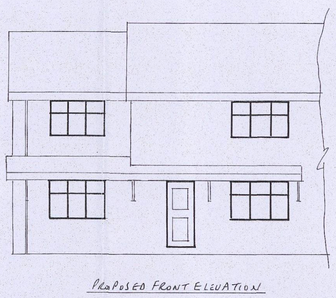
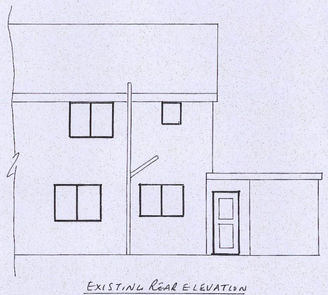


EXISTING FRONT ELEVATION



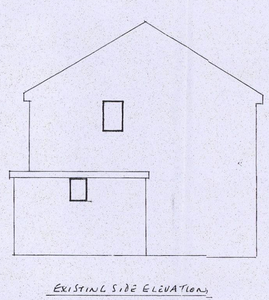
PROPOSED FRONT ELEVATION



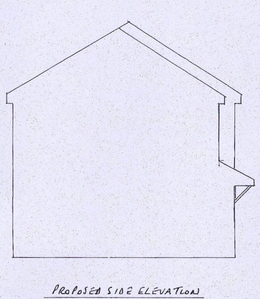
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

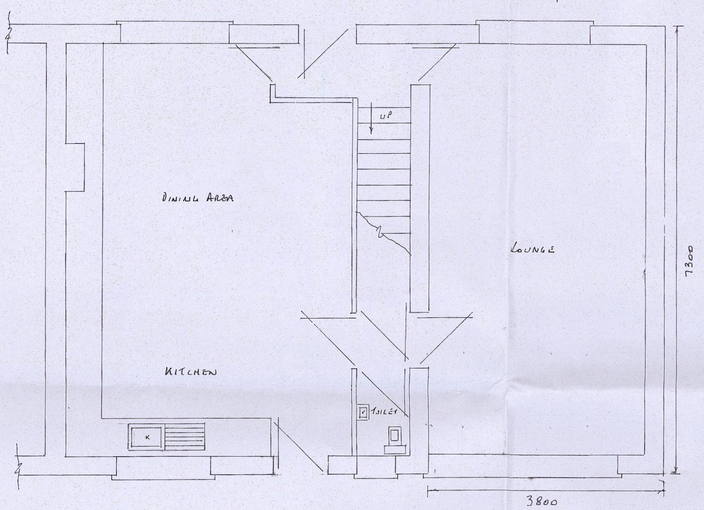


EXISTING SIDE ELEVATION

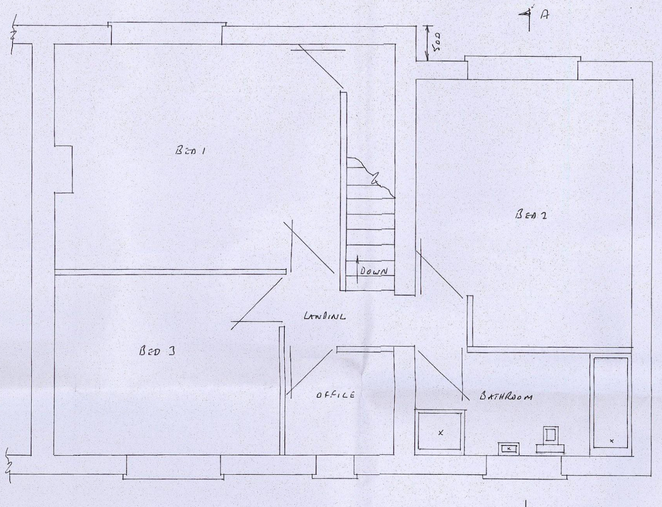


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

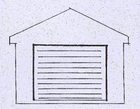


PROPOSED GROUND FLOR PLAN

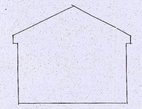


PROPOSED FIRST FLOR PLAN

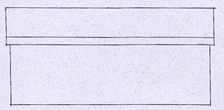
PROPOSED PLANS SCALE 1:50



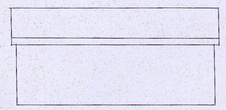
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

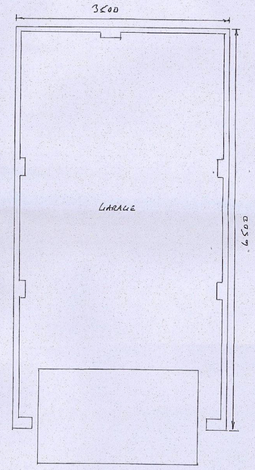


PROPOSED SIDE ELEVATION

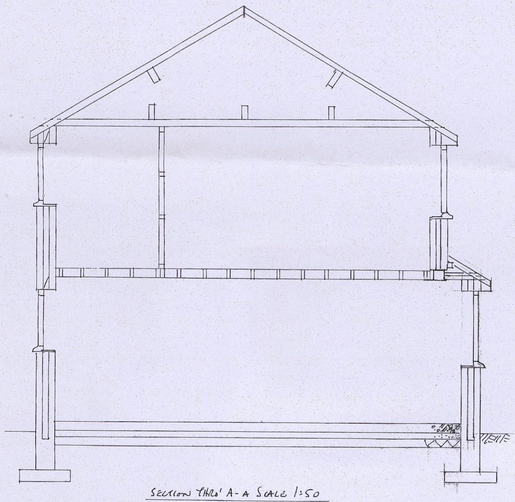


PROPOSED SIDE ELEVATION

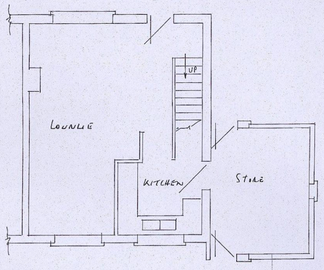
GARAGE ELEVATIONS SCALE 1:100



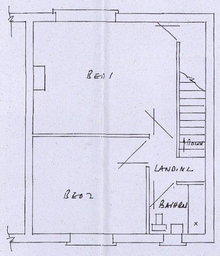
PROPOSED PLAN OF GARAGE SCALE 1:50



SECTION THRU' A-A SCALE 1:50

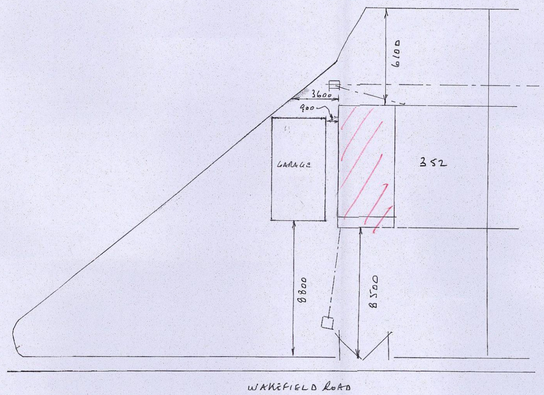


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



WAKEFIELD ROAD

SITE PLAN SCALE 1:200

GENERAL

- WINDOWS & DOORS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000 mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING. U VALUE TO BE 1.6. DOORS TO HAVE TOUGHTENED GLASS. BED ROOM WINDOW TO HAVE OPENING CLEAR 450mm WIDE x 750mm HIGH & CILL LEVEL TO BE 800-1100 & ALL WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA
- KITCHEN TO HAVE FAN EXTRACTING 60L/SEC. BATHROOM & TOILET FANS EXTRACTING 15L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH. • PROVIDE SMOKE ALARMS WITH BATTERY BACK UP & INTERLINKED TO A SEPERATE CIRCUIT TO CIRCULATION AREAS ON EVERY FLOOR
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRVS REQ FOR EXTENSION OF THE HEATING SYSTEM. • ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK. • SOUNDING WALLS TO HAVE INSULATION 10KG/m². • CALLS TO BE PROVIDED FOR RST'S

ROOF

- 100 x 50mm WALL PLATE. • 100 x 50mm CEILING JOISTS AT 400mm CENTRES. • 170 x 25mm RIDGE BOARD. • 100 x 50mm RAFTERS AT 400mm CENTRES. • 200 x 75mm PURLINS. • 200 x 50mm BINDERS AT 1.8m MAX CENTRES. • 200 x 25mm FASCIA. • 6mm EXTERIOR PLY SOFFIT WITH 25mm FLY PROOF MESH. • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS. • 1m LATERAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL & CUT UPS WITH NOGGINS TO SUPPORT. • REINFORCED BITUMEN ROOFING FELT. • 38 x 25mm TILE BATTENS. • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m. • 10mm EAVES VENTS
- CODE 5 LEAD FLASHINGS. • 150mm INSULATION BETWEEN JOISTS & 150mm LAID OVER AT 90°

FIRST FLOOR

- 170 x 50mm JOISTS AT 400mm CENTRES. • INSULATION 10KG/m² BETWEEN
- 1m LATERAL RESTRAINT STRAPS EVERY 1.5m WITH NOGGINS TO SECURE. • 18mm T & G BOARDING WET GRADE TO WET AREAS

DRAINS

- 100mm RWG & 65mm RWP TO MATCH EXISTING. S.W. TO REAR TO CONNECT TO EXISTING RWG. S.W. TO FRONT TO CONNECT TO S.W. DRAIN OR TO A SOAKAWAY 5m AWAY FROM BUILDING & 1m³ BELOW INVERT LEVEL. • FOUL FROM TOILET BATHROOM & KITCHEN TO CONNECT TO EXISTING S.V.P. • ALL SANITARY FITTINGS TO COMPLY TO ADH2. • NEW STUB STACK TO CONNECT TO EXISTING I.C. ALL PIPES & FITTINGS TO BE SUPERSILENT

FOUNDATIONS

- 600 x 150mm CONC STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH EXISTING
- 100mm LWT CONC. BLOCKS. • 100mm CAVITY FILLED WITH DRITHERM INSULATION. • C.G 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC ABOVE OVER & WEEP HOLES EVERY 900mm END BEARINGS 150mm MIN. • REVEALS TO BE INSULATED. • STAINLESS STEEL TIE WIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS. • NEW WALLS TIED TO EXISTING WITH TOOTHING OR SCREW IN TIES EVERY 225mm & MAINTAINING A CONTINUOUS CAVITY. • EXTERNAL REVEALS TO BE 665mm MIN

GROUND FLOOR

- 150mm HARDCORE. • 25mm SAND BLINDING. • 1200 GAUGE DISPOSEN DPM. • 70mm KINGSPAN THERMA FLOOR INSULATION. • 125mm CONCRETE WITH A POLISHED FINISH

PROPOSED DOUBLE STOREY SIDE EXTENSION & DETATCHED GARAGE AT:-

352 WAKEFIELD ROAD.

BARNSLEY