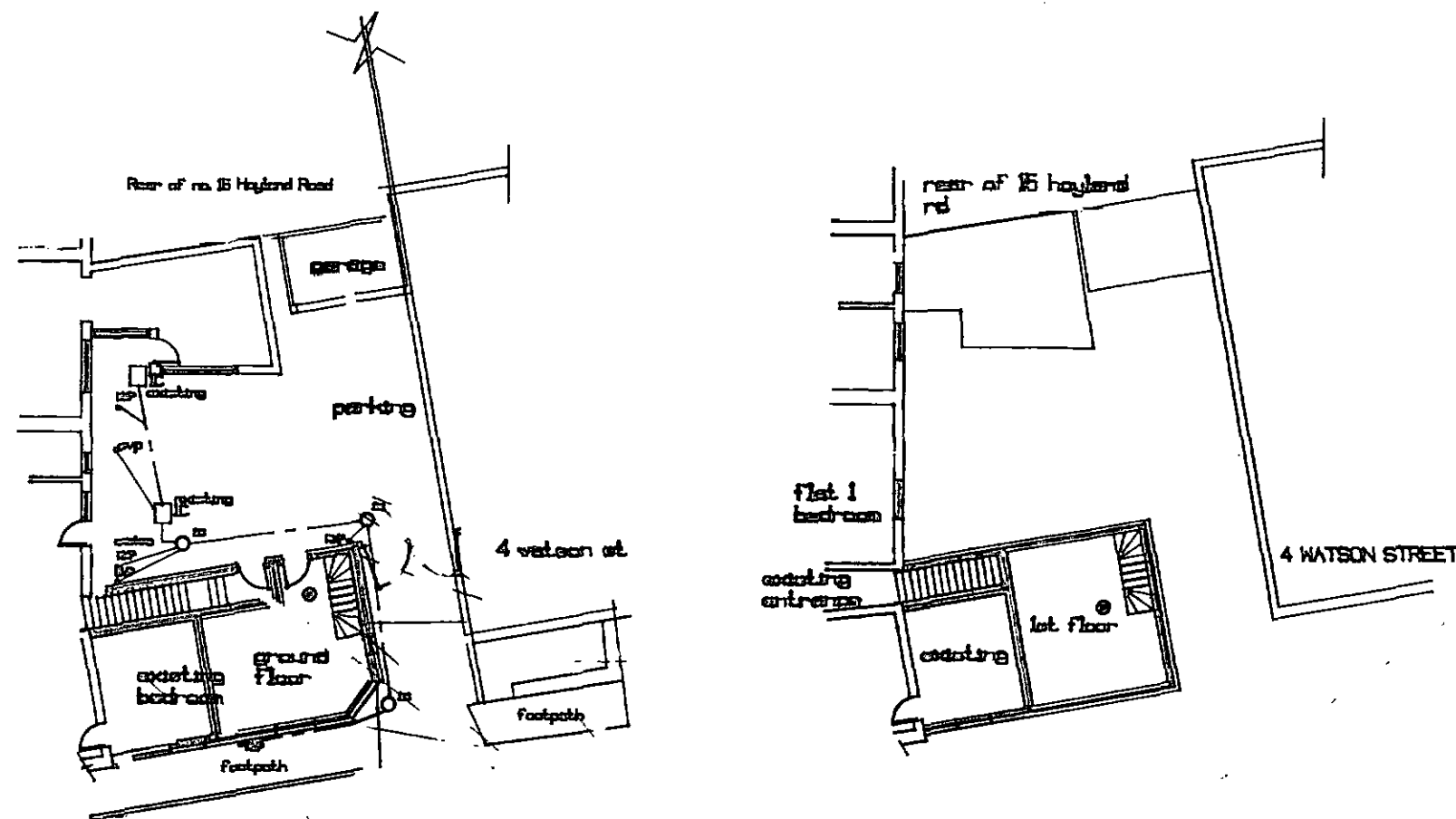
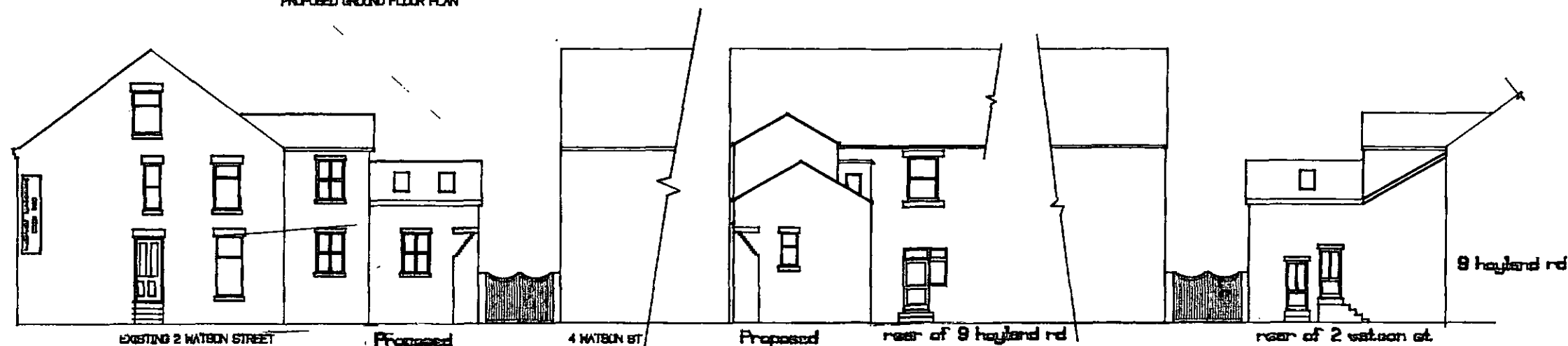




PROPOSED GROUND FLOOR PLAN



BRICK/STONE WORK

Front elevations to be natural stone to match existing (stone from demolished Hayland Common School) rear elevations to be 173mm multi-leaf smooth to near match existing Lay 150mm continuous dpc for stone work otherwise 100mm provide air bricks at 18m c/c's with dpc tray over, e/s wall ties at 450 c/c's vertical & 750mm horizontally staggered

ROOF CONSTRUCTION

Purpose made trusses designed by manufacturer

Eternit man made roof slate
Guttering by polypipe black
Dry ridge system by Merley
Roof lights by Velux
Roof light to stair well by velux

EXTERNAL WINDOWS AND DOORS

Upvc oak finish windows and doors to meet building regulations means of escape
Stone sills and lintels

DRAINAGE

Foul water to existing
surface water to existing

Rear parking access to have min 3200 clearance
Front/side elevation to be set back 45deg 1000mm
existing dividing wall to 4 Watson Street to be lowered to max height of 1000mm for pedestrian intervisibility corbel stone up to meet roof & stone header

Extension height to line through to existing head stone of the ground floor window of 2 Watson Street

Stairs to existing flat to have min 2200mm headroom from string

NOTES

Smoke heating alarms
Mains operated smoke alarms to BS 5446 all alarms to be linked and are to be wired from the main distribution board on a separate circuit.
Alarms to be installed in accordance with part B1 of the building regulations.
Alarms to have battery backup

Heating to be electric convactor radiators

Rain water pipes

Rain water to existing, damaged clay gullys to be replaced with new pvc type

Thermal insulation
party wall to have full cavity fill 100mm drytherm insulation / acoustic roll

Fire separation 100mm full cavity fill
A1 non-combustible wool to party wall and full fill 100mm drytherm cavity slabs to external walls and at cavity junctions

FOUNDATIONS

Excavation and foundations to the satisfaction of building control inspection

CLIENT

Mr & Mrs S King
9 Hayland Road
Hayland Common
Barnsley S74 0LT

SITE

Land Adjacent 2 Watson St
Hayland Common
Barnsley

SCALE 1:100

NOTES

AMENDMENT TO RAISE APEX

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PROPOSED EXTENSION TO LAND AJACENT TO 2 WATSON STREET & REAR OF 9 HOYLAND ROAD TO CREATE STORE ROOM FOR HERBAL DELIGHTS