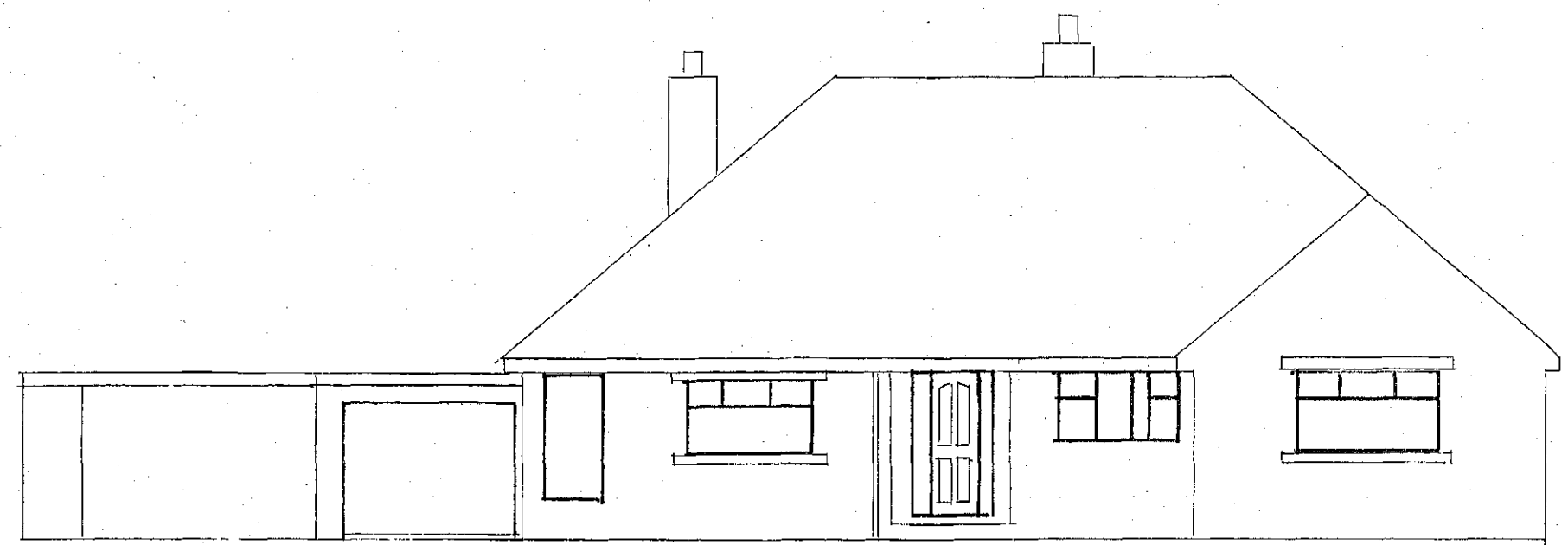
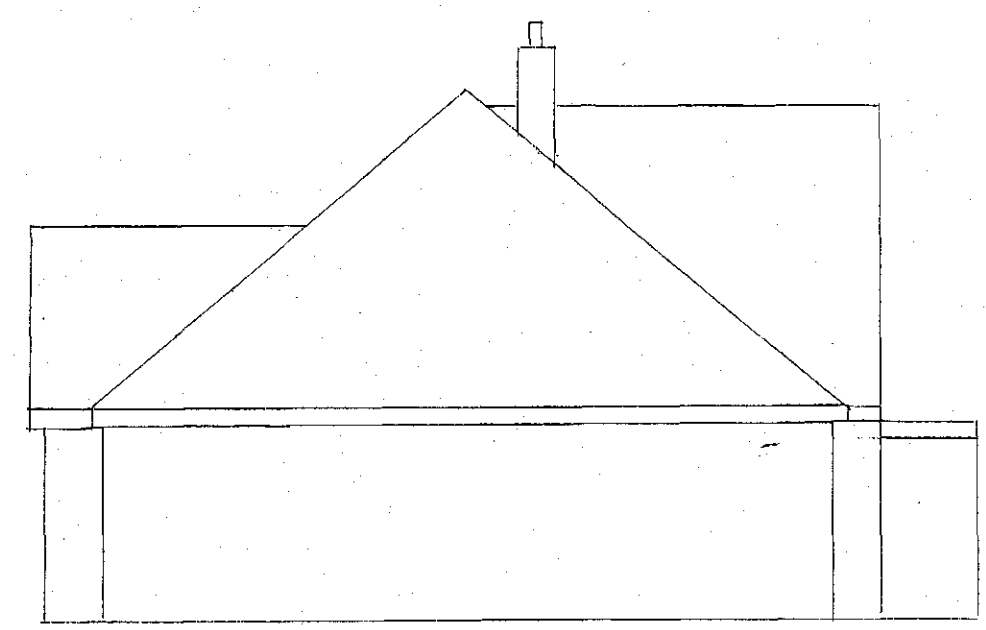


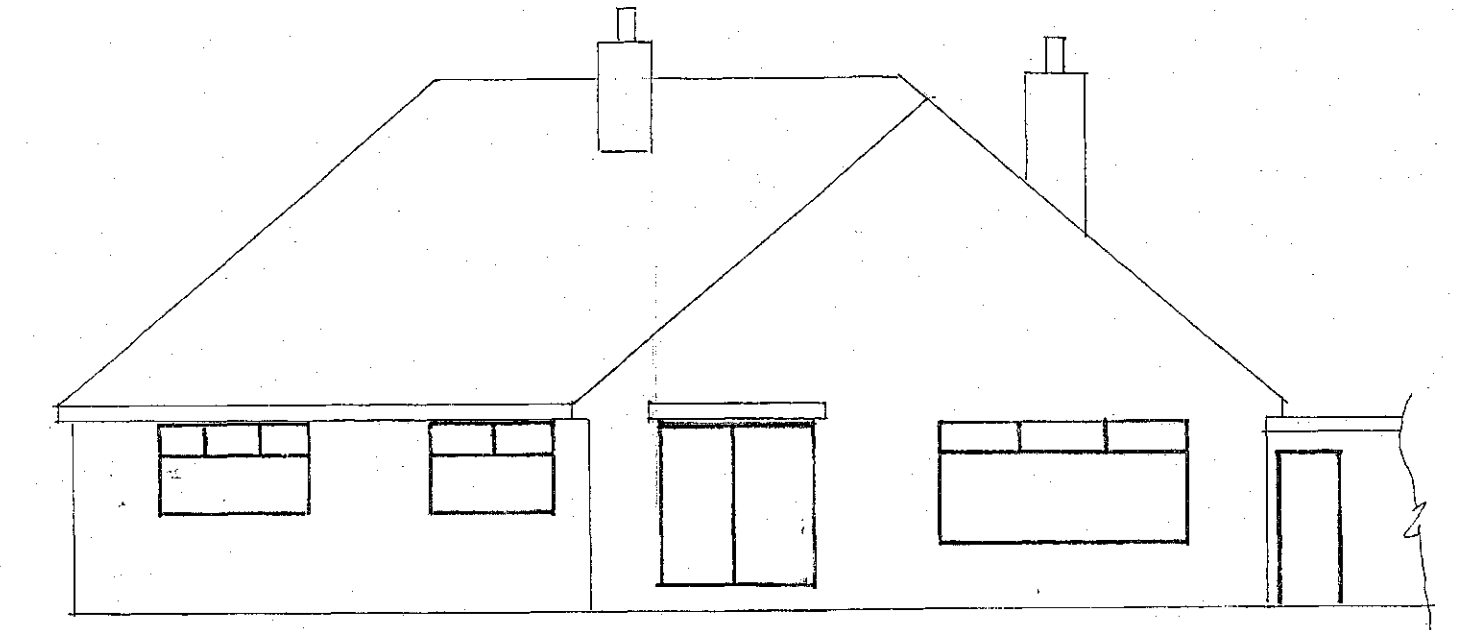
EXISTING SIDE ELEVATION



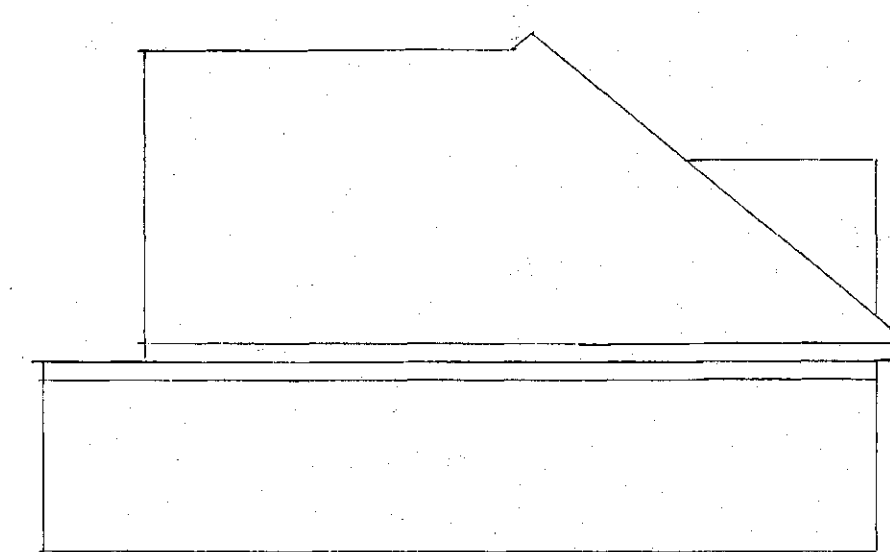
EXISTING FRONT ELEVATION



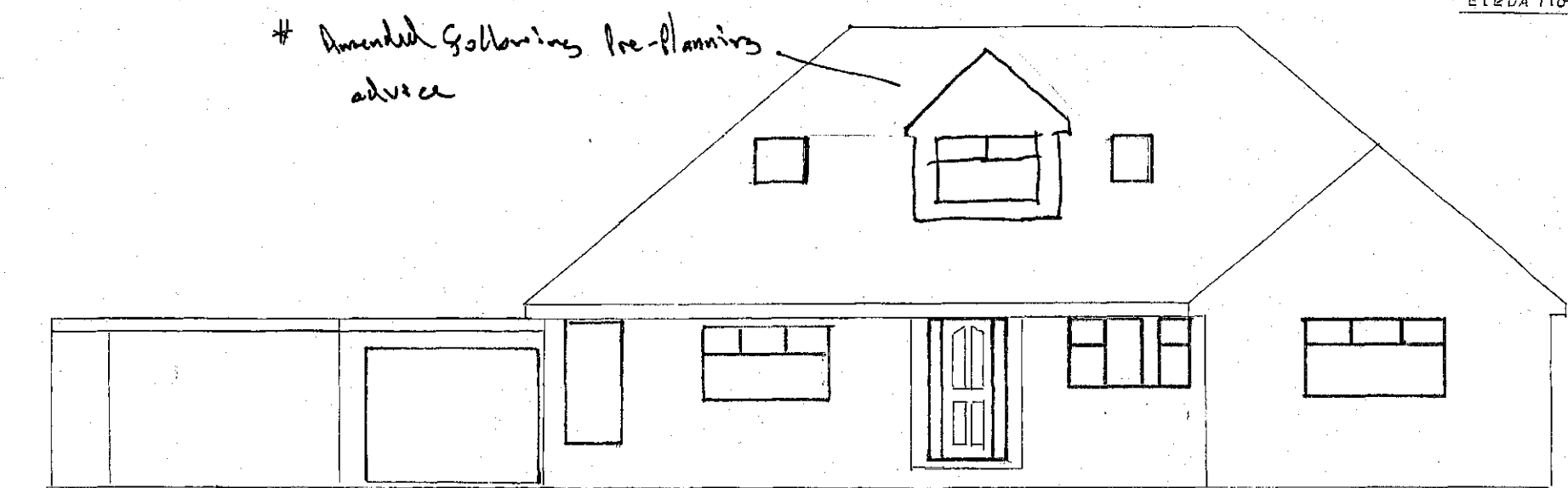
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

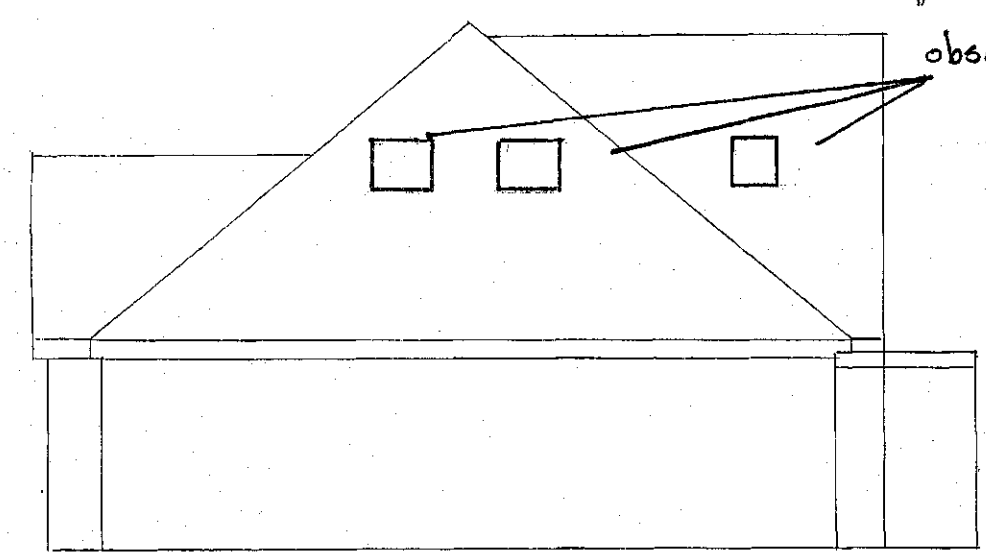


PROPOSED SIDE ELEVATION

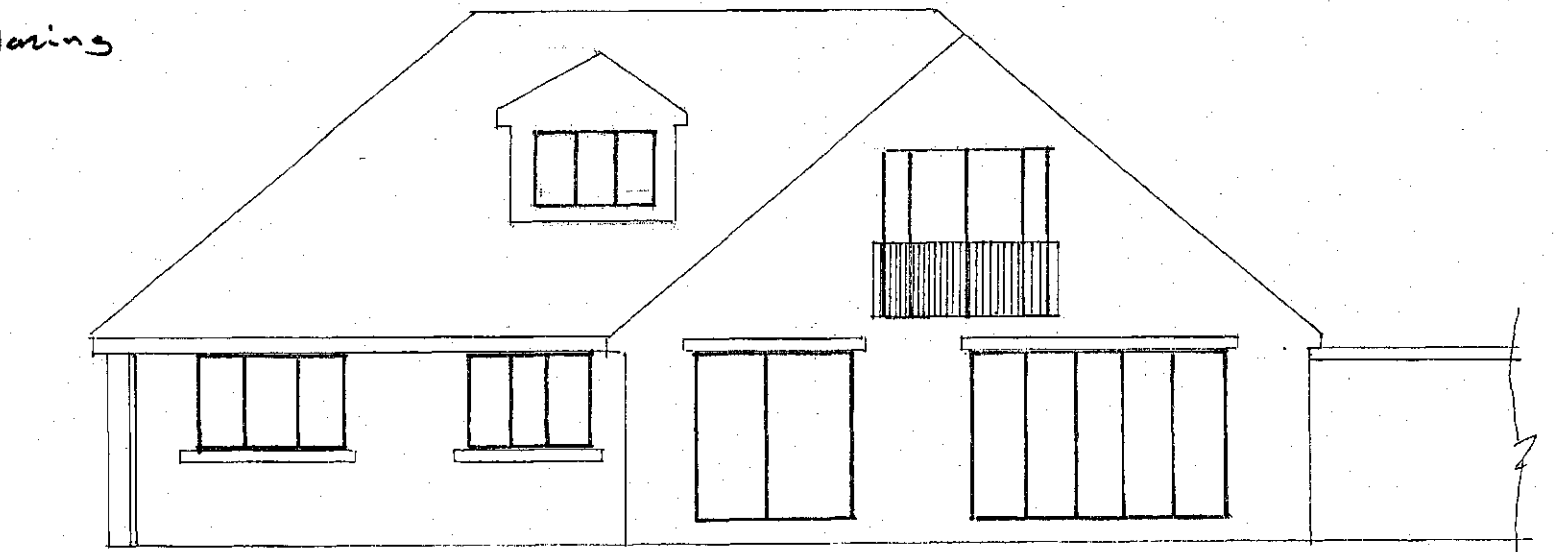


PROPOSED FRONT ELEVATION

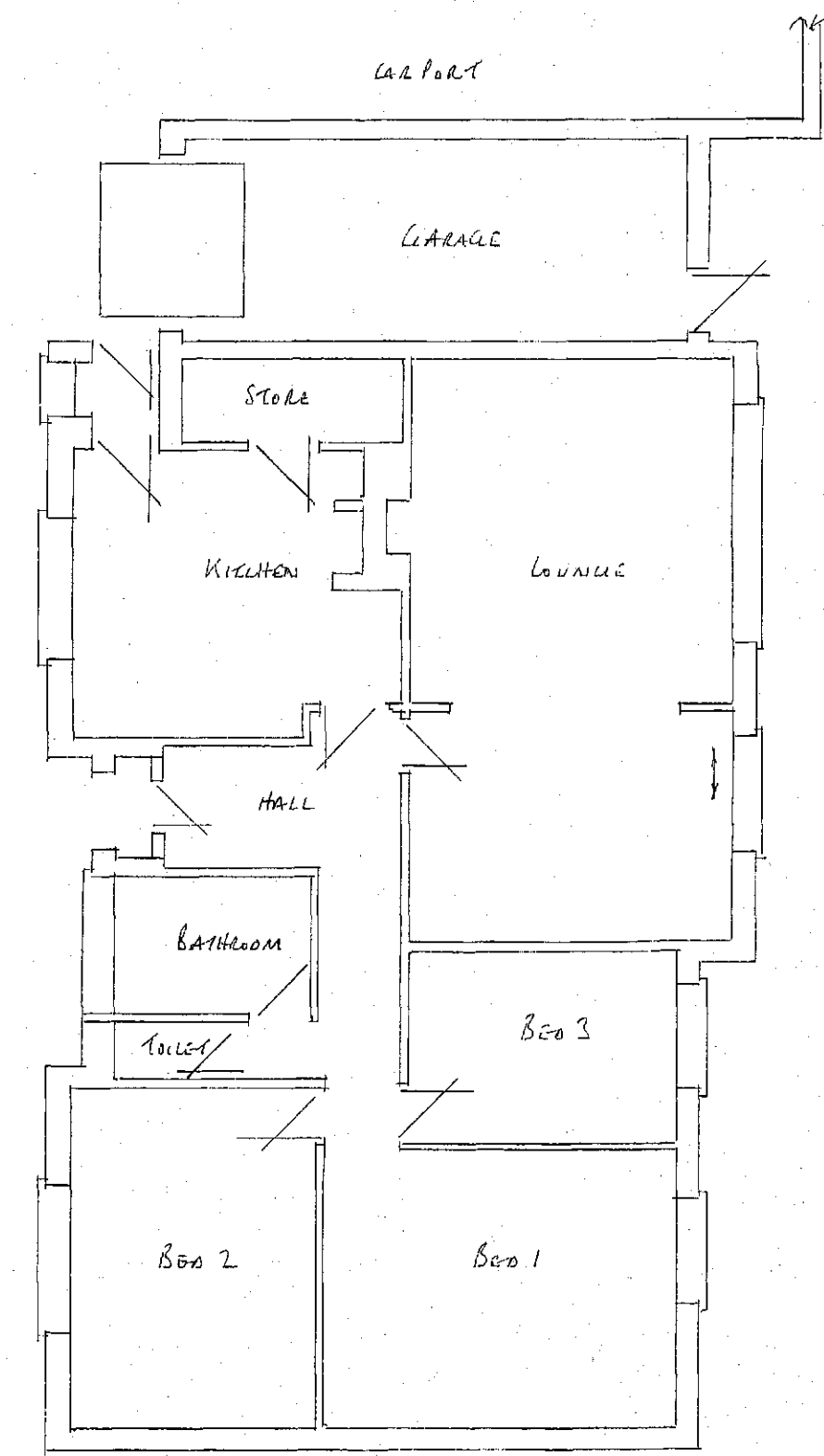
ELEVATIONS SCALE 1:100



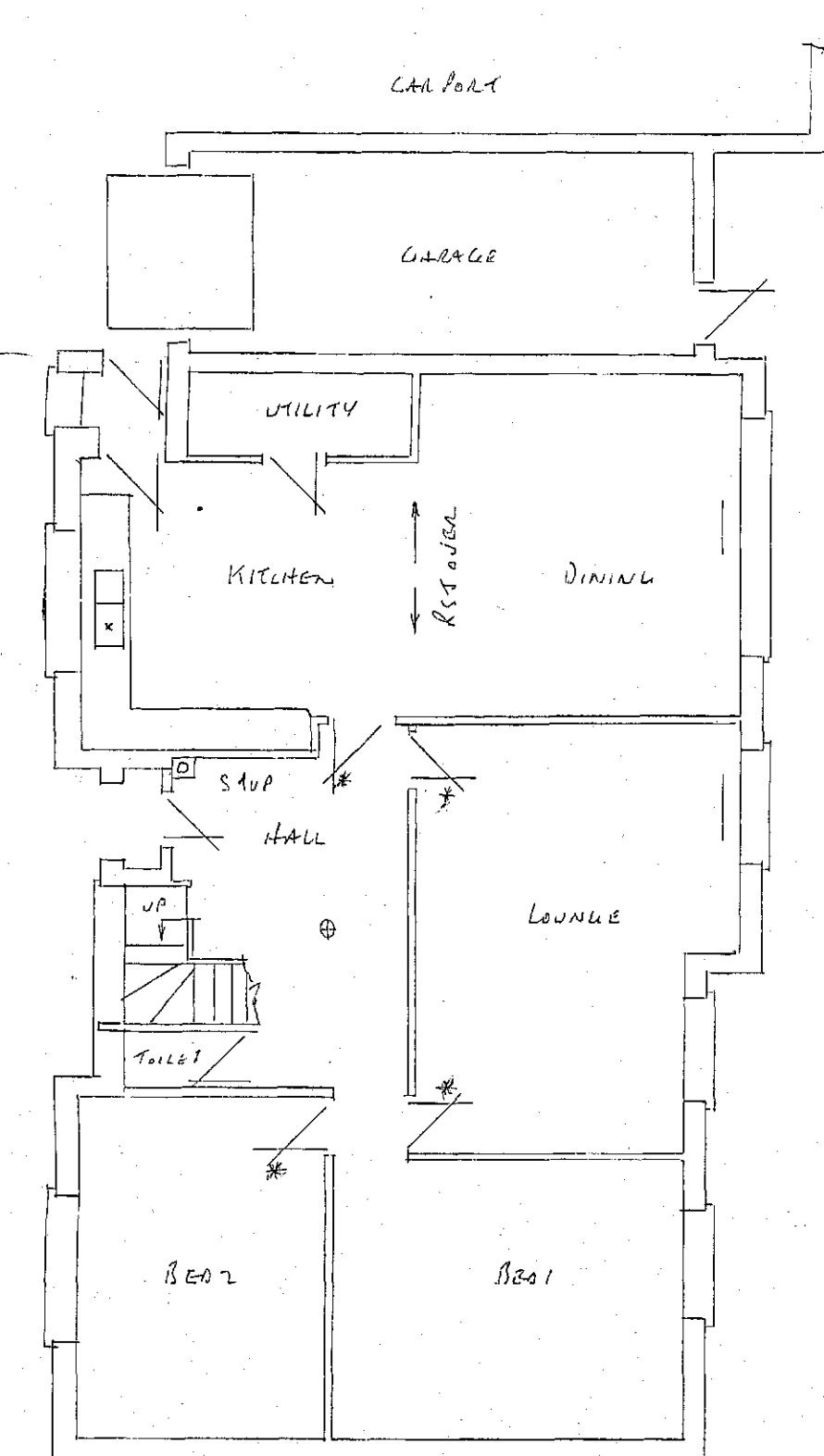
PROPOSED SIDE ELEVATION



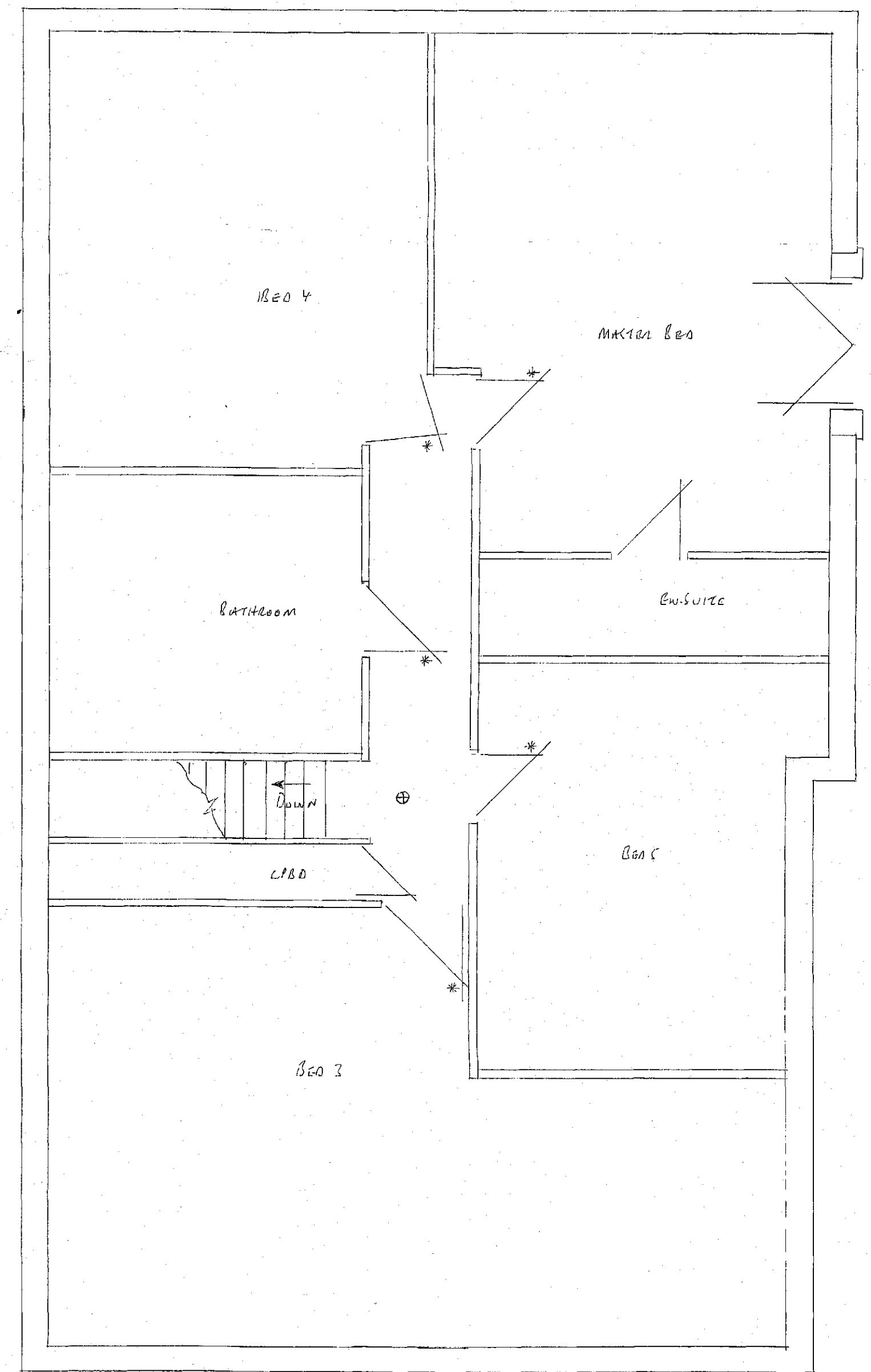
PROPOSED REAR ELEVATION



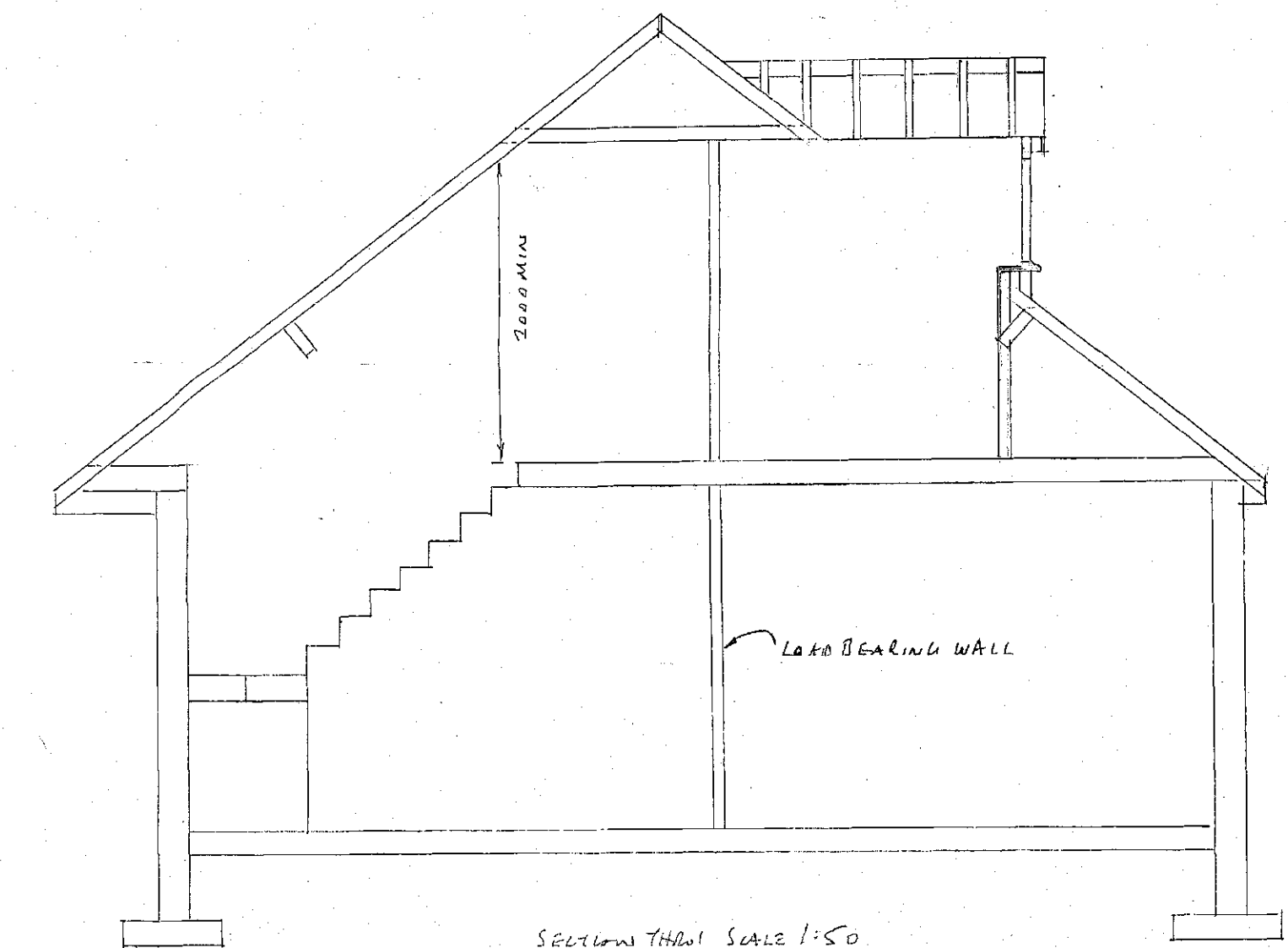
EXISTING GROUND FLOOR PLAN SCALE 1:100



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN SCALE 1:100



SECTION THROUGH SCALE 1:50

GENERAL

- NEW WINDOWS + DOORS TO MATCH EXISTING + TO HAVE TRICKLE VENTS
- BOOZING TO BE Pilkington K GLASS WITH A 16mm AIR GAP + SOFT LOW E COATING U VALUE TO BE 1.0
- WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA
- KITCHEN + UTILITY TO HAVE FANS EXTRACTING 60% SEC BATHROOM + ENSUITE TO HAVE FANS EXTRACTING 15L/SEC + ALL CONTROLLED BY AN INDEPENDENT SWITCH
- PROVIDE MAINS WIRE SMOKE ALARMS WITH BATTERY BACK TO CALCULATION AREAS ON EVERY FLOOR + TO BE INTERLINKED TO A SEPARATE CIRCUIT
- ALL ELECTRICAL TO MEET REQUIREMENTS OF PART P ELECTRICAL SAFETY + MUST BE DESIGNED, INSTALLED, INSPECTED + TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME
- A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK
- HOPIING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER
- LOCATION OF SMOKE ALARMS + DENOTES 1/2 HR FIRE DOOR WITH INSULATED STRIPS

LOFT

- 175 x 75 JOISTS AT 400mm CENTRES WITH 100mm FIBREGLASS BETWEEN + 150 x 50 RAFTERS AT 400mm CENTRES + 50mm KINGSPAN BETWEEN RAFTERS + THIN SULEX OR EQUIVALENT TO UNDERSIDE
- 20mm T&G BOARDING WET GRADE TO WET AREAS + 50mm INSULATED PASTER BOARD TO GABLE WALL

STAIRS

- STAIRS TO BE MADE BY SPECIALISTS CONTRACTORS SIZE QUOTED ON SITE MAY DIFFER CONTRACTOR TO TAKE OWN MEASUREMENTS + DESIGN IN ACCORDANCE WITH ADR + 2m MIN HEADROOM WITH 42° PITCH + RISE 208mm GOING 238mm + HANDRAIL + GUARDING TO BE 900mm ABOVE FINISH LINE

DRAINS

- FOUL FROM EN-SUITE TO MASTER BED TO GO BETWEEN JOIST MIN FALL IN 40 + CONNECT TO FOUL IN NEW BATHROOM
- FOUL FROM BATHROOM TO CONNECT TO SPUD IN HALL

DORMER

- 100 x 75mm VERTICAL UPRIGHTS + 2 No 150 x 50 TIMBER HEADS BOLTED TOGETHER + 170 x 25mm RIDGE BOARD + 100 x 50mm LEADING JOISTS AT 400mm CENTRES + 100 x 50mm RAFTERS AT 400mm CENTRES + 200 x 25mm FASCIA + GUM EXTERIOR PLY WITH 25mm GUT FLY PROOF MESH
- REINFORCED BITUMEN FELT + 38 x 25mm TILE BATTENS + ROOF RIDGES TO MATCH EXISTING + LEAKS LEAD FLASHINGS + 150mm INSULATION BETWEEN JOISTS + 150mm LINO OVER AT 90° + 10mm EMERALD VENTS + 2 No TILE VENTS + 50mm KINGSPAN TO DORMER CHEERS

PROPOSED FIRST FLOOR LOFT CONVERSION FOR MR + MRS LEE'S
 114 INTAKE LANE
 GAWBER BARNSLEY