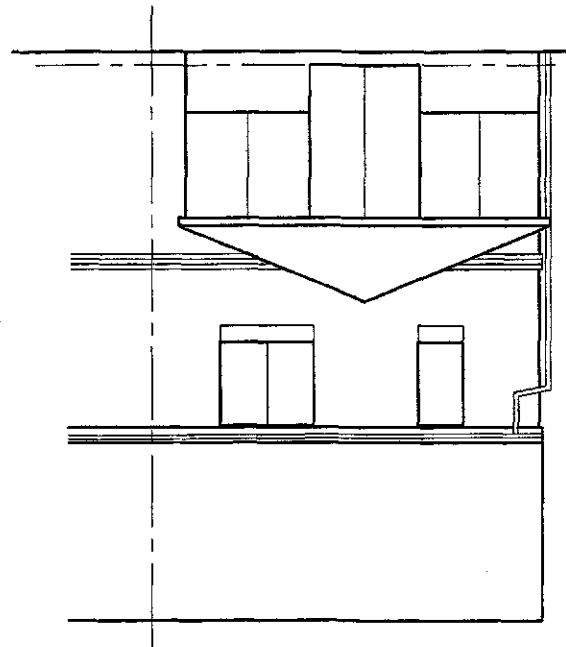


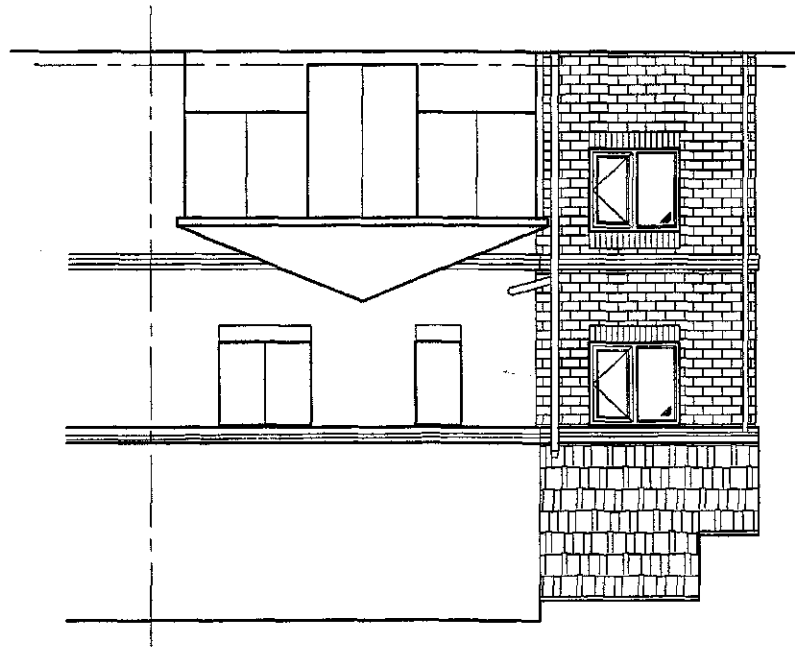
NOTE 1
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

Do Not Scale Drawing

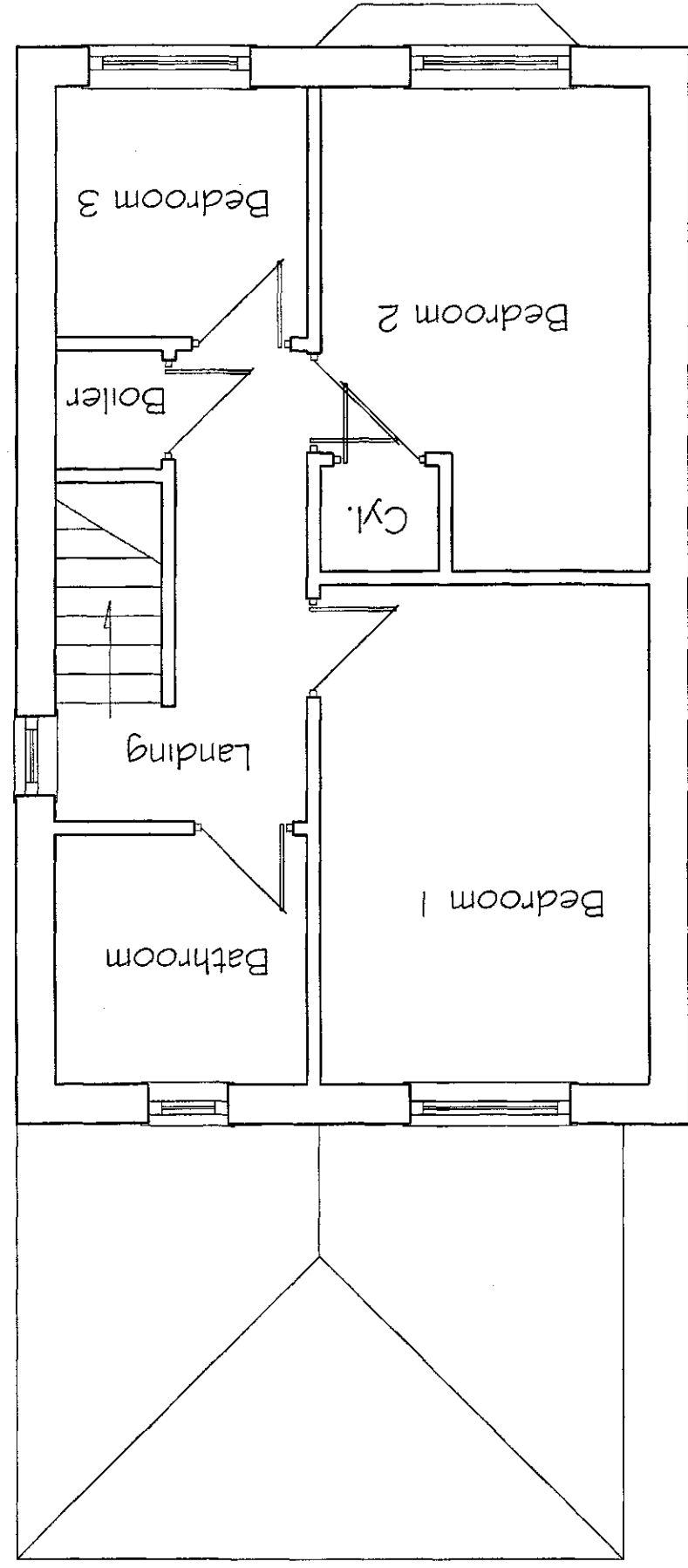
All Dimensions to be Checked on Site Prior to Commencement



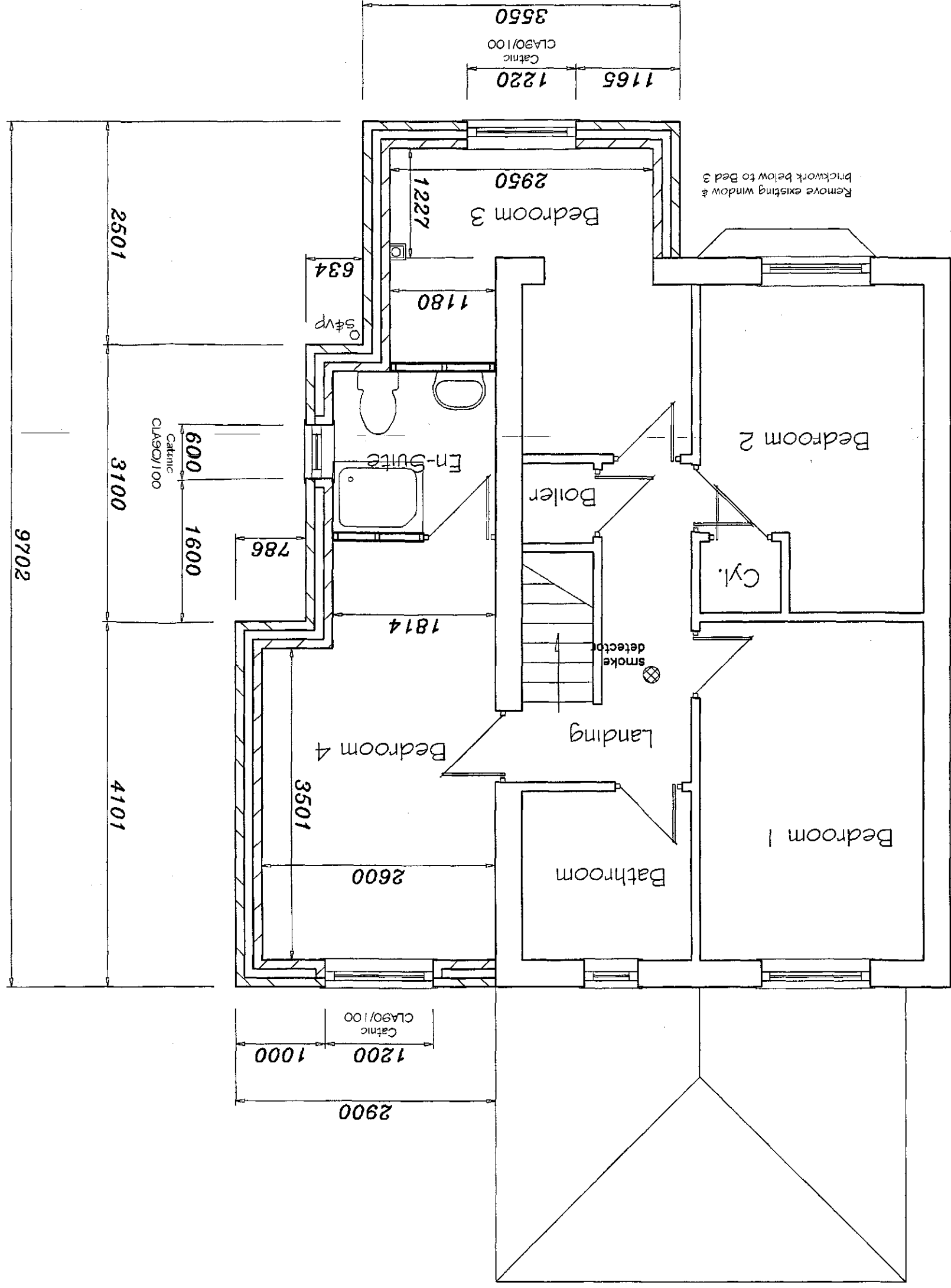
Existing Rear Elevation



Proposed Rear Elevation



Existing First Floor Plan



Proposed First Floor Plan

HEATING: Central heating by extension of existing system; all new radiators to be fitted with TRVs; temperature control by room stats;
boiler to be checked for suitability and replaced if necessary;

SMOKE DETECTORS: Smoke detectors to be fitted;
detectors to be interconnected and wired to the distribution board with a separate fixed circuit; detectors to be sited such that there is a smoke alarm within 7 metres of any habitable room; 300 from walls; lights and heat sources;

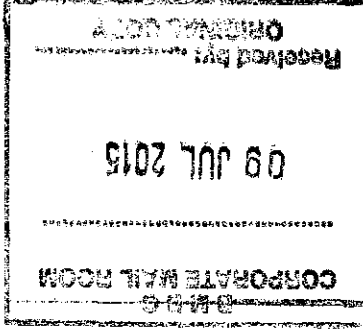
PLUMBING: fit en-suite bathroom fittings as shown; 40 dia upvc waste and deep seal traps to shower and w/c; 50 dia waste to bath; to 100 dia sump as shown; 100 dia underground drainage pipework to new W/C; 100 dia wastes from W/C to new sump; fit sink unit to new kitchen as shown; 38 dia waste and deep seal trap to existing W/C; ground floor W/C to be underground pipework to existing W/C; ground floor W/C to be min 500 from centre of pan to walls; and min 750 clear in front; waste to new W/C; surround in 150 pea gravel; min slope of drain to be 1 in 40;

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;
Sockets and switches to be positioned between 450 and 1100 from floor level;
new W/C to be of 200 brickwork in engineering bricks; flush point internal; finished with lightweight cover and frame; 150 conc base; 150 conc bed; all joints and changes of direction on bed;

All internal light fittings to accept energy efficient bulbs only; external lighting to have lamps that do not exceed 150V and automatically switch off when there is enough daylight; and when not required at night;
GENERAL NOTES: Samples of all external materials to be used in the construction of the extension to be submitted to and approved by the Planning Department prior to and commencement;

applicant
Mr A Wilburn
17 Clarney Avenue
Darfield
Barnsley
S73 9EG

DRG No:- AW/515/05 Sheet 2 of 2 sheets
PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - MAY 2015



PROPOSED TWO STOREY SIDE EXTENSION at
17 CLARNEY AVENUE, DARFIELD, BARNSELEY, S73 9EG