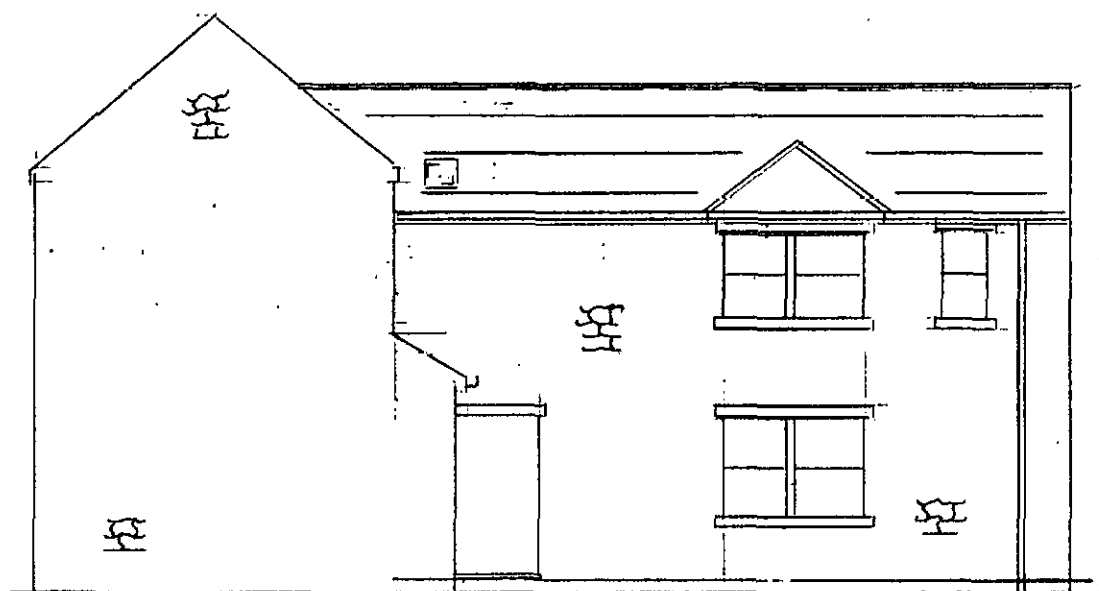
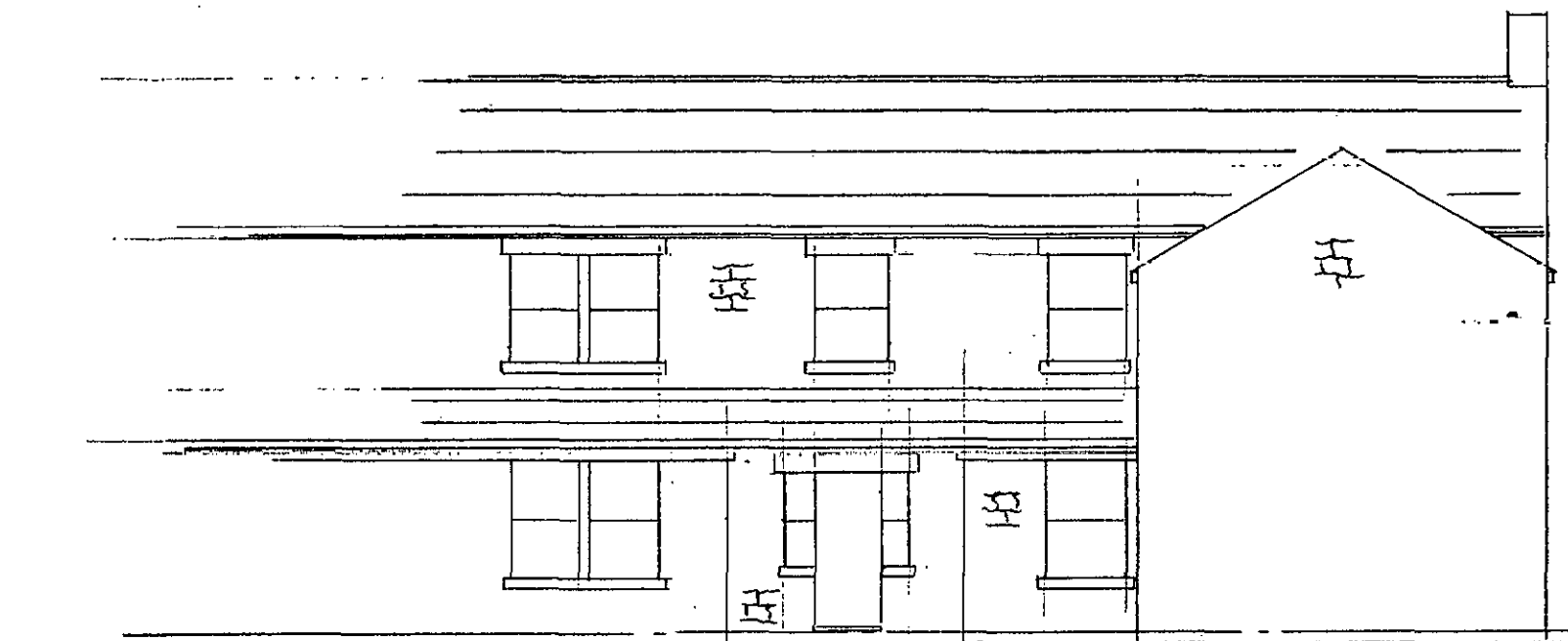
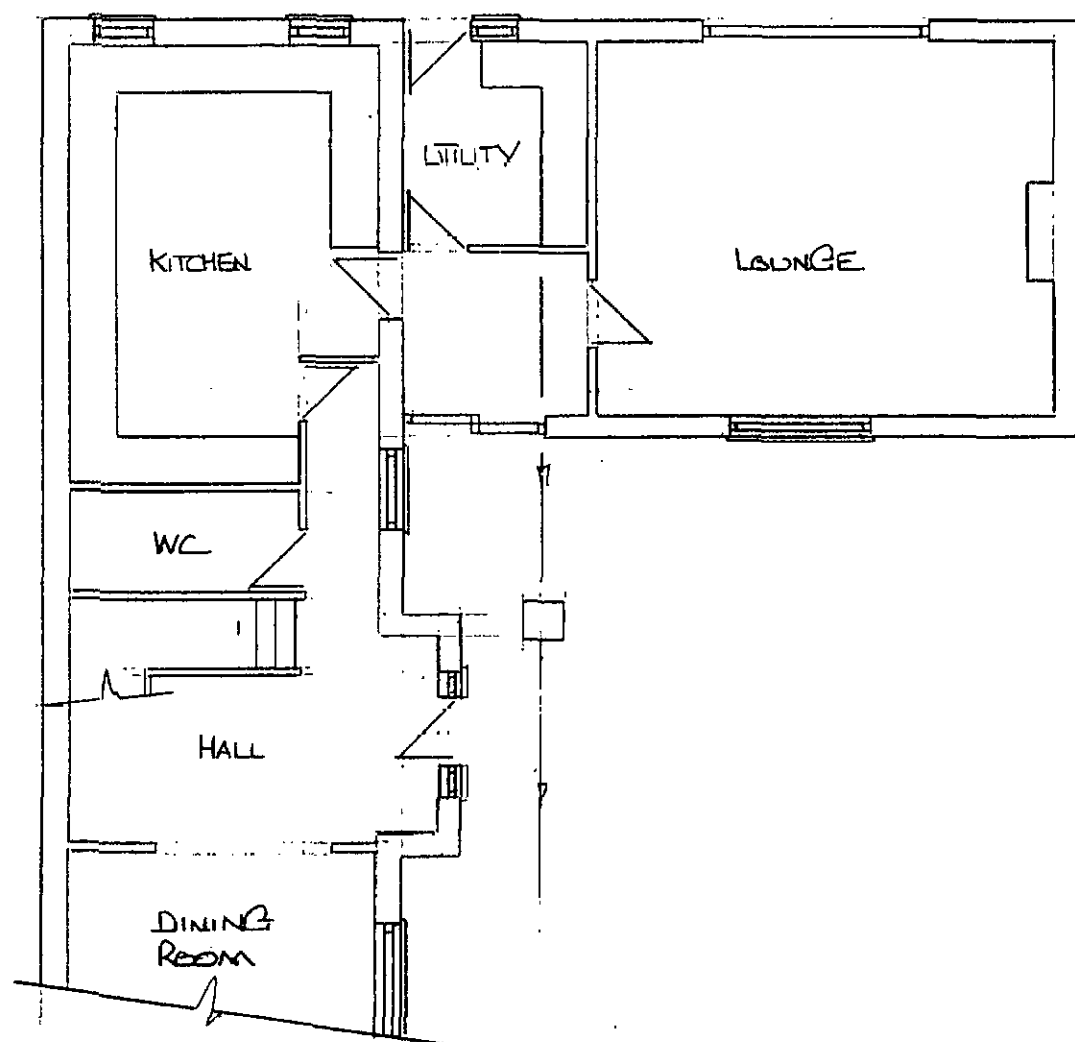




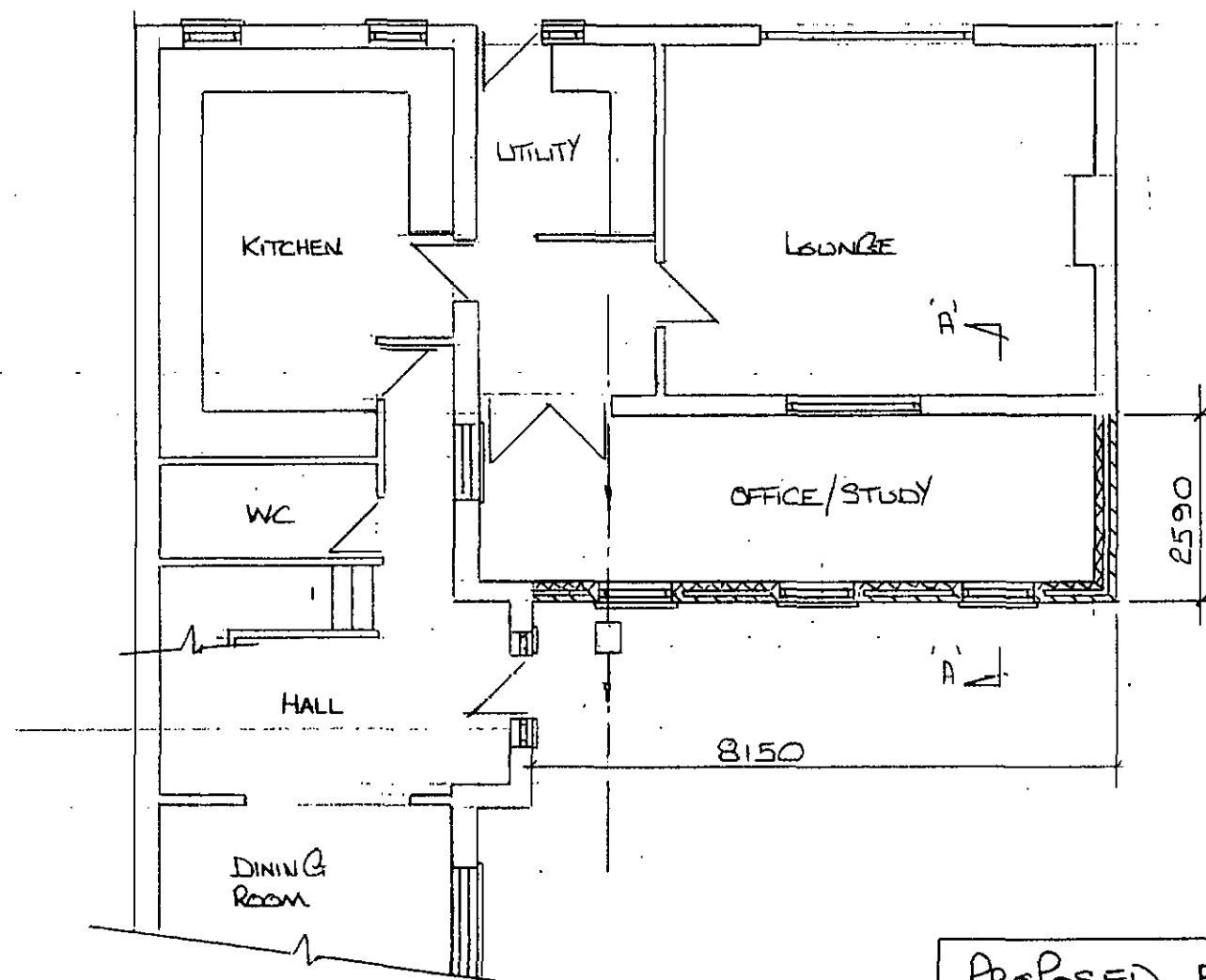
EXISTING FRONT ELEVATION
(VIEW FROM ROAD)



EXISTING SIDE ELEVATION

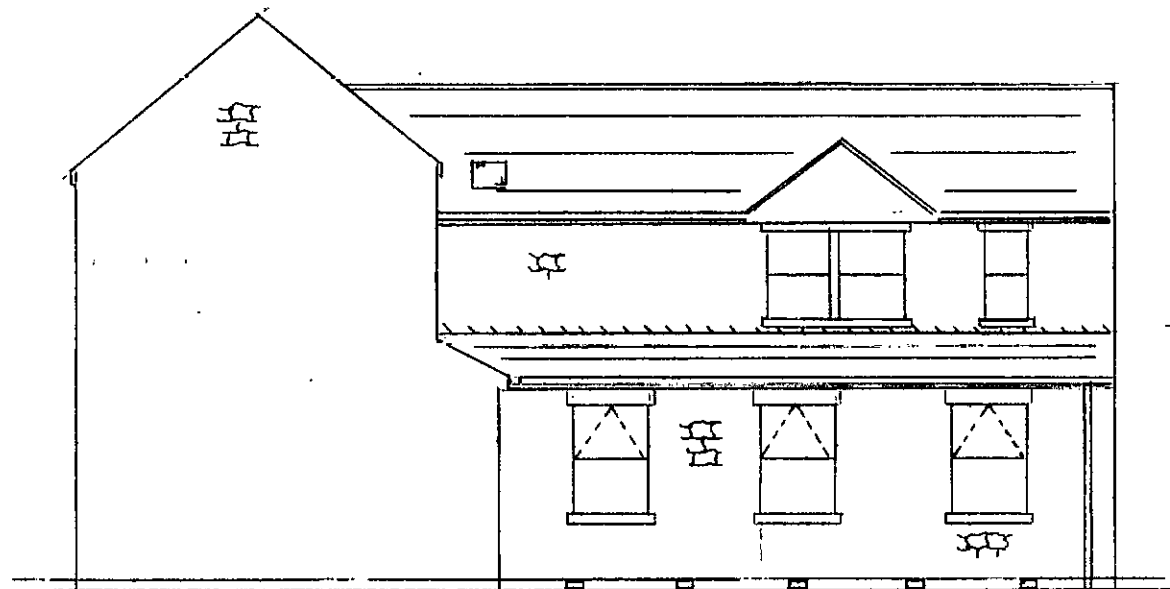


EXISTING PART GROUND FLOOR PLAN



PROPOSED PART GROUND FLOOR PLAN

PROPOSED FRONT GROUND
FLOOR EXTENSION 43, HIGHAM
COMMON RD. HIGHAM, BARNSLEY

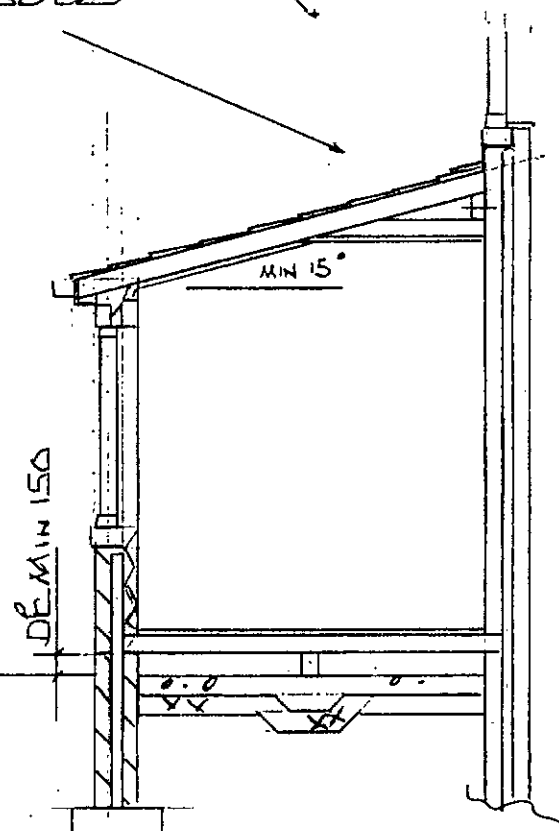


PROPOSED FRONT ELEVATION
(VIEW FROM ROAD)

CODE 4 LEAD FLASHING & DRESSED
INTO BRK WITH MIN 150mm UPSTAND

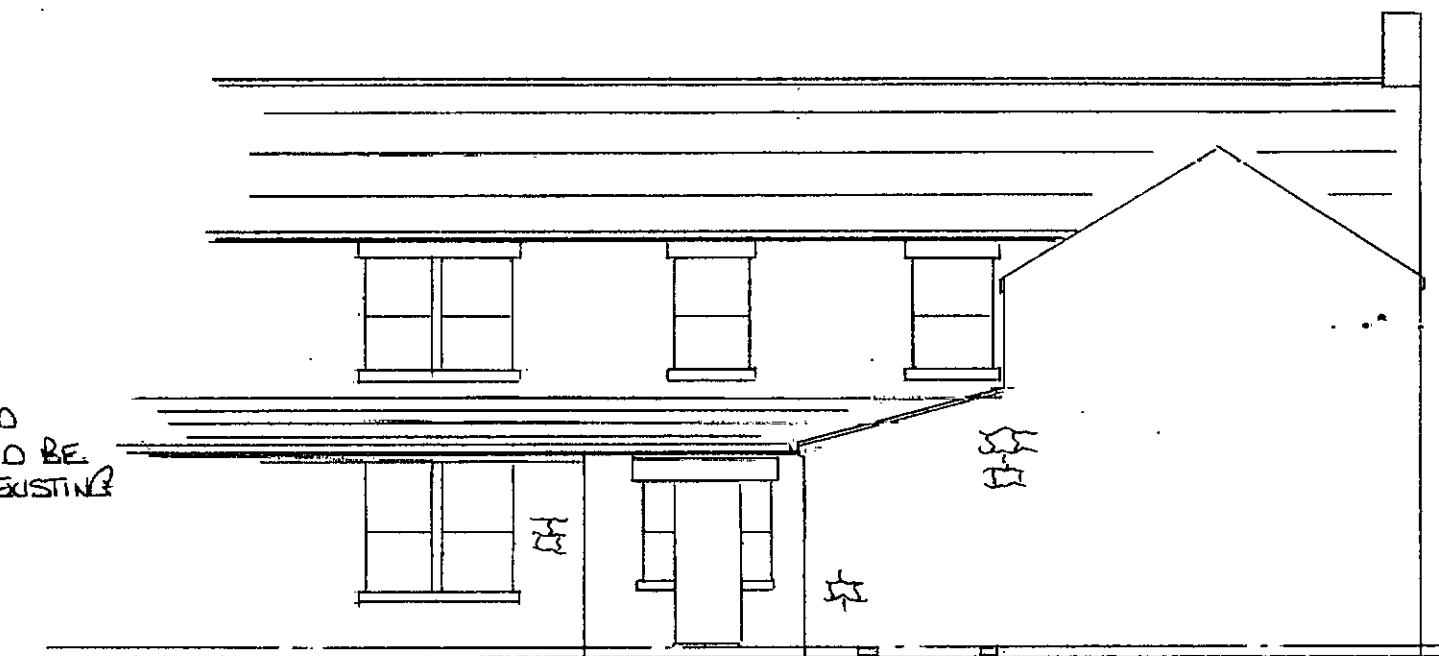
75x100 SW WALL PLATE BOLTED
TO WALL WITH 8Ø RAWL BOLTS
(RESIN FIXED) @ 450 C/D

FOUNDATION TO BE TAKEN BELOW
INSET LINE OF ADD DEMO LINE



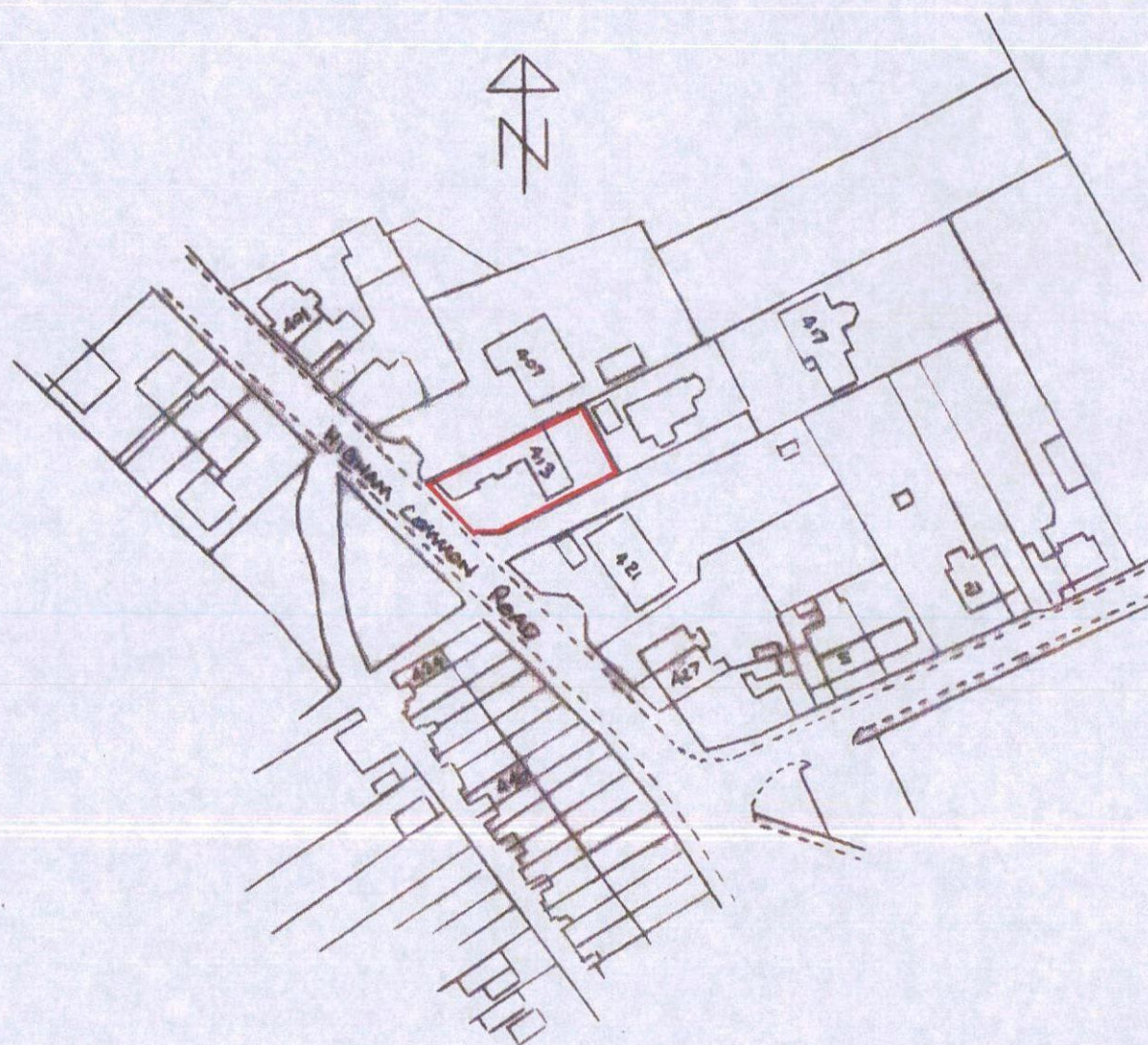
SECTION AA (1:50)

NOTE
SIGNED LINTELS AND
CILLS TO MATCH AND BE
CONSISTENT WITH EXISTING



PROPOSED SIDE ELEVATION

ALL PLANS AND ELEVATIONS TO SCALE
1:100 OR 1:50 UNLESS STATED OTHERWISE



LOCATION PLAN (1:1250)

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- Any work that is carried out adjacent to any party wall or boundary wall act are to be discharged prior to commencement of any work.

Roof construction-(mono 'open') Slate tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ 15deg (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 47x150 C16 rafters @ 400crs seated on and fixed/birdmouthed to 75x100 wall plate. Ceiling to have additional skin of 15mm plywood to u/s to act as a GUSSETT. Insulate between rafters with 100mm kingspan TP 10 with kingspan TW 56 to u/s with skim finish. Rafters to be anchored to walls with 30x5 gms straps taken down b/w min 6 courses, anchors to span 3 rafters @ max 1500crs, solid noggins where straps are used. (Rafters to be doubled up either side of Velux windows).

Note. If minimum roof pitch cannot be achieved, allow for fitting onduline bitumen impregnated corrugated board over rafters prior to fitting tile battens over. This will allow driving rain that penetrates through the tile to be taken to gutter. If onduline board is fitted 25mm continuous strip ventilator is required at the soffit of the eaves and redland dry fix abutment ventilator @ the ridge with 10mm continuous ventilator provided.

Wall construction- 102.5mm dressed stonework to match and be consistent with existing, 100mm cavity filled with 100mm crown Dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dabs to achieve U value of 0.28w/m2k, sec eng b/w 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 stonework and blockwork to be suitably bonded to existing (toothed every other stone block or use fir fix profiles). All cavities to be continuous and min external returns to be 665mm.

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

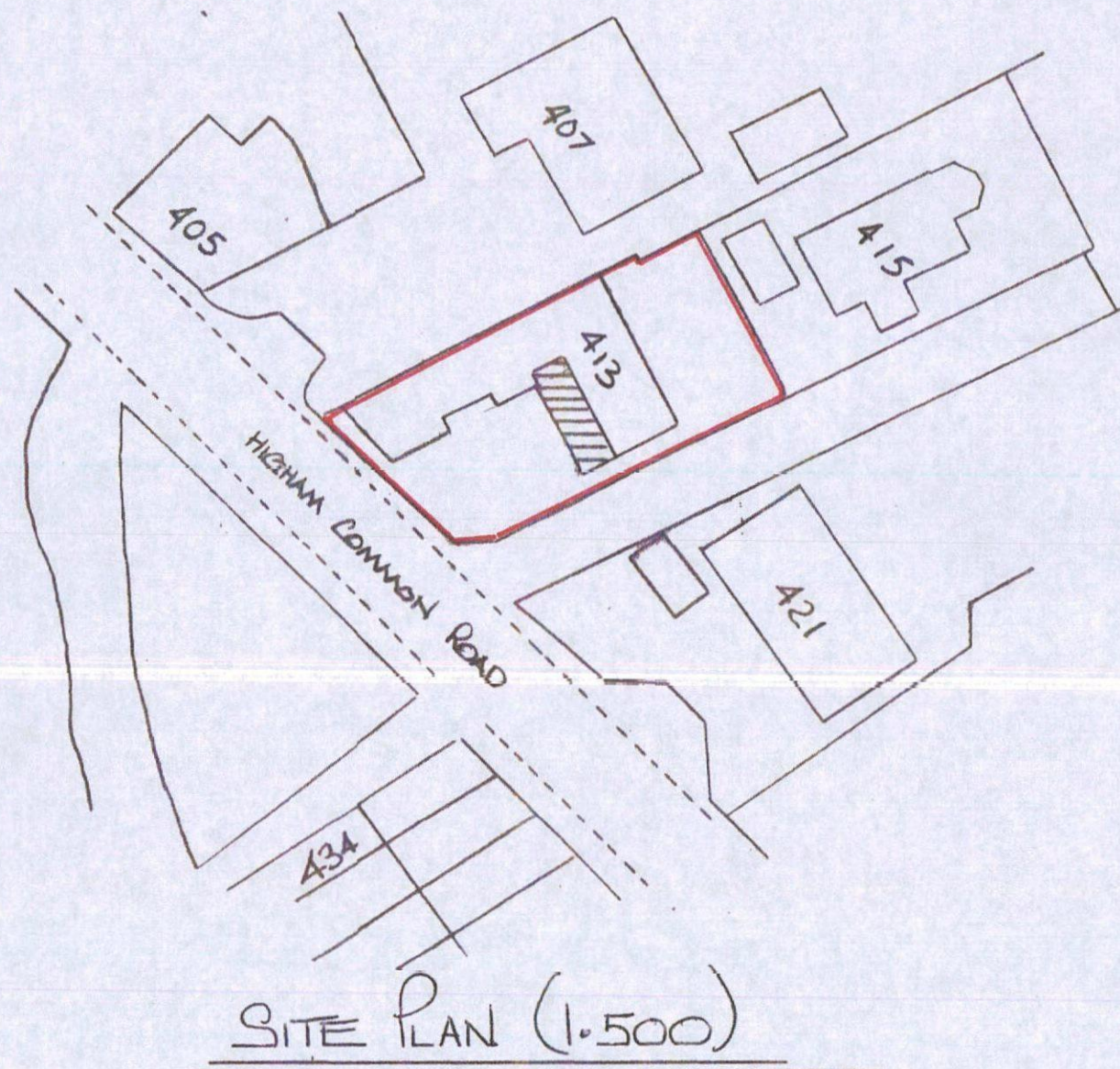
A/Bs- to be 150x225 min 450mm from corners and max 1500crs with cavity liners and dpc tray over. A/Bs- to be 150x225 min 450mm from corners and max 1500crs with cavity liners and dpc

Foundation- 600mm x 225mm concrete strip with 2no layers of A252 mesh top and bottom subject to min 50mm cover to steel (if required), subject to building inspectors approval.

All foundations to be taken down to an approved depth required by building inspector, subject to a min of 450mm frost cover and min 1000mm in shrinkable subsoil. Depth of excavation to be lower than invert lvl of any adjacent drainage effected. Where foundations are to be stepped, the overlap should be twice the height of the step or the thickness of the foundation or 300mm, which ever is greater.

Oversite- to be min 100mm thk concrete over min 150mm consolidated hardcore. Concrete to be thickened to 225mm under sleeper wall.

Ground floor construction-50mm x 120mm C16 grade joists @ 400crs boarded with floor quality boards, 120mm celotex material laid between joists on polypropylene netting with min 150mm air gap from u/s of joists to oversite. Joists to be supported @ centre span off honeycombe sleeper



wall. Floor lvl to be continuous with existing.

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 30 minutes FR.

Windows- All windows to be double glazed upvc construction to match existing. Glazing to have either a whole U value of 1.6 w/m²k or an energy rating of C or better and to have opening lights equal to 5% of the floor area and incorporate trickle vents with min 8000mm² to habitable rooms and 4000mm² to other rooms. All glazing to be in accordance with BS 6206 1981 and to be marked accordingly ie toughened or laminated glazing to any windows with cills below 800mm from floor lvl to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500 mm from floor lvl.

Fire escape windows to be 0.33m² (450 x 750) and be min 800mm max 1100mm from fl lvl to underside of clear unobstructed opening.

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

Drainage- All underground drainage to be hertsleeve 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 brick 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 manufacturers instructions and recommendations.

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.

Surface water- New guttering, fascias and soffits to match and consistent with existing, 65mm dia Rwp's 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.