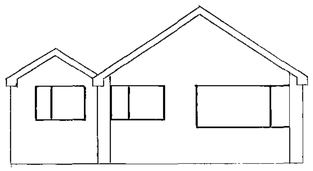
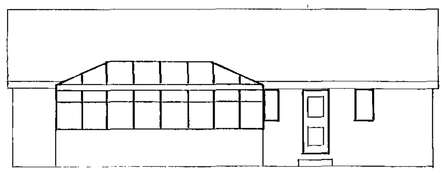


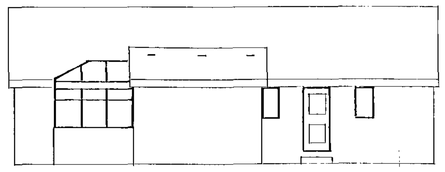
EXISTING FRONT ELEVATION



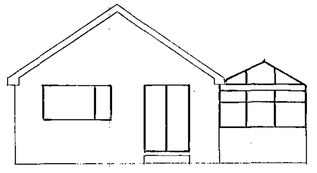
PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION

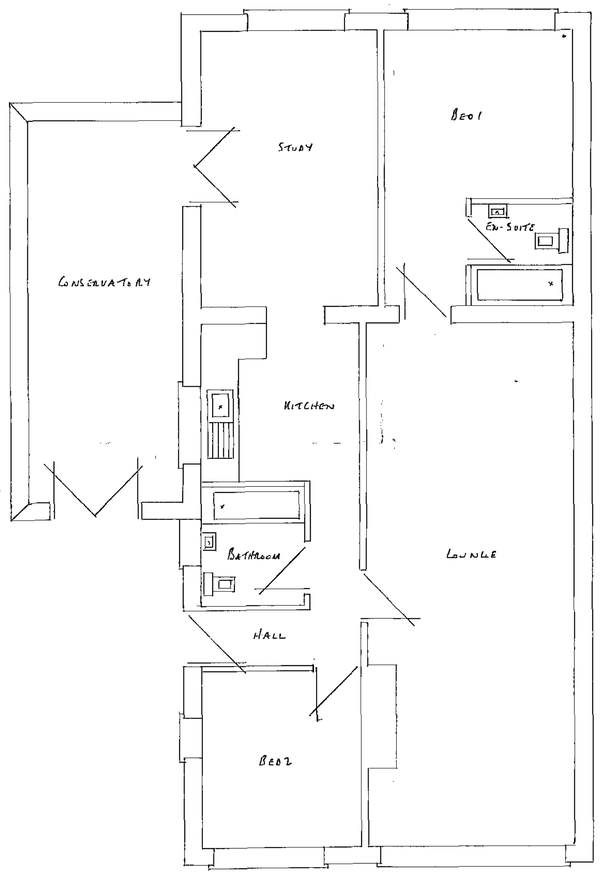


PROPOSED SIDE ELEVATION

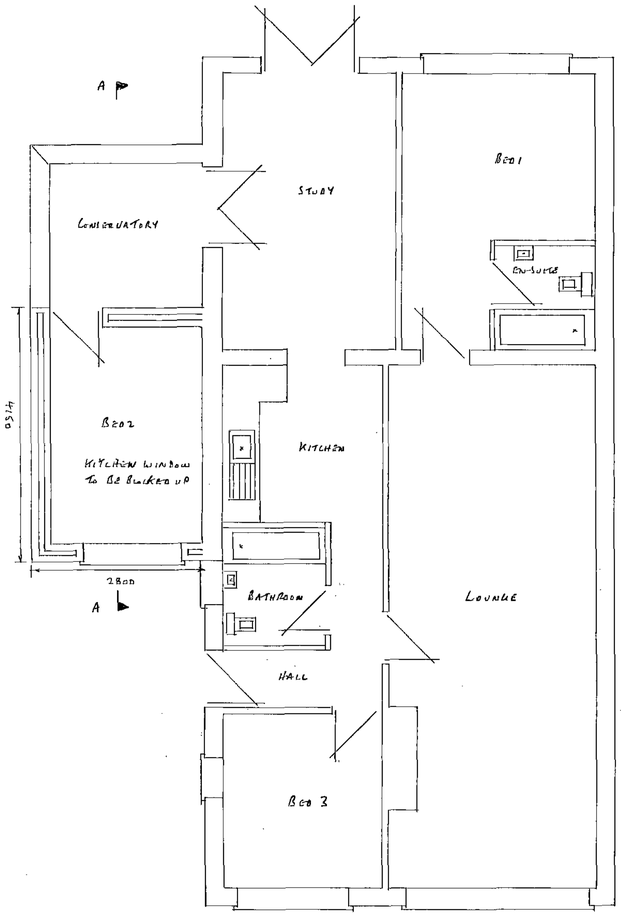


EXISTING REAR ELEVATION

ELEVATIONS SCALE 1:100

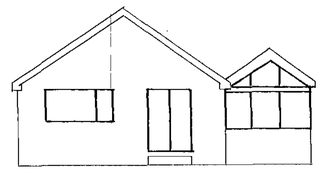


EXISTING GROUND FLOOR PLAN



PLANS SCALE 1:50

EXISTING FIRST FLOOR PLAN



PROPOSED REAR ELEVATION

FOUNDATIONS

- 600 × 150MM LONG STRIP DEPTH 750MM SUBJECT TO LA APPROVAL • FDNS TO GO BELOW DRAINS & TO BE BUILT ROUND LEAVING 50MM CAV & BRIDGED OVER WITH SPANRITE LINTELS

WALLS

- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH EXISTING • 100MM LIGHTWEIGHT BLOCKS
- 100MM CAVITY FILLED WITH DRITHERM INSULATION • HORIZONTAL DPC 150MM MIN ABOVE G.L. 150MM DPC TO REVEALS & REVEALS TO BE INSULATED • STAINLESS STEEL VERTICAL TWIST TIES PLACED 750MM HORIZONTALLY 450MM VERTICALLY & 225MM TO REVEALS • CG 90/100 LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC ABOVE & WEEP HOLES EVERY 900MM END BEARINGS TO BE 150MM • NEW WALLS TIED TO EXISTING WITH TOOTHINGS & SCRAN TIES OR SIMILAR EVERY 225MM & MAINTAINING A CONTINUOUS CAVITY

FLOOR

- 100MM HARDCORE • 100MM OVERSITE CONC FINISHED ABOVE G.L. • 215 X 140MM AIR GRATES & LINTEL AT 2M MAX CENTRES WITH DPC ABOVE • 150 X 50 MM JOISTS AT 400MM CENTRES WITH UNDERSIDE 150 MM FROM OVERSITE & 140MM FLOORING GRADE INSULATION BETWEEN ON NETTON OR SIMILAR

ROOF

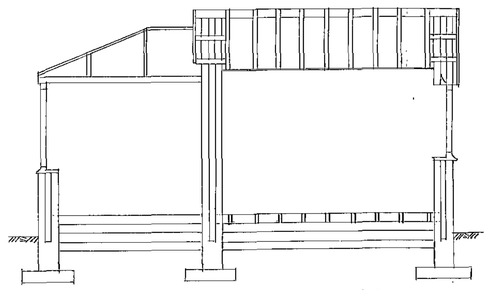
- 100 X 50MM WALL PLATE • 150 X 50MM CEILING JOISTS AT 400MM CENTRES • 175 X 50 MM RIDGE BOARD • 100 X 50MM RAFTERS AT 400MM CENTRES • 1M HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1M STAINLESS STEEL LATERAL RESTRAINT STRAPS TO HORIZONTAL & CUT UPS EVERY 1·5M WITH NOGGING TO SUPPORT • 200 × 25MM FASCIA • 6MM EXTERIOR PLY SOFFIT WITH 25MM CONT. FLY PROOF MESH • REINFORCED BITUMEN ROOFING FELT • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2M & 10MM EAVES VENTS • 150MM INSULATION BETWEEN JOISTS & 150MM LAID OVER AT 90°

DRAINS

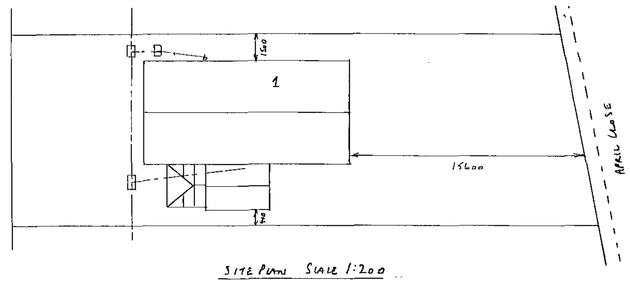
- 100 MM PVC TO MATCH EXISTING & TO CONNECT TO EXISTING CONSERVATORY PVC.

GENERAL

- ROOF VALLEY GUTTER FROM NEW ROOF TO MAIN ROOF TO BE CODE 5 LEAD ON 15MM PLYWOOD & TAKEN UP A MIN OF 200MM UNDER TILES • CONSERVATORY ROOF TO BE A MIN OF 150MM BELOW NEW ROOF AND TO BE WEATHER SEALED WITH CODE 5 STEPPED LEAD FLASHING • NEW WINDOW TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000MM² TO BE PILKINGTONK GLASS WITH A 16MM AIR GAP & SOFT LOW E COATING U VALUE TO BE 1·6 & TO HAVE OPENING LIGHTS 5% OF FLOOR AREA WITH AN ESCAPE SASH 750MM × 450MM WIDE & CILL LEVEL TO BE 800–1100 ABOVE FLOOR LEVEL • KITCHEN TO HAVE FAN EXTRACTING 60 L/SEC & CONTROLLED BY AN INDEPENDENT SWITCH
- PROVIDE SMOKE ALARMS WITH BATTERY BACK UP & INTERLINKED TO A SEPERATE CIRCUIT ON EVERY FLOOR • ALL ELECTRICAL WORK TO MEET PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE LABOUR PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK • HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRVS ARE REQ FOR EXTENSION OF HEATING SYSTEM.



SECTION THRO' A–A SCALE 1:50



SITE PLAN SCALE 1:200

PROPOSED SINGLE STOREY SIDE BEDROOM EXTENSION AT

1 APRIL CLOSE

MONK BRETTON

BARNSLEY