

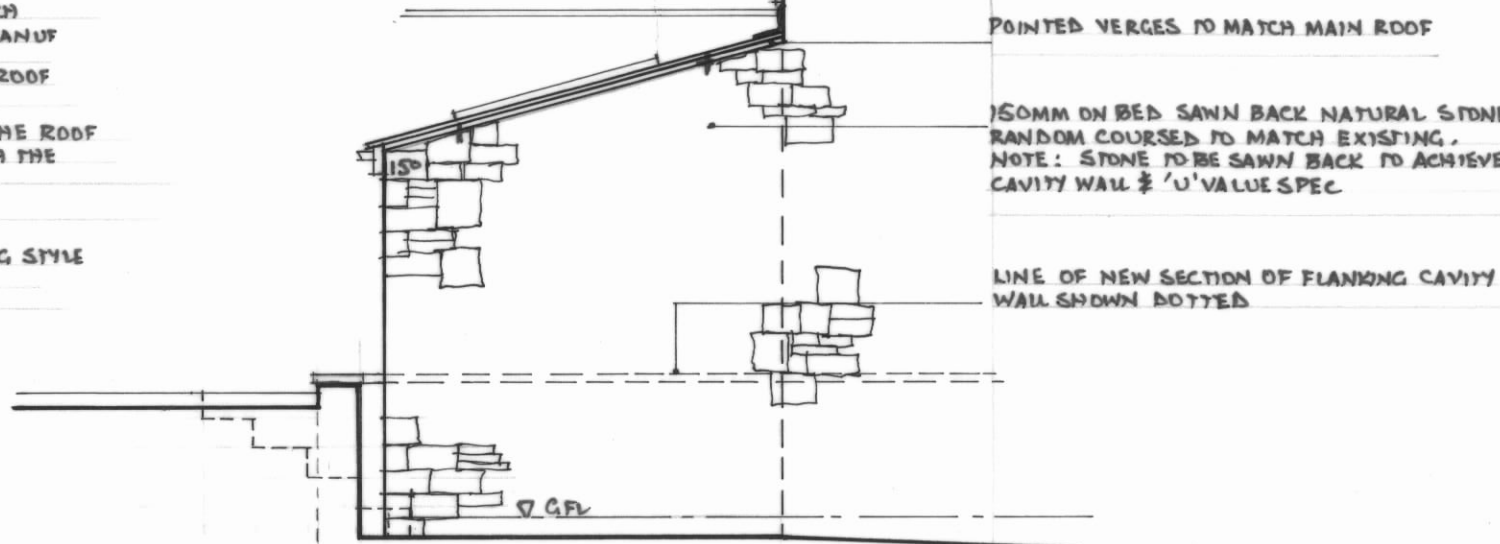
NOTES:
All Dimensions must be checked on site and not scaled from this drawing.



REAR ELEVATION

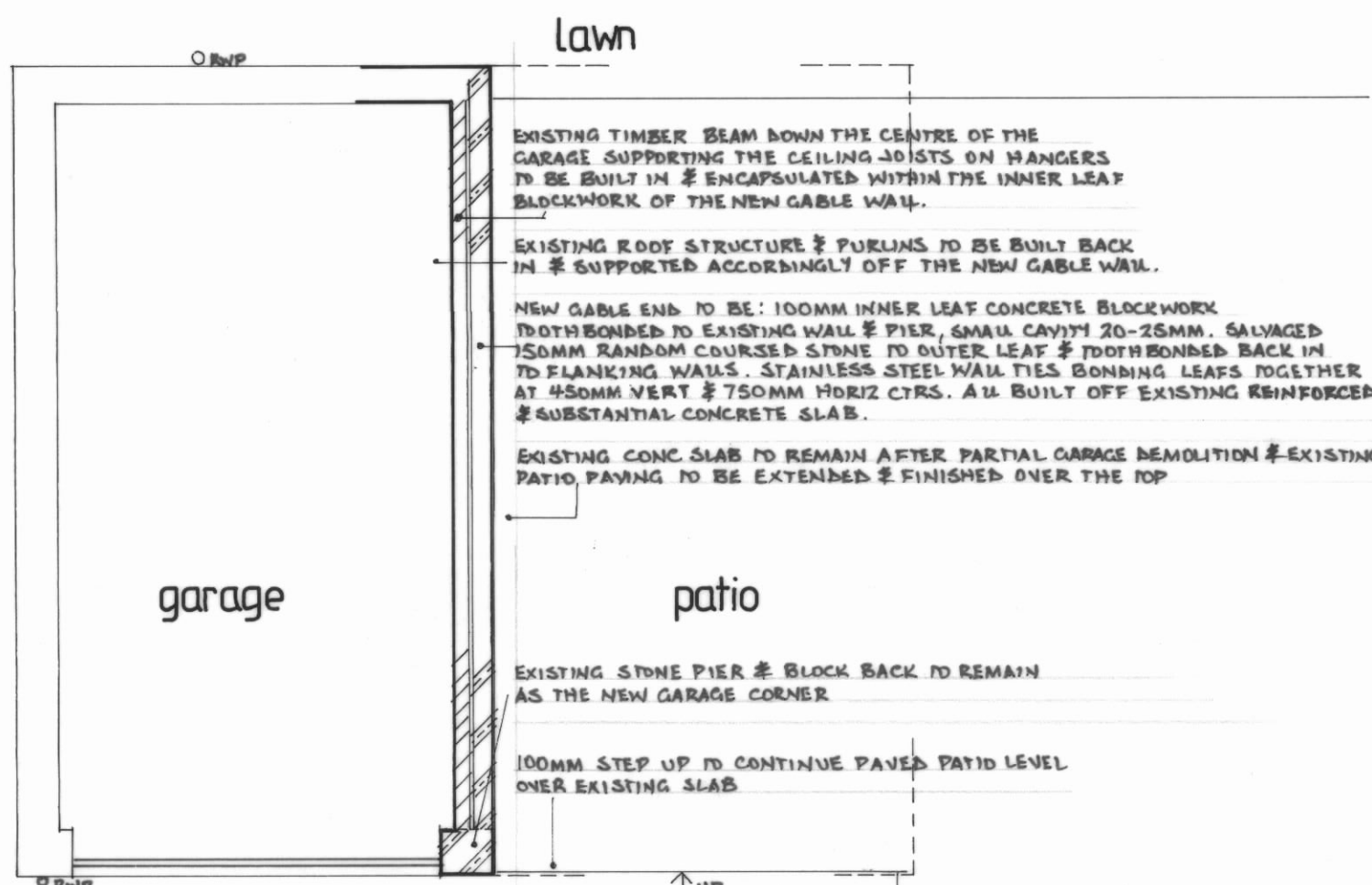
INDICATES TOUCHED SAFETY GLASS LOCATIONS.
DETAILS AS MAIN SPEC.
INDICATES 50x5MM GALV. M.S. STRAP LOCATIONS.
DETAILS AS MAIN SPEC.

LOBE 4 LEAD FLASHING TO THE NEW ROOF ABUTMENT
WELDED UNDER THE GILL OF THE UPPER WINDOW.
GREYS STONE SLATES TO THE NEW ROOF TO MATCH
THE EXISTING STYLE & TO SUIT LOW 15° PITCH (MANUF
TO BE CONSULTED AS TO THE SUITABILITY)
SLATES OFF THE PARTIALLY DEMOLISHED GARAGE ROOF
TO BE RE-USED IF POSSIBLE.
VELUX GCL MED. ROOFLIGHTS, POSITIONED ON THE ROOF
AS SHOWN & SITED IN STRICT ACCORDANCE WITH THE
MANUF. DETAILS.
CUTTER & CORBEL BLOCKS TO MATCH MAIN ROOF
WOODGRAIN UPVC BG WINDOW TO MATCH EXISTING STYLE
WITH ASHLAR CIV. SECTION



SIDE ELEVATION

POINTED VERGES TO MATCH MAIN ROOF
150MM ON BED SAWN BACK NATURAL STONE
RANDOM COURSED TO MATCH EXISTING.
NOTE: STONE TO BE SAWN BACK TO ACHIEVE
CAVITY WALL & 'U' VALUE SPEC.
LINE OF NEW SECTION OF FLANKING CAVITY
WALL SHOWN DOTTED



GROUND FLOOR PLAN

EXISTING I.C.'S & DRAIN RUN ARE TO REMAIN
UNAFFECTED BY THE SITING OF THE EXTENSION
& RETAINING WALL.

NEW RETAINING WALL TO BE RECONFIGURED AROUND
THE EXTENSION LEAVING A MIN 150MM GAP BETWEEN
FACES BELLOW FOR DRAINAGE & THE SITING OF AN
'ACO' RAIN CHANNEL.
RETAINING WALL SPALYED AS INDICATED TO ALLOW FOR
THE GARAGING & REVERSING OF A CAR.
SEE SECTIONS FOR DETAILS OF RETAINING WALL.

TARMAC TO DRIVE TO BE RESURFACED/MADE GOOD AS
NEEDED

'ACO' RAIN CHANNEL TO CONTINUE ROUND THE EXTN AS
INDICATED & SMALL AREA TO BE BACKFILLED WITH GRAVEL
TO ALLOW FOR A SOAKAWAY

NEW EXTN TO BE FULLY TOOTHBONDED TO THE EXISTING
ON BOTH SIDES & SBNKWORK DETAILING TO MATCH.
CAVITY TO BE CONTINUOUS WHERE POSSIBLE

NEW WIDER OPENING TO BE FORMED INTO THE EXTN.
SITE 2M? OR'S OVER AS HIGH AS POSSIBLE (WITHIN
THE FLOOR ZONE IF ACHIEVABLE) & SIZED TO THE
ENGINEER'S CALCS / DETAILS.

NOTE: FINAL LAYOUT OF THE RECONFIGURED KITCHEN
BY SPECIALIST & TO THE CLIENTS CHOICE. EXISTING WASTE
OUTLETS ARE TO BE RE-USED FOR NEW APPLIANCES.

NEW STONE FACED RETAINING WALL USING SALVAGED
MATERIAL TO ALLOW FOR THE EXTENSION & POSITIONED
AVOIDING EXISTING DRAIN RUN. DRAIN TO BE SUPPORTED
& PROTECTED DURING CONSTRUCTION WORK

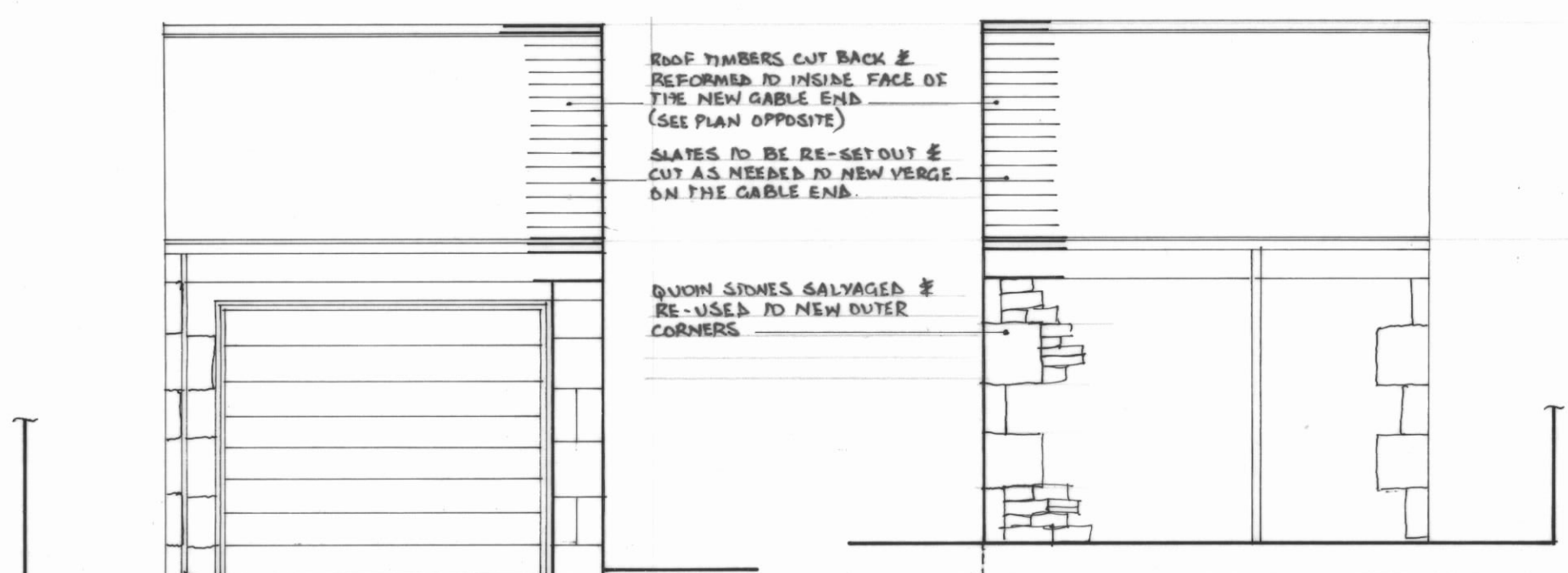
EXTERNAL STEPS TO BE SHORTENED TO
ACCOM EXTN & RETAINING WALL

APPROX LINE OF EXISTING DRAIN RUN TO REMAIN
UNAFFECTED

NEW RWP TO DISCHARGE INTO THE 'ACO'
RAIN CHANNEL AS A CONTINUOUS RUN AROUND
THE EXTENSION & DISCHARGING IN TO THE
EXISTING BUTLET.

THIS OPENING HAS BEEN SHOWN TO MAXIMISE
OPENING WIDTH. IF SYMMETRY IS REQUIRED,
MAKE THE R/H PIER 600MM TO MATCH THE
OPPOSITE. CLIENT TO BE CONSULTED WITH
THIS OPTION

GARAGE



FRONT ELEVATION

REAR ELEVATION

ROOF TIMBERS CUT BACK &
REFORMED TO INSIDE FACE OF
THE NEW GABLE END
(SEE PLAN OPPOSITE)
SLATES TO BE RE-SET OUT &
CUT AS NEEDED TO NEW VERGE
ON THE GABLE END.

QUON STONES SALVAGED &
RE-USED TO NEW OUTER
CORNERS

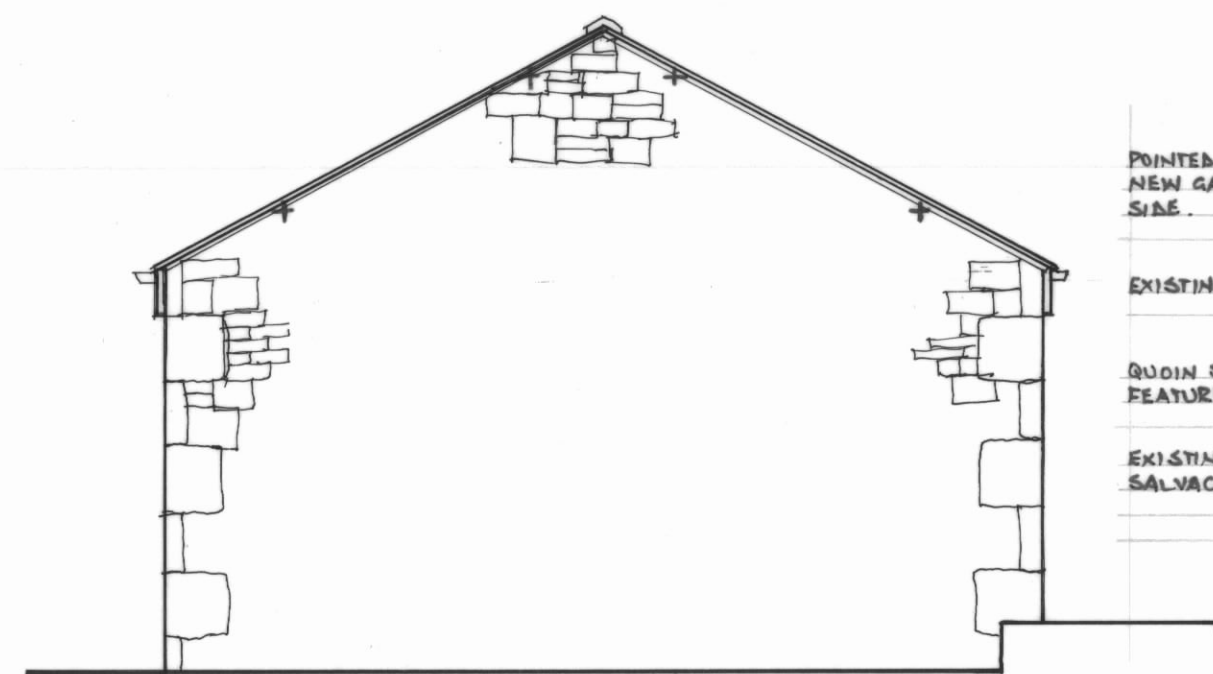
EXISTING ASHLAR STONE HEAD FROM
REDUNDANT FRENCH DOORS TO BE
RE-SITED OVER NEW DOOR OPENING

WOODGRAIN UPVC BG SLIDING DOORS.
COLOUR TO MATCH EXISTING & STYLE TO
CLIENTS CHOICE

CUTTER TO RETURN TO SIDE TO
DISCHARGE INTO 'ACO' RAIN CHANNEL

RETAINING WALL TO RETURN AS A
STOP END FOR STEPS AND FOR
Q/A WALL STABILITY

SIDE ELEVATION



SIDE ELEVATION

POINTED VERGE TO ROOF JUNCTION WITH THE
NEW GABLE END TO MATCH EXISTING
SIDE.

EXISTING FASCIAS CUT BACK AS NEEDED

QUON STONES RE-SITED TO MATCH PREVIOUS
FEATURE

EXISTING STONE FROM PREVIOUS GABLE TO BE
SALVAGED & RE-BRESSED TO FORM NEW GABLE END

MATERIALS SCHEDULE

Facing Material
Random coursed natural stonework to match the existing and
tooth bonded back to the existing structure
Roof Slates
'Greys' stone slate in buff finish to match the existing main roof and to
suit pitch.
Windows
Woodgrain UPVC to the new rear window to match the existing style.
Wood grain UPVC framed side sliding doors
Rainwater Goods
Black aluminium profile gutters.
Black aluminium down pipes.
Patio
Existing stone paving salvaged and re-laid to extended areas to client's
choice
Drive
Tarmac to be made good after siting extension and retaining wall

SMOKE DETECTOR
**ELECTRICAL
INSTALLATION**
**MECHANICAL
VENTILATION**
**PASSIVE
VENTILATION**
FIRE PROTECTION
SAFETY GLAZING

Self-contained smoke detectors to hall areas and heat detection in kitchen are already
fitted and certified as part of the original new build in 2015
All electrical work is required to meet the requirements of Part P (Electrical Safety) and is
installed by a member of the "Competent Person Scheme" and an appropriate BS7671
electrical installation completion certificate is issued.
Kitchen. 60 ltrs/sec (or 30ltrs / sec in cooker hood) re use existing fan outlet.
Trickle vents to be provided to all new habitable room windows to give free area of
8000mm².
All structural steel to be 1/2 hr fire protected with 2 layers of 12.5mm plasterboard or 15mm
fireline board wire binding and skin finish
All glazing marked 'I' to be capable of safe breakage to BS 6206 : 1991. All glass in
windows with cill below 800mm above FFL and all glass in doors with windows adjacent to
doors below 1500mm above FFL to comply.

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PAUL GOUDGE DESIGN
ARCHITECTURAL DESIGN CONSULTANTS

32 Hollybank Close
Intake
Sheffield
S12 2BN
Tel: (0114) 2544900
Email: paulgoudge.design@gmail.com

Client:

MR & MRS G. VARNAM

Drawing Title:

WORKING DRAWING

Job Title:

**PROPOSED ALTERATIONS & EXTENSION
AT
21 CARR HEAD ROAD
HOWBROOK
BARNLEY
S35 7HG**

Scale:

1 : 50

Date:

SEPT 23

Drawn by:

pg

Drawing No:

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