

proposed extensions and improvements to dwelling
Normanville House Back Lane Billingley Barnsley S12-0JF
for Dr. & Mrs. Dutta.

sheet one : location plan scale 1:1250 ft

- " two : survey & site plan " 1:100 + 1:500 m.
- " three : proposed plans & elevations.
- " four : sections & construction details
- " five : structural calculations.

* s.d.c. design & access statement for T&CP application *

design & access statement for extension & alteration
to the rear of Normanville House Back Lane Billingham
Barnsley S72-0JF for Dr & Mrs DUTTA. July 2008.

General:

The existing detached dwelling is set well back from

the access road "Back Lane"

the property is built from coursed natural stone

with hood, sill & million details to the windows.

Corner details/stones have been used.

the property has had a single storey rear extension

added with matching materials & features - it is

proposed to alter & extend this area as per the

attached plans.

Design:

it is proposed to provide additional bedroom space

& a ground floor garden room area.

the design is simple & functional mirroring the

design of the original property using matching

facing & roof materials & features.

Access:

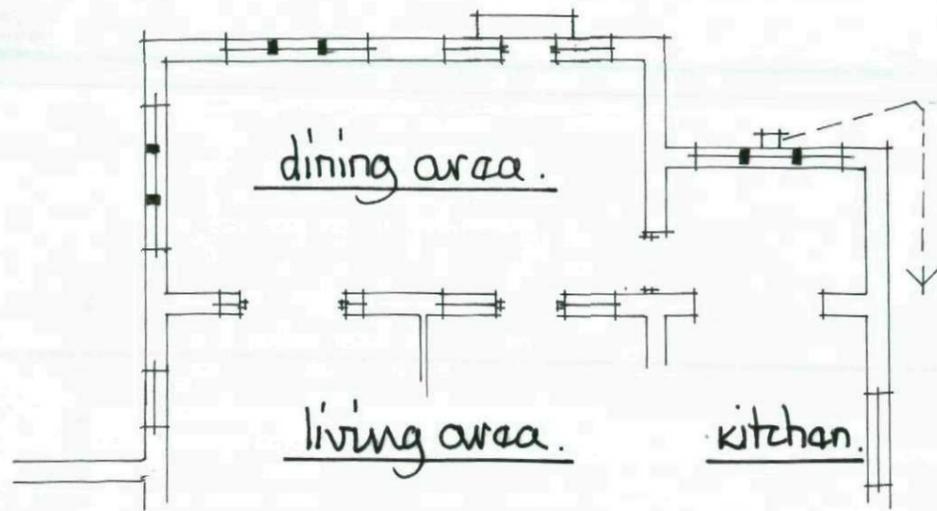
the proposal does not affect the access, therefore

emergency services, refuse collection, deliveries &

postage would continue as normal.

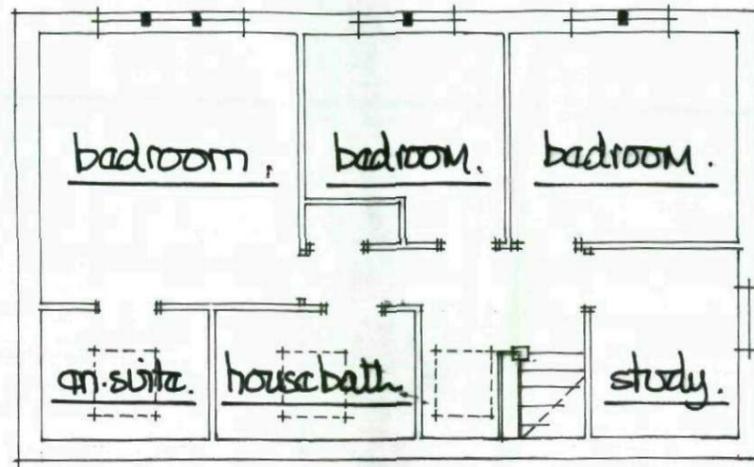
Location Plan. Scale 1:1250 FT.



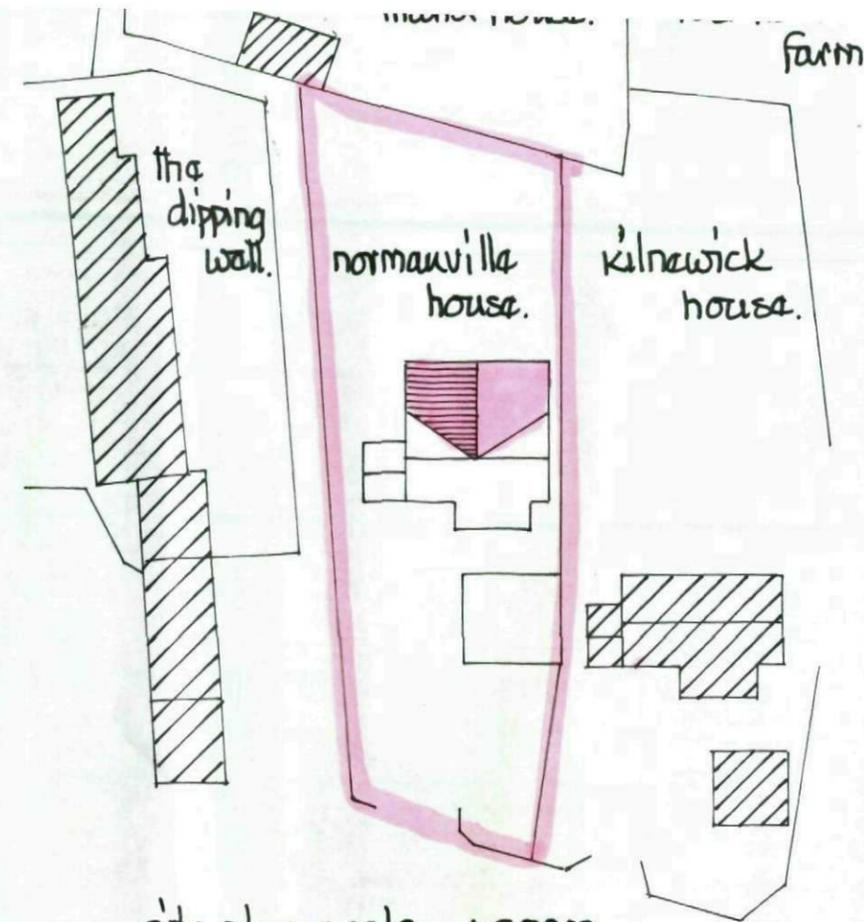


ground floor plan.

assumed foul water drain runs - to be investigated at excavation stage and are to be discussed with local BCO.

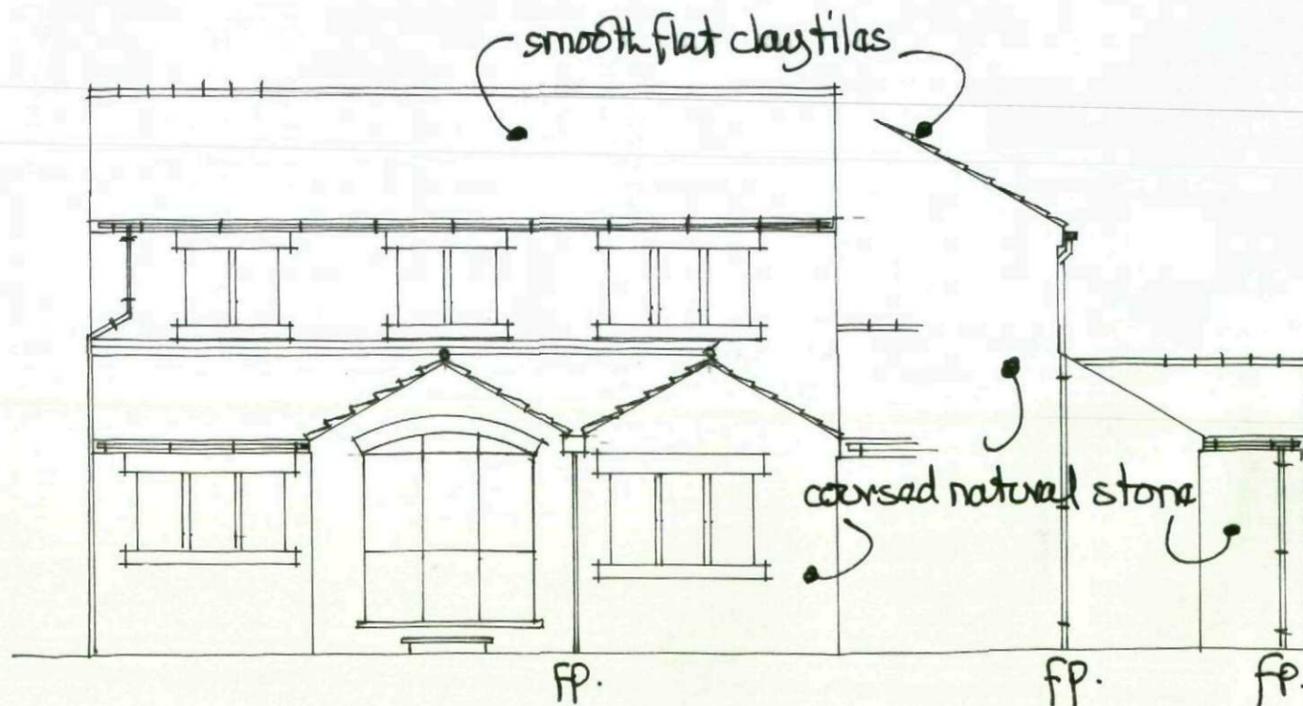


first floor plan.



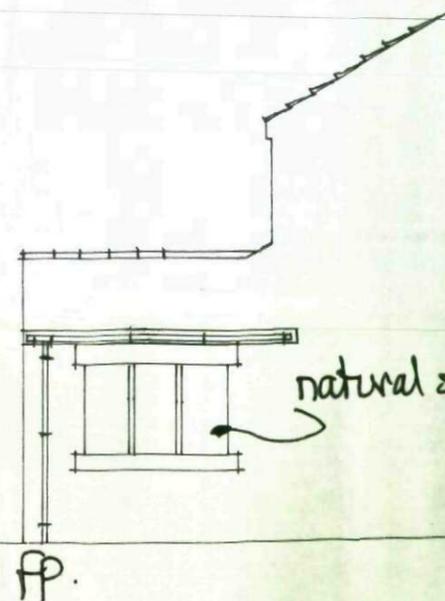
site plan scale 1:500m.

rear view.



side view.

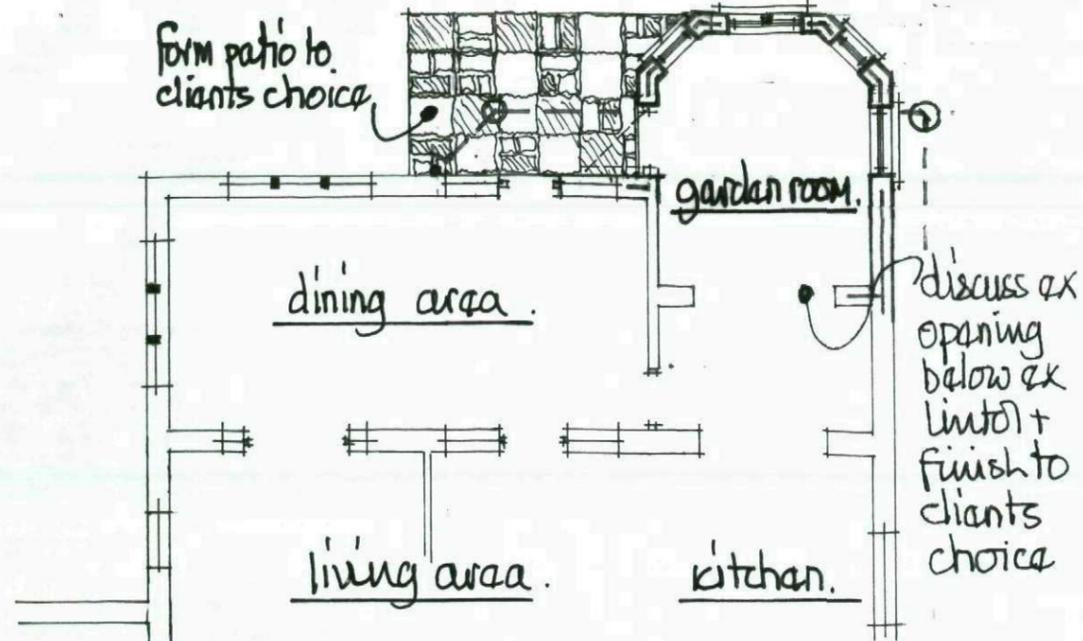
side view.



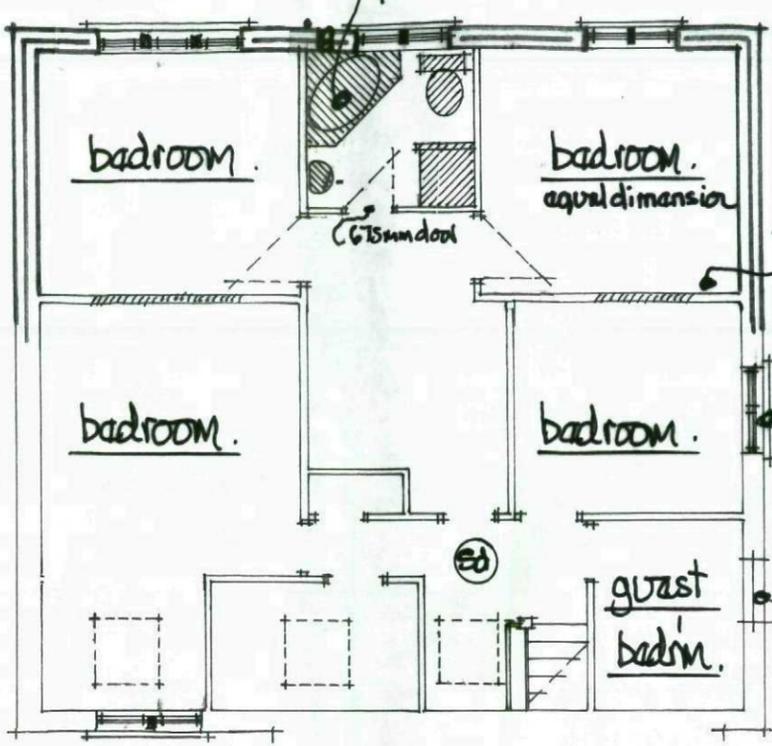
survey scale 1:100m.

- * note - first floor natural stone facings / lintels / cills + mullions are to be reclaimed for re-use on new extension.
- * client is keen to reuse existing windows where ever possible - contractor to investigate costs of upgrading glazing & hinges for fire escape purposes & discuss with client *

form patio to clients choice

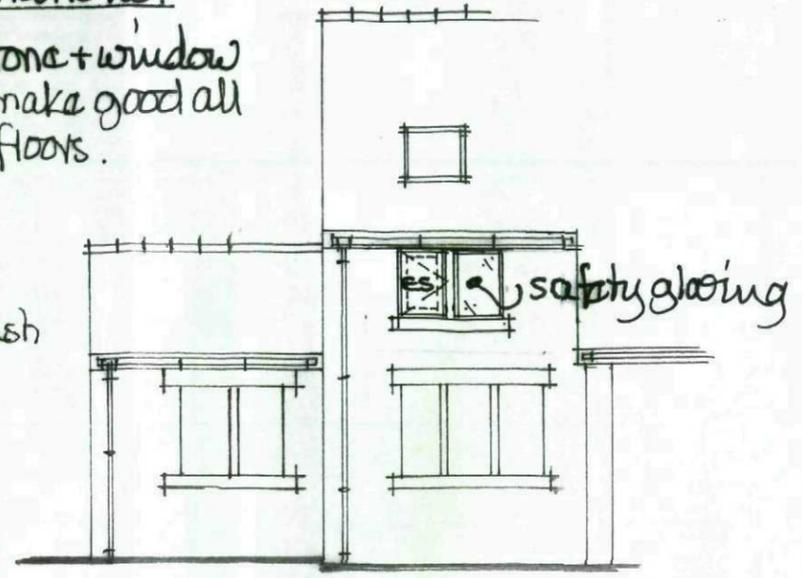


all fixtures + features to clients choice + positioning



ES shows escape sash 450mm min wide by 750mm high to open thro' 90° bottom of opening between 800/1100 above floor levels - contractor to check ex windows for possible re use with any hinge alterations etc + to advise client of any deviations.

reclaim stone + window features make good all surfaces + floors.



contractor to investigate ex drain runs at excavation stage & check falls for new connection - if OK 100mm ϕ superslave drains 1:40 fall - bed + surround in granular bedding - lintel over where passing thro' walls - 100mm ϕ brown sup cage terminal 900 above DL's 38mm ϕ bath shower wastes - 32mm ϕ whb waste - anti-vac traps - wastes to join sup above or proposed ground floor. 200mm below we branch.

proposed first floor.

proposed front elevation (showing additional window).

electric extract to bathrm 154/sec ducted to external air.

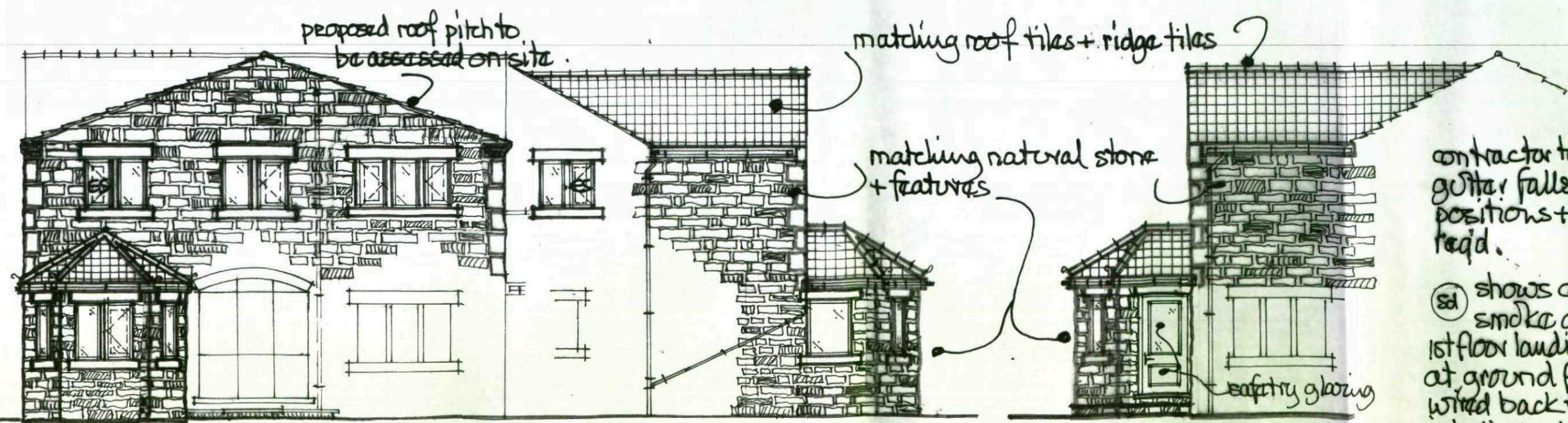
if drain falls no acceptable use SANI-FLOW system alternative

proposed rear elevation.

proposed side elevation.

proposed side elevation.

scales 1:100m.



contractor to check all gutter falls + fall pipe positions + adjust as reqd.

sd shows ceiling mounted smoke detectors on 1st floor landing plus one at ground floor hallway - wired back to fuse bd + interlinked - fix 300mm from wall junctions + light fittings.

safety glazing thro' out doors + side frames.

all tray dpc to walls ady raised patio if within 150 of dpc level.