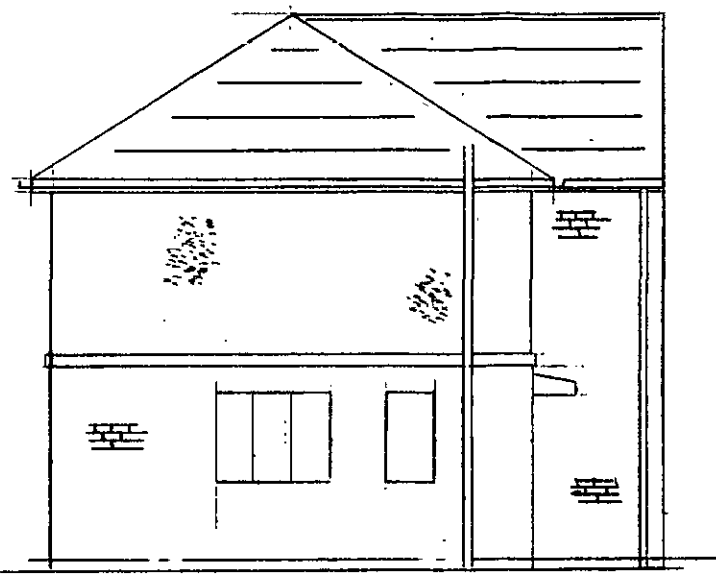
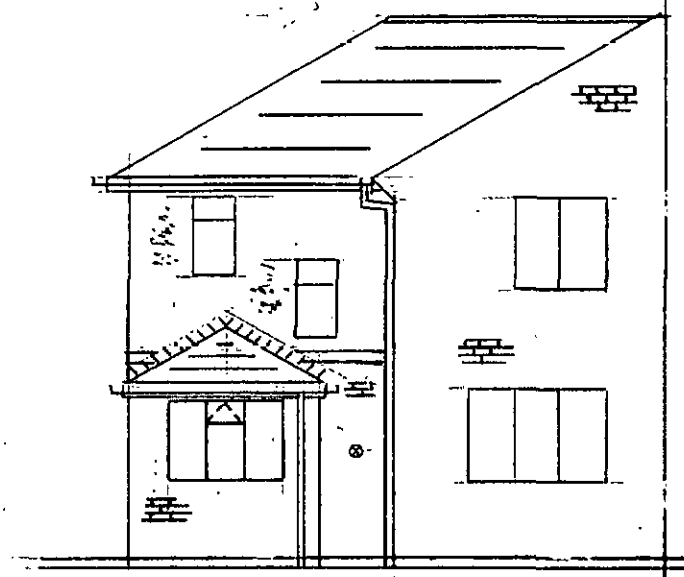


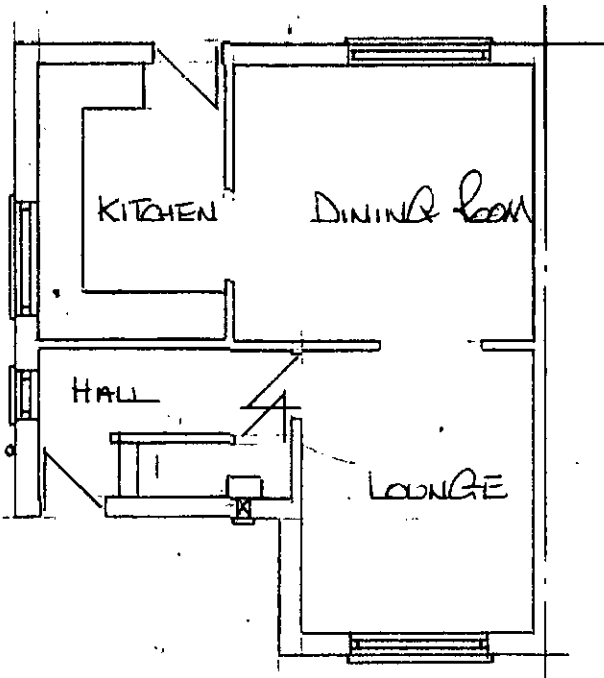
EXISTING FRONT ELEVATION



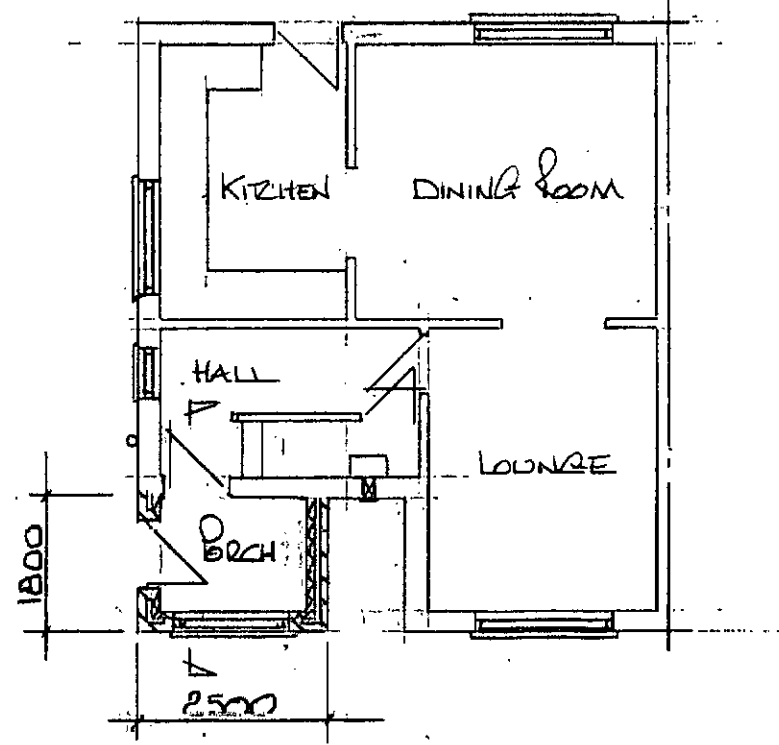
EXISTING GABLE ELEVATION



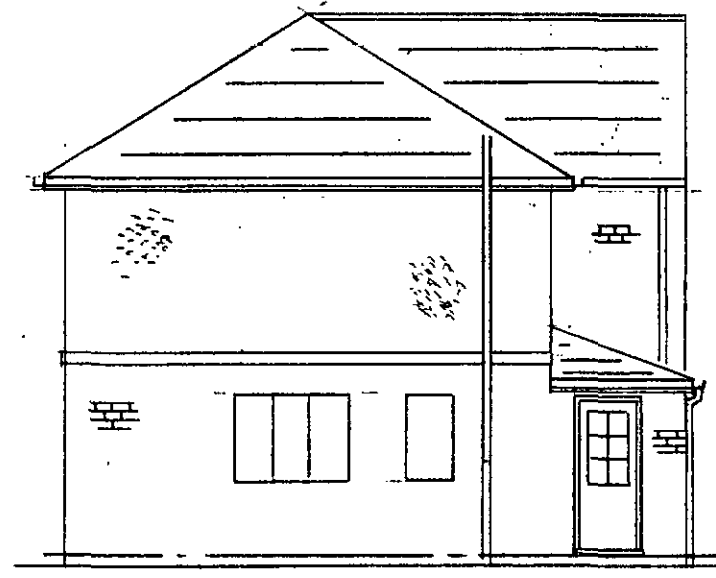
PROPOSED FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



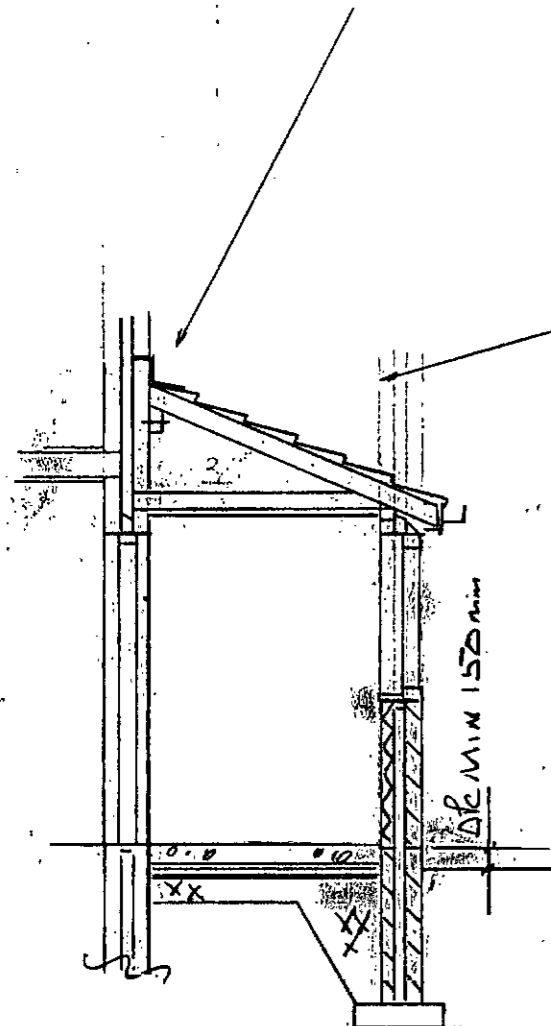
PROPOSED GROUND FLOOR PLAN



PROPOSED GABLE ELEVATION

PROPOSED FRONT PORCH
EXTENSION TO 26, HADFIELD
ST. WOMBWELL, BARNSLEY

CODE 4 LEAD FLASHING DRESSED INTO BRICK WITH MIN 150mm DISTANCE



75x100 SW WALL PLATE BOLTED TO WALL WITH 8Ø RAWL BOLTS (RESIN FIXED) @ 450 CRS.

NOTE
IF MINIMUM TILE PITCH NOT POSSIBLE TO ACHIEVE CONSIDER USING A SANDTOFT 20/20

TYPICAL SECTION (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 - Any work that is carried out adjacent to any party wall or boundary wall, the client is to ensure that the requirements of that act are to be discharged prior to commencement of any work.

Roof Construction - Concrete interlocking tiles capable of being laid @ Min 20° on 25x50 SW treated battens over Tyvek or similar breathable roofing membrane on 50x100 rafters @ 400 CRS with 50x100 Joists @ 400 CRS, seated on and fixed / birdmouthed to 75x100 SW Wall Plate, 50x150 hipboard on corners with (angle bress and dragon tie @ base of hipboard with wall plate). Rafters / Joists to be anchored down brick min 6 courses with 30x5 Gms strips. Insulate between joists with 100mm fibreglass insulation and 200mm insulation laid over @ 90° underdriven with 12.5mm Pl bd and skim.

Note if roof pitch minimum cannot be achieved, allow for fitting endline bitumen impregnated corrugated board over rafters. All to be fitted in accordance with manufacturer instructions and to satisfaction of building inspector.

Wall Construction - 102.5mm facing brick to match and be consistent with existing, 100mm cavity filled with 100mm Crown drill term batts, 100mm thermalite blockwork inner leaf faced with 12.5mm Pl bd on dot and dab with skim finish to achieve U value of 0.28 w/m²K. See Eng brick below dpe Lol with weak mix concrete cavity fill to min 22.5mm below dpe Lol. or 100 concrete foundation blocks SK tied @ 5/sqm and 22.5mm vertical to w/banded joints. All reveals, heads and sills to be insulated with thermalite cavity closes. All brick and blockwork to be suitably bonded to existing (Either toothed every other brick or 100 fir fix profiles) All cavities to be continuous.

DPC - to be 2000g to walls Min 150mm above ground floor Lol, vertical dpcs and weather checks to all external openings.

Foundations - 600x225 Concrete strip foundations reinforced with 2 layers of A252 mesh top and bottom min 50mm cover. Foundations taken below invert Lol of any drains affected (boulder to check) or min 1000mm in shrinkable subsoil. All to satisfaction of building inspector on site visit.

Ground floor construction - Self Levelling screed on 100mm concrete slab on 120mm Kingspan insulation, on bitumen dpm on 150mm sand bladed clean dry hardcore, 25mm Kingspan or similar insulation to perimeter of floor edge. floor construction to achieve U value of 0.22 wlm²K. New cavity wall to incorporate cavity tray Radon barrier @ ground level.

Lintels - Cast in situ or similarly approved and to have Min 150mm end bearing (Size will depend on length and loading). Exposed metal surfaces to be covered with 20^g 9.5mm Albd with staggered joints and skim finish. to achieve Min 1/2 hr FR.

Windows - All windows to be uPVC construction with double glazed sealed units and to have either a whole U value value of 1.06 wlm²K or an energy rating of 'C' or better and to have opening lights equal to 1/20th floor area and incorporate trickle vents with Min area 8000mm² to habitable rooms, 4000mm² to others. All glazing to be in accordance with Part N BS6206 ie toughened/laminated glazing to any window with sill below 800mm from floor Lvl to glazed panels in doors, adjoining side screens and any window within 300mm of doors below 1500mm from floor Lvl.

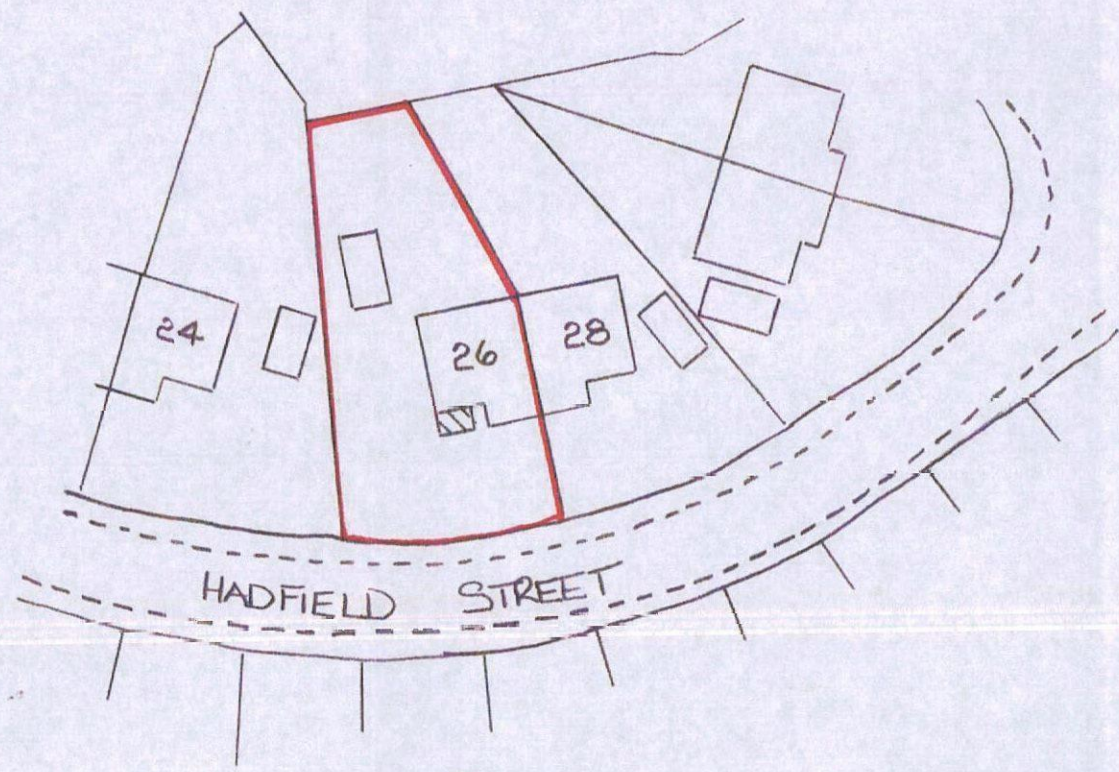
Ringmain and Lighting - Extend existing circuits to clients instructions. All electrical work to meet requirements of Part P (Electrical Safety) Electrical work to be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized 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 @ least 40 Lumens/ circuit with efficiency and have 1 energy efficient light/25m² or 1 in 4 fixed light fittings.

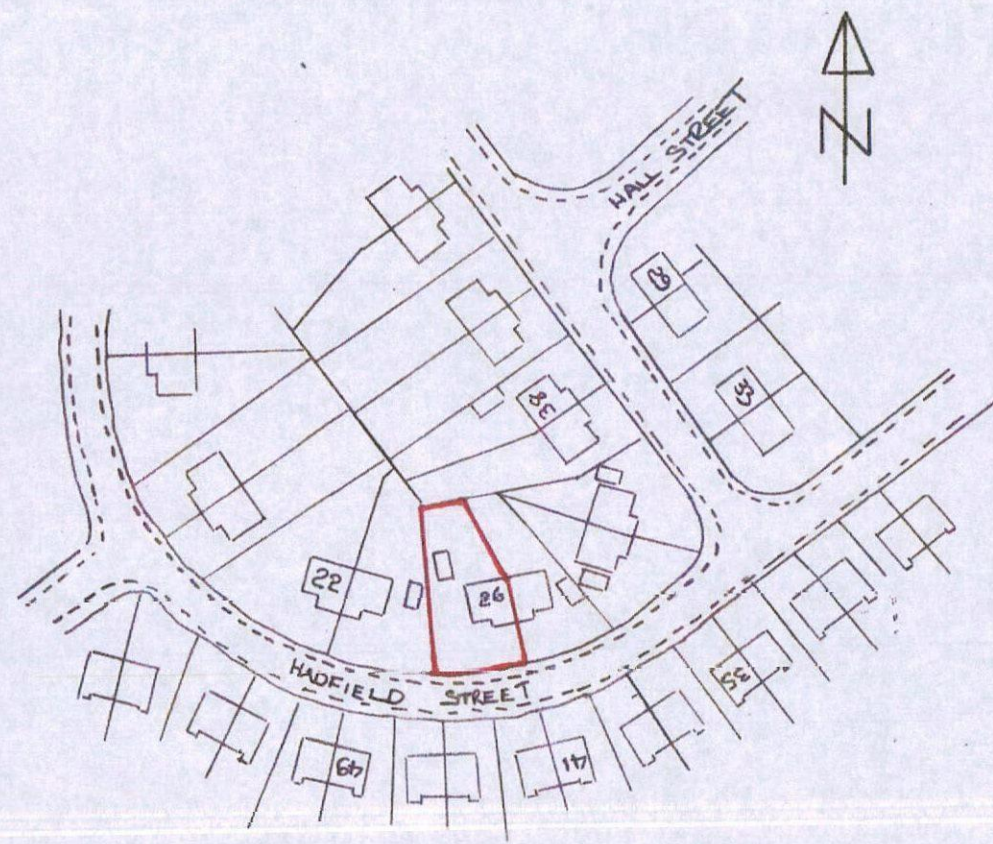
Heating - Extend existing heating system to clients spec. New radiators to be fitted with TRVs and pipework to be insulated with rigid foam insulation.

Surface Water - 100mm HE Guttering on uPVC brackets/Support with 65mm Ø down pipe to discharge into soakaway min 5m from foundation and subject to a percolation test to satisfaction of building inspector.

All Plans and Elevations to Scale 1:50 or 1:100 unless stated otherwise.



SITE PLAN (1:50)



LOCATION PLAN (1:1250)