

**EXISTING FRONT ELEVATION - SCALE 1/100**



Existing white upvc windows

**PROPOSED FRONT ELEVATION - SCALE 1/100**

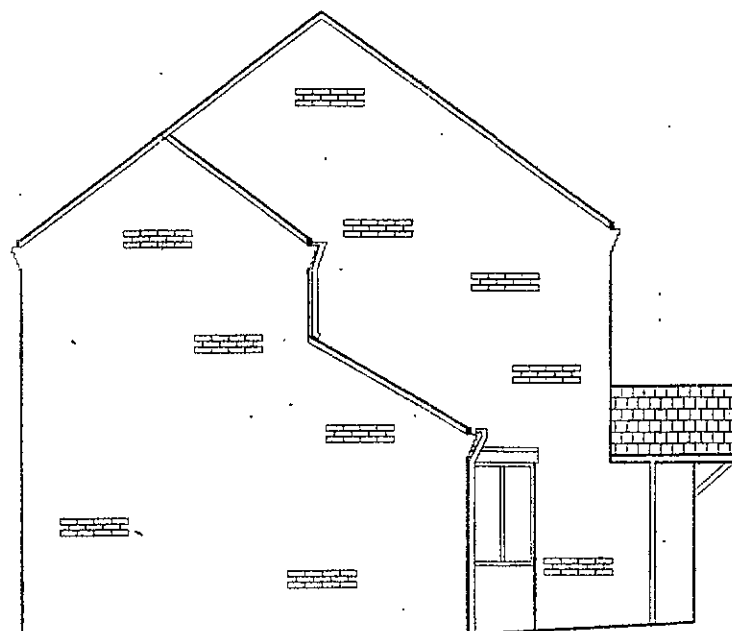


New gutter to run into existing down pipe

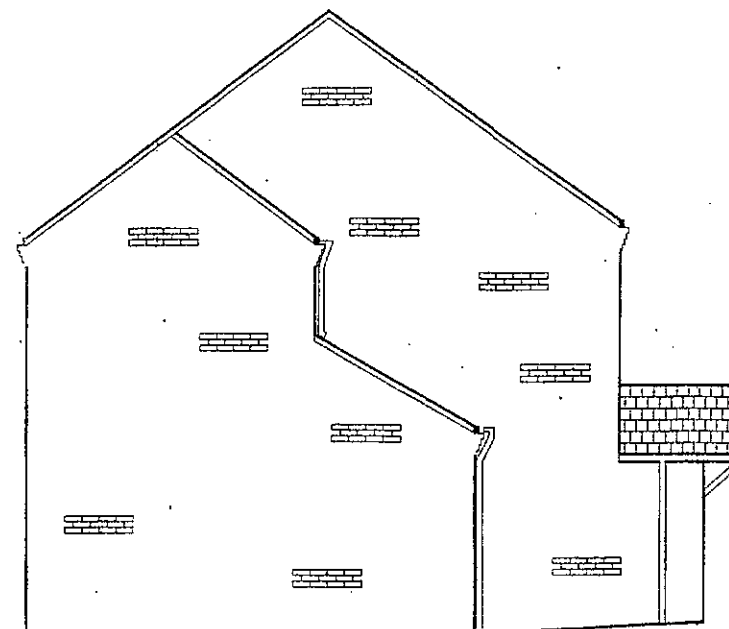
New proposed white UPVC window to match

Existing white upvc windows

**PROPOSED SIDE ELEVATION - SCALE 1/100**



**EXISTING SIDE ELEVATION - SCALE 1/100**



**CONSTRUCTION NOTES**

- Facing brick to match existing
- Windows to bay to be white UPVC to match existing windows

**ELECTRICAL SAFETY**

All domestic and other relevant electrical work required to meet the provisions of Approved Document Part p, to be designed, installed, inspected and tested by a qualified electrician who is registered with the DCLG recognised person self certification scheme. Upon completion the council will be provided with a copy of an appropriate BS 7671 Electrical Installation Certificate issued by a person competent to do so.

**LIGHTING**

All internal lighting to be energy efficient

**EXTERNAL LINTELS**

Lintel over proposed bay window to be specialist design by window supplier. Existing lintel over existing garage door to be inspected for suitability for additional roof loading

**FLAT ROOF**

Roof to comprise 150mm x50mm C24 structural grade joists at 400mm centres skew nailed or fixed using truss clips to 100x50 softwood wall plate bedded on mortar. Fix joists to 150mm x50mm timber bearer bolted to existing external wall at 1.2m centres. Roof to be insulated using 100mm Kingspan K7 board between joists and 37.5mm Kingspan K18 insulated board (or similar) over and skim finish. Roof to be GRP or similar finish

**HEATING SYSTEM**

Existing heating system/boiler to be assessed for suitability for increased heat and water demand. All work to be undertaken by a Gas Safe registered contractor. All new radiators to be fitted with Thermostatic Radiator Valves (TRVs)

**WINDOWS AND DOORS**

- Windows, Rooflight or Roof window, Glazed doors to have min U value of 1.6 W/m<sup>2</sup>k WER Band C or better.
  - All solid doors and doors with less than 50% glazing to have a min U value of 1.8 W/m<sup>2</sup>K
- Any glazing less than 800mm from internal floor level to be toughened glass.

**INTERNAL DRAINAGE**

New drainage to en-suite bathroom to be connected to existing internal soil and vent pipe and gully at rear elevation.

**BUILDING REGULATIONS**

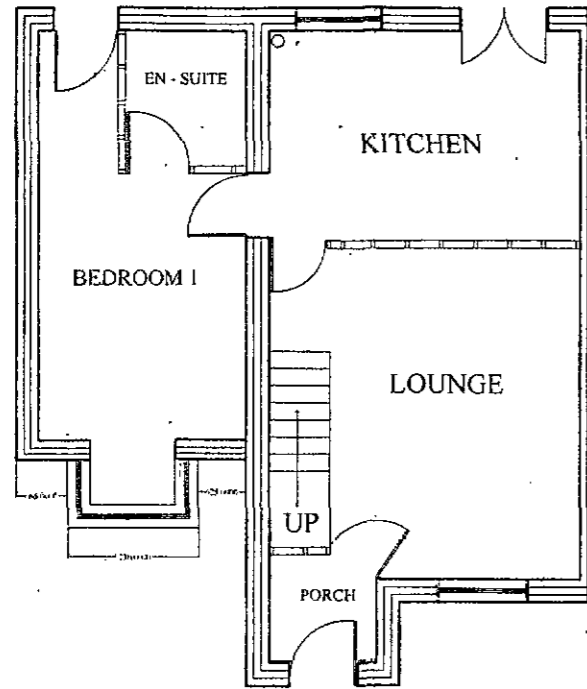
1 LADYCROFT LANE  
HEMINGFIELD  
BARNSELY  
S73 0QP

PROPOSAL : FRONT BAY  
EXTENSION/GARAGE CONVERSION

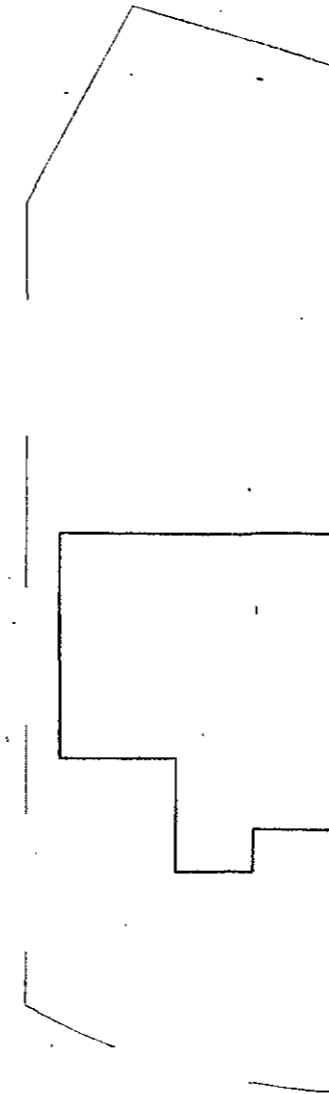
FRONT/SIDE ELEVATIONS

SCALE 1:100  
DRAWING 1

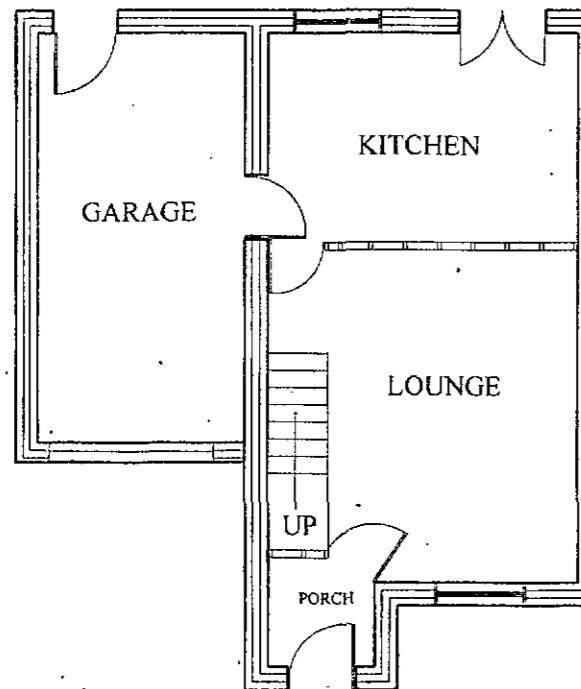
**PROPOSED GROUND FLOOR PLAN - SCALE 1/100**



**SITE PLAN - SCALE 1/200**



**EXISTING GROUND FLOOR PLAN - SCALE 1/100**



**CONSTRUCTION NOTES**

**FOUNDATIONS**

Foundations to be taken to firm bearing strata to satisfaction of Building Control Surveyor. Min depth in typical clay strata to be 900mm and 600mm width for 300mm cavity wall construction. Any drains passing through trench to be lintelled over.

**EXTENSION WALLS BELOW GROUND**

Construct out of 300mm thick thermalite trenchblock - 7N/mm block or 7N/mm cavity wall with lean mix infill

**CAVITY WALLS ABOVE GROUND**

Facing brick to match existing. 100mm cavity with either Rockwool/Dritherm insulation or Kingspan TW50 55mm insulation fixed to inner block leaf using retaining clips all fixed as manufacturers instructions. Inner skin to be 100mm 7N/mm blocks finished with 12.5 plasterboard on dabs and skim finish. Wall ties to be set at 750mm centres horizontally and 450mm vertically and at each block course with 225mm of all openings. Use insulated cavity closer such as Thermabate or similar. Tie into existing masonry at abutments using Bluebird/Catnic or similar starter tie system.

- Wall to have a min U Value of 0.28 W/m<sup>2</sup>K
- Existing external walls dry lined with 50mm Kingspan between battens with plasterboard and skim

**DPC**

Damp proof course (dpc) to be set at min of 150mm from external ground level and to be continuous with damp proof membrane (dpm)

**GROUND FLOOR**

New floor to line through with existing, finish to clients preference. Provide new timber suspended floor using 100x50 mm SC24 Timber joists at 400 centres fixed on hangers and to timber bearer bolted to wall above existing dpc at approx 150mm above external ground level. It is intended to leave existing garage floor slab in place as oversite concrete. It is presumed that this had a 1200 gauge dpm under. The level of the existing slab is variable. There will be between 100-150mm clearance between slab and the bottom of the joists. It is therefore intended to provide additional air bricks for sub floor ventilation. Provide honeycombed sleeper wall at 1/2 spans. Provide 100mm Rockwool insulation between joists.

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- All solid doors and doors with less than 50% glazing to have a min U value of 1.8 W/m<sup>2</sup>K

**MECHANICAL VENTILATION**

- Shower/Bathroom - 15 litres/second

**BUILDING REGULATIONS**

1 LADYCROFT LANE  
HEMINGFIELD  
BARNSELY  
S73 0QP

PROPOSAL : FRONT BAY  
EXTENSION/GARAGE CONVERSION

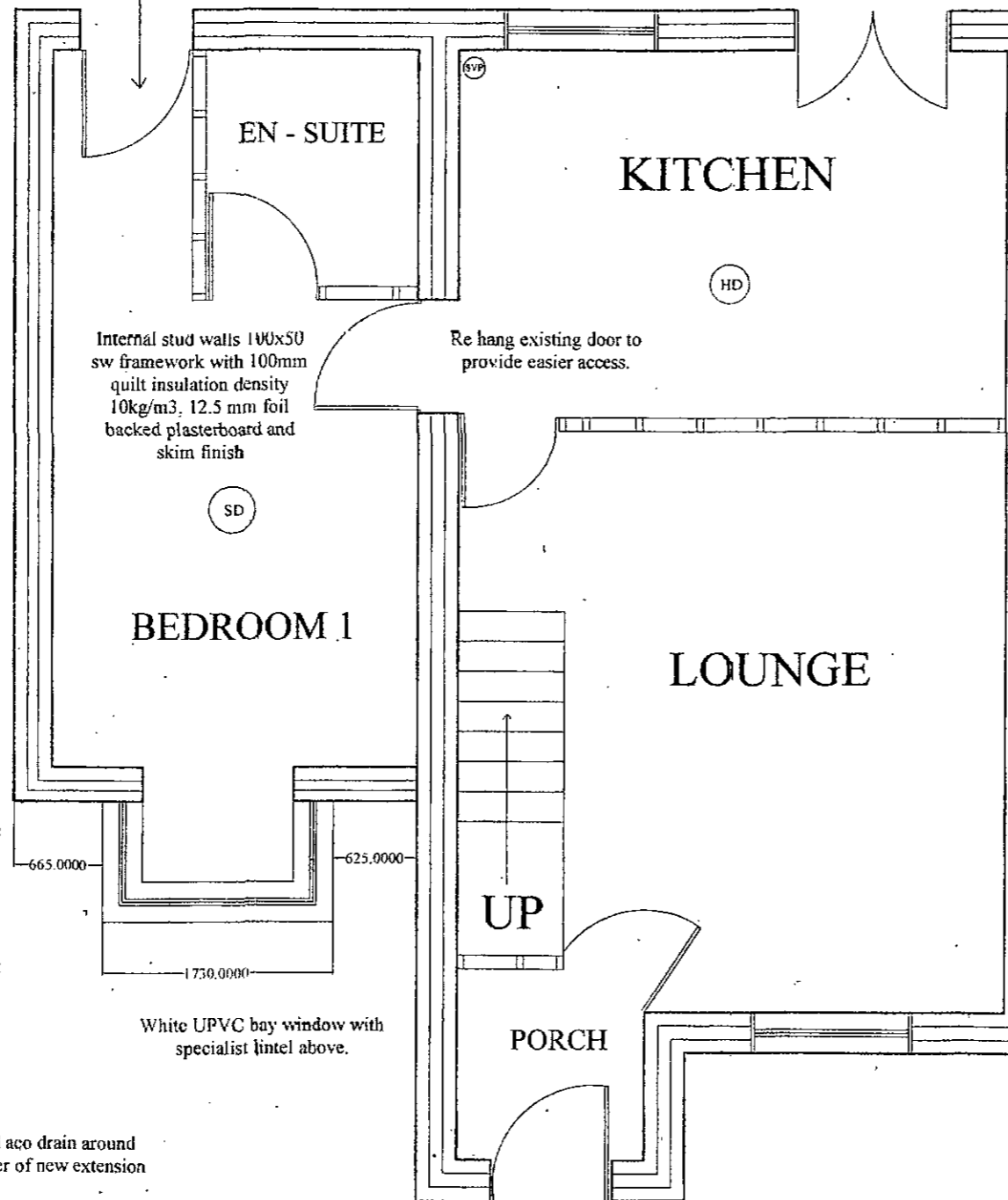
GROUND FLOOR PLANS

SCALE 1:100 - 1/200  
DRAWING 2

# PROPOSED GROUND FLOOR PLAN - SCALE 1/50

Retain existing white upv door for means of escape

Reconfigure existing drainage to connect into existing trapped gully externally and internal soil and vent pipe.



Existing cavity wall to be checked for suitable insulation and approved by Local Authority Building Control Surveyor. If wall is uninsulated provide 50mm kingspan fixed between battens and to inner blockwork face. 12.5mm plasterboard and skim finish.

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Internal stud walls 100x50 sw framework with 100mm quilt insulation density 10kg/m3, 12.5 mm foil backed plasterboard and skim finish

Re hang existing door to provide easier access.

White UPVC bay window with specialist lintel above.

Extend aco drain around perimeter of new extension

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## CONSTRUCTION NOTES

### FIRE SAFETY

Provide mains interlinked smoke detector to new bedroom and heat detector to kitchen area. Both alarms to have battery back up

HD - Heat detector

SD - Smoke detector

### EXISTING ROOF/BEDROOM CEILING

Further investigation is required to existing lean to roof at front elevation at commencement of works. If this is uninsulated then provide total 280mm of quilt insulation laid on top of existing ceiling joists. There are existing soffit vents in place, Local Authority Building Control to check suitability of these and if required additional vents provided for.

Existing first floor joists above proposed bedroom to be retained. Inspection required to check if insulation is in place and suitability for providing adequate sound insulation between new bedroom and existing bedroom at first floor. If insulation is inadequate then provide 100mm sound insulation quilt with a density of 10kgm3

### EXTERNAL DRAINAGE

Provide new Aco drainage channel at front and sides of new bay window and extend into existing Aco channel and into existing gully

### MECHANICAL VENTILATION

Shower/Bathroom - 15 litres/second

### SUB FLOOR VENTILATION

Provide 215x65mm terra cotta air bricks at 1.0m centres to front rear and side elevations. Provide liner through cavity and dpc cavity tray over.

Provide honeycombed sleeper wall third spans of proposed floor joists. Provide dpc under wall

## BUILDING REGULATIONS

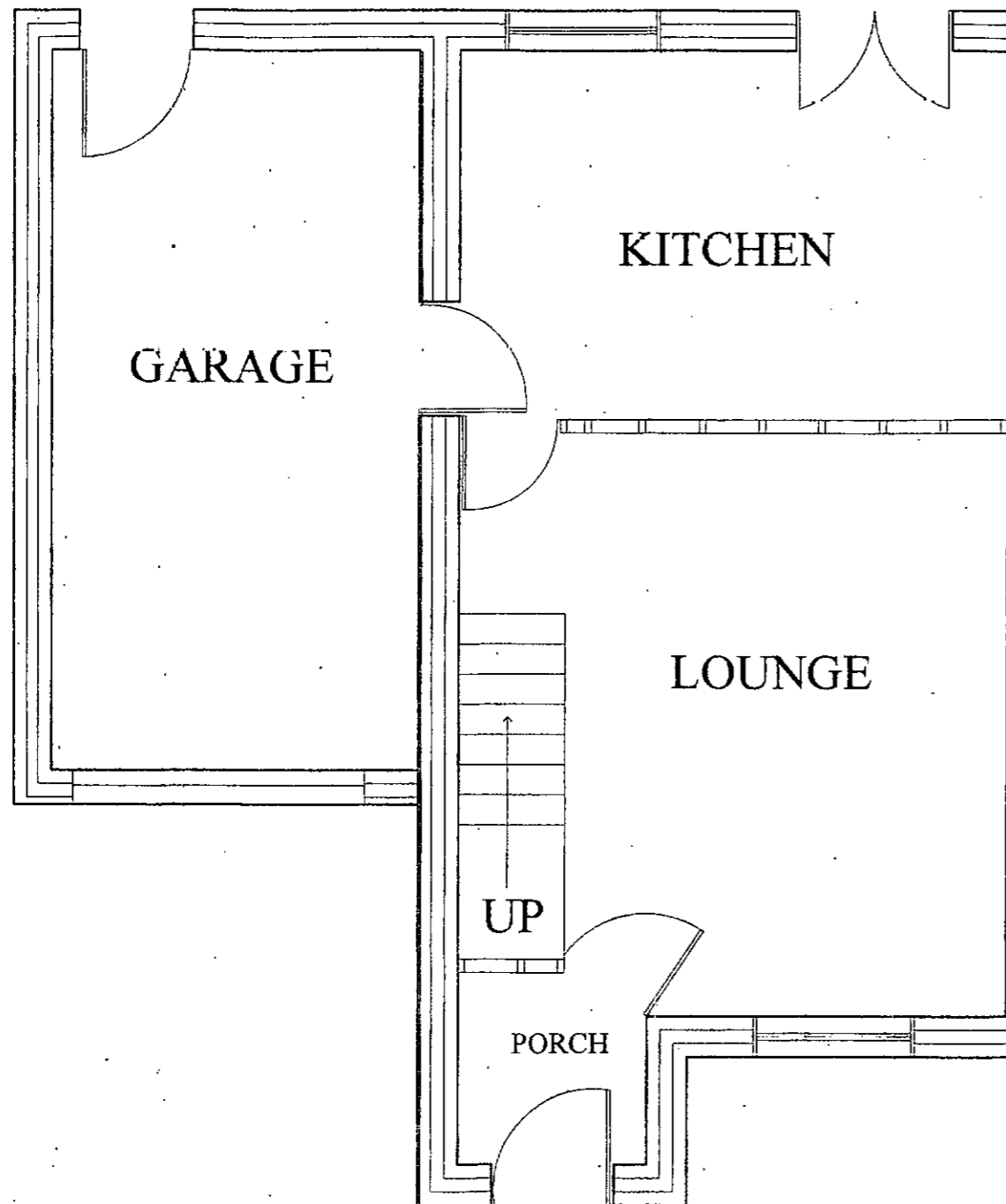
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S73 0QP

PROPOSAL : FRONT BAY  
EXTENSION/GARAGE CONVERSION

GROUND FLOOR PLANS

SCALE 1:50  
DRAWING 3

# EXISTING GROUND FLOOR PLAN - SCALE 1/100



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EXTENSION/GARAGE CONVERSION

GROUND FLOOR PLANS

SCALE 1:50  
DRAWING 4