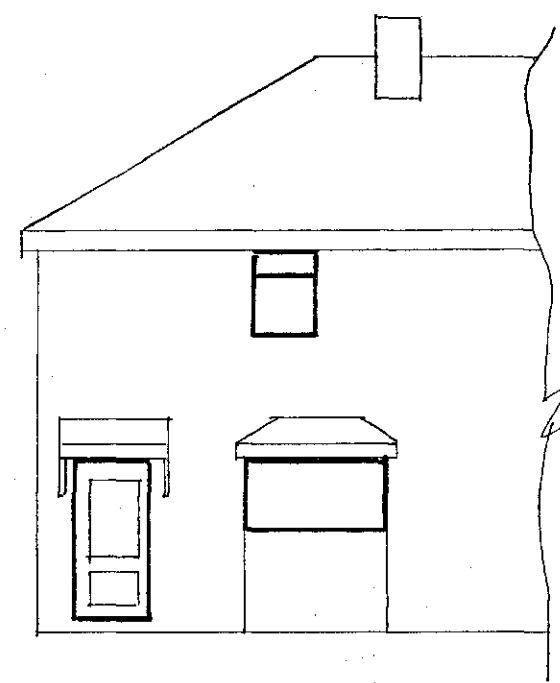
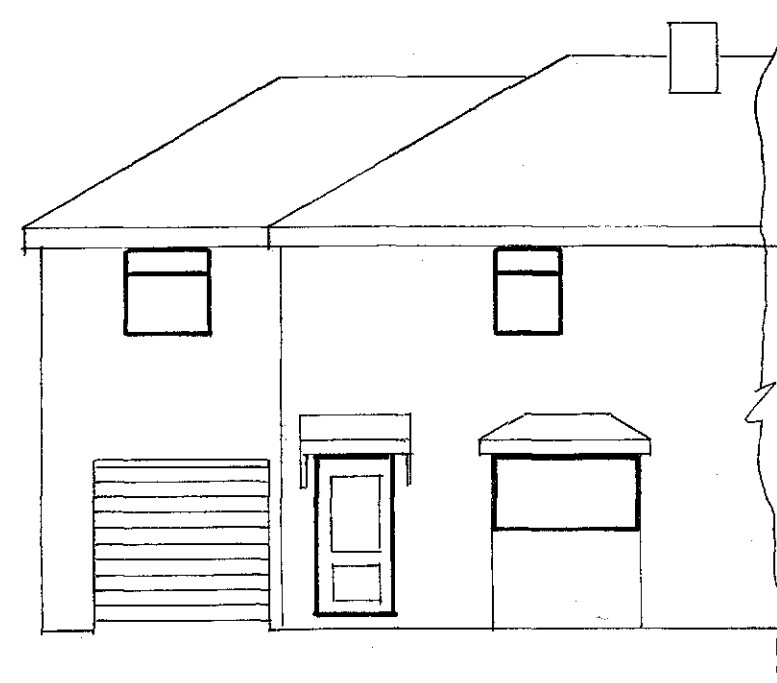
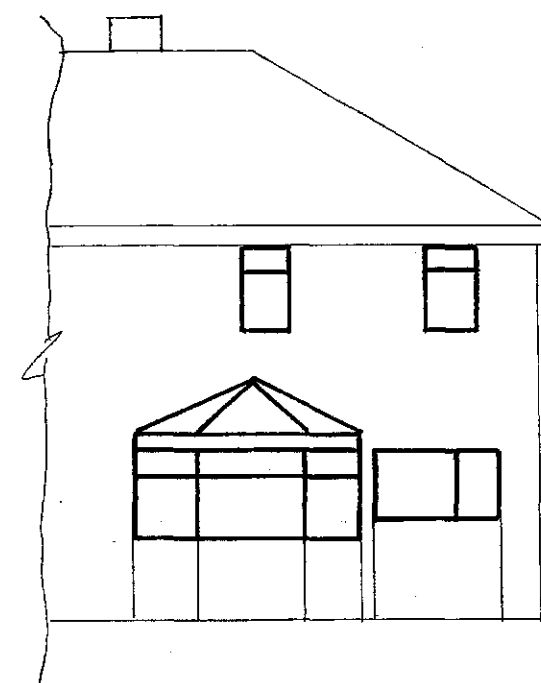




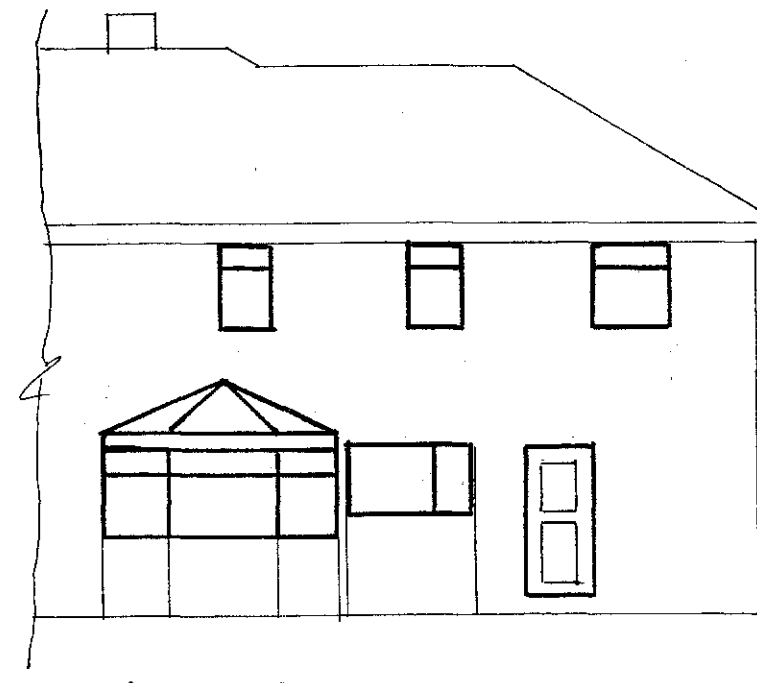
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

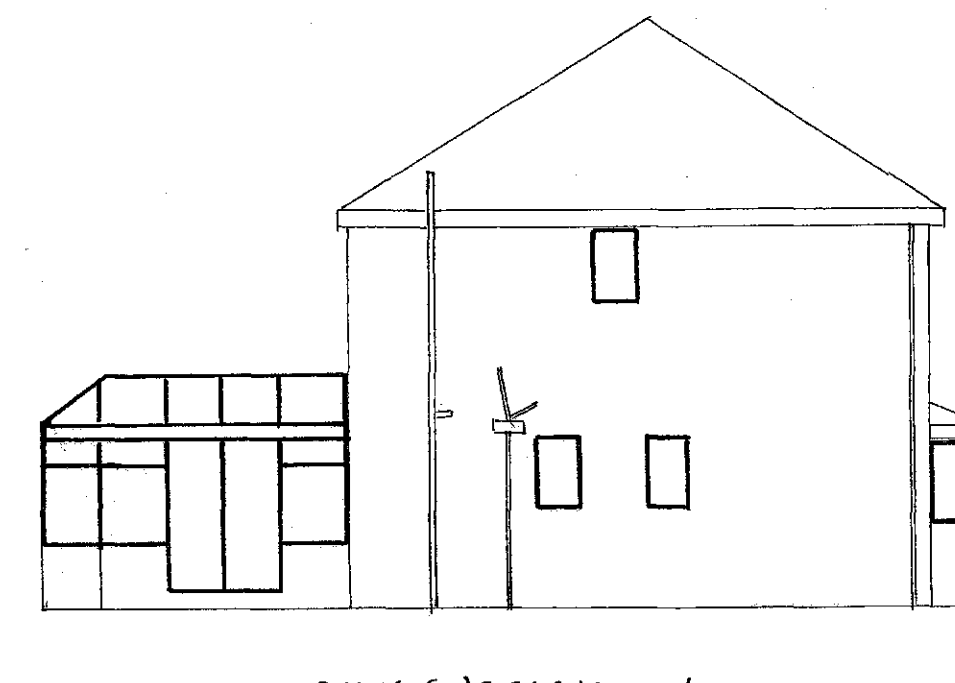


EXISTING REAR ELEVATION

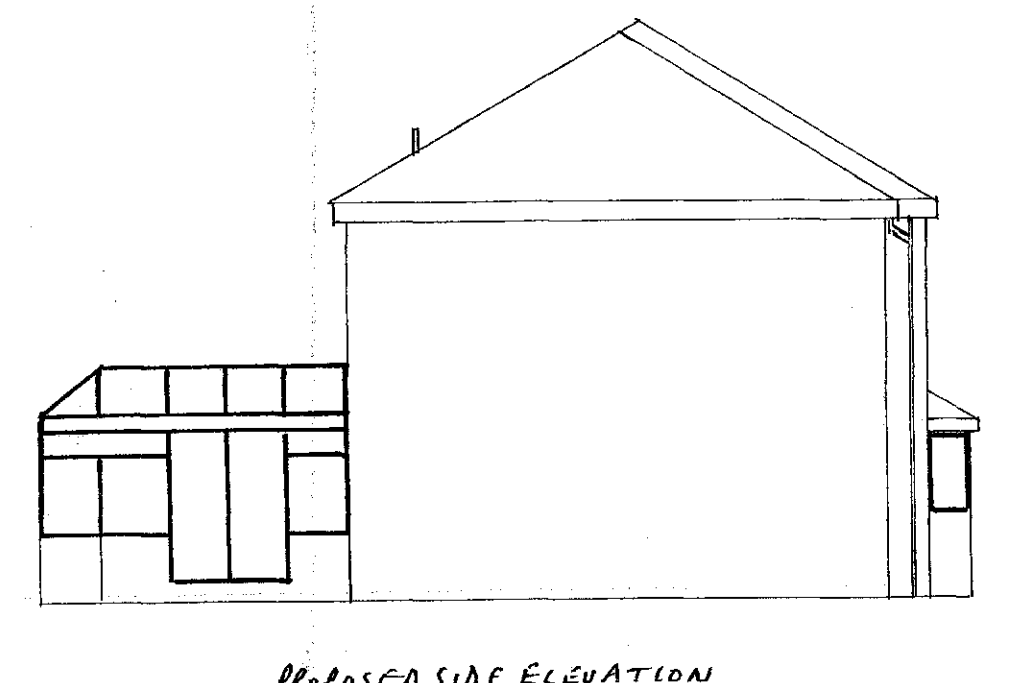


PROPOSED REAR ELEVATION

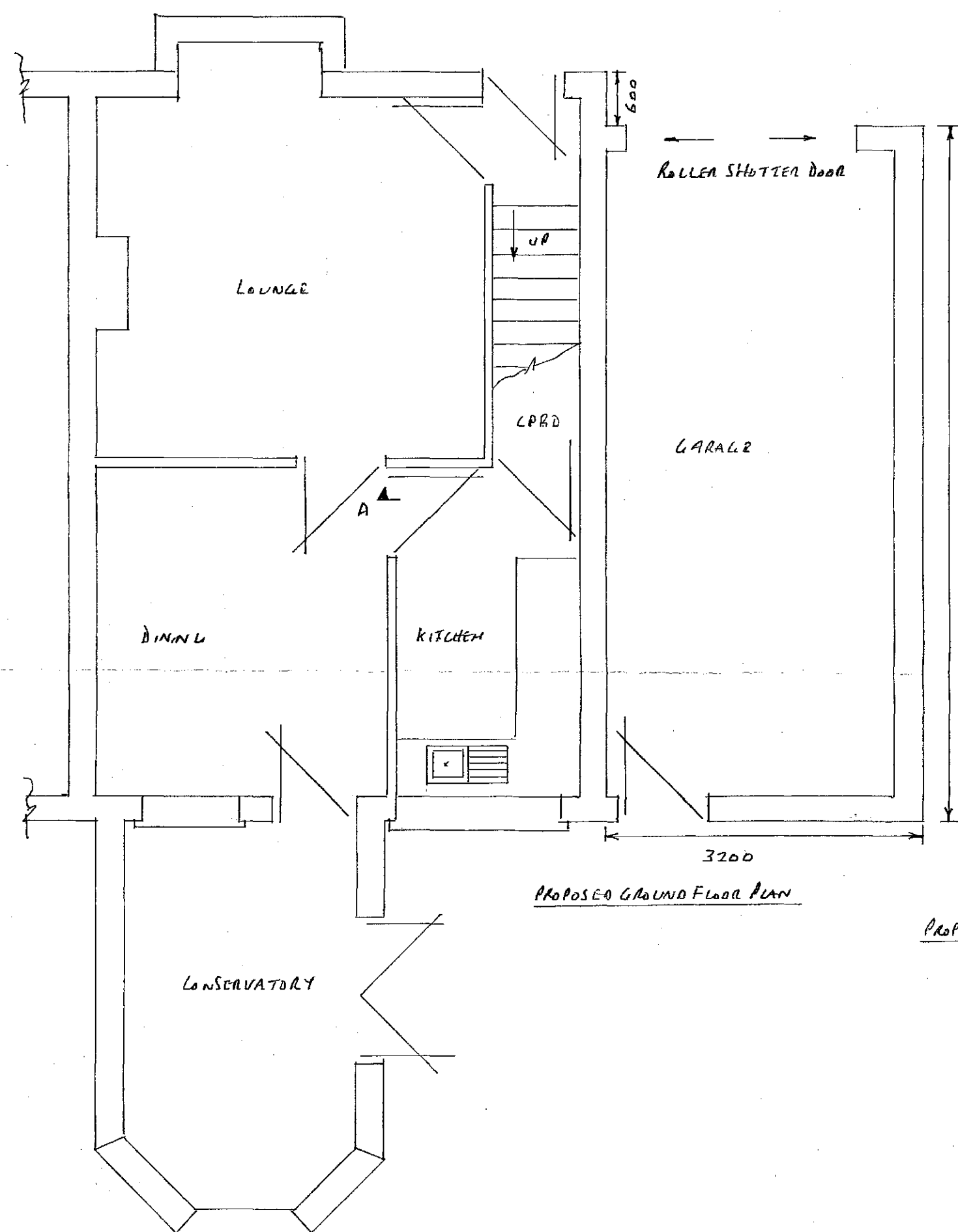
ELEVATIONS SCALE 1:100



EXISTING SIDE ELEVATION

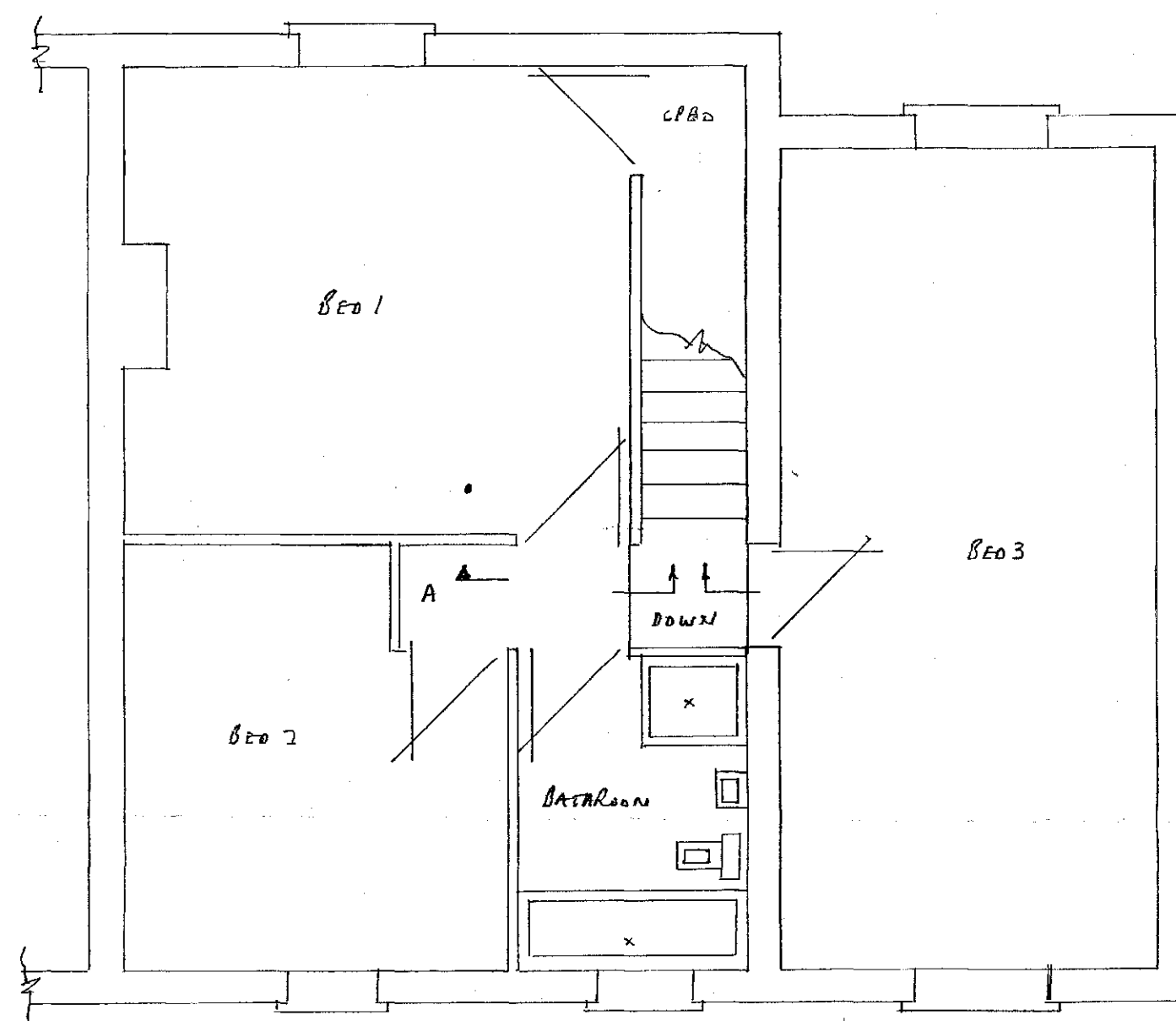


PROPOSED SIDE ELEVATION



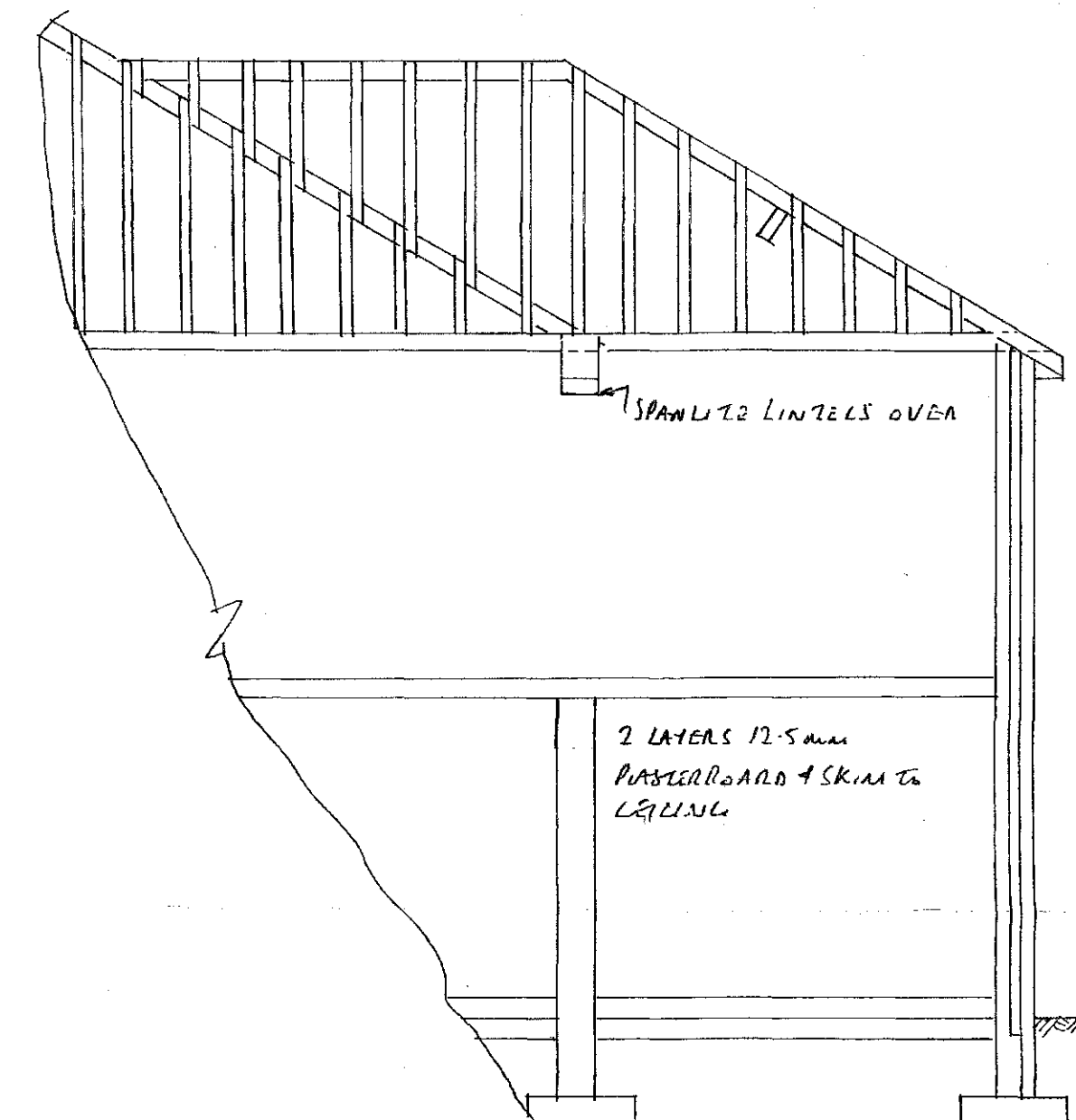
PROPOSED GROUND FLOOR PLAN

PROPOSED PLANS SCALE 1:50

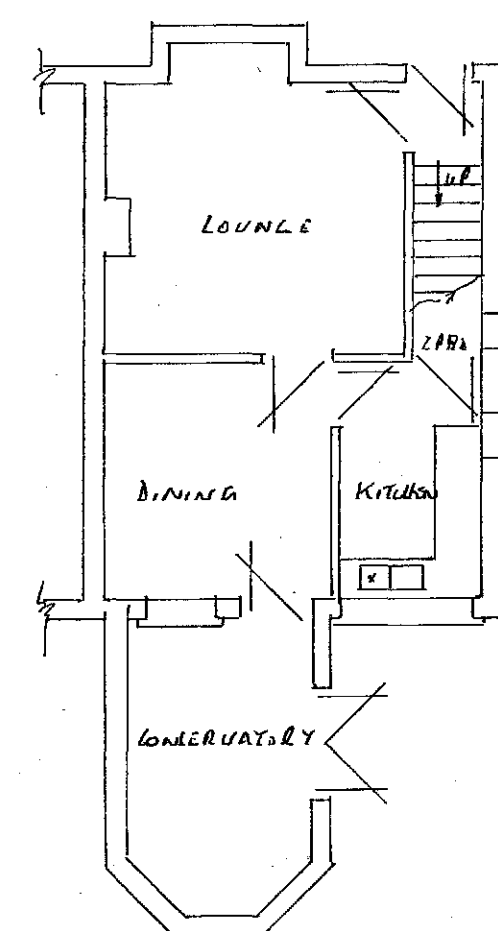


PROPOSED FIRST FLOOR PLAN

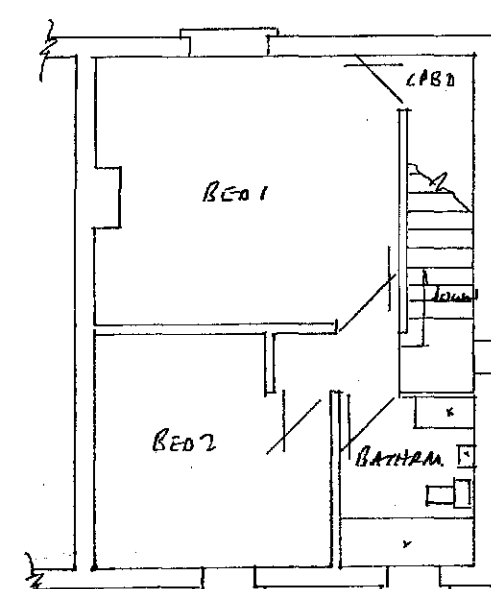
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SECTION THRU A-A SCALE 1:50

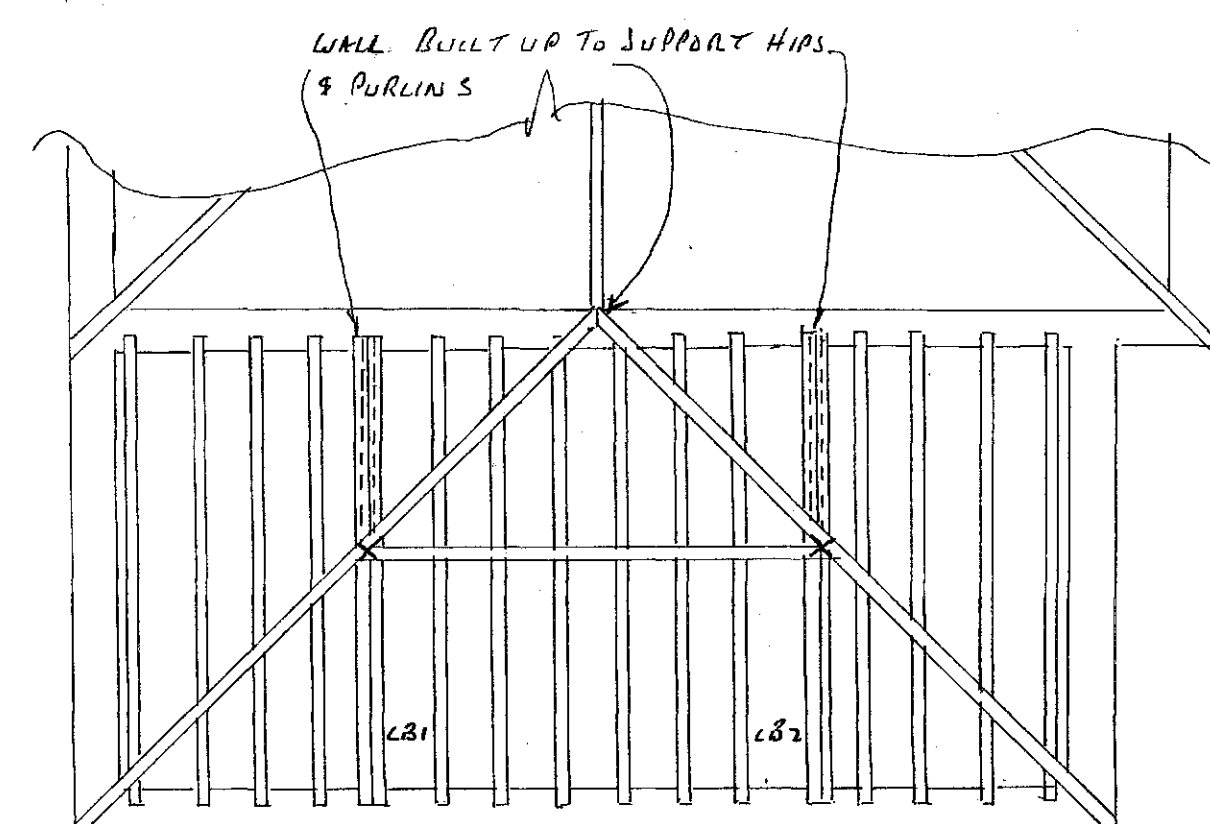


EXISTING FIRST FLOOR PLAN



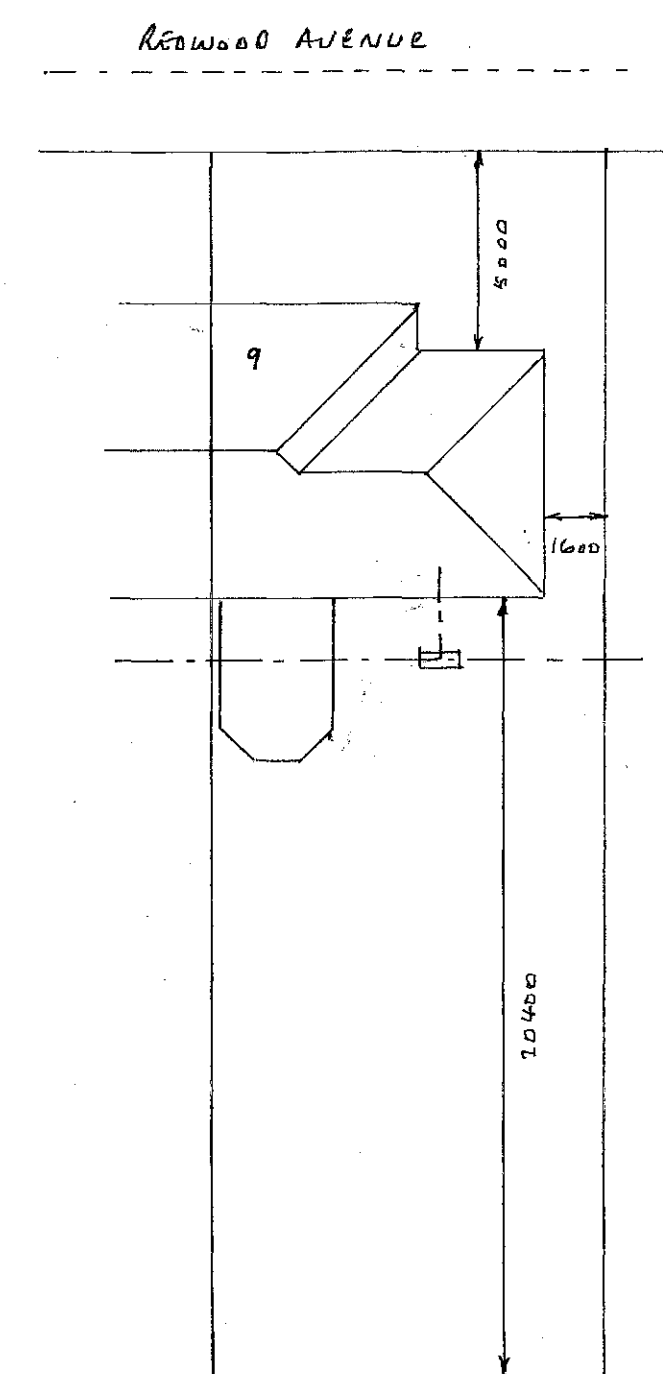
EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



ROOF & CEILING PLAN SCALE 1:50

- LB1 & LB2 ARE 225x50mm CEILING BEAMS BOLTED TOGETHER AT 525mm CENTRES MID DEPTH WITH 8mm DIA BOLTS
- INDICATES 2 No 100x50mm POSTS BOLTED TOGETHER WITH 8mm DIA BOLTS AT 500mm CENTRES TO SUPPORT HIPS & 225x50mm PURLINS



SITE PLAN SCALE 1:200

#### FOUNDATIONS

- 600x150mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

#### WALLS

- BRICKWORK TO MATCH EXISTING • 100mm LWT. CONC. BLOCKS • 100mm CAVITY FILLED WITH DRITHERM INSULATION BATTS • HORIZONTAL DPL 150mm ABOVE LL • 150mm DPL TO REVEALS • REVEALS TO BE INSULATED • STAINLESS STEEL TIEWIRES PECEDED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • EXTERNAL REVEALS TO BE 605mm MIN • CL 90 100 LINTELS OVER ALL EXTERNAL OPENINGS WITH DPL APRON OVER & WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • NEW WALLS TIED TO EXISTING WALLS WITH TOOTHINGS & SCREW IN TIES OR SIMILAR EVERY 225mm & ENSURING A CONTINUOUS CAVITY

#### GROUND FLOOR

- 150mm HARDWARE • 25mm SAND BLINDING • 1200 GAUGE VIS QUEEN TOLKED INTO HORIZONTAL DPL • 70mm KINGSPAN KOOL THERM K3 INSULATION • 125mm CONCRETE

#### GARAGE FLOOR

- 150mm HARDWARE • 25mm SAND BLINDING 1200 GAUGE VIS QUEEN • 150mm CONCRETE WITH A FALL TO FRONT

#### ROOF

- 100x50mm WALL PATES • 100x50mm DRAGON TIES • 150x50mm CEILING JOISTS AT 400mm CENTRES • 170x75mm RAUGE BOARD • 225x50mm HIP BOARDS • 225x50mm PURLINS • 100x50mm RAFTERS AT 400mm CENTRES • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STRAPS EVERY METRE TO HORIZONTAL WITH NOGLINS TO SUPPORT
- 200x75mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 75mm GNT. FLY PROOF MESH • ROOF VALLEY GUTTERS TO BE 600x50mm LEAD ON 15mm LUMWOOD & TAKEN A MIN OF 200mm UNDER TILES • REINFORCED BITUMEN ROOFING FELT • 38x25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 100mm EAVES VENTS • 150mm VENTILATION BETWEEN JOISTS & 150mm LATH OVER AT 90°

#### FIRST FLOOR

- 150x50mm FLOOR JOISTS AT 400mm CENTRES • 100mm FIBREGLASS BETWEEN
- 1m LATERAL RESTRAINT STRAPS SECURED TO JOISTS AT 1.5m CENTRES WITH NOGLINS TO SUPPORT • 18mm T4C BOARDING

#### DRAINS

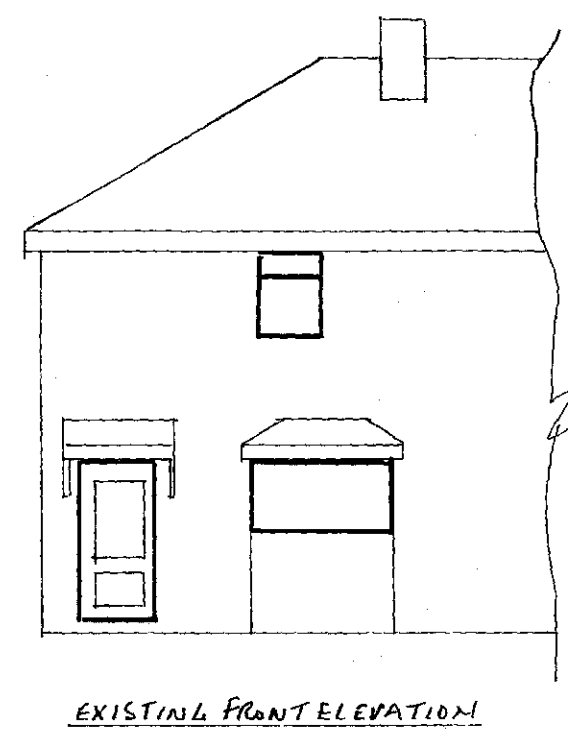
- 100mm RWT & 65mm RWP TO MATCH & CONNECT TO EXISTING RWT & RWP.
- EXISTING IL IN GARAGE TO HAVE DOUBLE SEAL SCREW DOWN COVER • DRAIN CONC. THROUGH WALL TO BE ABOVE FOUNDATION BUILT OVER WITH SPANLITE LINTELS SUPPORTING WITH 50mm GAP AROUND

#### GENERAL

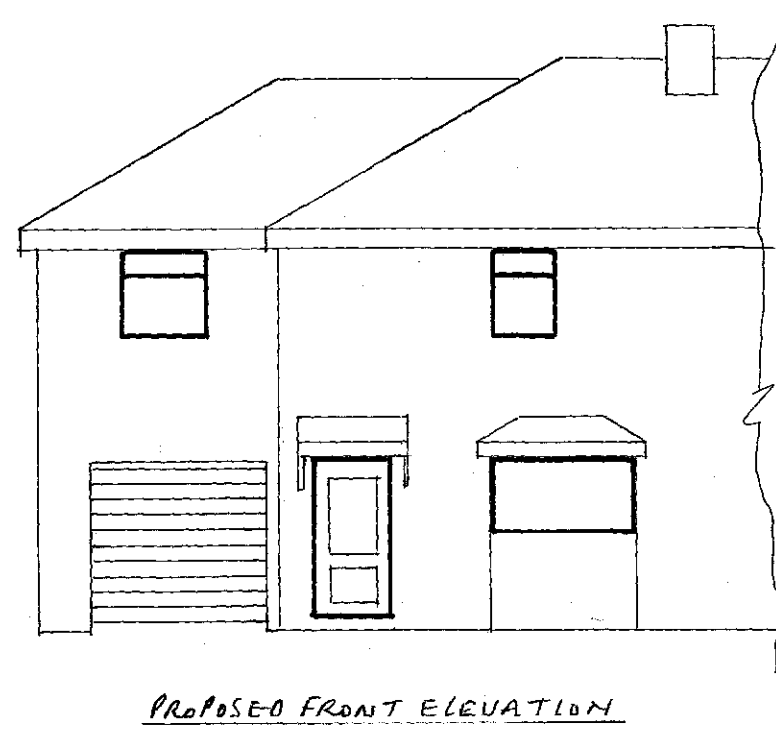
- NEW WINDOWS & DOORS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm<sup>2</sup> TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 WINDOW TO HAVE 5% OPENING LIGHTS OF FLOOR AREA • BEDROOM WINDOW TO HAVE CLEAR OPENING 450x750 HIGH & ALL LEVELS TO BE 800-1100 ABOVE FLOOR LEVEL • SILL TO BE EXTENDED TO BE 900mm ABOVE ANY OPENING WITHIN 3m
- GARAGE DOOR TO HAVE TOUGHENED GLASS • PROVIDE SMOKE ALARMS WITH BATTERY BACK UP & INTERLINKED TO A SEPARATE CIRCUIT TO CIRCULATION AREAS ON EVERY FLOOR • ALL ELECTRICAL WORK TO COMPLY TO PART P ELECTRICAL SAFETY & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERT. IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK • HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRV'S RRD FOR EXTENSION OF THE HEATING SYSTEM

PROPOSED DOUBLE STREET SIDE EXTENSION AT:-

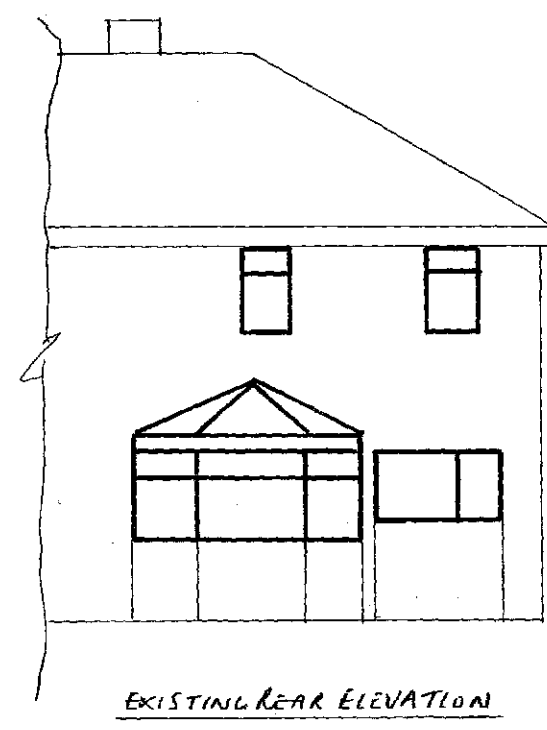
9 REDWOOD AVENUE  
ROYSTON  
BARNLEY



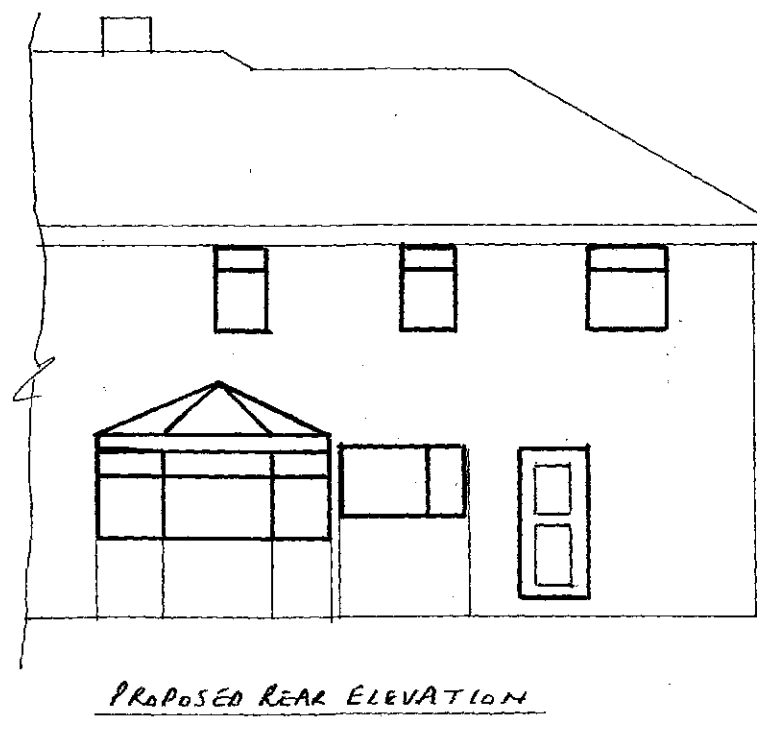
EXISTING FRONT ELEVATION



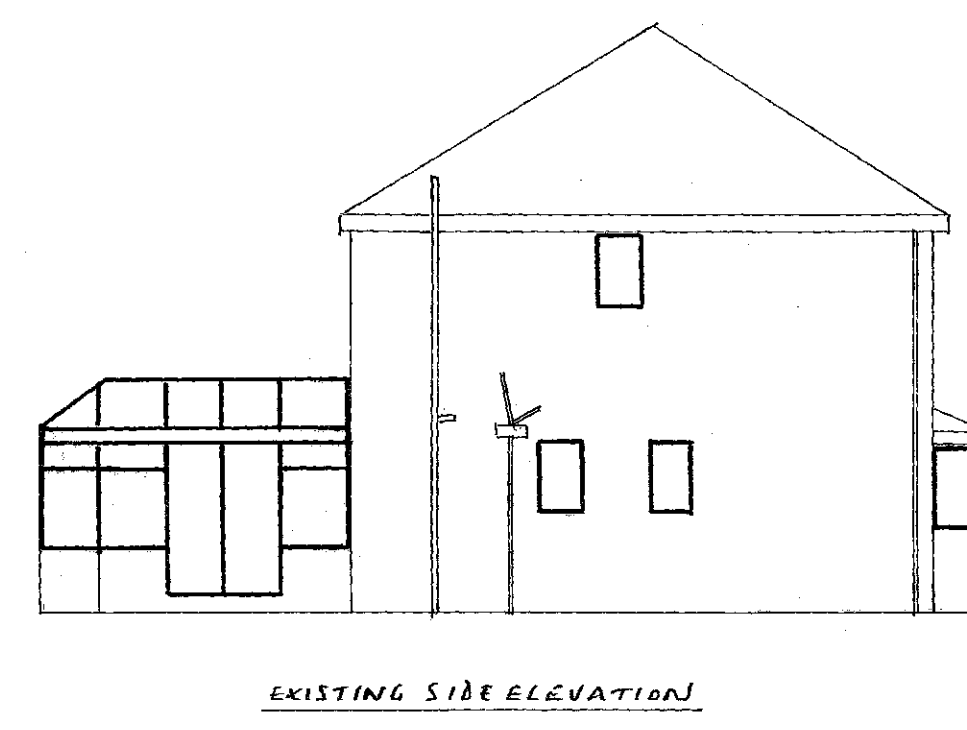
PROPOSED FRONT ELEVATION



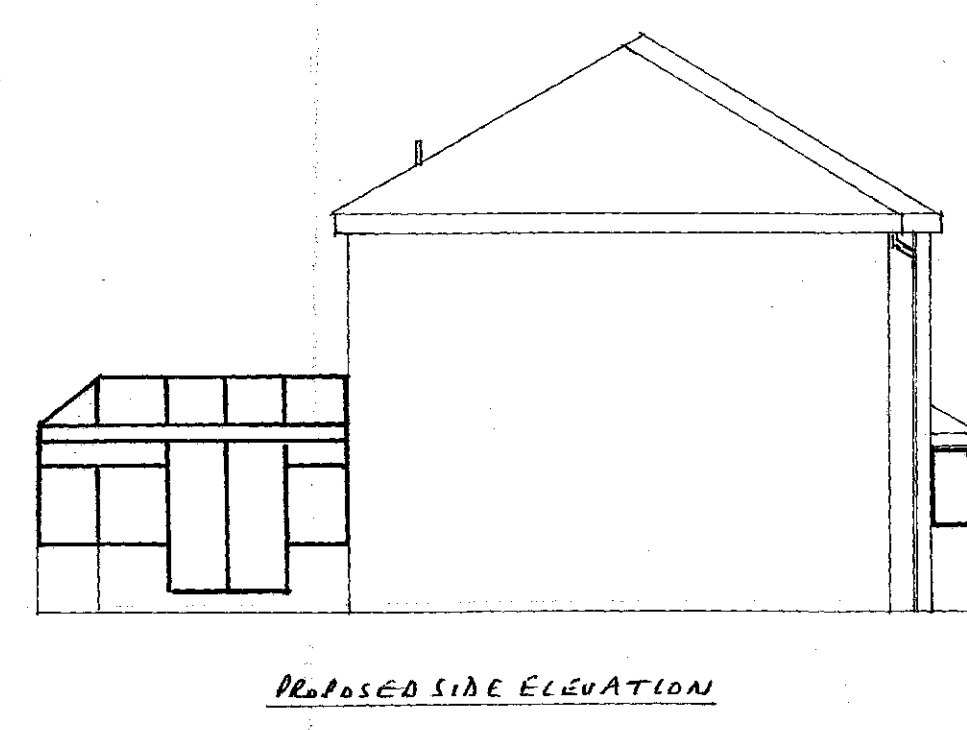
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

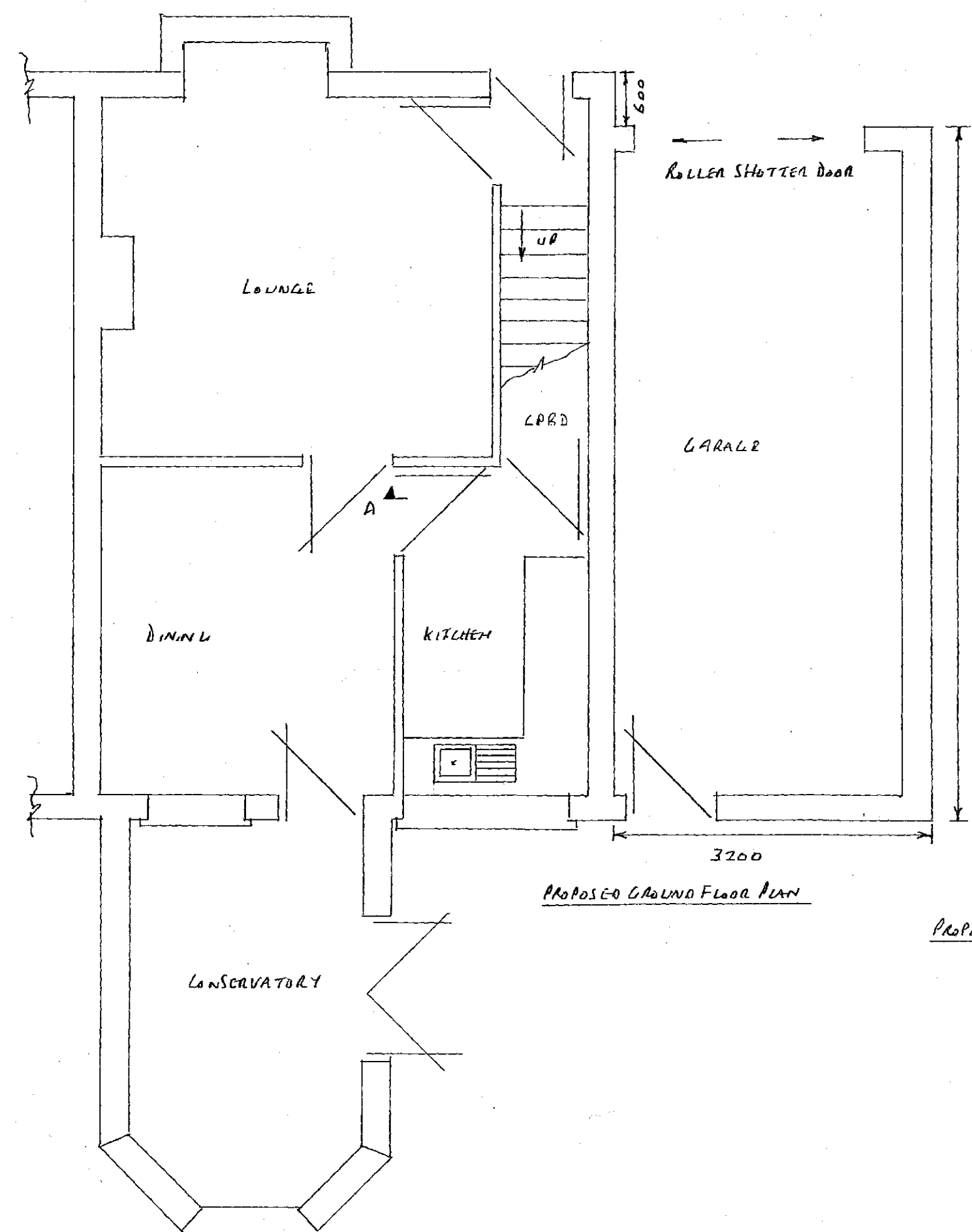


EXISTING SIDE ELEVATION



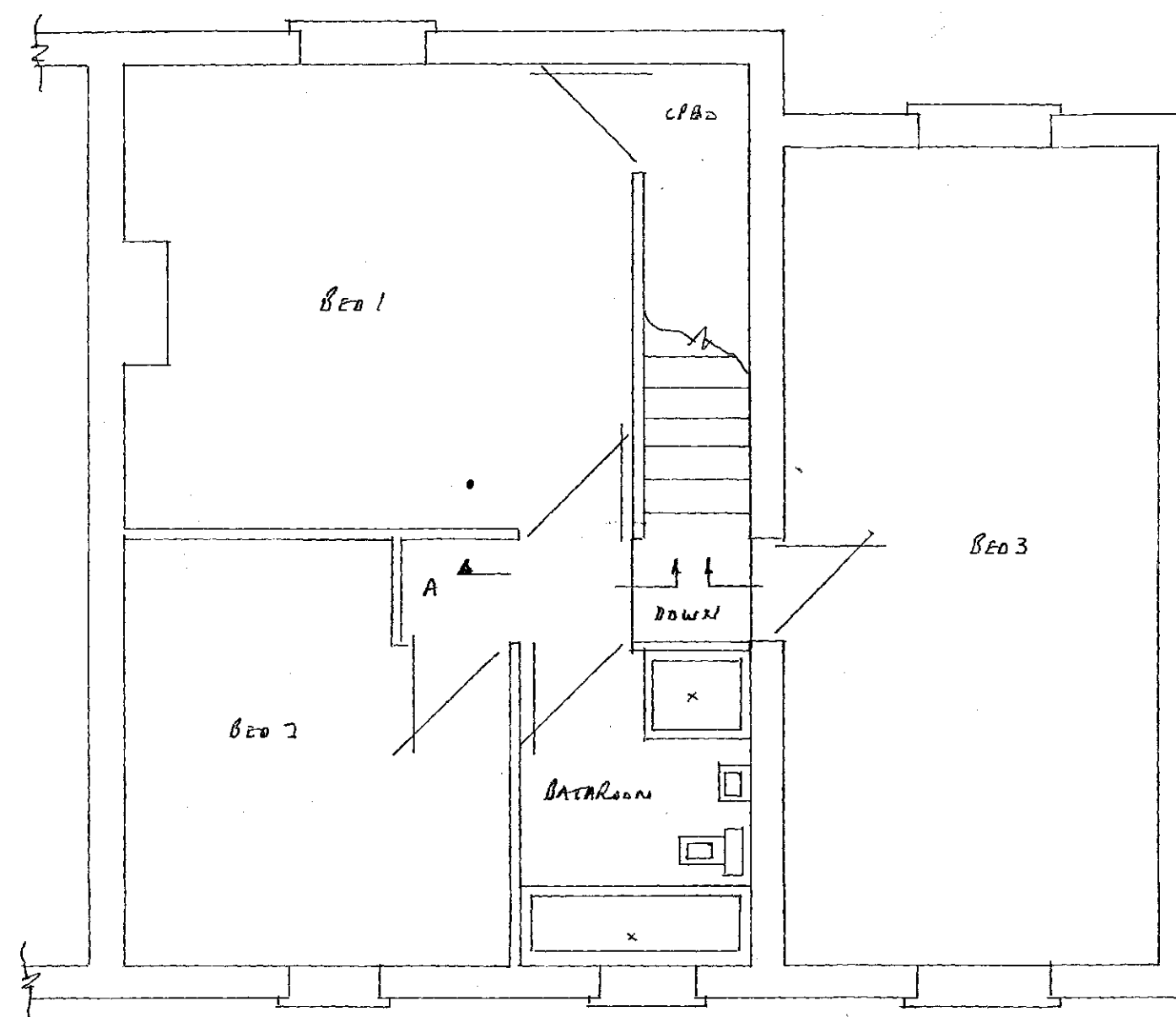
PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

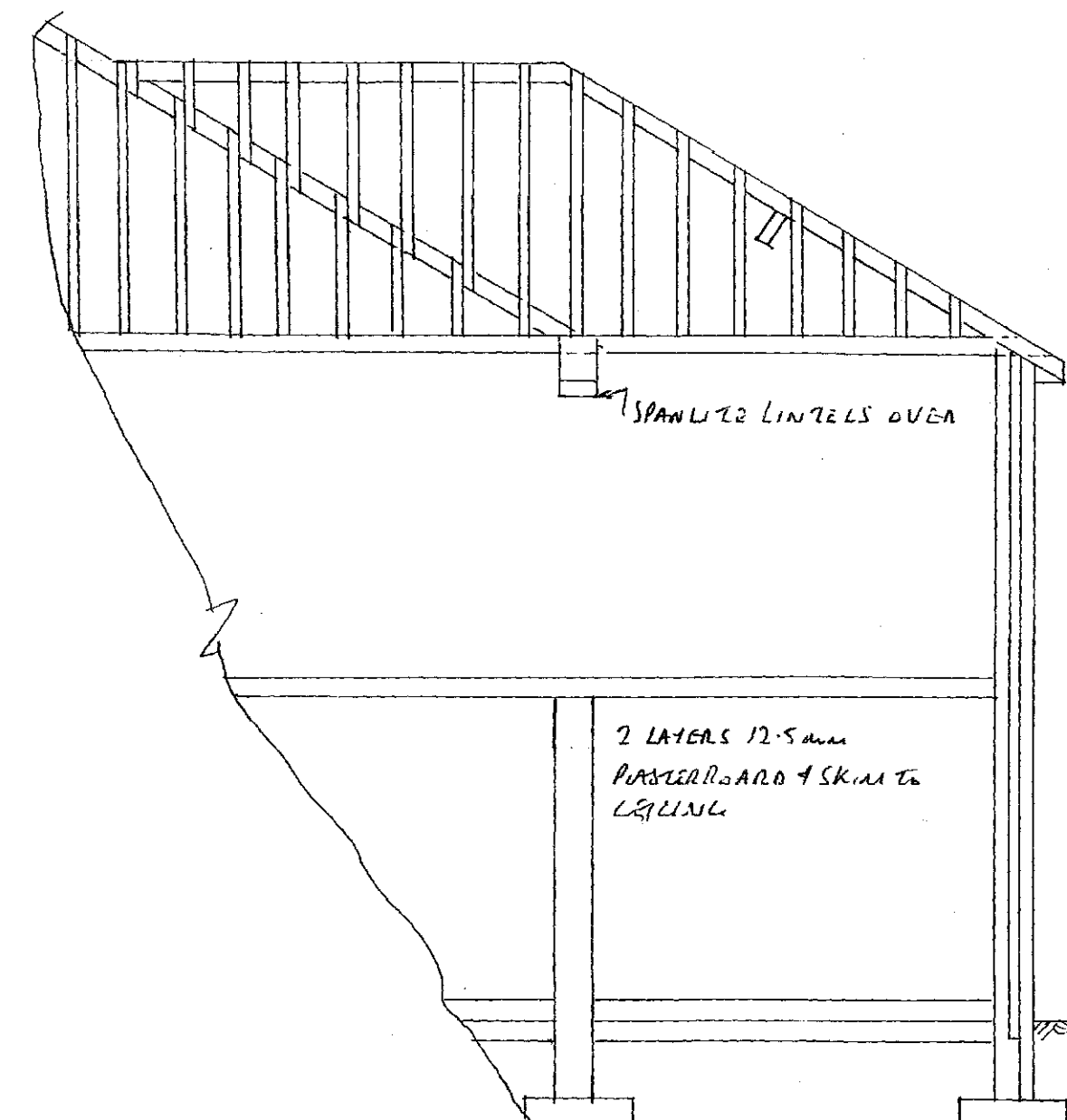


PROPOSED GROUND FLOOR PLAN

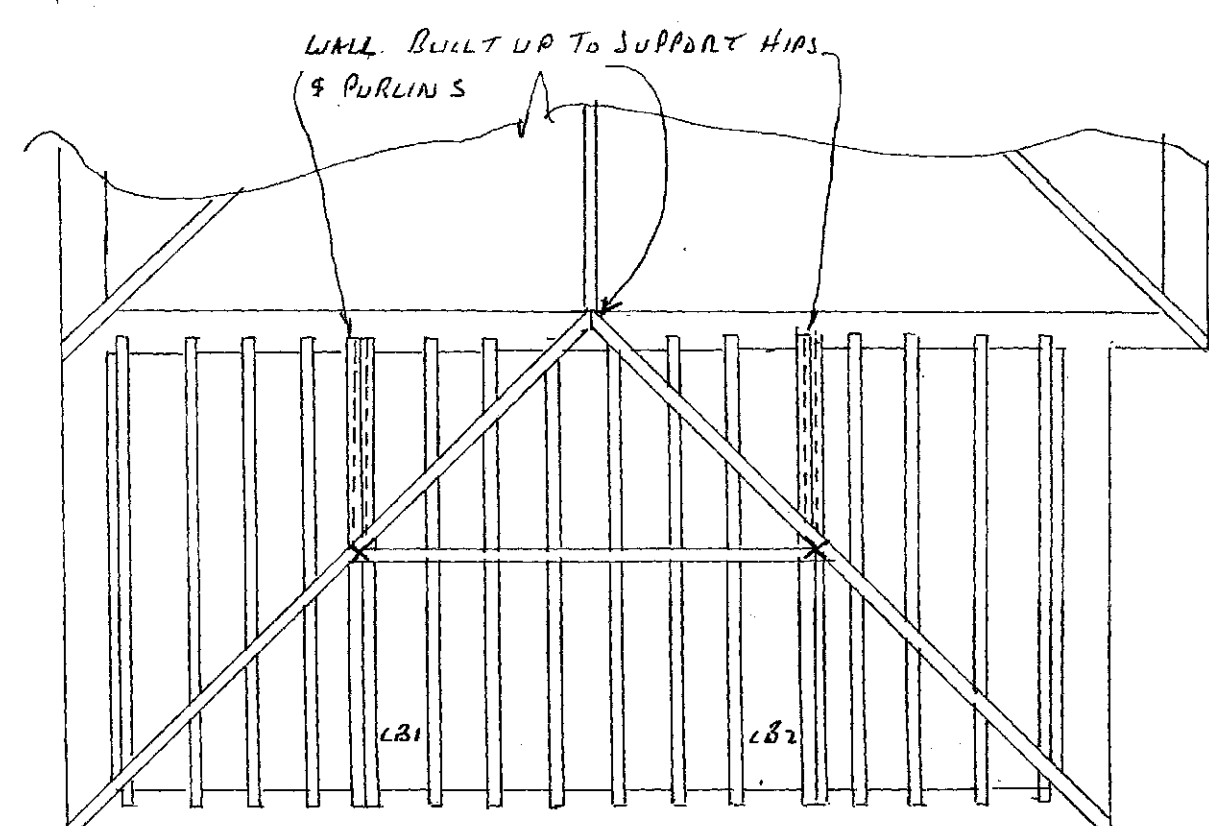
PROPOSED PLANS SCALE 1:50



PROPOSED FIRST FLOOR PLAN

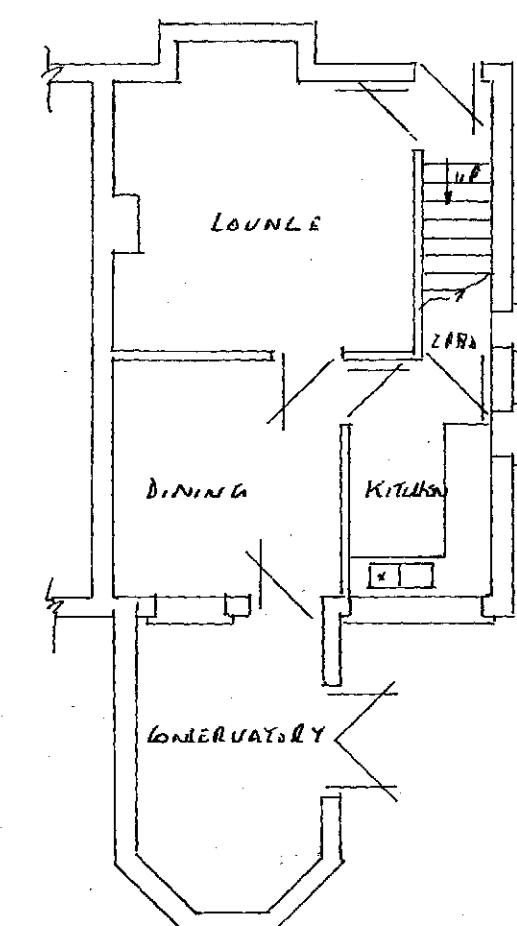


SECTION THRU A-A SCALE 1:50

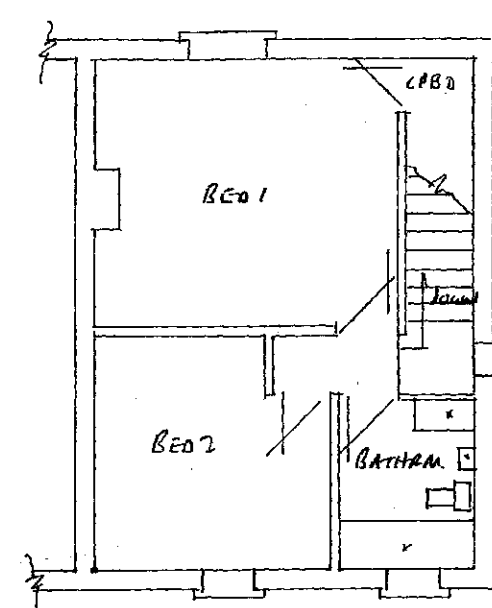


ROOF & CEILING PLAN SCALE 1:50

- LB1 & LB2 ARE 225x50mm CEILING BEAMS BOLTED TOGETHER AT 500mm CENTRES MID DEPTH WITH 8mm DIA BOLTS
- X INDICATES 2 No 100x50mm POSTS BOLTED TOGETHER WITH 8mm DIA BOLTS AT 500mm CENTRES TO SUPPORT HIPS & 225x50mm PURLINS

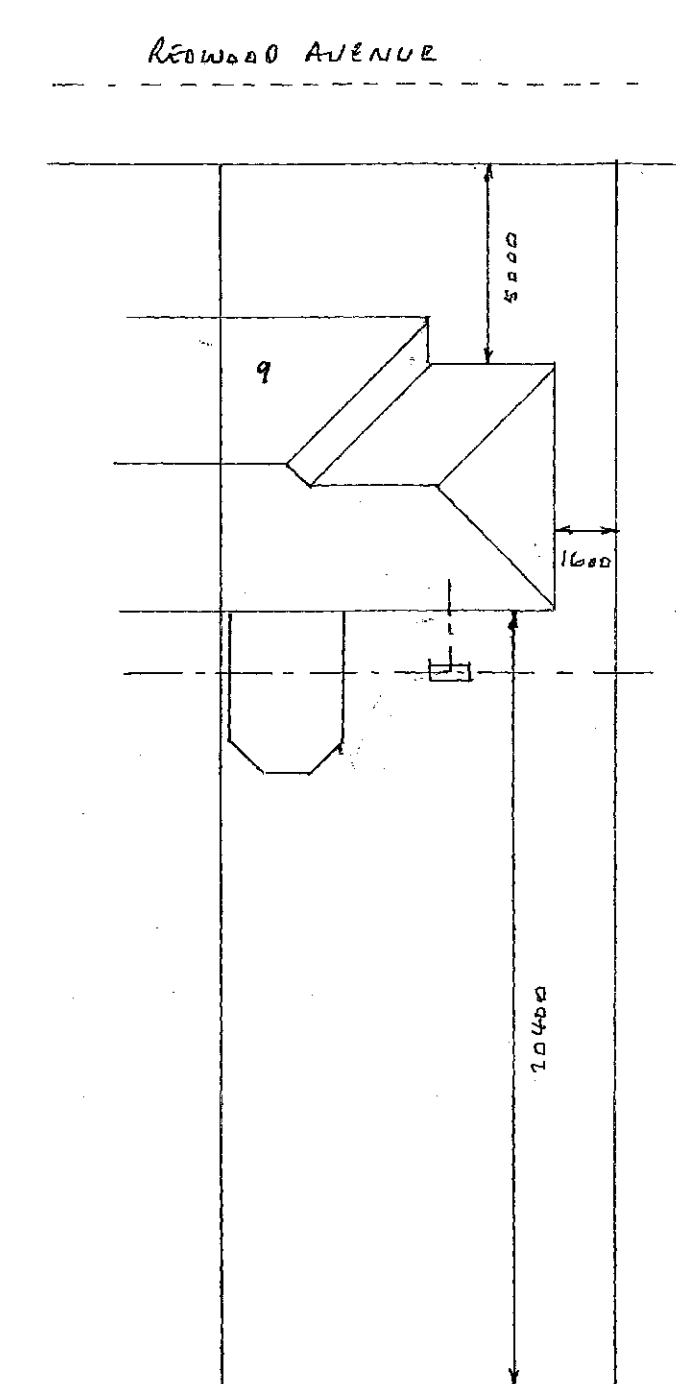


EXISTING FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



SITE PLAN SCALE 1:200

#### FOUNDATIONS

- 600x150mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

#### WALLS

- BRICKWORK TO MATCH EXISTING • 100mm LWT. CONC. BLOCKS • 100mm CAVITY FILLED WITH DRITHERM INSULATION Batts • HORIZONTAL DPL 150mm ABOVE G.L. 150mm DPL TO REVEALS • REVEALS TO BE INSULATED • STAINLESS STEEL TIEWIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • EXTERNAL REVEALS TO BE 65mm MIN • CL 90 100 LINTELS OVER ALL EXTERNAL OPENINGS WITH DPL APRON OVER & WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • NEW WALLS TIED TO EXISTING WALLS WITH TIEBOLTS & SCREW IN TIES OR SIMILAR EVERY 225mm & ENSURING A CONTINUOUS CAVITY

#### GROUND FLOOR

- 150mm HARDWARE • 25mm SAND BLINDING • 1200 GAUGE VIS QUEEN TUCKED INTO HORIZONTAL DPL • 70mm KINGSPAN KOOLTHERM K3 INSULATION • 125mm CONCRETE

#### GARAGE FLOOR

- 150mm HARDWARE • 25mm SAND BLINDING 1200 GAUGE VIS QUEEN • 150mm CONCRETE WITH A FALL TO FRONT

#### ROOF

- 100x50mm WALL PLATES • 100x50mm DRAGON TIES • 150x50mm CEILING JOISTS AT 400mm CENTRES • 170x25mm RAFTER BOARD • 225x50mm HIP BOARDS • 225x50mm PURLINS • 100x50mm RAFTERS AT 400mm CENTRES • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STRAPS EVERY METRE TO HORIZONTAL WITH NOGGIN'S TO SUPPORT • 200x25mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm LWT. FLY PROOF MESH • ROOF VALLEY CUTTERS TO BE 600 S LEAD ON 15mm LVLWOOD & TAKEN A MIN OF 700mm UNDER TILES • REINFORCED BITUMEN ROOFING FELT • 38x25mm TILE BATEENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 10mm EAVES VENTS • 150mm VENTILATION BETWEEN JOISTS & 150mm LHD OVER AT 90°

#### FIRST FLOOR

- 150x50mm FLOOR JOISTS AT 400mm CENTRES • 100mm FIBREGLASS BETWEEN • 1m LATERAL RESTRAINT STRAPS SECURED TO JOISTS AT 1.5m CENTRES WITH NOGGIN'S TO SUPPORT • 18mm T+G BOARDING

#### DRAINS

- 100mm RWP & 65mm RWP TO MATCH & CONNECT TO EXISTING RWP RWP.
- EXISTING 10 IN GARAGE TO HAVE DOUBLE SEW. SCREW DOWN LOWER • DRAIN GOING THROUGH WALL TO BE ABOVE FOUNDATION BUILT OVER WITH SPANLITE LINTELS SUPPORTING WITH 50mm GAP AROUND

#### GENERAL

- NEW WINDOWS & DOORS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm<sup>2</sup> TO BE Pilkington K GLASS WITH A 16mm AIR GAP & SOFT GLW E COATING U VALUE TO BE 1.6 WINDOW TO HAVE 5% OPENING LIGHTS OF FLOOR AREA • BEDROOM WINDOW TO HAVE CLEAR OPENING 450x750 HIGH & CILL LEVELS TO BE 600-1100 ABOVE FLOOR LEVEL • SHU TO BE EXTENDED TO BE 900mm ABOVE ANY OPENING WITHIN 5m
- GARAGE DOOR TO HAVE TINTED GLASS • PROVIDE SMOKE ALARMS WITH BATTERY BACKUP & INTERLINKED TO A SEPARATE CIRCUIT TO CIRCULATION AREAS ON EVERY FLOOR • ALL ELECTRICAL WORK TO COMPLY TO PART P ELECTRICAL SAFETY & MUST BE DESIGNER INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERT. IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK • HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TAV'S RDB FOR EXTENSION OF THE HEATING SYSTEM

#### PROPOSED DOUBLE STREET SIDE EXTENSION AT:-

9 REDWOOD AVENUE  
ROYSTON  
BARNSELY