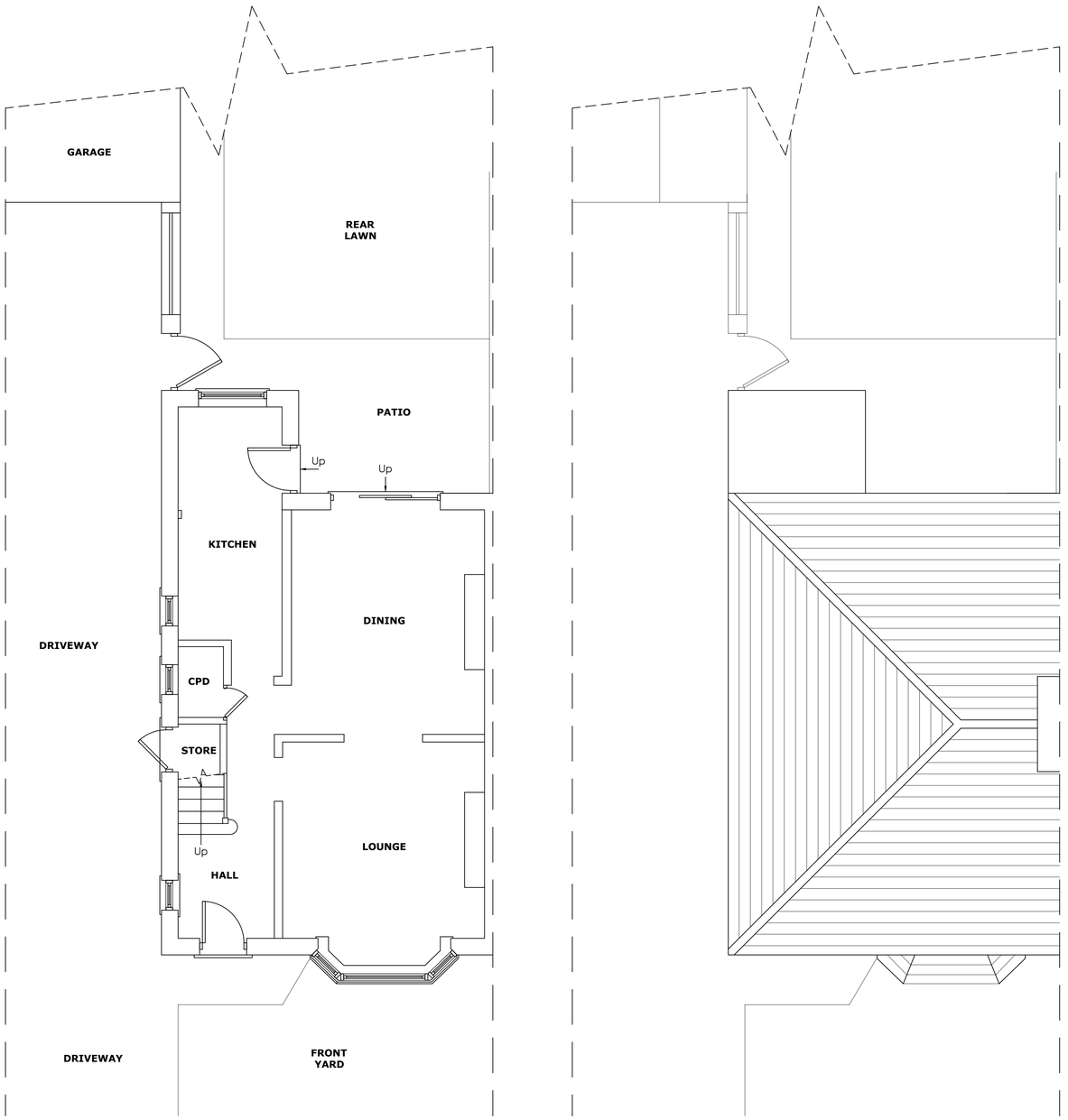

EXISTING GROUND FLOOR PLAN

EXISTING ROOF PLAN

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PLEASE READ

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- **The client or builder must inform the agent via email at neil@plansforextensions.com at least 4 weeks prior to commencement of any work on site so that a building control application can be submitted and processed, and any notifications and comments including from the water authority can be dealt with properly.**
- **If the work is expected to last more than 30 working days and have more than 20 workers working at the same time at any point on the project or exceed 500 person days,** then the builder must inform the Health and Safety Executive using the F10 form to comply with Construction Design and Management Regulations (CDM).
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- **Plans for Extensions ltd have no role in the project management of the work or as principal designer under CDM 2015, but will be pleased to answer any queries raised by the builder or client at any stage of the project. Client should carry out their own checks when choosing the builder for the work.**
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  Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is recommended that a trial hole be dug (including garage floors where these are intended to be built off) to assess suitability of existing foundations to carry additional load and to ensure the new foundation is compatible with the existing one, the building inspector will also advise if any trees in the proximity of the work will impact on the foundations this will enable any design work to proceed early to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special (e.g. Raft or piles) foundation is requested by the building inspector.**
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- Where the proposed works are within 3 metres of a public sewer, which could be a foul or surface water drain serving more than one property, then the **local water authority will be consulted** by building control. They may require an application to build over or near to the drain for which a separate fee is payable to them and they will check the plans and approve the connections/alterations for which they will take future responsibility.
- Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
- Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No part of the work should project over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary is before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary
- Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler to take additional radiators. All work should comply with current industry regulations and certification before use.
- Installation of wood burning and multi fuel stoves should be by a HETAS (as part of the competent persons scheme) approved installer and should be commissioned and certified by them and they will notify the Local Authority to record the installation.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the Building Inspector should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition. Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.
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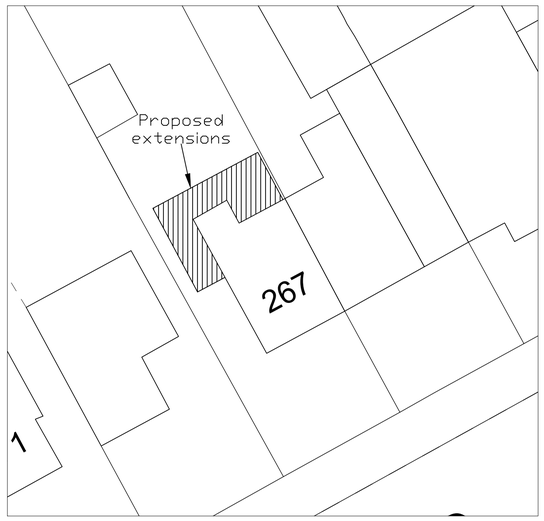
LOCATION PLAN 1:1250



SITE PLAN 1:200

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Plans For Extensions

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Sheffield S13 9AG
neil@plansforextensions.com
07756495241

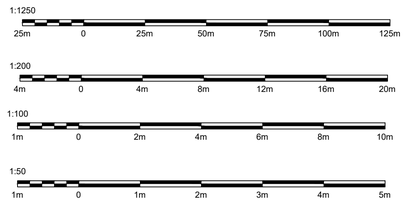
PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS WITH INTERNAL ALTERATIONS

FOR
FIONA

267 DODWORTH ROAD
BARNSLEY
S70 6PF

DRAWING 1 OF 4
EXISTING FLOOR PLANS

SCALE 1:50 AT A1
DATE: JUNE 2024



EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

1:50

1m 0 1m 2m 3m 4m 5m

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FOR
FIONA

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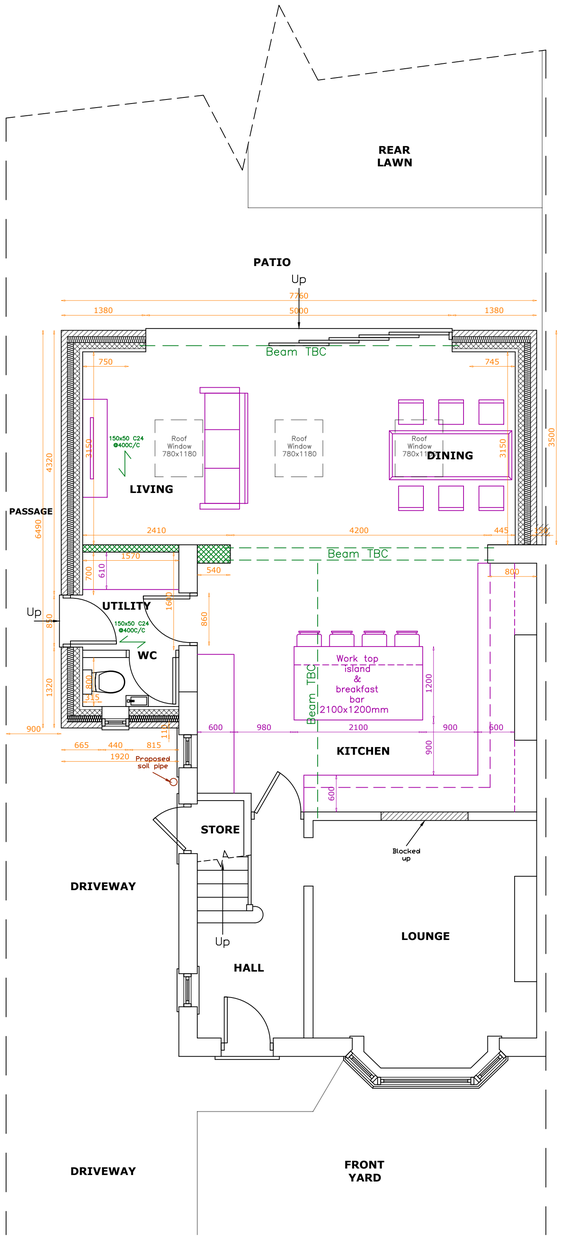
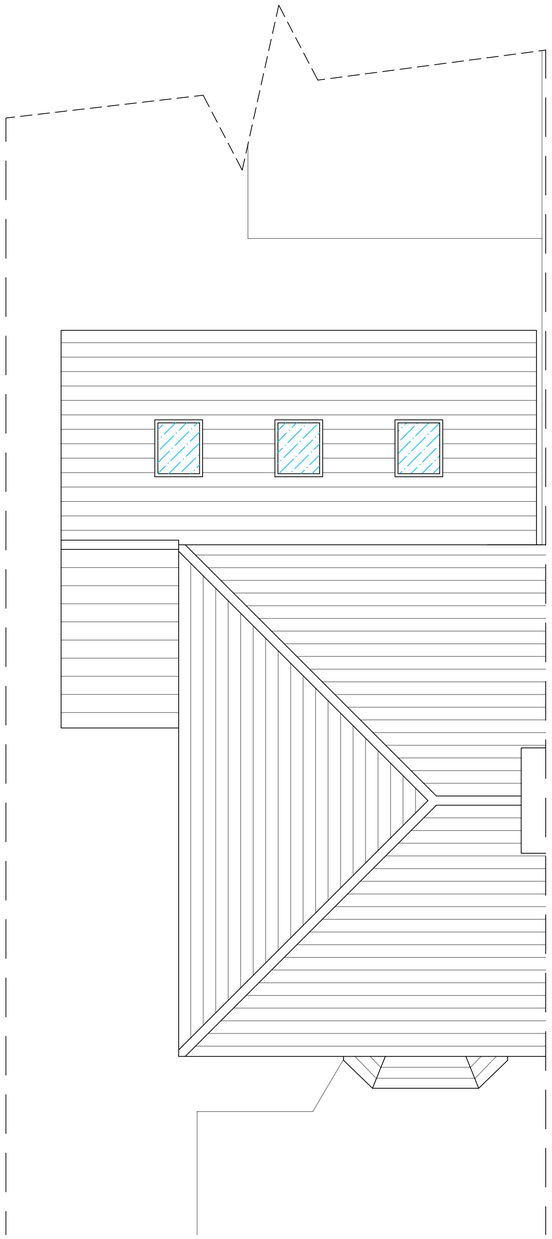
DRAWING 2 OF 4
EXISTING ELEVATIONS

SCALE 1:50 AT A1
DATE: JUNE 2024



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

FOUNDATIONS

NOTE. It is recommended that a trial hole be dug on the site to determine the existing footing type and ground conditions. Where an existing single storey structure is to be built on top of or where a loft conversion is being carried out, the inspector will want to see the base of the existing footings to determine its suitability to carry additional loading. This will allow any design work to be done during the early stages of the application process, building control records may also assist with local area knowledge, e.g. shallow mining etc.
Builder should initially allow for a strip footing of 900mm minimum dig, client should note that anything over this as required by the inspector will incur extra design and building costs.
Please note that if there are trees nearby the depth of the foundation may need to comply with NHBC Guidance 'Building near trees'.

All Foundations to be excavated to a depth to satisfy building control inspector, any excavations within 1m of new or existing drains to be taken below invert level, any new or existing drains passing through substructure to be protected by bridging lintels. Footings to be traditional concrete strip type minimum dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before pouring concrete. New walls to be built to ensure minimum 150mm toe to concrete footing each side.

***STRUCTURE - CAVITY CONSTRUCTION* - U-VALUE 0.18 W/m2k**

Walls to be cavity construction throughout. Outer leaf to be of facing bricks to match existing, inner leaf to be **Plasmor Fibolite 3.6N/7.2N or similar blockwork**.

All cavity work to be tied with ties at rate of 5 per m2, minimum spacing of 450mm vertically and 900mm horizontally and at every course at openings. Ensure continuity of insulation between cavity wall and rafters.

In order to comply with building regulations Part L, insulate cavity wall using one of the 4 options below.

1. 125mm cavity insulated with **75mm Kingspan TW50 Or Celotex CW4000** mechanically fixed to internal blockwork to ensure 50mm air gap between insulation board and external skin.
Insulate internally with **32.5mm Kingspan K118** or similar insulated plasterboard.

2. 100mm cavity insulated with **100mm Dritherm 32.**
Insulate internally with **52.5mm Kingspan K118** or similar insulated plasterboard.

3. 100mm cavity can be used insulated with **90mm Celotex Thermaclass Cavity Wall 21 or Kingspan K106** mechanically fixed to internal **Plasmor Fibolite 3.6N/7.2N or similar blockwork strictly in accordance with manufacturer's requirements**. Ensure 10mm air gap between insulation board and external skin.

4. 150mm cavity fully insulated with **150mm Dritherm 32** or similar.

External return corners always to be a minimum of 665mm or alternatively where this cannot be achieved ensure a 330mm x 1000mm solid brick pier. Cavity only to be closed at openings with insulated closer. Ensure all new work is tied to existing using proprietary galvanised jointing system or by bonding into existing and ensure saw cut with dpc between where new cavity meets existing structure. Cavity below ground level to be filled with weak mix concrete to within 150mm of ground level and dpc to be provided to both leaves at min 150 mm above ground level linked to dpm/radon barrier with appropriate cavity tray and weep holes, if a timber floor is used then a cavity tray should be used over the airbrick liners. Ensure blocks used below ground level are trench blocks.

STRUCTURAL CHANGES

Any structural work is to be to structural engineer's details for foundations, retaining walls, roof timbers, beams, padstones and support nibs to ensure overall stability and work should not commence until these have been specifically approved. Builder should check with agent that calculations have been approved before altering room layouts or ordering steels. All steelwork is to receive ½ hour fire protection and any beams above 3m span should be bolted together at either end and mid-span. Provide all necessary temporary supports when demolishing walls and check for any services which should be made safe. Steels should be placed as high as possible subject to direction of first floor joists and always be a minimum of 2000mm finished headroom.
Any concrete lintels or cantic lintels should be installed in accordance with manufacturer's instructions and have minimum 150mm bearing each side.
If an angle is proposed above an external opening, it should be propped at mid span for a minimum of 2 weeks whilst mortar sets to ensure optimal strength and integrity.
Where a portal frame is to be used the builder must ensure the steels, connection details and pad foundations are strictly to the engineer's design provided.
Calculations will be submitted a minimum of 14 days prior to installation of steels and builder should contact agent in time to allow this.

***GROUND FLOOR - TIMBER* - U-VALUE 0.18 W/m2k**

The whole of the ground floor extension footprint is to receive a 2000-gauge membrane to act as a radon barrier taken across the cavity below ground level laid on sand blinding on well compacted hardcore followed by oversite concrete minimum 100mm. Ensure minimum 150mm void above concrete before floor timbers to ensure adequate sub floor ventilation. Oversite concrete must not be lower than the surrounding external ground level. If it is then concrete floor may be a better option or the entirety of the sub-floor must be tanked by providing a 2000 gauge membrane under the oversite, up the cavity behind the inner blockwork and back on to the inner wall under the bearing of the floor joists. Any joints need to be taped.

Knock through any existing ventilation grates to improve air flow. Use 225mm x 150mm air grates at 1.8m centres
.
Use a **150mm x 50mm C24 timber suspended floor at 400mm centres with mid-span strutting** (do not exceed 3m span) **with Kingspan Kooltherm K103 Floorboard insulation board, minimum 130mm suspended between the joists or Celotex XR4000 140mm.** Finish with 18mm moisture resistant T&G chipboard.

GROUND FLOOR - CONCRETE (ALTERNATE)

Alternatively, the floor is to be a well compacted hardcore at least 150mm thick, followed by sand blinding then a 2000 gauge visqueen dpm/radon barrier linked to the dpc which should be taken across the cavity and a cavity tray with weep holes used to the whole perimeter.

Use 100mm Kingspan Kooltherm K103 Floorboard or similar insulation followed by a polythene separating layer and then 25mm perimeter edge insulation around concrete sub floor base 150mm thick. Ensure sub floor ventilation is maintained to any existing timber floor using plastic pipe ducting.

***ROOF - SINGLE STOREY LEAN TO (REAR & SIDE EXTENSIONS)* - U-VALUE 0.15 W/m2k**

Form new roof using 170mm x 50mm C24 Grade rafters at 450mm centres which should be doubled up at sides of velux windows ensuring that each rafter is mechanically fixed top and bottom. Use a 150mm x 50mm timber wall plate bolted to the rear wall with M10 anchor bolts at 600mm centres. Use a 100mm x 75mm timber wall plate bedded on cement:sand mortar on the inner leaf and held down with 30mm x 5mm x 1m long galvanized straps plugged and screwed to blockwork at a maximum of 2m centres. Ensure a good birds mouth cut to the rafters over the top and bottom wall plates and mechanical fixings.
Fix noggins where possible between rafters at gable ends to hold straps to retain brickwork verge, straps to be fixed to noggins and turned down cavity two per end elevation.

Use 38mm x 25mm tanalised battens and a breathable felt such as Tyvek followed by roof tiles to match suitable for the pitch and exposure conditions. A minimum of 15 degrees must be achieved where Velux roof windows are being used. If this cannot be achieved than a low pitch roof tile and special roof window should be used. For example, but not specifically, Planum low pitch clay roof tile using 180g/m2 air permeable membrane, 100mm headlap and tile clips to manufacturers instruction and specification, and low pitch Velux or Fakro roof window fitted in accordance with manufacturers details.

Use a code 4 lead flashing with minimum 150mm upstand and lead wedge into brick joint with sand:cement pointing.

Insulate all rafters with **100mm Kingspan K107 Pitched Roof Board between the rafters fixed to warm side with 50mm ventilation void to cold side. Insulate across rafters with Kingspan K118 57.5mm rigid insulated plasterboard. Ensure continuity of insulation between cavity wall and rafters.**

NOTE: INSULATION MUST BE KINGSPAN K107 AND K118 ANY OTHER FOR EXAMPLE CELOTEX XR4000 AND PL4050 WILL REQUIRE MORE INSULATION TO ACHIEVE REQUIRED 0.15 U-VALUE

***WINDOWS, DOORS AND VENTILATION* - U-VALUE 1.4 W/m2k**

All new windows and doors to be of style and colour to client's choice unless subject to planning stipulations then style is to match approved plan.

Areas of windows shown are to meet customer's specifications the total area of glass should not exceed 25% of the extended floor area plus any existing external openings enclosed.

Windows to meet current regulations for safety and thermal insulation i.e. **Max U value 1.4W/m2K for both windows and doors.** Therefore, to be double glazed units (4mm) minimum 16mm air gap (argon filled) with low 'E' coating (e.g. Pilkington's K glass), ensure safety glass e.g. toughened is used to areas below 800mm and in all doors and glass panels adjacent doors and clearly marked to BS 6206. Ensure trickle ventilation of 8000mm2 is achieved and 1/20th floor area openings to habitable rooms and 4000mm2 to non-habitable rooms. First floor windows should always provide means of escape with a minimum opening area of 0.33m2 with a minimum opening width of 450mm and not be higher than 1100mm from finished floor level.

SUNDRY

Floor joists should be doubled up beneath any partition/stud walls where running parallel.
Finish all new walls and ceilings with 12.5mm plasterboard and skim finish and all necessary joinery items. First floor ceilings which have a room above should have either a 12.5mm pink fireline board and skim finish with acoustic insulation or a single layer of 12.5mm plasterboard with fireproof mineral wool suspended on chicken wire or 2 layers of 12.5mm plasterboard and skim with acoustic insulation between the joists.
Provide thermostatic valves to any new radiators (system should be surveyed by qualified engineer to ascertain suitability for additional output).
Provide at least 25% of all new light fittings as energy efficient light fittings capable of only receiving low energy bulbs (LED's)

All internal stud walls to be minimum 75mm x 50mm timber framing with 12.5mm plasterboard (minimum mass 10kg/m^2) each side with a minimum 50mm mineral wool insulation in the cavity.

The client should be consulted reference socket outlets, lighting requirements and radiator positions in order to support new room layout and usage and also any exterior lighting as required.
Allow for outside tap and also security PIR lighting and decorative lighting to rear as required.
Where applicable separate wc's to have 6 litre extract fan operated with light switch and with 15 minute over-run. Bathrooms and en-suites to have 15 litre fans and utility rooms to have 30 litre fan. Kitchen areas to have 60 litre extract fan or 30 litres if over a cooker.
Sanitary ware to have deep seal traps and minimum 38mm upvc waste pipes.

Any boiler work is to be carried out by a GAS SAFE registered person to comply with Part J for all installation and flue outlet positions.
Any installation of wood burning/multi fuel stoves should be carried out by HETAS registered personnel and properly commissioned and certified.

FIRE DETECTION

Where new habitable rooms are to be created which do not have their own external exit door then provide mains wired interlinked smoke detection with battery backup compliant with BS 5839-6 in all circulation/landing spaces at ground, first and second floor as applicable.

DRAINAGE

Building Control will contact the water authority as a matter of course to establish if a build over agreement is required for any of the work where there are drains affected by the extension which serve more than one property. The plans will then be updated to satisfy their requirements.
As much as is practicable the builder should investigate the drainage system before pricing and allow a contingency for any requirements the water authority may have.
At an early stage builder should discuss with inspector feasibility of taking all additional surface water to a soakaway of 1m3 at a point 5m from the building. It is advised that the builder discusses drainage routes with the inspector at the first visit (foundation inspection) and all final connections are to be agreed with the building inspector. Use 100mm upvc gutters and 75mm fall pipe. Use 100mm upvc gutters to drain to 75mm fallpipes all securely fixed draining to existing mains system. All new underground drainage runs should use 100mm underground plastic drainage laid on pea gravel to a 1:40 fall, all new rain water gullies entering combined system should do so via traps.

1:50
1m 0 1m 2m 3m 4m 5m

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DRAWING 3 OF 4
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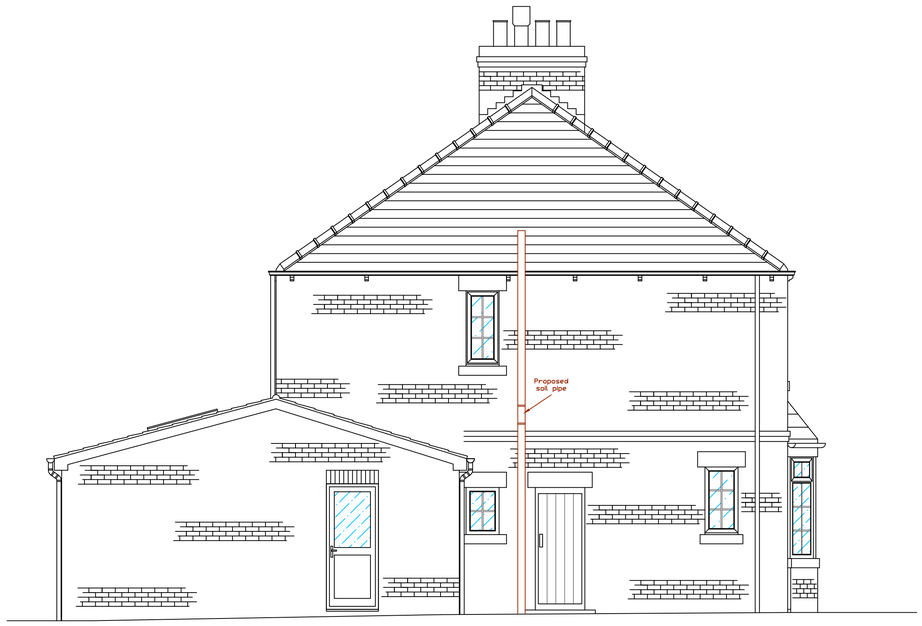
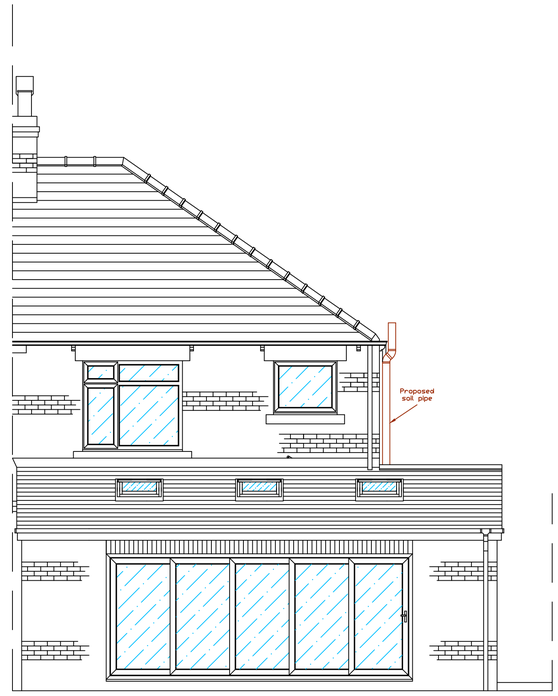
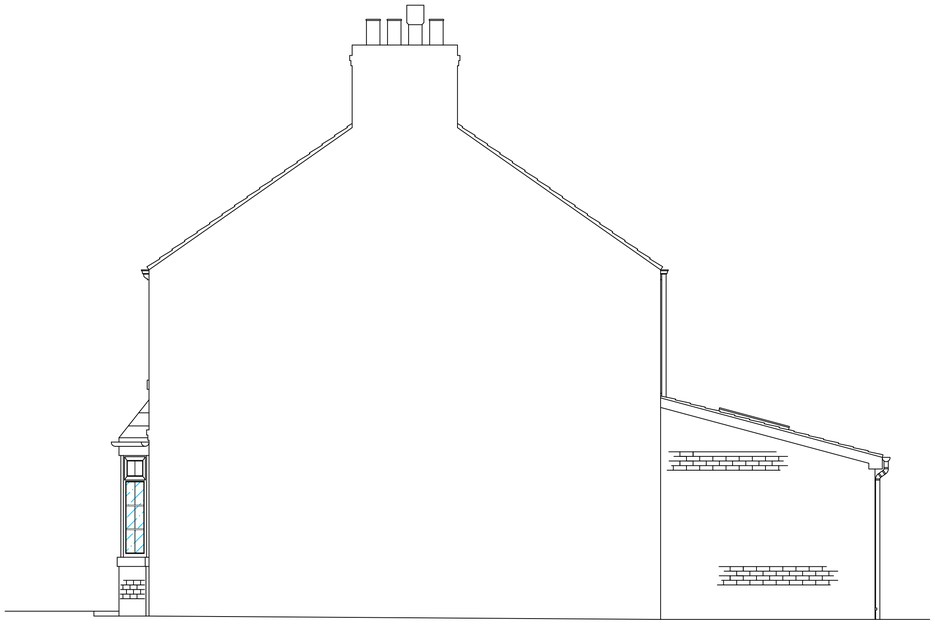
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

IMPORTANT NOTES TO BUILDER AND CLIENT
PLEASE READ

- **Work not to commence** until planning permission (where applicable) and full building regulations approval is confirmed**. Client and builder should ensure that any planning conditions are adhered to.**
- **The client or builder must inform the agent via email at neil@plansforextensions.com at least 4 weeks prior to commencement of any work on site so that a building control application can be submitted and processed, and any notifications and comments including from the water authority can be dealt with properly.**
- **If the work is expected to last more than 30 working days and have more than 20 workers working at the same time at any point on the project or exceed 500 person days,** then the builder must inform the Health and Safety Executive using the F10 form to comply with Construction Design and Management Regulations (CDM).
- **The client will receive notification of who the allocated building inspector is and their contact details and also the results of the initial plan check report which the builder should be made aware of immediately. It is the builder's responsibility to comply with the requirements of current building regulations and arrange the appropriate inspections so that a completion certificate can be issued to the client and Local Authority. It is recommended that the builder and client take photograph's of the key stages of the work in case the building inspector is not able to attend site. The building control inspector will invoice the client direct for their services.**
- **Plans for Extensions ltd have no role in the project management of the work or as principal designer under CDM 2015, but will be pleased to answer any queries raised by the builder or client at any stage of the project. Client should carry out their own checks when choosing the builder for the work.**
- **All work to comply with Part 7 of the building regulations, materials and workmanship.**
  Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements.
  The builder should carry out their own site survey in order to prepare an accurate quotation; any queries should be checked with the agent.
  Builder will allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation depth is approved, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed or if any inspection chambers have been covered up under decking or patio's which may need moving subject to Water Authority approval.
  Every effort should be made before excavating to identify services to avoid risk of injury and possible re-connection costs. It is recommended that a trial hole be dug (including garage floors where these are intended to be built off) to assess suitability of existing foundations to carry additional load and to ensure the new foundation is compatible with the existing one, the building inspector will also advise if any trees in the proximity of the work will impact on the foundations this will enable any design work to proceed early to avoid disruption after the work has started on site. **Additional design and building costs will be incurred by the client where a deeper or special (e.g. Raft or piles) foundation is requested by the building inspector.**
- **DO NOT SCALE FROM DRAWING** these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions when setting out. Plans for Extensions will be pleased to assist with any queries or anomolies the builder may discover including visiting site at any stage.
- Builder should specifically measure, or arrange the specialist supplier to measure, items like roof trusses, steelwork, staircases (particularly for loft conversions) and doors and windows (which should be measured on site to constructed openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other) if in doubt check any queries with the agent before proceeding further.
- Where the proposed works are within 3 metres of a public sewer, which could be a foul or surface water drain serving more than one property, then the **local water authority will be consulted** by building control. They may require an application to build over or near to the drain for which a separate fee is payable to them and they will check the plans and approve the connections/alterations for which they will take future responsibility.
- Rainwater should in the first instance discharge into an adequate soakaway. If this is not reasonably practicable then it should discharge into a watercourse and finally if this is not reasonably practicable then it can discharge into a sewer. Any soakaway is subject to a percolation test and should not be built within 5 metres of a building or road.
- Where **Party Wall Act** applies it is the client's responsibility to inform neighbours with the appropriate notice of the nature and timing of the works in order to seek their written approval. No part of the work should project over the boundary and therefore the client should check the drawings and reach agreement with neighbours as to where the common boundary is before proceeding with the work as erection of fences and other alterations over the years can distort the legal boundary
- Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and age and condition of existing distribution board and boiler to take additional radiators. All work should comply with current industry regulations and certification before use.
- Installation of wood burning and multi fuel stoves should be by a HETAS (as part of the competent persons scheme) approved installer and should be commissioned and certified by them and they will notify the Local Authority to record the installation.
- **All electrical work** to be carried out to meet requirements of Part P i.e. prior to completion of the work the Building Inspector should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be presented for inspection on completion of first fix stage. The existing distribution board may need to be replaced depending on age and condition. Any work to existing or new gas appliances is to be carried by **GAS SAFE** registered personnel and a final test certificate issued before continued use.
- Any **Structural Calculations** to prove foundations, retaining walls, roof members, steel beams and general stability are to be submitted 14 days before they are required; the builder must inform the agent to do this to allow time for their approval. All steelwork should be fireproofed and if over 3m span bolted together at both ends and mid-span and have 200mm bearing either end. Loft floor beams in hip roof situations should be chamfered to follow the slope of the roof. **All work must be carried out strictly in accordance with the engineer's calculations and details. The steel calculations have been based on full length beams so the builder should allow for additional design costs and fabrication costs if splice/connection details are required due to Health and Safety or access restrictions.**
- First floor habitable room windows should always provide means of escape. Any glass areas in critical zones i.e. below 800mm from finished floor level or in doors or door side panels are to be safety glass and clearly marked to identify.

1:50

1m 0 1m 2m 3m 4m 5m

DO NOT SCALE FROM DRAWING, ALL DIMENSIONS TO BE CHECKED ON SITE.

ANY STEELWORK SHOWN IS INDICATIVE AND SHOULD ALWAYS BE CONFIRMED WITH ENGINEER'S DETAILS.

IT IS IMPERATIVE THAT WE ARE INFORMED AT LEAST 4 WEEKS BEFORE BUILDING WORKS ARE DUE TO START ON SITE SO THAT WE CAN SUBMIT THE BUILDING CONTROL APPLICATION AND ENSURE THAT ALL NECESSARY DOCUMENTATION HAS BEEN PROVIDED

Plans For Extensions
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PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS WITH INTERNAL ALTERATIONS

FOR
FIONA

267 DODWORTH ROAD
BARNSLEY
S70 6PF

DRAWING 4 OF 4
PROPOSED ELEVATIONS

SCALE 1:50 AT A1
DATE: JUNE 2024