

New back inlet rainwater gully connect into existing surface water drain.

Replace existing conservatory with Sun Lounge

SUN LOUNGE
Rooflight over

Remove existing double doors

Existing rainwater gully

UTILITY

KITCHEN DINING

SHOWER ROOM

GARAGE

HALL

LOUNGE

Break through new doorway

Existing beams over

Remove front pier of ex garage form extension

Existing rainwater gully

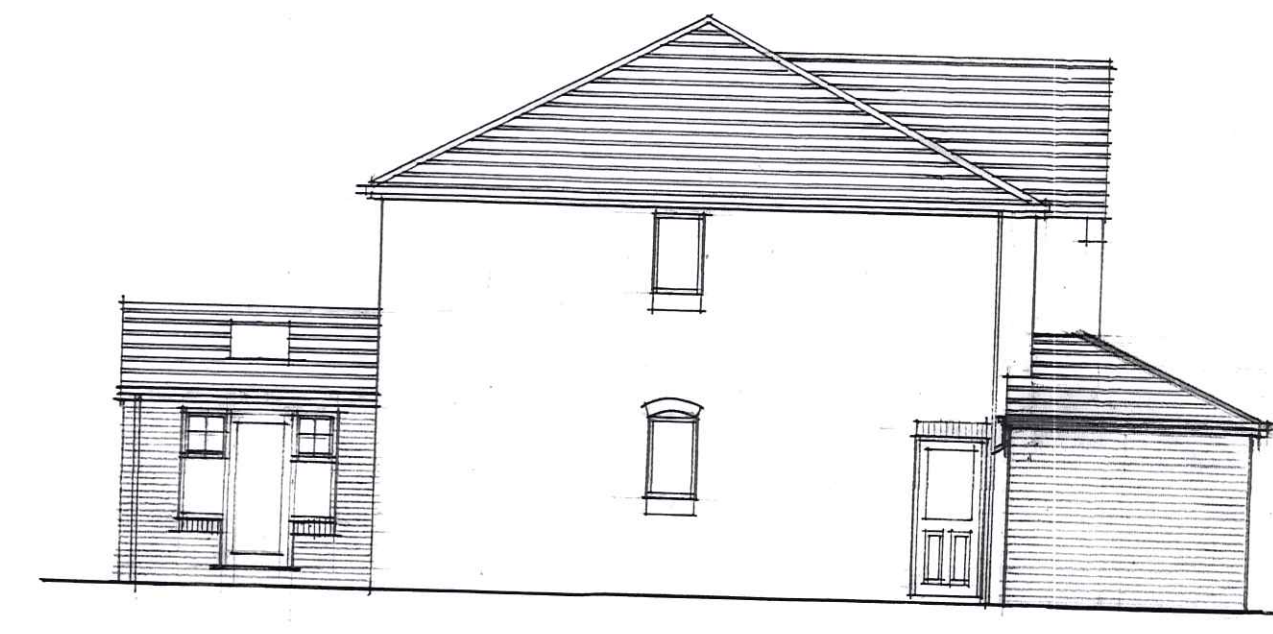
Form dwarf wall around existing planting and surface front area for parking

DRAINAGE: Above ground drainage to be in accordance with EN 12056
Below ground drainage to be in accordance with EN 752
Any new drainage in 100mm flexible jointed vitrified clay pipes and fittings installed strictly in accordance with manufacturers recommendations
Any drain found to pass under extension to be surrounded with 100mm granular material with wall foundation below and drain bridged through footings.

GROUND FLOOR PLAN.



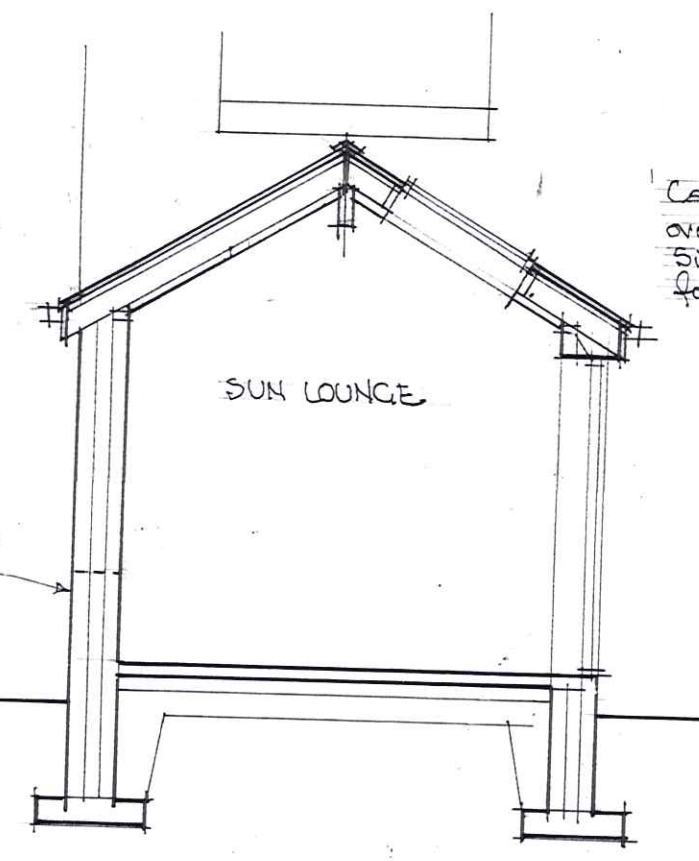
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

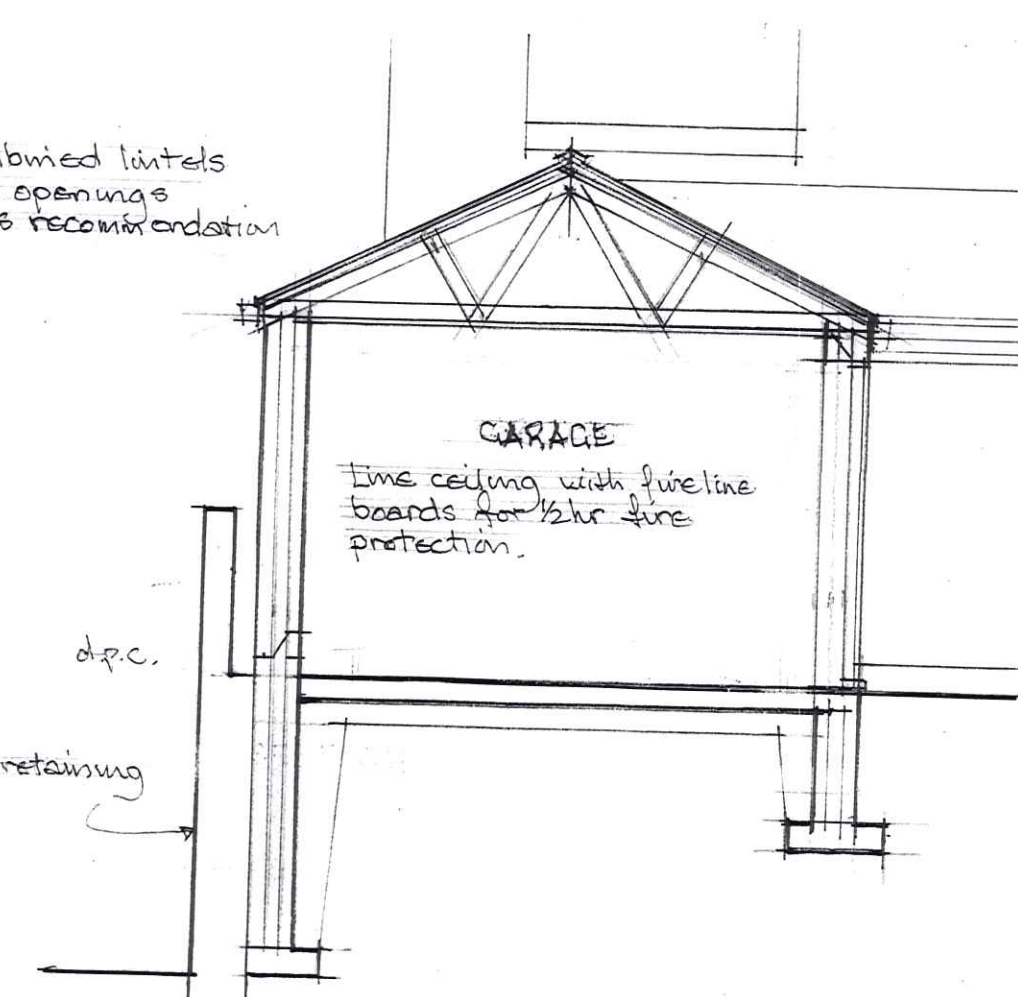


Build up from conservatory base

SECTION

SUN LOUNGE: Remove conservatory frame from existing brick base.
New roof: Tiles to match main roof on 50 x 25mm tanalised softwood battens on 100 x 25mm tanalised rafters at 400mm centres, 75 x 225 ridge purlin, 100 x 50mm tanalised softwood wall plate.
Insulate with 100mm Kingspan TPI/O between rafters with free flow of air over and a further 57.5mm Kingspan K18 fixed across face.
Where roof abuts existing wall provide code 4 lead flashing with min. 150mm upstand and cavity treat d.p.c. over 100mm eave section gutters, 75mm diam. rainwater pipes.
WALLS: New external walling, outer leaf of brick to match existing with inner leaf of 100mm Thermalite or similar blockwork.
Insulate with 50mm Kingspan TW50 board with a 50mm clear cavity between insulation and outer leaf.
Cavity closed around all openings and at eaves and verge by tamping in inner leaf with d.p.c. Provide thermal insulation to cavity closures to prevent cold bridging.
Stainless steel cavity wall ties to BS 1243 to be built in at 750mm c/s horizontally, 450mm c/s vertically and at 225mm c/s vertically at reveals.
Existing foundations to be exposed prior to commencement of works to provide opportunity for inspection by Building Control officer and to be altered and strengthened as and where necessary.
VENTILATION: 16mm sealed air gap double glazed windows with soft coated low E glass to provide natural ventilation by opening lights equal in size to 1/20th of adjacent floor area. Provide trickle ventilation of 5,000mm² equivalent free area. Any glazing to windows within 300mm of floor level and any glazing to doors within 1500mm of floor level to be laminated or toughened glass.

Ceiling or similar combined lintels over door and window openings. Size to manufacturers recommendation for load and span.

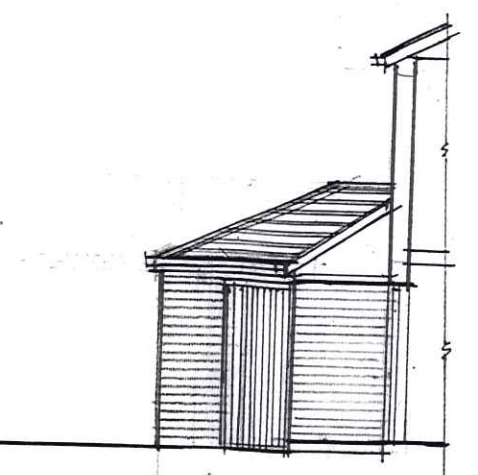


d.p.c.

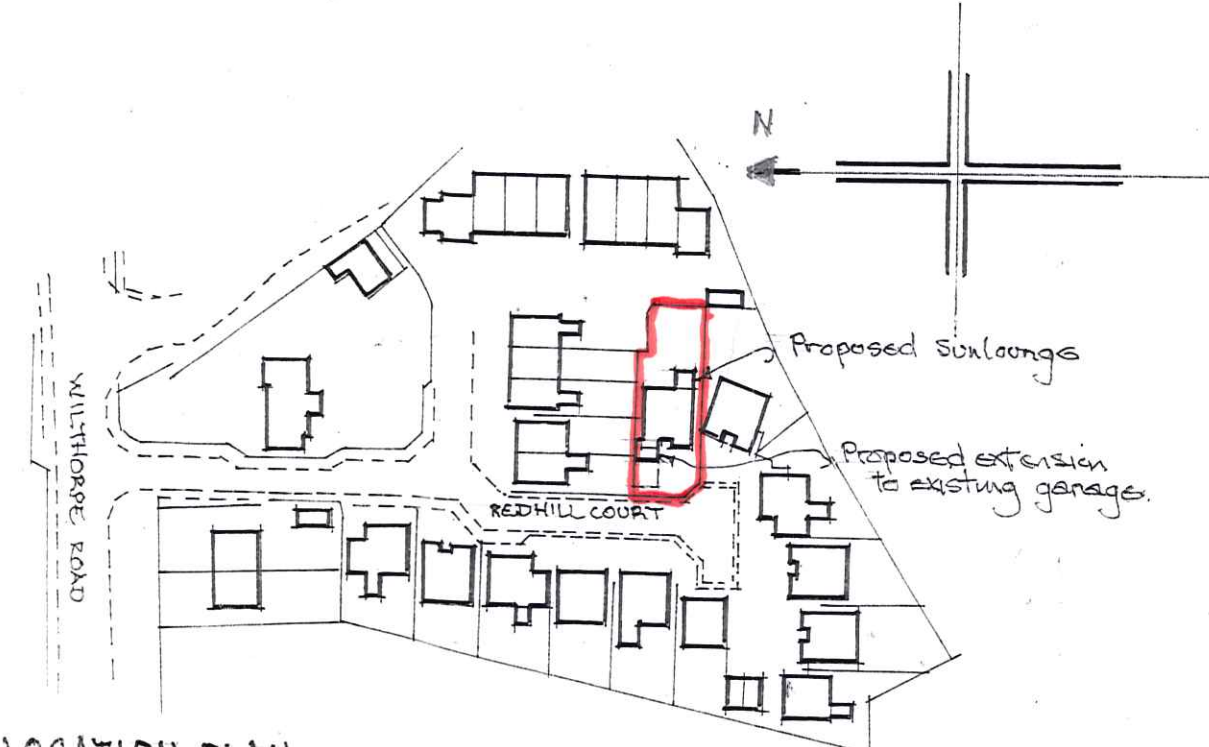
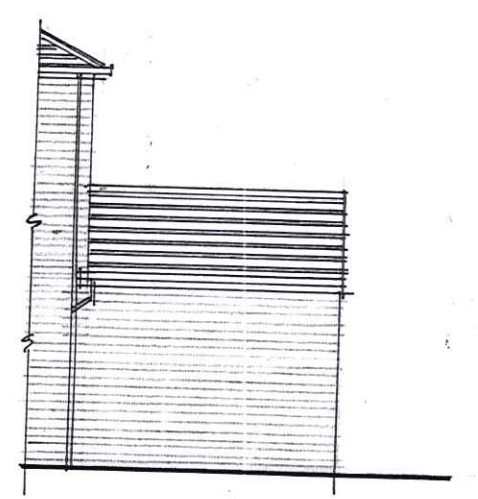
Existing retaining wall

SECTION

EXTENSION TO EXISTING GARAGE:
New section of 200mm² tiles to match existing on 50 x 25mm tanalised softwood battens on breakable felt on approved trussed rafters at 400mm c/s. 100 x 50mm tanalised softwood wall plate. 100 x 25mm horizontal and diagonal bracing to trusses at rafter and ceiling level all in accordance with manufacturers recommendations and B.S. 5268.
Roof trusses to be fixed down to wall plate with holding down straps at 2.0m centres.
Provide flashing as Sun Lounge, form valley gutter in 5 gauge lead on roofing felt and 150 x 25mm gutter beaters.
100mm eave section gutters, 75mm diam. rainwater pipes.
WALL: New external walling, as Sun Lounge (no insulation required) 650 x 175mm concrete strip foundation, depth to suitable bearing strata and to lower ground level for side elevation all to Local Authority approval.
Any blockwork below d.p.c. to be in 7N blocks.
GARAGE FLOOR: 125mm thick concrete slab laid to falls to door with 100mm d.p.m. on min 150mm well compacted sulphate free hardcore. D.p.m. below floor slab to be lapped and jointed with d.p.c. in walls.
ELECTRICAL: All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Electrical switches and sockets to be set not less than 450mm nor more than 1800mm above floor level.
Incorporate energy efficient light fittings.



SIDE ELEVATIONS



LOCATION PLAN
Scale 1:1250

MR. & MRS. C. PADGETT
37 REDHILL COURT
BAUGH GREEN, BARNESLEY S75 1HF
PROPOSED EXTENSIONS.

SCALE 1:50 & 1:100

APRIL 2017
Revised Oct 2018 & March 2019.
Notes added March 2019.

These drawings are for Planning and Building Control purposes only. These are not complete working drawings. Check and verify all drawings on site before commencing work. Comply in all respects with current Building Regulations whether or not specifically stated on these drawings. All materials and workmanship shall comply with current relevant British standards.