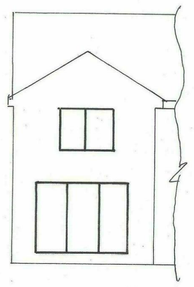
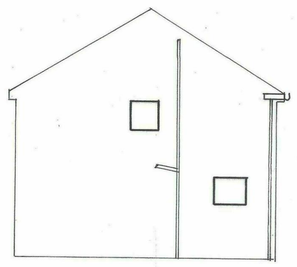


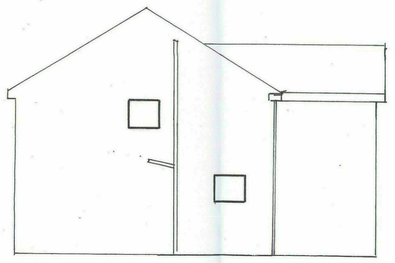
EXISTING REAR ELEVATION



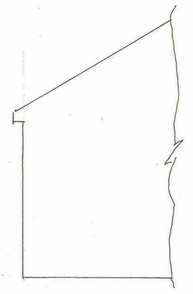
PROPOSED REAR ELEVATION



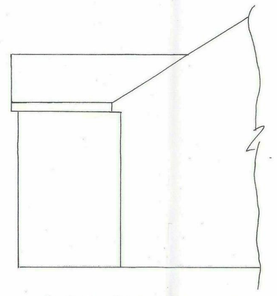
EXISTING SIDE ELEVATION



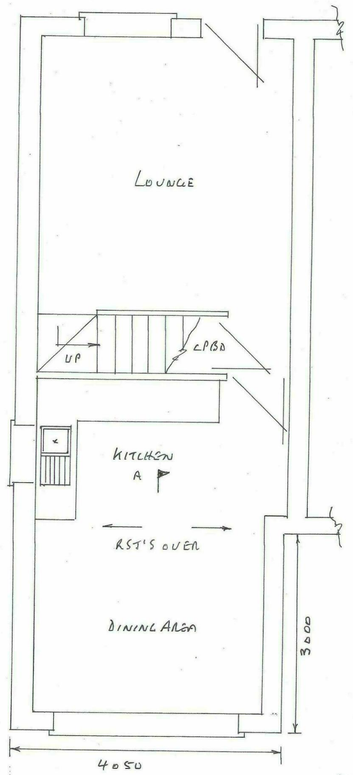
PROPOSED SIDE ELEVATION



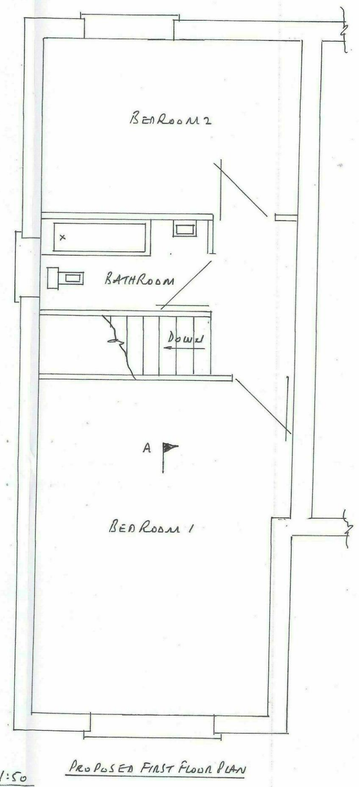
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN

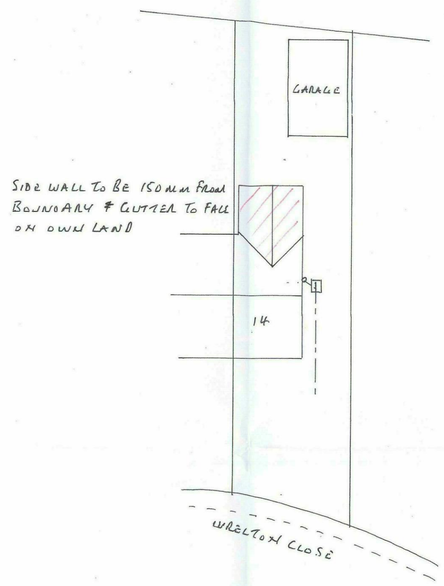


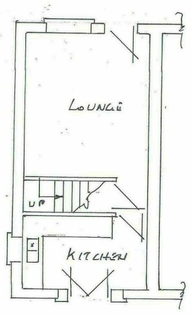
PROPOSED FIRST FLOOR PLAN

PROPOSED PLANS SCALE 1:50

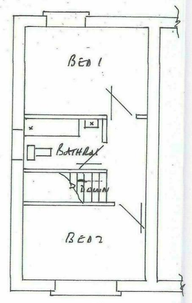
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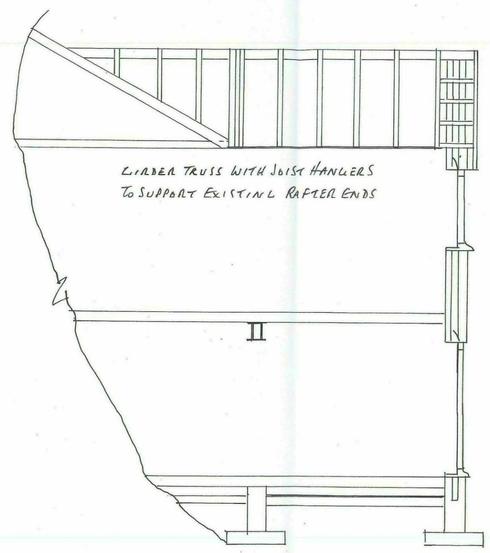


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



SECTION THRU' A-A SCALE 1:50

FOUNDATIONS

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

WALLS

- BRICKWORK TO MATCH EXISTING
- 100 mm LWT. CONC BLOCKS
- 100 mm CAVITY FILLED WITH DRITHERM INSULATION BATTS
- 150mm DPC 150mm MIN ABOVE G.L. 150mm DPC'S TO REVEALS & REVEALS TO BE INSULATED
- STAINLESS STEEL TIE WIRES PLACED AT 750 mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • EXTERNAL REVEALS TO BE 665mm MIN
- CO 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEEP HOLES EVERY 900mm END BEARINGS TO BE 150mm MIN.
- NEW WALLS TIED TO EXISTING WALLS WITH TOOTHING & SCARWIN TIES OR SIMILAR EVERY 225mm & ENSURING A CONTINUOUS CAVITY

GROUND FLOOR

- 100mm WELL COMPACTED HARDCORE UNDER 25mm SAND BLINDING
- 1200 GAUGE VISQUEEN DPM
- 70mm KINGSPAN KOOLTHERM INSULATION
- 125mm CONCRETE FINISH

FIRST FLOOR

- 170 × 50mm JOISTS AT 400 mm CENTRES WITH 100mm FIBRECLASS BETWEEN (10KGM²)
- 1M LATERAL RESTRAINT STRAPS TO HORIZONTAL EVERY 1.5m WITH NOGGINS TO SECURE
- 18MM T&G BOARDING

ROOF

- 100×50mm WALL PLATES
- TDA ROOF TRUSSES SUPPLIED BY SPECIALISTS & TO COMPLY WITH BS. 5268 PART 3 SPACED AT 600mm CENTRES CALCS TO BE GIVEN TO LA BEFORE COMMENCEMENT
- 100 × 25 SECURED TO UNDERSIDE AT RIDGE • 1m HOLDING DOWN STRAPS EVERY 3 TRUSSES
- 1M LATERAL RESTRAINT STRAPS TO HORIZONTAL & WT UPS EVERY 1.5m WITH NOGGINS
- 200 × 25mm FASCIA 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT FLY PROOF MESH
- ROOF VALLEY GUTTERS TO BE CODE 5 LEAD ON 15MM PLYWOOD & TAKEN A MIN OF 200MM UNDER TILES
- REINFORCED BITUMEN FELT UNDER 38×25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2M & 10mm GAUZE VENTS
- 150mm INSULATION BETWEEN CEILING JOISTS & 150mm LAID OVER AT 90°

DRAINS

- 100mm RWG & 65mm RWG TO MATCH EXISTING RWG TO CONNECT TO EXISTING AT RIGHT HAND SIDE SW TO LEFT TO CONNECT TO EXISTING SW SEWER OR TO A SOAKAWAY 5m AWAY FROM BUILDING & 1M³ BELOW INVERT LEVEL

GENERAL

- NEW WINDOW & DOORS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000MM² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 WINDOW TO HAVE OPENING LIGHT 5% of FLOOR AREA & TO HAVE A CLEAR OPENING 450 × 750mm HIGH & CILL LEVEL TO BE 800-1100 ABOVE FLOOR
- BI FOLDING DOORS TO HAVE TOUGHENED GLASS
- KITCHEN TO HAVE FAN EXTRACTING 60 L/SEC & CONTROLLED BY AN INDEPENDENT SWITCH
- PROVIDE SMOKE ALARMS WITH BATTERY BACK UP & INTERLINKED TO A SEPERATE CIRCUIT TO CIRCULATION AREAS ON EVERY FLOOR
- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE MUST BE GIVEN TO THE LA ON COMPLETION OF THE WORKS
- HEATING ALTERATIONS TO BE DONE BY A GASCARE ENGINEER & TRV'S ARE REQ'D FOR EXTENSION OF THE HEATING SYSTEM
- CALCS TO BE PROVIDED FOR RST'S & TO BE GIVEN TO BUILDING CONTROL

PROPOSED DOUBLE STOREY REAR EXTENSION AT :-

14 WRELTON CLOSE

ROYSTON, BARNSLEY