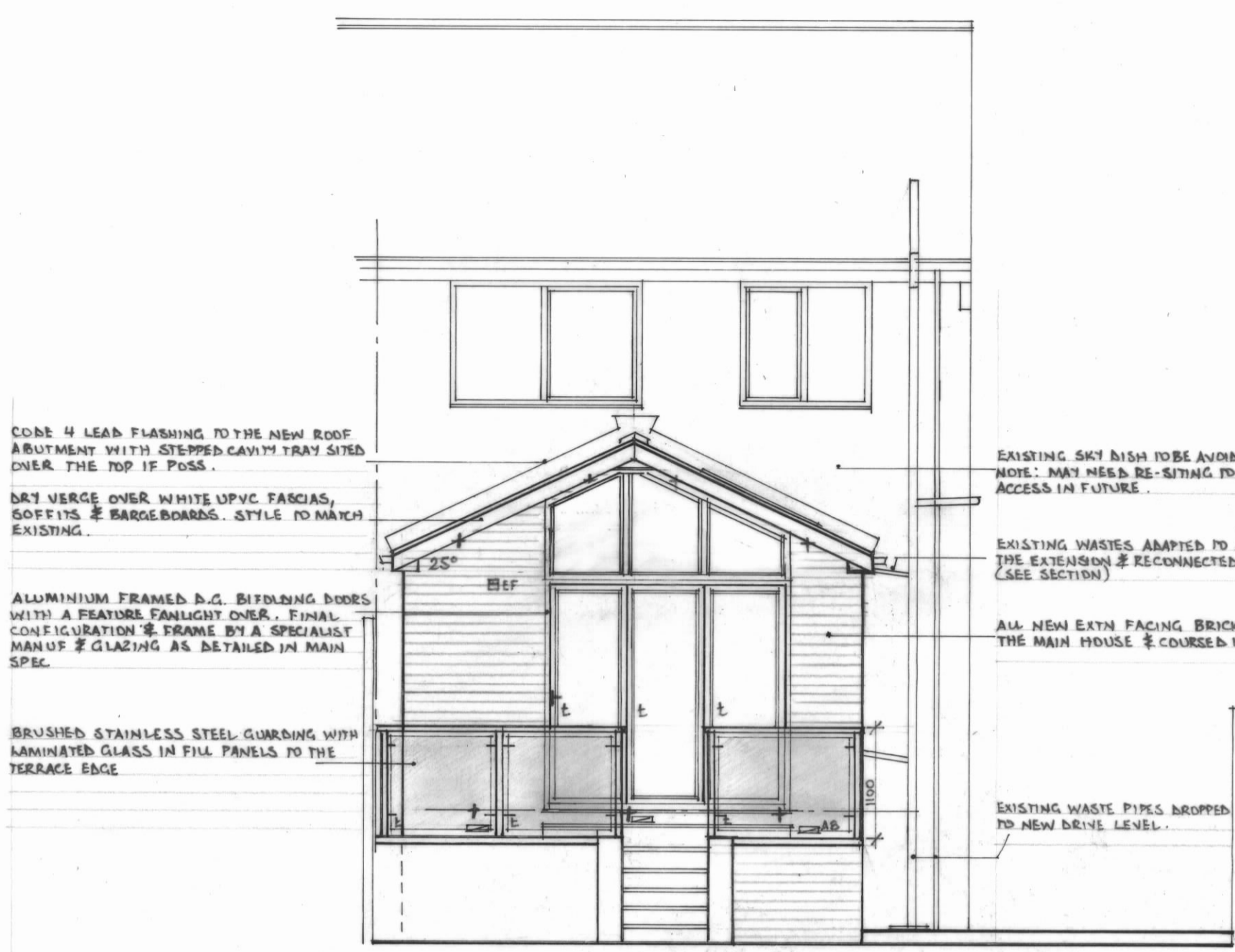
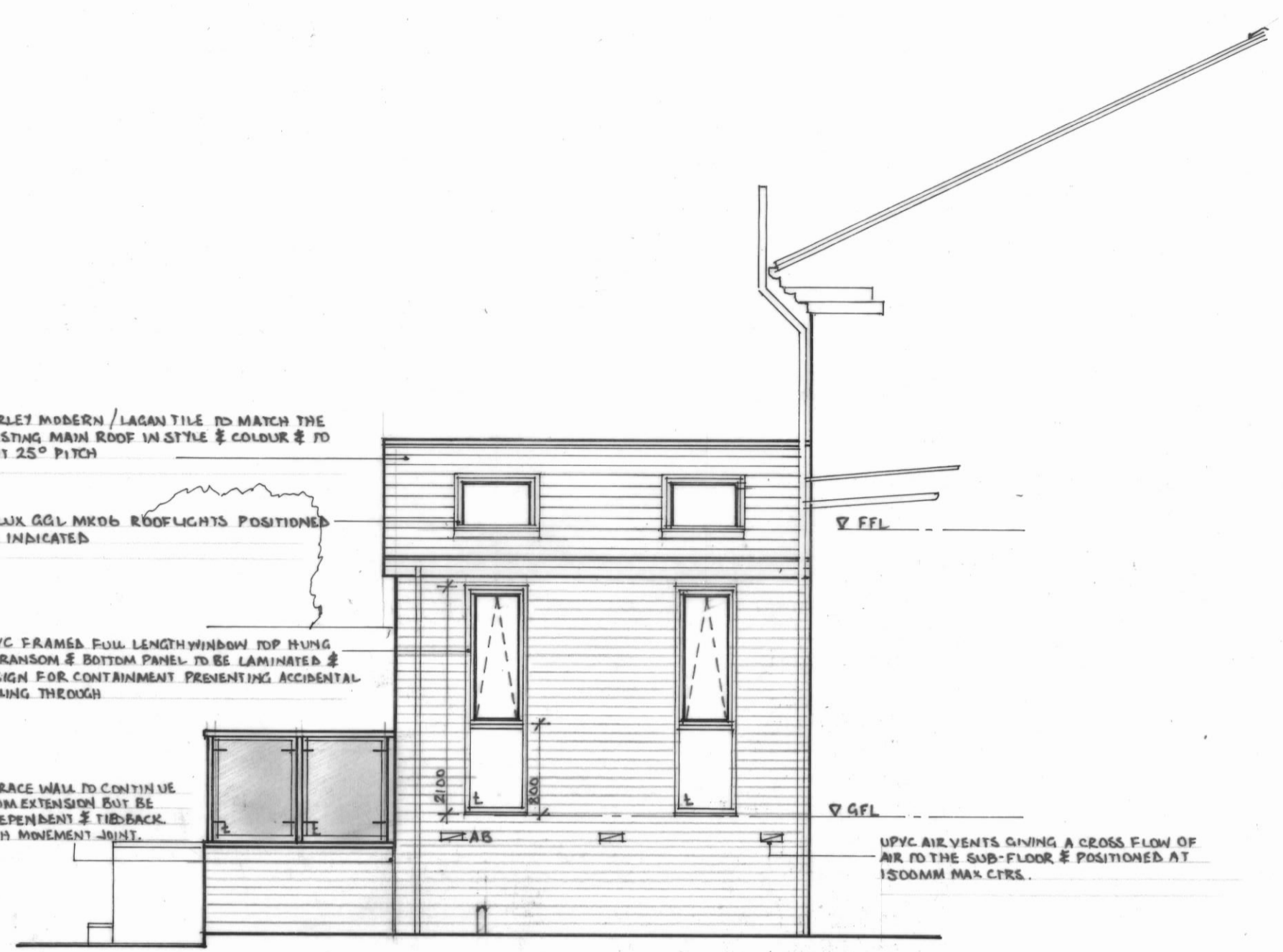


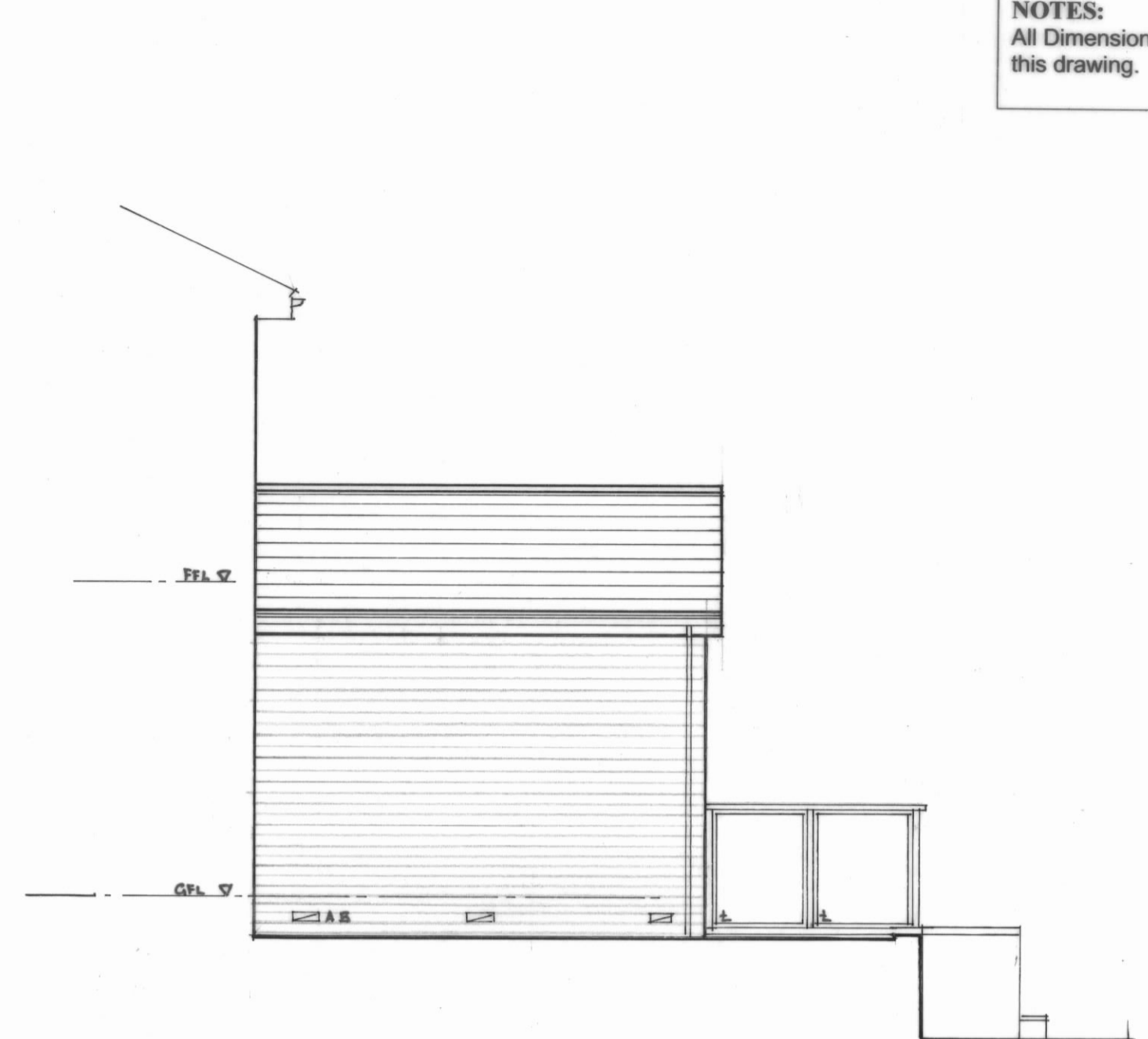
NOTES:
All Dimensions must be checked on site and not scaled from this drawing.



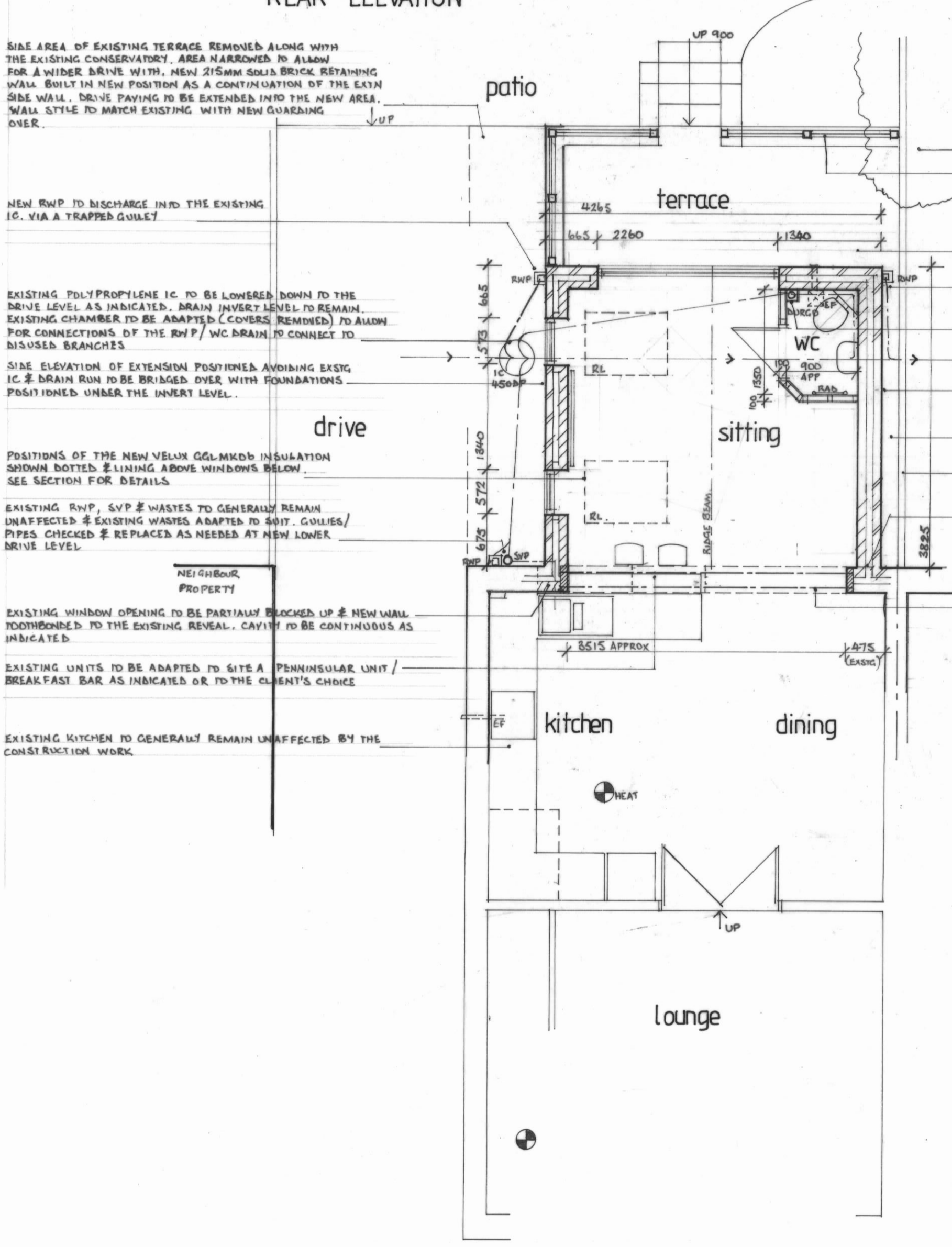
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

INDICATES TIGHTENED SAFETY GLASS LOCATIONS
DETAILS AS MAIN SPEC.

INDICATES 30x5MM GALV MS. STRAP LOCATIONS
DETAILS AS MAIN SPEC.

EXISTING LETLANDIT HEAD CUT BACK (WITH PERMISSION) TO ACCOMMODATE THE EXTENSION

NEW 1100MM HIGH GUARDING TO THE EDGE OF THE TERRACE TO BE BRUSHED STAINLESS STEEL & LAMINATED GLASS INFILL PANELS ON SUPPORT CLIPS & DESIGNED FOR CONTAINMENT. FINAL DETAILS BY THE SPECIALIST MANUFACTURER TO CLIENT'S CHOICE

PATIO PAVING MADE GOOD AFTER SITING EXTN.

NEW RWP TO BRANCH CONNECT INTO THE EXISTING DRAIN RUN VIA A TRAPPED GUILLET

WASTES FROM NEW WC TO DISCHARGE INTO A NEW SOIL PIPE FITTED WITH AN AIR ADMITTANCE (BURGD) VALVE. WASTE TO RUN IN THE SUB FLOOR ZONE & DISCHARGE IN LOWERED I.C. LEVEL

SIDE OF THE EXTENSION POSITIONED AS WISE AS POSSIBLE (GENERALLY IN LINE WITH PREVIOUS CONSERVATORY) SO NO PART OF THE EAVES / GUTTER OVERHANGS & FOUNDATION OF PROJECTIONS OVER THE BOUNDARY LINE.

SMALL AREA TO SIDE OF EXTENSION BACK FILLED WITH GRANULAR MATERIAL TO AVOID FOX SOAKAWAY.

EXISTING BOUNDARY FENCE TO REMAIN UNAFFECTED BY THE CONSTRUCTION WORK

NEW CAVITY WALL BOTH SIDES TO BE BONDED BACK TO THE EXISTING USING VERTICAL CRACK TIES & CAVITY TO BE CONTINUOUS.

EXISTING REAR WALL & WINDOW TAKEN DOWN TO FLOOR LEVEL. SITE 2N2 OBS OVER SITE AS HIGH AS POSSIBLE (AS SECTION) TO SUPPORT THE UPPER STOREY & POINT LOAD OF NEW RIDGE BEAM. FINAL SIZES OF THE OBS TO THE ENGINEER'S CALC'S / DETAILS.

MATERIALS SCHEDULE

Facing Material
Facing Brickwork to match existing and coursed level if possible.

Roof tiles
Marley Modern or Lagan type tile (or similar) in colour and style to match the existing main roof and to suit 25-degree pitch.

Windows
White UPVC to new and any replaced windows needed.
Aluminium framed DG bifold / sliding doors.
Fascia's, Bargeboards and Soffits
White UPVC.

Rainwater Goods
White UPVC profile gutters.
White UPVC down pipes.

Terrace
Retaining wall shortened and paving made good and re-laid to the remaining raised terrace to the client's choice

Guarding
Brushed aluminium frame with toughened / laminated glass infill
Guard panels

Drive
Paving finish extended to the widened and lowered area to match the existing.

SMOKE DETECTOR	Self-contained smoke detectors to hall and landing areas as shown and heat detection in the kitchen to be interconnected and wired to mains distribution board via separately fused circuit to B.S. 5839-6 2019 grade D2 LD3 standard fitted with a standby power supply. Electrical Contractor to provide a completion certificate.
ELECTRICAL INSTALLATION	All electrical work is required to meet the requirements of Part P (Electrical Safety) and is installed by a member of the "Competent Person Scheme" and an appropriate BS7671 electrical installation completion certificate is issued.
MECHANICAL VENTILATION	Kitchen: To remain as existing W.C.: Ultrabac (operated via light switch with 15min overrun).
PASSIVE VENTILATION	Trickle vents to be provided to all new habitable room windows to give free area of 8000mm ² . This can be also via the velux rooflights.
FIRE PROTECTION	All structural steel to be 1/2 hr fire protected with 2 layers of 12.5mm plasterboard or 15mm fireline board wire binding and skim finish.
SAFETY GLAZING	All glazing marked 't' to be capable of safe breakage to BS 6399: 1981. All glass in windows with sill below 800mm above FFL and all glass in doors with windows / winglights adjacent to doors below 1500mm above FFL to comply.

Revision: © Copyright

PAUL GOUDGE DESIGN
ARCHITECTURAL DESIGN CONSULTANTS

32 Hollybank Close
Intake
Sheffield
S12 2BN
Tel: (0114) 2544900
Email: paulgoudge.design@gmail.com

Client:
MR W. STANIFORTH & MISS L. HOWELL

Drawing Title:
WORKING DRAWING

Job Title:
PROPOSED ALTERATIONS AND EXTENSION AT 7 GILL STREET HOYLAND BARNLEY S74 9LR

Scale: 1 : 50	Date: MAY 24	Drawn by: pg
Drawing No: 4594 / 2 / 24	Rev:	