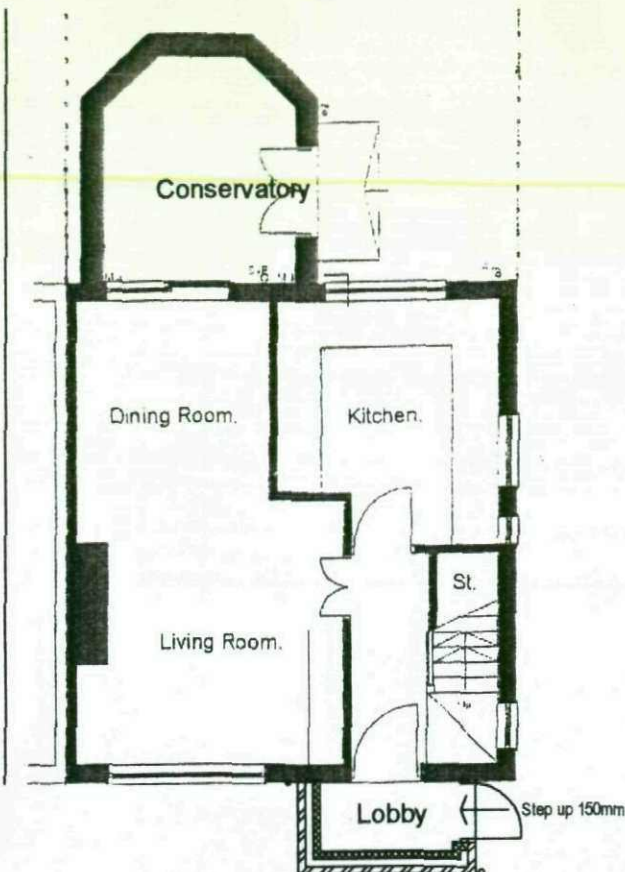
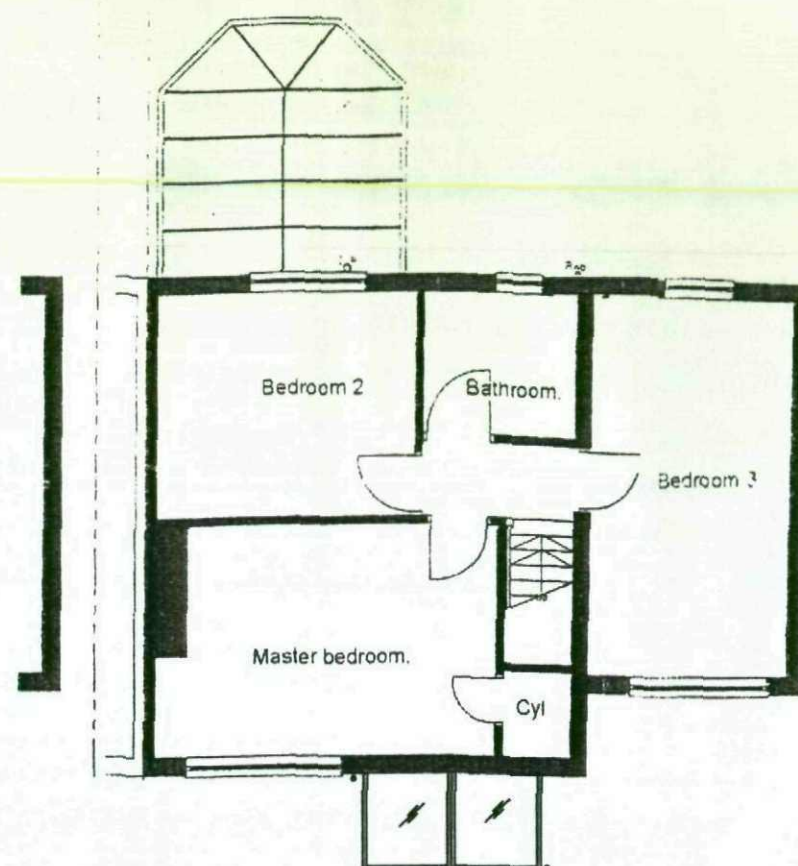
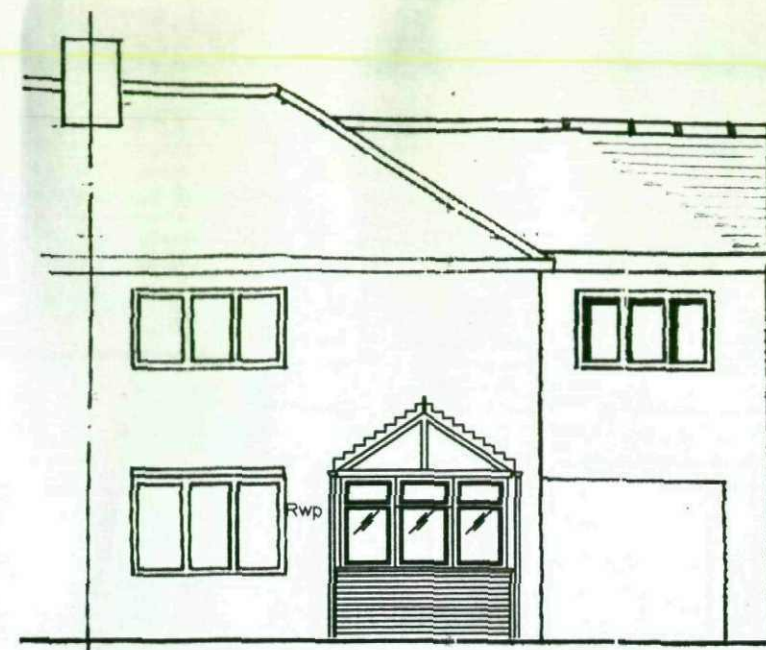




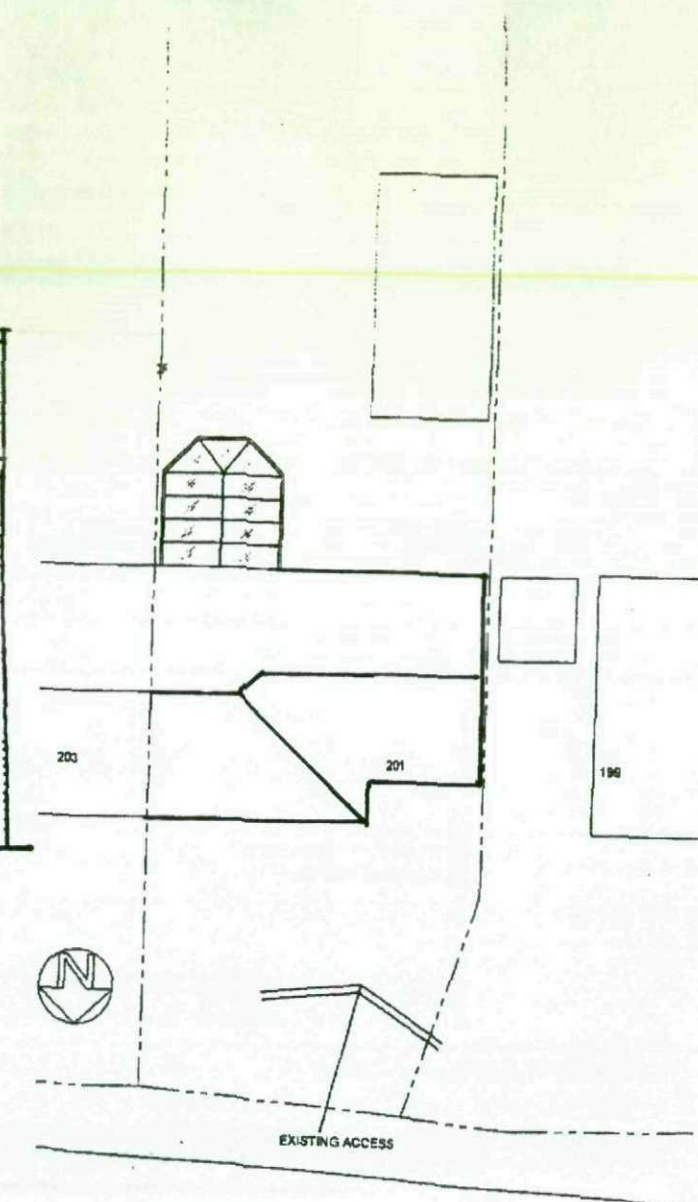
PROPOSED GROUND FLOOR PLAN.
1/100



PROPOSED FIRST FLOOR PLAN.
1/100



PROPOSED FRONT ELEVATION.
1/100

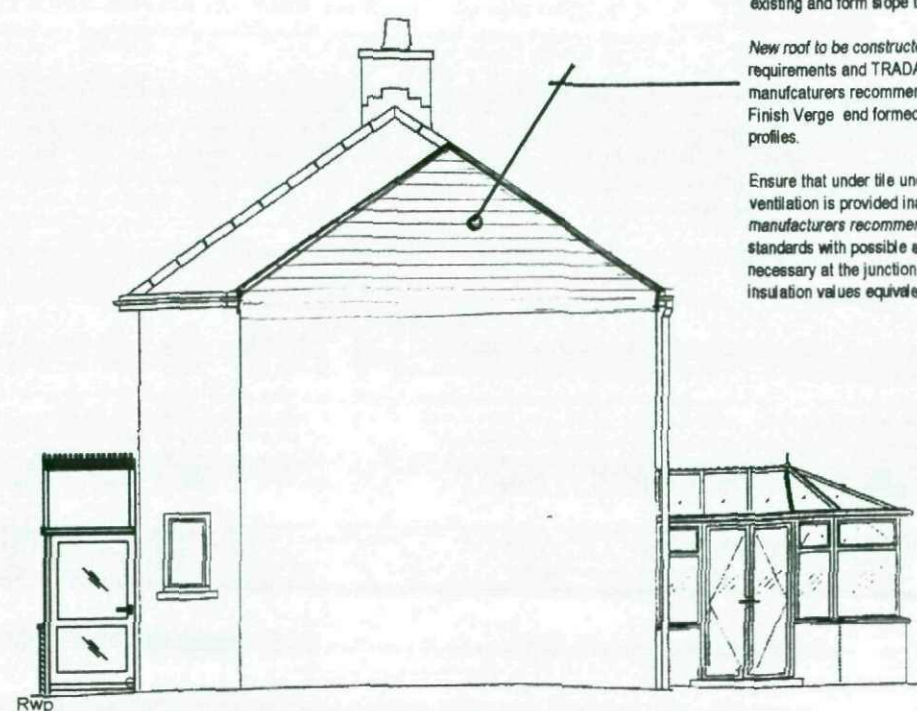


LAITHES LANE
PROPOSED SITE PLAN
1/200

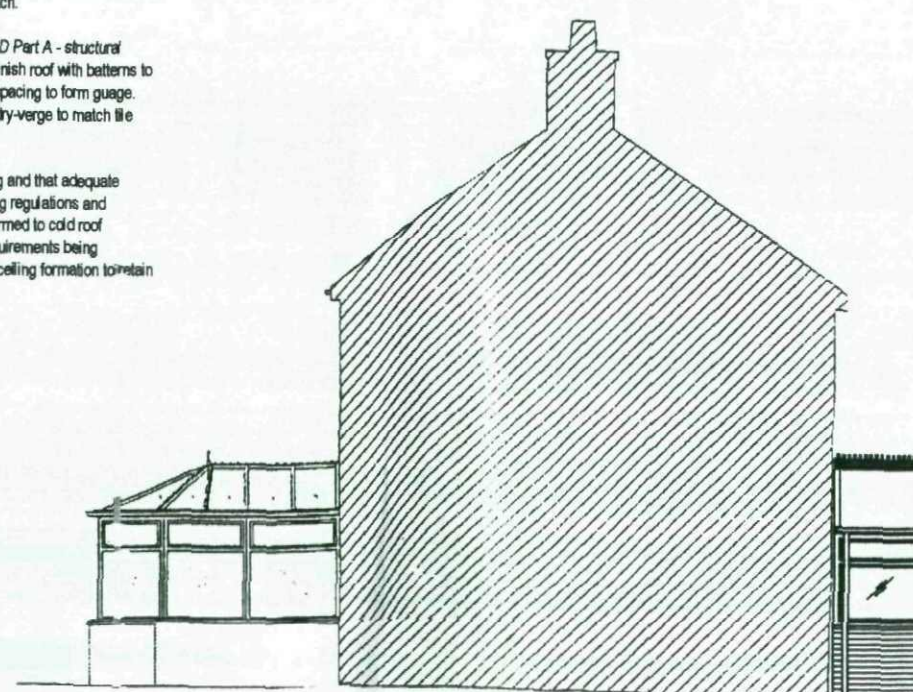
Existing hip roof to have the tiles carefully removed, and timbers dis-assembled to allow for formation of new gable end in brick and blockwork construction to match existing and in accordance with building regulations, i.e. required strapping centres. Brickwork and mortar to match existing in appearance, patterns, size and colour. Ensure no overhand working practices are adopted to retain consistency in wall characteristics and aesthetic appearance. Build new gable no higher than existing and form slope to match existing roof pitch.

New roof to be constructed in timbers to suite AD Part A - structural requirements and TRADA recommendations. Finish roof with battens to manufacturers recommendations, for size and spacing to form gauge. Finish Verge end formed in proprietary plastic dry-verge to match tile profiles.

Ensure that under tile underlay matches existing and that adequate ventilation is provided in accordance with building regulations and manufacturers recommendations. The roof is formed to cold roof standards with possible additional insulation requirements being necessary at the junction of the new gable and ceiling formation to retain insulation values equivalent existing.



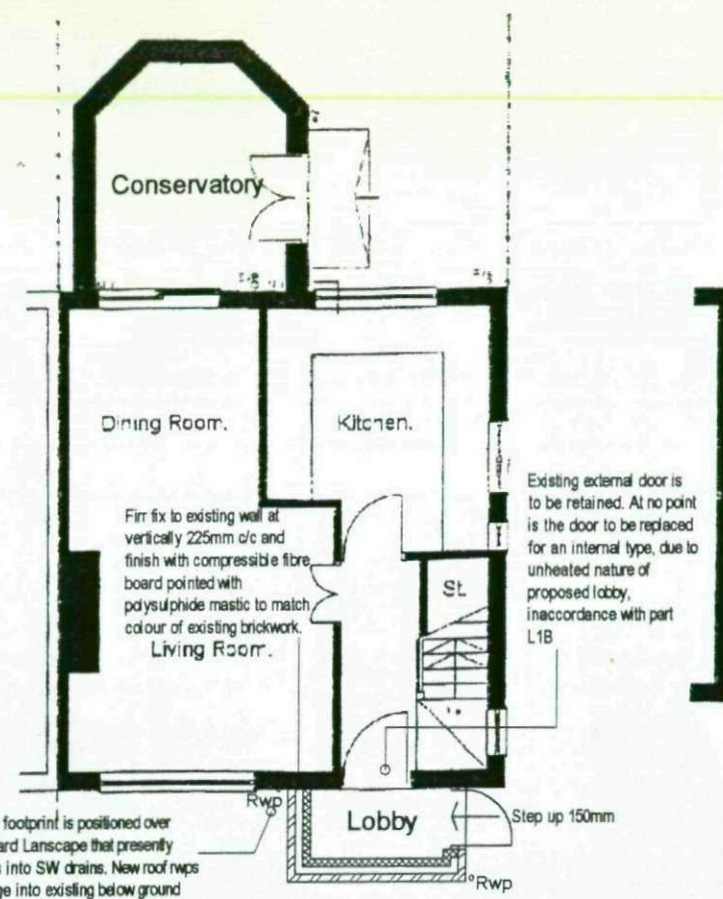
PROPOSED SIDE ELEVATION.
1/100



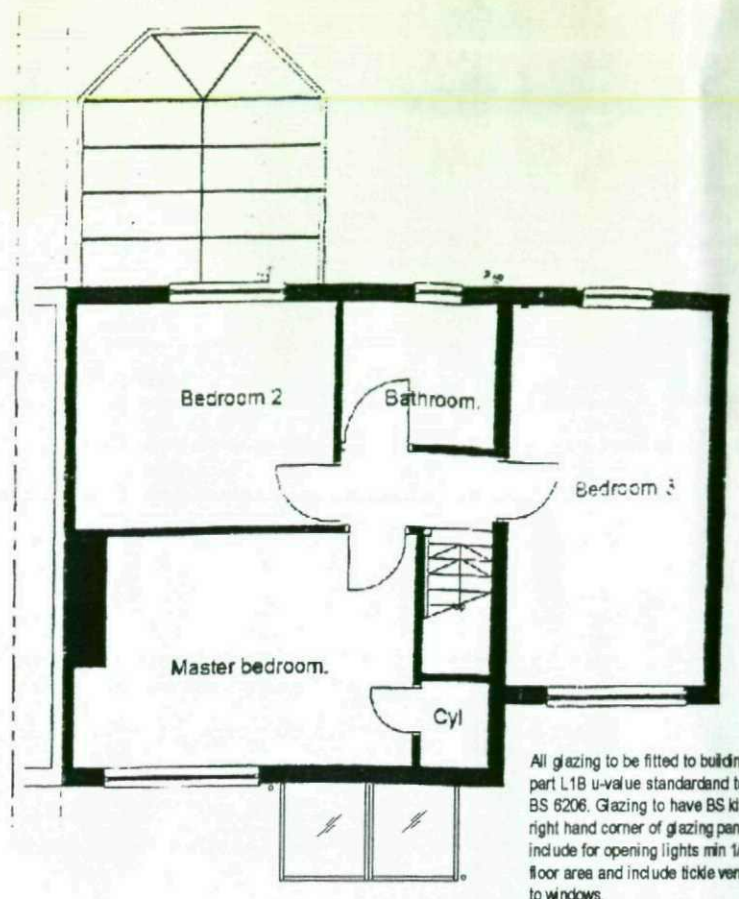
PROPOSED SIDE ELEVATION.
1/100



PROPOSED REAR ELEVATION.
1/100



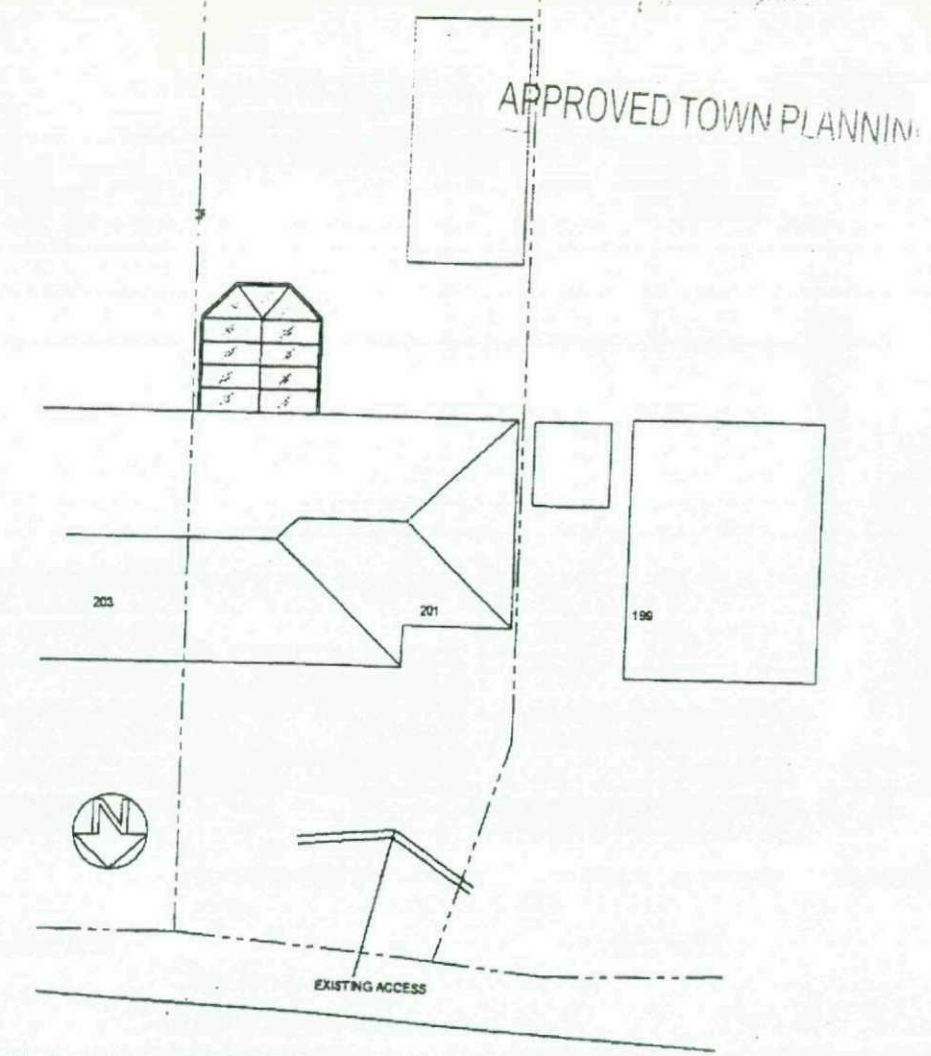
EXISTING GROUND FLOOR PLAN
1/100



EXISTING FIRST FLOOR PLAN
1/100

All glazing to be fitted to building regulation part N and part L1B u-value standard and to be safety glazing to BS 6206. Glazing to have BS kilnmark etched into right hand corner of glazing panel. Wall glazing to include for opening lights min 1/20 the surface floor area and include tickle ventilation of 4000mmsq to windows.

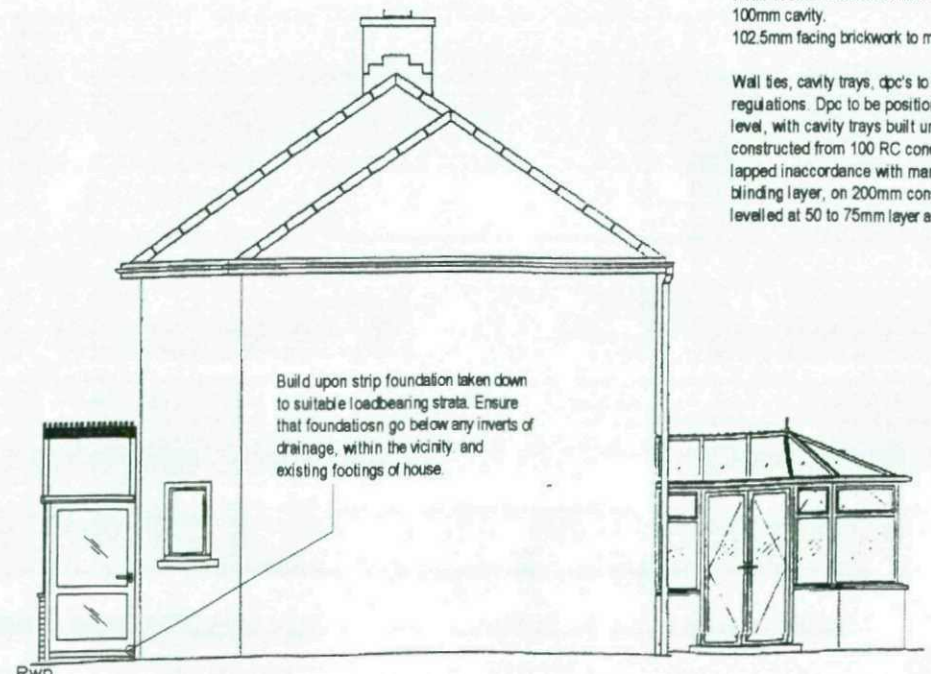
SITE PLAN
1/200



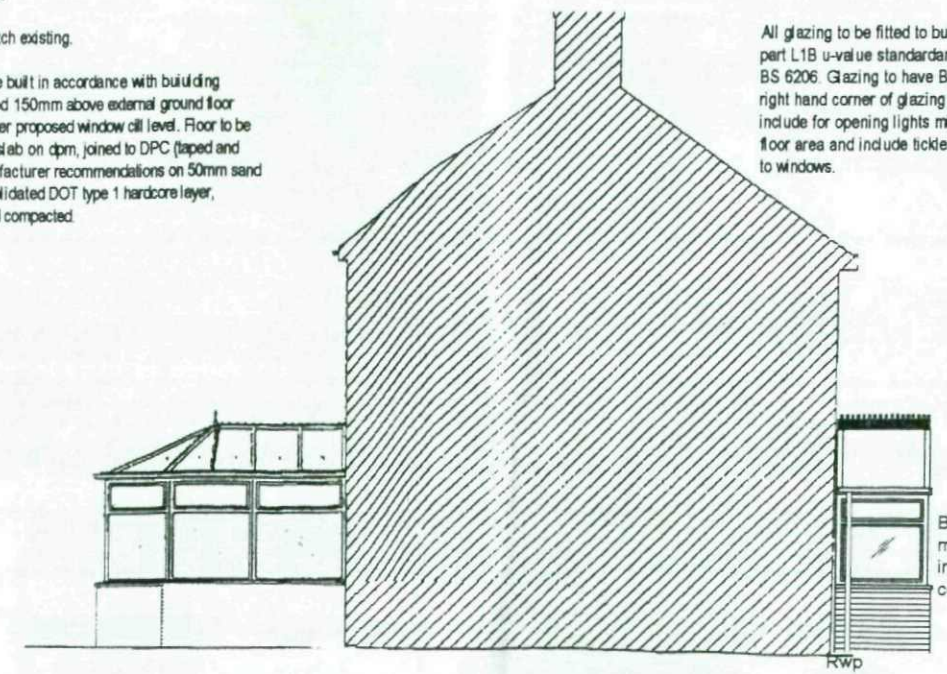
(Unheated room with external grade door from lobby into property hallway) walls to comprise of:-

- 7 KN 100mm blockwork inner leaf
- 100mm cavity.
- 102.5mm facing brickwork to match existing.

Wall ties, cavity trays, dpc's to be built in accordance with building regulations. Dpc to be positioned 150mm above external ground floor level, with cavity trays built under proposed window sill level. Floor to be constructed from 100 RC conc slab on dpm, joined to DPC (taped and lapped in accordance with manufacturer recommendations on 50mm sand blinding layer, on 200mm consolidated DOT type 1 hardcore layer, levelled at 50 to 75mm layer and compacted.



EXISTING SIDE ELEVATION
1/100

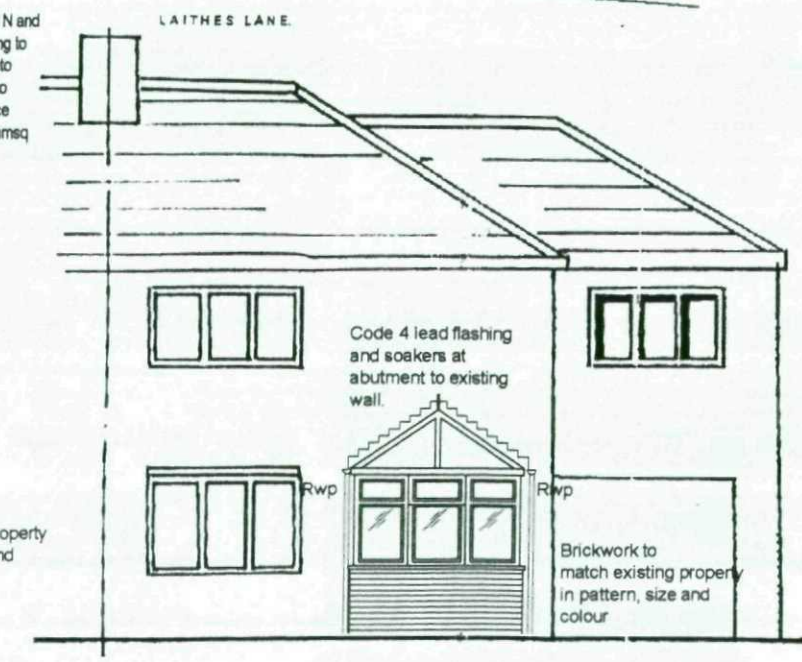


EXISTING SIDE ELEVATION
1/100

All glazing to be fitted to building regulation part N and part L1B u-value standard and to be safety glazing to BS 6206. Glazing to have BS kilnmark etched into right hand corner of glazing panel. Wall glazing to include for opening lights min 1/20 the surface floor area and include tickle ventilation of 4000mmsq to windows.

Brickwork to match existing property in pattern, size and colour

New lobby footprint is positioned over existing Hard Landscape that presently discharges into SW drains. New roof rwp's to discharge into existing below ground drainage. New rwp pipes to discharge straight into closed gully with rodding eye.



EXISTING FRONT ELEVATION
1/100

ROOF:	Existing hip roof to have tiles carefully removed, and timbers dis-assembled to allow formation of new gable end. New roof to be constructed in timbers to suite AD Part A - structural requirements and TRADA recommendations. Finish roof with battens to manufacturers recommendations, for size and spacing to form gauge. Finish verge end formed in proprietary plastic dry-verge to match tile profiles. Ensure that underlay matches existing and that adequate ventilation is provided in accordance with building regulations and manufacturers recommendations. The roof is formed to cold roof standards with possible additional insulation requirements being necessary at the junction of the new gable and ceiling formation to retain insulation values equivalent existing.
WALL:	New gable end in brick and blockwork construction to match existing and in accordance with building regulations i.e. required strapping centres. Brickwork and mortar to match existing in appearance, patterns, size and colour. Ensure no overhand working practices are adopted to retain consistency in wall characteristics and aesthetic appearance. Build new gable no higher than existing and form slope to match existing roof pitch.
DRAINAGE:	Discharges into existing drainage.

PROPOSED GABLE END ROOF

FOR

Mr C. BALL
201 LAITHES LANE
ATHERSLEY SOUTH
BARNLEY
SOUTH YORKSHIRE
S71 3AN



LOCATION PLAN

H.M. LAND REGISTRY		TITLE NUMBER	
		811/266537	
ORDNANCE SURVEY PLAN REFERENCE	SE 3509	SECTION A	Scale 1/1250
COUNTY SOUTH YORKSHIRE		DISTRICT BARNSLEY	© Crown copyright 1977

