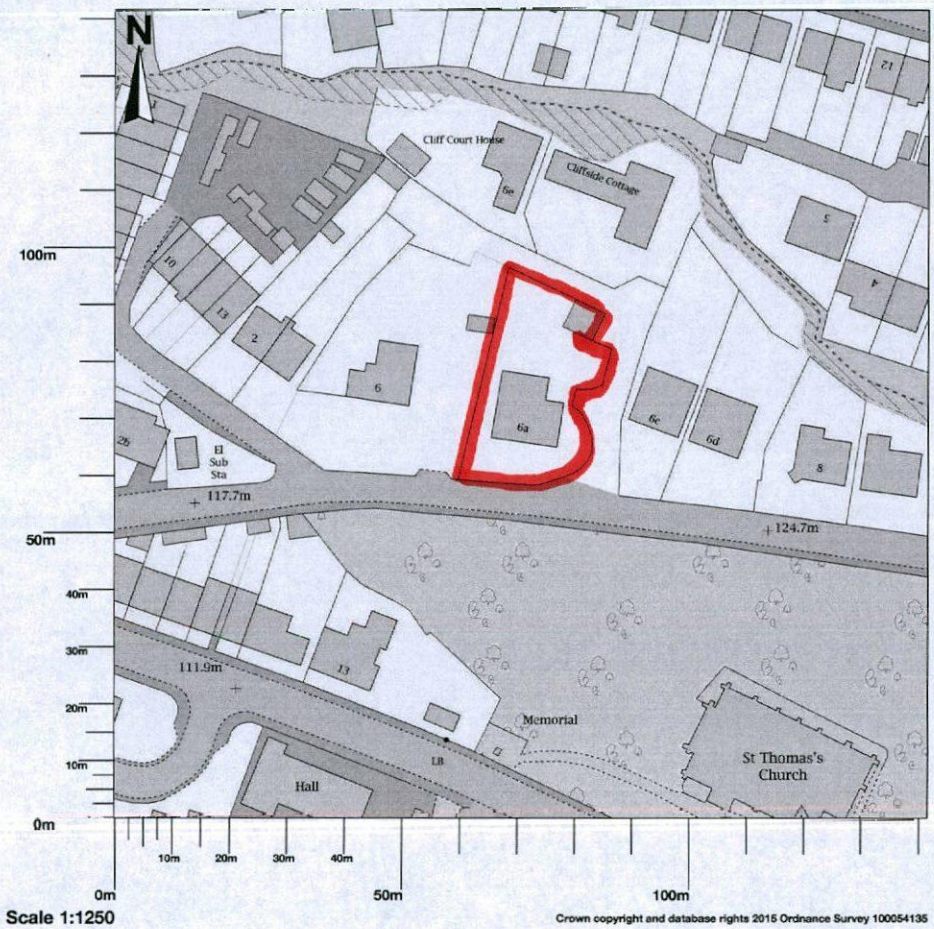
6a, Yews Lane, Worsbrough, Barnsley, S70 4AH

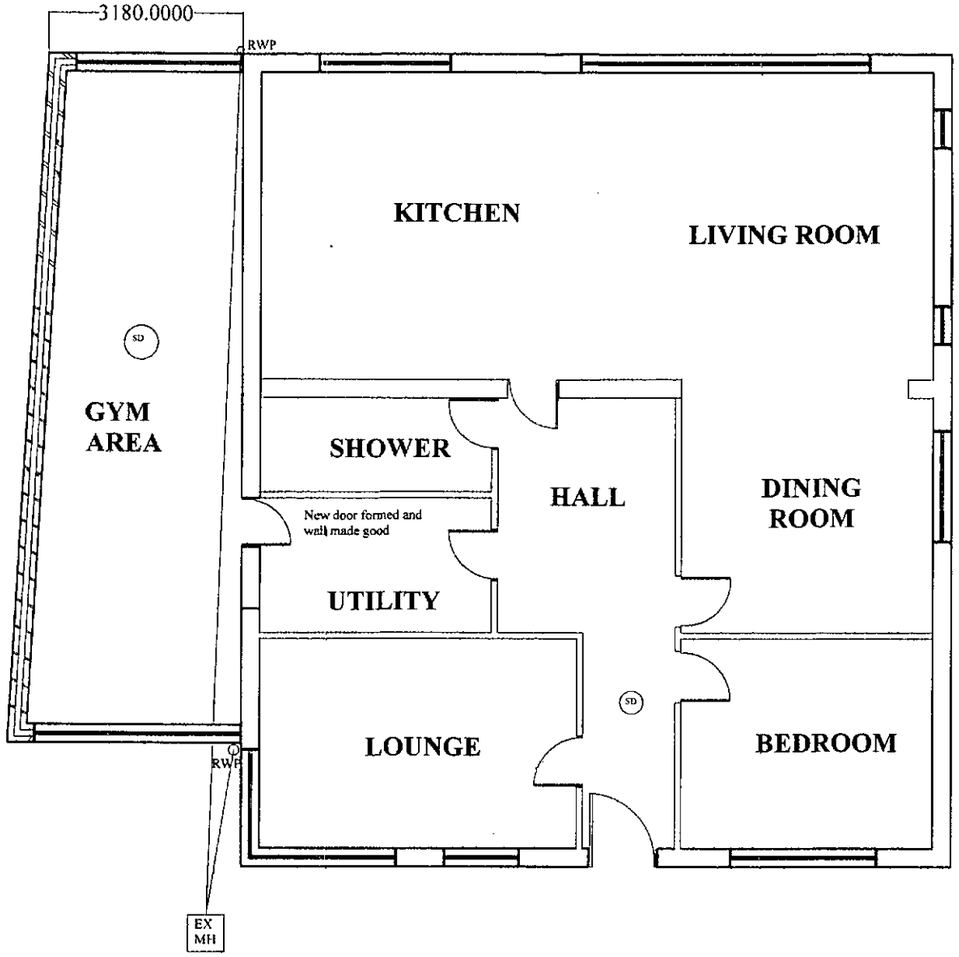


Map shows area bounded by: 435649.28,404364.28,435790.72,404505.72 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

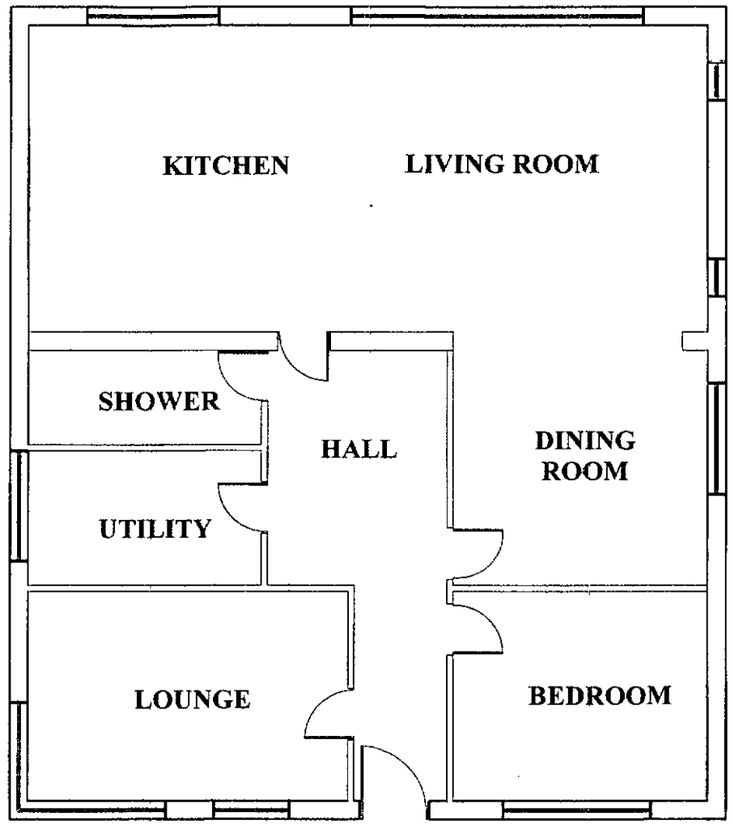
Produced on 28 March 2017 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2017. Supplied by UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Unique plan reference: p2b/151377/207552

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PROPOSED GROUND FLOOR PLAN - SCALE 1:100



EXISTING GROUND FLOOR PLAN - SCALE 1:100



BUILDING REGULATIONS

MEANS OF ESCAPE

Gym area to have 2 No patio/french doors to provide final escape route. Provide mains interlinked smoke detectors, marked SD with battery back up to gym area.

Structural steelwork to have min of 30 mins fire protection, 2 layers of 13mm gyproc fireline board and skim.

Steelwork to be sat on concrete padstones and have min of 150mm end bearing.

BACKGROUND VENTILATION

Min of 800mm sq background ventilation to all habitable rooms.

Min of 400mm sq background ventilation to all non haabitable rooms.

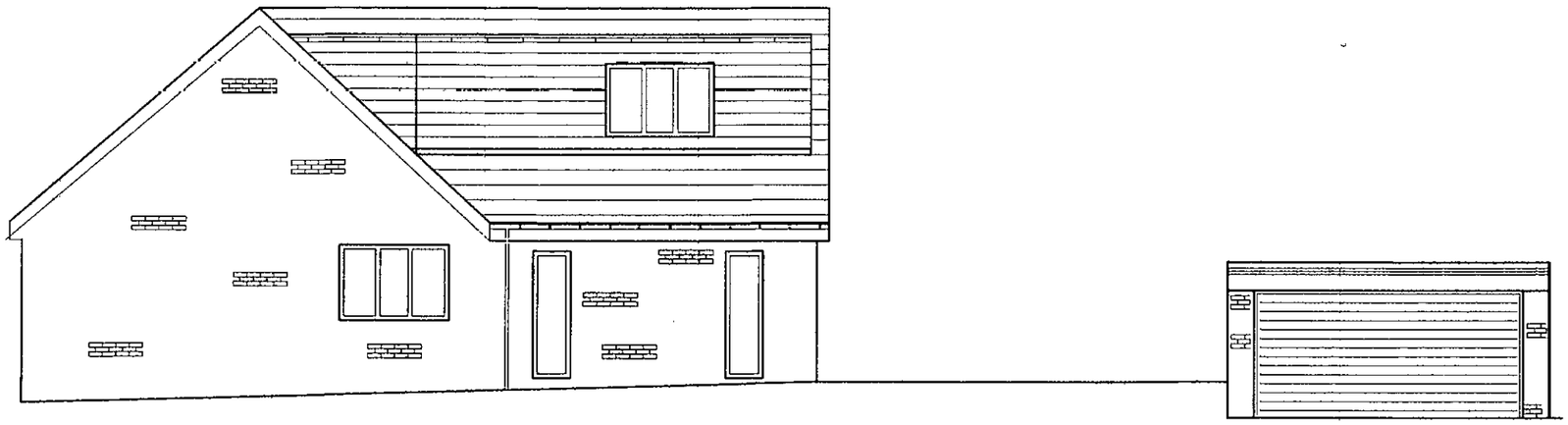
Openable doors/windows to habitable rooms to provide a min of $\frac{1}{20}$th of floor area.

PLANNING/ BUILDING REGULATIONS

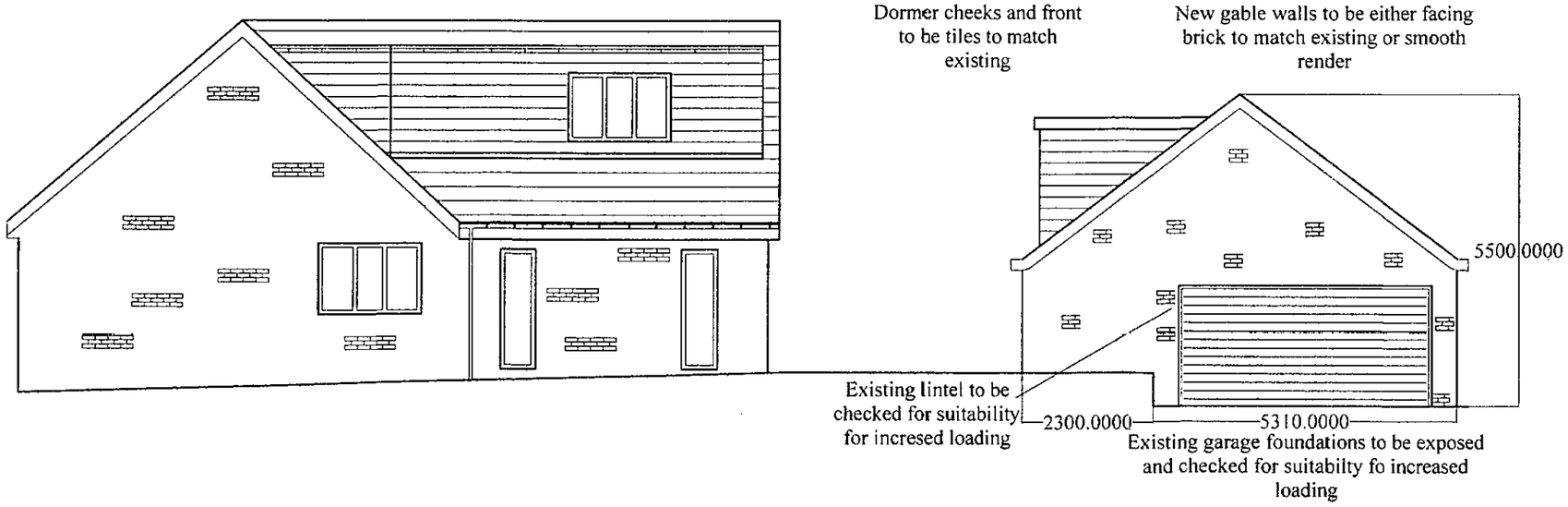
6A YEWS LANE
BANK END
BARNSLEY
SOUTH YORKSHIRE
S70 4AH

PROPOSAL - GROUND FLOOR SIDE EXTENSION - FIRST FLOOR EXTENSION ABOVE DETACHED GARAGE
PROPOSED/EXISTING GROUND FLOOR
SCALE 1:100

EXISTING SIDE ELEVATION - SCALE 1:100



PROPOSED SIDE ELEVATION - SCALE 1:100



BUILDING REGULATIONS

SIDE EXTENSION ROOF

Rafters to be SC 24 at 450 centres spiked to 100x50 sw wall plate strapped to inner face of blockwork at 1.8m centres using 30x5 mild steel wall plate straps. double up rafters and double trim around proposed velux roof lights. Provide restraint straps to gable wall/roof using ms 30x5mm wall plate straps at 1.8m centres and caried over min of 3 rafters with noggins between. Insulate between rafters using 100mm Kingspan Thermapitch insulation with 37.5 mm Insulation board under to prevent cold bridging. Skim to finish. Roof tiles to match existing and be suitable for pitch on site. Use Code 4 Lead flashing at all abutments. Provide 178X102X19KG mm UB Steel purlins at mid span or alternatively 300x75mm C24 timber purlins Provide 178x102x19kg mm UB steel at abutment of flat roof and dual pitch roof with 100x50mm wall plate bolted to top and rafter feet spiked through.

FLAT ROOF

Flat roof joists to be C24 195 X 47mm at 450 centres with 100mm Kingspan Thermapitch insulation between with 37.5 mm insulated board over. Skin finish. Provide ventilated soffits/fascia.Roof finish to be GRP laid to manufactureres instructions.

EXTERNAL LINTELS

Catnic CG 90/100 with min of 150mm end bearing.

INTERNAL WALLS

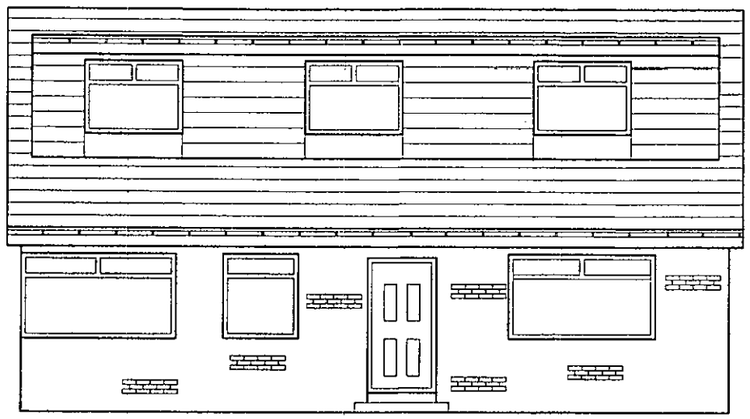
Internal stud walls to be 100x50mm sw timber head amd sole plate, studs at 400mm or 450mm centres with noggins at mid span filled with 100mm sound insulation with min density of 10kg/m3.
Plasterboard and skim to finish

PLANNING/ BUILDING REGULATIONS

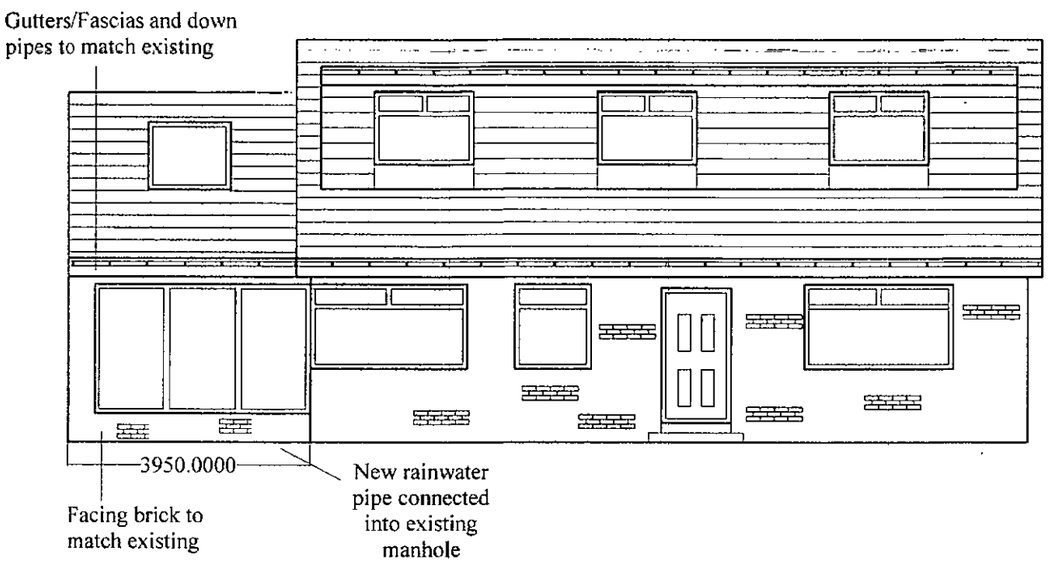
6A YEWS LANE
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BARNSLEY
SOUTH YORKSHIRE
S70 4AH

PROPOSAL - GROUND FLOOR SIDE EXTENSION - FIRST FLOOR EXTENSION ABOVE DETACHED GARAGE
SIDE ELEVATIONS
SCALE 1:100

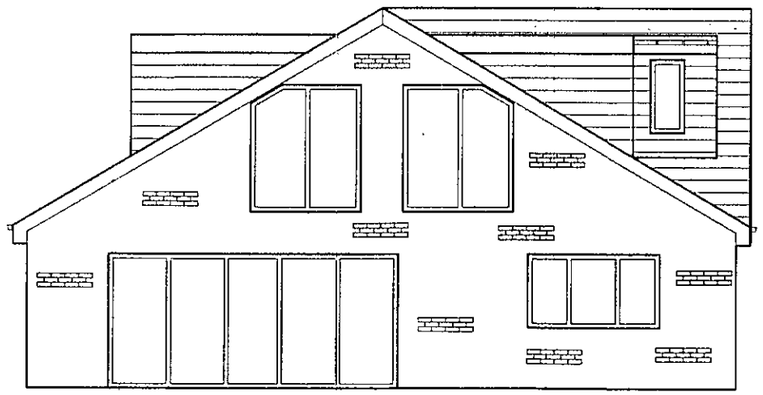
EXISTING FRONT ELEVATION - SCALE 1:100



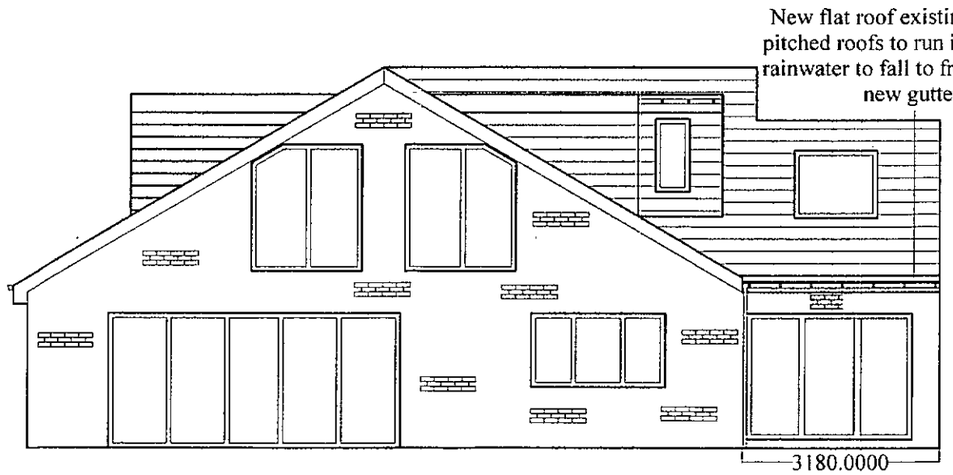
PROPOSED FRONT ELEVATION - SCALE 1:100



EXISTING REAR ELEVATION - SCALE 1:100



PROPOSED REAR ELEVATION - SCALE 1:100



BUILDING REGULATIONS

FOUNDATIONS

Reinforced concrete slab foundation forming part of retaining wall to engineers detail.

RETAINING WALL TO SIDE ELEVATION

To be to engineers calculations

EXTERNAL WALLS

External walls to be facing brick to match existing 100mm cavity with 7N blockwork wall to inner.Wall ties to be set at 750mm centres horizontally and 450mm vertically and at each block course and within 225mm of all window and door openings.
Tie into existing walls using Catnic or similar wall tie starter kit. Wall insulation to be Kingspan TW55 55mm fixed with Retaining clips or Dritherm/Rockwool 100mm full cavity insulation.

Damp proof course to be 150mm from external ground level to both inner and outer leafs

GROUND FLOOR

Raise floor level into extension using C24 97X47mm timber floor joists at 400mm centres, maintain min of 150mm between oversite and bottom of joists. Provide 100mm Kingspan between joists. Provide honeycombed sleeper wall at mid span and provide air bricks at min of 1800mm centres

WINDOWS/DOORS

New windows and doors to be white UPVC to match existing.

U Value Doors 1.8 w/m2K

U Value windows 1.6 w/m2k

All glazing below 800mm to be toughened glass.

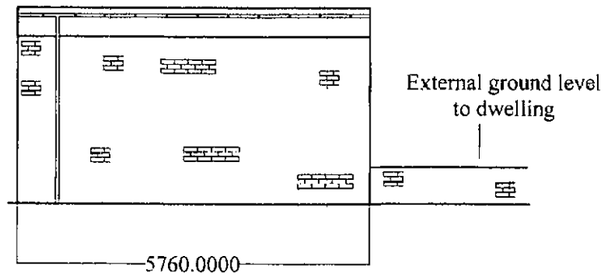
Opening windows to be min 1/20th of floor area of room.

PLANNING/ BUILDING REGULATIONS

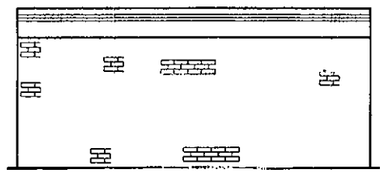
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BANK END
BARNSLEY
SOUTH YORKSHIRE
S70 4AH

PROPOSAL - GROUND FLOOR SIDE EXTENSION - FIRST FLOOR EXTENSION ABOVE DETACHED GARAGE
FRONT AND REAR ELEVATIONS
SCALE 1:100

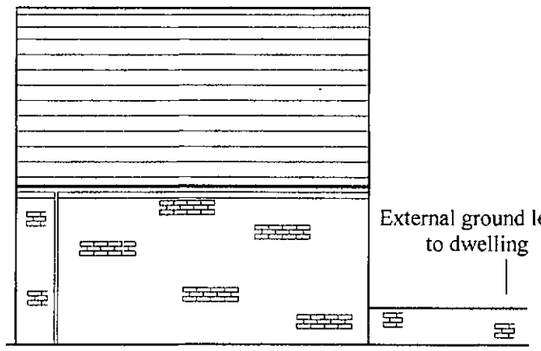
EXISTING GARAGE SIDE ELEVATION - SCALE 1:100



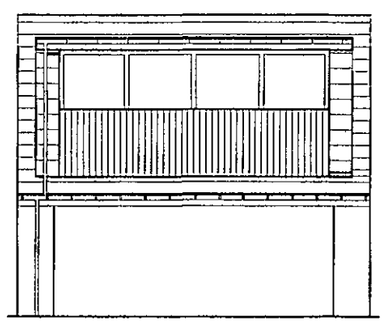
EXISTING GARAGE SIDE ELEVATION - SCALE 1:100



PROPOSED GARAGE SIDE ELEVATION - SCALE 1:100

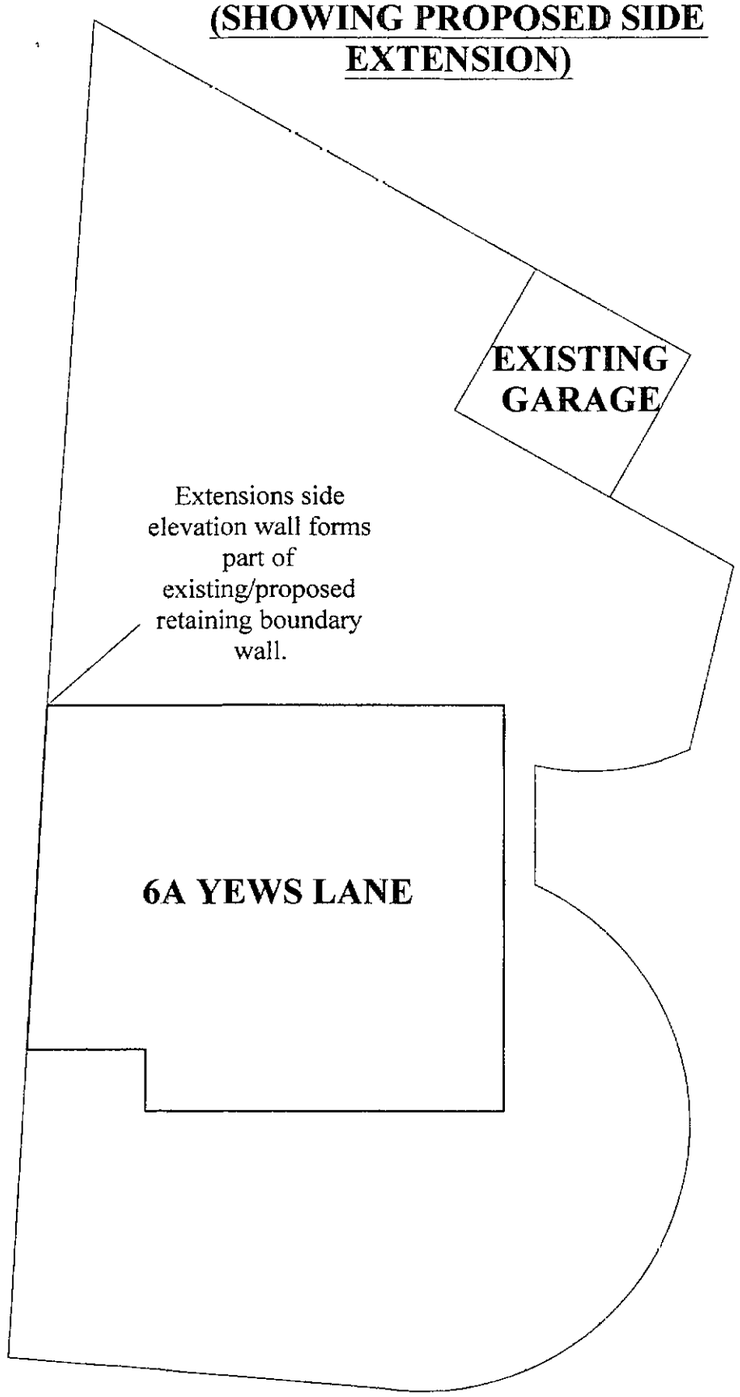


PROPOSED GARAGE SIDE ELEVATION - SCALE 1:100



Dormer cheeks and front
to be tiles to match
existing

SITE PLAN - SCALE 1:200 (SHOWING PROPOSED SIDE EXTENSION)



BUILDING REGULATIONS

FOUNDATIONS

Reinforced concrete slab foundation forming part of retaining wall to engineers detail.

RETAINING WALL TO SIDE ELEVATION

To be to engineers calculations

EXTERNAL WALLS

External walls to be facing brick to match existing 100mm cavity with 7N blockwork wall to inner.Wall ties to be set at 750mm centres horizontally and 450mm vertically and at each block course and within 225mm of all window and door openings.
Tie into existing walls using Catnic or similar wall tie starter kit. Wall insulation to be Kingspan TW55 55mm fixed with Retaining clips or Dritherm/Rockwool 100mm full cavity insulation.
Damp proof course to be 150mm from external ground level to both inner and outer leafs
Fit insulated cavity closers to all windoww and door reveals

GROUND FLOOR

Raise floor level into extension using timber floor joists laid on dpm on top of floor slab. Provide 100mm Kingspaan between joists and lay floor decking on top.

WINDOWS/DOORS

New windows and doors to be white UPVC to match existing.

U Value Doors 1.8 w/m2K

U Value windows 1.6 w/m2k

All glazing below 800mm to be toughened glass.

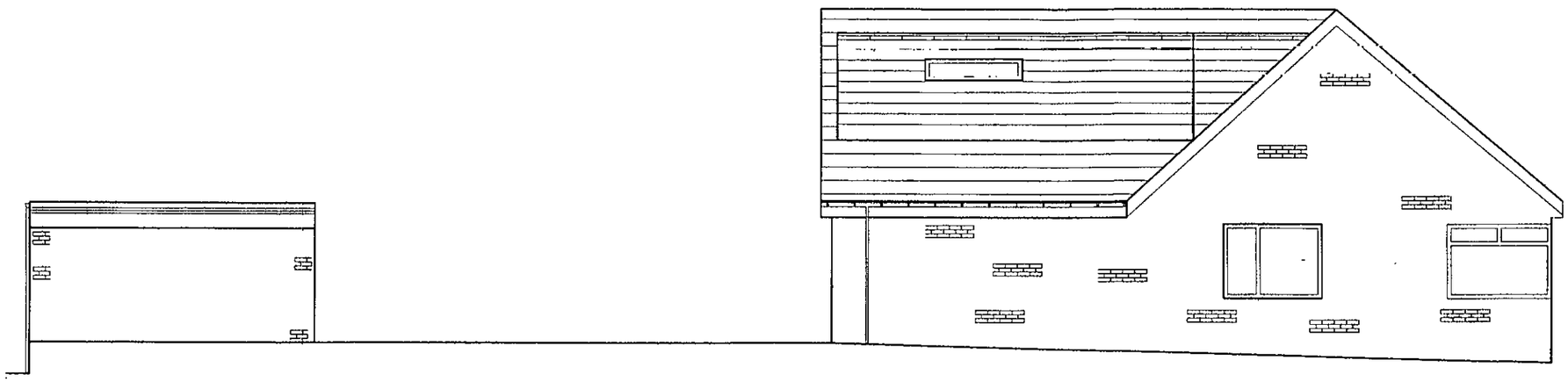
Opening windows to be min 1/20th of floor area of room.

PLANNING/ BUILDING REGULATIONS

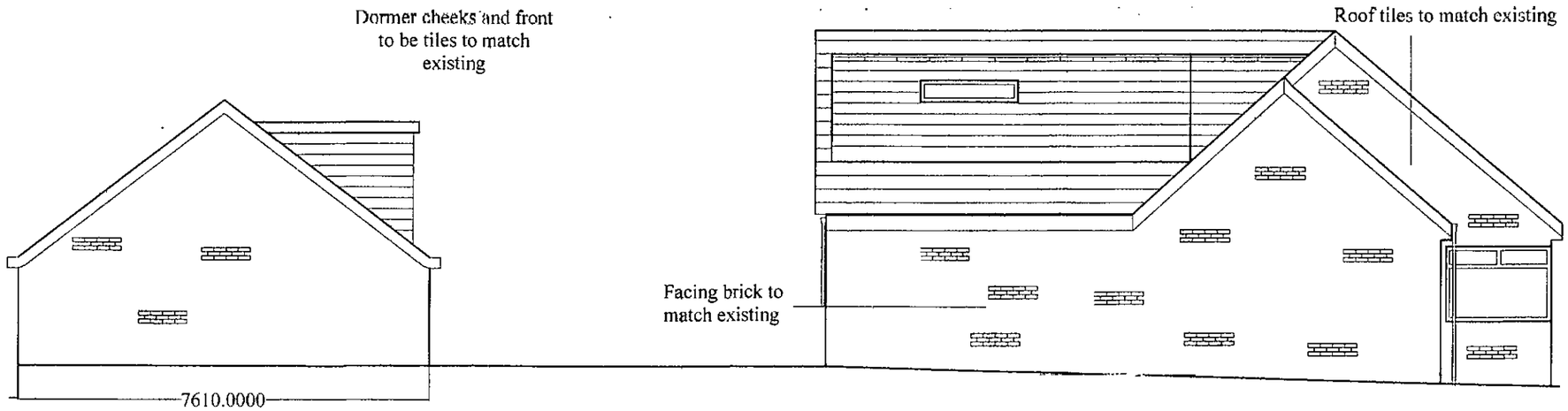
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BANK END
BARNSLEY
SOUTH YORKSHIRE
S70 4AH

PROPOSAL - GROUND FLOOR SIDE EXTENSION - FIRST FLOOR EXTENSION ABOVE DETACHED GARAGE
GARAGE ELEVATIONS/SITE PLAN
SCALE 1:100 - 1/200

EXISTING SIDE ELEVATION - SCALE 1:100



PROPOSED SIDE ELEVATION - 1:100



BUILDING REGULATIONS

HEATING SYSTEM

Existing heating system/boiler to be assessed for suitabilty for increased heat and water demand. All work to be undertaken by a Gas Safe registered contractor. All new radiators to be fitted with Thermostatic Radiator Valves (TRVs) .

ELECTRICAL SAFETY

All domestic and other relevant electrical work required to meet the provisisons of the Building Regulations Part P (Electrical Safety) to be designed, installed, inspected and tested by a competent electrician who is registered with a ODPM recognised competent person self certiifcation scheme. Upon completion of the works the council will be provided with a copy of an appropriate BS7651 Electrical Installation Certification issued by a person competent to do so.

DRAINAGE

New drainage runs to be connected into existing inspection chamber falling outside footpint of proposed extension. Min fall 1:60 bedded in pea gravel all to Local Authority Building Control Surveyors satisfaction. Any new or existing drain runs passing through building to be lintelled over, to satisfaction of Local Authoity Building Control Surveyor

VENTILATION

- Utility - 30 litres/second
- Shower/Bathroom - 15 litres/second
- Kitchen - 30 litres/second adjacent to hob

60 litres/second elsewhere

PLANNING/ BUILDING REGULATIONS

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S70 4AH

PROPOSAL - GROUND FLOOR SIDE EXTENSION - FIRST FLOOR EXTENSION ABOVE DETACHED GARAGE
SIDE ELEVATIONS
SCALE 1:100