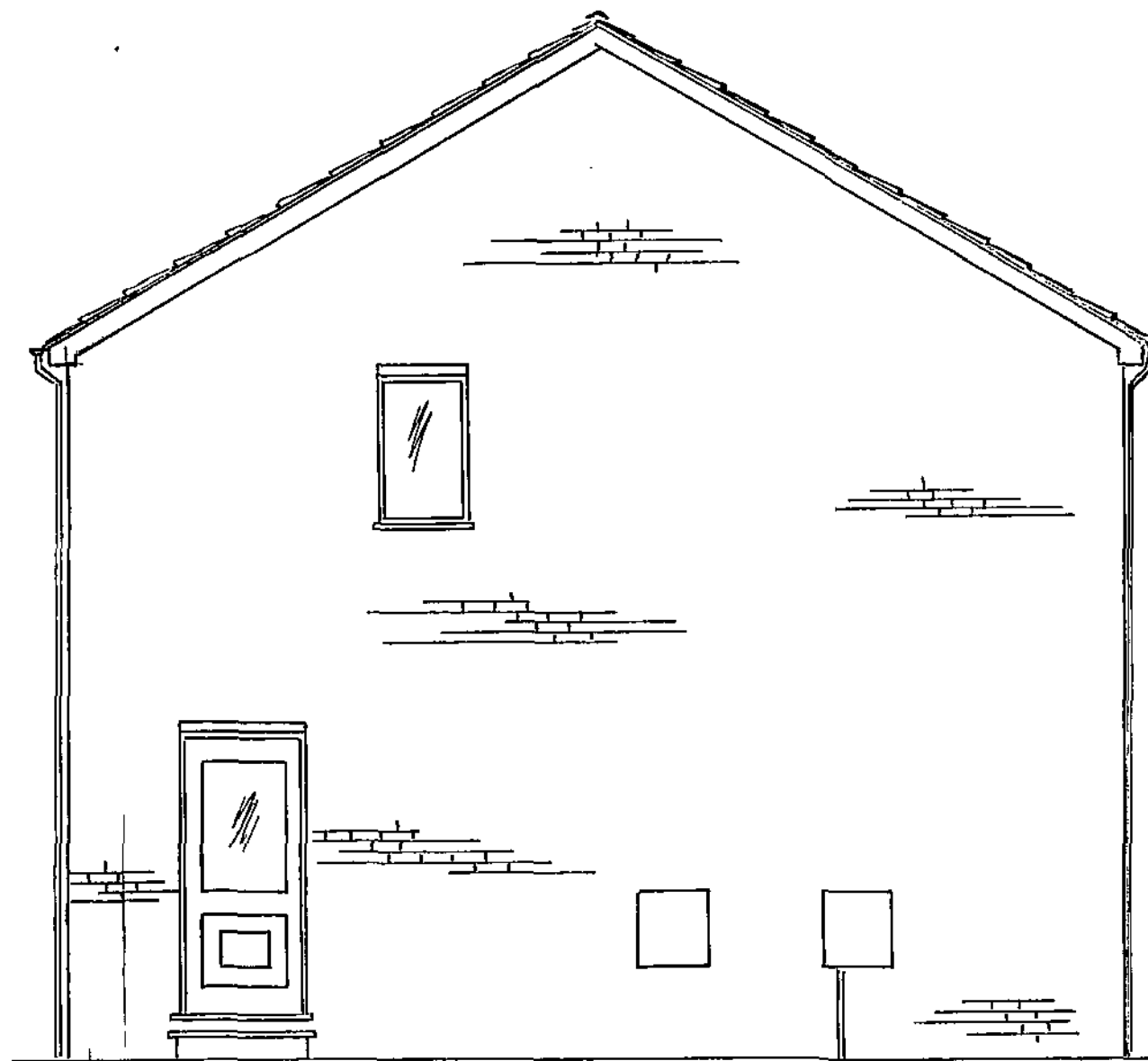
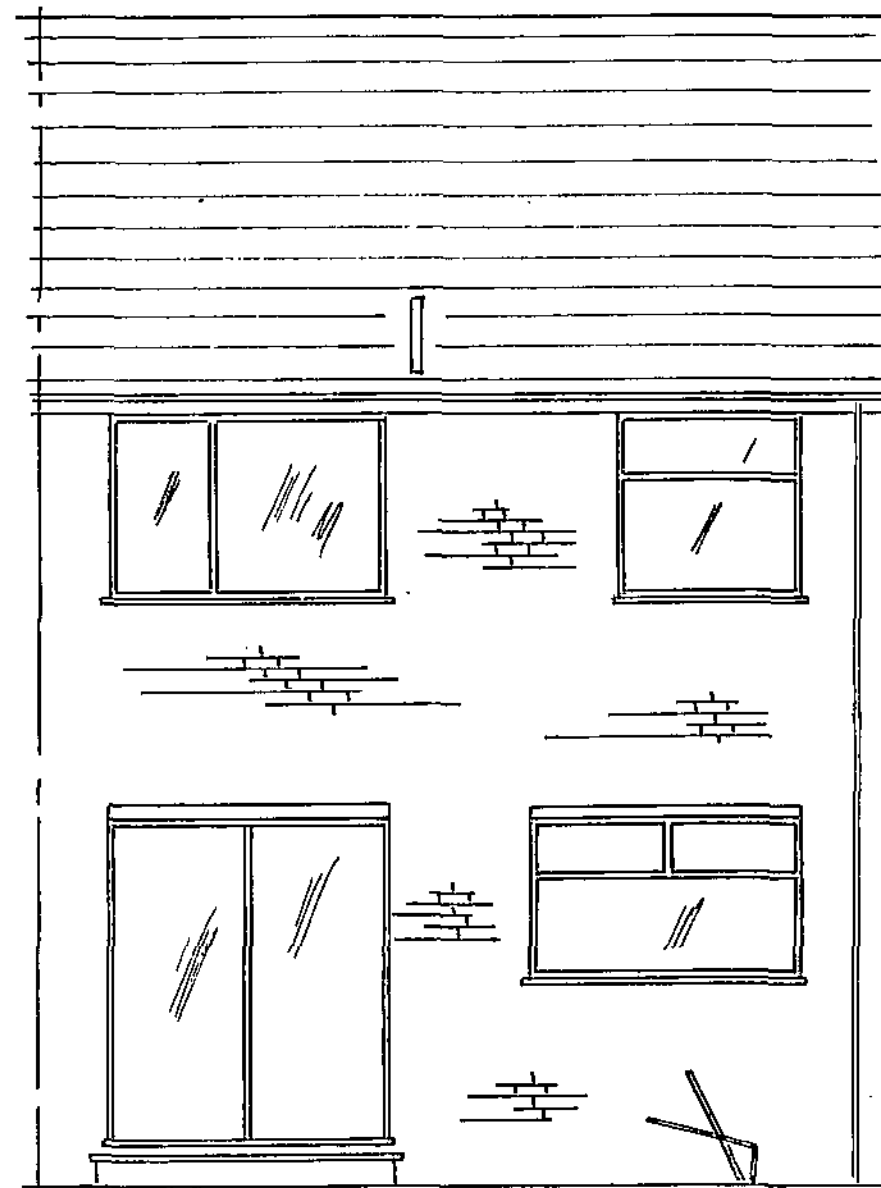


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

FOUNDATIONS
All Foundations to be excavated to a depth to satisfy LA, any excavations within 1m of drains to be taken below invert level, any new or existing drains passing through substructure to be protected by bridging lintels. Footings to be traditional concrete strip type approx dimension 600mm x 600mm thick and are not to be eccentrically loaded without further design work. Builder must check that footing type has been approved and no additional design work is required before pouring concrete.
NOTE: It is recommended that a trial hole be dug to determine the existing footing type/ground conditions so that any design work can proceed if required during the early stages of the application process, building control records may also assist with local area records.

STRUCTURE
Walls to be cavity construction to form wc and utility area. Outer leaf to be facing bricks, cavity to be 100mm width tied with ties at rate of 5 per m2 fully insulated with 100mm of dritherm, rockwool or similar insulation with plasterboard and skim finish to achieve 0.30 W/m2k U value. External return corners always to be a minimum of 665mm. Cavity only to be closed at openings with insulated closer. Ensure all new work is tied to existing using proprietary galvanised joining system or by bonding into existing and ensure saw cut with dpc between at junction with existing kitchen extension. Cavity below ground level to be filled with weak mix concrete to within 150mm of ground level and dpc to be provided to both leaves at min 150 mm above ground level linked to dpm/radon barrier with appropriate cavity tray over air bricks, ensure blocks are suitable for below ground use. The garage is to be of single skin (1/2 brick) construction with a central pier as shown using blocks to form an overall pillar 440mm x 200mm and a 200mm x 215 mm return pillar to the garage door.

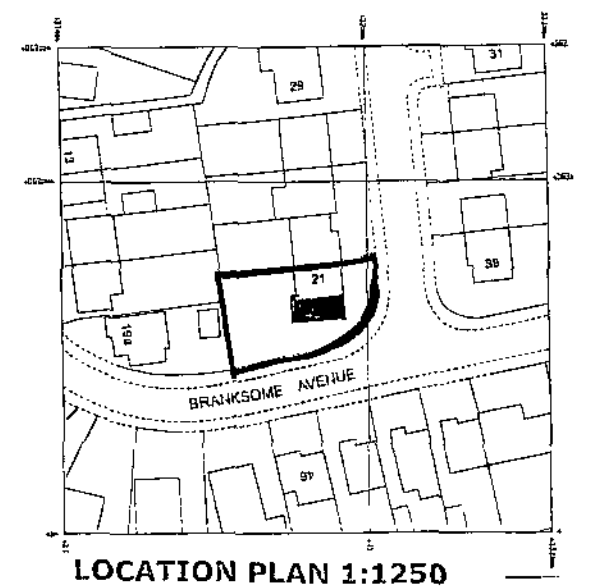
ROOF
Form roof using 125mm x 50mm rafters and 100mm x 50mm ceiling joists over wc/utility and 175mm x 50 mm joists to form garage ceiling. The rafters over the garage door are to be strapped back at 3 points with 1m long twisted galvanised straps 30mm x 5mm fixed to noggins between joists to provide triangulation. Use 100mm x 75mm wall plate bedded on cement/sand mortar on inner leaf and strapped at 1.8m centres with 1m long x 30mm x 5mm galvanised straps plugged and screwed to blockwork. Use Tyvek breathable felt and 38mm x 25mm tannalised battens with concrete tile finish to suit pitch of 22.5 degrees and exposure where required, a cavity tray detail may be required with weep holes where external walls become internal walls this should be checked with the building inspector on site. Insulate over wc/utility with 270mm mineral wool. Finish ceiling with foilbacked 12.5mm plasterboard and fascia detail and upvc gutter and fall pipe connected to existing fallpipe on front and to repositioned gully on rear.

FLOOR
The whole of the ground floor extension footprint is to receive a 2000 gauge membrane as a radon barrier taken across the cavity below ground level. The new floor is to be 125mm x 50mm floor joists with 100mm insulation and 2 air grates to rear and side walls. Use 100mm well compacted hardcore, sand blinding, radon barrier. All new timbers which are built in are to be sealed to maintain air tightness standards and finish floors with 18mm moisture resistant flooring grade chipboard.

SUNDRY
Finish all new walls and ceilings with 12.5mm plasterboard and skim finish and all necessary joinery items. Provide thermostatic valves to any new radiators (system should be surveyed by qualified engineer to ascertain suitability for additional output). Provide at least 1 fixed energy efficient light fitting capable of only receiving low energy bulbs. Provide extract fan of 15 litres to utility room and 6 litres to wc with 15 minute overrun, bathrooms and en-suites and 5 litre extract fans to all w.c's.

DRAINAGE
Existing system appears to be combined, upon further inspection if separate system is found then this should be maintained records may show water authority adopted drains due to age of property building control will advise and any water authority conditions should be complied with. At an early stage builder should discuss with inspector feasibility of taking all additional surface water to a soakaway of 1m3 at a point 5m from the building. Suggested connections are shown, system to be investigated on site and all runs and final connections to be agreed with building inspector. Sink s and showers should have deep seal trap with 38mm upvc pipework and traps and 32mm pipe to wash hand basins. New 100mm upvc gutters to drain to 63mm fallpipes all securely fixed draining to existing mains system. All new drainage runs should use 100mm underground plastic drainage laid on pea gravel to a 1:40 fall, all new rain water gutters entering combined system should do so via traps. Down stairs wc to have internal air admittance valve to top of internal stack. All final runs and connections should be to the satisfaction of the District Surveyor.

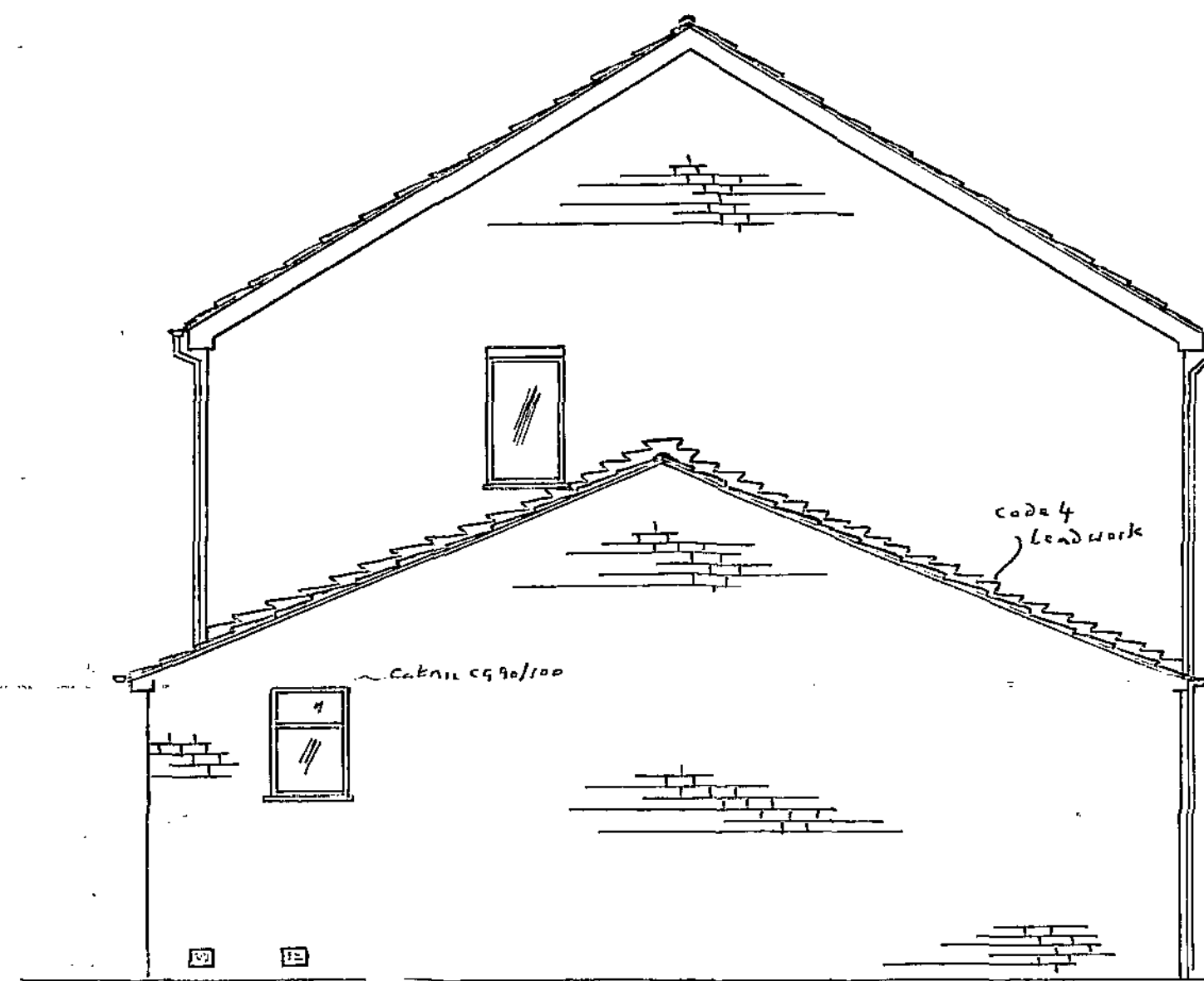
WINDOWS, DOORS AND VENTILATION
Areas of windows shown are to meet customer's specifications the total area of openings should not exceed 25% of the extended floor area. Windows to meet current regulations for safety and thermal insulation i.e. max U value 1.8W/m2k (2.0 W/m2k for doors). Therefore to be double glazed units (4mm) minimum 16mm air gap (argon filled) with low 'E' coating (e.g. Pilkington's K glass), ensure safety glass e.g. toughened is used to areas below 800mm and in all doors and glass panels adjacent doors and clearly marked to BS 6206. Ensure trickle ventilation of 8000mm2 is achieved and 1/20" floor area openings to habitable rooms and 4000mm2 to non-habitable rooms. Garage door type to be confirmed with customer. Use 178mm x 102mm x 19kg beam over garage door and 150mm x 100mm concrete lintel over rear door and window and catnic CG90/100 over wc window or similar 150mm bearing each end, dpc and weep holes finish with feature stone lintels and cills.



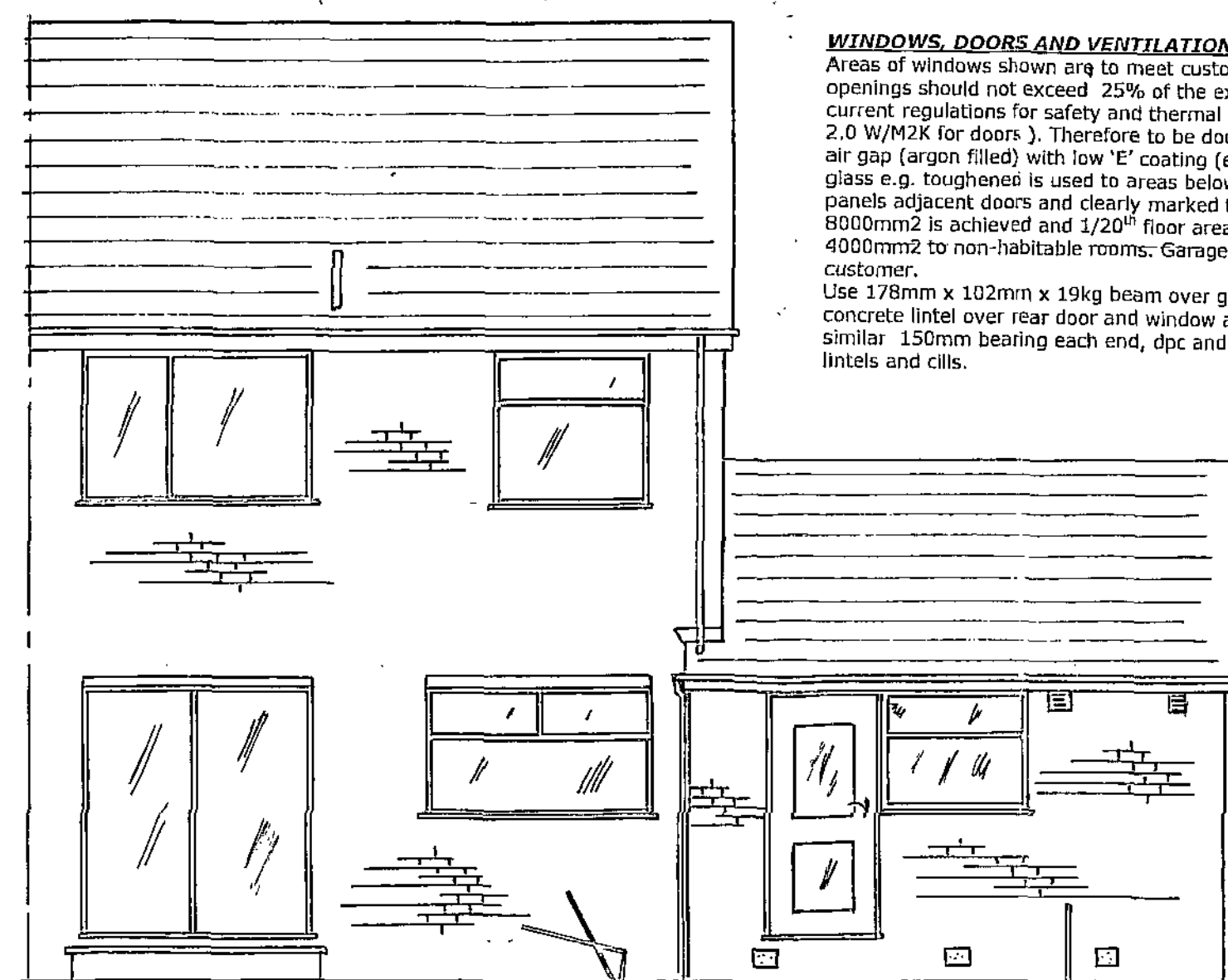
LOCATION PLAN 1:1250



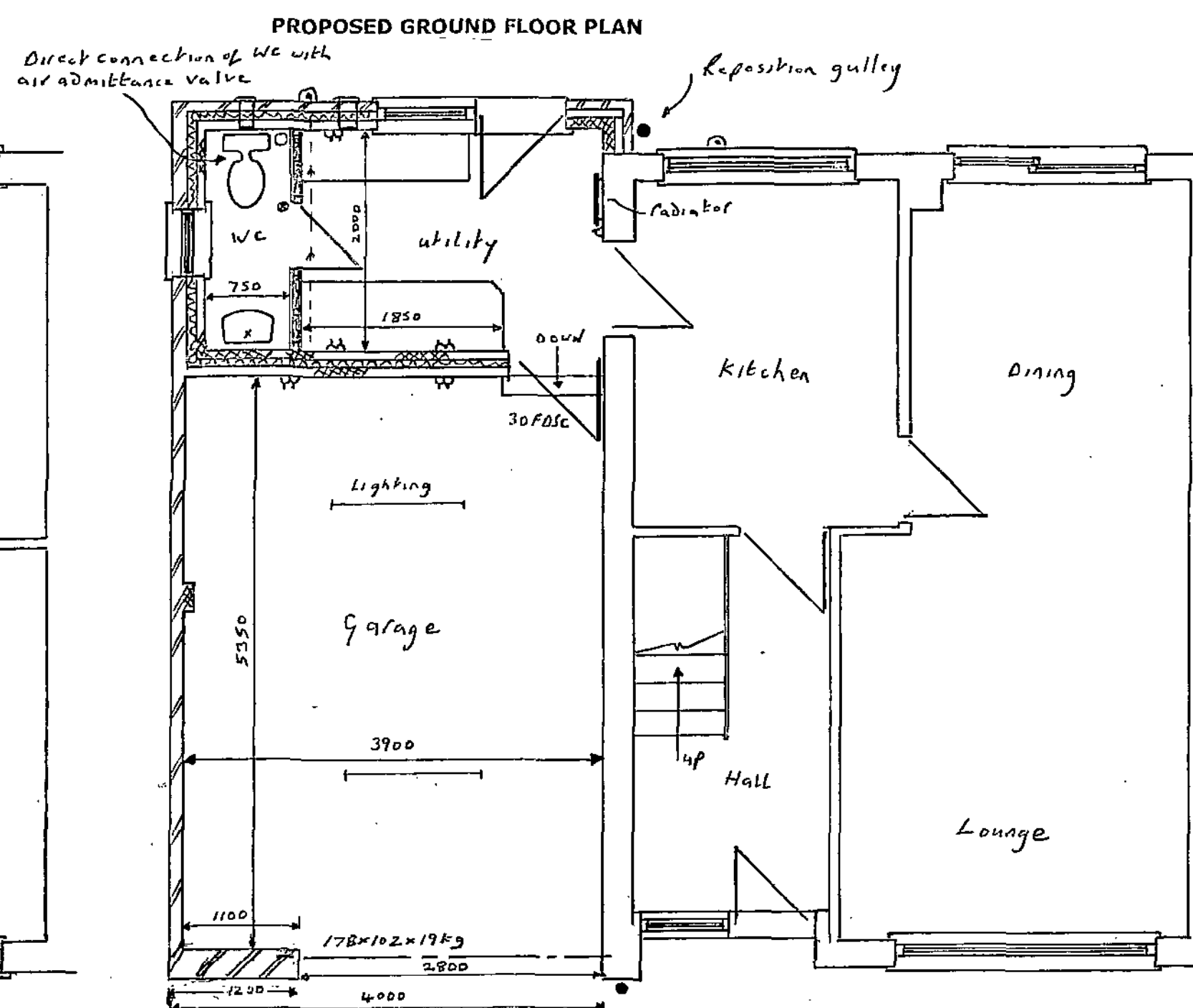
PROPOSED FRONT ELEVATION



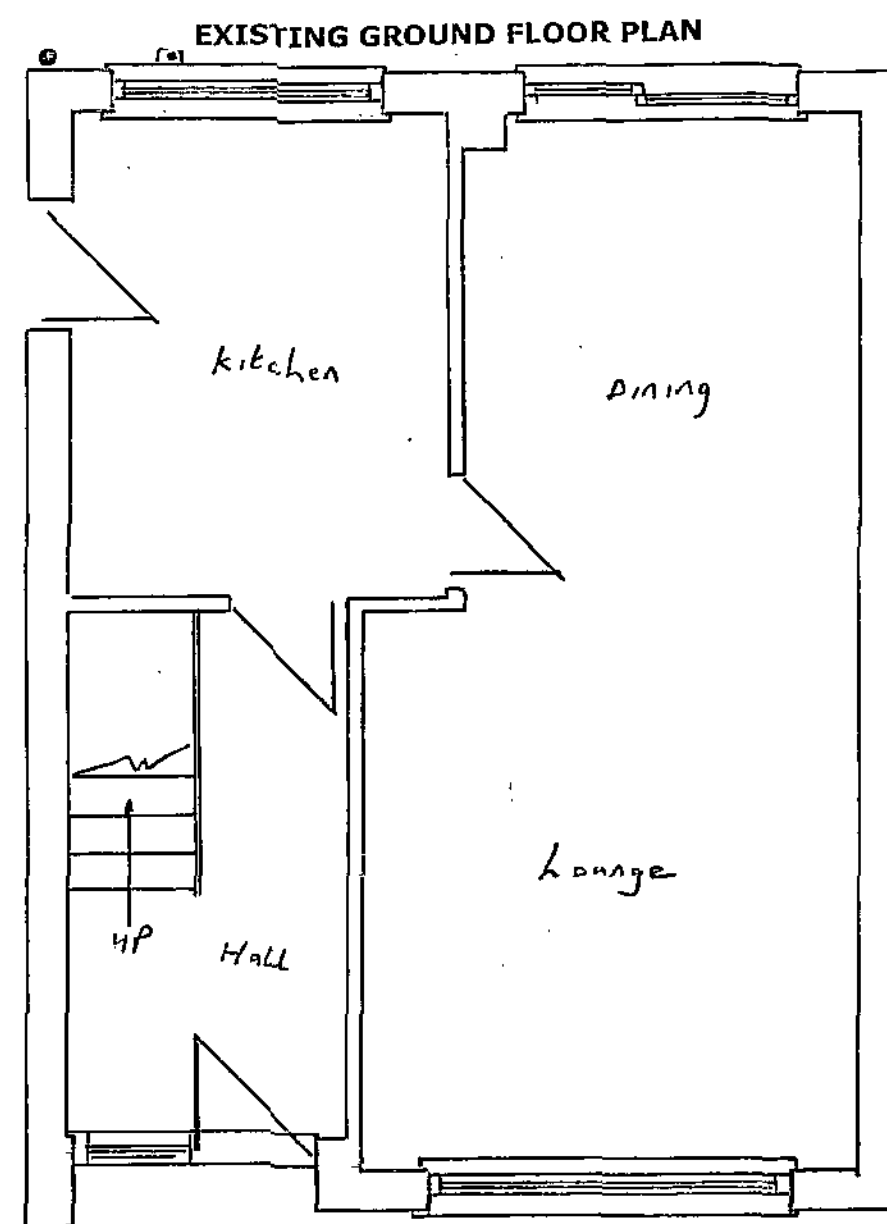
PROPOSED SIDE ELEVATION FACING BRANKSOME AVENUE



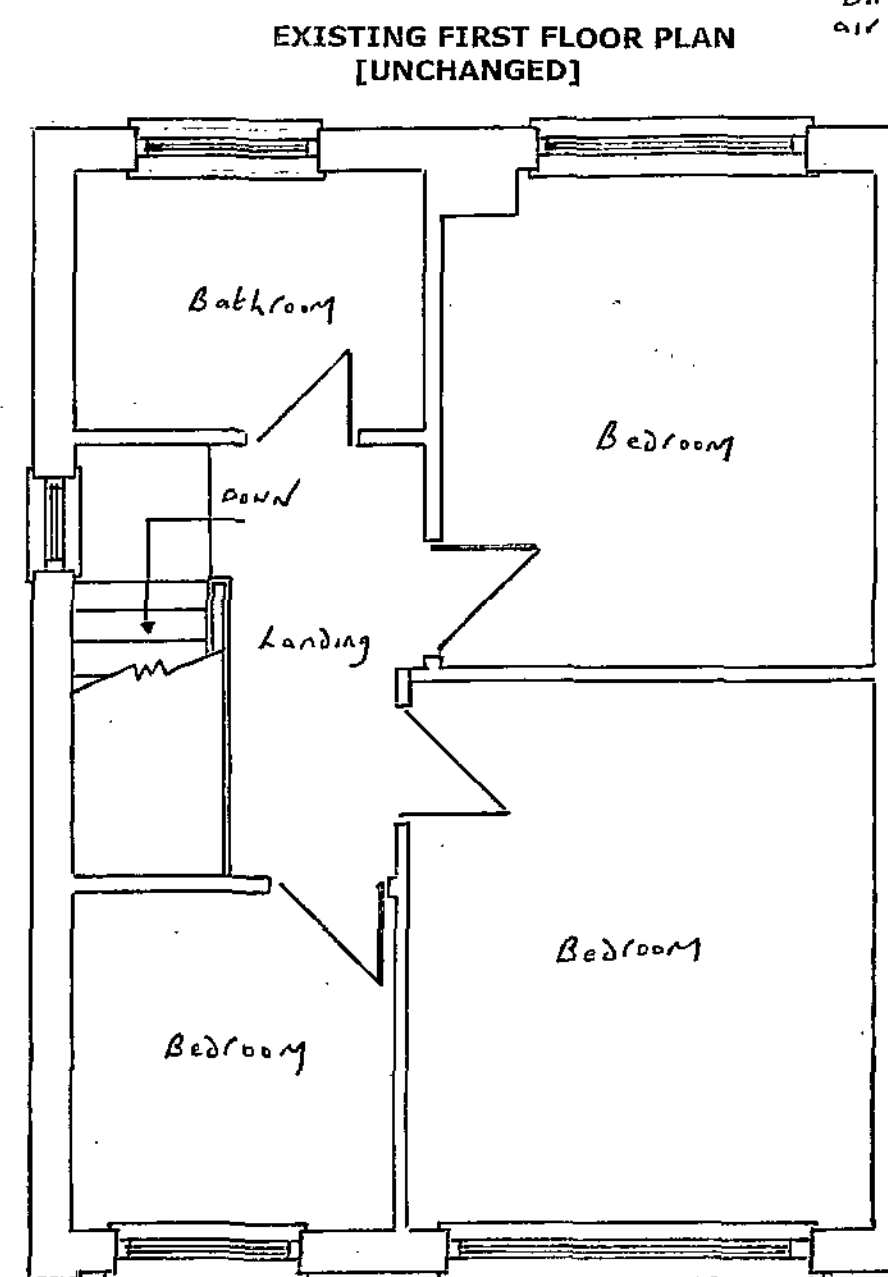
PROPOSED REAR ELEVATION



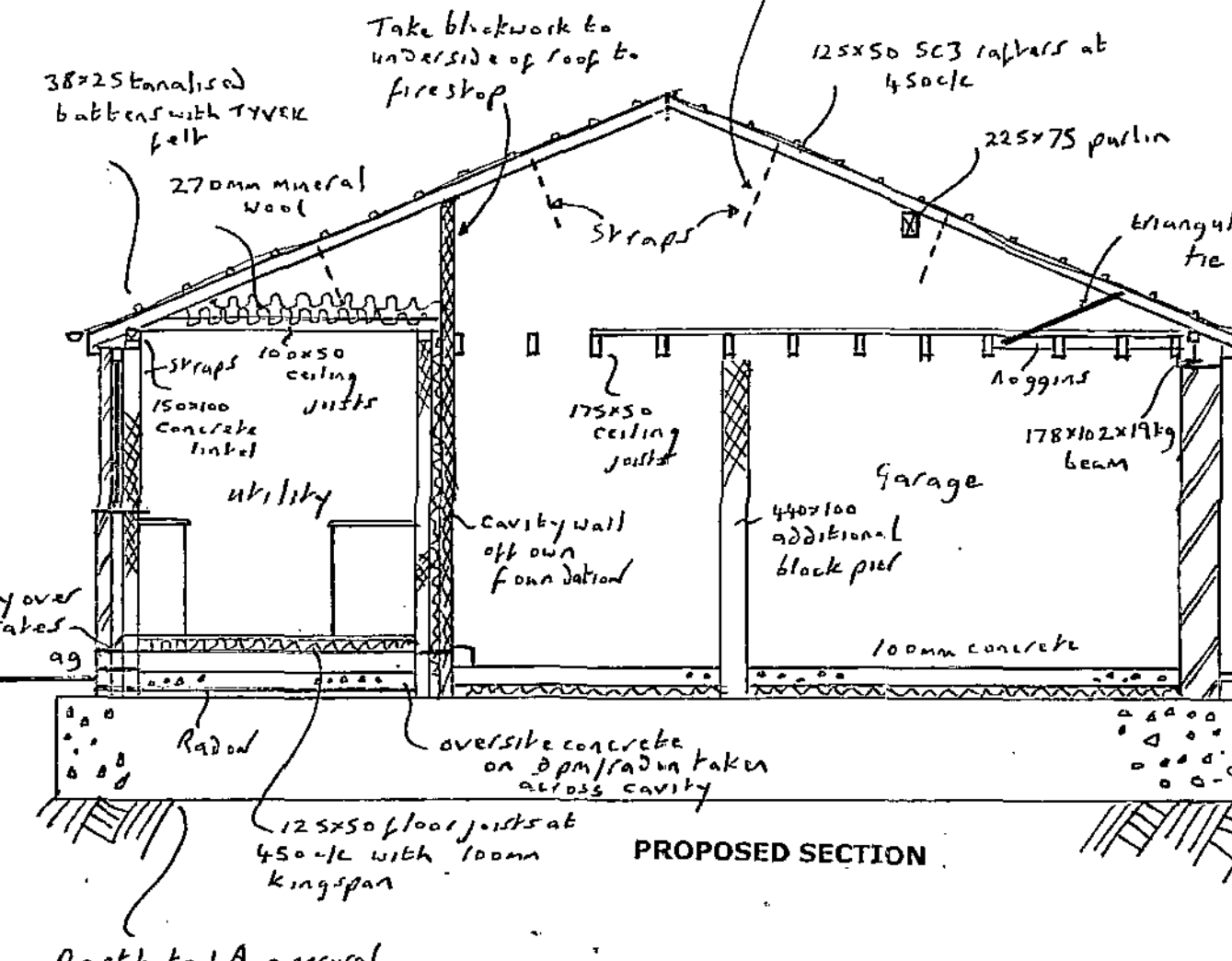
PROPOSED GROUND FLOOR PLAN



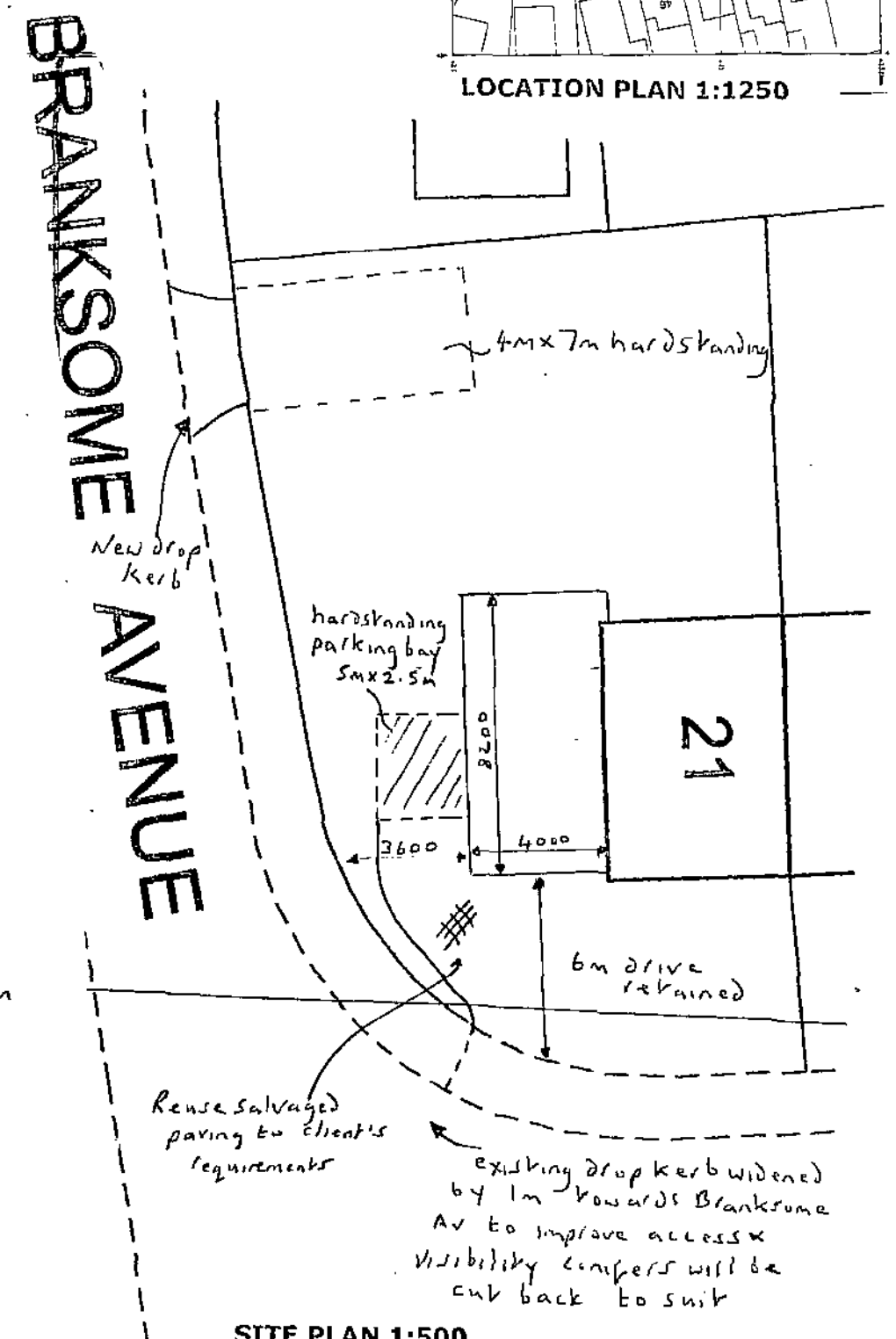
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN [UNCHANGED]



PROPOSED SECTION



SITE PLAN 1:500

IMPORTANT NOTES TO BUILDER AND CLIENT PLEASE READ

• Work not to commence until Planning permission (where applicable) and full building regulations approval is confirmed. If the work is to be carried out on a building notice then 48 hours notice should be given. Builder or client must check with agent that there are no outstanding issues before starting work.
• Builder's quotation to be based on final approved drawing, all work is subject to change particularly in relation to excavation dig and subsequent foundation requirements. Builder may allow a provisional sum for foundation costs until the excavation is carried out and inspected and the foundation designed and approved, in which case, the client should add a contingency to the project budget specifically to cover the design and cost of any special foundations needed. Every effort should be made before excavating to identify services to avoid risk of injury and possible conditions and existing foundation connection costs. It is always recommended that a trial hole be dug to determine the existing ground level type (including garage floors where these are intended to be built off) to assess suitability to carry additional load and to ensure the new foundation is compatible with the existing one (the Local Authority District Surveyor may be able to provide early advice on this), this will enable any design work to proceed to avoid disruption after the work has started on site. Additional design and building costs may be incurred by the client when final foundation requirements are known.

• Any heating, mechanical and electrical alterations and additions shown represent customer requirements only and any pricing and final installation should be subject to site survey by qualified persons to determine both customer requirements and feasibility of system to take additional outlets. All work should comply with current industry regulations.
• All electrical work to be carried out to meet requirements of Part P i.e. prior to completion of the work the District Surveyor should be provided with evidence to either demonstrate that the work has been carried out by a person who is a member of the Competent Persons Scheme or the requirements of Part P have been complied with and an appropriate BS7671 electrical installation certificate has been issued by a person competent to do so (this will incur an additional Local Authority charge). Work should be fitted to manufacturer's instructions. Use code 4 lead flashing work where required, a cavity tray detail may be required with weep holes where external walls become internal walls this should be checked with the building inspector on site. Insulate over wc/utility with 270mm mineral wool. Finish ceiling with foilbacked 12.5mm plasterboard and fascia detail and upvc gutter and fall pipe connected to existing fallpipe on front and to repositioned gully on rear.

ELECTRICAL AND HEATING
Builder to discuss with client all requirements for plug sockets, lighting and heating requirements and requirements for external work to driveway widening and additional hard standings.
DO NOT SCALE FROM DRAWING these drawings are for the customer for the purpose of obtaining planning permission and building control approval and are not intended to be site working drawings, all dimensions to be checked on site particularly in relation to boundary positions and openings and unless otherwise shown new ground and first floor windows on the same elevation should align with each other; check any queries with the agent before proceeding further.

PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM GARAGE, UTILITY ROOM AND WC
FOR MR AND MRS GREASLEY
21 BRANKSOME AVENUE
BARNSELY S70 6HX
PLANS AND ELEVATIONS EXISTING AND PROPOSED
SCALE 1:50, DATE MARCH 2010