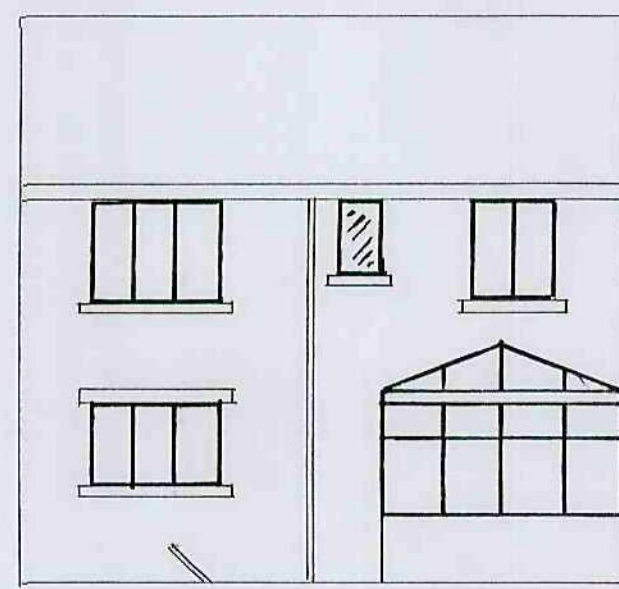
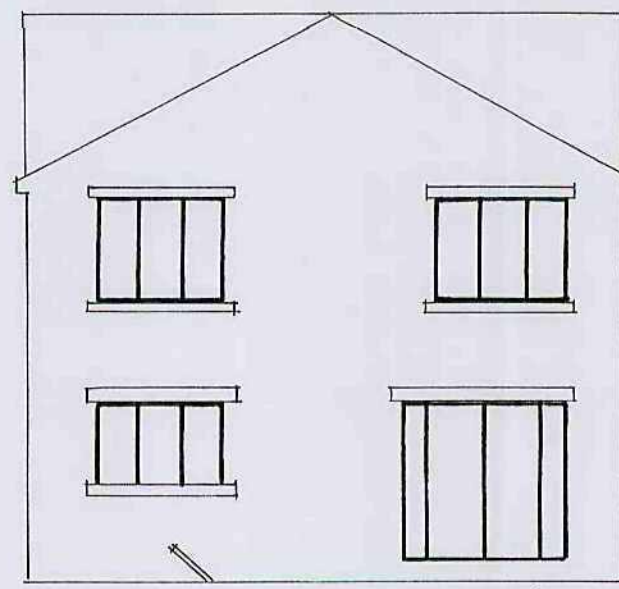
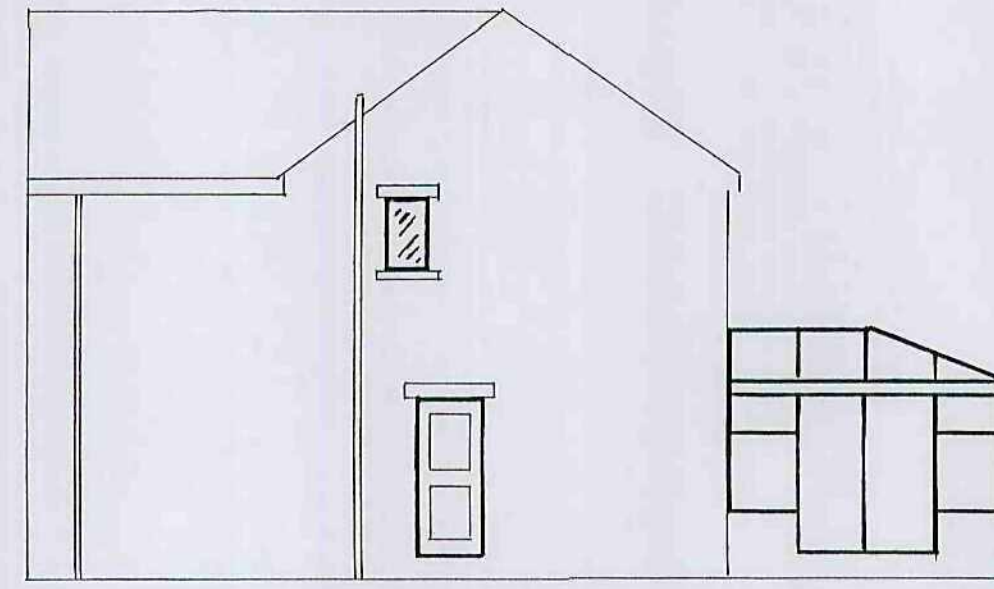




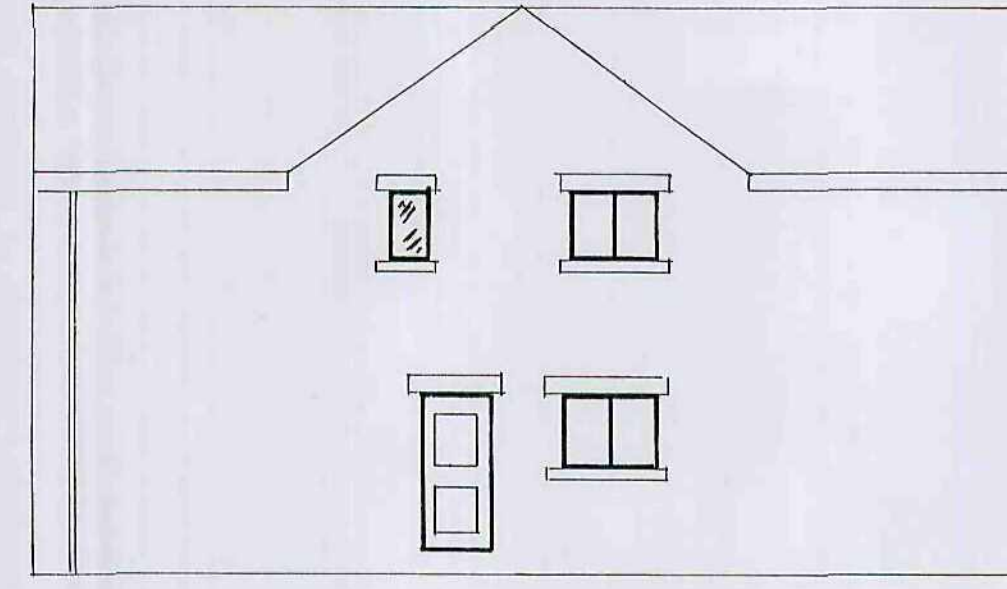
EXISTING REAR ELEVATION



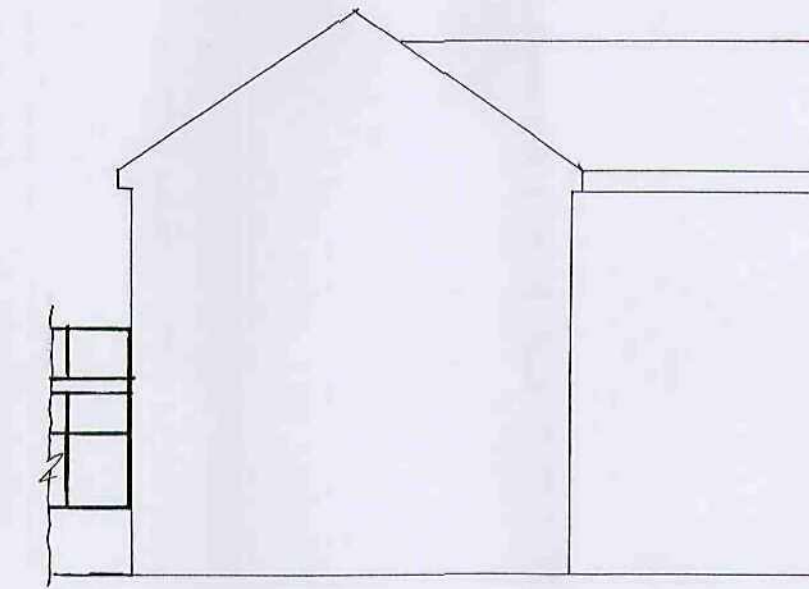
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION

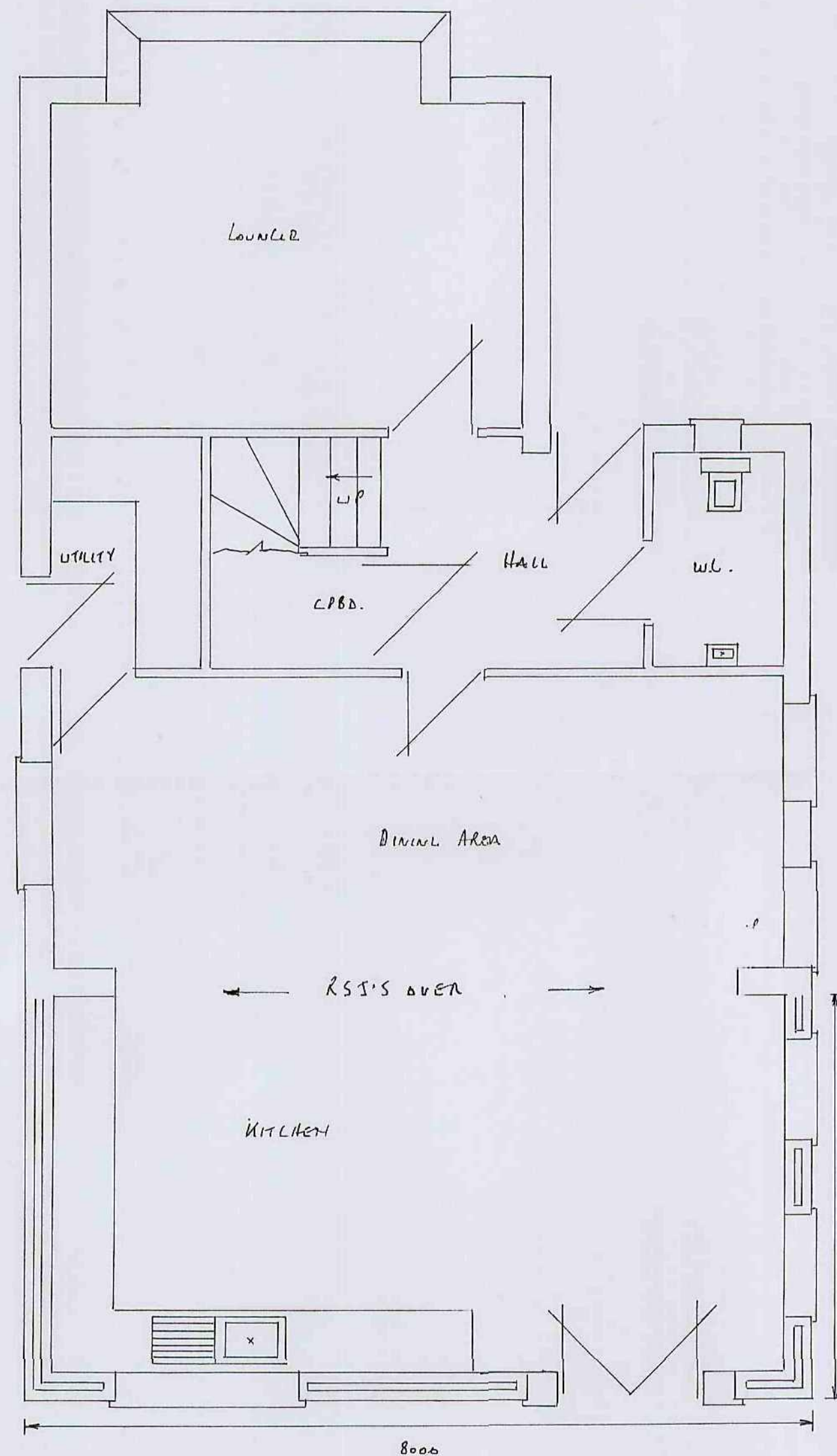


PROPOSED SIDE ELEVATION



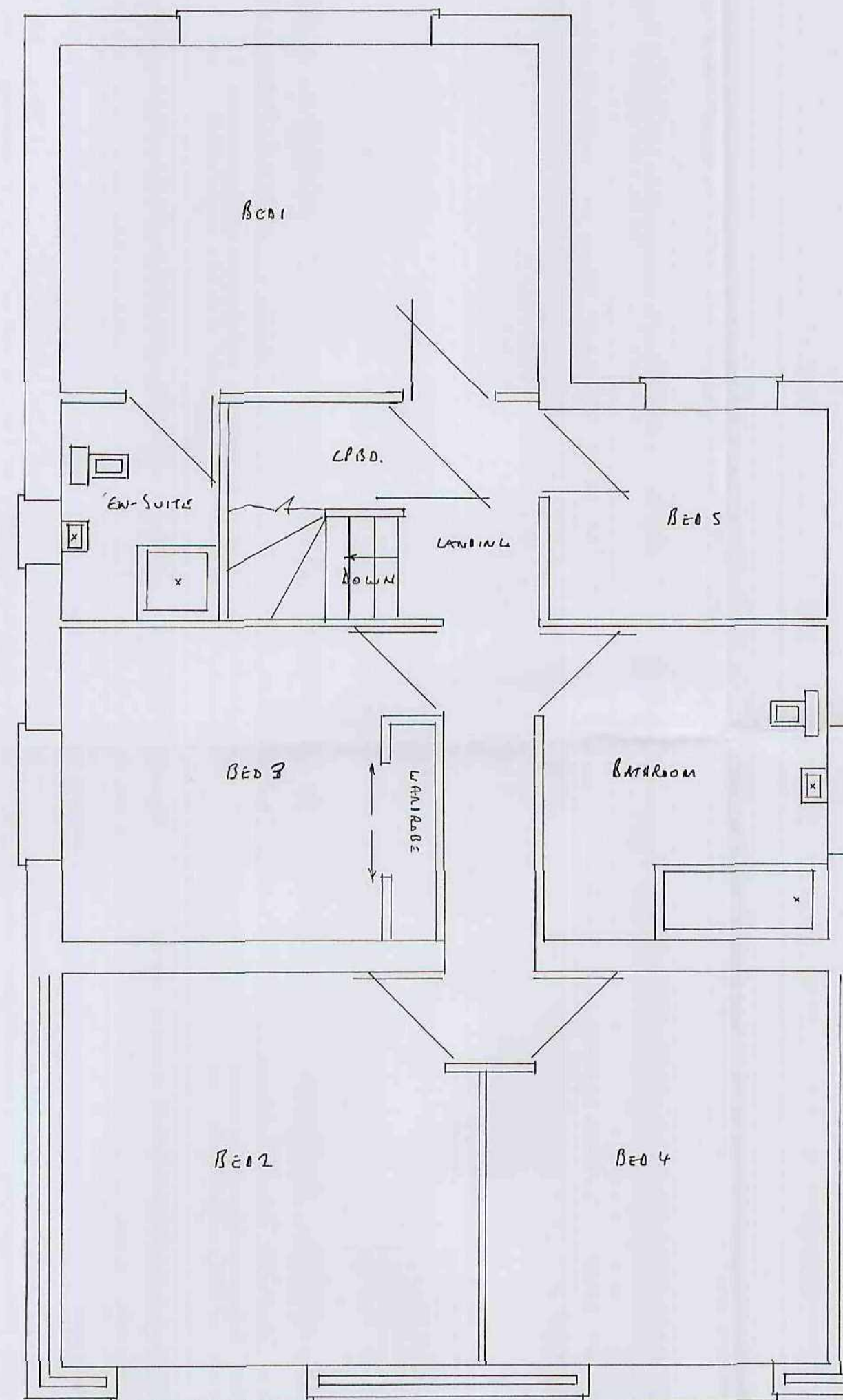
EXISTING SIDE ELEVATION

ELEVATIONS SCALE 1:100



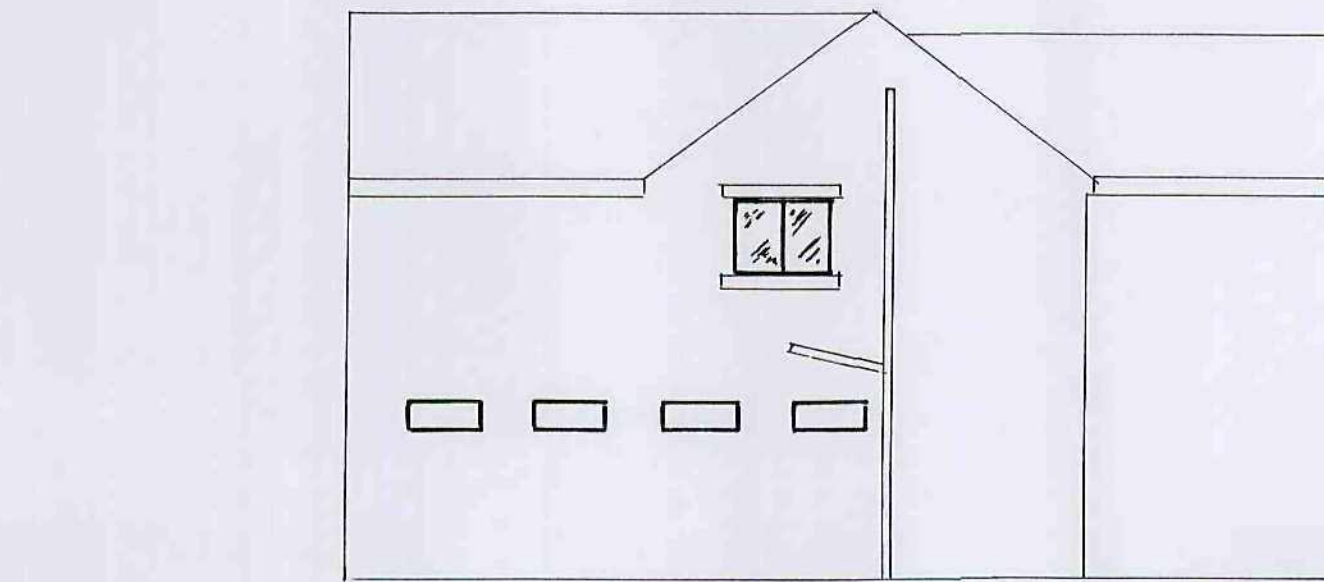
PROPOSED GROUND FLOOR PLAN

PROPOSED PLANS SCALE 1:50

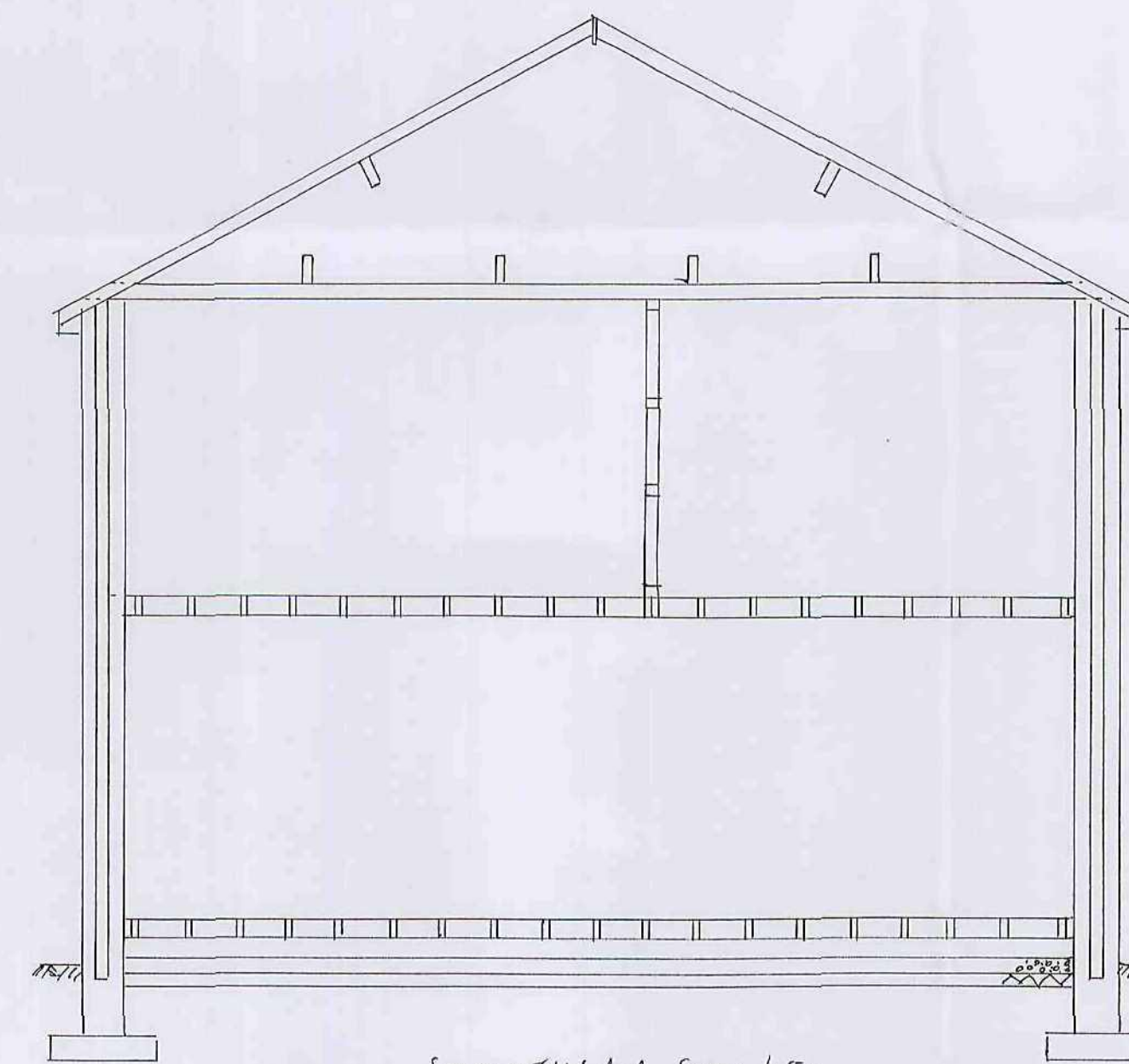


PROPOSED FIRST FLOOR PLAN

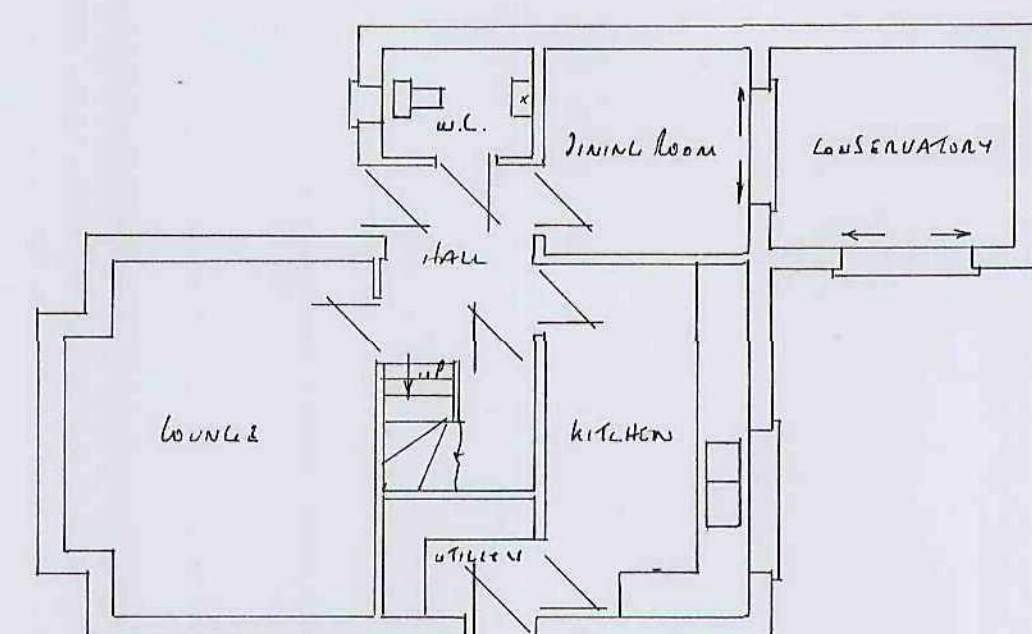
A



PROPOSED SIDE ELEVATION

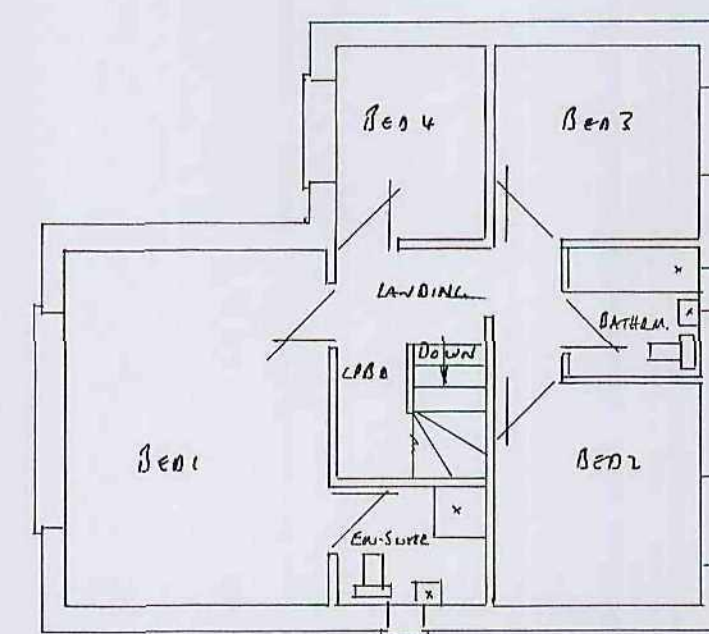


SECTION THRU A-A SCALE 1:50

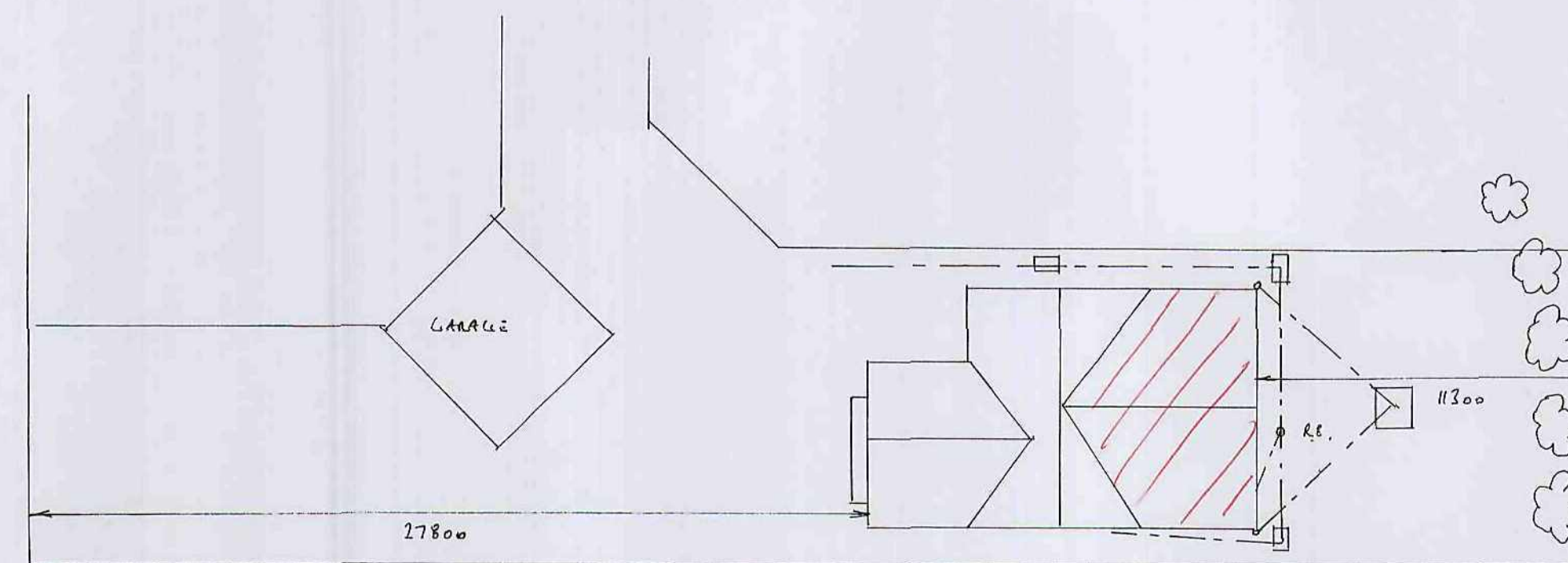


EXISTING GROUND FLOOR PLAN

EXISTING PLANS SCALE 1:100



EXISTING FIRST FLOOR PLAN



SITE PLAN SCALE 1:200

FOUNDATIONS

- 600 x 150 mm CONC STRIP DEPTH 750 mm SUBJECT TO LA APPROVAL
- 400 x 150 mm CONC STRIP FOR SLEEPER WALL

WALLS

- TRENCH BLOCKS BELOW GROUND LEVEL
- CURSED RECONSTRUCTED STONE TO MATCH EXISTING (100 mm)
- 100 mm LWT. CONC BLOCKS
- 100 mm CAVITY FILLED WITH DETHRAN INSULATION
- HORIZONTAL DPC 150 mm MIN ABOVE GL 150 mm DPC TO REVEALS
- ALL REVEALS TO BE INSULATED
- GL 90/100 LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC ABOVE OVER
- 1 WECP HALLS EVERY 100 mm END BEARINGS TO BE 150 mm MIN
- STAINLESS STEEL DOUBLE TRANSMILL TIE SPACED AT 750 mm HORIZONTALLY
- 450 mm VERTICALLY + 225 mm TO REVEALS
- NEW WALLS TIED TO EXISTING WITH LOOTHINGS + SCREW IN TIES EVERY 225 mm MAINTAINING A CONTINUOUS CAVITY

GROUND FLOOR

- 100 mm HANGLERS
- 100 mm OVERSITE CONCRETE FINISHED ABOVE GROUND LEVEL
- 150 x 50 mm JOISTS SPACED AT 400 mm CENTRES 150 mm ABOVE OVERSITE
- HONEY COMB SLEEPER WALL DOWN MIDDLE TO SUPPORT JOISTS
- 215 x 140 mm AIRBRATES + LINERS AT 2m CENTRES WITH DPC ABOVE OVER
- 140 mm FLOORING GROBE INSULATION BETWEEN JOISTS ON NETCOM

FIRST FLOOR

- 170 x 50 JOISTS AT 400 mm CENTRES
- 1m LATERAL RESTRAINT STRAPS SECURED TO JOISTS AT 1.5m CENTRES WITH HOGGINS TO SUPPORT
- INSULATION 100 kg/m² BETWEEN JOISTS
- 18 mm TIG BOARDING WET GABLE TO WET AREAS

ROOF

- 100 x 50 mm WALL PLATE
- 100 x 50 mm CEILING JOISTS AT 400 mm CENTRES
- 175 x 25 mm RIDGE BOARD
- 100 x 50 mm RAFTERS AT 400 mm CENTRES
- 225 x 75 mm PURLINS
- 225 x 75 mm BIRCHAL AT 1.5m CENTRES
- 1m HOLDING DOWN STRAPS EVERY 2 RAFTERS
- 1m LATERAL RESTRAINT STRAPS TO HORIZONTAL + PUT UPS EVERY 1.5m WITH NOGGINs TO SUPPORT
- 200 x 25 mm FASCIA
- 6mm EXTERIOR PLY SUFFIT WITH 25mm CONTINUOUS FLY PROOF MESH
- ROOF VALLEY GUTTERS TO BE LADE'S LEAD ON 15mm PLYWOOD + TACKED
- A MIN OF 200 mm UNDER TILES
- REINFORCED BITUMEN ROOFING FELT
- 38 x 25 mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- 100 mm INSULATION BETWEEN JOISTS + 150 mm LAY OVER AT 90°

DRAINS

- 100 mm R/WL + 65 mm R/WL TO MATCH EXISTING
- SURFACE WATER TO DRAINAGE TO 3m DRAIN OR TO A SOAKAWAY 5m MIN AWAY FROM BUILDING + 2m² BELOW INVERT LEVEL
- FAUL DRAIN TO BE ROUTED TO BACK OF EXTENSION + NEW 100 mm STUP TO NEW BATHROOM. 1C'S TO BE BUILT WITH GLASS ENGINEERING ON 150 mm CONC BASE
- ALL PIPES + FITTINGS TO BE SUPERSLOVE
- SANITARY FITTINGS TO COMPLY TO ADME

GENERAL

- KITCHEN TO HAVE FAN EXTRACTING 16 L/SEC BATHROOM TO HAVE FAN EXTRACTING 16 L/SEC + BOTH CONTROLLED BY AN INDEPENDENT SWITCH
- NEW DOORS + WINDOWS TO MATCH EXISTING + TO HAVE TRICKLE VENTS 800 mm² TO BE PERKINCEAN K GLASS WITH ALUMINUM AIR GAP + LOW E GLAZING U-VALUE TO BE 1.8 DOORS TO HAVE TIGHTENED GLASS WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA + BATHROOM WINDOWS TO HAVE ESCAPE SASHES 450 mm WIDE x 750 mm HIGH WITH CILL LEVELS TO BE BETWEEN 800 + 1100 ABOVE FLOOR LEVEL.
- STOOTHING WALLS TO HAVE INSULATION 100 kg/m²
- PROVIDE SMOKE ALARMS WITH BATTERY BACK UP TO CIRCULATION AREAS ON EVERY FLOOR
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE REGISTERED FITTER + TRU'S RAD FOR EXTENSION TO HEATING SYSTEM
- ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF PART P ELECTRICAL SAFETY + MUST BE DESIGNED + INSTALLED INSPECTED + TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSONS SCHEME. A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK

DOUBLE STOREY REAR EXTENSION AT:-

4 WOODSTOCK GARDENS
WILTHORPE
BARNSELEY

Barnsley Metropolitan
Borough Council
24 AUG 2009
Corporate with RECORD