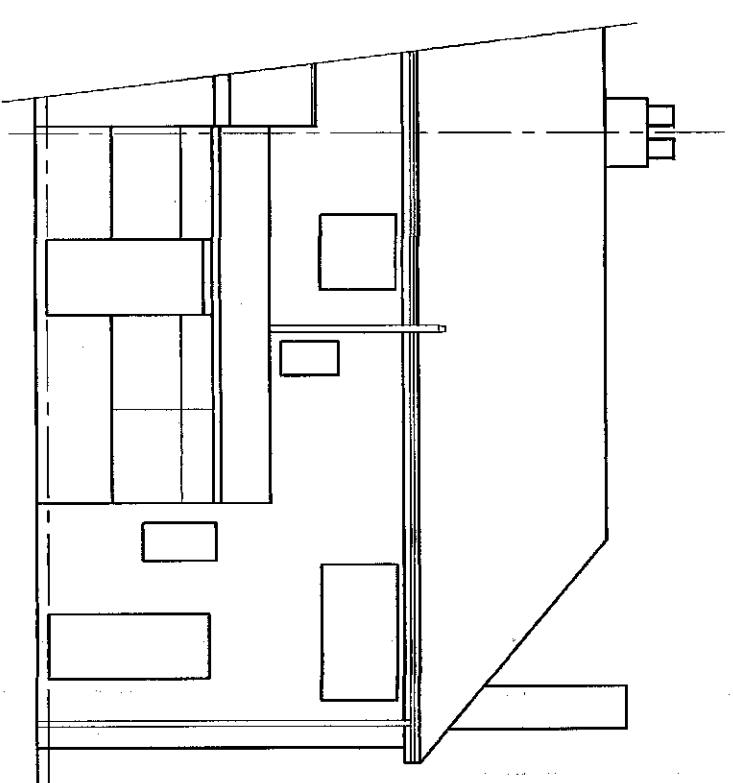
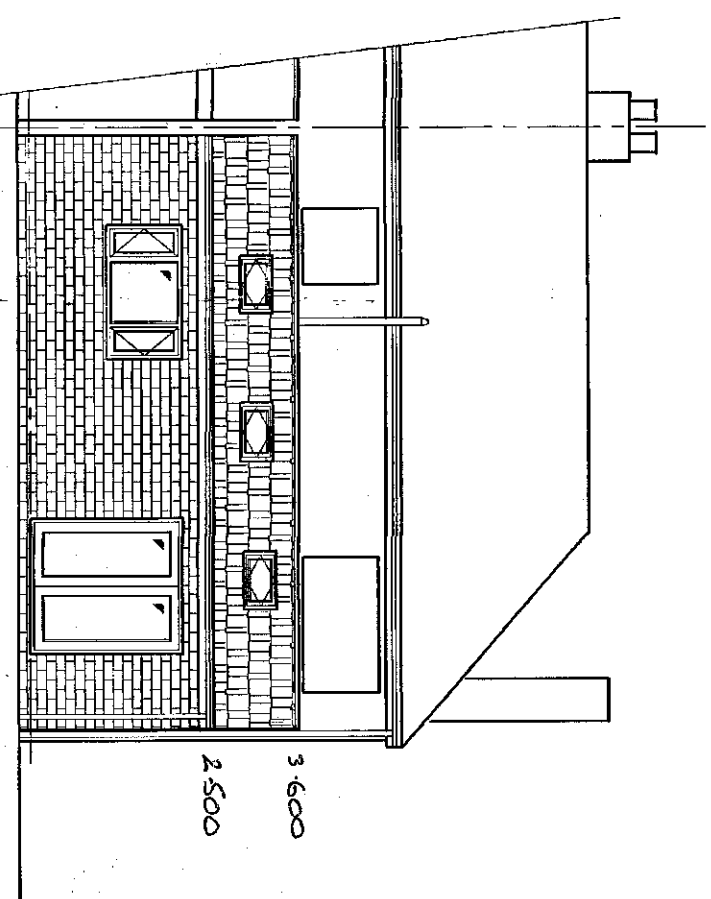


NOTE 1
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

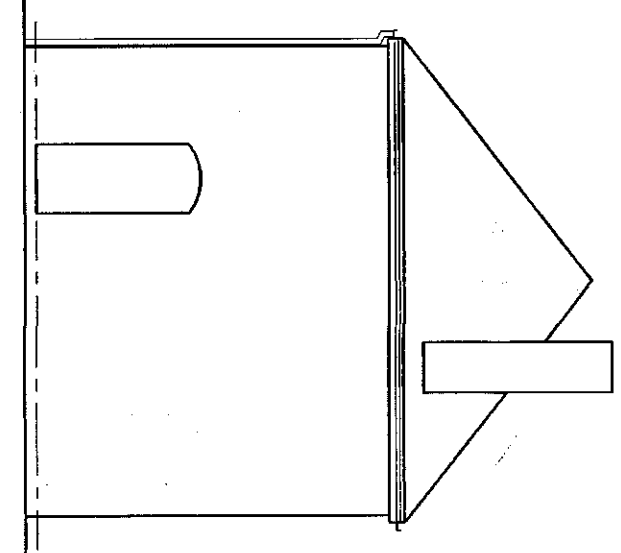
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement



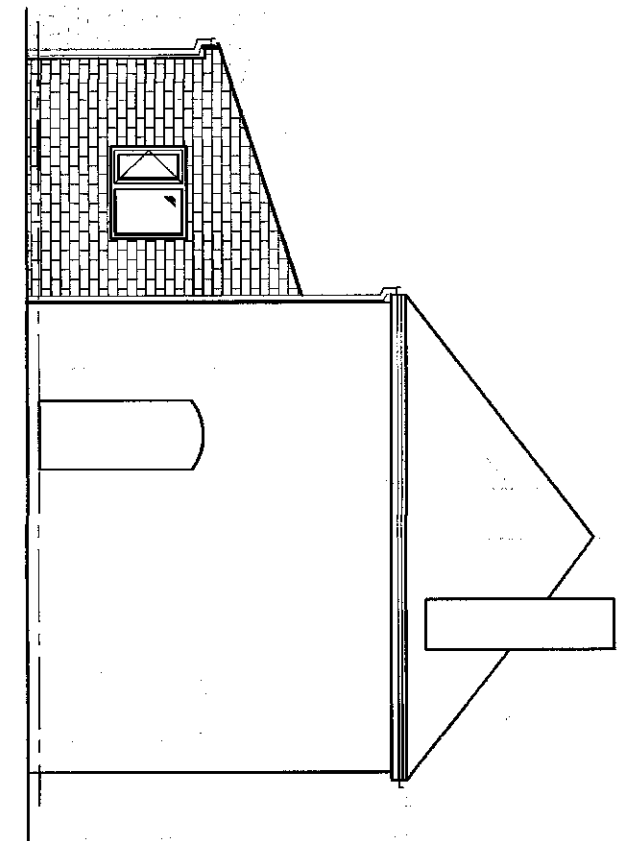
Existing Rear Elevation



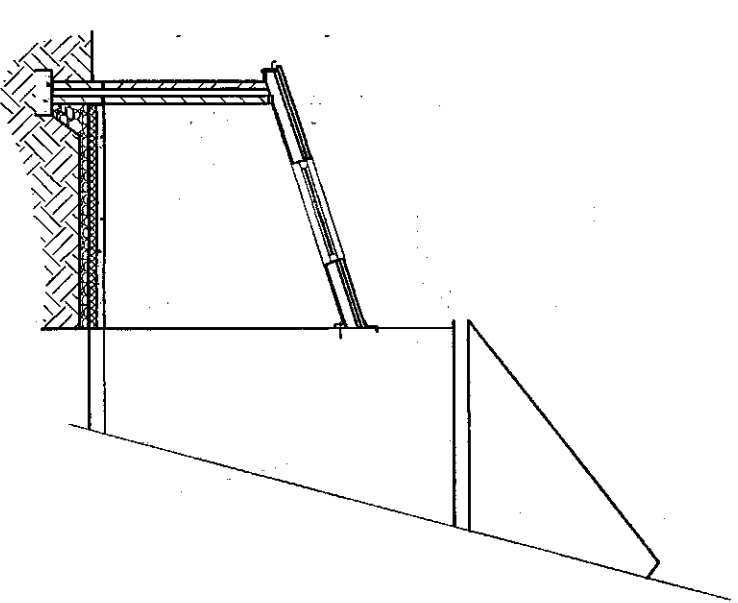
Proposed Rear Elevation



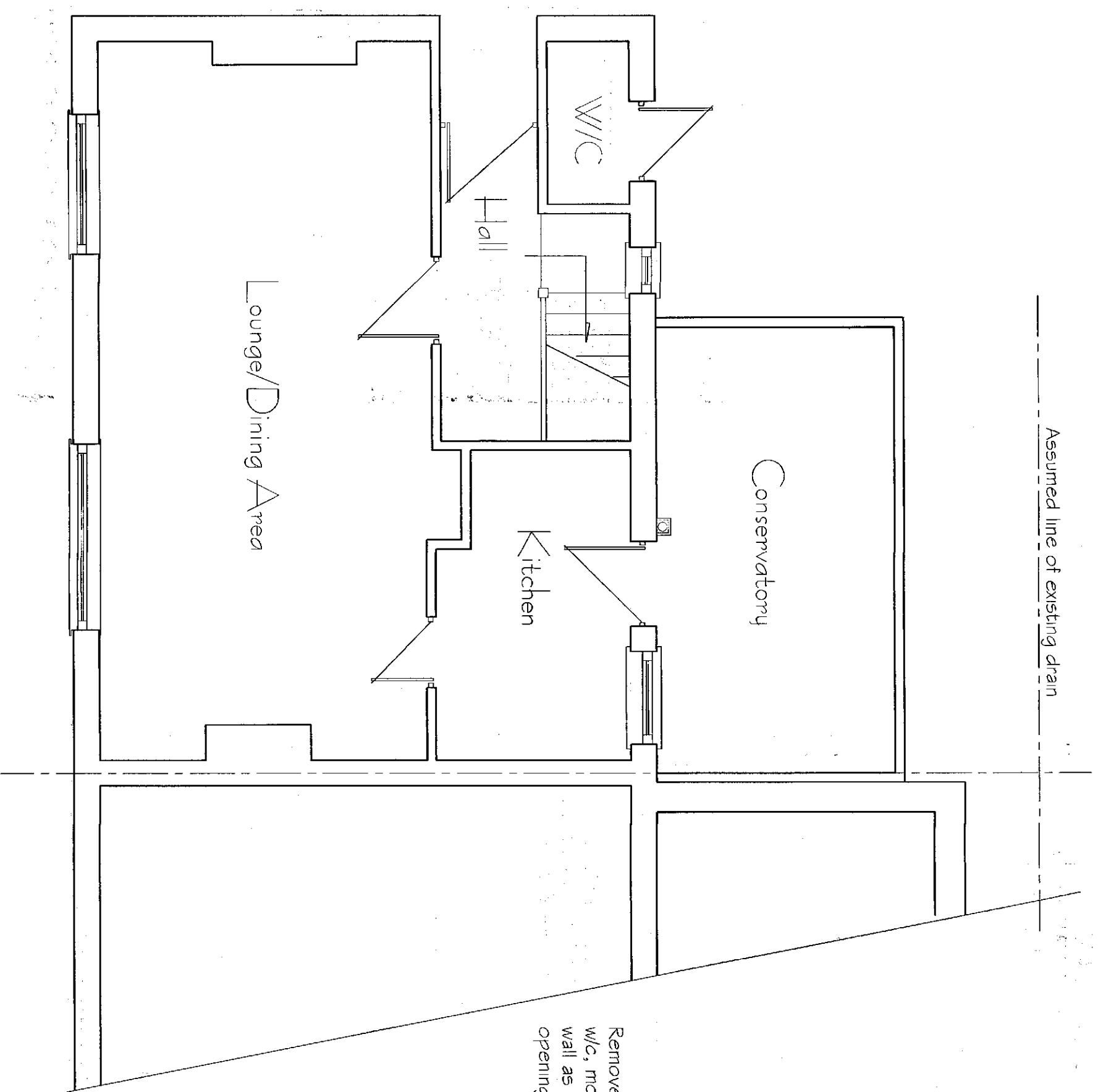
Existing Side Elevation



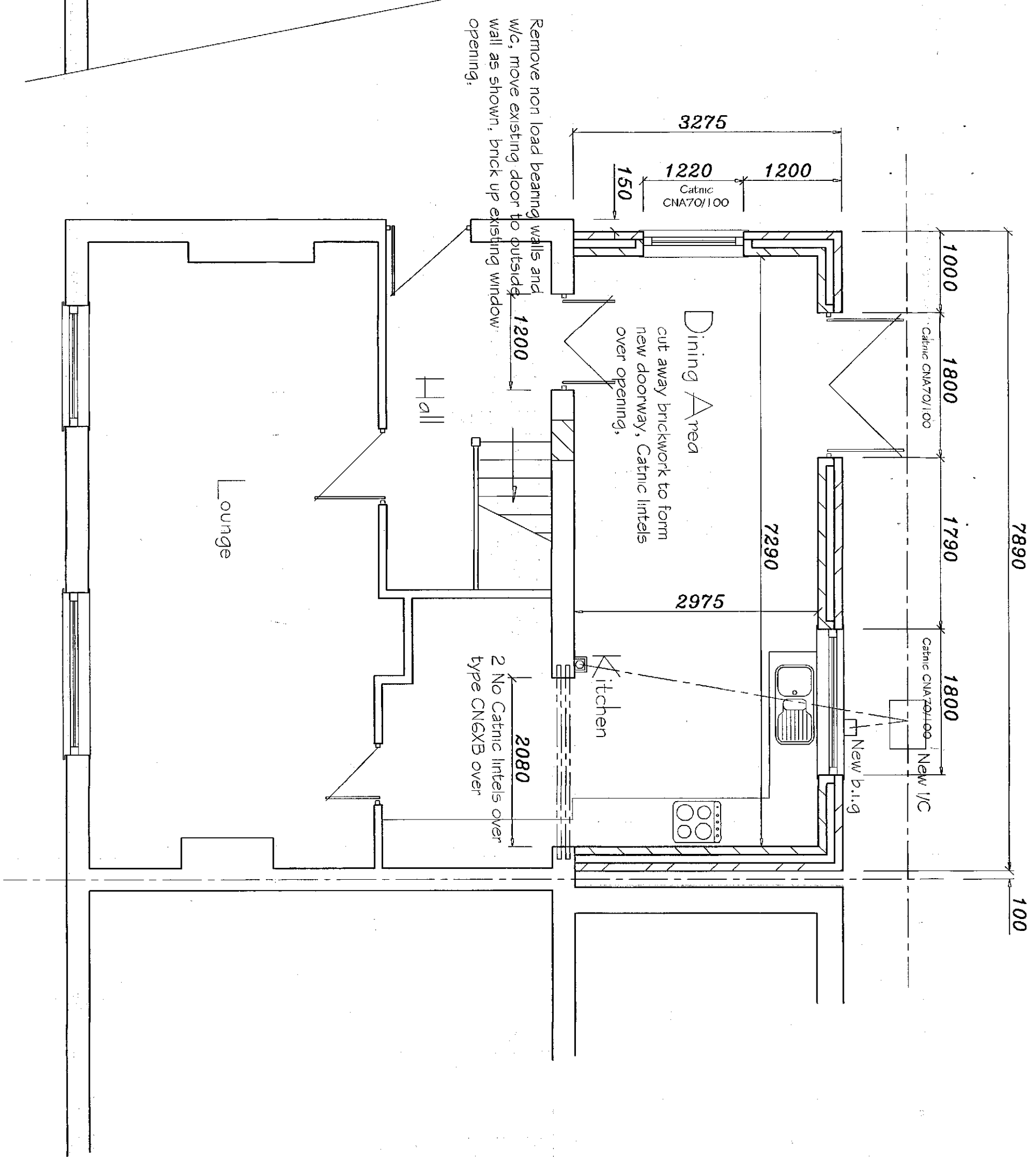
Proposed Side Elevation



Section Thru Extension



Existing Ground Floor Plan



Existing Ground Floor Plan

ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by an electrician registered under the Competent Persons Scheme.
Prior to completion the Council must be satisfied that Part P has been complied with; an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so.
Alternatively an application will be made separately to the Local Authority Building Control in respect of the Approved Documents for Part P.
All internal light fittings to accept energy efficient bulbs only; external lighting to have lamps that do not exceed 150W and automatically switch off when there is enough daylight; and when not required at night.
Switches and sockets to be set between 450 and 1200 mm from level.

VENTILATION: trickle ventilation to habitable rooms equal to 8000 sq. mm.

HEATING: Central heating by extension of existing system; all new radiators to be fitted with TRVs; temperature control by room stat.

ROOF: Roof of concrete interlocking tiles in style and colour to match existing dwelling (tiles to suit low pitch roof) : on 30x25 raftered s.w. battens; on 1 No layer of breathable felt; on 150x50 rafters set at 450cs; solid nogging and packings at all anchor points; roof construction to comply with BS 5263 Part 3, 100x75 wallplate anchored by 30x5x450 galv. M.S. straps, set at 2000 c/s, max. support rafters from 100x50 wallplate secured to existing wall using Rampings at 2000cs; spike all rafters to wallplate.
Insulation to roof by 175 thick RockWool Rafter-Slip between rafters, with 25.5 thick polystyrene linedboard over rafters, finish with 9.5 thick plasterboard and skim; 112 half round upvc gutters on 225x25 white upvc batten; upvc soffit fitted with soffit vents; soffit ventilation to be equal to fitted 10mm ventilation strips; and covered by insect proof mesh.
76 dia. upvc rainpipes; 100 dia. underground drainage pipe/works to soakaway 5000 mm from buildings; position of soakaway to be determined on site in conjunction with building inspector; percussion tests to be carried out as necessary; Flushing to existing to extend 150 vert. mm.

WALLS: Walls of cavity construction; outer leaf of facings to match existing; 100 cavity with 100 thick Crown Ditherm cavity slab 32 insulation; 100 thick low density block inner leaf; concrete concrete to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermallyse Foundation Blocks; d.p.c. to be min 150 mm above finished G.L.; internal finish of plasterboard on dabs and skim; continuous adhesive to perimeter of dry lining and a foamed polyurethane between the window/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all cills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joints built into walls to be fully mastic sealed; care to be taken with the extension to ensure minimal air leakage; stainless steel wall ties set at 750 c/s, horizontal; 450 c/s, vertical; 225 c/s, around openings and up unboarded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on print; min end bearing 150; all returns min 655; brickwork bond 3 in 6; blockwork bond every other course; or use Catnic wall ties.

GROUND FLOOR: Ground Floor of 100 thick concrete; on 100 thick Celotex insulation on 2000 vapour drain bonded to horizontal d.p.c.; on 125 thick consolidated hardcore.

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the UK Building Inspector; but with 750 mm dig; 500 T. no clay; and lower than any drains; bridge walls over drains where they cross; using RC concrete lintels.

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; set to give 1200 of internal floor area opening; mitre framing to doors and side panels; with W/c; all openings mitre framing to doors and side panels; with 1500 of floor level; and 1500 of floor level; to be of safety glazing; safety glazing to be permanently marked to BS 6206; new windows to be escape windows; min unobstructed opening 750x450; all height between 800 and 1100.

PLUMBING: Construct new WC on existing drain to the outside of the new extension; W/C of 200 brickwork in engineering bricks; flush pointed internal; finished with lightweight cover and frame; 150 cone base; 150 cone pedestal; all joints and changes of direction on pedestal.
54V pipe to be boxed in internally and insulated.
The new sink unit to extension as shown; 30dia upvc waste to new back sink unit gully; 100dia underground pipework to new W/C.

applicant

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BUILDING CONTROL

Drq No:- KC16/04/26

PROPOSED SINGLE STOREY KITCHEN EXTENSION at

PROPOSED PLANS AND ELEVATIONS