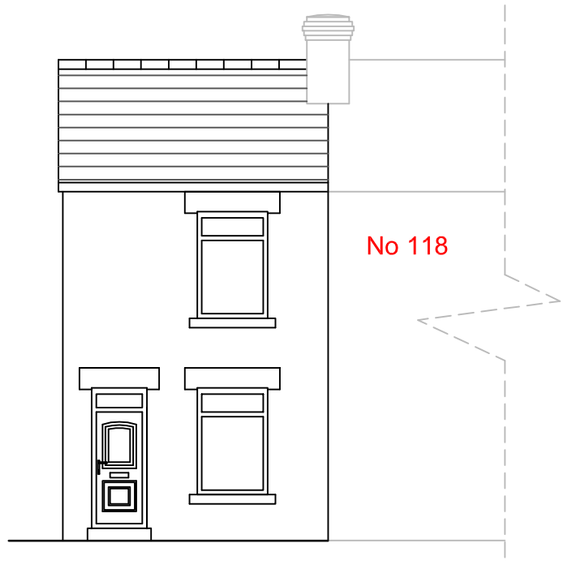
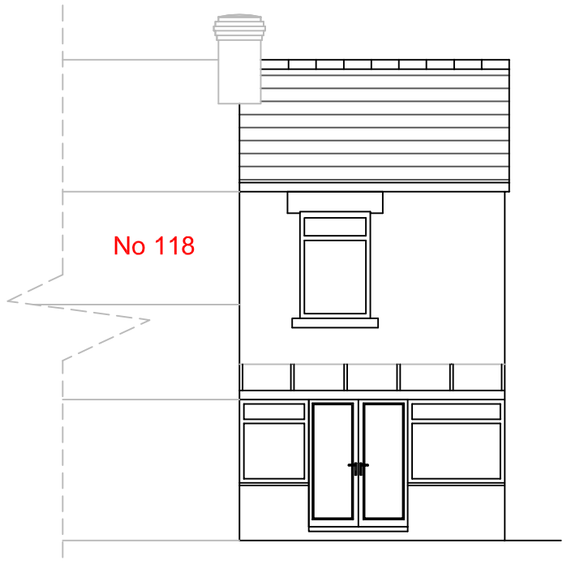
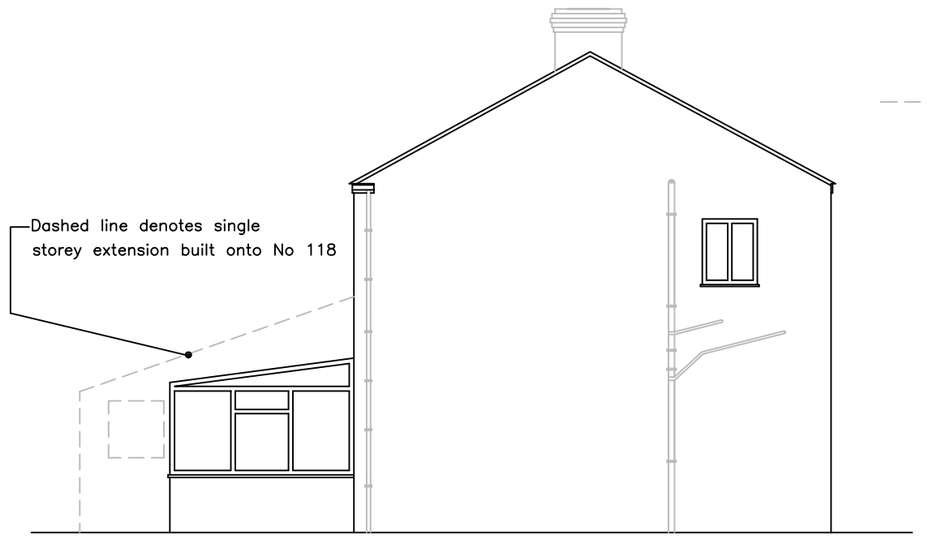


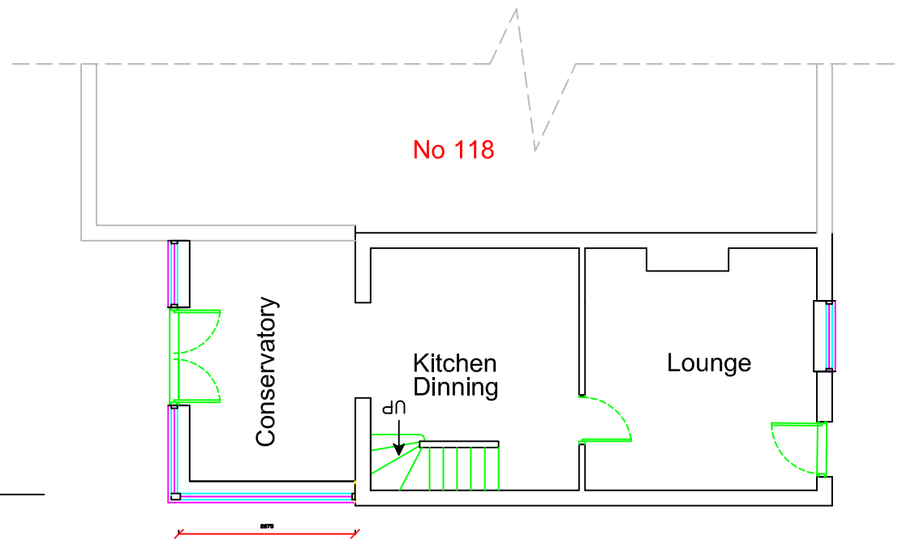
Existing Front Elevation



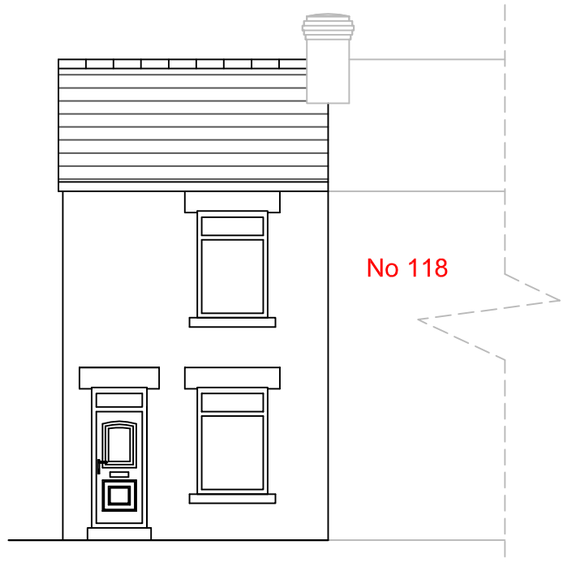
Existing Rear Elevation



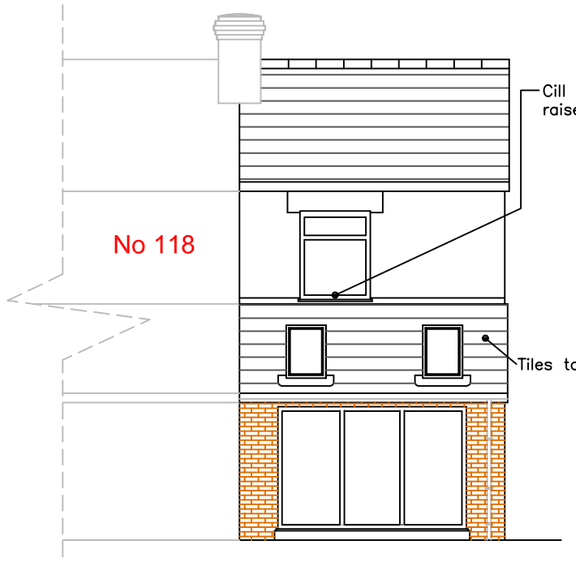
Existing Side Elevation



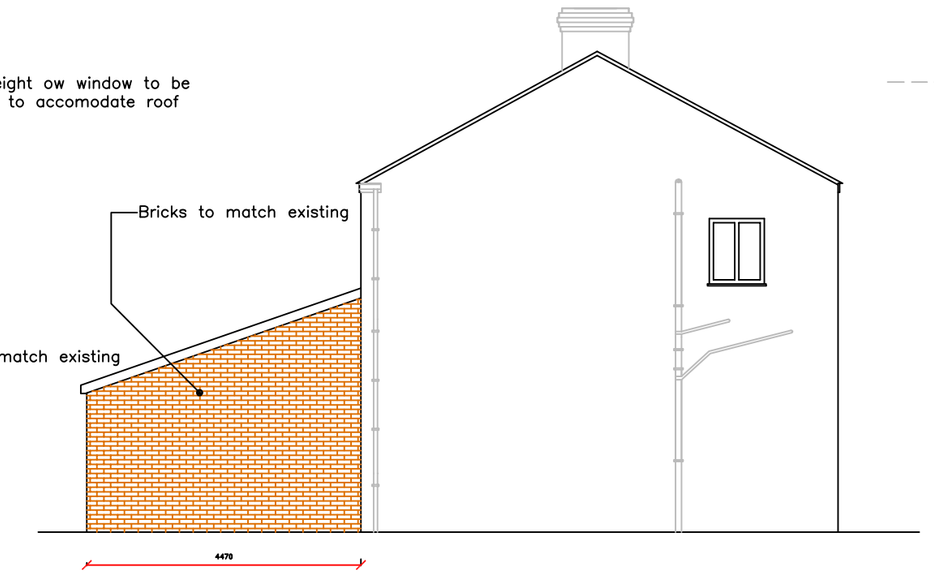
Existing Ground Floor Plan



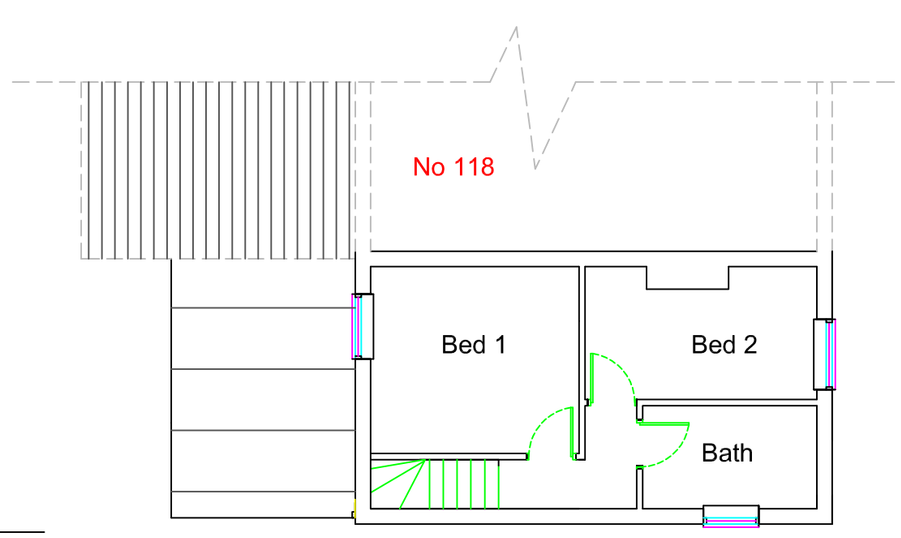
Proposed Front Elevation



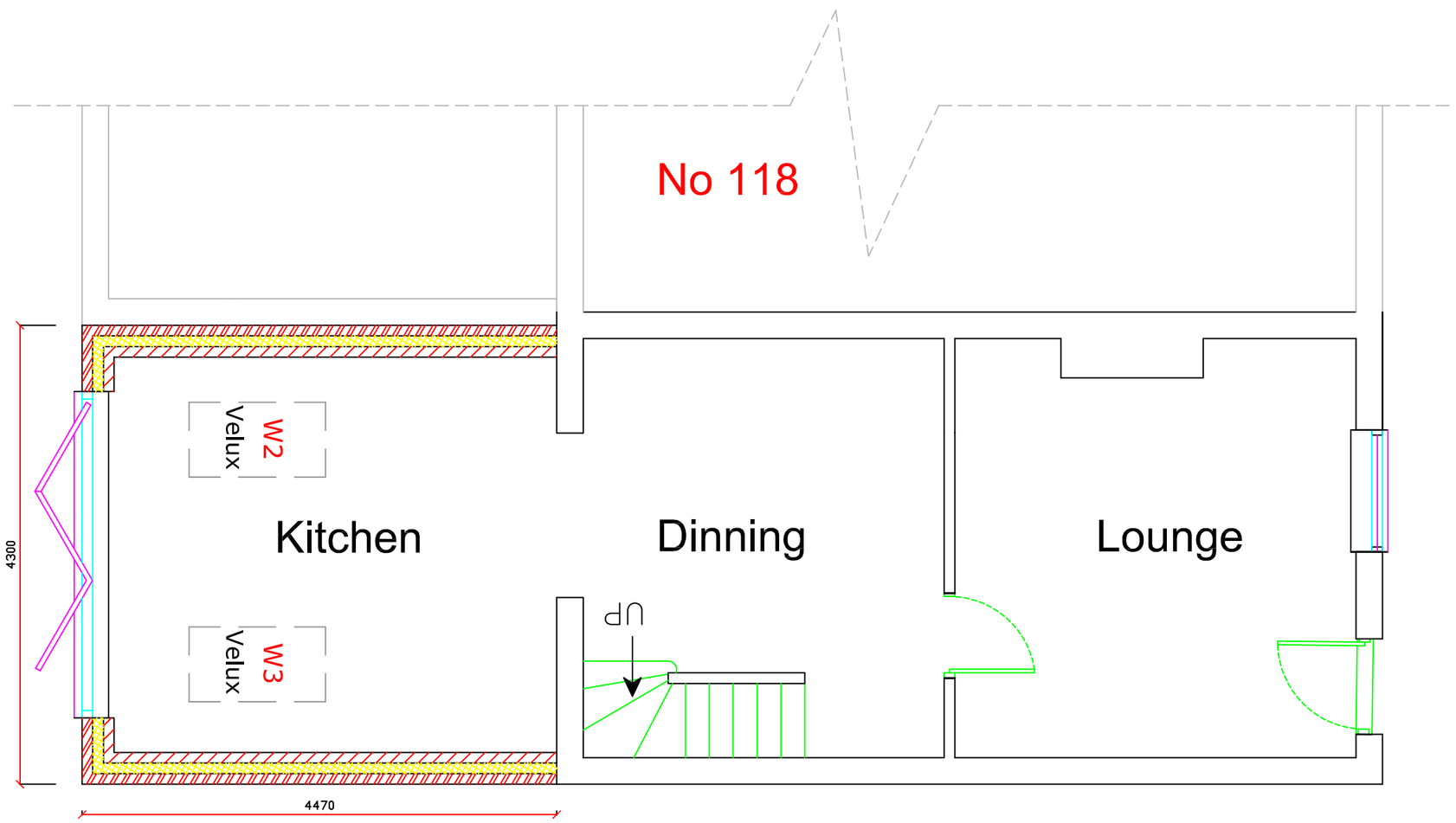
Proposed Rear Elevation



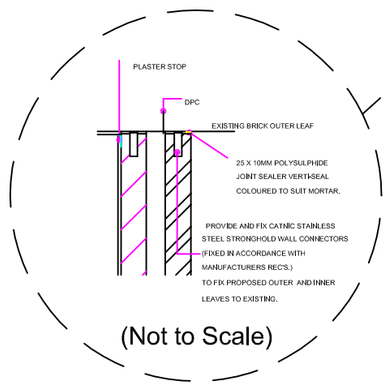
Proposed Side Elevation



Existing First Floor Plan

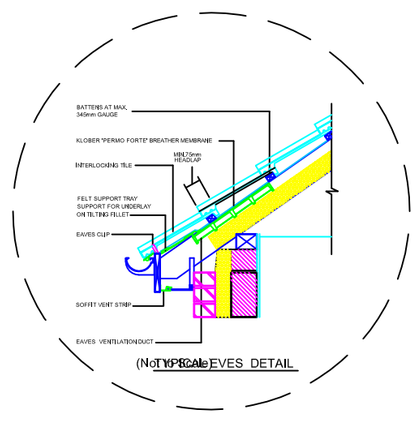


Proposed Ground Floor Plan



(Not to Scale)

Typical Joint Detail to extg Brickwork alternativly block bond or bond every brick course



(Not to Scale) TYPICAL EVES DETAIL

Windows and Doors
To be UPVC to match existing fitted with argon filled "K" glass double glazes units to achieve a Max U value of 1.6 W/m2K any glazing within critical locationd to be fitted with toughend glass i.e Doors and any glazing adj to doors within 300mm and up to a height of 1.5m and glazing in windows with a cill height less than 800mm.

Foul Water
to be 100mm diam flexable joint UPVC pipes Osma or similar laid to falls of 1 in 40 min new drains to be bedded and surrounded by granular fill (pea gravel) where pipes pass through walls to be bridged over using concrete lintols all to satisfaction of local authority inspector , should the proposal fall within 3m of a public sewer then a section 18 build over/adjacent agreement to be applied for

Surface Water
drainage to discharge to soakaway min 5m from any foundation/building subject to percolation test or if this is not posible due to unsatifactory test then to discharge to SW drain/culvert/water course if any available on site or in last instance to discharge to combined sewer

ELECTRICAL
Electrical work to be carried out by an electrician who is a member of the electrical competant persons sceam such as NAPIT, NICEIC ,ELECSA ect and an electrical certificat to be supplied by him on completion and testing of electrical work in accordance with part "P" of the Building Regulations and a certificate to be supplied on completion in accordance with B.S 7671.

EXTERNAL WALL CONSTRUCTION.
External walls to be 102.5mm facing brickwork to match the existing building as near as possible, with a 100mm minimum clear cavity, to be completely filled with 100mm "CROWN DRITHERM CAVITY SLAB 34" Insulation, or equivalent, with five number stainless steel wall, ties per metre square and at 225mm c/c at all reveals. 100mm Thermalite Shield internal (or equivalent) with a 12.5mm plasterboard and 6mm skim finish on dabs. No block work to be used below dpc level unless an approved block of 7N strength. All reveals, heads and sills to be insulated to have a 'U value' of 0.28w/m?k by using Thermabate 100 or equivalent. All external walls, to be insulated to achieve a U value of 0.28w/m?k or better.

General Notes

These plans are produced for the purposes of obtaining Planning permision and Building Regulation approval and are not intended as comprehensive construction drawings.
All proposed and existing construction details, dimensions, levels and drain layouts are to be checked and verified by the contractor on site prior to the ordering of materials and commencement of work.
The contractor shall properly take into account everything necessary for the proper execution of the works, and to the satisfaction of the Local Authority Building Control Officer or Approved Inspector in all respects, whether or not indicated on the drawings or in the specification. All work to be inspected and approved by the officer at the appropriate stages before covering up or progressing with the works.
Workmanship and materials are to comply with the Building Regulation 7 and the BS 8000 series of Code's of practice

Legal Boundaries to be confirmed by the owner before any work commences on site and it is the responsibility of the parties sharing the boundry to agree the position before work commences as neither the agent or the builder can be held responsible for establishing the boundaries.

No part of the construction or works should cross the boundry without written authority from the adjoining owner.
The Contractor shall insure prior to the commence--ment of any work that the client has implemented their duties under the Party Wall Act 1997 where the work will affect any "Party Wall" or "Party Garden Wall" structures of adjoining property.

Any deviation from the approved plans must be agreed with the relevant local authority building control and / or planning officer

Client
Faye Gibbs
120 Sheffield Road
Barnsley S70 5UX

Job Title
PROPOSED
Single Story Rear Extension

(Planning Application)

Drawing Title
Existing and Proposed Elevations and Floor Plans

MEADOWCROFT DESIGNS
Sheffield
South Yorkshire

Date 10/02/2021 | Drawn By D.K.T

Scale 1 : 100 / 1 : 50

Drg. No. 01 | Rev.