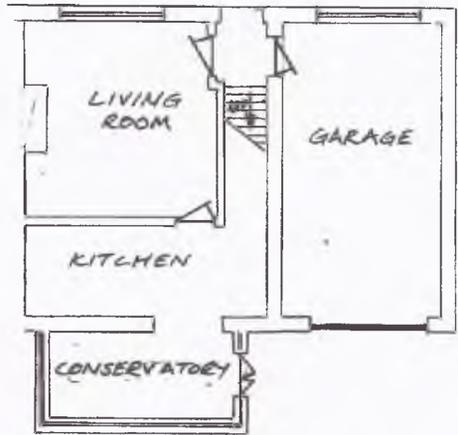
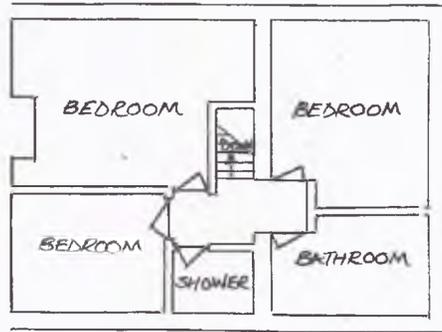


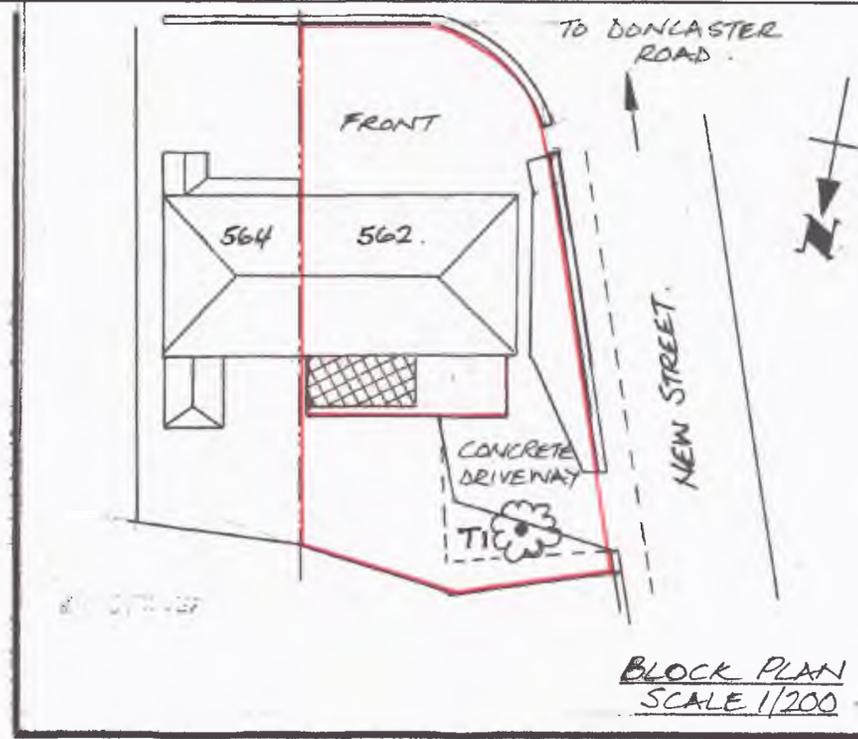
FRONT



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



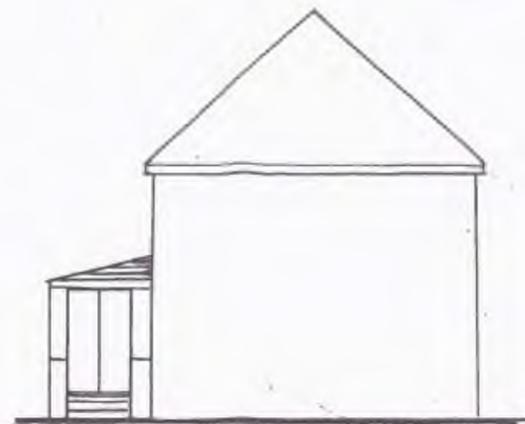
BLOCK PLAN  
SCALE 1/200

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

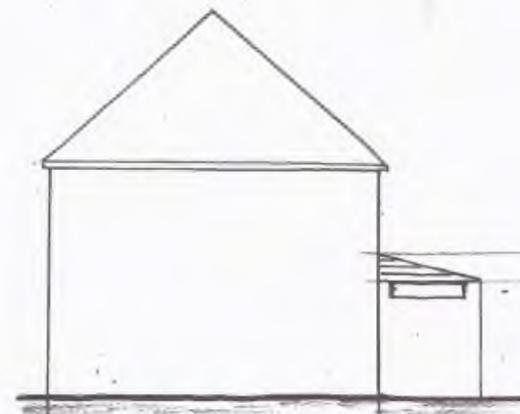
- EXISTING CONSERVATORY TO BE REMOVED SHOWN CROSS HATCHED
- NEW/PROPOSED WORKS SHOWN IN RED
- GARDEN RETAINING WALL ADJACENT DRIVEWAY TO BE RE POSITIONED TO CREATE TWO CAR PARKING PLACES.
- THIS WILL REQUIRE REMOVAL OF EXISTING CHERRY TREE
- NO ALTERATIONS PROPOSED TO FIRST FLOOR
- PROPOSED NEW GROUND FLOOR LAYOUT SHOWN ON PLAN N°2.
- MATERIALS FOR NEW WORKS TO MATCH EXISTING.  
BRICKWORK - RED ENGINEERING BRICK.  
ROOF COVERING - GREY SLATE  
WINDOWS - 2x GLAZED UPVC.  
(FENSA APPROVED).



EXISTING REAR ELEVATION



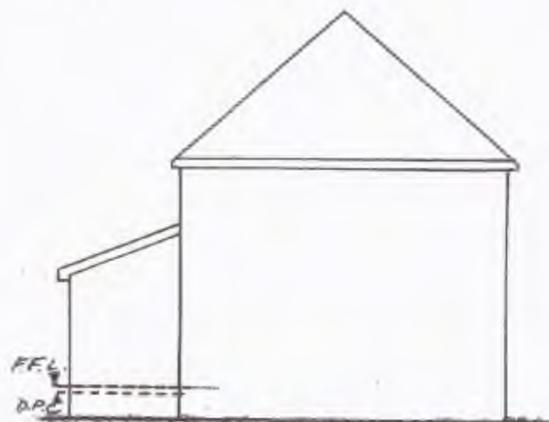
EXISTING SIDE ELEVATION  
(LOOKING TO 264)



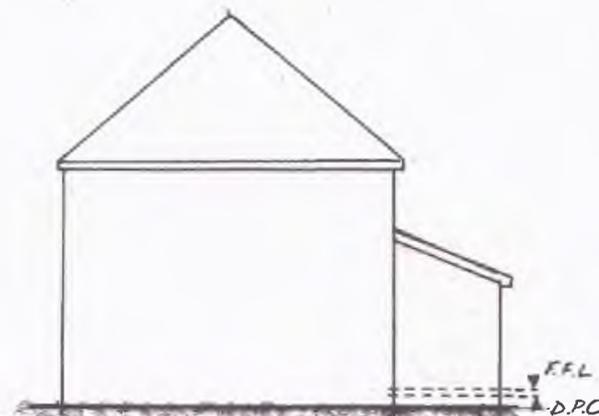
EXISTING SIDE ELEVATION  
(LOOKING FROM 264)



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION  
(LOOKING TO 264)



PROPOSED SIDE ELEVATION  
(LOOKING FROM 264)

E	
D	
C	
B	
A	
Date	Revisions

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Client

Job Title

Drawing Title  
PLAN TO ACCOMPANY  
PLANNING APPLICATION  
FOR REAR EXTENSION  
AT 562 DONCASTER ROAD,  
BAR SLEY 57/562

Scale 1/100

Date MAY 25 Drawn by S.C.

1 of 2

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

**Building Notes**

**Foundations** - Concrete strip footing 600mm x300mm Depth to be determined on site to ensure adjacent drain is not compromised.

**Cavity Wall Construction** - concrete block below ground level with lean mix concrete infill to 225mm below DPC. Outer leaf of Red Clay Engineering Bricks to match existing. Inner Leaf to be Aerated Concrete Block (u value 0.15w/mK) with 100mm Cavity. Insulation provided dby 90mm Kingspan Kooltherm107 and 10mm Air Gap - to give u value of 0.17w/m2K.

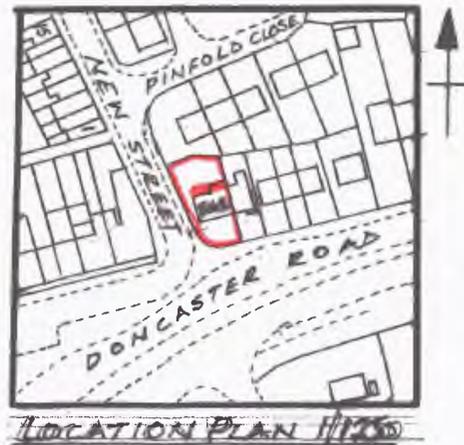
Stainless steel wall ties to be install min 3 per m2 DPC to be built into all heads and reveals of all openings  
Insulated cavity closers to all reveals  
I.G lintels with DPC tray over all opening - min 150mm and bearing  
All cavities closed at eaves and verges

**Roof Covering** to be Grey Slate to match existing. Construction - 47mm x 150mm timber rafters at 400mm ctrs with breathable membrane sheeting and slate battens. Insulation provided by 100mm Kingspan K107 and 50mm air gap between rafters, Internally Kingspan K118 insulated plasterboards to underside of rafters and 3mm plaster finish.

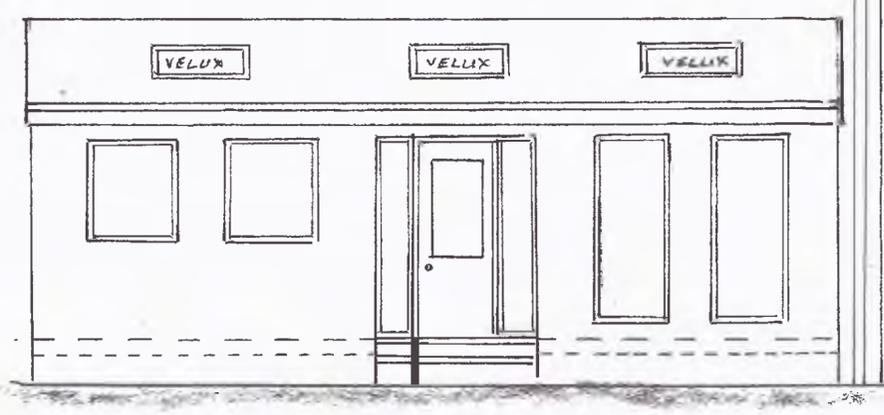
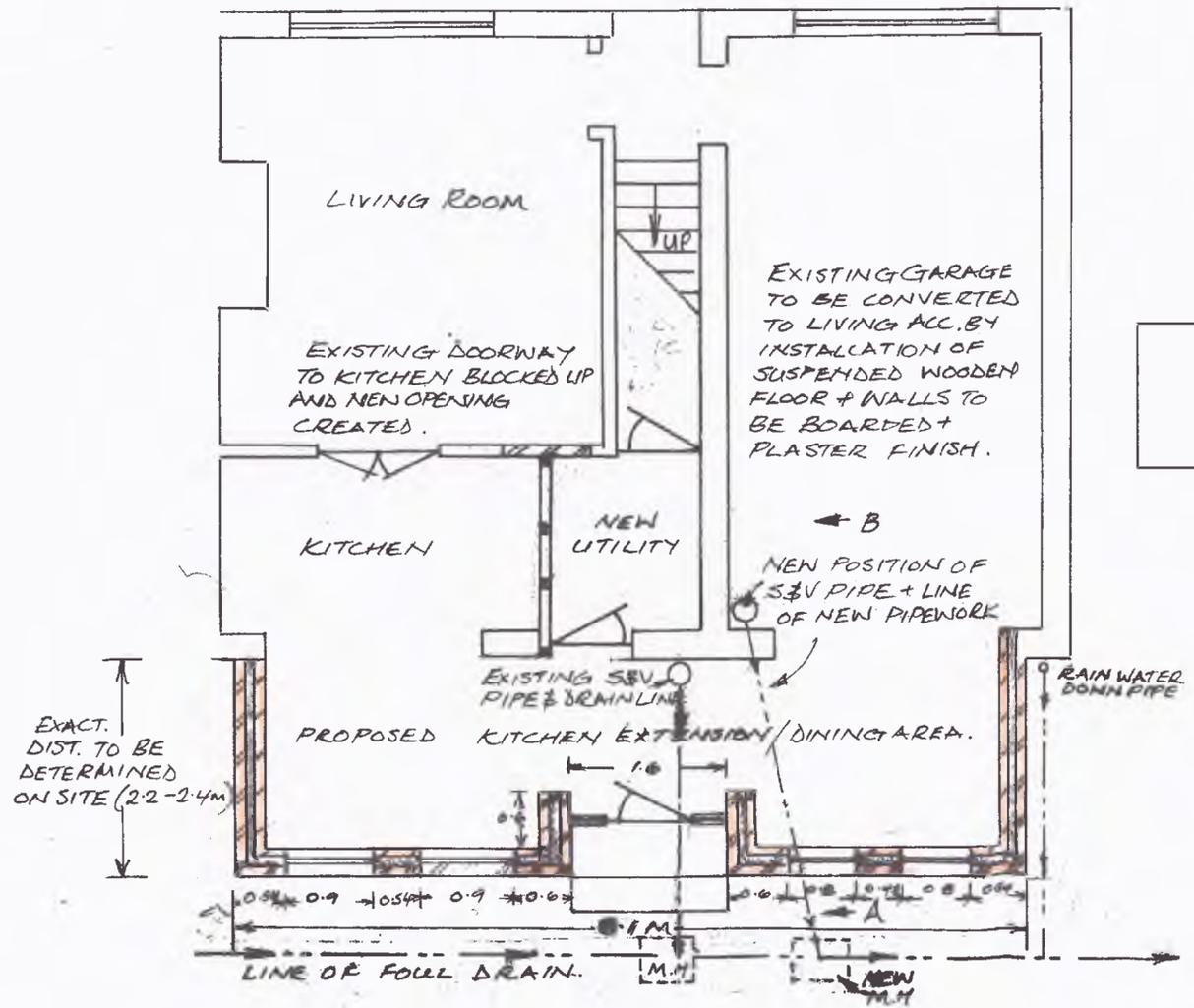
**UPVC** - Double Glazed windows and doors to be supplied and installed by approved FENSA contractor (max U value 1.8w/m2 Degree C with 16mm Argon Filled gap) Safety Glazing to full height windows, door and Door Panels as required by Part N of Building Regulations.

**Floor** - Suspended timber floor to both extension and garage - 18mm floor grade chipboard on vapour check membrane on 47mm x 170mm floor joists @450mm ctrs with 100mm Kingspan K103 insulation between joists. Joists to be mounted on either galvanised steel joist hangers or timber wall plate bolted to existing walls

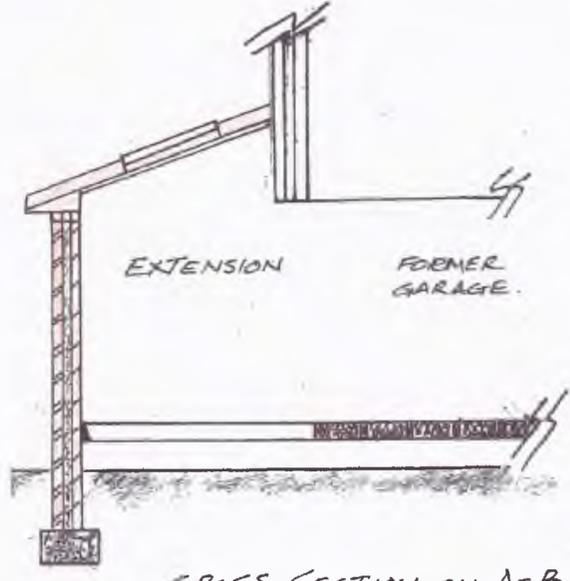
**Drainage** -existing foul water from first floor bathrooms to be redesigned to include internal S&P pipe within former garage area and beneath floor of new works to existing foul drain. New manhole to be created at new junction. Lintels to be placed over pipe work where it passes through cavity wall.



No changes to existing first floor layout



PROPOSED REAR ELEVATION  
GROUND FLOOR ONLY



Client

Job Title

Drawing Title  
**PLAN TO ACCOMPANY PLANNING APPLICATION FOR REAR EXTENSION AT 62 DONCASTER ROAD BARNSELY S71 5AG.**

Scale 1/50

Date MAY 25 Drawn by S.C.

Fig. No. 2 OF 2