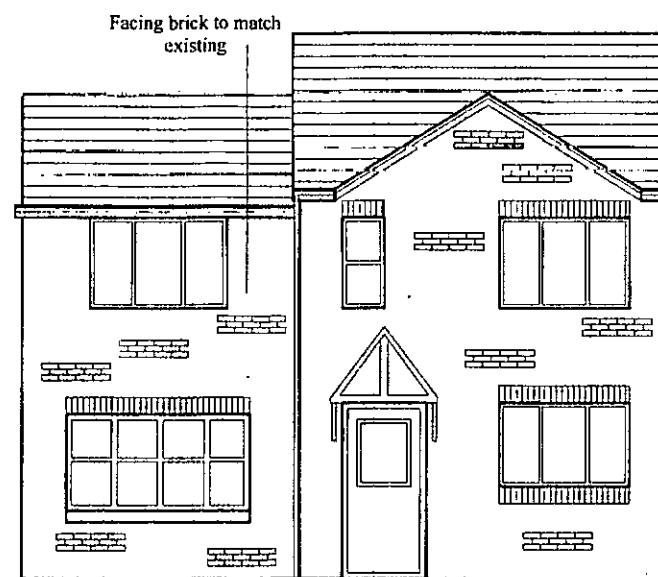


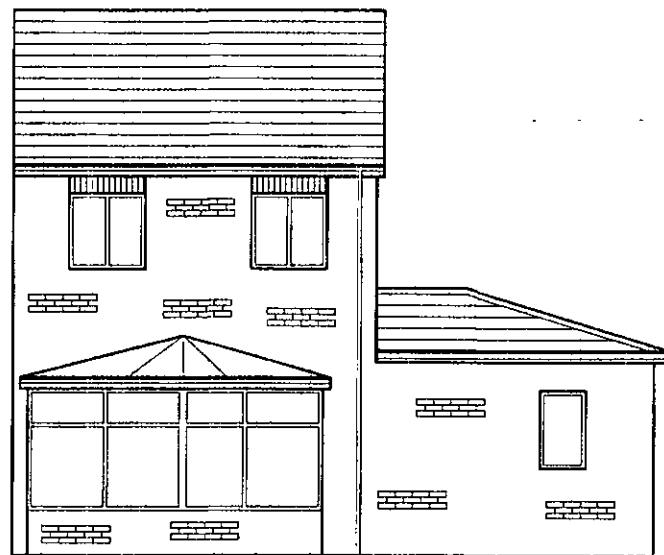
EXISTING FRONT ELEVATION - SCALE 1:100



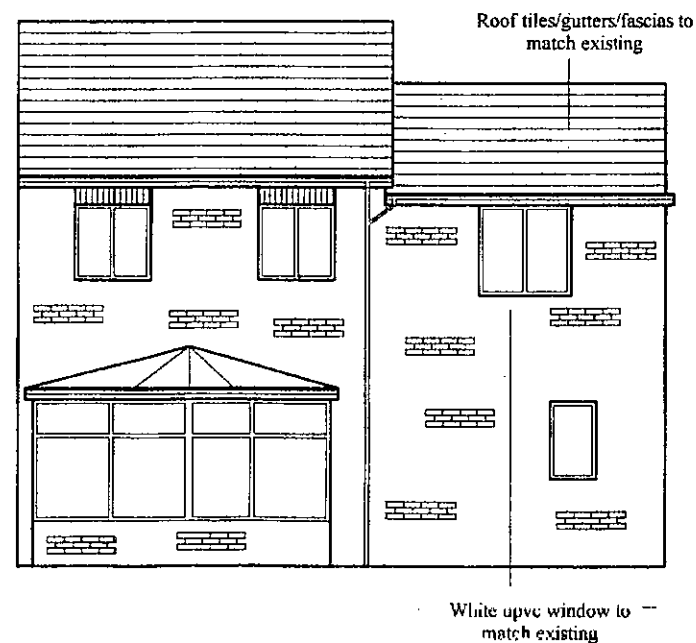
PROPOSED FRONT ELEVATION - SCALE 1:100



EXISTING REAR ELEVATION - SCALE 1:100



PROPOSED REAR ELEVATION - SCALE 1:100



BUILDING REGULATIONS

FOUNDATIONS

Previous inspections haave made by BMBC Building Control Surveyors under previous applications for garage and subsequent gagrage conversion. It is assumed that the existing foundations are suitable but if required trial holes can be dug out for visual inspection

EXTERNAL WALLS

External walls to be built of existing cavity wall facing brick to match existing 100mm cavity with 7N blockwork wall to inner. Wall ties to be set at 750mm centres horizontally and 450mm vertically and at each block course and within 225mm of all window and door openings. Tie into existing walls using Catnic or similar wall tie starter kit. Wall insulation to be Kingspan TW55 55mm fixed with Retaining clips or Dritherm/Rockwool 100mm full cavity insulation.

Provide insulated cavity closer such as Thermabate or Catnic at all window and door reveals.

FIRST FLOOR

Existing ceiling joists to be exposed and suitability assessed for use as first floor joists, if not adequate, First floor joists to be C24 195x47mm at 400mm centres with 1 row of solid strutting at mid span. Provide 30x5 restraint straps to floor joists at right angles to wall at max 1.2m centres. Provide min of 100mm sound quilt with a density of 10kg/m3. Floor to line through with existing and finish to clients preference. Floor joists to be doubled up under partition walls.

INTERNAL WALLS

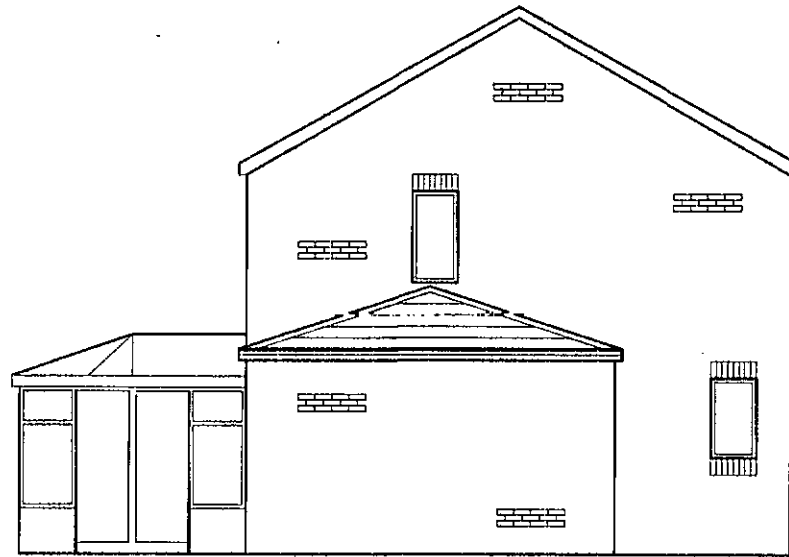
Internal stud walls to be filled with 100mm sound insulation with min density of 10kg/m3. Plasterboard and skim finish.

PLANNING/ BUILDING REGULATIONS

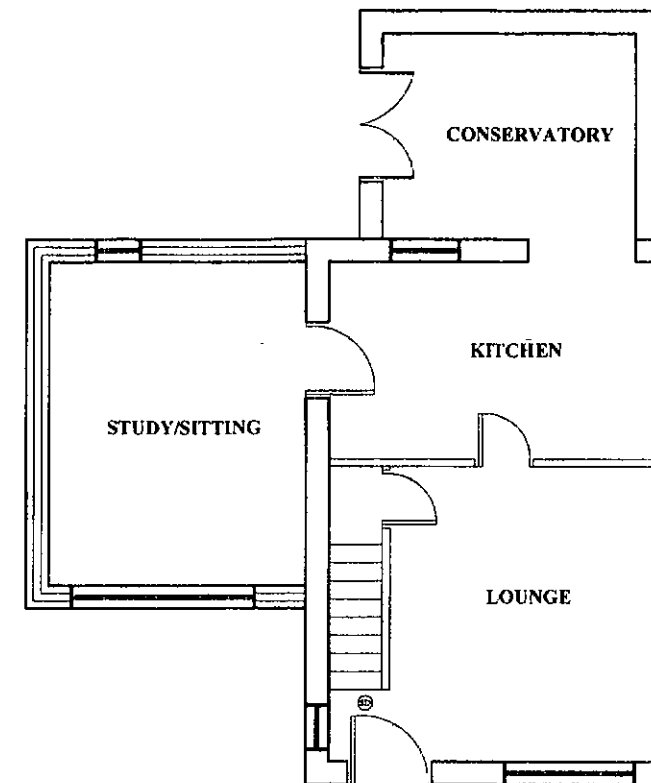
**3 STORRS WOOD VIEW
CUDWORTH
BARNSELY
SOUTH YORKSHIRE
S72 8TA**

**PROPOSAL - FIRST FLOOR SIDE
EXTENSION ABOVE EXISITING
CONVERTED GARAGE
PROPOSED/EXISTING ELEVATIONS
SCALE 1:100**

EXISTING SIDE ELEVATION - SCALE 1:100



EXISTING GROUND FLOOR - SCALE 1:100



BUILDING REGULATIONS

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)

ELECTRICAL SAFETY

All domestic and other relevant electrical work required to meet the provisions of the Building Regulations Part P (Electrical Safety) to be designed, installed, inspected and tested by a competent electrician who is registered with a ODPM recognised competent person self certification scheme. Upon completion of the works the council will be provided with a copy of an appropriate BS7651 Electrical Installation Certification issued by a person competent to do so.

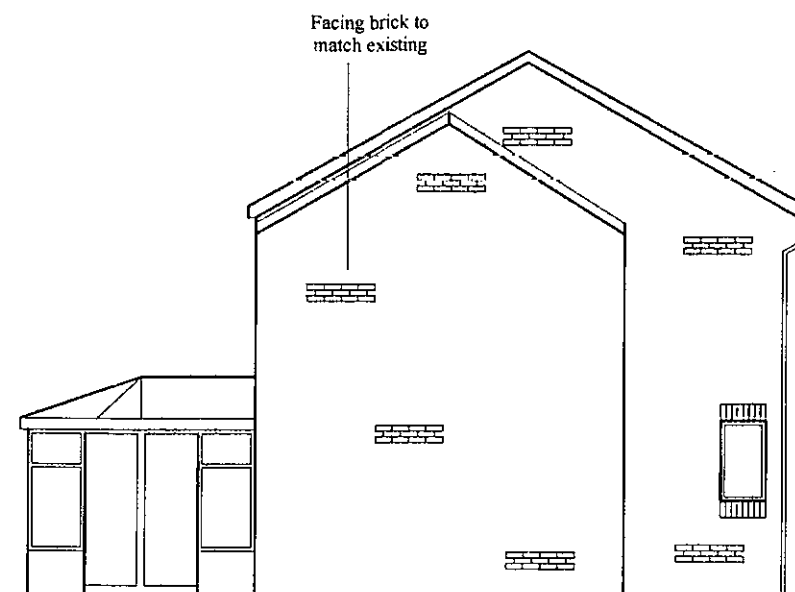
MEANS OF ESCAPE

First floor bedroom windows to be set max 1.1m from internal finished floor level. Windows to have clear opening of 450x750mm. Provide mains interlinked smoke detectors, marked SD with battery back up to ground floor and first floor landings.

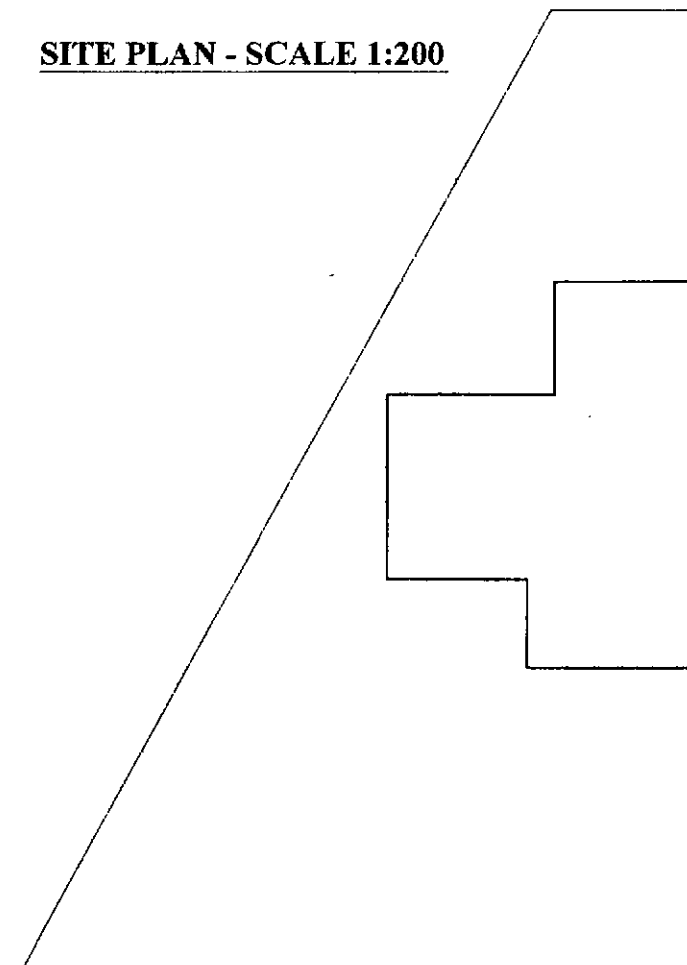
LINTELS

All external lintels over new windows and doors to be Catnic Cougar open back suitable for cavity wall construction. Existing lintels to be exposed to ascertain suitability for increase in loading. Lintels for knock through into new extension to be 2 No Naylor R6 with min of 150mm end bearing

PROPOSED SIDE ELEVATION - SCALE 1:100



SITE PLAN - SCALE 1:200

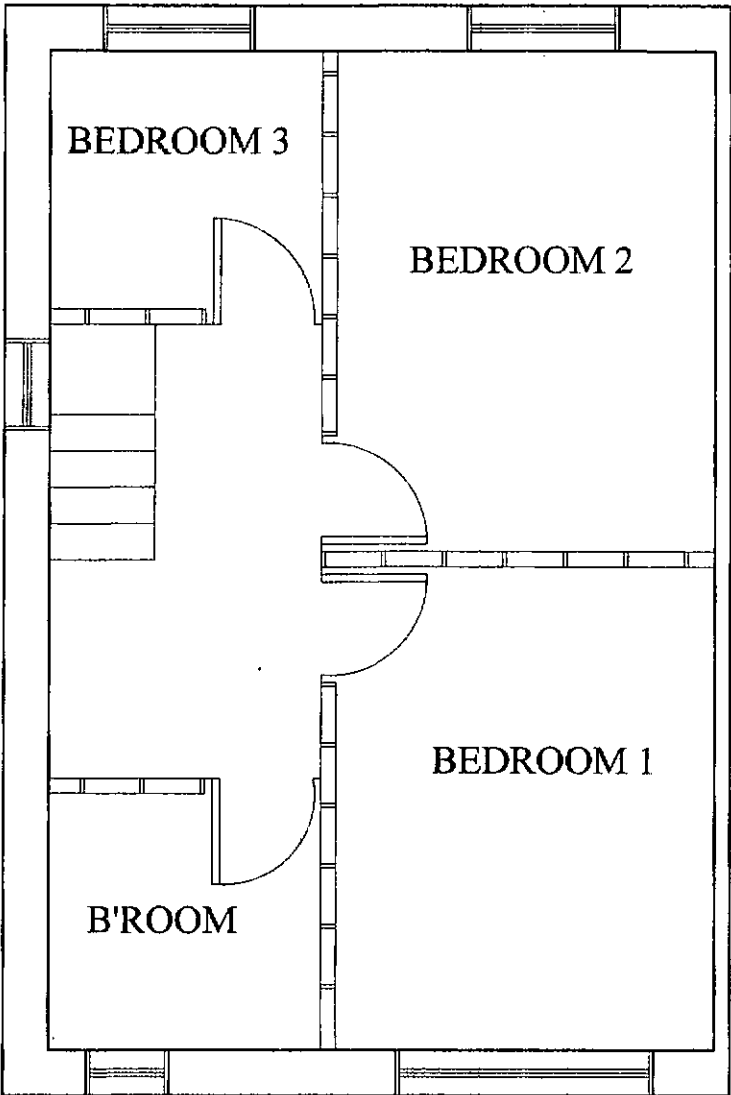


PLANNING/ BUILDING REGULATIONS

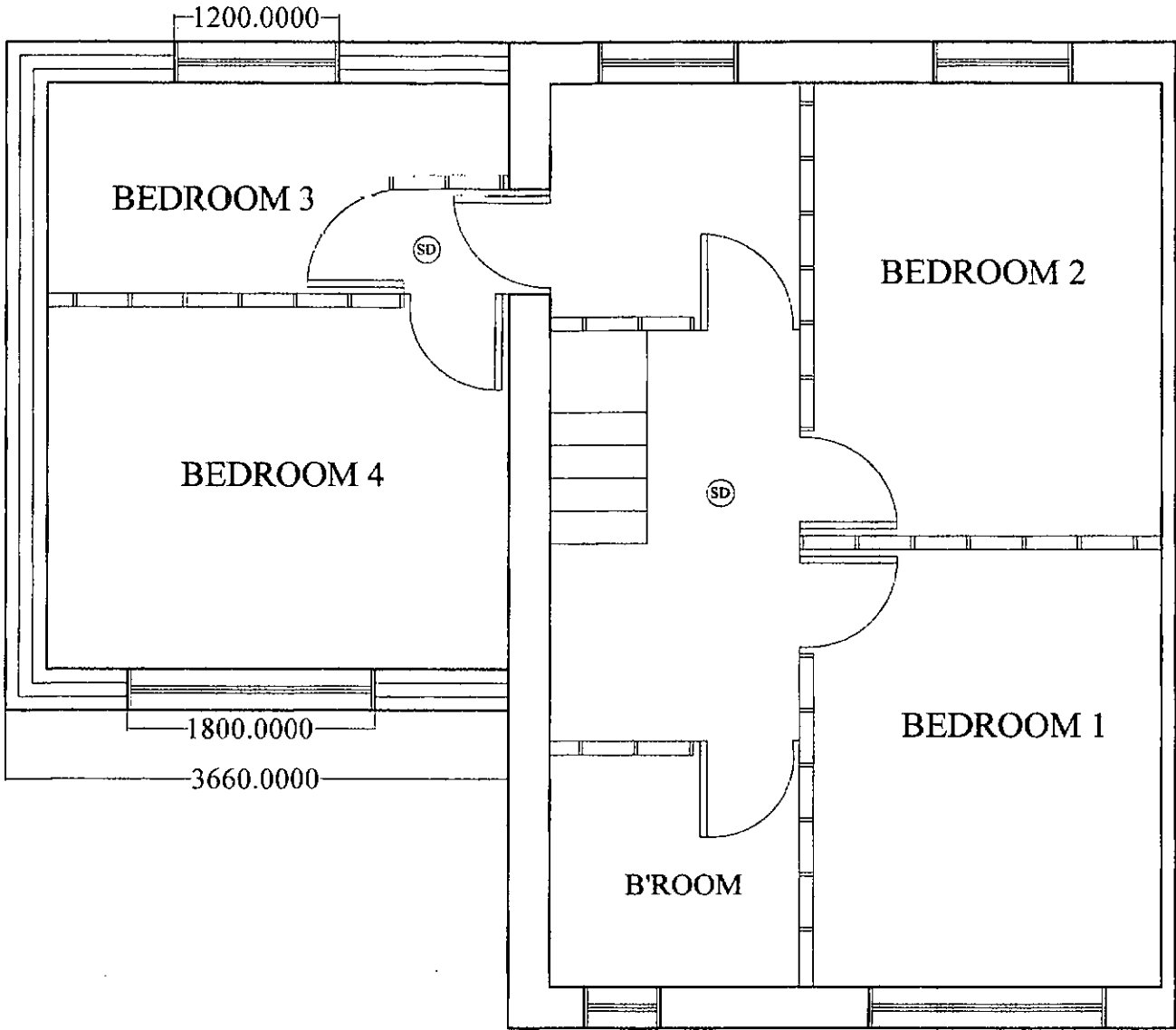
3 STORRS WOOD VIEW
CUDWORTH
BARNSELY
SOUTH YORKSHIRE
S72 8TA

PROPOSAL - FIRST FLOOR SIDE
EXTENSION ABOVE EXISITING
CONVERTED GARAGE
SIDE ELEVATIONS/EXISTING GROUND
FLOOR/SITE PLAN SCALE 1:100

EXISTING FIRST FLOOR -
SCALE 1:50



PROPOSED FIRST FLOOR -
SCALE 1:50



BUILDING REGULATIONS

WINDOWS/DOORS

New windows and doors to be white UPVC to match existing.

U Value Doors 1.8 w/m2K

U Value Windows 1.6 w/m2k

All glazing below 800mm to be toughened glass.

Opening windows to be min 1/20th of floor area of room.

ROOF

100X50 Wallplate bedded to top of blockwork inner skin and strapped using 30x5 ms wall plate straps at 1.2m centres. Rafters C24 to be 150x47mm at 400mm centres. Provide 2No C24 225x100mm timber pulins bolted together, at mid span. Ceiling joists to be 145x47mm built into existing and proposed external walls. Ridge to be 150x47mm fixed between rafters. New tiles to match existing and be suitable for pitch formed on site. All flashings to be Code 4 lead with min of 150mm upstand.

EXTERNAL DRAINAGE

All new rainwater gutters to be connected into existing down pipes.

PLANNING/ BUILDING REGULATIONS

3 STORRS WOOD VIEW
CUDWORTH
BARNSELY
SOUTH YORKSHIRE
S72 8TA

PROPOSAL - FIRST FLOOR SIDE
EXTENSION ABOVE EXISITING
CONVERTED GARAGE
EXISTING/PROPOSED FIRST FLOOR
SCALE 1:50