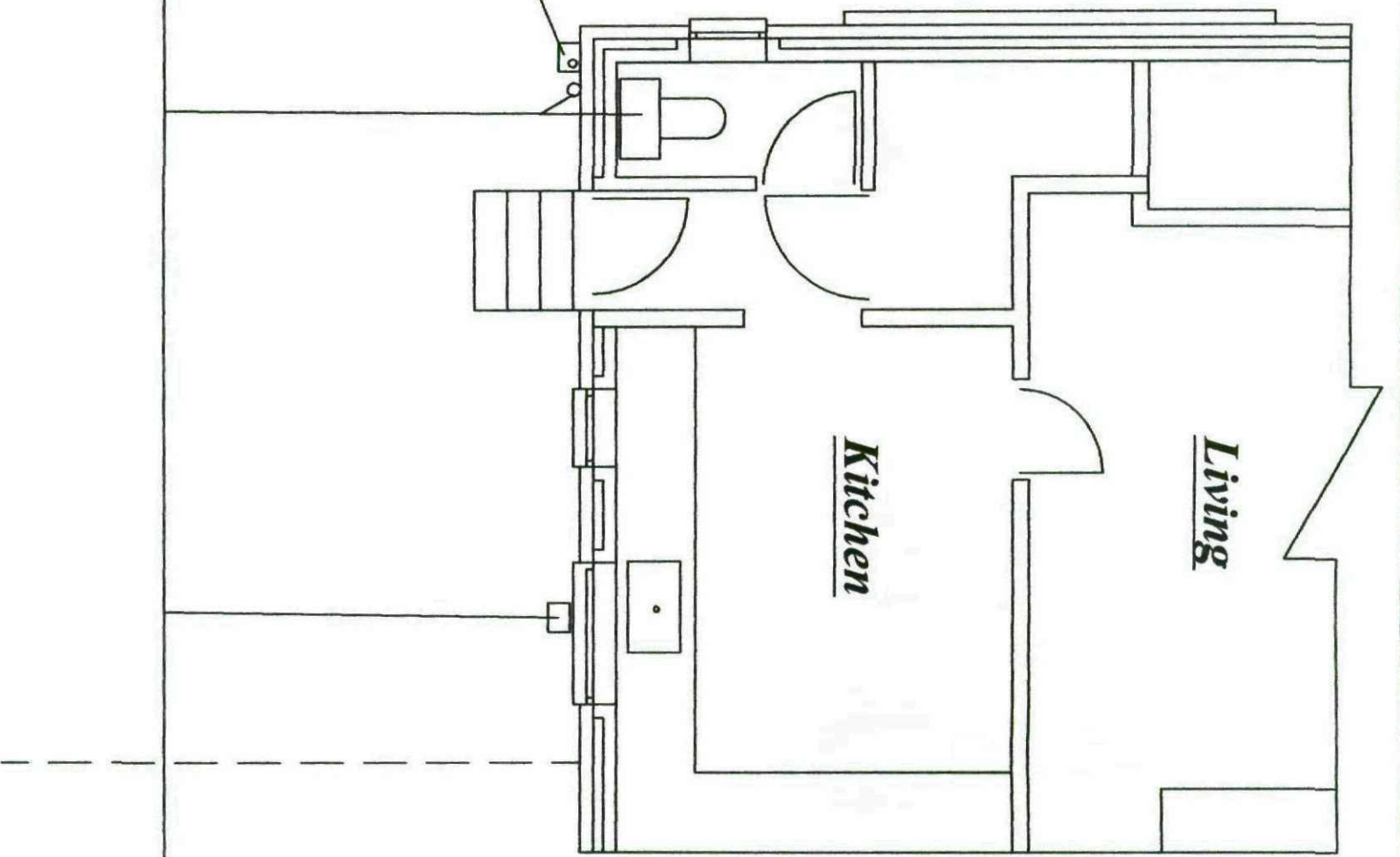
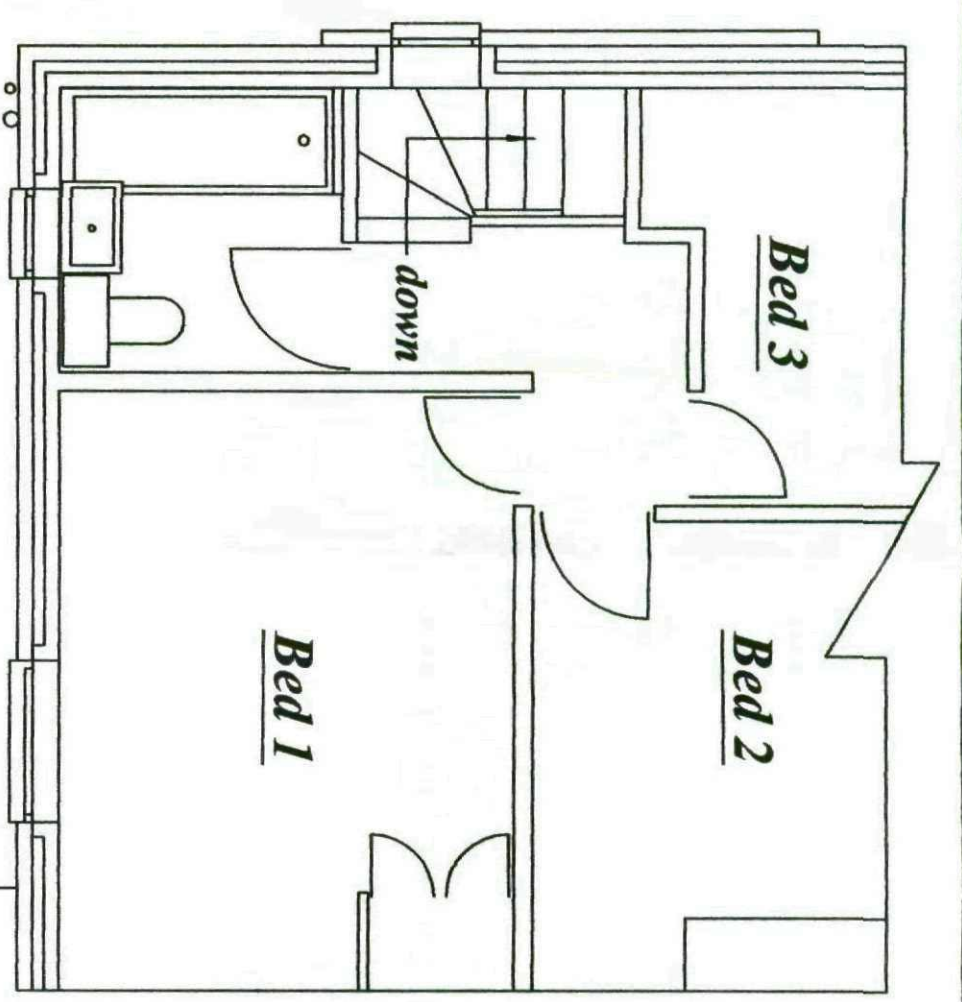




Existing Ground Floor Plan



Existing First Floor Plan

Date 4 : 02 : 2011

Scale 1 : 50

Client

Mrs. Joanne Ellis
9 Tuxford Crescent
Cundy Cross
Barnsley S71 5QS

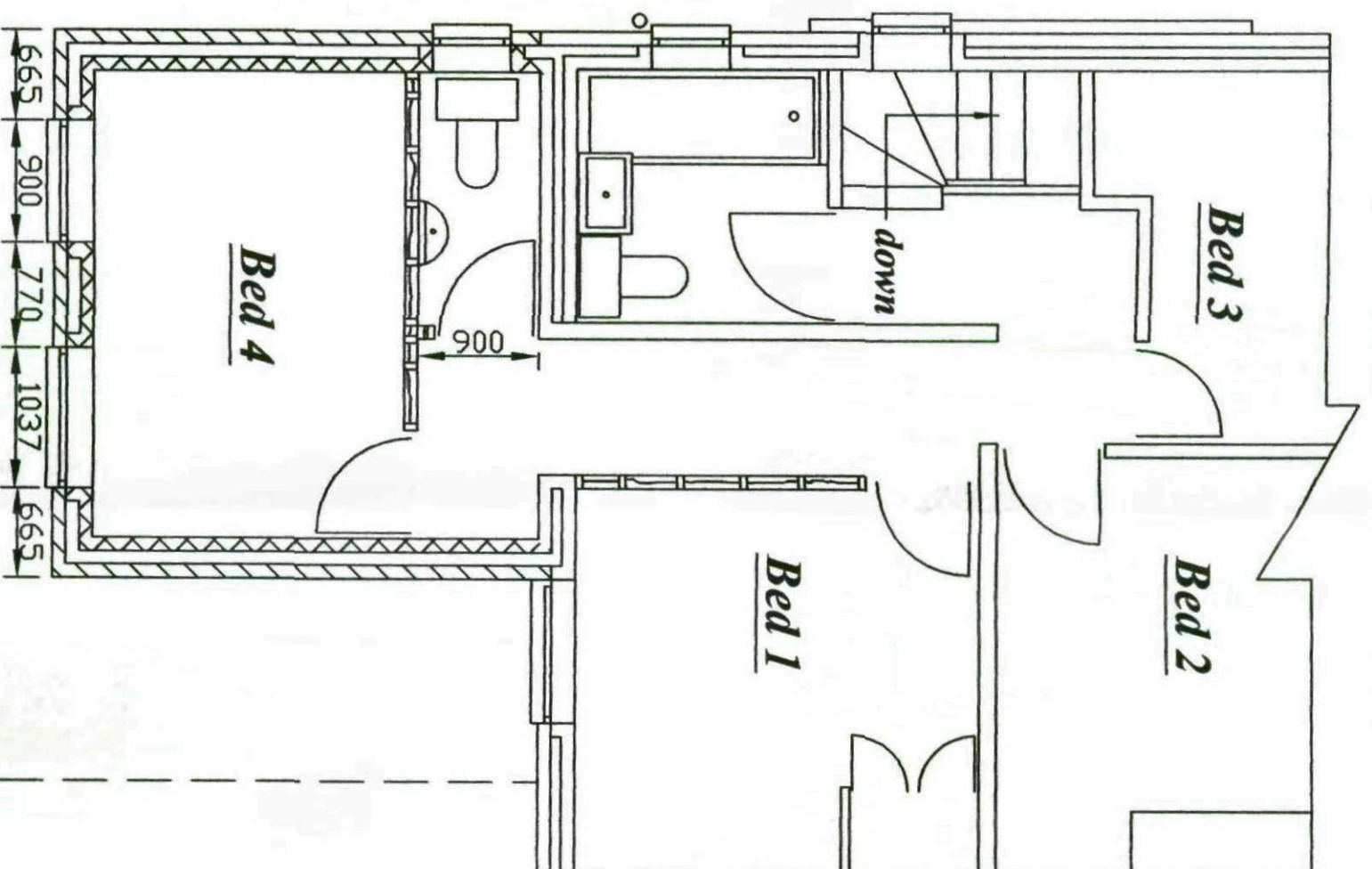
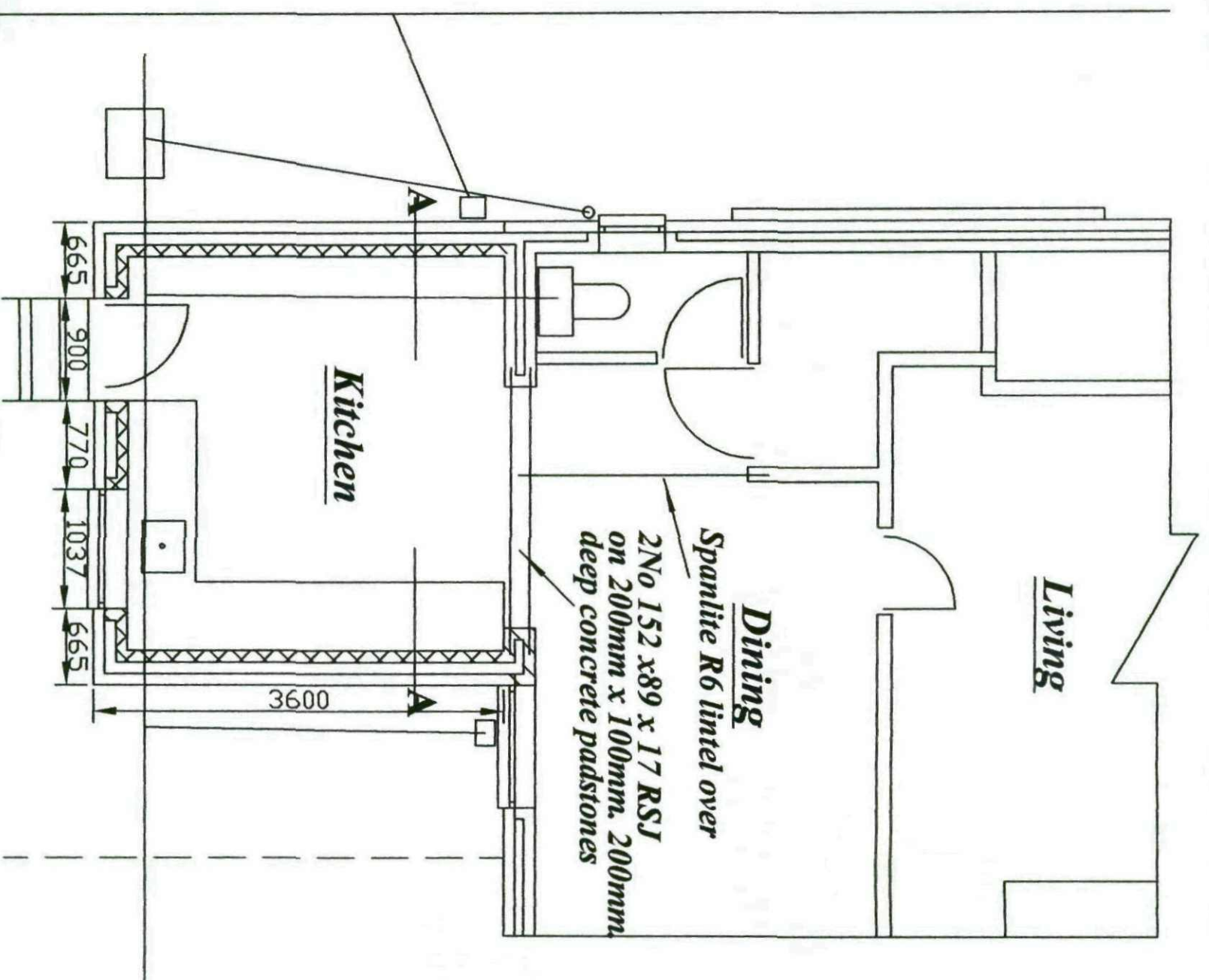
PROPOSAL

Extension To Form Kitchen
With Bedroom Over

Revisions

Date

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Higham
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S75 1PX
Tel. 01226 386190



Proposed Ground Floor Plan

Proposed First Floor Plan

Date 4 : 02 : 2011

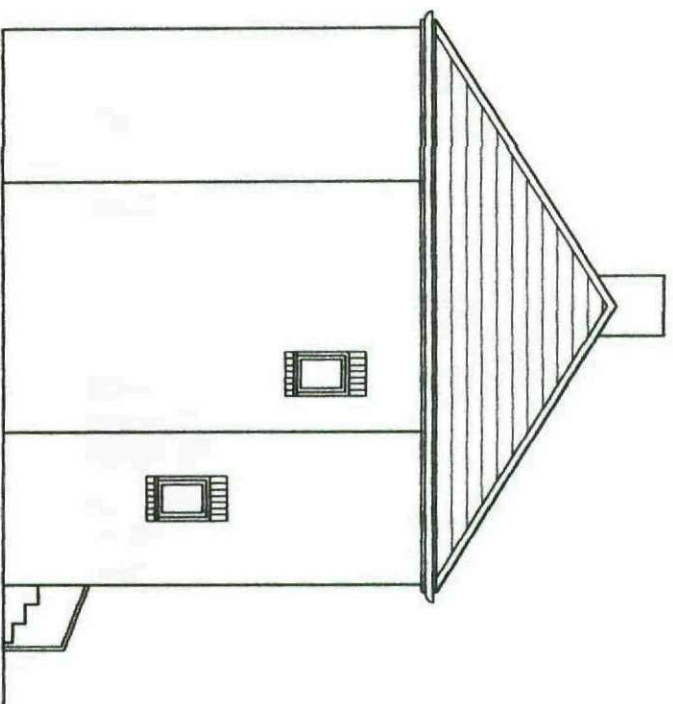
Client
Mrs. Joanne Ellis
9 Tuxford Crescent
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Barnsley S71 5QS

PROPOSAL
Extension To Form Kitchen
With Bedroom Over

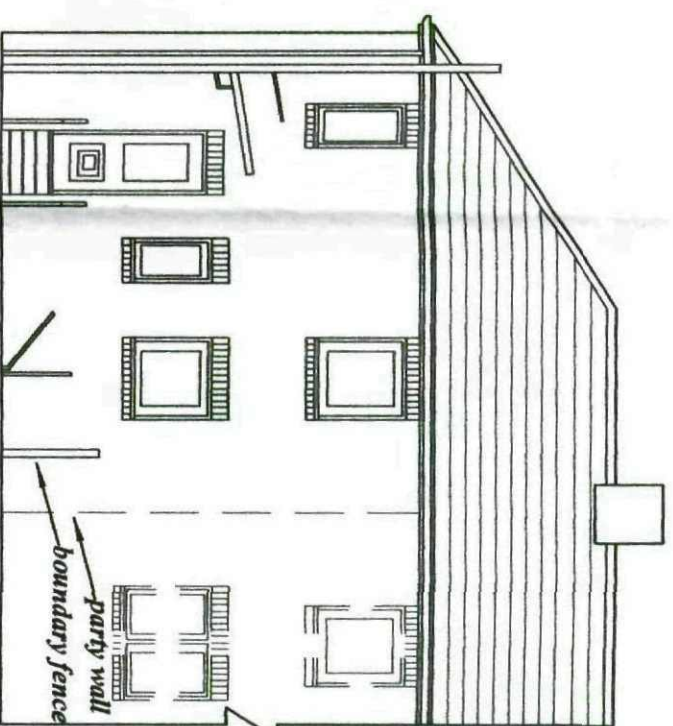
Revisions
Date

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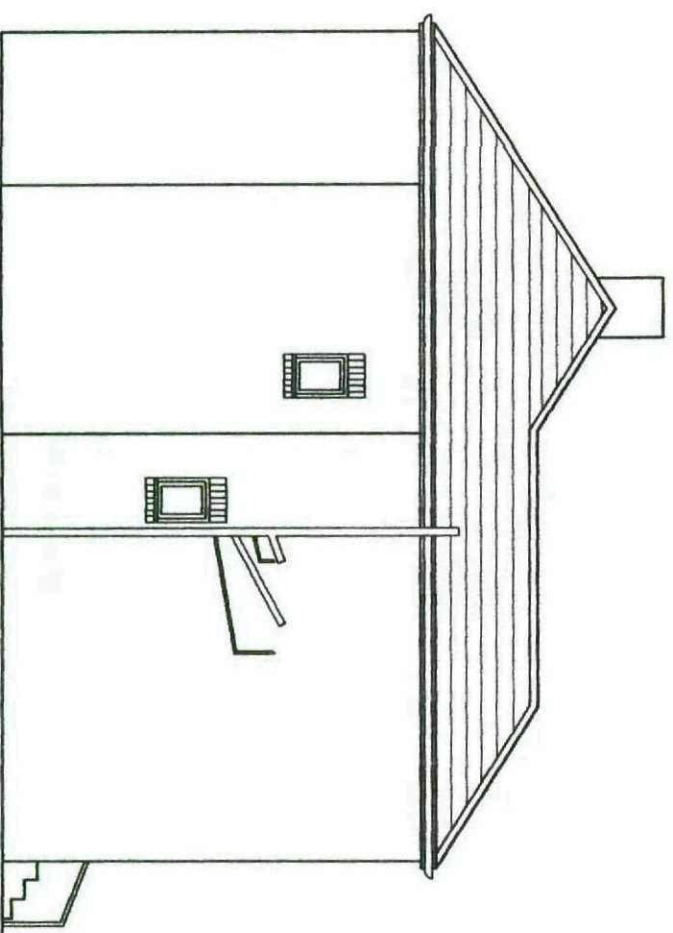
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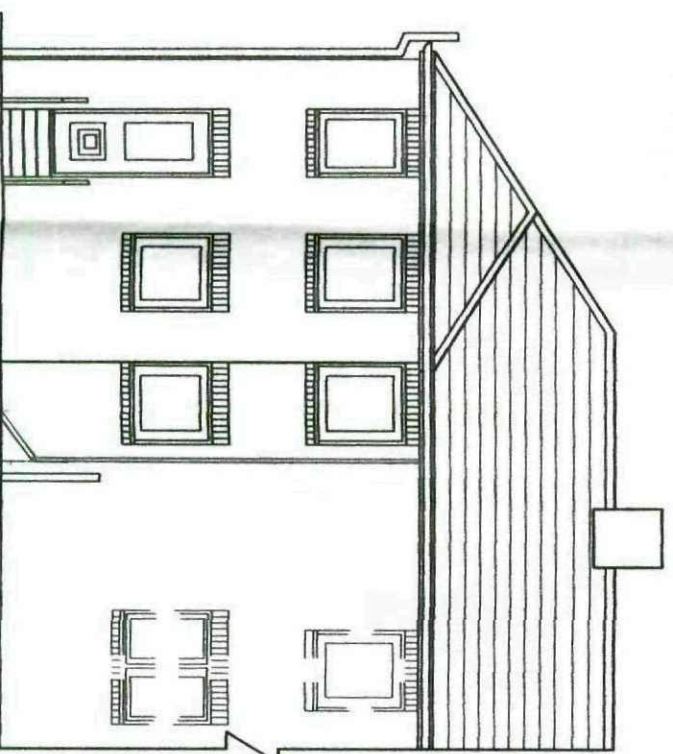
Existing Side Elevation



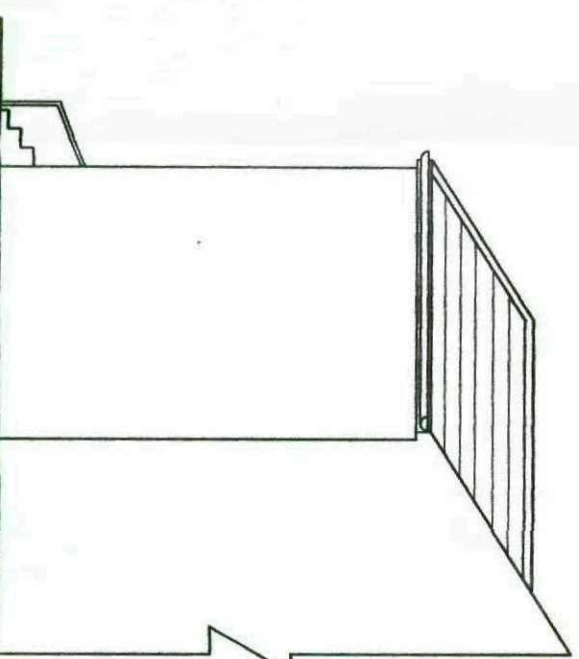
Existing Rear Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Date 4 : 02 : 2011

Client

Mrs. Joanne Ellis
9 Tuxford Crescent
Cundy Cross
Barnsley S71 5QS

PROPOSAL

Extension To Form Kitchen
With Bedroom Over

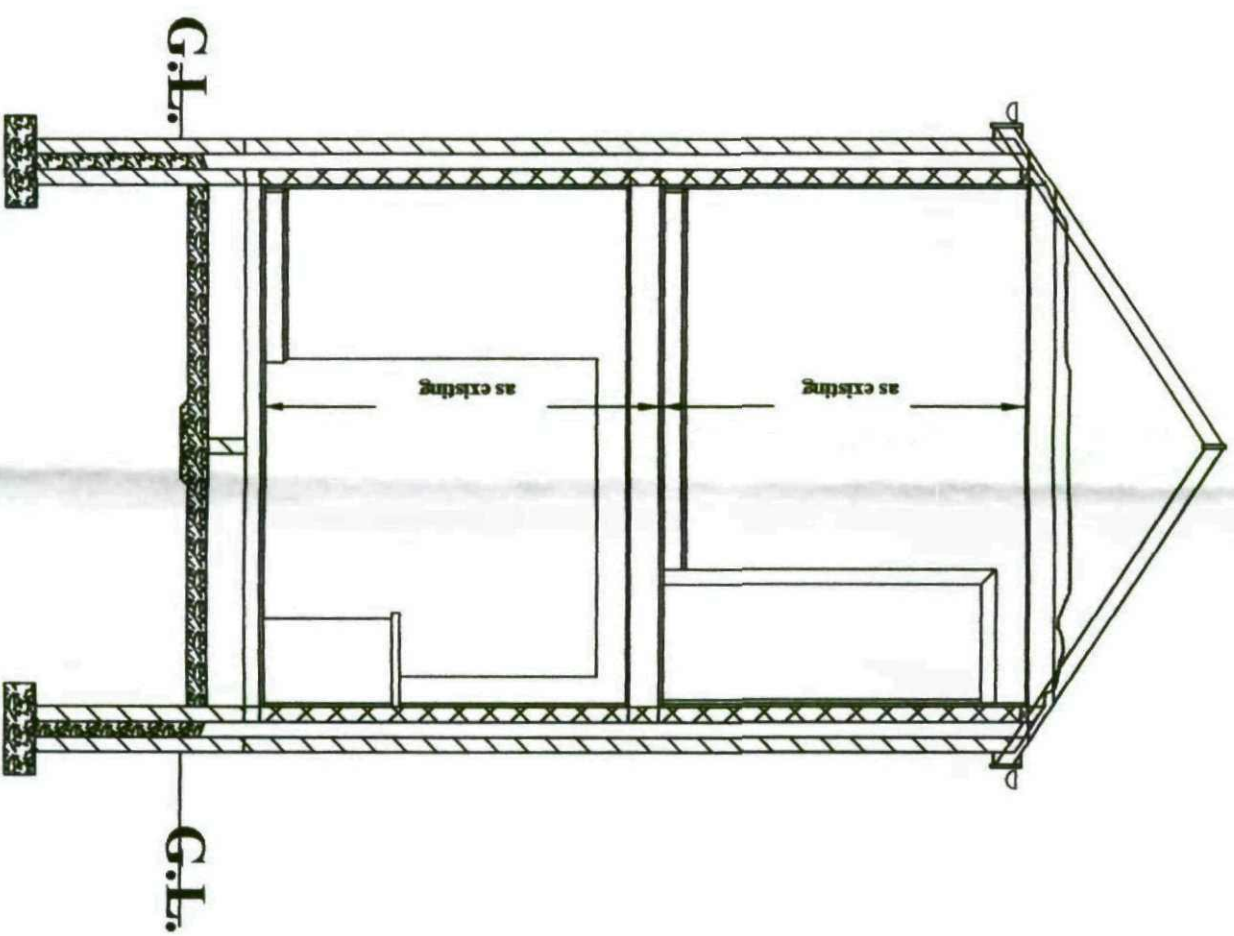
Revisions

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9 Witham Court
Barnsley
S75 1PX
Tel. 01226 386190

Scale 1 : 100



Date 4 : 02 : 2011

Client

Mrs. Joanne Ellis
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Barnsley S71 5QS

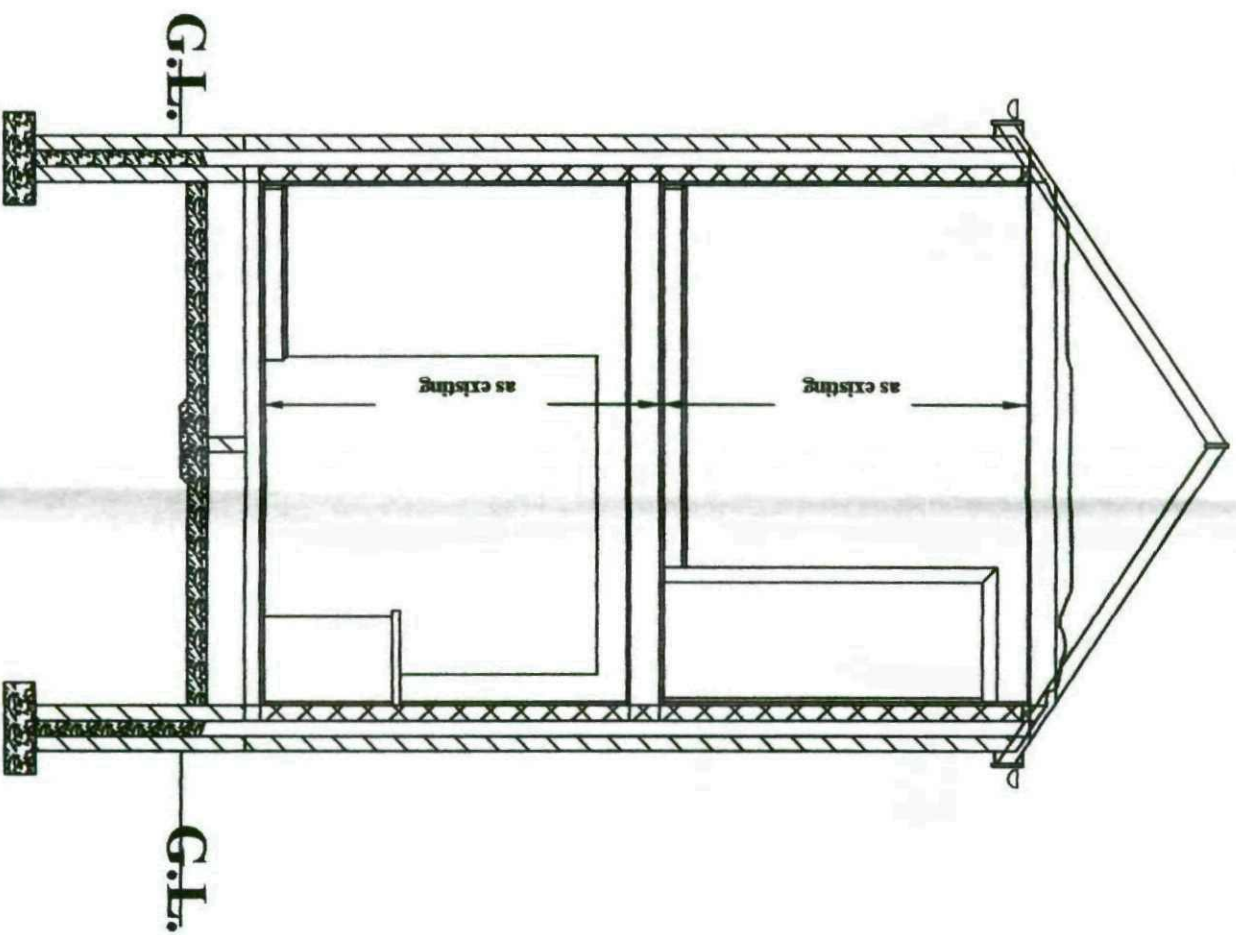
PROPOSAL

Extension To Form Kitchen
With Bedroom Over

Revisions
Date

Scale 1 : 50

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



Date 4 : 02 : 2011

Client

Mrs. Joanne Ellis
9 Tuxford Crescent
Cundy Cross
Barnsley S71 5QS

PROPOSAL

Extension To Form Kitchen
With Bedroom Over

Revisions

Date

Scale 1 : 50

M. Whyke MRCS
9 Witham Court
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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.

Brickwork

Facing bricks to match existing & to satisfaction of Local Authority, 100mm cavity, 100mm load bearing blocks, 2 coat plaster to walls, (including existing external walls covered by extension). Thermabate closers to door & window reveals. Cavity walls of extension to be filled with "Rockwool" blown insulation on completion by approved contractor (other approved construction to give same Thermal Value or better). 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 & 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 (these to be screwed to solid noggin 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

22mm. flooring grade chipboard to B.S.S. suitable for wet areas, on 100mm. x 50mm. S.C.3 grade joists at 400mm. 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. below honeycomb sleeper walls which are to be at max. 1500mm c/c)

First Floor Construction

22mm. flooring grade chipboard (suitable for wet areas in W.C.) on joists @ 450mm. c/c. with depth to match existing but min. (50mm. x 170mm.) with Dri Therm insulation 10KN per M². between joists, underdrawn with 12.5mm. plasterboard & skim. Double joists below stud walls. Solid strutting provided to joists at mid span.

Main Roof Construction

Roof tiles to be suitable for pitch with colour to match existing & to satisfaction of Local Authority, on tile battens to match existing; untearable sarking felt, 100mm. x 50mm. S.C.3 roof spars @ 450mm. c/c. 170mm. x 50mm. ceiling spars @ 450mm. c/c. 100mm. x 50mm. ties across 3 no spars where roof is not triangulated. 200mm. x 50mm. hip rafters 100mm. x 50mm. ties at corners 170mm. fibre-glass between ceiling spars & 100mm. fibre-glass laid at 90 degrees to first layer (total 270mm.). Roof to be vented at eaves by Glidevale or similar 25mm. approved ventilation strip. Code 5 lead flashing to valley on lay boards onto existing roof. P.V.C. spacers between spars to ensure ventilation is not obstructed. Fascias & soffits to match existing.

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. 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 W.C. (having a capacity of 6 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. be ducted to external air.

Drainage

Rainwater to be taken via 100mm. gutters to match existing surface water system 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. 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 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 back up & sited on first floor landing & ground entrance hall.

General

Stud walls to be 100mm. x 50mm. timbers with Dri Therm insulation 10KN per M². between studs & having 12.5mm plaster board & skim both sides. 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 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. External steps to have a max. rise of 150mm & min. tread of 250mm. 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.

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Date 4:02:2011

Client

Mrs. Joanne Ellis
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Cundy Cross
Barnsley S71 5QS

PROPOSAL

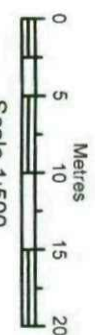
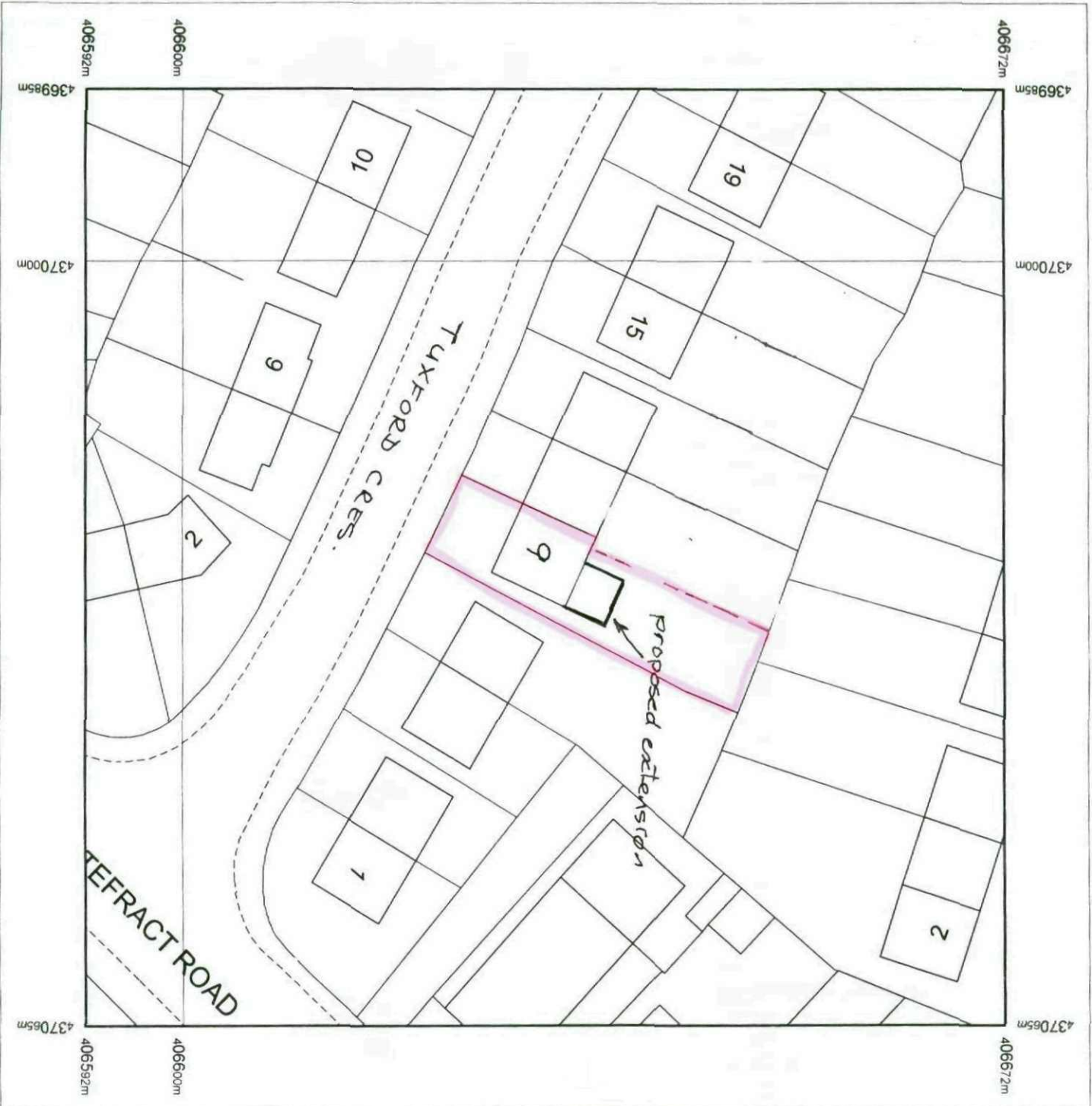
Extension To Form Kitchen
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Higham
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S75 1PX
Tel. 01226 386190



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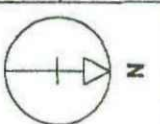
BARNSELEY

S71 5QS



TITLE NUMBER
SYK485623

SOUTH YORKSHIRE : BARNSELEY



ORDNANCE SURVEY MAP REFERENCE:

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SCALE 1:1250

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Issued on 29 June 2004.

This title is dealt with by the Nottingham (East) District Land Registry.

