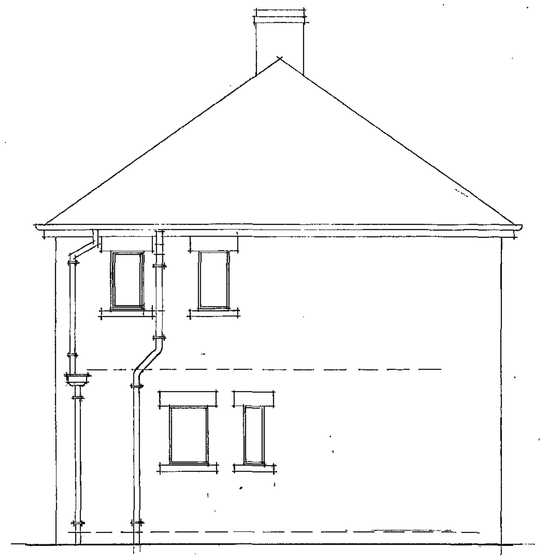
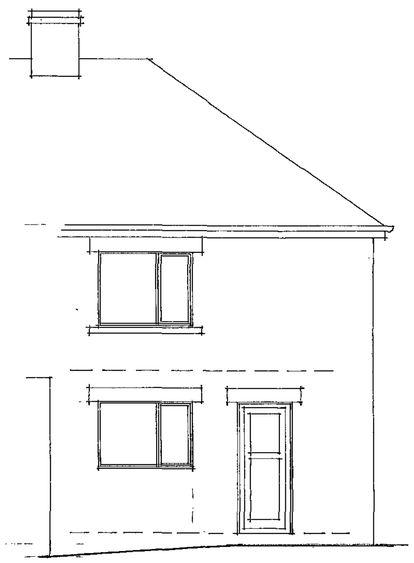
All dimensions must be checked on site and not scaled from this drawing



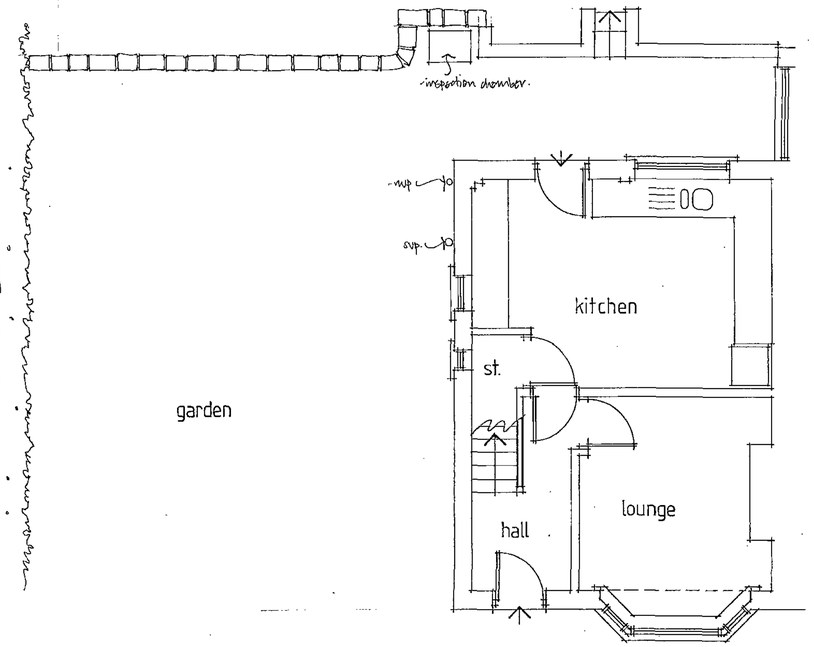
front elevation



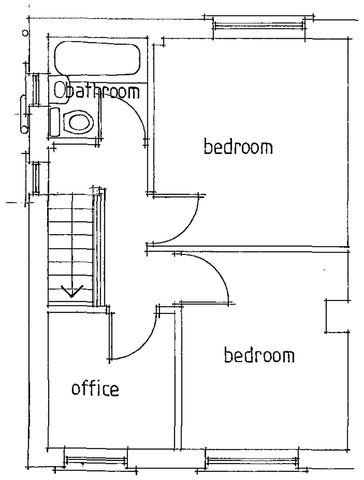
side elevation



rear elevation



ground floor



first floor

A		
	Date	Revisions

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A P DOUGHTY
DESIGN CONSULTANT

Barnsley Metropolitan Bor...
04 NOV 2008
Corporate ... Team

127 SYCAMORE HOUSE ROAD - SHEFFIELD - S6 0UD
TELEPHONE 0114 2450074

Client
D. ETHERTON & L. FARMER

Project
281 WAKEFIELD ROAD
SMITHIES
BARNSLEY
S71 3TX

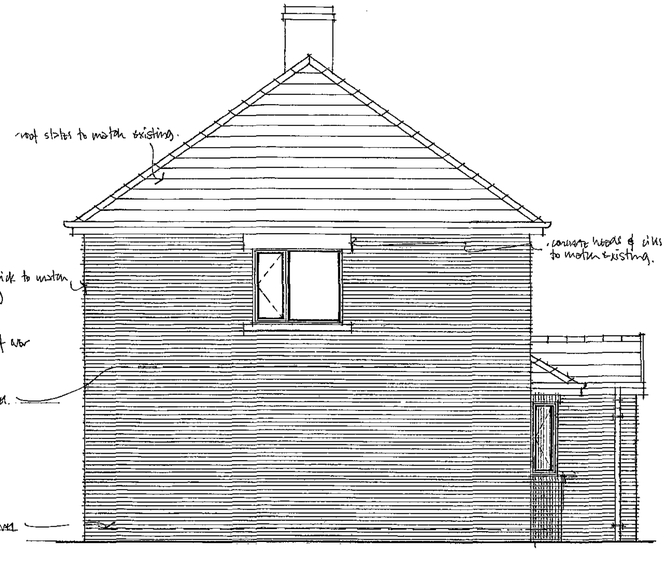
Title
EXISTING LAYOUTS &
EXTERNAL ELEVATIONS

Scale 1:50	
Drawn by APD	Date OCT. 2008
Drawing No. DE/LF/WR/01	Revision



side elevation

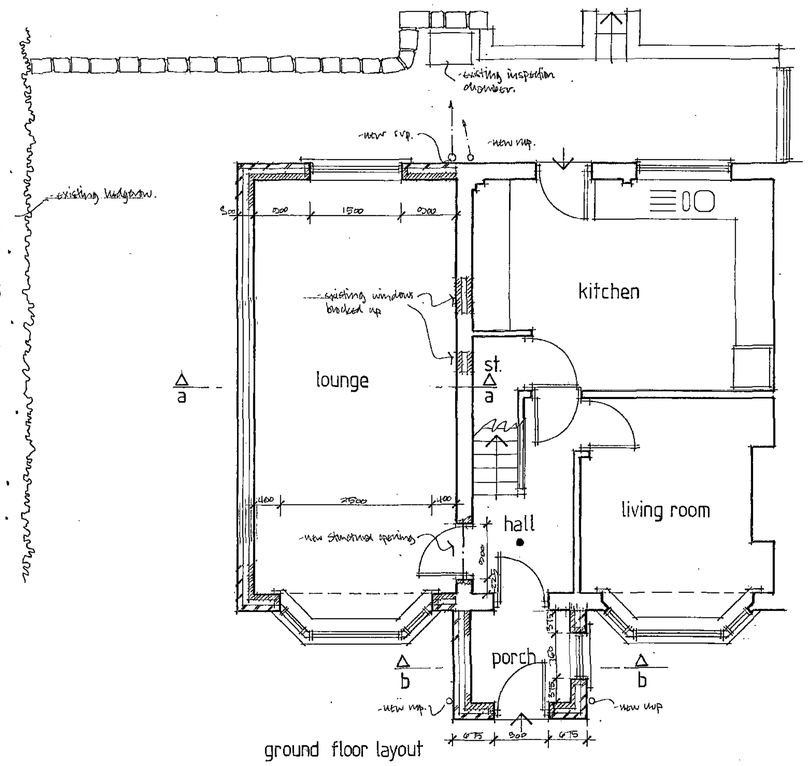
front elevation



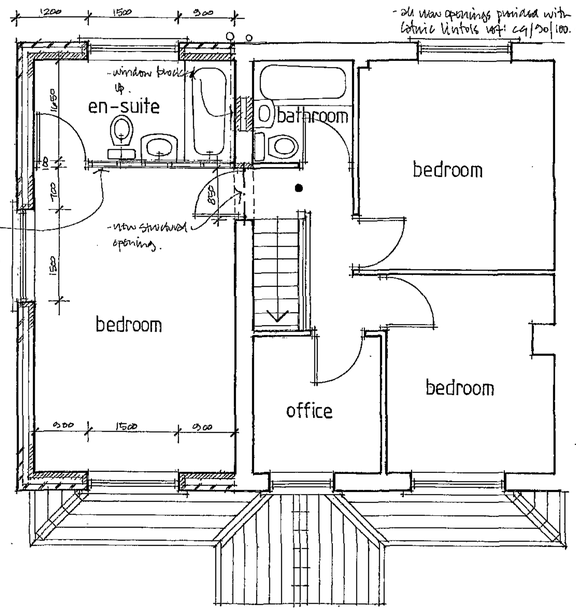
side elevation



rear elevation



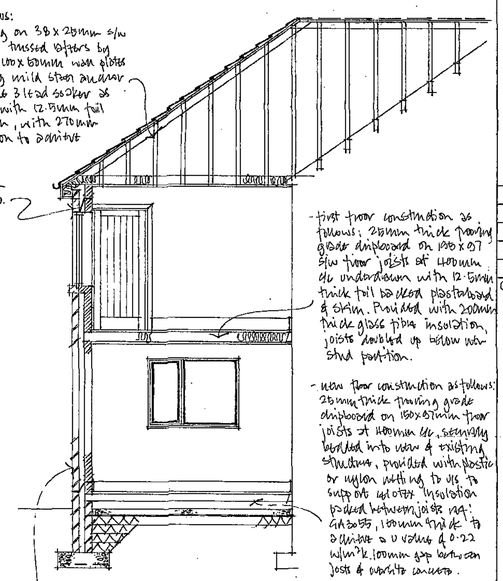
ground floor layout



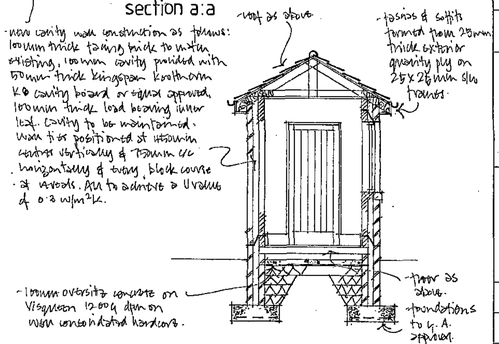
- new internal walls constructed from 75 x 50mm s/w frames at 400mm staggered centres & faced both sides in 12.5mm fyrl bd plaster board & skim, with Rockwool RW 75 sound insulation. All constructed to comply with approved document E.

first floor layout

- new roof construction as follows: roof slates to match existing on 38 x 25mm s/w battens on roofing felt on s/w trussed rafters by specialist at 400mm c/c on 100 x 50mm wall plates securely strapped down using mild steel anchor straps, as provided with bdk 316 or 502 per as necessary, all underdrawn with 12.5mm fyrl board plasterboard & skim, with 270mm thick glass fibre insulation to achieve a U value of 0.16 w/m²k.
- all new openings provided with fabric lintels ref: cg/30/100.



section a:a



section b:b

All dimensions must be checked on site and not scaled from this drawing

- Timbers to be sealed where built into masonry to maintain air tightness.
- Lateral restraints provided at first floor level.
- Mid span strutting provided to first floor construction.
- Any existing underfloor ventilation to be maintained.
- Air bricks are not to affect the integrity of the radon barrier.
- Local Authority Building Surveyor to confirm discharge of rainwater.
- Energy efficient lighting to be provided in new extension.
- Thermostatic controls to be fitted to all new radiators.
- The surface spread of flames to walls & ceilings should achieve the following: Class 0 - circulation space & exit routes. Class 1 - all other areas.
- Where ducts pass through structure they are to be pointed & sealed to prevent vermin entrance.
- All electrical installations must conform to the current Institute of Electrical Engineers Regulations revised 16th edition & Building Regulations requirements. All works to be carried out by a Part P qualified electrician.
- All lintols to have a minimum end bearing of 150mm.
- All cavity's to be fully filled up to all levels to local Authority approval, all to have U values of 1.2 w/m²k.
- All new windows & doors to be double glazed & provided with trickle vents to provide adequate background ventilation.
- Wall steel anchor ties to be provided at wall points. 2No at barge board level & 2No at ceiling level.
- Roof construction provided with roof bracing to local Authority approval, 2No horizontal runners to c/s of rafters at each wall point. All to BS 5268.
- Wall plates to be tied down at 1200mm c/c with mild steel anchor straps of 1000mm length.
- Eaves & ridge ventilation provided by using proprietary statement system to provide 10,000 mm² per metre free vent area.
- Mechanical ventilation provided to en-suite at 15 litres per second with a 15 minute run on capacity.
- Mild steel anchor ties provided at first floor level where joists run parallel to walls.
- ● - Mains linked smoke detection in accordance with Approved Document B & BS 5839 Part 6.

A		
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A P DOUGHTY
DESIGN CONSULTANT

127 SYCAMORE HOUSE ROAD - SHEFFIELD - S5 0UD
TELEPHONE 0114 2450074

Barnsley Metropolitan ...
0 4 NOV 2008
Comments ...

Client
D. ETHERTON & L. FARMER

Project
281 WAKEFIELD ROAD
SMITHIES
BARNSLEY
S71 3TX

Title
PROPOSED LAYOUTS & EXTERNAL ELEVATIONS

Scale 1:50	
Drawn by APD	Date OCT 2008
Drawing No. DE/LF/WR/02	Revision