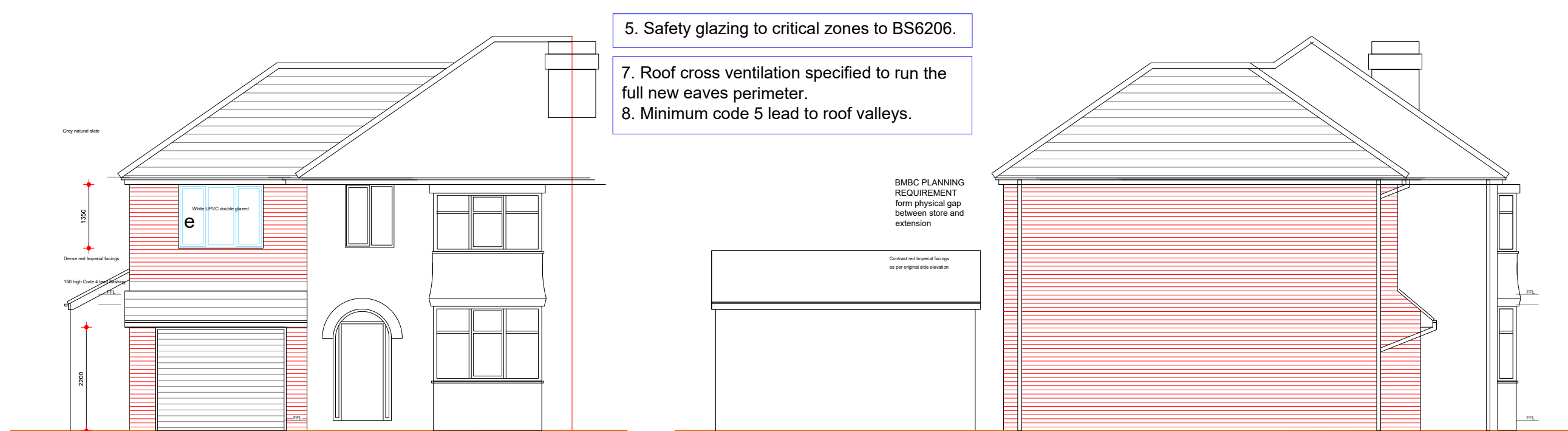
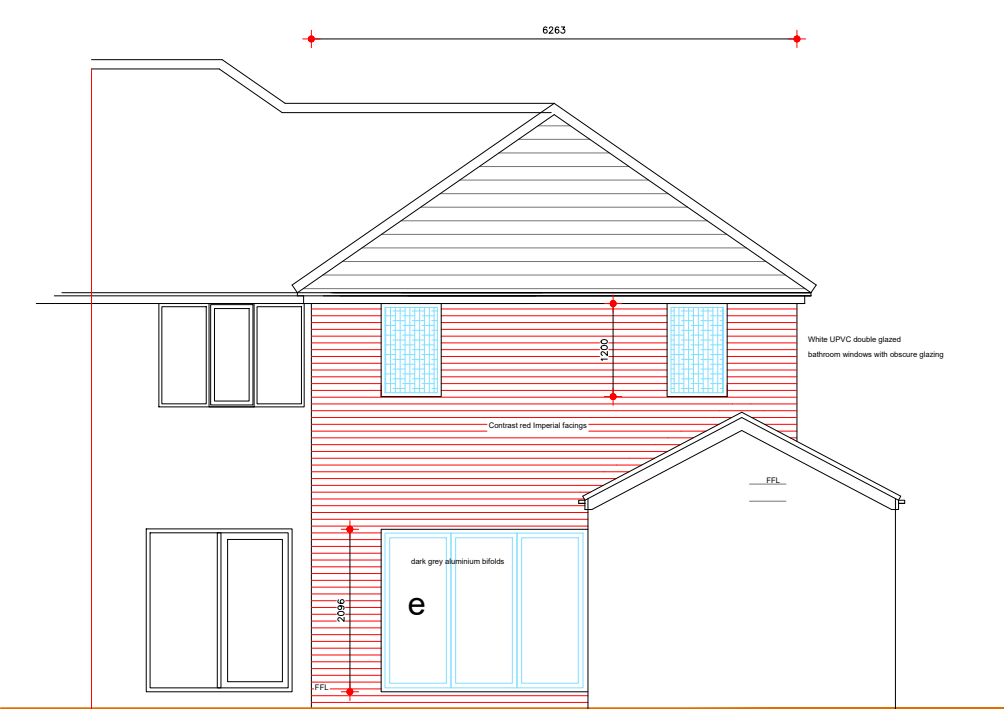


Scale 1 to 100 @A3 1 to 50@A1

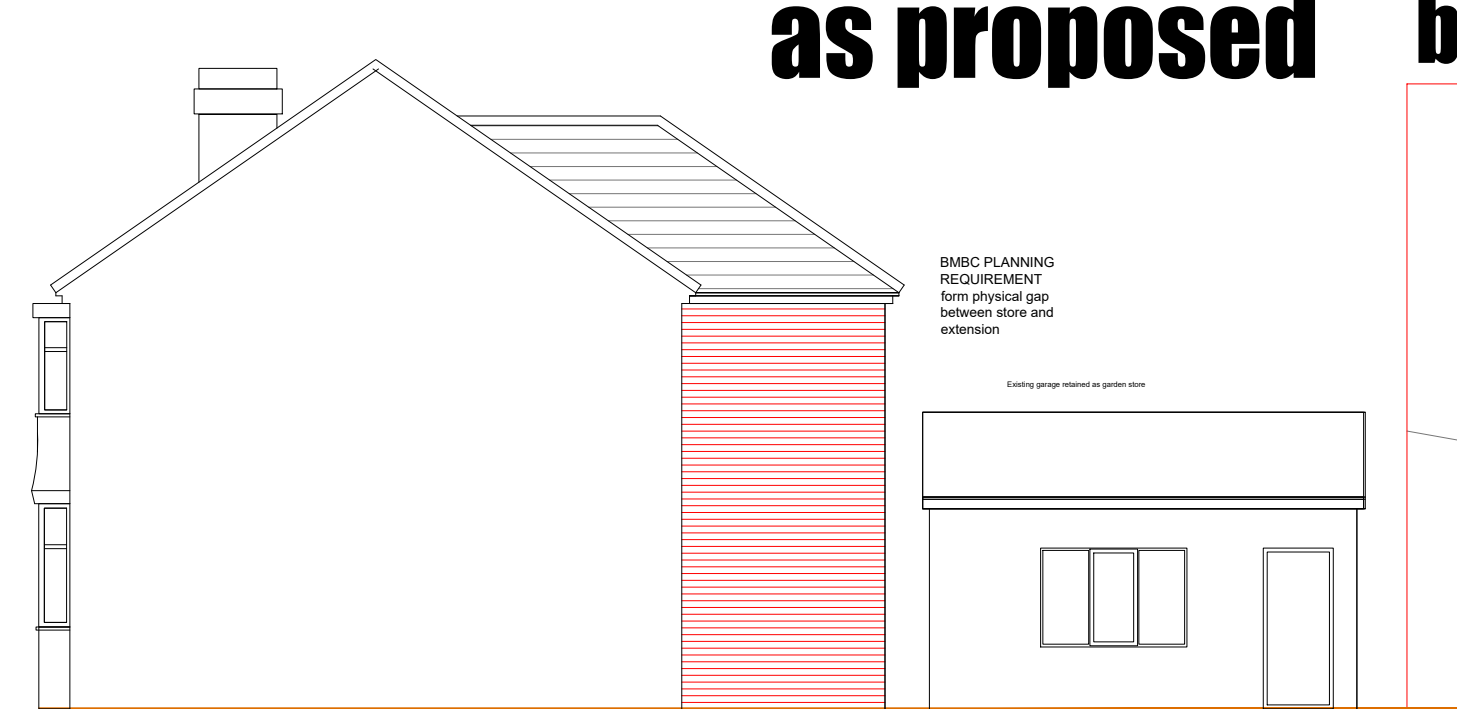


front (north) elevation

side (west) elevation

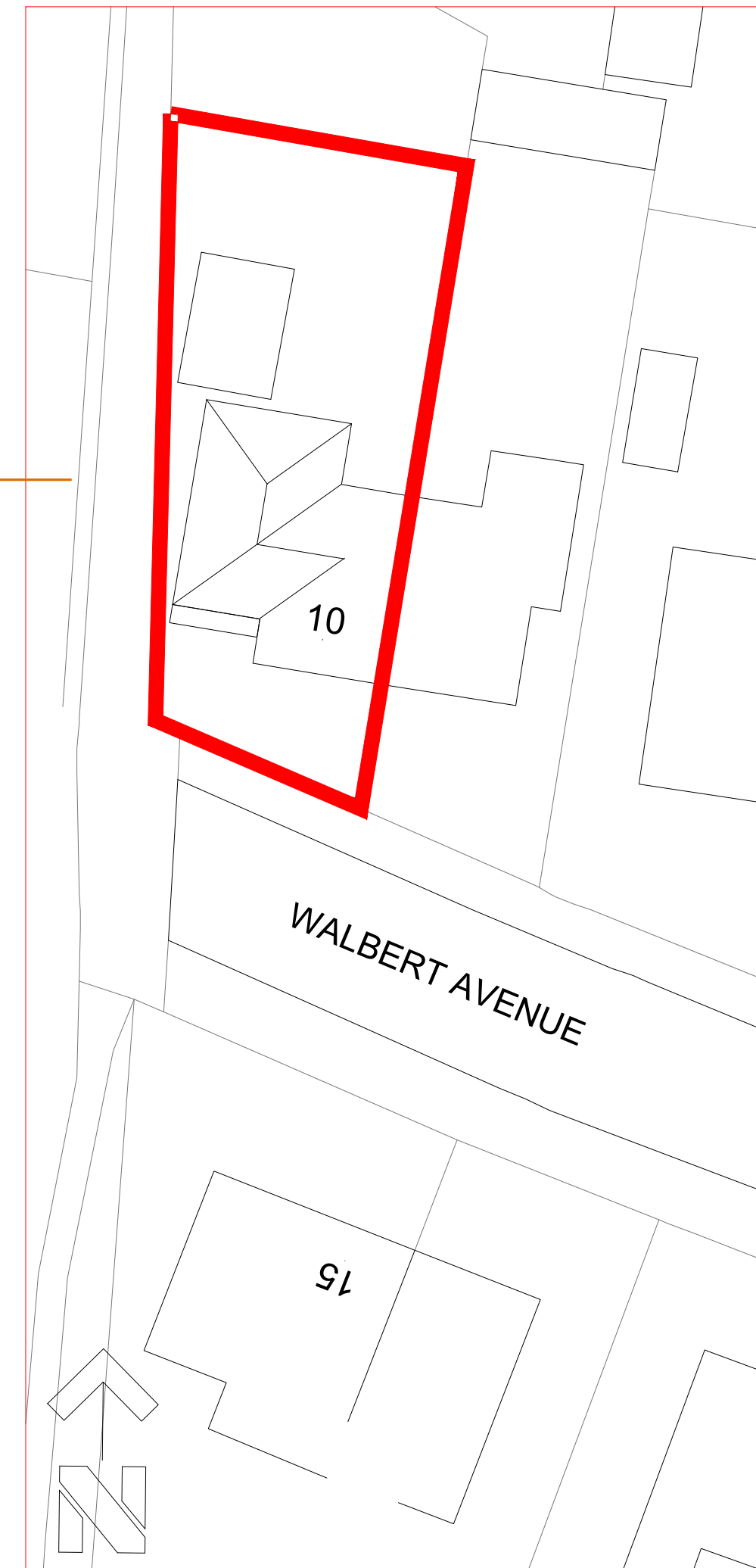


rear (south) elevation



side (east) elevation

as proposed block plan 1:500



garden store

garden

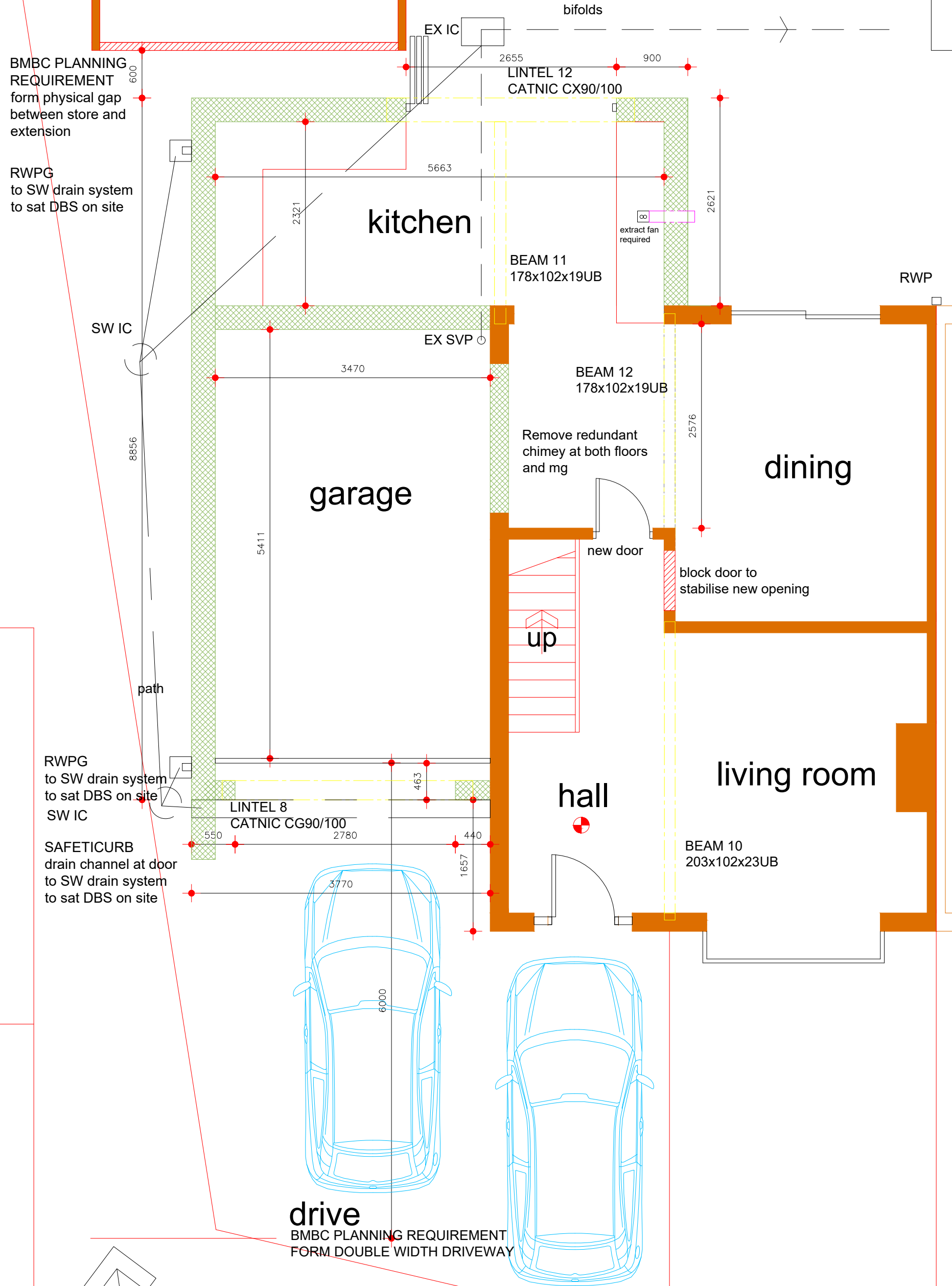
STEEL BEAM and PCC/timber lintel SCHEDULE-all spans to be double checked on site prior to order			
Beam ref	Opening width	Location	Beam Type
1	800mm	landing	Naylor P100
2	1915mm	bathroom	2 x 175 x 50 C16 timber
3	1915mm	bathroom	3 x 175 x 50 C16 timber
4	3470mm	ensuite	152 x 89 x 16 UB
5	3470mm	bed1	152 x 89 x 16 UB
6	3470mm	bed1	152 x 89 x 16 UB
7	2321mm	bathroom	152 x 89 x 16 UB
9	2576mm	dining	178 x 102 x 19 UB
10	3500mm	lounge	203 x 102 x 23 UB
11	2321mm	kitchen	178 x 102 x 19 UB

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LEGEND

- ridge
- hip
- valley
- eaves
- purlin
- purlin prop
- valley board

mechanical ventilation provisions to bathrooms to be 30 L/SEC
The wc/bathroom extract fan will require a 15 minute run-on.
The wc/bathroom door should have a 10mm undercut to allow good air transfer.
App Doc H Drainage
New above ground drainage to ADH Section 1



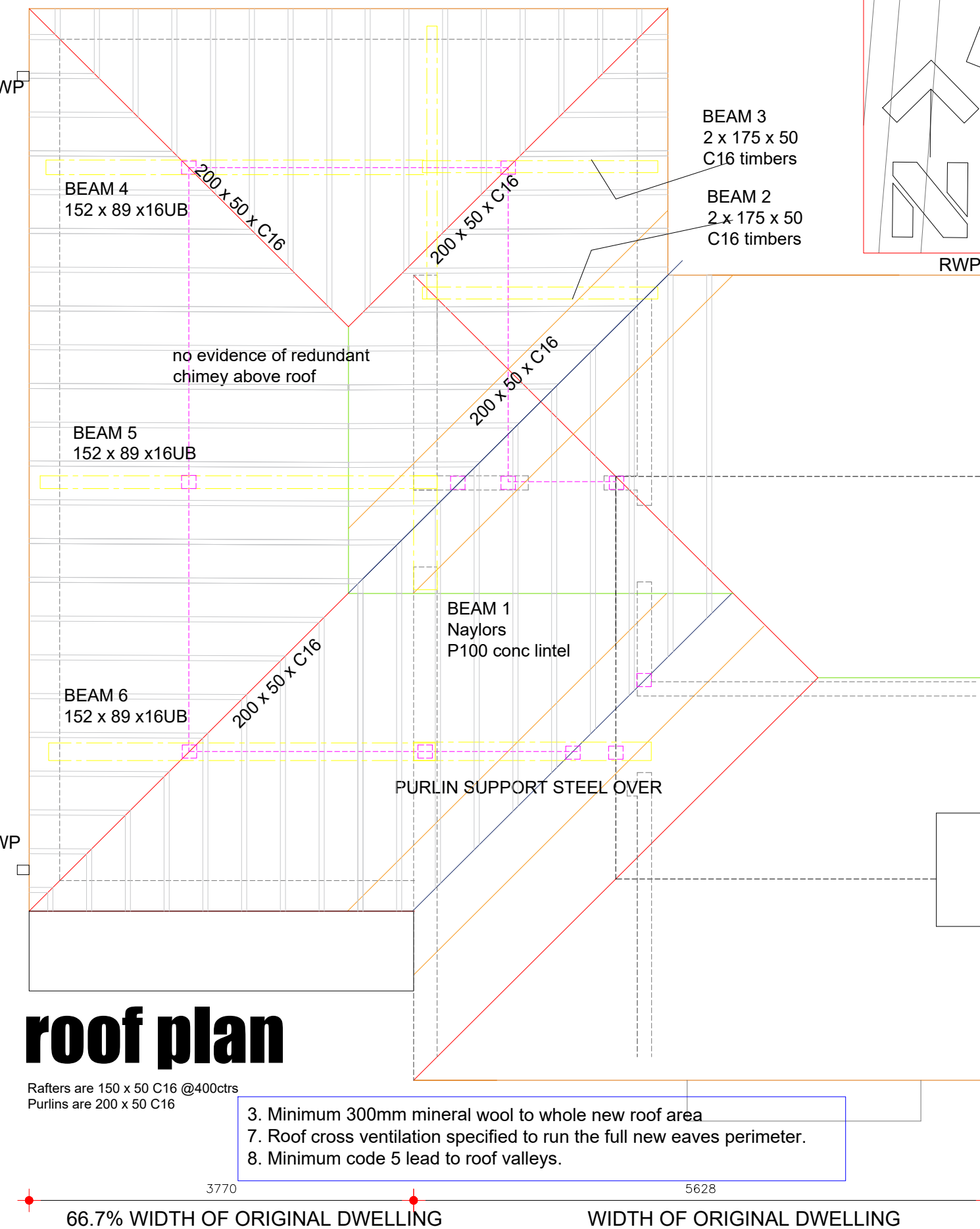
LEGEND

- existing structure
- tied dense block wall
- new external wall
- 100mm sound insulated stud wall
- escape window
- span of 200 x 50 floor joist at 600 mm ctrs

indicates mains powered and linked smoke detector at top and bottom of stairwell
Smoke detection system to be installed in accordance with BS5839-6:2019

first floor plan

SCHEDULE OF PADSTONES-READ IN CONJUNCTION WITH ENGINEERS DETAILS		
Beam Ends	Dimension (L x W x D)	
1	100x215x215	
4	100x215x215	
5	100x215x215	
6	100x215x215	
7	100x215x215	
8	100 x300x215	
9	100x215x215	
12	100x215x215 to inner leaf only	



roof plan

Rafter are 150 x 50 C16 @400ctr
Purlins are 200 x 50 C16

- 3. Minimum 300mm mineral wool to whole new roof area.
- 7. Roof cross ventilation specified to run the full new eaves perimeter.
- 8. Minimum code 5 lead to roof valleys.

21/00048/DEXPAS MODS

1. Structural details and calculations required for:-
a) Roof stability and design
b) Steelwork and support
c) Ground floor wall stability and design due to lack of return

REFER TO BUCKINGHAM ASSOCIATES CALCULATIONS

2. Query the suitability of the re-use of the existing garage wall where built off and adequacy of the foundation. Re build as new cavity wall on new foundation and tie side walls of garage into new external leaf.

3. Minimum 300mm mineral wool to whole new roof area

4. Clarify the spans/support of the first floor joists over the kitchen area. 600mm

5. Safety glazing to critical zones to BS6206.

6. Clarify the U value specification to the new doors/glazing (1.4W/m2 Deg K) and the semiexposed elements (0.6W/m2 deg k as Table 1 Section 1 of Approved Doc L) to the wall and floor) between the garage and dwelling.

7. Roof cross ventilation specified to run the full new eaves perimeter.

8. Minimum code 5 lead to roof valleys.

JULIE MURRAY ARCHITECTURE
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
2 storey side rear extension
10 Walbert Avenue
Thurnscoe BARNSLEY
S63 0TN
CLIENT A Rhodes

SHEET 2 PLANS AS PROPOSED

DATE 3/2/2021 SCALE 1:50 + 1:200@A3
1:50 + 1:100 @A1

DRAWING No.
r/20/02

REVISION a b
REV B PLANNING-GARDEN STORE SEPARATED
AND DOUBLE DRIVEWAY FORMED

BMBC SPG Householder Extensions
8.23 The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.
Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).
8.24 In addition, on a corner plot where the rear elevation of the dwelling is clearly visible, a set back of 500mm will also be required at the rear to ensure the extension remains subordinate and to avoid the unsightly bonding of old and new materials.