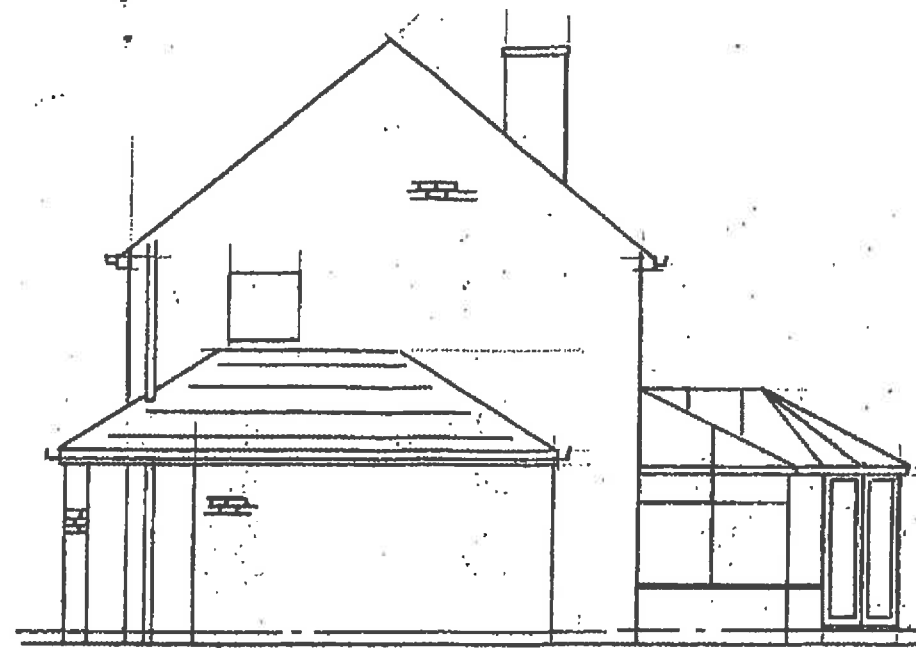
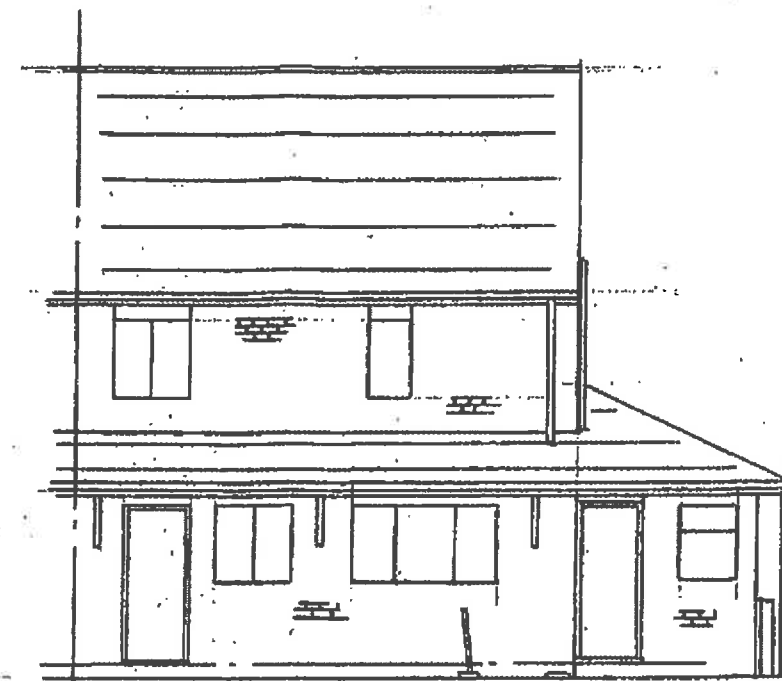




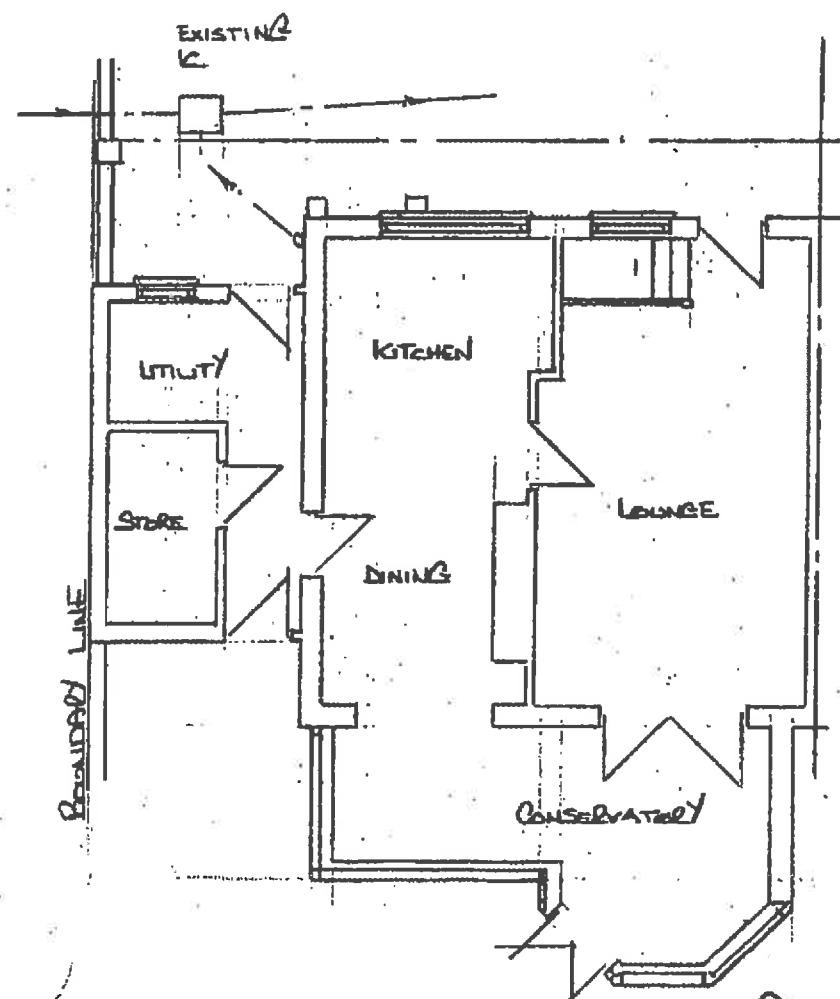
EXISTING REAR ELEVATION



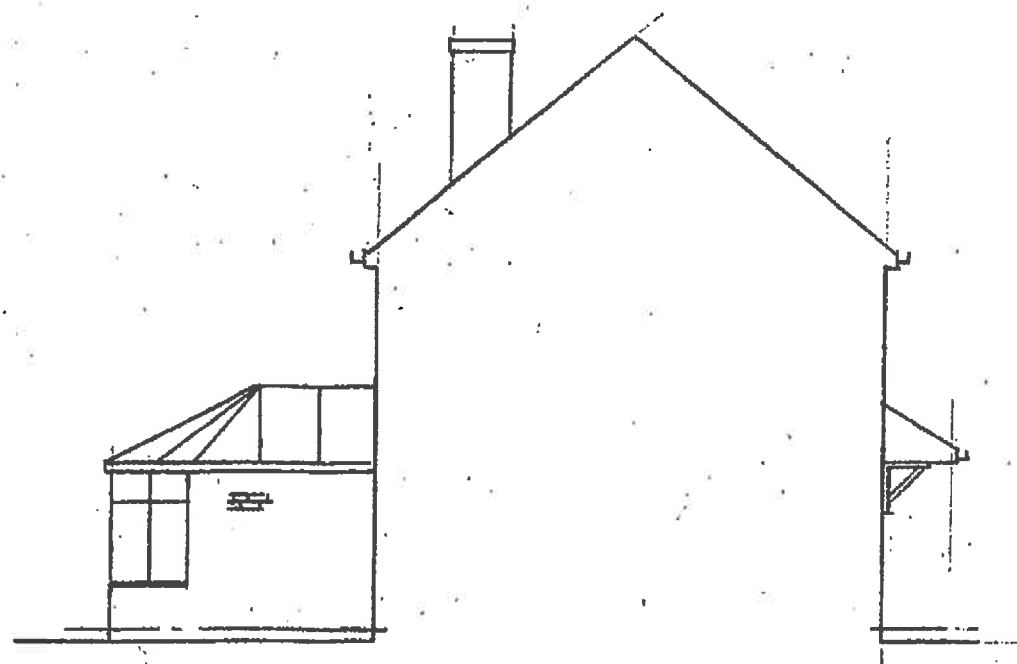
EXISTING GABLE ELEVATION



EXISTING FRONT ELEVATION



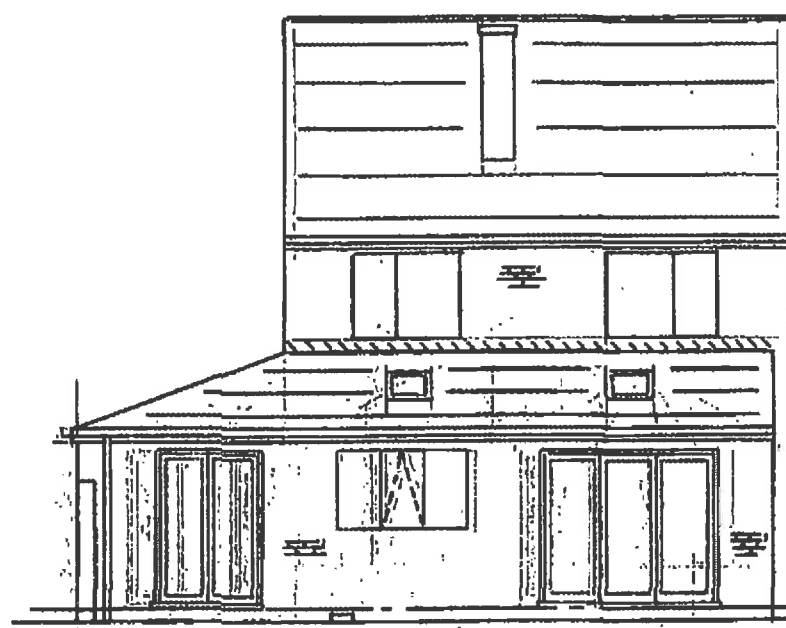
EXISTING GROUND FLOOR PLAN



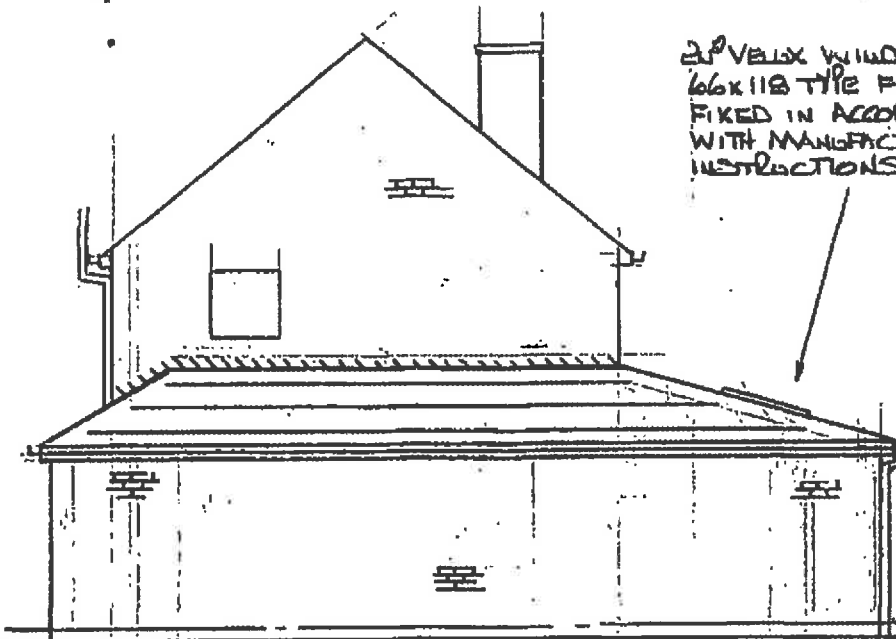
EXISTING REAR AND FRONT SIDE ELEVATIONS
FROM N° 58

NOTE
EXISTING REAR CONSERVATORY AND
OUT BUILDINGS ON GABLE TO BE
TAKEN DOWN, THESE TO BE REPLACED BY
NEW G/F REAR/GABLE EXTENSION.

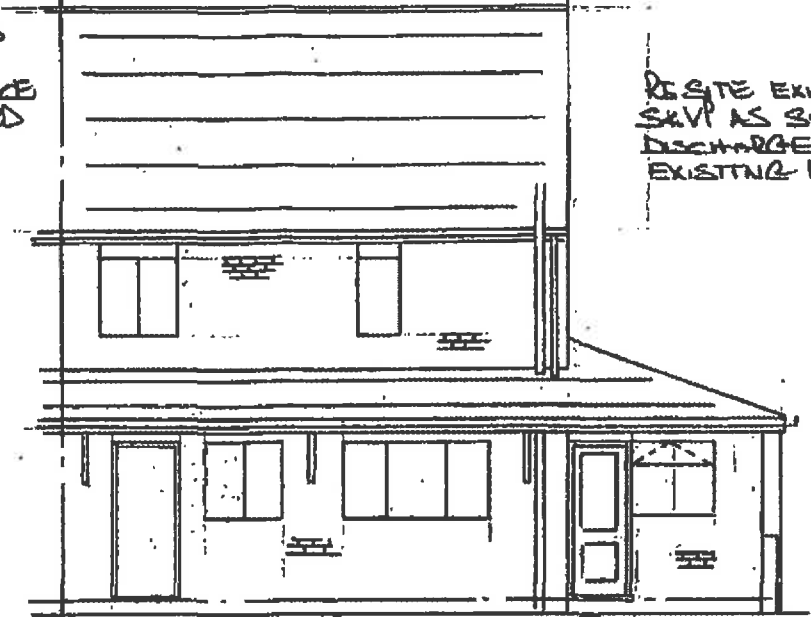
PROPOSED REAR AND GABLE
GROUND FLOOR EXTENSION TO
56, NORTH STREET, DARFIELD
BARNISLEY



PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION

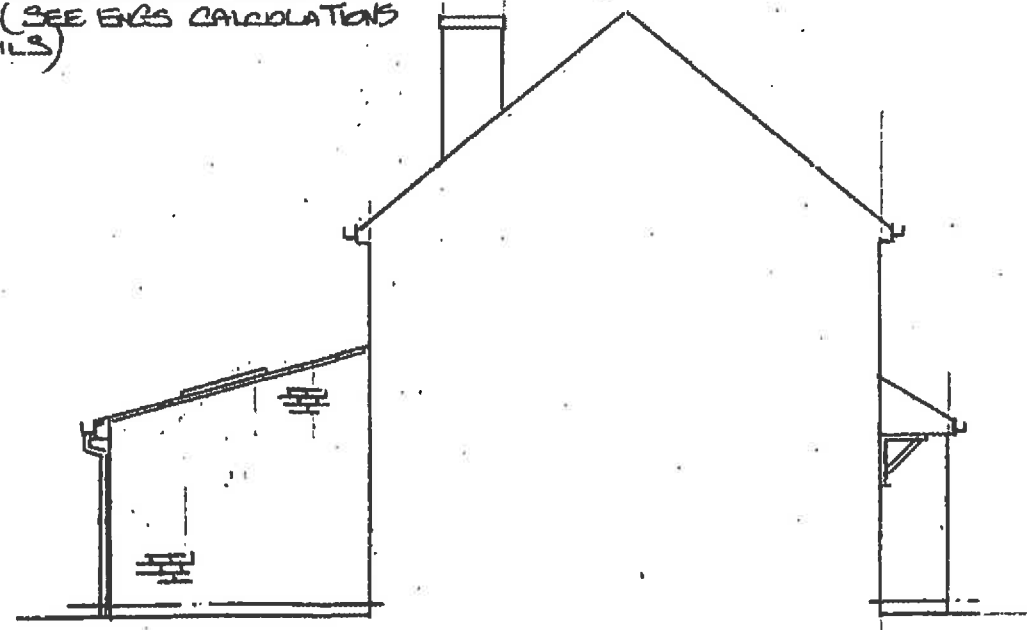


PROPOSED FRONT ELEVATION

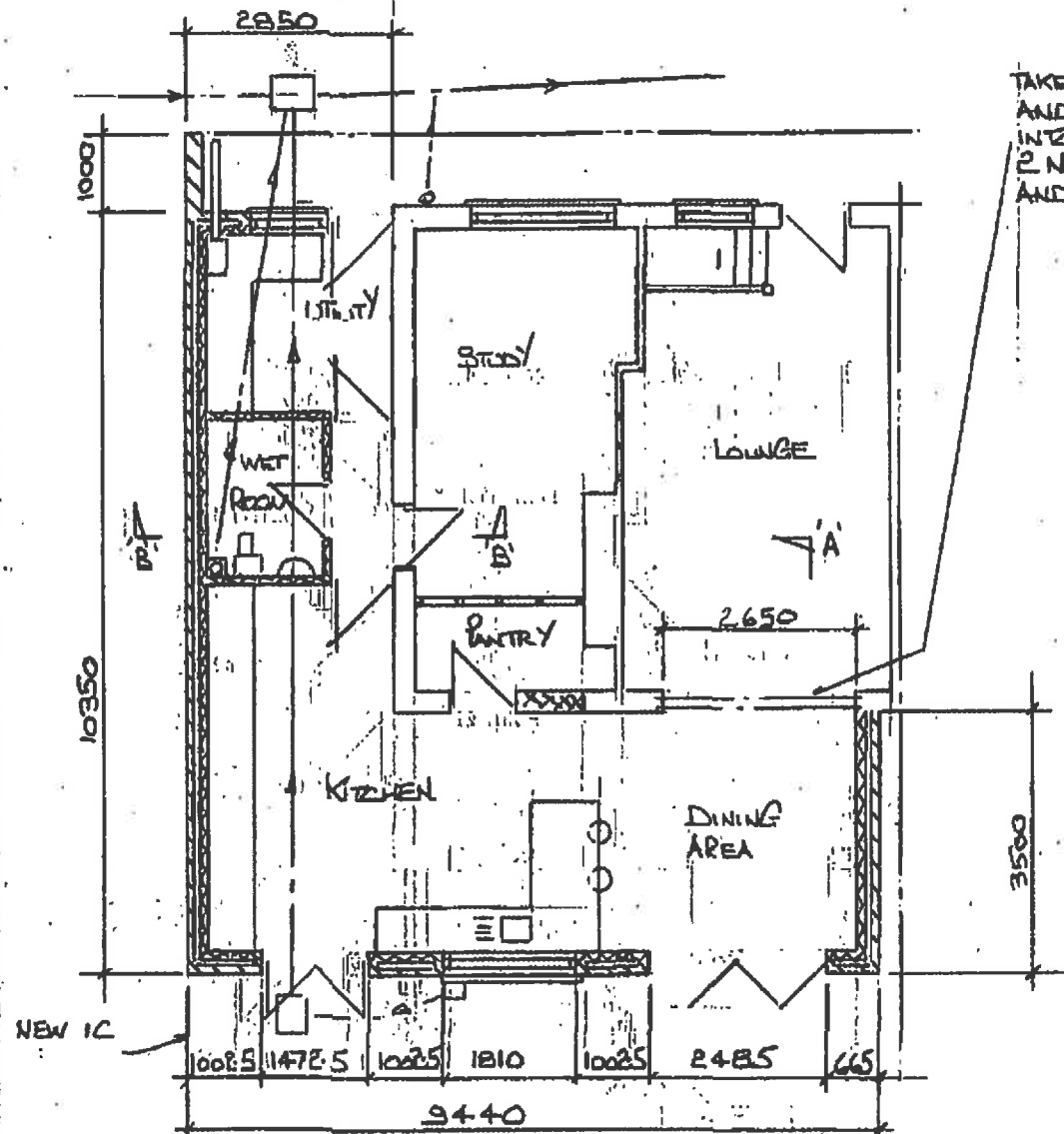
2ND FLOOR WINDOWS
66x118 TYPE FRAM
FIXED IN ACCORDANCE
WITH MANUFACTURED
INSTRUCTIONS

RE SITE EXISTING
SKV AS SHOWN TO
DISCHARGE INTO
EXISTING IC

TAKE OUT EXISTING DOORS, LINTEL
AND BULK TO FORM NEW OPENING
INTO EXTENSION. SUPPORT OVER WITH
2 NO D18S (SEE ENGS CALCULATIONS
AND DETAILS)



PROPOSED REAR AND FRONT SIDE ELEVATIONS
FROM N° 58



PROPOSED GROUND FLOOR PLAN



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Scale: 1:1250, paper size: A4

LOCATION PLAN

Lintels- Catnic or similarly approved and to have min 150mm end bearing (size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finish to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams. Note- Unless otherwise stated it is the clients/builders responsibility to obtain all required structural calculations (for which a fee will be payable) prior to commencement of works and to ensure that the calculations are submitted to the relevant building control service.

Internal Walls (load bearing).- to be 100mm thk 600kg blockwork with 12.5mm plasterboard and skim on plaster dot and dab with skim finish.

Internal stud walls- Provide new stud walls as shown from 75mmx50mm SW studs @ 600mm vertical crs with 450mm staggered horizontal crs. Mineral wool insulation between studs, 12.5mm plasterboard and skim either side. NOTE double up floor joists under stud walls.

Roof construction- (Rear) Tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ min 15deg (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK breathable roofing membrane on 47x150 C24 rafters @ 400crs seated on and fixed/birdmouthed to 75x100 wall plate. 47X200mm hipboards on corners with (angle brace and dragon tie @ base of hipboard with wall plate) Ceiling to have additional skin of 12mm plywood to u/s to act as a GUSSETT. Insulate between rafters with 100mm kingspan TP 10 with 35mm insulating Kooltherm K18 to u/s with skim finish. Rafters to be anchored to walls with 1000x30x5 gms straps taken down bwk min 6 courses, anchors to span 3 rafters @ max 1500crs, solid noggins where straps are used. (Rafters to be doubled up either side of Velux windows).

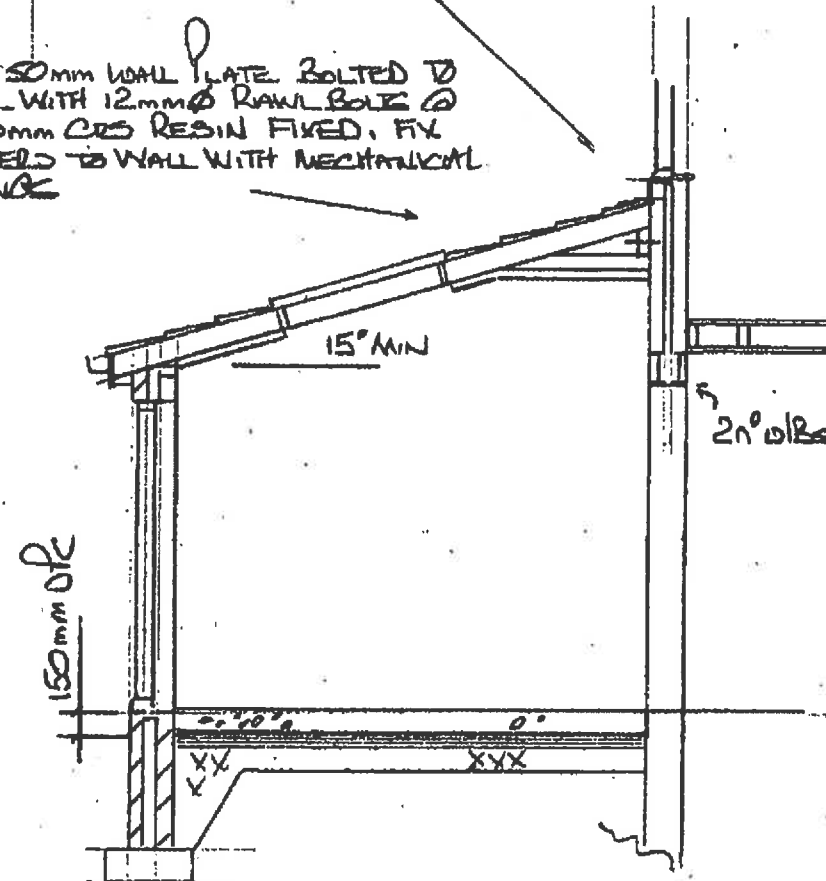
Roof construction- (Gable) Tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ min 15deg (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on 47x100 C24 rafters @ 400crs, 47x100 C24 joists @ 400crs seated on and fixed / birdmouthed to 75x100 sw wall plate. Rafters and joists to be anchored to walls with 1000x30x5 gms straps taken down bwk min 6 courses, anchors to span 3 rafters/joists @ max 1500crs, solid noggins where straps are used, min 300mm fibreglass quilt, 100mm between joists and 200mm @ 90deg underdrawn with 12.5mm plasterboard and skim.

New and Replacement Windows- New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m² K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing opengs covered by extension. Any fire escape windows to be 0.33m² (450x750) and be min 800mm and max 1100mm from floor level to underside of clear unobstructed opening.

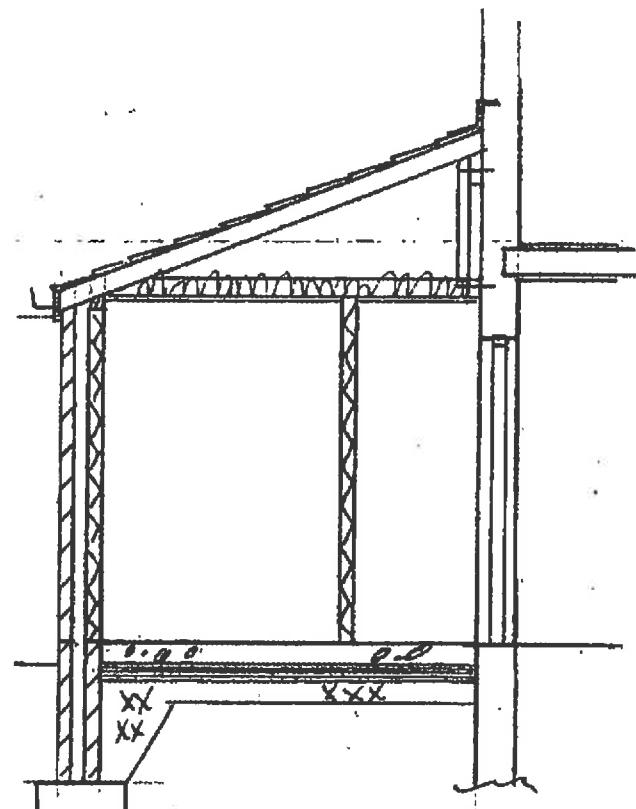
New and Replacement Doors- New and replacement doors to achieve a U-Value of 1.8W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

CODE 4 LEAD FLASHING DRESSED INTO
BWK WITH MIN 150mm UPSTAND

150mm WALL PLATE BOLTED TO
WALL WITH 12mm RAWL BOLT @
150mm CRS RESIN FIXED. FIX
RAILED TO WALL WITH MECHANICAL
FIXING



SECTION AA (1:50)



SECTION BB (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- Client to comply with Party Wall Act 1996 and ensure written notification is issued to neighbours prior to commencement of work when carrying out work to a party wall or structure including: Excavations within 3m of an existing structure where the foundations will go deeper than the adjacent foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

Support of a beam.

Insertion of a DPC through a wall.

Raising a wall or cutting off projections.

Demolition and rebuilding.

Underpinning.

Insertion of lead flashing.

Legal boundaries to be confirmed by the owner before work commences. The boundaries shown are believed to be accurate, but it is the responsibility of the parties sharing the boundaries to agree the position before the work commences, as neither the agent nor the builder can be held responsible for establishing the boundaries. No part of the construction or work should cross the boundary without the written authority from the adjoining owner.

An explanatory booklet can be obtained free of charge from www.gov.uk/party-wall-etc-act-1996-guidance.

Foundations- 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. Min concrete grade GEN1 (unreinforced), RC30 (reinforced). All foundations to be a min of 1000mm below ground lvl, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS8004:1986 code of practice for foundations. Ensure foundations are constructed below invert lvl of any adjacent drains. Depth to be no less than foundation to existing dwelling. Base of foundations supporting internal walls to be min 600mm below ground lvl. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advise of a structural engineer should be sought.

Wall construction- 102.5mm facing bwk to match and be consistent with existing, 100mm cavity filled with 100mm crown Dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dabs to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl or use concrete foundation blocks. S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All bwk and blockwork to be suitably bonded to existing(toothed every other brick or use furfix or similar approved profiles). All cavities to be continuous and min external returns to be 665mm.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

Ground Floor construction- Self levelling screed on 100mm thick concrete slab, on 120mm kingspan or similar insulation, on visqueen 2000g DPM on 150mm sand blinded clean, dry hardcore, 25mm kingspan or similar insulation to perimeter of floor edge, floor construction achieve U value of 0.22 w/m2k, new cavity wall to incorporate cavity tray radon barrier at ground lvl, floor lvl to be consistent with existing.



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Scale: 1:500, paper size: A4

SITE PLAN

Mechanical ventilation- Kitchen to have extractor fan with min 60lit/s extraction or 30lit/s if fitted to cooker hood, utility room to have min 30lit/s extraction and wet room to have extractor fan with min 15lit/s extraction with 3 air changes/hr with minimum 15 min over run facility operated by light switch.

Heating- to be new wall mounted condensor boiler (sited in Utility room) with balanced flue, system installed is to be in accordance with part L of current Building Regulations and to satisfaction of building inspector and are to comprise of either zone controls or timing controls to regulate the amount of heat to be produced by radiators.

Hot water storage system is to be controlled by either a thermostat shut off the supply of heat when the temperature is reached or a timer control provided to enable the supply of heat to be shut off when water heating is not required.

All pipework is to be insulated in accordance with Part L of current Building Regulations and if passing through floors are to have intumescent collars provided and to be wrapped and closed with mineral wool for sound insulation.

The condensing boiler is to have a 90% SEDBUK energy efficiency rating. On completion of heating and hot water sytem an installation certificate is to be issued and approved.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must 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 at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m² or 1 in 4 fixed light fittings.

Above ground drainage- All above ground drainage to BS5572 1994, wash hand basins fitted with 32mm dia wastes, sinks, baths and showers to be fitted with 40mm dia wastes, all to be fitted with 75mm deep seal anti-syphon traps. Wastes taken into back inlet gullies to discharge below grate lvl but above water line. Wastes taken into soil and vent pipes not to be connected within 200mm of any WC connection. Soil and vent pipes to be 100mm PVC-u and to extend min 900mm above any ventilation window.

Below ground drainage- All new underground drainage to be Hepworth "Supersleve" vitrified clay pipework and fittings with push-fit "Polypropelene" flexible couplings.

Drains to be laid to minimum falls of 1:40 and connected into mains drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drain to be surrounded with 150mm concrete with 13mm compressible board movement joints @ max 5m crs. Drains underneath building with more than 300mm to be surrounded with 100mm granular fill.

Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintols to be provided where drains pass through external walls to form opening to provide 50mm clearance all round, opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.

Note. Drainage indicated, runs, direction etc to be confirmed on site at the commencement of the project with the building inspector.

Contact Details: Yorkshire Water: 0845 1208482

Severn Trent Water: 0116 2343146

Where a public sewer exists within the site, the client and contractor are to adhere strictly to the following conditions.

- 1) Where excavating and building within 3m of sewer, work to be carried out to be non detrimental to existing sewer.
- 2) Where pipe is exposed during building works, pipe to be protected to prevent damage.
- 3) Building foundations are to be constructed in such a manner as to prevent additional load being placed on pipe, where a drain or sewer running below a building is less than 2m deep, the foundation shall be extended locally so that the drain or sewer passes through the wall.
- 4) New walls are to adequately span pipeline with the insertion of PCC lintols over openings, spanning min 1.5m either side of the pipe to ensure damage or misalignment is not caused to the pipeline.
- 5) Water authorities require a minimum of 21 days notification of any connections required to pipelines and sewers. It is the clients responsibility to ensure that this condition is adhered to.
- 6) If any repairs or replacements are necessary, this work will be required to be carried out by the local water authority.
- 7) No building work is to conceal any existing access points to the sewer. If this is impractical due to site conditions, an alternative access point can be constructed on the line of the sewer at a location acceptable by the water authority.

Surface water- New guttering, fascias and soffits to match and consistent with existing, 65mm dia Rwp's to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1:100 or 1:50 unless stated otherwise.