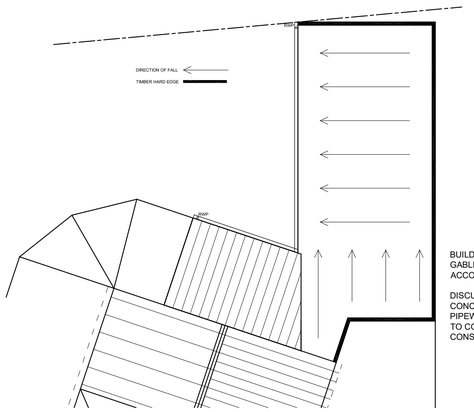
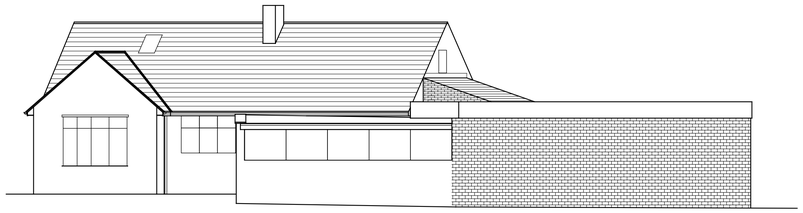


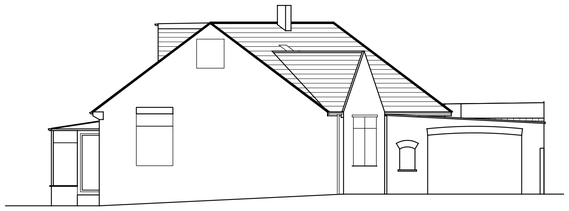
ROOF PLAN
(INDICATIVE LAYOUT)

PROPOSED GROUND FLOOR PLAN

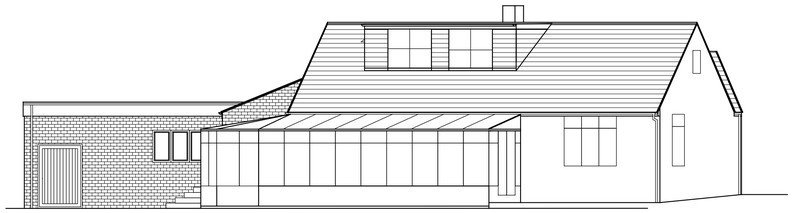
JOIST LAYOUT
(INDICATIVE LAYOUT)



PROPOSED FRONT ELEVATION



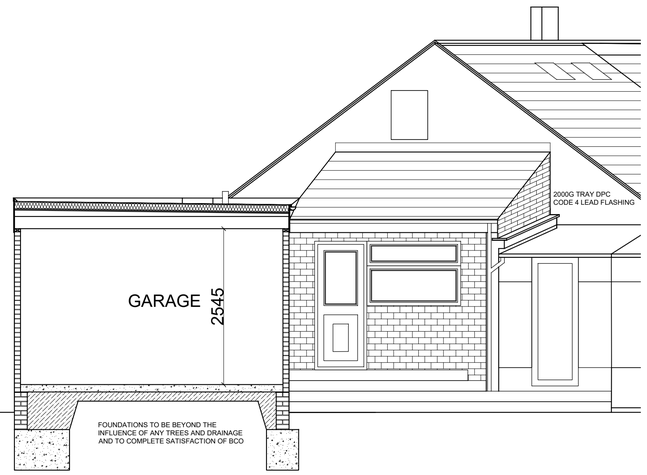
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SECTION A-A

It is proposed to construct a single storey rear extension to form utility room and attached garage. All existing foundations and lintols affected by the proposal shall be exposed by the developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. All boundaries to be confirmed by client and overall dimensions agreed with builder on site. No encroachment over boundary. Carefully remove all existing structures to enable the works and dispose in accordance with clients instruction

Strip Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains and tree roots all in accordance with NHBC guidance. Foundations to be taken to invert level within 1m at right angles. and to invert where parallel within 1m. Full cavity wall width 7 Newton block to ground level. Foundations stepped on elevation should overlap by twice the height of the step by the thickness of the foundation or 300mm whichever is greater and steps in foundations should not be of a height greater than the thickness of the foundation. Alternatively mass filled concrete in foundation trenches to within 150mm of ground level. Brickwork to match existing to dpc level and thereafter Any eccentric garage foundation to be 600mm wide minimum 400mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces All to the complete satisfaction of the District Building Surveyor.

Ground Floor Solid proposed floor finish to be laid level with the existing dwelling floor. Ensure that the existing DPC in the external wall is at or within the thickness of the proposed floor level and that the proposed membrane laps into it. Floor finish as clients instruction bonded to 100mm of concrete trowelled smooth and level with a steel float on 75mm of Kingspan floor insulation with 25mm of perimeter insulation chamfered to be hidden under the concrete and any proposed internal finish on a 2000g DPM on 50mm of sand blinding and at least 150mm of compacted stone. Builder to consult with Inspector as to provision of Radon barrier allowing 2000g dpm to completely cover the footprint of the extension with tray dpc over bridged cavity and weep holes should radon protection be agreed necessary. Any existing asigratas enclosed by the extension are to be ducted to air grates of an equivalent free area sited in the new external wall or compensated for on other elevations

Alternative Ground Floor Floating Covering to be laid level with the existing comprising 18mm tongue and groove chipboard type 2 or 3 for wet areas with 10mm perimeter edge space and all joints glued laid in accordance with manufacturers instructions on 75mm Kingspan floor insulation on a 500 gauge dpm vapour barrier above100mm oversite concrete on 1200g DPM lapped to the DPC on at least 50mm of sand blinding and at least 150mm of compacted stone Builder to discuss provision of a Radon barrier with the Inspector and include the DPM completely covering the foot print of the extension as above

Timber floor 18mm tongue and groove chipboard type 2 or 3 for wet areas glued and screwed 10mm perimeter gap to wall all fixed in accordance with manufacturers instructions on 50mm x 100mm joists at 400mm centres supported mid span on a honeycomb sleeper wall built above the oversite concrete thickened to 150mm x 450mm wide. All joists sat on 2000g dpc and notched into the existing wall 150mm air space from top of oversite concrete to bottom of joist ventilate subfloor with 215mm x 150mm air grates liners tray dpc over commencing 450mm from each corner and at 1800mm centres thereafter. 100mm oversite concrete laid at or above ground level

Walls 100mm facing brickwork to match existing fully filled with Rockwool batts and 100mm Plasmor Stranlite blockwork. 5 stainless steel wall ties m² and every block to reveals. Reveals to have same u value as walls which is to be 0.28w/m²²c or warmer. Ties to have agreement certificate for wider cavity 2000g DPC to each masonary leaf level 150mm above ground level and to heads cills and jambs of all openings. Bond existing to proposed with furfix profiles and maintain cavity. Existing external walls enclosed by the extension are to be dry lined with 12.5mm plasterboard 5mm skim with all board edges and penetrations sealed

Tie an additional block leaf adjacent existing conservatory wall and then continue above the conservatory as a cavity wall with the facing brickwork to overlap the existing outer leaf. Code 4 lead flashings soakers aprons tray dpc to abutment and across the cavity wall as it continues above the conservatory and lead flashing to weatherproof the remaining part of the conservatory wall. Form a structural opening between existing and proposed under monks concrete lintols minimum 100mm end bearing install doorset as agreed with client make good all plaster finishes. External steps to have maximum rr rise of 150mm minimum going 270mm

Lean to Roof Marley Modern smooth face tile 100mm headlap 17.5° minimum pitch on 25mm x 50mm tile battens and 1 layer of Tyvek or Proctor fully breathable felt. 50mm x 175mm mm rafters at 400mm centres birds mouthed over a 100mm x 50mm wall plate secured down the masonary with 30mm x 5mm x 600mm long galvanized mild steel straps 2 to each pair and return 50mm x 175mm ceiling joists triangulated to 50mm x 175mm rafters at 400mm centres Rafters and ceiling joists supported onto a 50mm x 150mm wall plate at abutment level which is to be bolted into the masonary at 600mm centres with 9.5mm bolts Insulate horizontal ceilings with 150mm of fibreglass laid between the joists and 150mm across 12.5mm plasterboard 5mm skim ceiling. Code 4 lead flashings and soakers tray DPC to all abutments with felt turned from under the battens to be trapped behind the 150mm lead up stands Upvc fascia and soffits. Proprietry dry verges, all Lead coated in Patination oil. Lead sleeve to svp as it passes through extension roof UPVC fascia and soffits

Flat roof warm deck covering to be as Kingspan warm deck flat roof detail and covering to be in accordance with clients instruction such as fibre glass by specialist installer and laid in accordance with insulation and covering manufacturers instructions or 3 layers of built up felt utilizing 3G felt base layer partially bonded with vertical up stands and outlets as described on Kingspan Therma Roof TR27 incorporating 120mm Kingspan TR27 on 1000g vapour control layer on 18mmWBP plywood secured to firings to fall at least 1-80 on 50mm x 200mm SC4 joists at 400mm centres a vapour barrier at ceiling level is required which can be 12.5mm foil backed plasterboard 3mm skim or a polythene vapour barrier stapled to the underside of the joists. The junction between the vapour control layer and and adjacent walls should be sealed Firrings to fall at least 1:80 no part of any firring at right angles to the joists to be less than 50mm in depth or width. Code 4 lead flashings soakers aprons tray dpc to all abutments All fascia boards and soffits to be upvc grp trim to receive waterproof covering and welted drip overhang. 100mm deep flow gutter 63mm down pipes

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges. Every second flat roof joist is to be tied down the walls with 30mm x 5mm x 600mm long mild steel galvanized holding down straps. Roof to continue over the area to the rear of the carport trimmed and flashed accordingly

Windows all windows and doors to be Class A double glazed UPVC with K or Low E glass and units that are Argon filled with at least a 16mm spacer between panes and a maximum U value of 1.6. All glazing in critical locations to be safety glass to BS62080 and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/20th of the floor area and 8000mm trickle vents.. Provide a mechanical extract fan from the utility discharging at a rate of 30l / sec to external air. Fan operated on light switch 15 minute run on 15mm undercut to door. Provide a FD30 fire door set between garage/ carport and the utility with intumescant strips and smoke seals to the frame minimum 100mm threshold between garage and utility

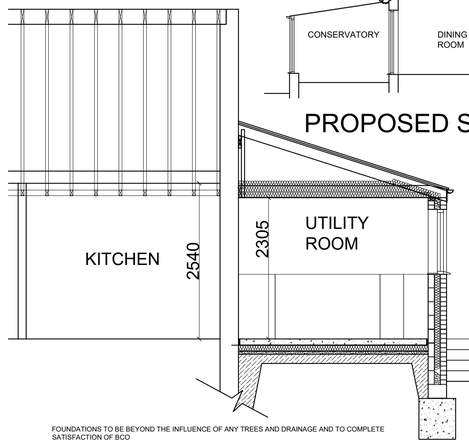
Drains At the time of survey no underground drains were noted at the rear of the property. The builder shall carry out a thorough drainage investigation and report to the client any findings for action and to ensure compliance with statutory obligation All drains to be 100mm Osma plastic pipe laid to minimum falls of 1 in 60 bed and surround in pea gravel. Builder to investigate position of drain run and connections into it to determine satisfactory discharge and protection all as agreed with the Building Control Officer. Discharge new utility wastes to the existing drain All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonary and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacumm traps including those existing wastes proposed to the SVP Rain water gutters and down pipes to match existing. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building and subject to BCO approval B) combined onsite system through trapped gullies. Provide ACO channel drainage around the rear and drive side of the extension All drainage subject to the approval of Building Control Officer all gutters to match existing to be deep flow with 63mm fall pipes

All new light fittings shall only be capable of taking energy efficient light bulbs

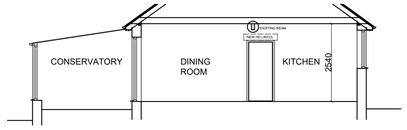
Any new Combi boiler to be sited in accordance with clients wishes but to discharge as table to paragraph 3.4 Approved document J and by gas safe or other approved engineer .Class A or B boiler discharging more than 300mm from any opening into the building and more than 600mm from any boundary and outlet protected with a cage if within 2m of the floor All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All new light fittings to be energy efficient All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Building Inspector, whether or not indicated on the drawings or in the specification.

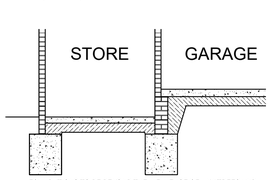
These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at the beginning of the contract. **When appropriate it is the owners responsibility to serve notice on the adjoing/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB Email odpm@twoten.press.net.** . These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act The builder must carry suitable insurances for the works prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe and competent manner at all times Where parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground [not timber joists or other suspended construction] All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract.



PROPOSED SECTION B-B



PROPOSED SECTION C-C



PROPOSED SECTION D-D

NOTE:
PARTY WALL ACT 1996
The Party Wall Act 1996 came into effect on 1 July 1997 to provide guidelines for preventing or resolving disputes between neighbours regarding their party walls. If you intend to carry out work that affects a wall between you and your neighbour, for example:
1. Work to an existing wall or structure shared with another property including:
a. support of a beam,
b. insert dpc through wall,
c. raise wall or cut off projections,
d. demolition and/ or rebuilding,
e. underpinning, or
f. inserting a lead flashing etc
2. Building a free standing wall or a wall of a building that is up to or astride your boundary
3. Excavating within 3 meters of an existing structure where the new foundations will go deeper than the adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations,then you must find out if the Party Wall Act is relevant in your case. If the work you carry out is covered by the Act, then you must follow the relevant procedures to inform your neighbours that such work is to take place.
If the work you are undertaking is covered by the Act, then you must inform your neighbours with at least the following information:
☐ Your name and address
☐ The buildings address if different from your own
☐ A clear statement that your notice of intention to undertake the work is under the provisions of the Party Wall Act.
☐ Full details of your proposal
☐ When you propose to start the work
You must serve the notice at least two months before you start the work on party walls or one month for party fence walls of excavations that are close to your neighbours walls. The notice is only valid for one year.
After the notice is served: Once you have served a notice on your neighbour they can:
☐ Give written consent within 14 days for the work to take place
☐ Serve a counter notice requiring additional work to be carried out
☐ Object to the work being done. If after 14 days your neighbour has not replied to your notice, a dispute is deemed to have arisen.
If you receive a counter notice requiring extra work to be carried out, you must respond to it
within 14 days. If you fail to respond to this counter notice a dispute will be regarded as havingarisen.
Resolving disputes: If either you or your neighbour have objected to the others notice and the dispute cannot be settled by way of a friendly discussion, then the problem should be resolved by the appointment of surveyor. A surveyor may be appointed by both parties or each party may appoint their own surveyor. The surveyor or surveyors will draw up a document which willinclude:
☐ A description of the work that is to be carried out
☐ When and how the work is to be carried out
☐ A description of the condition of the neighbour's property prior to the work commencing
☐ Conditions allowing the surveyor(s) access to inspect the work as it is carried out
The surveyor will decide who pays the fee for drawing up the document, although it is usual forthe person undertaking the work to pay all costs.
Conclusion:
As most buildings or building work will be close enough to the neighbour's property to be covered by the Act, it is essential that all those involved in the construction process
understand the purpose and effects of the Act.

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REV	DESCRIPTION	DATE	DRWN

JDS DESIGNS LTD
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PROJECT TITLE

PROPOSED SINGLE STOREY EXTENSION AND ERECTION OF ATTACHED GARAGE AT 33 BALK LANE BIRDWELL BARNSLEY

DRAWING TITLE

PROPOSED PLANS AND SECTIONS

PROJECT NO.	DWG NO.
2017.220.000	02
SCALE.	REV.
1:50 / 100	-