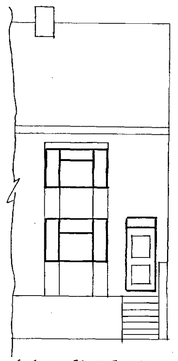
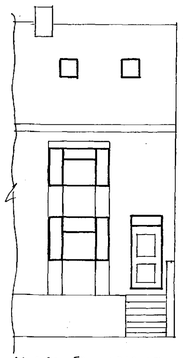
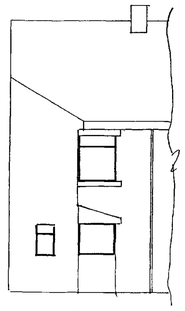


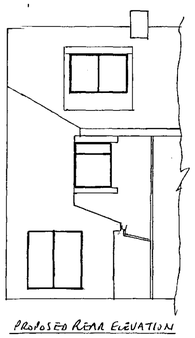
EXISTING FRONT ELEVATION



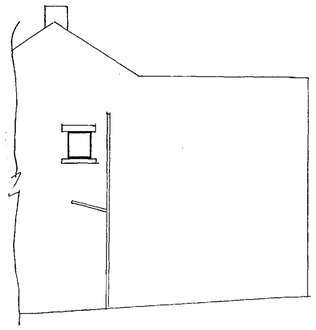
PROPOSED FRONT ELEVATION



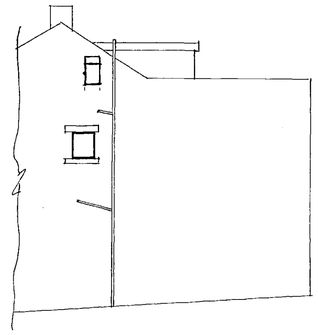
EXISTING REAR ELEVATION



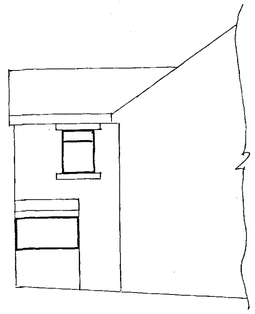
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION

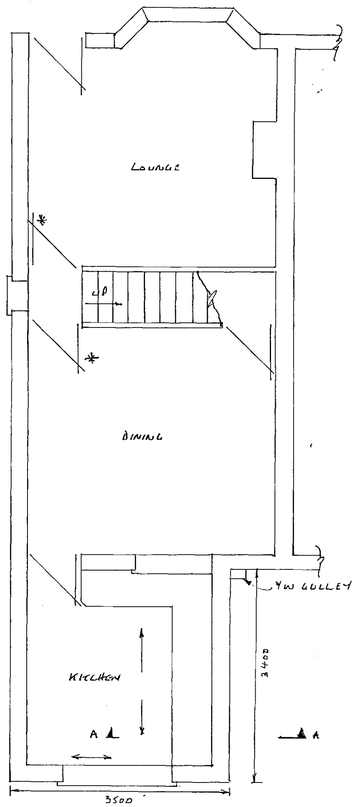


PROPOSED SIDE ELEVATION

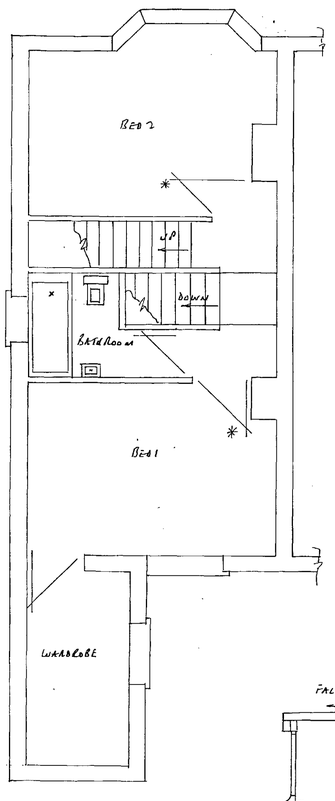


EXISTING SIDE ELEVATION

ELEVATIONS SCALE 1:100

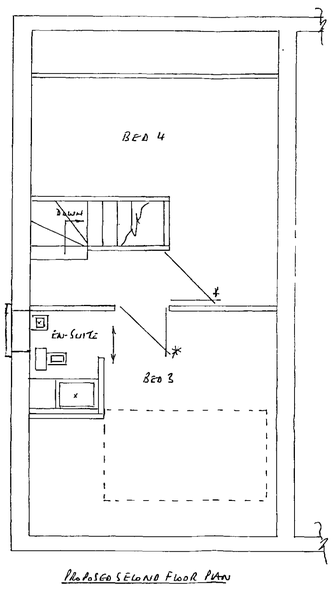



PROPOSED GROUND FLOOR PLAN

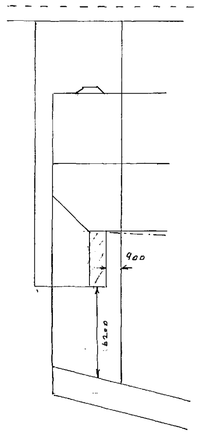



PROPOSED FIRST FLOOR PLAN

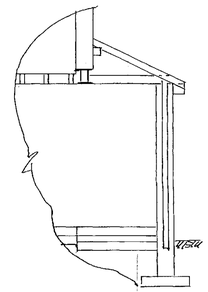
PROPOSED PLANS SCALE 1:50



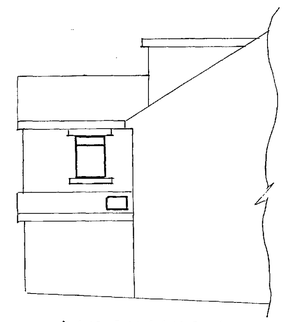

PROPOSED SECOND FLOOR PLAN



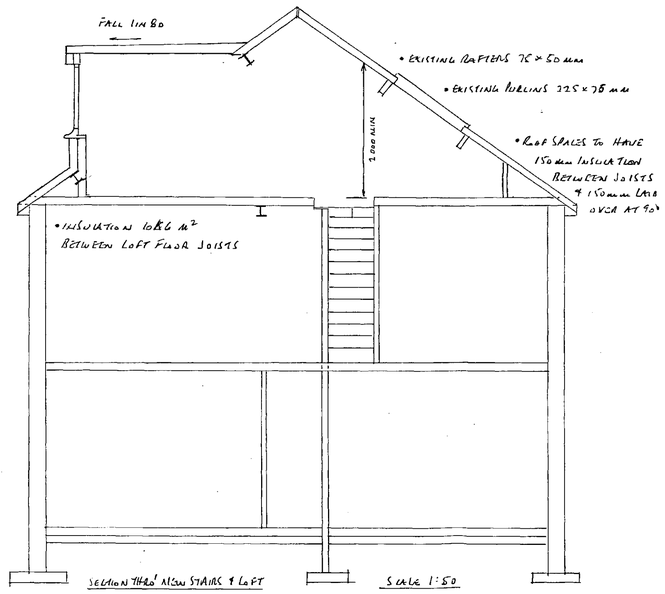

SITE PLAN SCALE 1:200



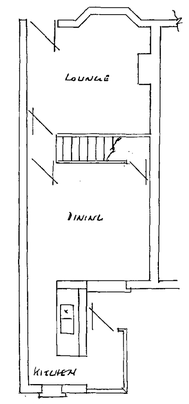
SECTION THRU' A-A SCALE 1:50



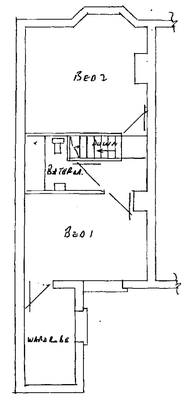
PROPOSED SIDE ELEVATION




SECTION THRU' NEW STAIRS & LOFT SCALE 1:50




EXISTING GROUND FLOOR PLAN




EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:50

DRAINS

- 100mm RWG & 65mm RWP TO MATCH EXISTING. S/W TO EXTENSION TO CONNECT TO EXISTING RWP. • FOUL FROM KITCHEN TO CONNECT TO EXISTING YW GULLEY
- FOUL FROM EN-SUITE TO CONNECT TO EXISTING STUB ON GABLE END.

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING. U VALUE TO BE 1.6 • KITCHEN TO HAVE FAN EXTRACTING 60 L/SEC ENSUITE FAN EXTRACTING 15 L/SEC & BOTH CONTROLLED BY AN INDEPENDENT SWITCH • PROVIDE MAINS WIRED SMOKE ALARMS WITH BATTERY BACKUP TO CIRCULATION AREAS ON EVERY FLOOR & TO BE INTERLINKED TO A SEPERATE CIRCUIT • ALL ELECTRICAL WORK TO COMPLY WITH 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 BUILDING CONTROL ON COMPLETION • HEATING ALTERATIONS TO BE BY A GAS SAFE ENGINEER & TRV'S REQ FOR EXTENSION OF THE HEATING SYSTEM # INDICATES ½ HR FIRE DOORS • 100mm KINGSPAN RETWEEN RAFTERS TO LOFT ENSURING A 50mm GAP & THIN TLX SILVER INSULATION TO UNDERSIDE & 12.5mm PLASTERBOARD & SKIM • GALES TO BE DETERMINED FOR RST IN KITCHEN POSITIONED ABOVE STEEL LINTEL

WALLS TO EXTENSION

- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH EXISTING • 100mm LWT. LOW BLOCK • 100mm CAVITY FILLED WITH DRITHERM INSULATION BATTS • HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS • REVEALS TO BE INSULATED • STAINLESS STEEL TIE WIRES SPACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • CG 90/100 LINTELS OVER EXTERNAL OPENING WITH DPC APRON OVER & WEEP HOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • EXTERNAL REVEALS 665mm MIN. • NEW WALLS TIED TO EXISTING WALLS WITH TOOTHINGS & 'S' SCREW IN TIES EVERY 225mm & ENSURING A CONTINUOUS CAVITY

FLOOR

- 150mm HARDCORE • 25mm SAND BLINDING • 1200 GAUGE VISQUEEN DPM • 70mm KINGSPAN KOOLTHERM INSULATION • 125mm CONCRETE

FOUNDATIONS

- 600 x 150mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

ROOF TO EXTENSION

- 100 x 50mm WALLPLATE • 100 x 75mm WALLPLATE SECURED TO EXISTING WALL WITH RAWL BOLTS EVERY METRE • 97 x 47mm JOISTS AT 400mm CENTRES • 100 x 47mm RAFTERS AT 400mm CENTRES • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL & WITHS WITH NOGGINS • 200 x 25mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT FLYPROOF MESH • 10mm EAVES VENTS • REINFORCED BITUMEN ROOFING FELT
- 38 x 25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2 METRES • CODE 5 LEAD FLASHINGS • 150mm INSULATION BETWEEN JOISTS & 150mm LAID OVER AT 90°

MAIN ROOF & LOFT

- REAR ROOF TO HAVE 100 x 50mm WALL PLATE • 145 x 75mm JOISTS
- 150 x 47mm RAFTERS • AT 400mm CENTRES • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STRAPS TO HORIZONTAL & WITHS EVERY 1.5m WITH NOGGINS • 230 x 25mm FALCIA WITH 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT FLYPROOF MESH • ROOF COVERING SAME AS EXTENSION • NEW RSJ'S TO SUPPORT RAFTERS & FLOOR JOISTS & CALCS TO BE PROVIDED • GABLE WALL TO HAVE INSULATED BOARDS & SKIM • STOOTHING WALLS TO HAVE INSULATION 10KG/m²

STAIRS

- STAIRS TO BE MADE BY SPECIALISTS & SIZES ON SITE MAY DIFFER CONTRACTOR TO TAKE OWN MEASUREMENTS & DESIGN TO BE IN ACCORDANCE WITH ABK • 2m MIN HEADROOM WITH 42° PITCH • RISE 200mm GOING 238mm HANDRAIL & GUARDING TO BE 900mm ABOVE PITCH LINE

PROPOSED SINGLE STOREY REAR EXTENSION & LOFT CONVERSION AT:-

32 LONISTON AVENUE

BARNSLEY S71 1EL