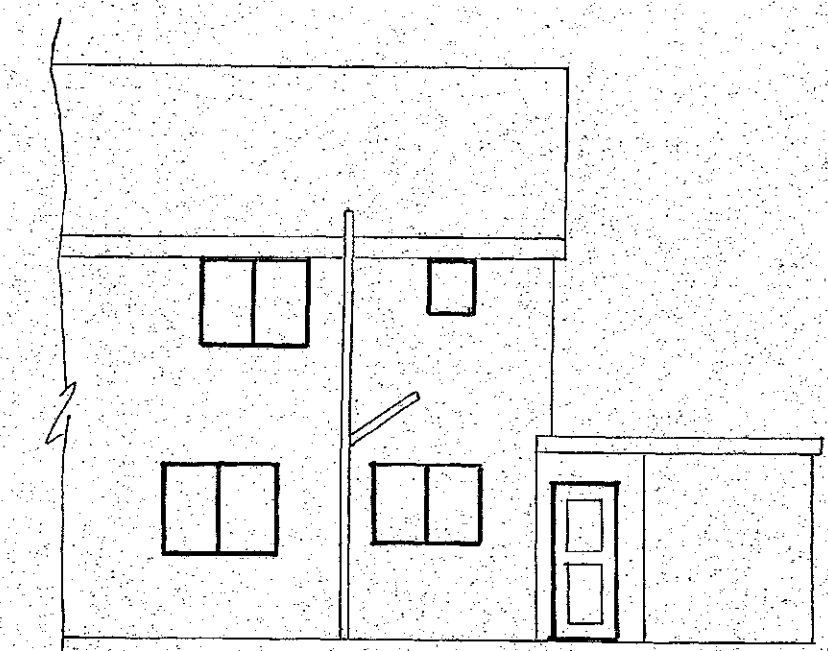


EXISTING FRONT ELEVATION



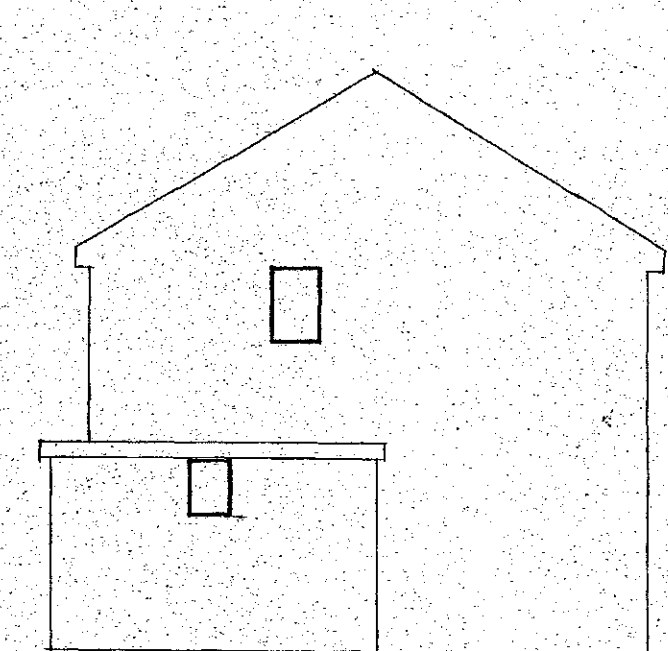
PROPOSED FRONT ELEVATION



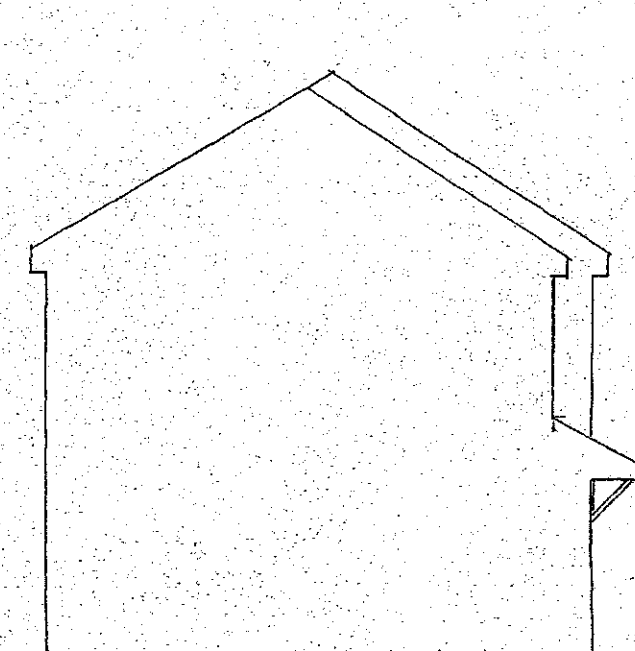
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

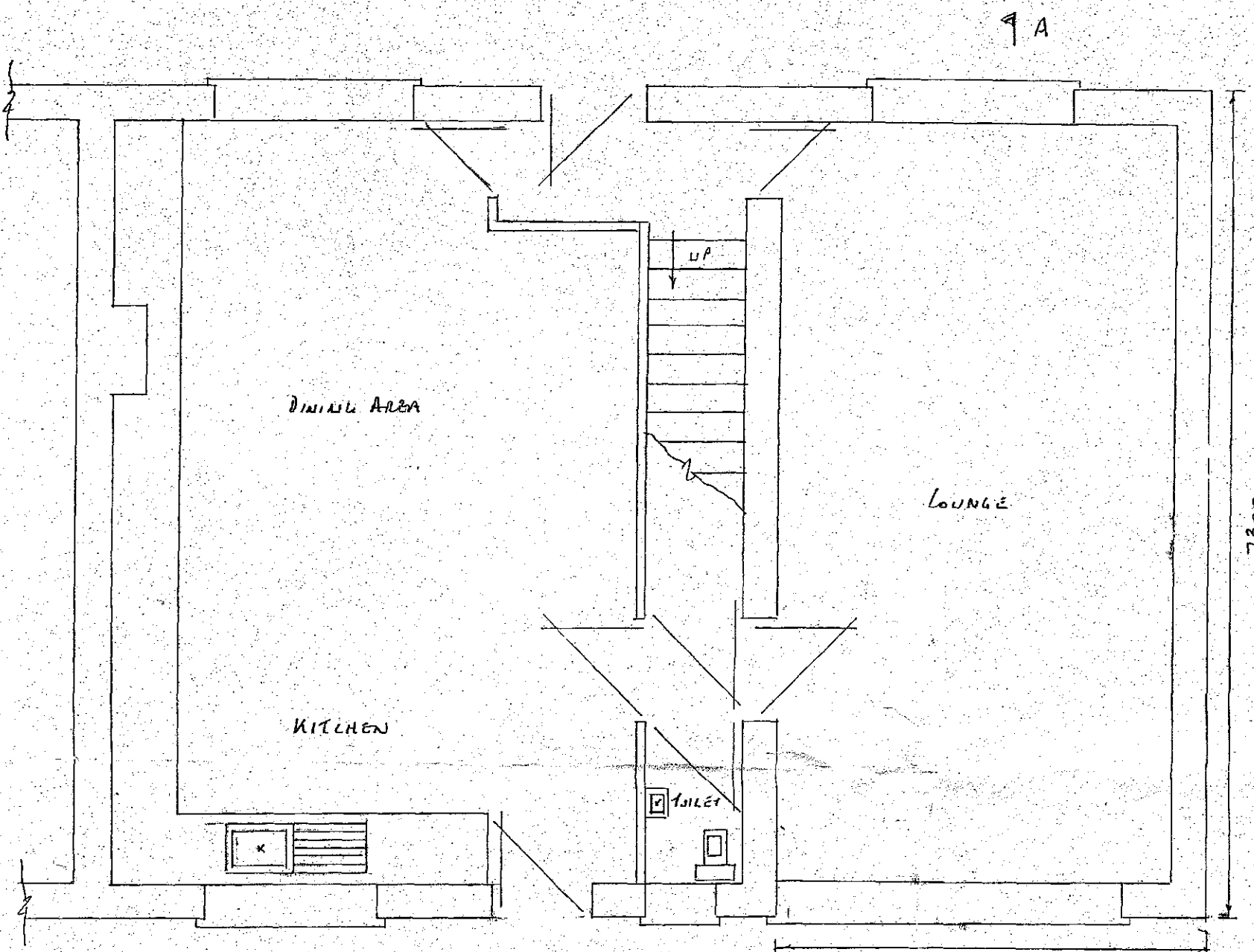


EXISTING SIDE ELEVATION

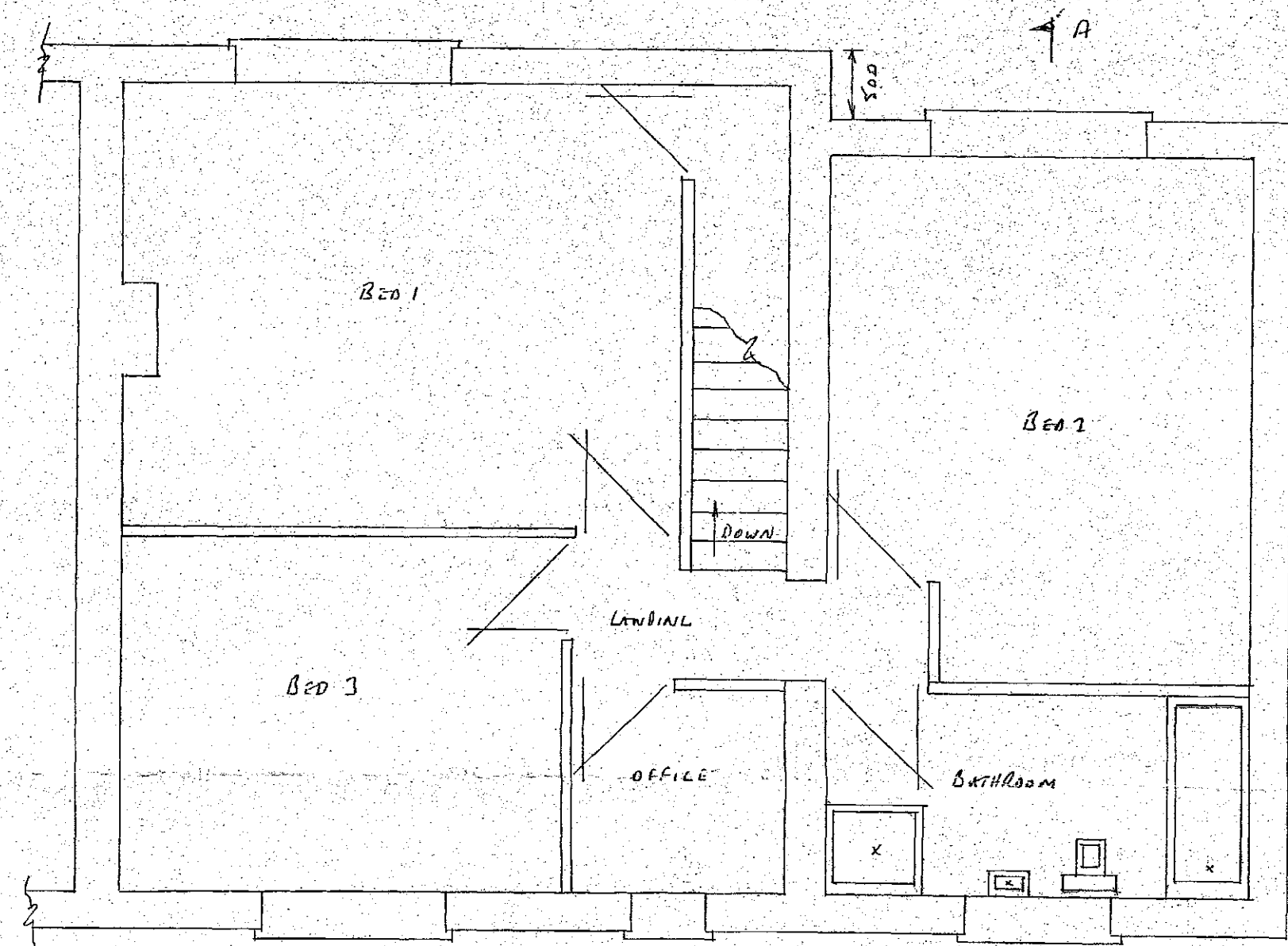


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

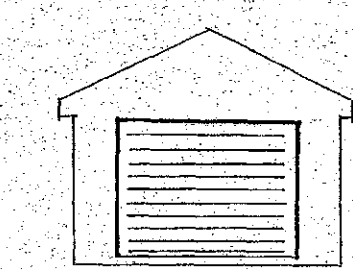


PROPOSED GROUND FLOOR PLAN

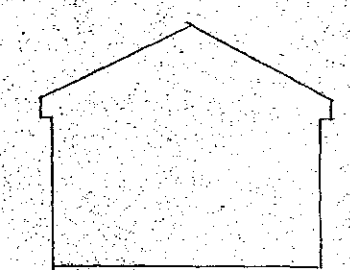


PROPOSED FIRST FLOOR PLAN

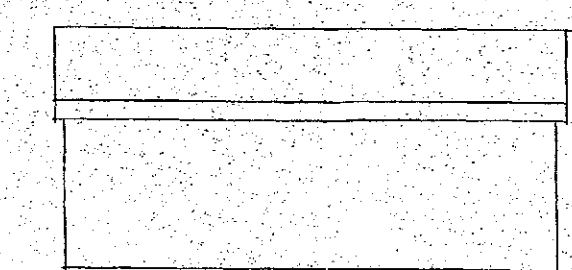
PROPOSED PLANS SCALE 1:50



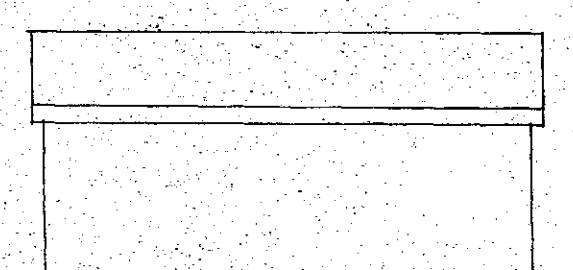
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

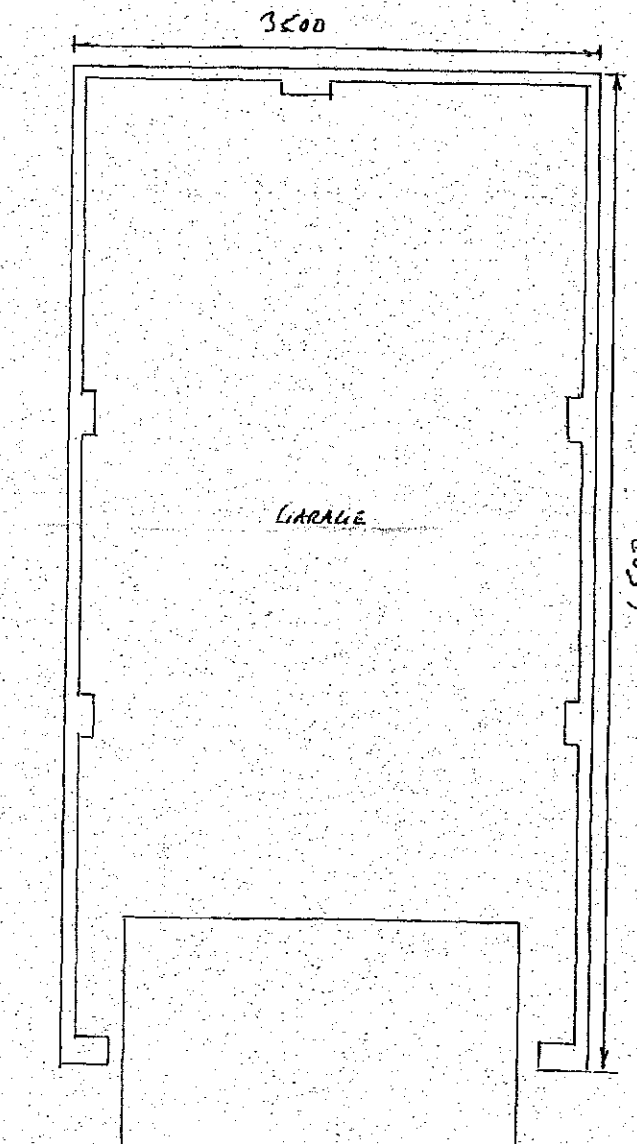


PROPOSED SIDE ELEVATION

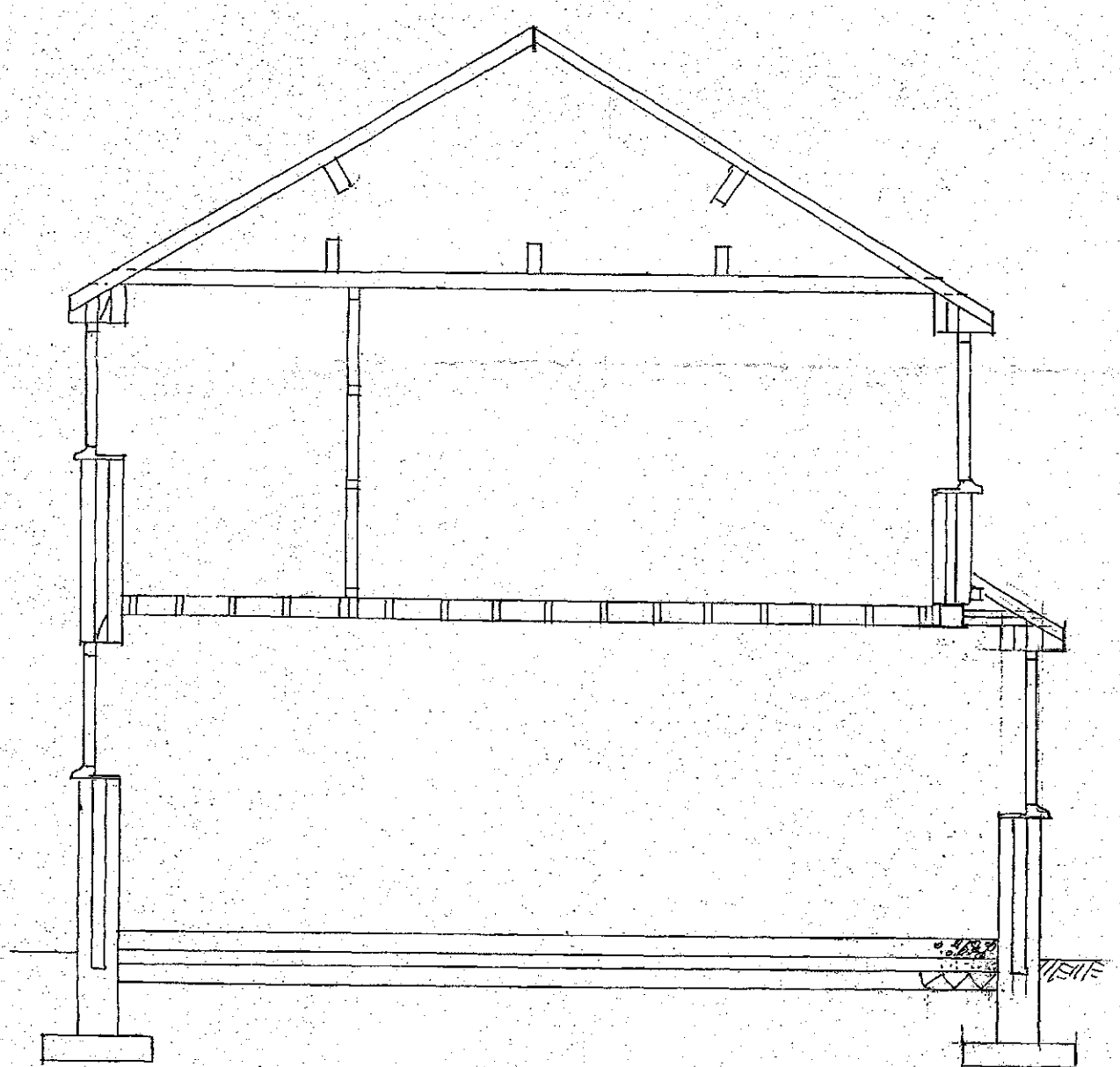


PROPOSED SIDE ELEVATION

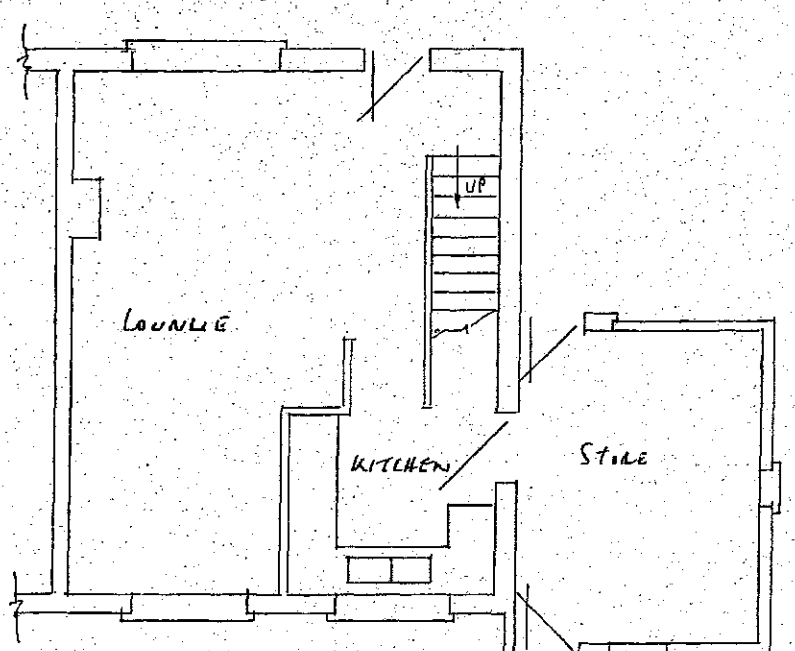
GARAGE ELEVATIONS SCALE 1:100



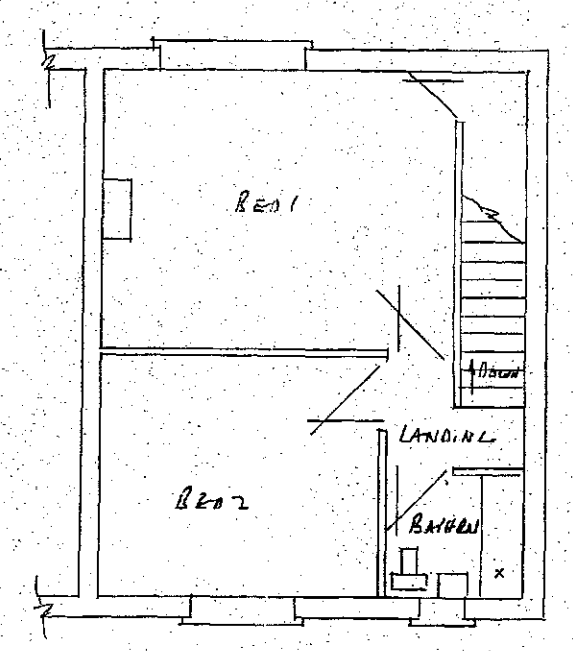
PROPOSED PLAN OF GARAGE SCALE 1:50



SECTION THROUGH A-A SCALE 1:50

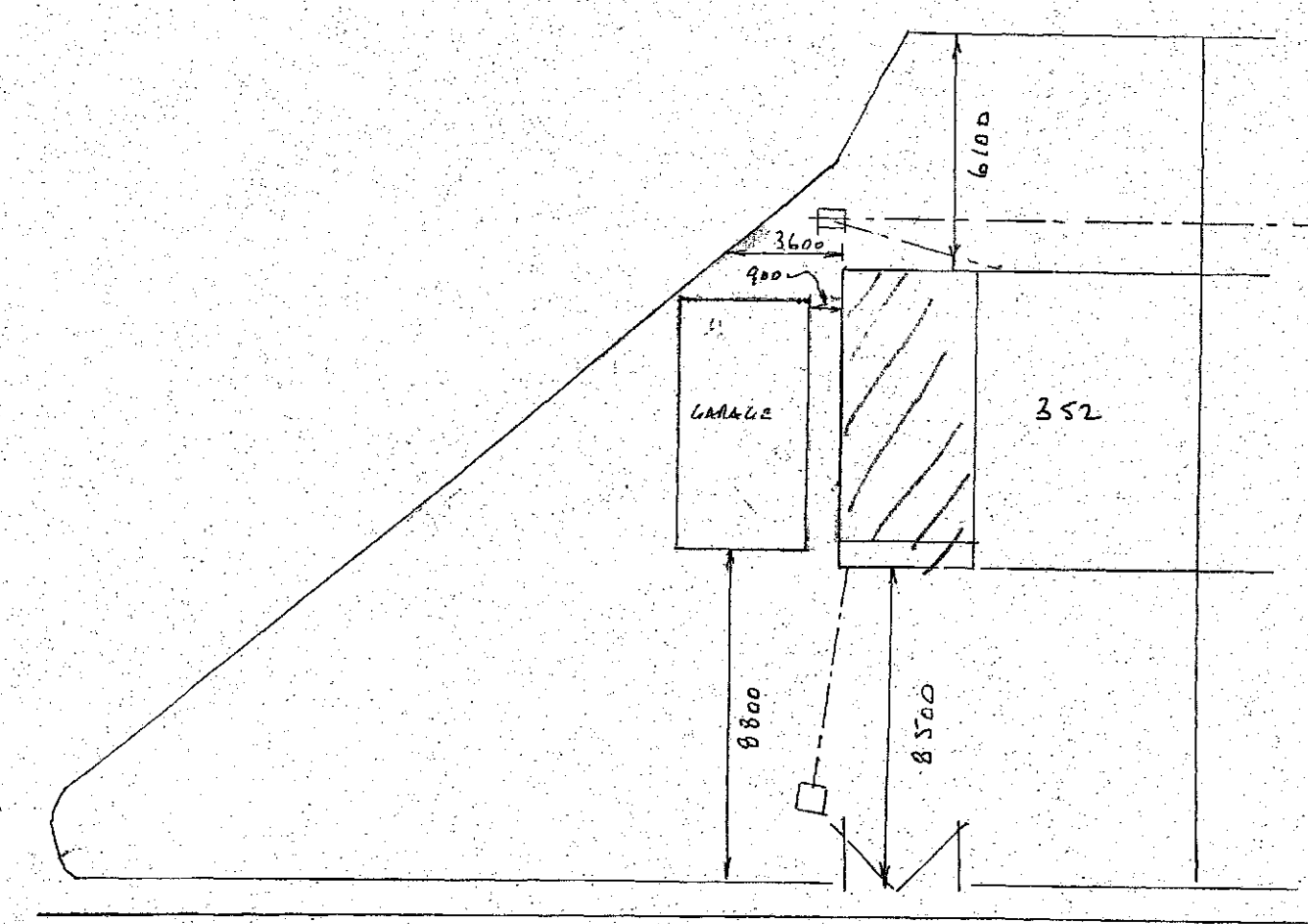


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



WAKEFIELD ROAD

SITE PLAN SCALE 1:200

GENERAL

- WINDOWS & DOORS TO MATCH EXISTING & TO HAVE THERMALLY BROKEN UNITS TO BE MINIMUM 1600mm x 1400mm. ALL GLASS TO BE 16mm ANGLIGHT & SOFT LOW E COATING U VALUE TO BE 1.6. DOORS TO HAVE THERMALLY BROKEN 2000mm x 2000mm TO HAVE OPENING CLEAR 4500mm WIDE x 2050mm HIGH & CILL LEVEL TO BE 800-1100 & ALL WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA.
- KITCHEN TO HAVE FAN EXTRACTING 60L/SEC. BATHROOM & TOILET FANS EXTRACTING 15L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH. PROVIDE SMOKE ALARMS WITH BATTERY BACK UP & INTERLINKED TO A SEPARATE CIRCUIT TO CIRCULATION AREAS ON EVERY FLOOR.
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TAVIS 200 FOR EXTENSION OF THE HEATING SYSTEM. ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF 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 REGULATIONS IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK. SMOOTHING WALLS TO HAVE INSULATION 100KG/M³. CALLS TO BE PROVIDED FOR RST'S.

ROOF

- 100 x 50mm WALL PLATE • 100 x 50mm COLLING JOISTS AT 400mm CENTRES • 170 x 25mm RIDGE BOARD • 100 x 50mm RAFTERS AT 400mm CENTRES • 200 x 75mm PURLINS • 200 x 50mm BINDERS AT 1.8m MAX CENTRES • 200 x 25mm FASCIA • 6mm EXTERIOR PLY SHEET WITH 25mm FLY PROOF MESH • 1m HOLDING DOWN STAMPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STAMPS EVERY 1.5m TO HORIZONTAL & CUTUPS WITH NAILS TO SUPPORT • REINFORCED BITUMEN ROOFING FELT • 38 x 25mm TIG BATTENS • ROOF TILES TO MATCH EXISTING WITH TIG VENTS EVERY 2m • 10mm EXTERIOR VENTS • GABE S LEAD FLASHINGS • 150mm INSULATION BETWEEN JOISTS & 150mm LAID OVER AT 90°

FIRST FLOOR

- 170 x 50mm JOISTS AT 400mm CENTRES • INSULATION 100KG/M³ BETWEEN
- 1m LATERAL RESTRAINT STAMPS EVERY 1.5m WITH NAILS TO SECURE • 18mm TIG BOARDING WET GRABE TO WET AREAS

DRAINS

- 100mm RWC & 65mm RWP TO MATCH EXISTING S.W. TO REAR TO CONNECT TO EXISTING RWC S.W. TO FRONT TO CONNECT TO S.W. DRAIN OR TO A SOUTHWAY 5m AWAY FROM BUILDING & IN 3 BEDS INVERT LEVEL. FLOW FROM TOILET BATHROOM & KITCHEN TO CONNECT TO EXISTING S.W. • ALL SANITARY FITTINGS TO CONPLY TO A.H.2 • NEW SUB STACK TO CONNECT TO EXISTING I.G. ALL PERBS & FITTINGS TO BE SUPERSUBS

FOUNDATIONS

- 600 x 150mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH EXISTING
- 100mm LWT LONG. BEAMS • 100mm CAVITY FILLED WITH DETHERM INSULATION • C.G. 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APEN OVER & WEEP HOLES EVERY 900mm END BEARINGS 150mm MIN • REVEALS TO BE INSULATED • STAINLESS STEEL TIG WIRES PLACED 75mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • NEW WALLS TIED TO EXISTING WITH TIGHTENED OR SCREW IN TIES EVERY 225mm & MAINTAINING A CONTINUOUS CAVITY • EXTERNAL REVEALS TO BE 60mm MIN

GROUND FLOOR

- 150mm HARDWARE • 25mm SAND BLENDING • 120mm GRADE USUBSEN DPM • TOLUEN KINGS PAN THERMA FLOOR INSULATION • 125mm CONCRETE WITH A POLISHED FINISH

PROPOSED DOUBLE STOREY SIDE EXTENSION & DETACHED GARAGE AT:-
352 WAKEFIELD ROAD,
BARNSLEY