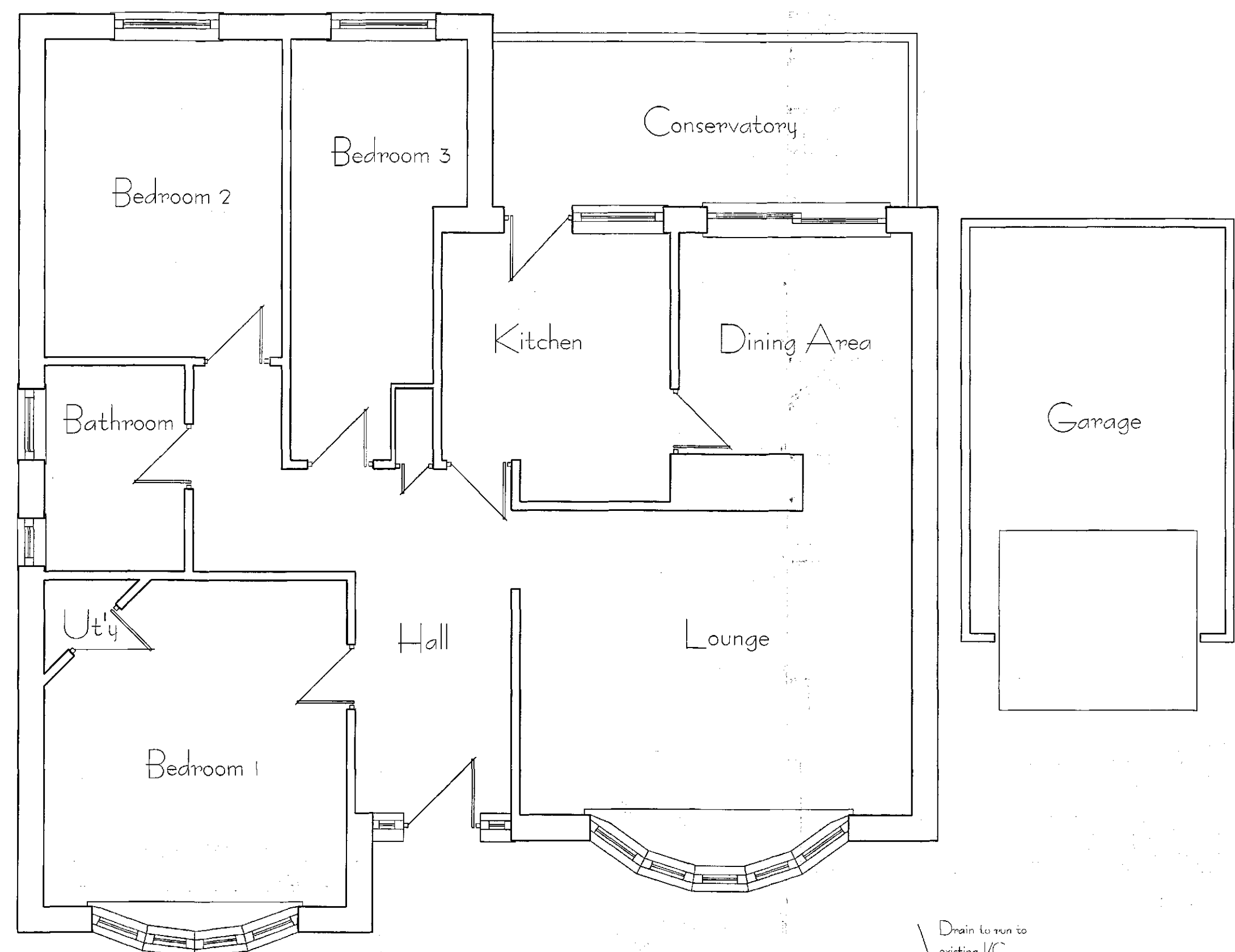
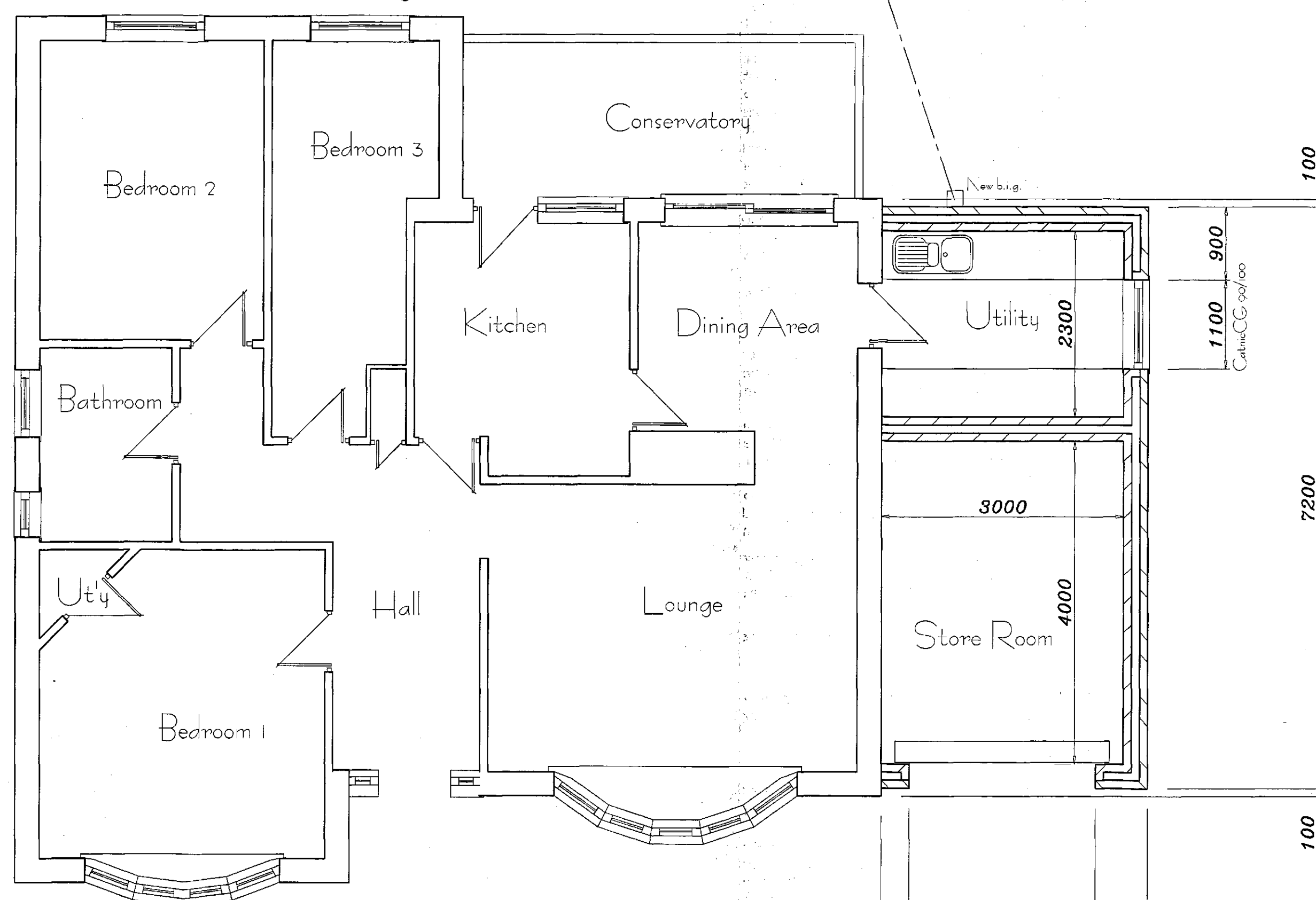


NOTE 1
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement

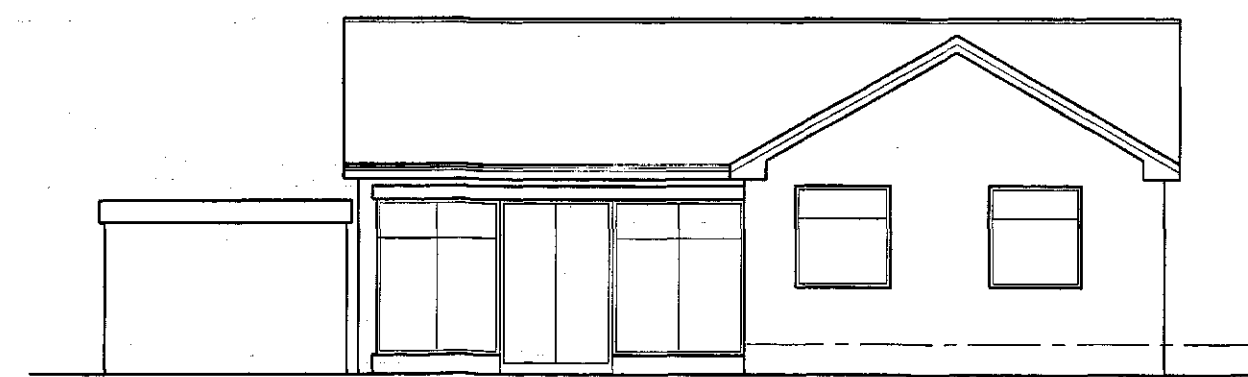


Existing Ground Floor Plan

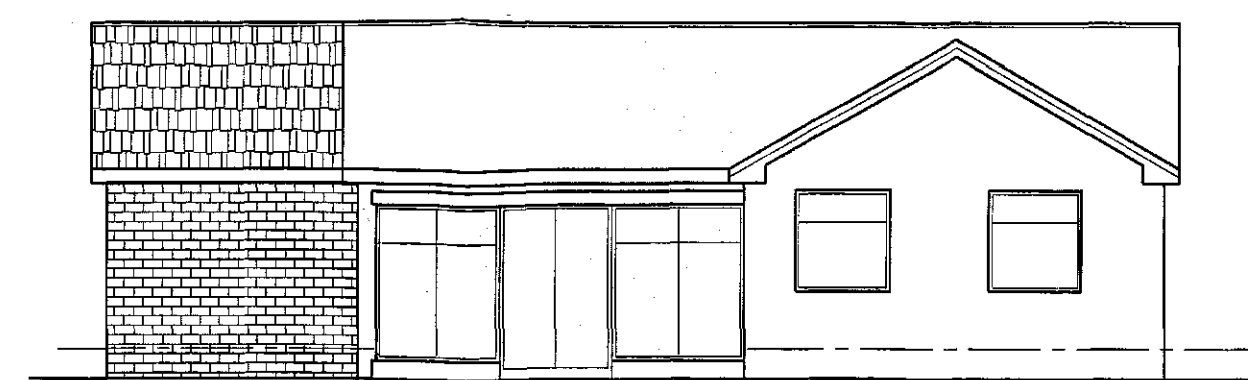


Proposed Ground Floor Plan

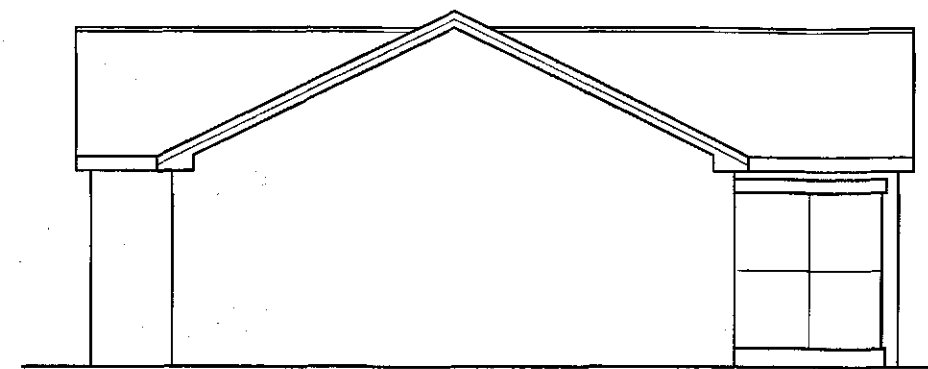
350 2300 650
Cable CLB 00/100



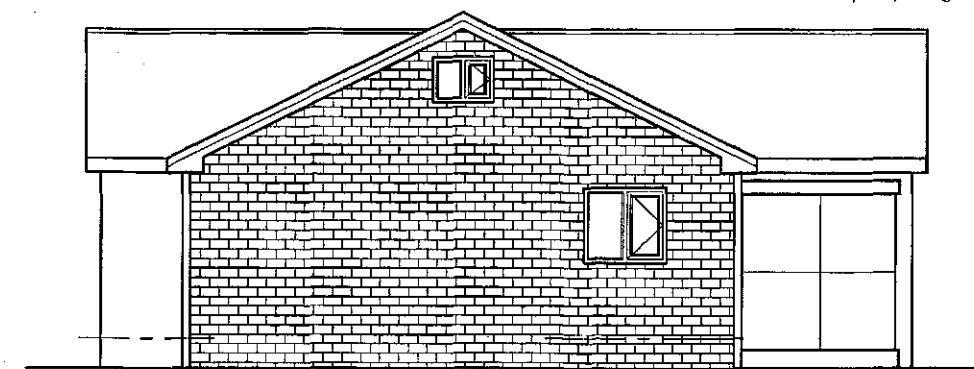
Existing Rear Elevation



Proposed Rear Elevation

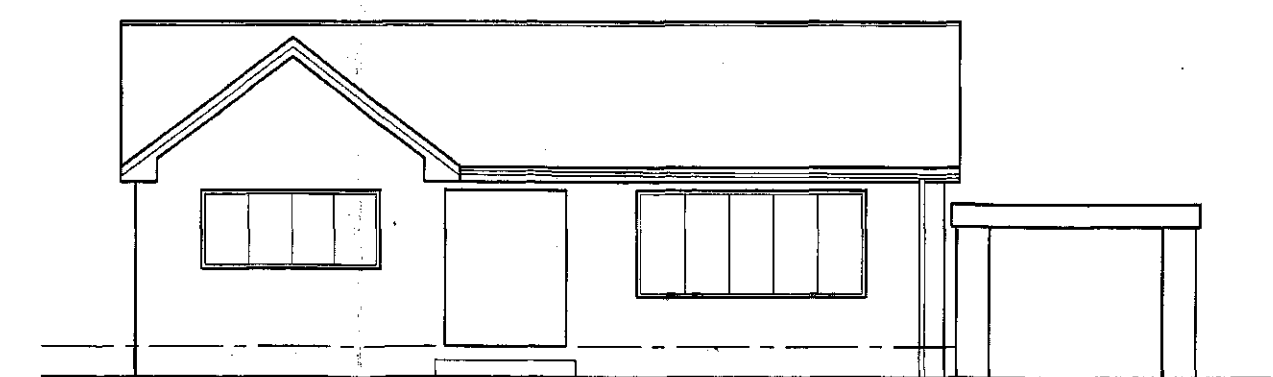


Existing Side Elevation

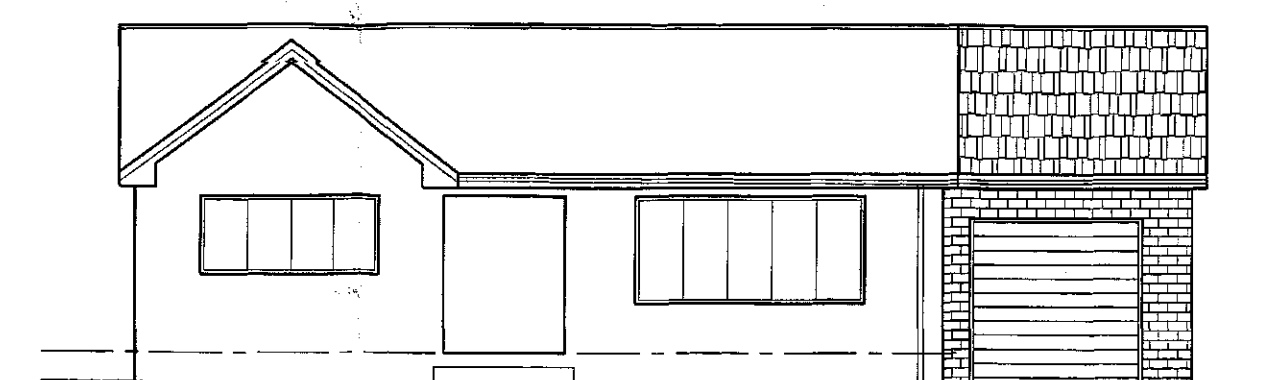


Proposed Side Elevation

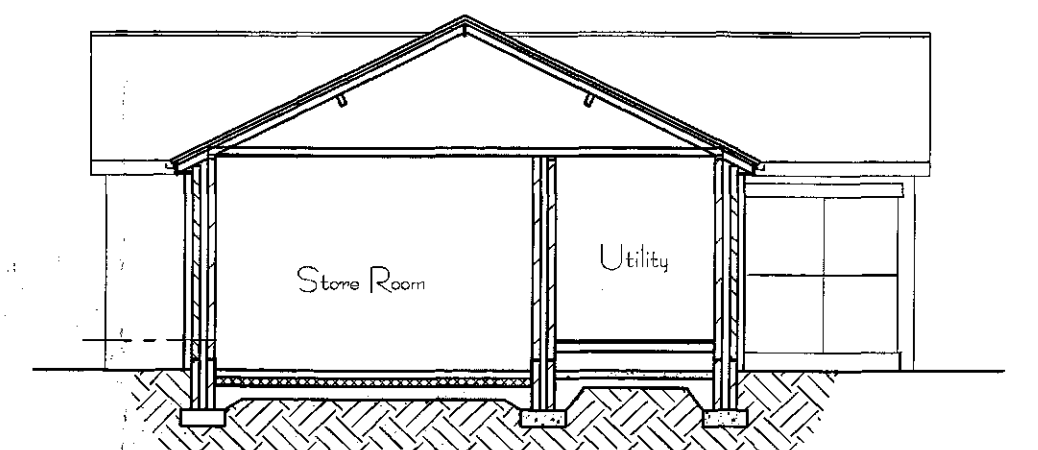
Note: new windows to be opaque glazed.



Existing Front Elevation



Proposed Front Elevation



Section Thru Extension

ROOF: Roof of conc interlocking tiles in style and colour to match the existing dwelling; on 30x25 tanalised s.w. battens; on 1 No layer of breathable felt; on 100x50 rafters set at 400 crs; purlin at mid span to be 225x75; ceiling joists of 147x38 set at 400 crs; roof construction to comply with BS 5263 Part 3; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between ceiling joists, 200 over; underdrawn with 12.5 thick plasterboard and skim; white upvc rainwater goods; white upvc fascia and soffit; soffit fitted with soffit vents; soffit ventilation to be equal to continuous 10mm ventilation strip; and covered by insect proof mesh; white upvc fallpipes; 100 dia. Hunter underground drainage pipework to soakaways 5000 min from buildings (or to existing sw drains); position of soakaways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary;

WALLS: Walls of cavity construction; outer leaf of facings to match existing dwelling; 100 cavity with 100 thick Crown Dntherm cavity slab 32 insulation; 100 thick low density block inner leaf; tied to existing 3 in 6 brickwork; every other course blockwork or use Catnic wall hangers; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; internal finish of plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and foamed polyurethane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all eills and jamps to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the new building to ensure minimal air leakage; stainless steel twist wall ties set at 750 crs. horizontal; 450 crs. vertical; 225 crs. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on the plan; min end bearing 150; all returns min 665; flashing to existing to extend 150mm vertical.

GROUND FLOOR: Ground Floor of store room of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqueen dpm; bonded to horizontal dpc's; on 125 thick consolidated hardcore; tape all joints and pipe penetrations and provide cavity tray to perimeter to give full Radon protection; Ground Floor of utility of 22mm thick flooring boards on 125x50 joists set at 400 crs; min 150 clear space from underside of joists to site to be clean and clear of debris; insulation to underfloor by 100mm thick Crown Acoustic Floor Joist or Rockslab Flexible Slab; ventilation to underfloor by air bricks; site of 100 thick concrete; on 125 thick consolidated hardcore;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the LIA Building Inspector; but with 760 min dig; 900 if into clay; and lower than any existing drains; bridge over drains using r/c conc lintels;

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; frames of white upvc by Columbia Windows or similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; all new windows to be escape windows; min unobstructed opening 750x450; sill height between 800 and 1100;

Easily accessible windows and doors to be manufactured to a design that has been shown by test to meet BS publication PAS 24, 2012 or designed in accordance with appendix B of approved document Q- 2015; Fit roller shutter door to store room; roller shutter to be electrically powered; remote control from external;

ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by an electrician registered under the 'Competent Persons Scheme'

Prior to completion the Council must be satisfied that Part P has been complied with; and an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so; Alternatively an application will be made separately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;

All internal light fittings to accept fixed energy efficient bulbs only; external lighting to have lamps that do not exceed 150W and automatically switch off when there is enough daylight; and when not required at night;

Electrical sockets and switches to be positioned between 450 and 1200 of floor level;

GENERAL NOTES: Samples of all external materials to be used in the construction of the dwelling to be submitted to and approved by the Planning Department prior to commencement;

VENTILATION: Mechanical ventilation to utility equal to 15 litres per second; all fans to discharge to external air;

PLUMBING: fit new sink as shown; 40 dia upvc waste and deep seal trap to whb; run to new b.i.gully; 110 Hunter underground plastic drainage pipework or similar to existing I/C; surround all new drains in 150 pea gravel; min slope of drain to be 1 in 40;

Drawing No DC0817/21

PROPOSED EXTENSION TO FORM STORE ROOM & UTILITY; & CONSTRUCTION OF NEW VEHICLER ACCESS and PARKING AREA, at 20 ARUNDEL DRIVE, LUNDWOOD, BARNSELY, S71 5LE, for Mr & Mrs D WINNARD.

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - AUG 2017