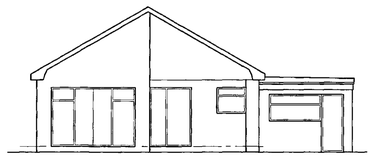
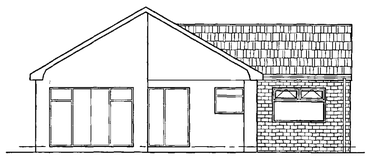
NOTE !
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

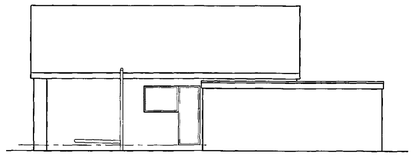
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement



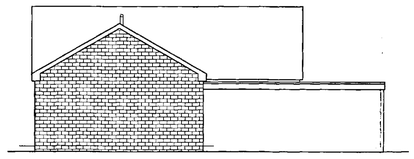
Existing Rear Elevation



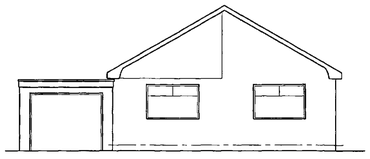
Existing Rear Elevation



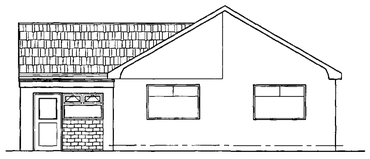
Existing Side Elevation



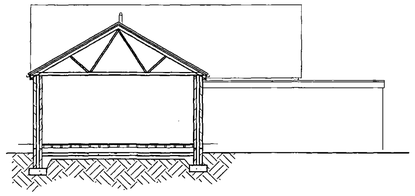
Proposed Side Elevation



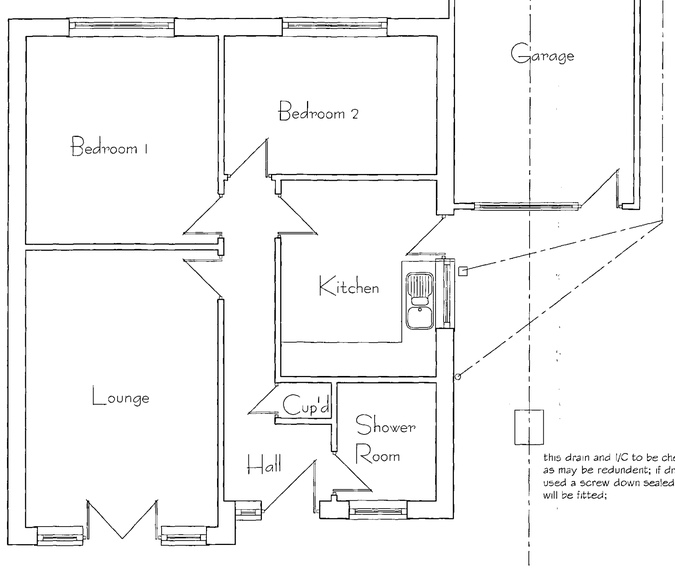
Existing Front Elevation



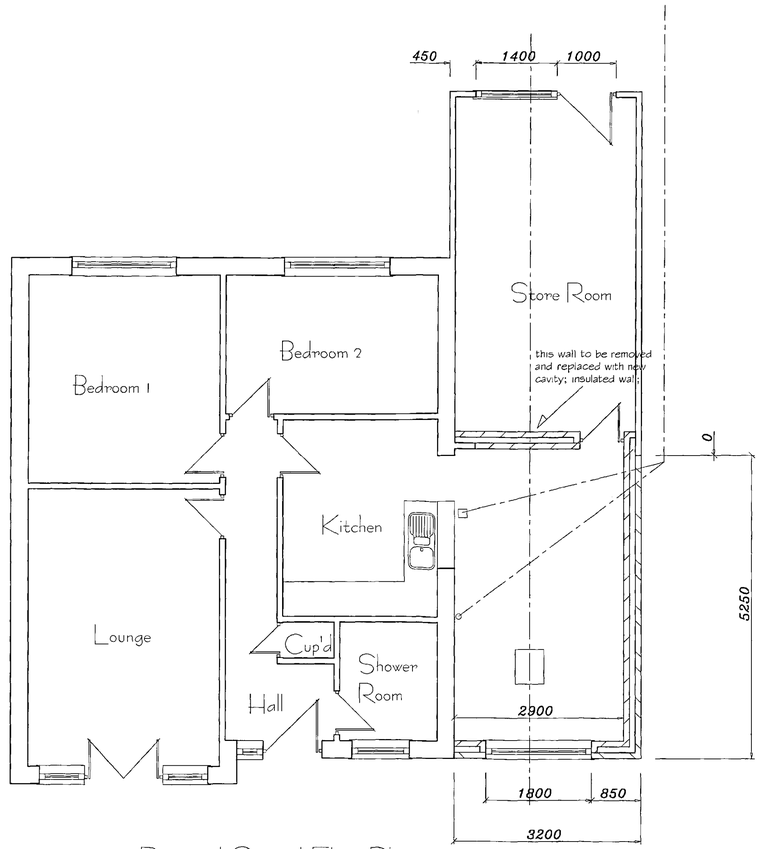
Proposed Front Elevation



Section Thro Extension



Existing Ground Floor Plan



Proposed Ground Floor Plan

ROOF: Roof of conc interlocking tiles in style and colour to match the existing dwelling; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by GETECCH Timber Engineering Ltd; calculations for trusses to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses set at 600 crs.; 100x25 diagnal wind bracing; web bracing; & ceiling bracing to full length of roof; solid noggings and packings at all anchor points; valleys of BLM milled lead code 5 or 6; roof construction to comply with BS 5263 Part 3; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between trusses, 200 over; underdrawn with 12.5 thick plasterboard and skim; white upvc rainwater goods; white upvc facia and soffit ; soffit fitted with soffit vents, soffit ventilation to be equal to continuous 10mm ventilation strip; and covered by insect proof mesh; white upvc fallpipes; 100 dia. underground drainage pipework to soakaway min 5000 min from buildings; or to existing s/w drains; position of soakaways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary;

WALLS: Walls of cavity construction; outer leaf of facings to match existing dwelling; 100 cavity with 100 thick Crown Dritherm cavity slab 32 insulation; 100 thick low density block inner leaf; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; internal finish of plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and foamed polyurathane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all cills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the new building to ensure minimal air leakage; stainless steel twist wall ties set at 750 crs. horizontal; 450 crs. vertical; 225 crs. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on the plan; min end bearing 150; all returns min 665; bond new walls to existing using Catnic wall ties;

GROUND FLOOR: Ground floor of 22 thick flooring boards on 100 x 50 joists set at 400 crs; set sleeper wall at mid span to give max span of joists of 1400; 150 min gap between bottom of beams and site conc to be free from debris; site of 100 thick concrete; on 125 thick consolidated hardcore; insulation to underfloor by 150 thick Kingspan insulation set between joists and supported on polynetting; ventilation to underfloor by 225x75 airbricks set at 450 crs and sleeved thro the cavity;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the L/A Building Inspector; but with 760 min dig; 900 if into clay; and lower than any drains; support wall over drains using r/c conc lintels;

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; frames of white upvc by Columbia Windows or similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; all new windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;
Easily accesable windows and doors to be manufactured to a design that has been shown by test to meet BS publication PAS 24, 2012 or designed in accordance with appendix B of approved document Q- 2015;

applicant

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Ardsley
Barnsley
S71 5DF

S B S CONSTRUCTION LIMITED
P.T CHEDGZOY
Vandyke House
Pickburn Lane
Pickburn
Doncaster
DN5 7XF
tele: 07770983294

VENTILATION: Trickle ventilation to all habitable rooms equal to 8000 sq. mm;
ensire mechanical ventilation to kitchen equal to 60 litres per second; or 30 litres per second if incorporating a cooker hood; fan to exhaust to fresh air.

HEATING: Central heating to be an extension of the existing system; heating system to be fitted by a qualified and competent registed engineer who will provide necessary completion certificate;

ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by an electrician registered under the 'Competent Persons Scheme'
Prior to completion the Council must be satisfied that Part P has been complied with; and an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so;
Alternatively an application will be made seperately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;

PLUMBING: exact run of drains to be checked on site at initial dig; surround any new drains in 150 pea gravel; min slope of drain to be 1 in 40;

NOTE! Remove existing kitchen window and door; leaving existing lintel; leave opening to extension; sink to be left in place;

DRG No: DE0319/07

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - MARCH 2019

PROPOSED SINGLE STOREY SIDE EXTENSION at
34 CUMBERLAND DRIVE, ARDSLEY, BARNSLEY S71 5DF.