

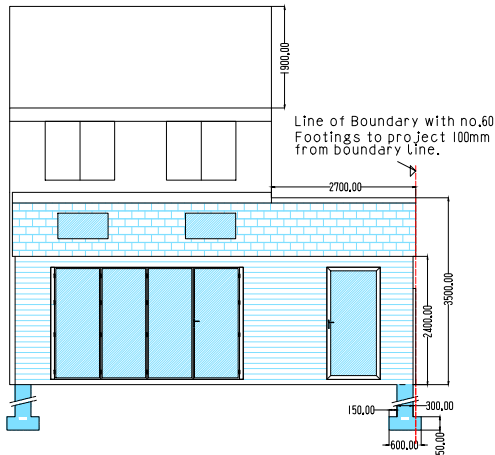
Proposed rear Kitchen/Dinner & side storage extension (27sqm)

58 Ashwell Close

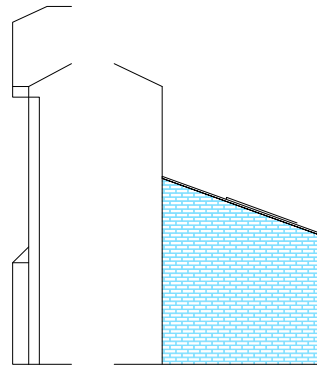
Shafton Barnsley S72 8NZ

PLANS & ELEVATIONS

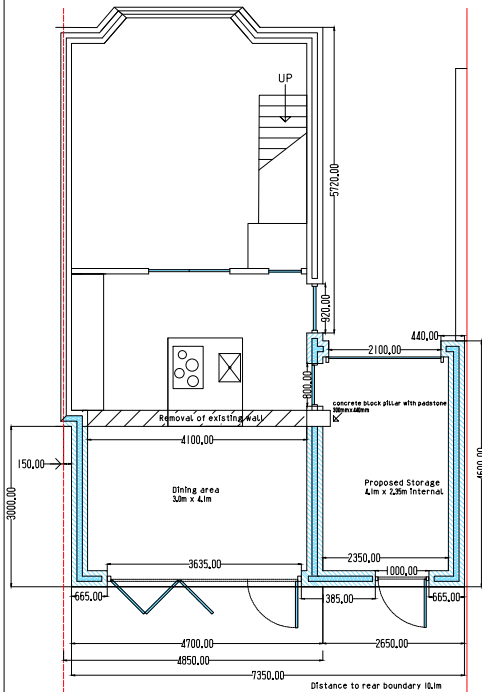
1:100 @ A3 11.08.18 REV A



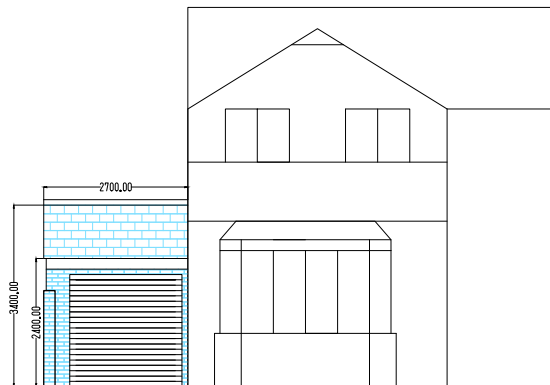
REAR ELEVATION



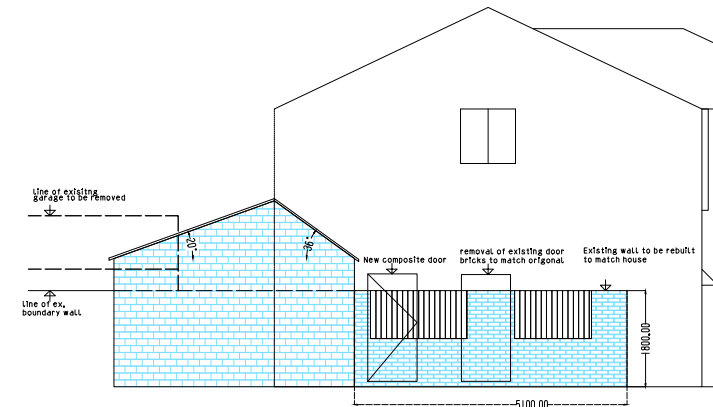
INSIDE ELEVATIONS
(LOOKING FROM NO.56)



GROUND FLOOR



FRONT ELEVATION



SIDE ELEVATION LOOKING FROM NO.60

GROUND FLOOR CONSTRUCTION

330mm of type 1 hardcore, Damp-proof membrane, 100mm Celotex insulation, Wet under floor heating with 70mm of screed and floor tiles to ground level.

FOUNDATIONS

c25 grade concrete strip foundation at depths to suit site conditions and to the satisfaction of the building inspector. 600mm x 250mm to external and external walls.
7kn concrete blocks to g.l & class b engendering bricks to DPC.

WALL CONSTRUCTION

Walls to be 100mm brick, with 100mm cavity filled with 100mm Dri-Therm 32 wall batt with 100mm 7.2kn concrete block, internal wall to match.
Concrete lintels be used above main house door and f/r storage area doors, RSJ to be used above bi-fold doors at rear to S.E specifications.
Interior walls to be made up of 15mm d&b p/b and skim

WINDOWS & DOORS

Main House door to be of composite at 2100mm x 920mm
Front Garage door to be Insulated Roller Shutter at 2100mm x 2100mm
Rear Garage door to be made from aluminum with double glazed glass unit to match bi-fold doors and to achieve u value 1.5 W/m2 2100mm x 1000mm
Bi-fold doors to be made from aluminum with double glazing and integral blinds (4 or 3 Leafs) to achieve u value 1.0 W/m2 (1.5 W/m2 overall door) 3600mm x 2100mm
2 x velux center pivot roof windows @ 1400mm x 940mm

ROOF

Roof tiles to match existing roof & ridge, rose wood fascia and white soffit boards, black gutters and down pipe.
Grade 4 lead to be used between original dwelling and new roof, Structural grade c24 47mm x 150mm roof joists at 400mm centers.
DuPont Tyvek Breather Membrane Felt Underlay, 100mm celotex roof insulation, ceiling to be in 15mm p/b and skim.

INTERIOR WALLS

Rear wall to be opened up to make open kitchen diner (opening size 4100mm RSJ to be fitted with SE calculations and satisfaction of Building Inspector

DRAINAGE

Kitchen drainage to remain the same
130mm x 70mm roof and surface water drainage to run the entire length of the rear part of the extension and join onto original sewage pipe

ELECTRICAL

ALL electrical work to be completed under part P regulations

DIMENSIONS (ALL dimensions are of external measurements)

Kitchen/Diner 3.0m x 4.7m
Attached side storage room 2.65m x 4.6m
Eaves Height of 2.4m
Ridge Height of 3.5m
Storage Door 2.1m x 2.1m
Main Entrance Door 2.1m x 0.92m
Rear Garage Door 2.1m x 1.0m
Rear Bi-Fold Doors 3.6m x 2.1m