EXISTING / PROPOSED GROUND LEVELS.

.1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AND MAY TO BE CHANGED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

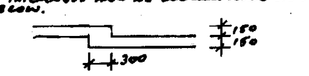
.2. GROUND LEVELS TO BE CHECKED ON SITE TO ENSURE ALL NEW FOUNDATION LEVELS ARE TO A DEPTH OF 750mm TO UNDISTURBED GROUND LEVEL.

FOUNDATION LEVELS.

.1. ALL EXISTING FOUNDATION LEVELS SHOWN ARE ASSUMED AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

.2. ALL NEW FOUNDATION LEVELS TO BE 750mm TO THE UNDERSIDE OF THE FOUNDATION FROM GROUND LEVELS AND TO ABUT IN WITH THE EXISTING FOUNDATIONS BY STEPPING OF AS SHOWN AS REQUIRED. THE NUMBER OF STEPS TO BE DETERMINED ON SITE ACCORDING TO THE DEPTH OF THE FOUNDATION.

.3. FOUNDATION STEPS TO BE TWICE THE THICKNESS OF THE FOUNDATION THICKNESS AND AS 300mm WIDE AT THE DIAGRAM BELOW.



.4. FOR FOUNDATION SPECIFICATION SEE DRAWING No BA-DS-03.

.5. FOR OTHER FOUNDATION NOTES SEE SECTIONS AND DETAILS ON DWG.No BA-DS-03.

NEW WINDOWS AND DOORS.

.1. ALL NEW EXTERNAL WINDOWS AND DOORS TO BE IN WHITE P.V.C. TO MATCH EXISTING.

.2. GLAZING TO WINDOWS AND DOORS TO BE IN CLEAR LAMINATED SAFETY GLASS WITH BRITISH KITEMARKED WITH THE B.S.KITE MARK.

.3. NEW WINDOWS TO HAVE A 'U' VALUE OF 1.6W/M²K TO THE MANUFACTURERS SPECIFICATION.

.4. NEW DOORS TO HAVE A 'U' VALUE OF 1.6W/M²K TO THE MANUFACTURERS SPECIFICATION.

.5. ALL DOOR AND WINDOW FRAMES TO BE FITTED WITH TRICKLE VENTS WITH EQUIVALENT FREE AREA TO GIVE AN AREA OF NOT LESS THAN 5000 SQ.MM.

.6. THE TOTAL COMBINED AREA OF BOTH EXISTING AND NEW DOORS AND WINDOWS IS NOT TO EXCEED 35% OF THE TOTAL WALL AREA.

.7. FOR ANY GLAZING IN CRITICAL LOCATIONS THIS IS TO COMPLY WITH PART K.

MEANS OF ESCAPE TO WINDOWS. (NEW FRONT WINDOW ONLY)

.1. WINDOW TO HAVE AN OPENING AREA OF 0.33 SQ.M.M ABOVE AND A VERTICAL DIMENSION OF 0.750 TO COMPLY WITH REG.8.1.

.2. THE CILL HEIGHT (INTERNALLY) IS NOT TO EXCEED 1100mm TO COMPLY WITH REG.8.1.

.3. WINDOW TO BE PROVIDED WITH MEANS OF ESCAPE QUICK RELEASE CATCHES TO COMPLY WITH A.D. PART B. REQUIREMENTS.

NEW WINDOWS AND SLIDING FOLDING DOOR TO CONSERVATORY.

.1. WINDOWS AND SLIDING FOLDING DOOR TO BE IN BLACK P.V.C.

.2. GLAZING FOLDING DOOR TO BE BY A SPECIALIST CONTRACTOR WITH A 'U' VALUE OF 1.6W/M²K.

.3. ALL WINDOWS AND DOORS TO HAVE SIMILAR FEATURES AS NOTED TYPE IN NOTES OPPOSITE.

LANTERN ROOFLIGHT TO CONSERVATORY.

.1. PRE-FABRICATED P.V.C. LANTERN LIGHT BY SPECIALIST CONTRACTOR MANUFACTURER. LANTERN TO BE IN P.V.C OR METAL FRAMED WITH DOUBLE GLAZED SEALED UNITS IN ALL RESPECTS TO BUILDING REGULATIONS AND THE 'U' VALUE REQUIREMENTS OF BUILDING REGULATIONS AND TO HAVE ALL FEATURES AS SHOWN. GLAZING TO BE SAFETY GLAZING WITH SMOKE PANES STAMPED WITH THE B.S. KITE MARK.

.2. FULL DETAILS OF LANTERN AND ITS FIXING AND ITS SUITABILITY OF PURPOSE TO BE SUBMITTED TO L.A. BUILDING CONTROL AS INFORMATION PRIOR TO MANUFACTURE AND FITTING BY SPECIALIST CONTRACTOR.

EXTERNAL FASCIAS, SOFFITS AND RAINWATER GOODS.

.1. ALL EXTERNAL FASCIAS SOFFITS AND EAVES TO BE IN BLACK P.V.C. TO MATCH.

.2. EXTERNAL RAINWATER GOODS TO BE IN BLACK P.V.C. TO MATCH EXISTING.

.3. R.W. PIPES TO BE 75mm DIA. DIAMOND FIXED TO WALL WITH STAND-OFF BRACKETS TO MATCH EXISTING.

.4. R.W. GUTTERS TO BE 100mm OG. SECTION TO MATCH THE EXISTING SECURELY FIXED TO P.V.C. FASCIA WITH BRACKETS AT 600 CRS.

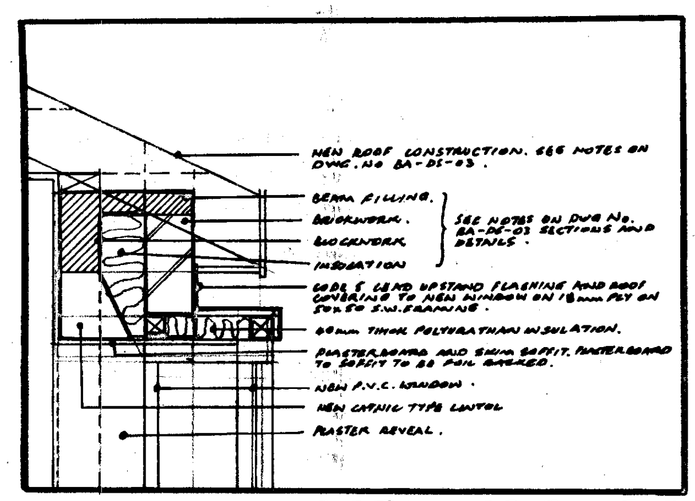
.5. FOR DETAILS OF EAVES VENTILATION SEE DWG.No. BA-DS-03.

.6. FASCIAS AND CLADDING TO CONSERVATORY TO BE IN BLACK P.V.C.

NEW BRICKWORK TO NEW EXTENSION.

.1. FACING BRICKWORK TO FRONT ELEVATION TO BE IN SAME CUT RED RUSTIC FACINGS TO BE AS NEARLY A MATCH TO THE EXISTING AS AVAILABLE AND LAID IN AN IDENTICAL BOND TO THE EXISTING BRICK WORKS.

.2. BRICKWORK TO SIDE AND REAR ELEVATIONS TO BE 50mm WITH FACED RED FLETTONS TO MATCH EXISTING AS FAR AS POSSIBLE AND LAYOUND AND BONDED AS ABOVE.



DETAIL OF ROOF TO NEW FRONT WINDOW.

NOTES.

GENERAL PLUMBING NOTES.

.1. ALL SMALL PIPE CONNECTIONS BOTH EXISTING AND NEW TO NEW SOIL AND VENT PIPE SHALL BE CARRY AT JUNCTION WITH SOIL AND VENT PIPE BY 112.5mm TO AVOID ANTI-SYPHONAGE. ALL CONNECTIONS TO BE MADE WITH A SUITABLE JOINTING ASST.

.2. ANY SMALL PIPE CONNECTIONS SHOULD BE AT LEAST 300mm ABOVE OR BELOW W.C. CONNECTIONS TO AVOID ANY ANTI-SYPHONAGE.

PLUMBING TO NEW BATHROOM.

.1. EXISTING SOIL AND VENT PIPE TO BE REMOVED AND RE-ROUTED AT DRAINAGE LEVEL AND A NEW 110mm DIA. SOIL AND VENT PIPE TO BE INSTALLED, PIPE TO PROJECT 1.0m ABOVE HIGHEST WINDOW HEAD AND BE FITTED WITH A SUITABLE TERMINAL.

.2. NEW W.C. AND CISTERN TO BE ANTI-SYPHONIC WITH A 75mm DIA. WASTE WITH A 75mm DEEP WATER SEAL CONNECTED INTO NEW SOIL AND VENT PIPE.

.3. NEW SHOWER / BATH WASTE TO BE 50mm DIA. P.V.C. WASTE FITTED WITH A 50mm DIA. P.V.C. TRAP WITH 50mm DEEP WATER SEAL. WASTE TO BE CONNECTED INTO NEW SOIL AND VENT PIPE BY MEANS OF A SUITABLE ASST.

.4. NEW WASH HAND BASIN TO HAVE A 38mm DIA. P.V.C. WASTE WITH A 30mm DIA. BOTTLE TRAP WITH A 75mm DEEP WATER SEAL CONNECTED TO SOIL AND VENT PIPE BY MEANS OF A SUITABLE ASST.

.5. SEE ALSO GENERAL PLUMBING NOTES ABOVE.

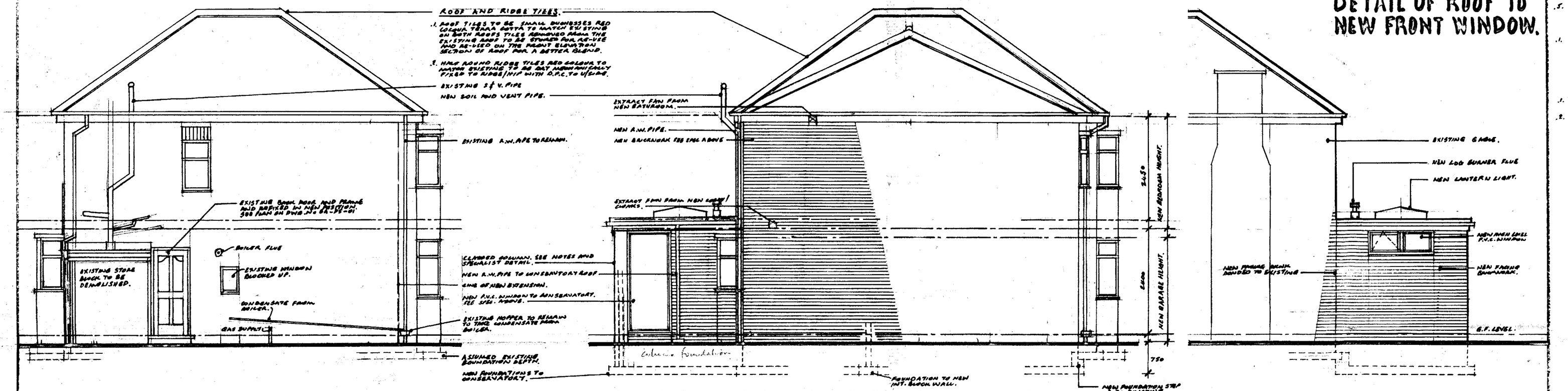
EXISTING BATHROOM WASTES.

.1. EXISTING WASTES FROM W.C. W.H.B AND BATH / SHOWER TO BE DISCONNECTED AND RE-CONNECTED INTO NEW SOIL AND VENT PIPE AS TO BE IN ACCORDANCE WITH THE ABOVE NOTES. SEE REAR ELEVATION FOR FURTHER DETAILS ON THIS DRAWING.

PLUMBING TO NEW W.C.A.K.S.

.1. NEW W.C. AND CISTERN TO BE AS NEW W.C. AS NOTED ABOVE FOR BATHROOM.

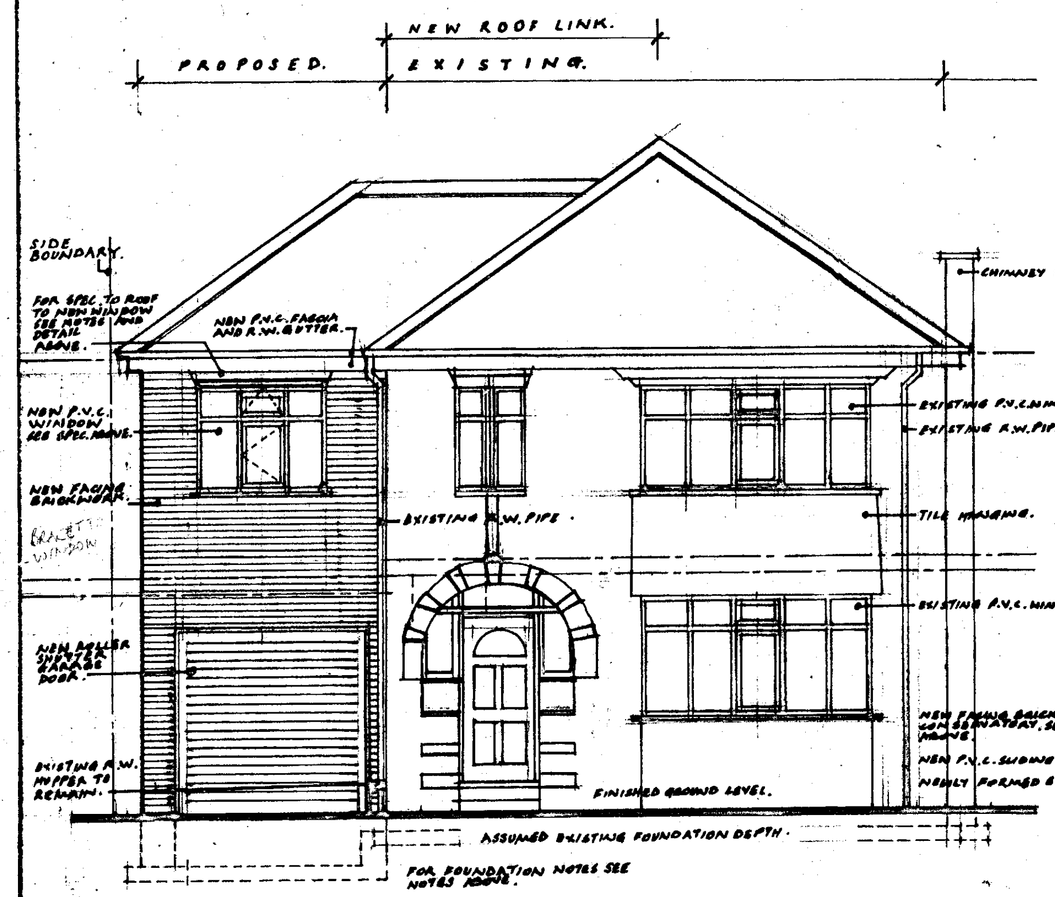
.2. NEW WASH HAND BASIN WASTE TO BE AS NOTED ABOVE FOR NEW BATHROOM.



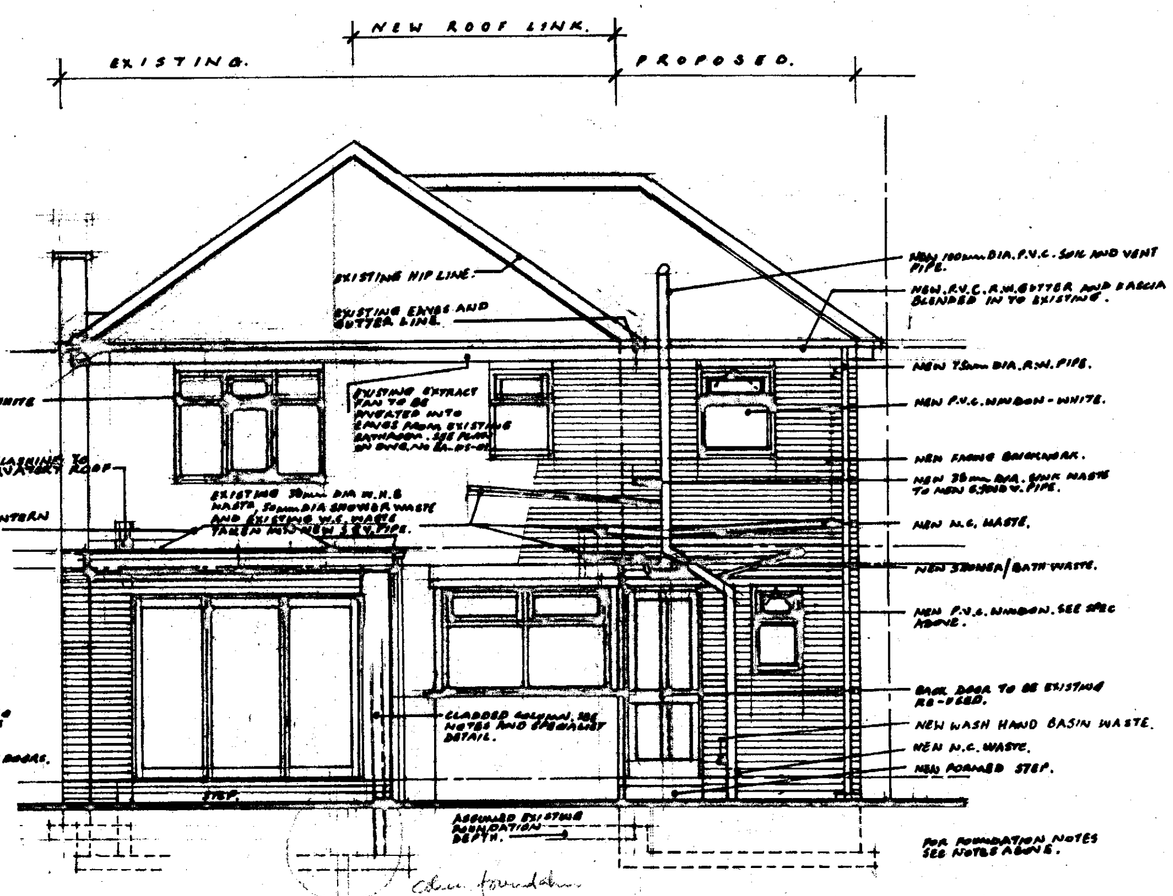
EXISTING SIDE ELEVATION.

PROPOSED SIDE ELEVATION.

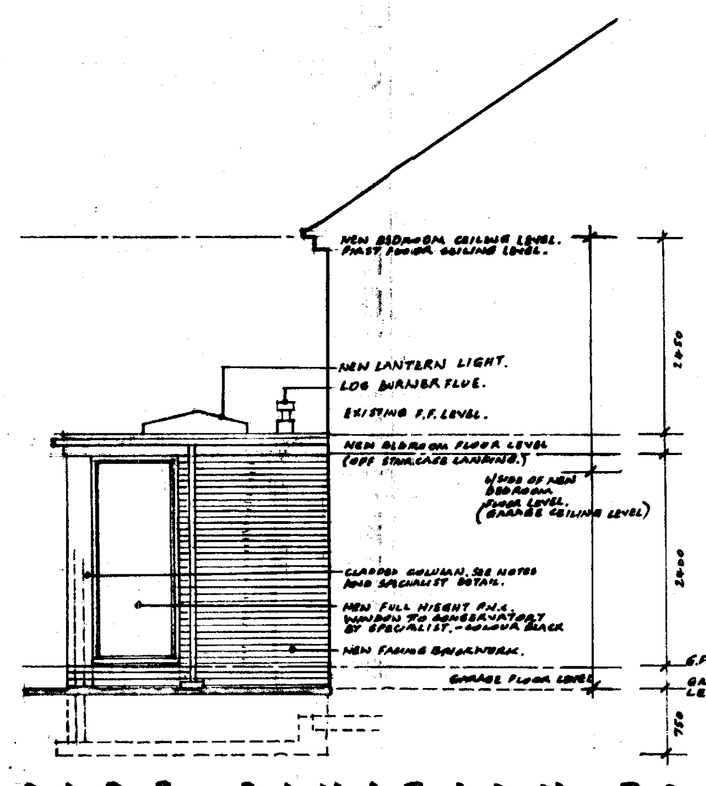
SIDE ELEVATION TO CONSERVATORY.



FRONT ELEVATION.



REAR ELEVATION.



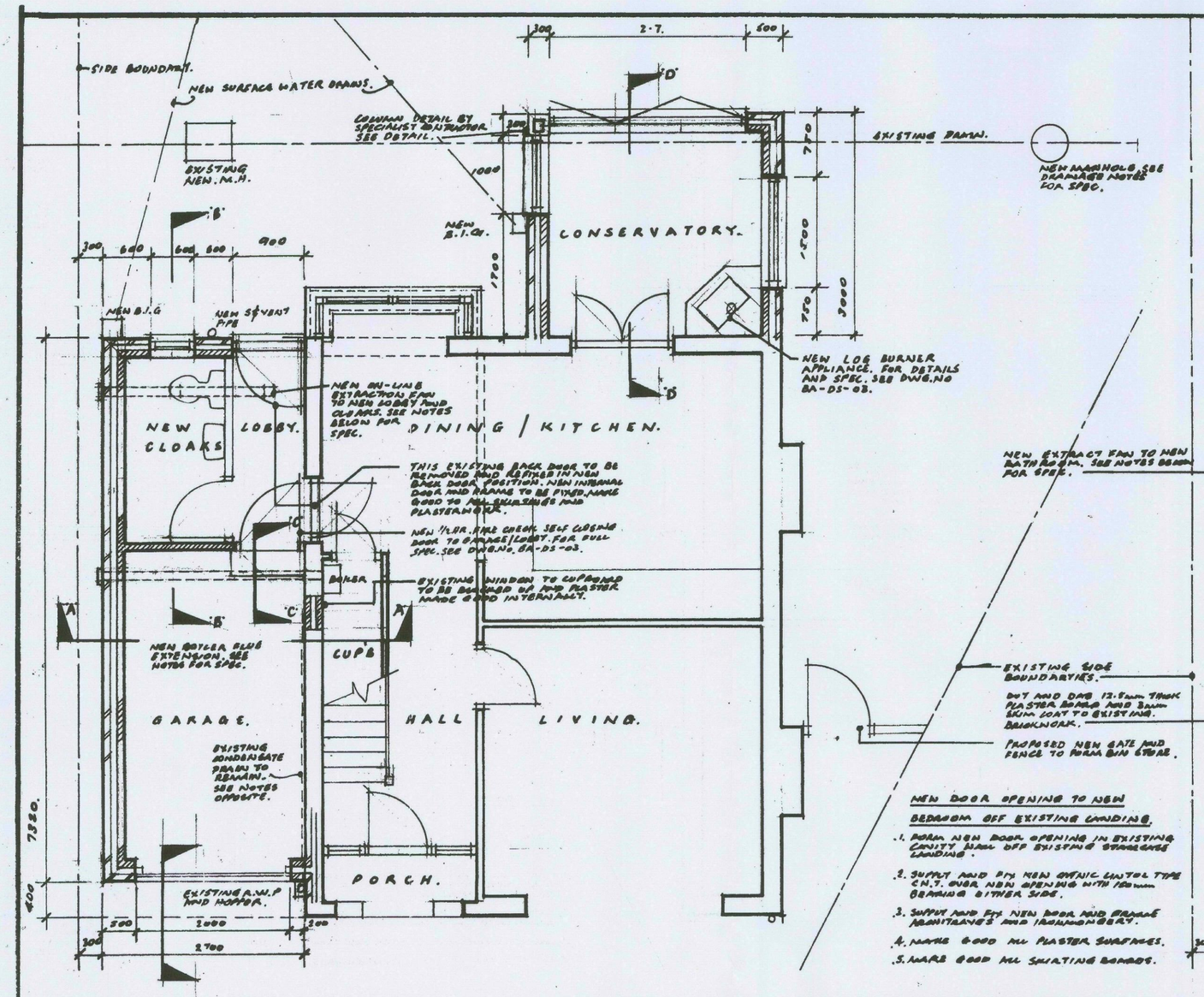
SIDE ELEVATION TO CONSERVATORY ON ARROW 'A' (SEE PLAN).

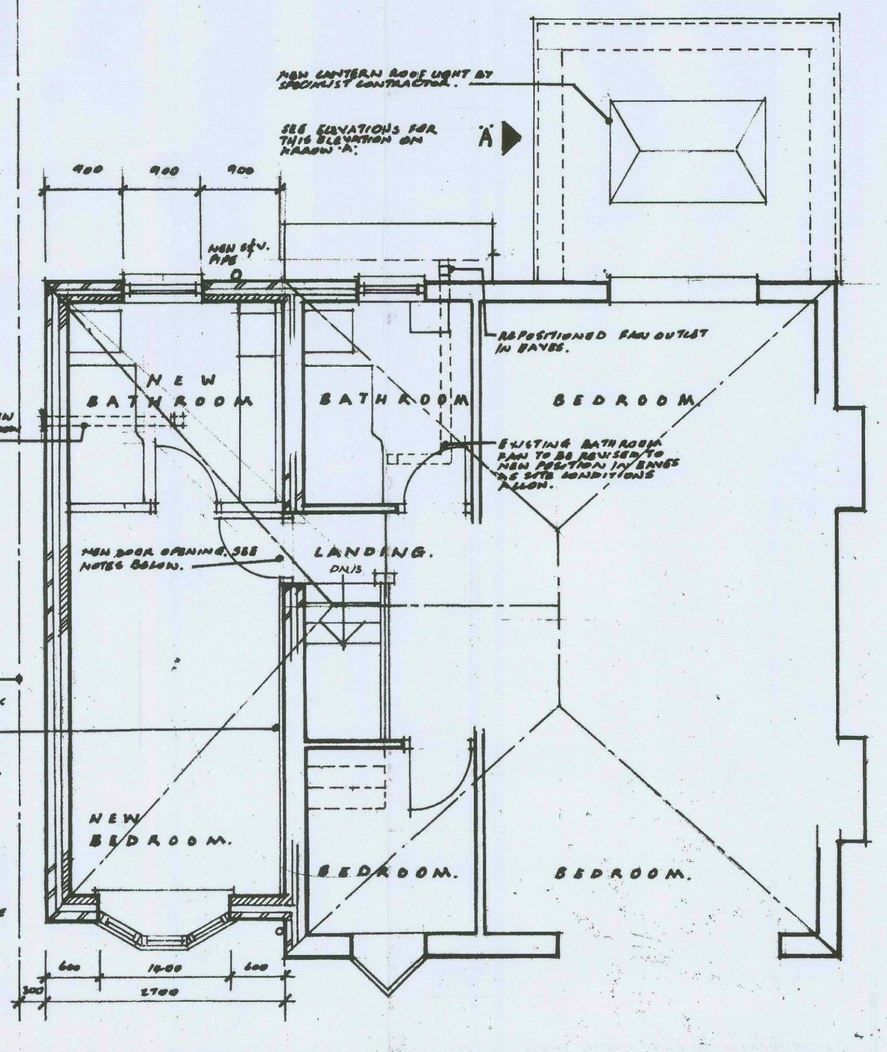
REF.	REVISION.	DATE.

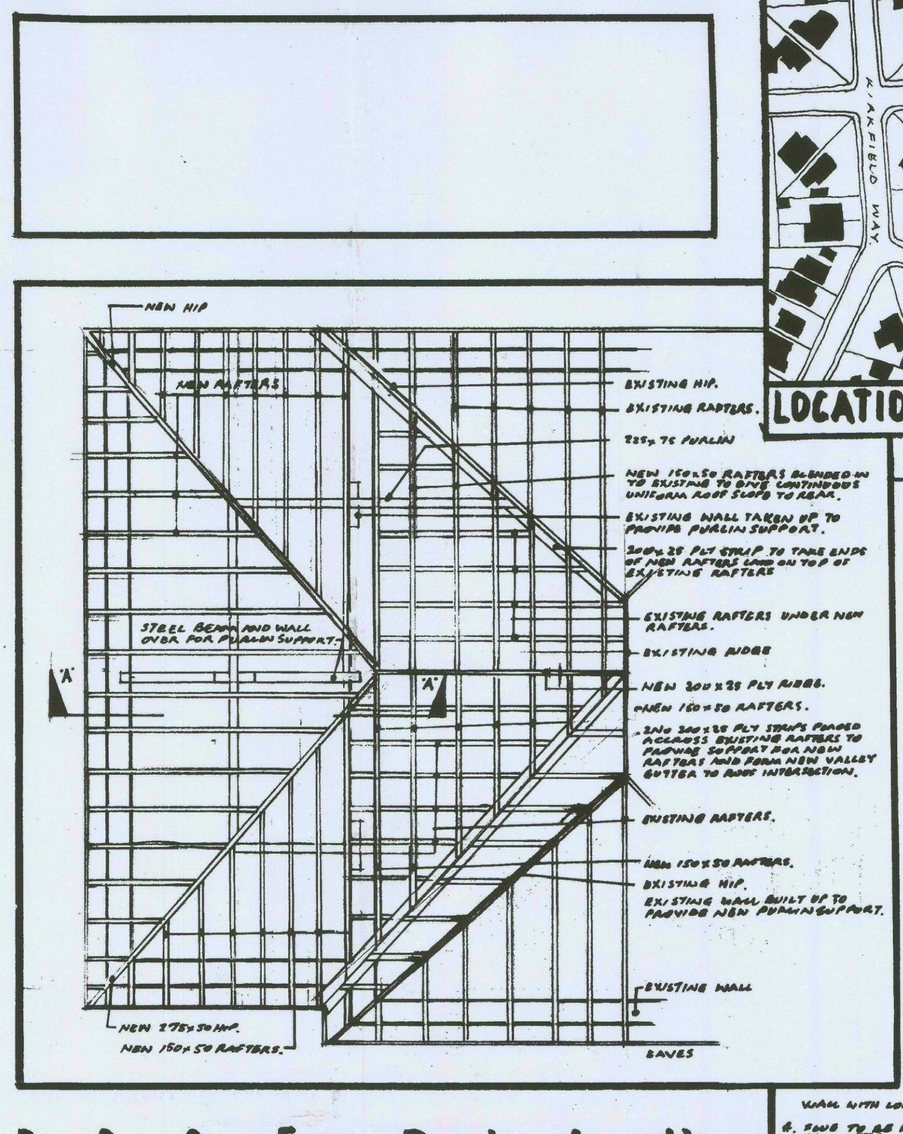
ELEVATIONS.

PROPOSED SIDE EXTENSION AND REAR CONSERVATORY AT 11, FEARNVILLE GROVE, ROYSTON, BARNSLEY, S71 4NP FOR MS. D. SMITH.

DRN.		SCALES.
DATE	DEC. 2020	1:50 METRIC.
DRAWING No.	BA-DS-02.	REVISION.









LOCATION PLAN. Scale 1:1250th.

NOTES.

GENERAL NOTES.

PART M.

1. ANY EXISTING DISCARD ACCESS WILL NOT BE DIMINISHED BY THIS DEVELOPMENT.

PART K.

1. ANY NEARBY PROPOSED STEPS IS DESIGNED TO BE A MAX. OF 220mm RISE AND MIN. 280mm GOING.

PART P. ELECTRICAL.

1. ANY NEW ELECTRICAL INSTALLATIONS WILL BE CARRIED OUT BY A CONTRACTOR REGISTERED WITH PART P. FOR CERTIFICATION BOUNDS.
2. ANY NEW ELECTRICAL WORK/INSTALLATIONS E.G. OUTLETS, SOCKETS OR ALTERATIVE TO ANY EXISTING INSTALLATIONS ARE NOT ILLUSTRATED ON THIS DRAWING MAY BE TO BE DETERMINED BY THE CLIENT AND THEIR CONTRACTOR.
3. ANY ELECTRICAL WORKS DIRECTLY NOTED ABOVE TO NEEDS REQUIRED TO BE COVERED BY THE BUILDING REGULATIONS E.G. SMOKE DETECTORS, HEAT DETECTORS, ENTRANCE DOOR.

PART J. HEATING AND BOILER.

BOILER.

1. EXISTING BOILER TO REMAIN IN ITS EXISTING POSITION.
2. EXISTING BALANCED FLUE TO BE EXTENDED FLUE PIPE FITTED TO INSIDE OF NEW OVERSIDE CEILING (GARAGE CEILING UNDERSIDE IN NEW PLASTERBOARD & SKIM FINISH WITH CASING FLUE BOX).
3. FLUE TO BE ROUTED THROUGH THE NEW WALL WITH LOUVRE GRILL AND CAVITY TRAY D.P.C.
4. FLUE TO BE EXTENDED TO NEW CEILING WITH EXTERNAL BRACKETS.
5. EXISTING GARDEN GATE DRAIN TO REMAIN IN ITS EXISTING POSITION.
6. SEE PLANS FOR POSITIONS OF FLUE EXTENSION AND CONDENSATE DRAIN.

HEATING.

1. ALL OTHER ALTERATIONS TO THE HEATING SYSTEM INC. PROVISION OF NEW RADIATORS, THE RE-POSITIONING OF ANY EXISTING RADIATORS AND ALL ILLUSTRATED ON THIS DRAWING AND ARE TO BE AGREED BY THE CLIENT AND THEIR CONTRACTOR.

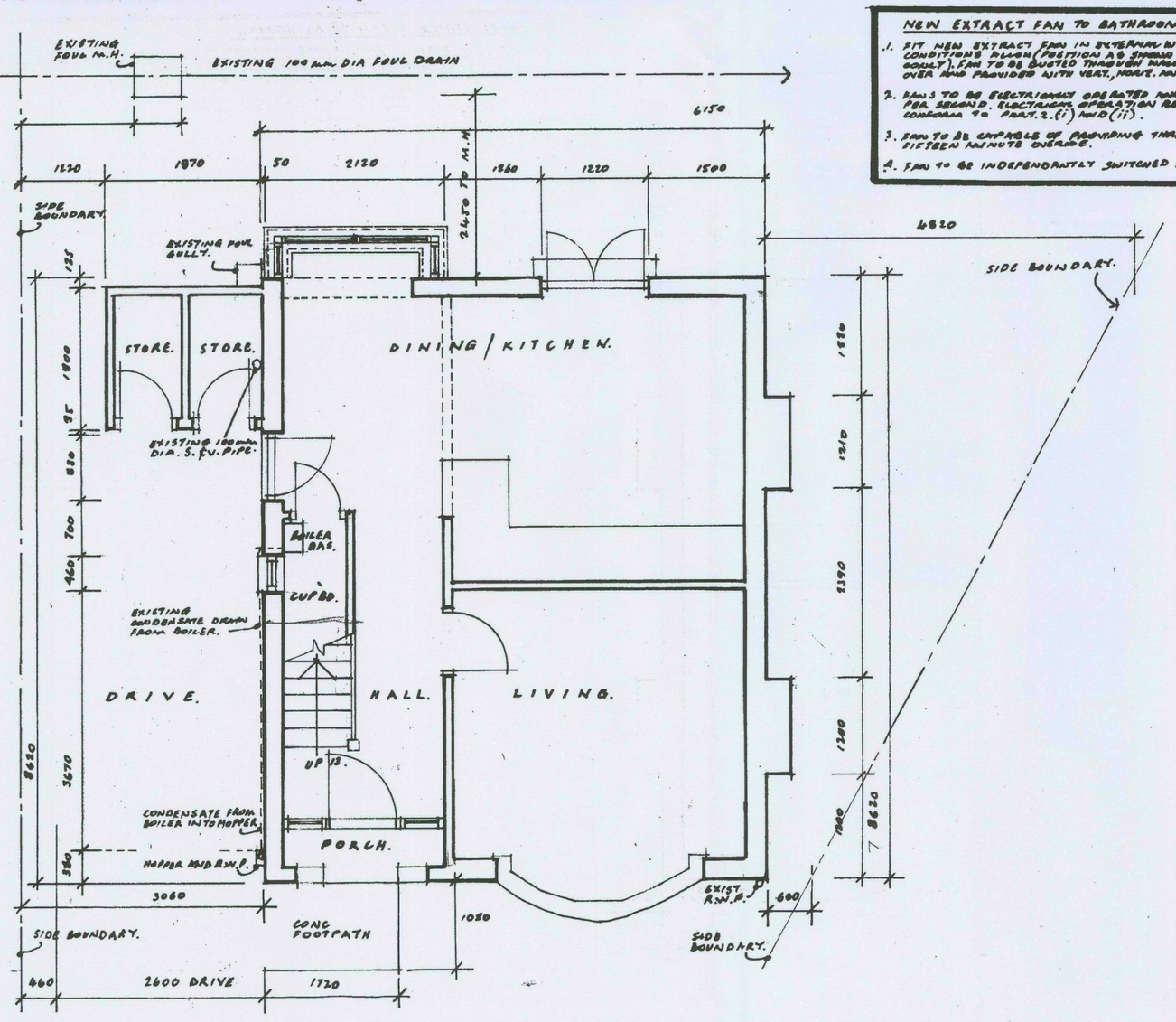
REF.	REVISION.	DATE.

PLANS AND SITE PLAN.

PROPOSED SIDE EXTENSION AND REAR CONSERVATORY AT 11. FEARNVILLE GROVE ROYSTON. BARNSLEY. S71 4NP FOR MS. D. SMITH.

DRAWN.		SCALES.
DATE	DEC. 2020	1:50 METRIC. A3 STATED.
DRAWING No.	BA-DS-01.	REVISION.

PROPOSED GROUND FLOOR PLAN.



NEW EXTRACT FAN TO BATHROOM.

1. FIT NEW EXTRACT FAN IN EXTERNAL WALL IN A POSITION AS SITE CONDITIONS ALLOW (POSITION AS SHOWN ON TYPE DRAWING IS SCHEMATIC ONLY). FAN TO BE DUCTED THROUGH WALL WITH A LOUVRE GRILLE WITH INSECT SCREEN AND PROVIDED WITH VENT, MOVE AND CAVITY TRAY D.P.C'S.
2. FANS TO BE ELECTRICALLY OPERATED AND CAPABLE OF EXTRACTING 60 L/S PER SECOND. ELECTRONIC OPERATION REQUIRED FOR RAPID VENTILATION TO COMPLY WITH PART 2.(1) AND (11).
3. FAN TO BE CAPABLE OF PROVIDING THREE PER CHANGES PER HOUR WITH FIFTEEN MINUTE OVERRUN.
4. FAN TO BE INDEPENDENTLY SWITCHED FROM A FUSED SPUR SOCKET OPERATIONAL FROM A LIGHT SWITCH OR TO BE INDEPENDENTLY SWITCHED WHEN THE FUSED SPUR IS IN THE 'ON' POSITION.

EXTRACT FAN TO NEW LOBBY AND CLOAKS.

1. FAN TO BE INLINE FAN IN MINIMUM FLEXIBLE DUCT ABOVE CEILING DUCT TO HAVE INSULATED CEILING GRILLES.
2. ALL OTHER NOTES AS ITEMS 1 TO 4 FOR FAN TO NEW BATHROOM.

SMOKE DETECTORS. - B.I. MEANS OF ESCAPE.

1. NO SMOKE DETECTORS ARE REQUIRED AS ADEQUATE MEANS OF DETECTION ARE ALREADY IN PLACE.

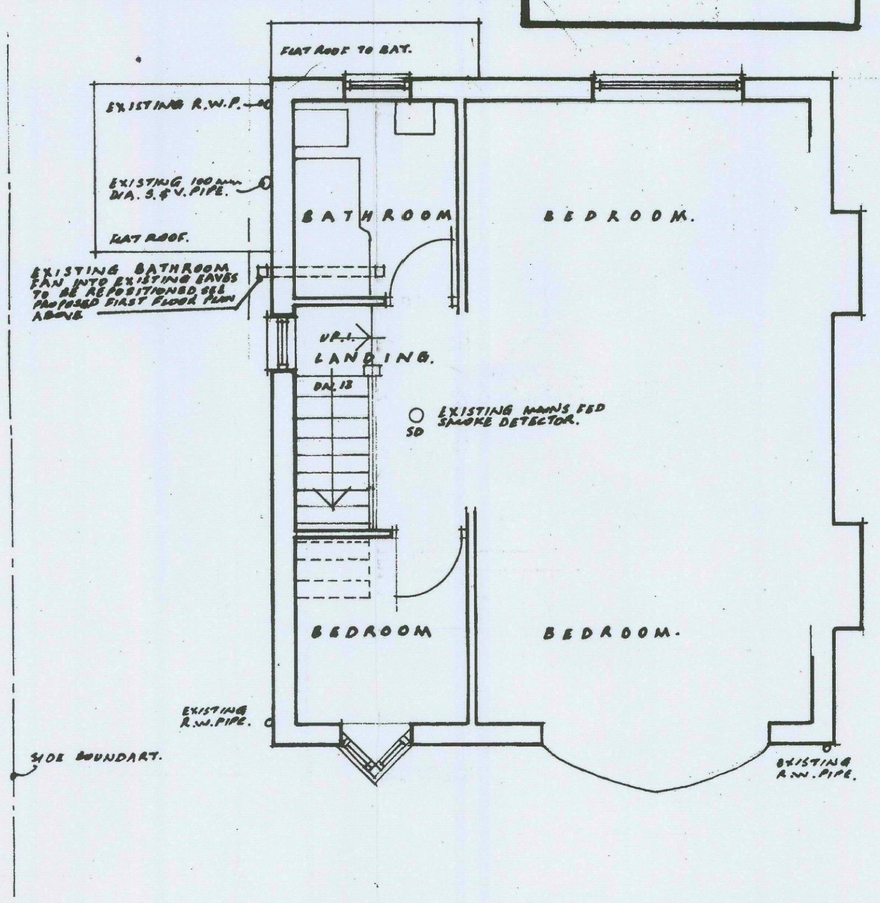
HEAT DETECTORS.

1. NO HEAT DETECTORS ARE REQUIRED ON THIS DEVELOPMENT.

STUD PARTITIONS TO NEW CLOAKS/ LOBBY AND BEDROOM/BATHROOM.

1. PARTITIONS TO BE FORMED IN 100x50 S.W. STUDS AT 600 c/cs. 100x50 SPACER NOGGINS FITTED HORIZONTALLY VERTICAL AT 1200 c/cs AND STAGGERED. PARTITION TO BE FACED IN 12.5mm THICK PLASTERBOARD AND SKIM THICK SKIM COAT.
2. PARTITIONS TO BE FILLED WITH SUITABLE SOUND INSULATION.

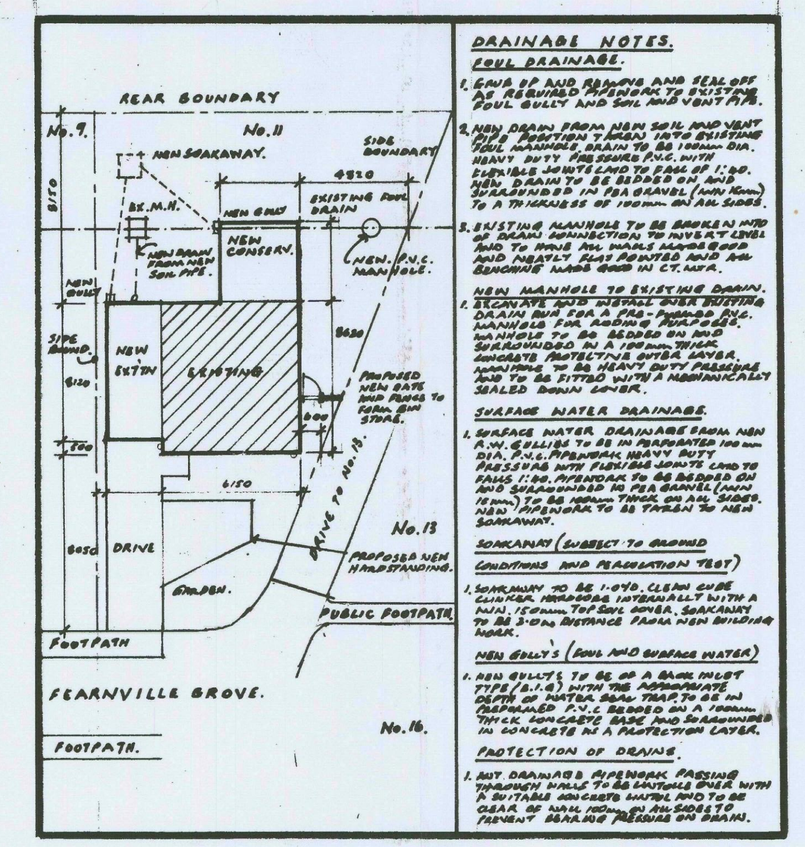
PROPOSED FIRST FLOOR PLAN.



EXISTING GROUND FLOOR PLAN.

EXISTING FIRST FLOOR PLAN. (PART)

SITE PLAN. Scale 1/200th.



DRAINABLE NOTES.

SOIL DRAINAGE.

1. SOIL & VP AND RAINING AND SEAL OFF AS REQUIRED PROVIDE TO EXISTING FOUL GULLY AND SOIL AND VENT PIPE.
2. NEW DRAIN FROM NEW SOIL AND VENT PIPE POSITION AS SHOWN INTO EXISTING FOUL MANHOLE, AGAIN TO BE 100mm DIA. HEAVY DUTY PRESSURE PVC. WITH FLEXIBLE JOINTS AND TO HAVE A 1:40. NEW DRAIN TO BE BEDDED ON AND SURROUNDED IN FINE GRAVEL (ANY) NOMS TO A THICKNESS OF 150mm ALL SIDES.
3. EXISTING MANHOLE TO BE BROKEN INTO OR DRAIN CONNECTION TO INVERT LEVEL AND TO INCLUDE NEW MALE ADAPTER AND HEAVY DUTY MOUNTED AND ANY BENCHING MADE GOOD IN CEMENT.

NEW MANHOLE TO EXISTING DRAIN.

2. EXCAVATE AND INSTALL NEW BUILDING DRAIN RUN FOR A PRE-MOULDED PVC. MANHOLE FOR ACCESS & ADAPTORS. MANHOLE TO BE BEDDED ON AND SURROUNDED IN A 150mm THICK CONCRETE PROTECTIVE OUTER LAYER. MANHOLE TO BE HEAVY DUTY PRESSURE AND TO BE FITTED WITH A MECHANICALLY SEALED DOWN COVER.

SURFACE WATER DRAINAGE.

1. SURFACE WATER DRAINAGE FROM NEW R.W.P. & GULLIES TO BE INCORPORATED IN 100mm DIA. P.V.C. PREMIUM HEAVY DUTY PRESSURE PIPE FALLING 1:40. PIPEWORK TO BE BEDDED ON AND SURROUNDED IN PEA GRAVEL (ANY) 150mm) TO BE 150mm THICK ON ALL SIDES. NEW PIPEWORK TO BE TAKEN TO NEW SOAKAWAY.

SOAKAWAY (SUBJECT TO GROUND CONDITIONS AND PERCOLATION TEST)

1. SOAKAWAY TO BE 1.0m³ CLEAN CUBE CHAMBER, PRECAST INVERT BUILT WITH A MIN. 150mm TOP SOIL COVER. SOAKAWAY TO BE 3.0m MINIMUM FROM MAIN BUILDING WORK.

NEW GULLYS (FOUL AND SURFACE WATER)

1. NEW GULLYS TO BE OF A BACK INLET TYPE (B.I.G) WITH THE APPROPRIATE DEPTH OF WATER SEAL TRAP TO BE AN APPROVED P.V.C. BEDDED ON A 150mm THICK CONCRETE BASE AND SURROUNDED IN CONCRETE AS A PROTECTION LAYER.

PROTECTION OF DRAINS.

1. ANY DRAINAGE PIPEWORK PASSING THROUGH WALLS TO BE ENCASED OVER WITH A SUITABLE CONCRETE MIX AND TO BE CLEAR OF ANY IRONWORK AND SLOPES TO PREVENT BEARING PRESSURE ON DRAINS.