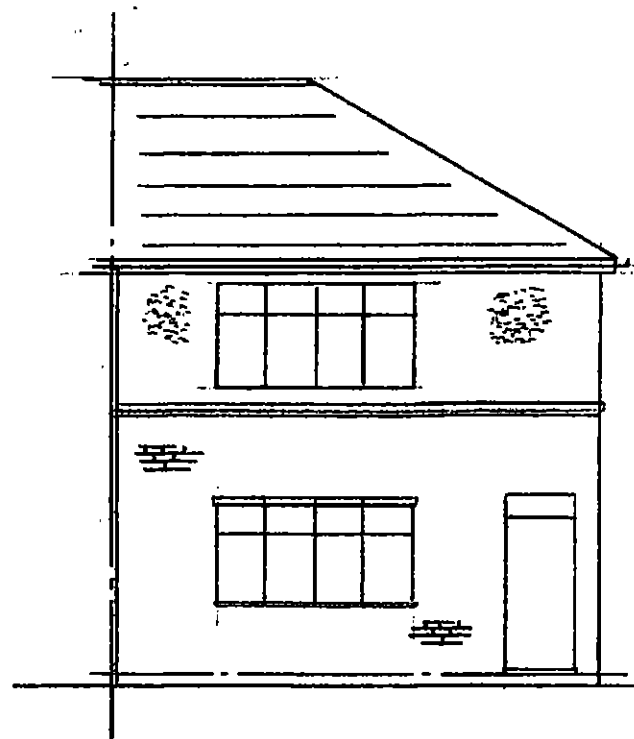
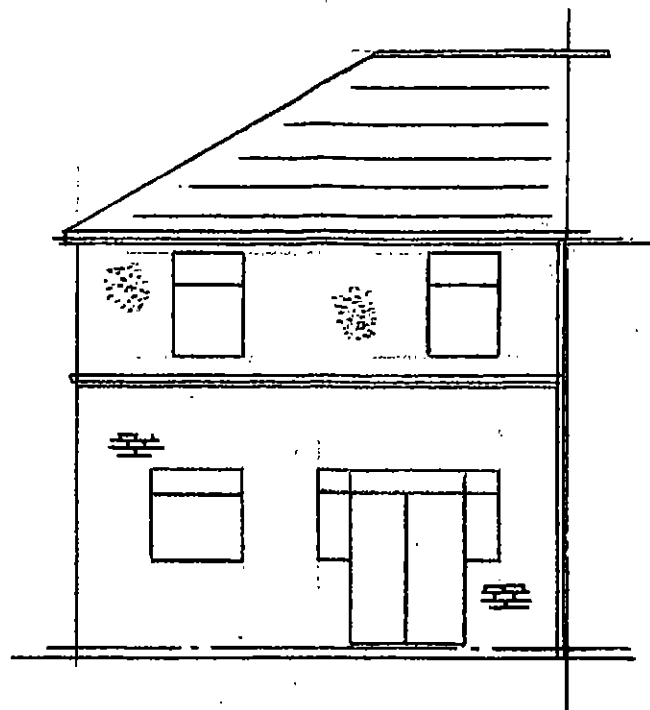
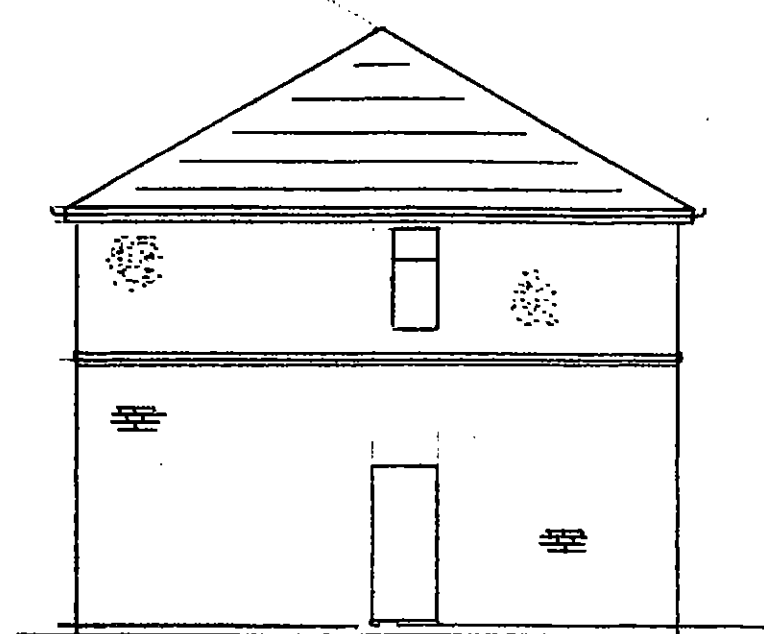




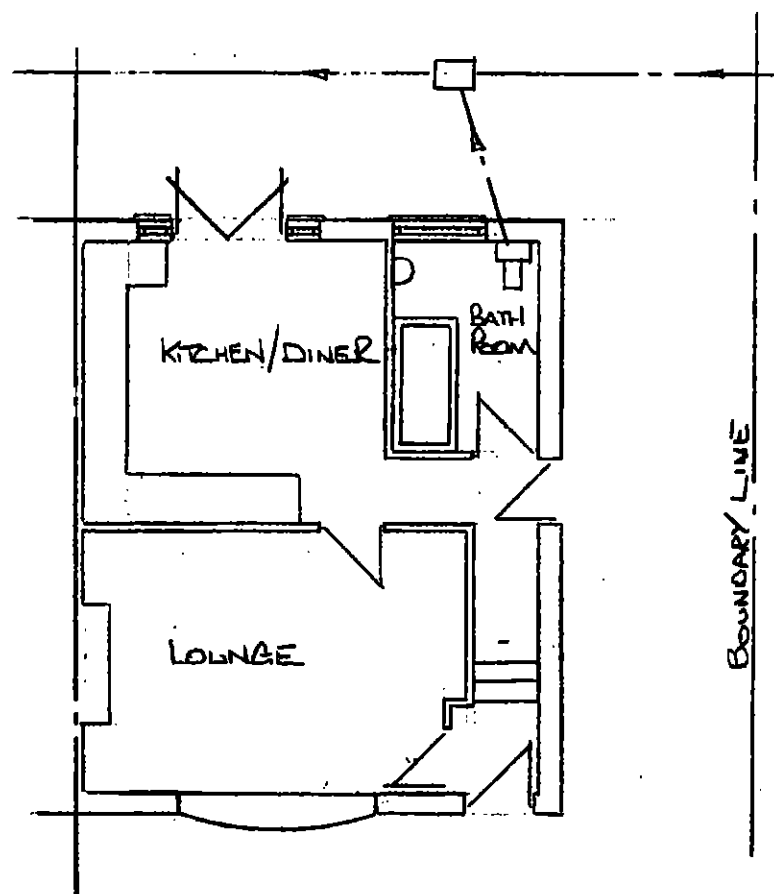
EXISTING FRONT ELEVATION



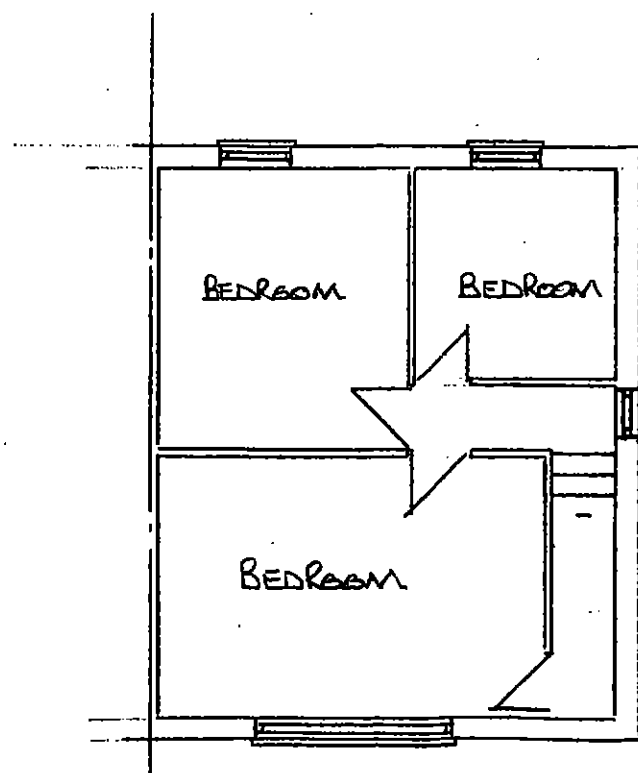
EXISTING REAR ELEVATION



EXISTING GABLE ELEVATION



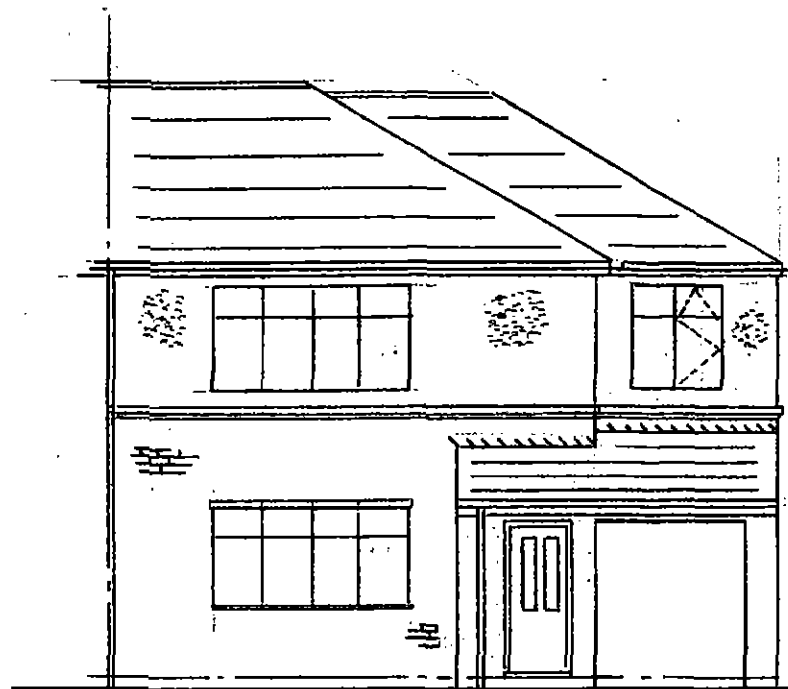
EXISTING GROUND FLOOR PLAN



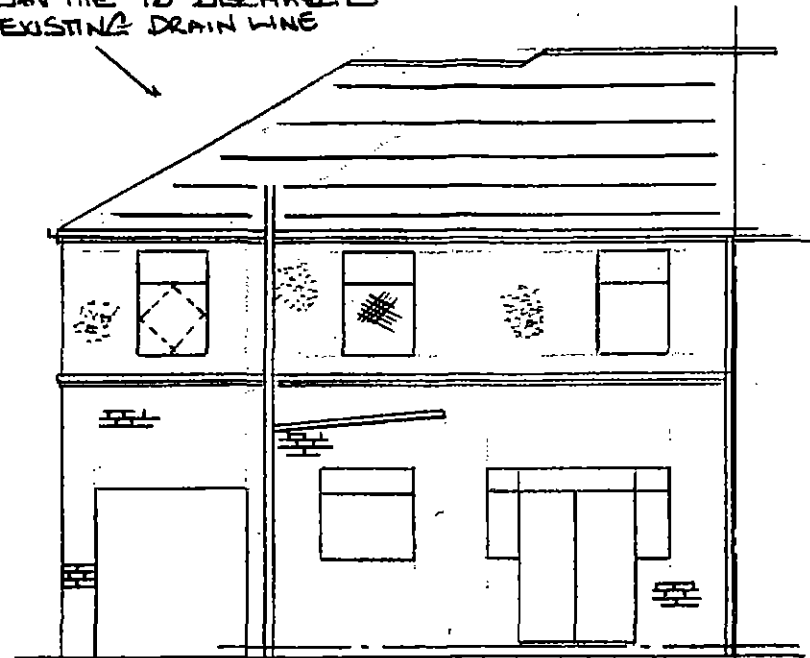
EXISTING FIRST FLOOR PLAN

PROPOSED TWO STOREY GABLE
EXTENSION 14, JOHN STREET,
GREAT HOUGHTON, BARNISLEY.

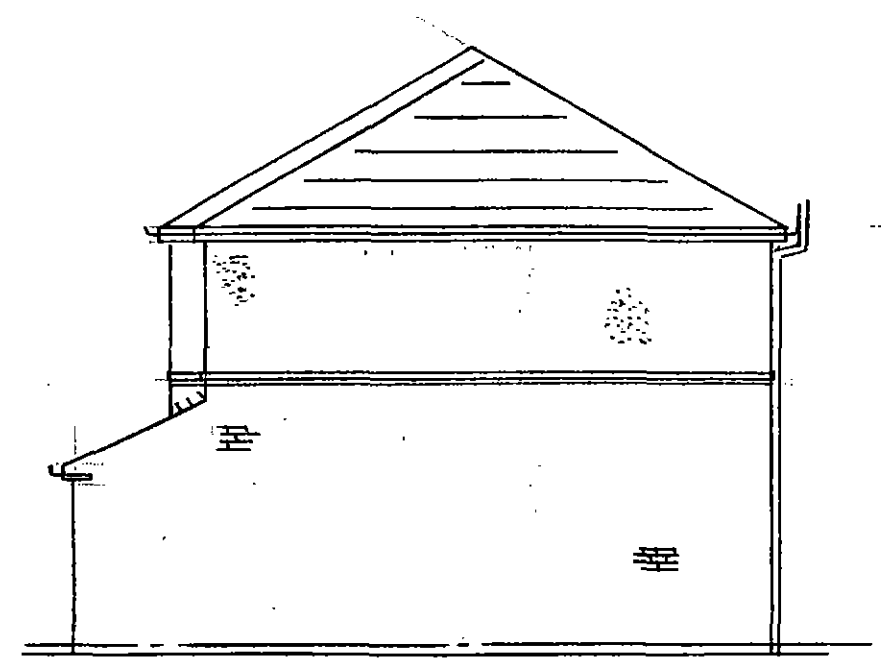
NEW SKV PIP TO DISCHARGE
INTO EXISTING DRAIN LINE



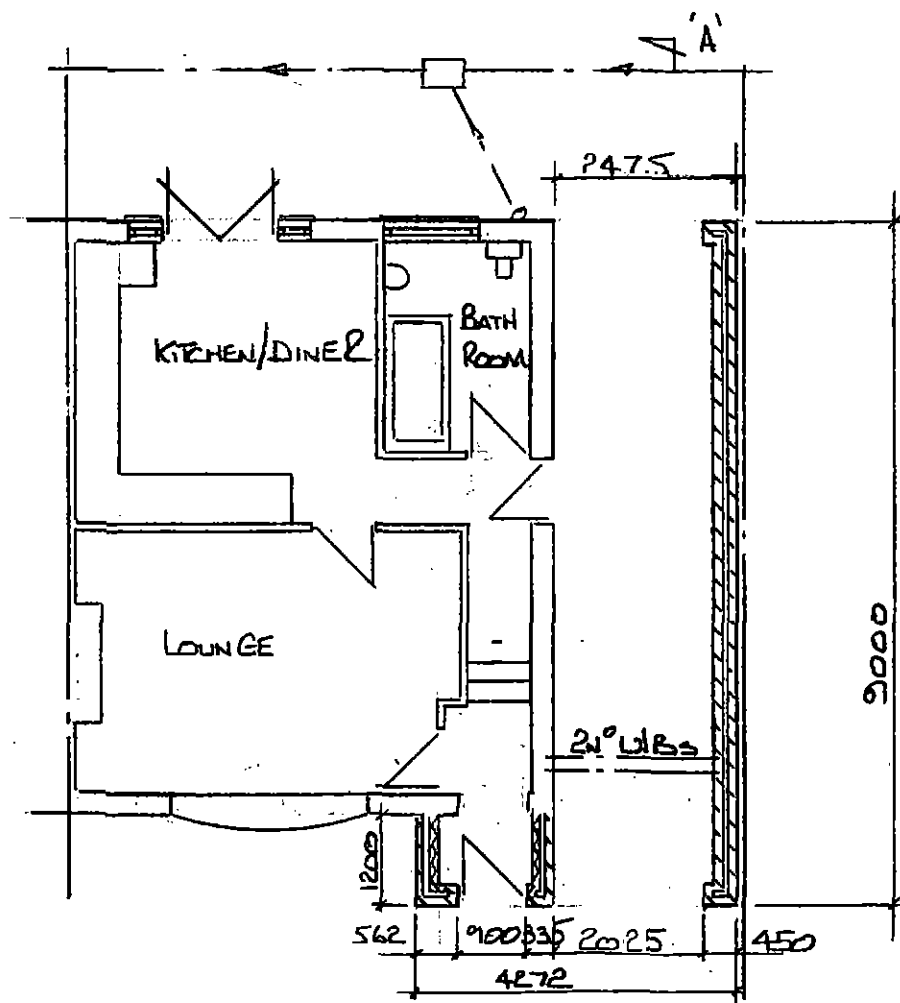
PROPOSED FRONT ELEVATION



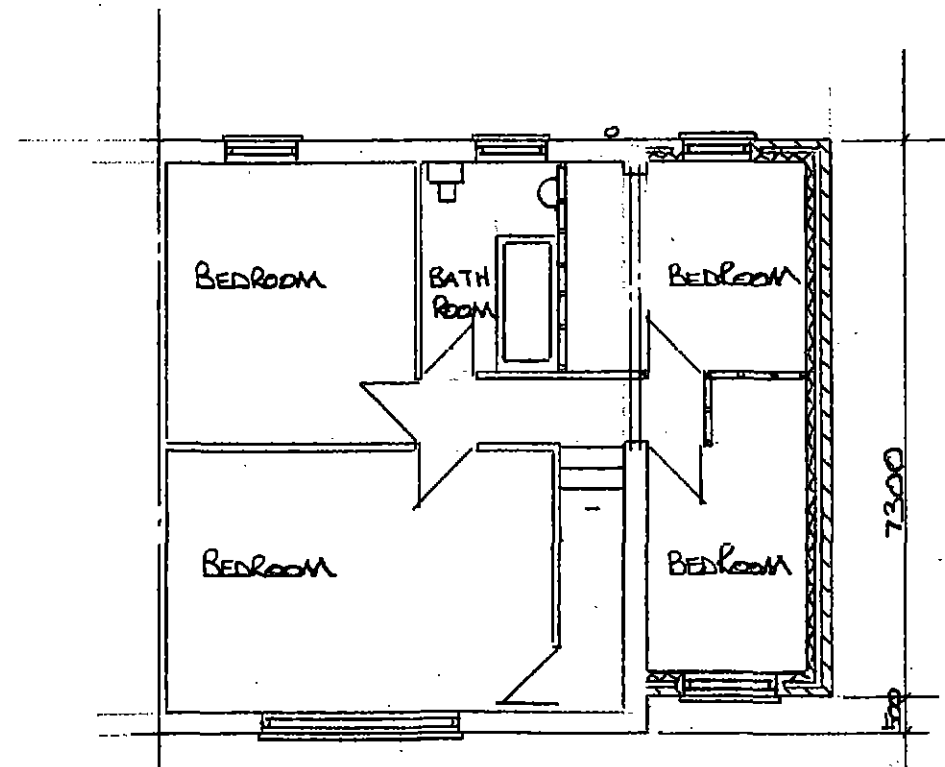
PROPOSED REAR ELEVATION



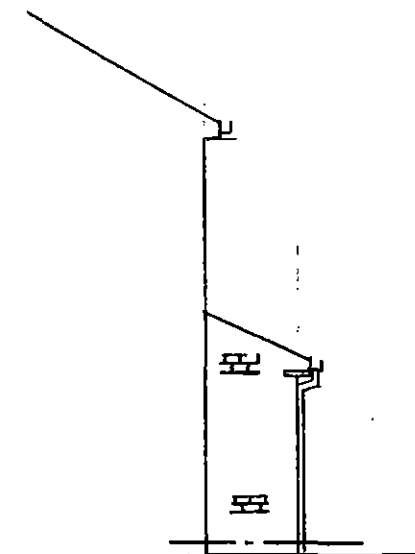
PROPOSED GABLE ELEVATION



PROPOSED GROUND FLOOR PLAN
A-A

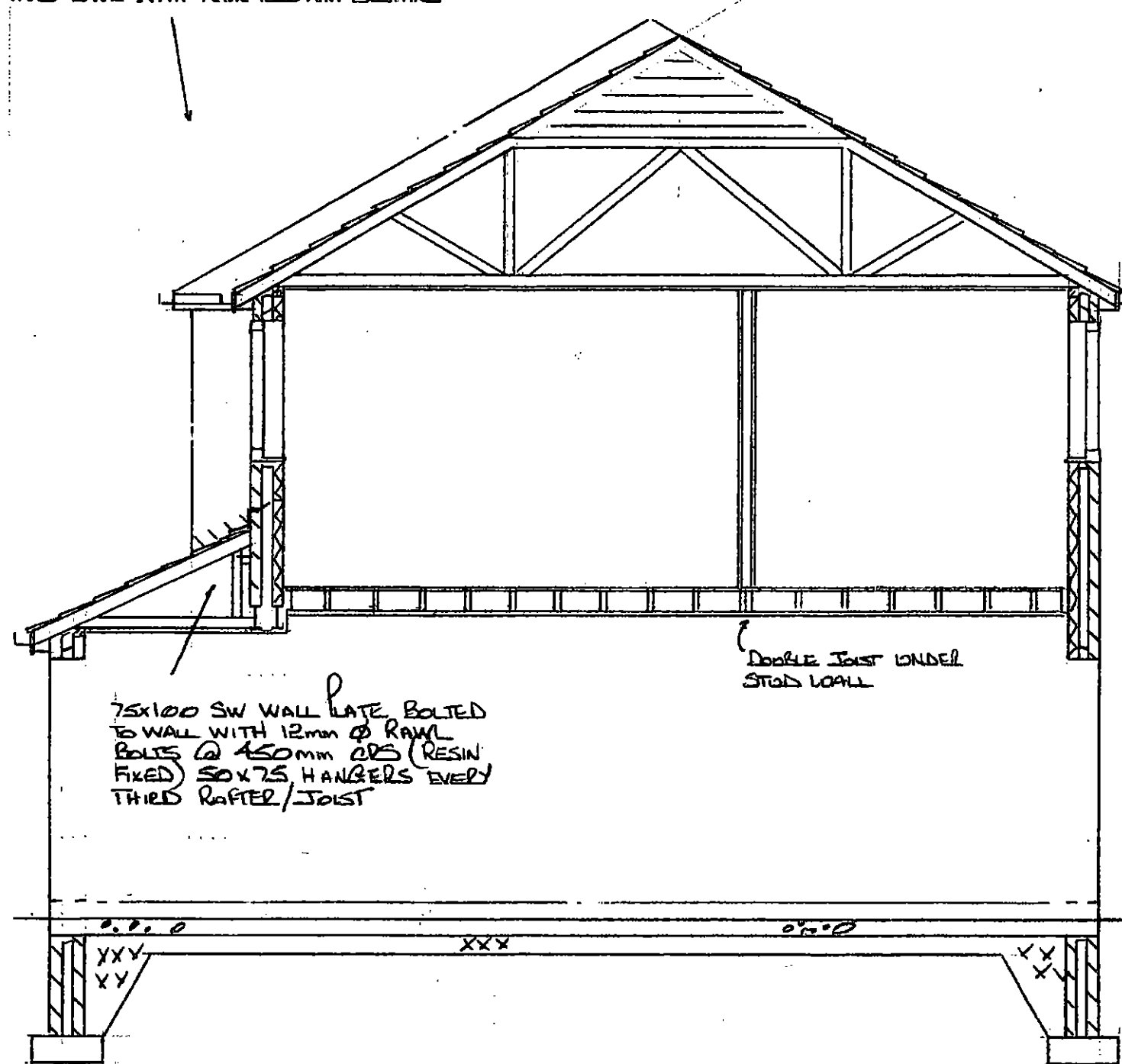


PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT SIDE ELEVATION
FROM N° 16

COTE 4 LEAD FLASHING DRESSED
INTO BWK WITH MIN 150mm DISTANCE



SECTION 'AA' (1:50)

All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.

Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor. Party wall act- Client to comply with Party Wall Act 1996 and ensure written notification is issued to neighbours prior to commencement of work when carrying out work to a party wall or structure including: Excavations within 3m of an existing structure where the foundations will go deeper than the adjacent foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

Support of a beam.

Insertion of a DPC through a wall.

Raising a wall or cutting off projections.

Demolition and rebuilding.

Underpinning.

Insertion of lead flashing.

Legal boundaries to be confirmed by the owner before work commences. The boundaries shown are believed to be accurate, but it is the responsibility of the parties sharing the boundaries to agree the position before the work commences, as neither the agent nor the builder can be held responsible for establishing the boundaries. No part of the construction or work should cross the boundary without the written authority from the adjoining owner.

An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidance.

Foundations- 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. Min concrete grade GEN1 (unreinforced), RC30 (reinforced). All foundations to be a min of 1000mm below ground lvl, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS8004:1986 code of practice for foundations. Ensure foundations are constructed below invert lvl of any adjacent drains. Depth to be no less than foundation to existing dwelling. Base of foundations supporting internal walls to be min 600mm below ground lvl. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

Foundations near to trees require special consideration. If building closer to tree than the mature height then please consult with Building Control or a structural engineer for advice on foundation depth.

Wall construction- External walls to be 102.5mm matching facing bwk (at ground floor) with 20mm two coat sand/cement render with waterproof additive on 100mm thermalite blockwork (at first floor to match existing), 100mm cavity filled with 100mm Crown dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dab to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl, or use concrete foundation blocks, S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All bwk and blockwork to be suitably bonded to existing (toothed every other brick or use fir fix profiles.) All cavities to be continuous and min external returns to be 665mm. Note. New brickwork and render to match and be consistent with existing etc.

Note- All brickwork and render detail to match and be consistent with existing.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.



LOCATION PLAN (1:1250)

Ground Floor construction- 125mm power floated concrete, on visqueen 2000g DPM on 150mm sand blinded clean, dry hardcore, new cavity wall to incorporate cavity tray radon barrier at ground lvl if required.

First floor construction-50mm x 170mm C16 grade joists @ 400crs boarded with 22mm floor quality boards, strutting @ centre span, every third joist to be tied down b/wk min 6 courses with 30x5 gms straps and to end walls across min 3 joists, noggins between where straps are used, underdrawn with 2 no 9.5mm plasterboard with staggered joints and skim finish, 90mm kingspan kooltherm K3 between joists with 100mm layer of mineral wool insulation over.

Roof construction- Slate tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ pitch to match existing (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on factory made deminishing trusses @ max 600crs (Manufacturers details and calculations to be submitted and approved 28 days prior to erection). Trusses to be erected in accordance with manufacturers instructions. 25X100 diagonal and longitudinal bracing in accordance with BS5268 pt3. Every third truss to be tied down b/wk min 6 courses with 1000x30x5 gms straps and across min 3 trusses, noggins between trusses @ ceiling and verge lines @ max 1500 crs. Each truss to be individually fixed with framing plates to 75x100 sw wall plate. Min 50mm air gap from insulation to u/s of tiles to be maintained. Roof insulation to be 300mm fibreglass quilt, 100mm between trusses and 200mm @ 90deg underdrawn with 12.5 mm plasterboard and skim.

Alternative construction

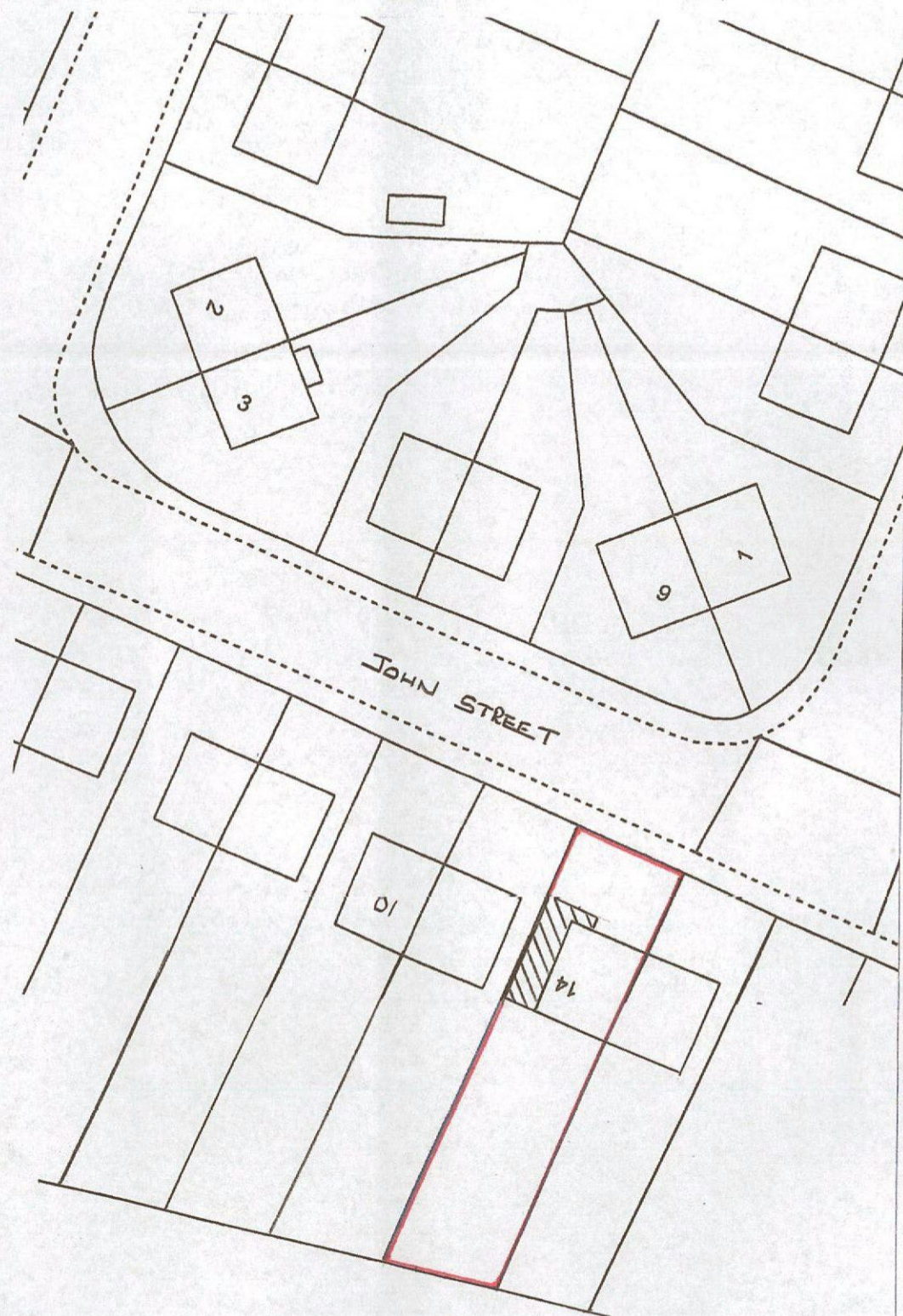
Traditional build using rafters, purlins, ridgeboard, hipboards etc sizes and construction details to be provided prior to work commencing.

Roof construction- (Front G/F) Tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ min 25deg (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on 47x100 C16 rafters @ 400crs, 47x100 C16 joists @ 400crs seated on and fixed / birdmouthed to 75x100 sw wall plate. Rafters and joists to be anchored to walls with 1000x30x5 gms straps taken down b/wk min 6 courses, anchors to span 3 rafters/joists @ max 1500crs, solid noggins where straps are used, min 300mm fibreglass quilt, 100mm between joists and 200mm @ 90deg underdrawn with 12.5mm plasterboard and skim.

Internal stud walls- Provide new stud walls as shown from 75mmx50mm SW studs @ 600mm vertical crs with 450mm staggered horizontal crs. Mineral wool insulation between studs, 12.5mm plasterboard and skim either side. NOTE double up floor joists under stud walls.

Lintels- Catnic or similarly approved and to have min 150mm end bearing (size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finish to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into b/wk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams. Note- Unless otherwise stated it is the clients/builders responsibility to obtain all required structural calculations (for which a fee will be payable) prior to commencement of works and to ensure that the calculations are submitted to the relevant building control service.



SITE PLAN (1:500)

New and Replacement Windows- New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m² K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by extension. Any fire escape windows to be 0.33m² (450x750) and be min 800mm and max 1100mm from floor level to underside of clear unobstructed opening.

New and Replacement Doors- New and replacement doors to achieve a U-Value of 1.8W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

Mechanical ventilation- Bath room(first floor) to have extractor fan with min 15lit/s extraction with 3 air changes/hr with minimum 15 min over run facility operated by light switch.

Smoke detectors- are to be located in corridors, circulation areas and escape routes no more than 3m from a bedroom, securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired interlinked system wired independently to the consumer unit with battery backup.

Heating- Extend existing heating system to clients instructions. Radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671. Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m² or 1 in 4 fixed light fittings.

Above ground drainage- All above ground drainage to BS5572 1994, wash hand basins fitted with 32mm dia wastes, sinks, baths and showers to be fitted with 40mm dia wastes, all to be fitted with 75mm deep seal anti-siphon traps. Wastes taken into back inlet gullies to discharge below grate lvl but above water line. Wastes taken into soil and vent pipes not to be connected within 200mm of any WC connection. Soil and vent pipes to be 100mm PVC-u and to extend min 900mm above any ventilation window.

Drainage below ground- All underground drainage to be hepsleeve pipe or similar with push-fit polypropylene flexible couplings, drains to be laid to minimum fall of 1:40 and connected into main drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drains to be surround with 150mm concrete with 13mm compressible board movement joints @ 5m crs. Drains with more than 300mm to be surrounded with 100mm granular fill. Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintels to be provided where drains pass through external walls to form opening to provide 50mm clearance all round. Opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.

Any new inspection chambers to be constructed in class B engineering bwk on a 150mm concrete base, fitted with a durable cover and frame. Alternatively use pre-formed Hepworth chamber, these not to exceed 1000mm invert depth, used in strict accordance with all manufactures instructions and recommendations. Any chambers deeper than 1m to have step irons and internal sizes of chambers to comply with B.S. 8301.

Note. Drainage indicated, runs, directions etc, to be confirmed on site at the commencement of the project with the building inspector.

Contact Details: Yorkshire Water: 0845 1208482

Severn Trent Water: 0116 2343146

Where a public sewer exists within the site, the client and contractor are to adhere strictly to the following conditions.

- 1) Where excavating and building within 3m of sewer, work to be carried out to be non detrimental to existing sewer.
- 2) Where pipe is exposed during building works, pipe to be protected to prevent damage.
- 3) Building foundations are to be constructed in such a manner as to prevent additional load being placed on pipe, where a drain or sewer running below a building is less than 2m deep, the foundation shall be extended locally so that the drain or sewer passes through the wall.
- 4) New walls are to adequately span pipeline with the insertion of PCC lintols over openings, spanning min 1.5m either side of the pipe to ensure damage or misalignment is not caused to the pipeline.
- 5) Water authorities require a minimum of 21 days notification of any connections required to pipelines and sewers. It is the clients responsibility to ensure that this condition is adhered to.
- 6) If any repairs or replacements are necessary, this work will be required to be carried out by the local water authority.
- 7) No building work is to conceal any existing access points to the sewer. If this is impractical due to site conditions, an alternative access point can be constructed on the line of the sewer at a location acceptable by the water authority.

Surface water- New guttering, facias and soffits to match and consistent with existing, 65mm dia Rwps to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1:100 or 1:50 unless stated otherwise.