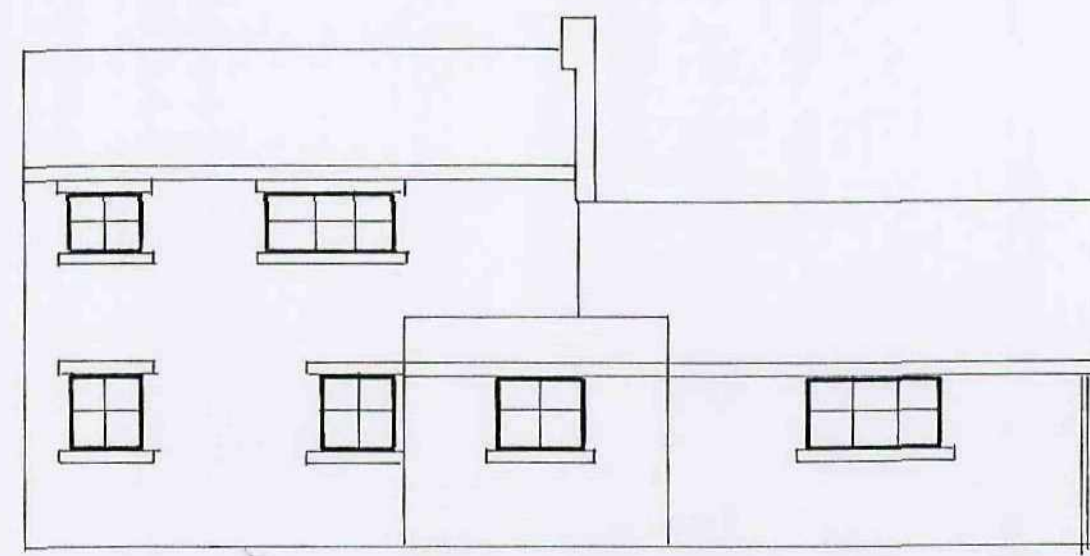
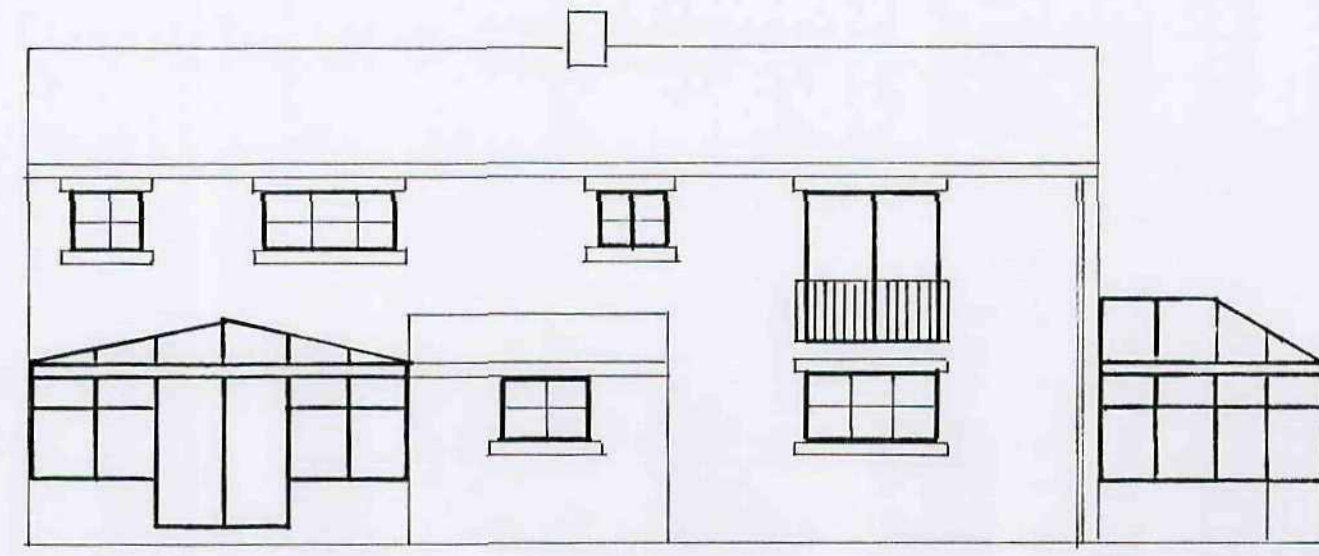
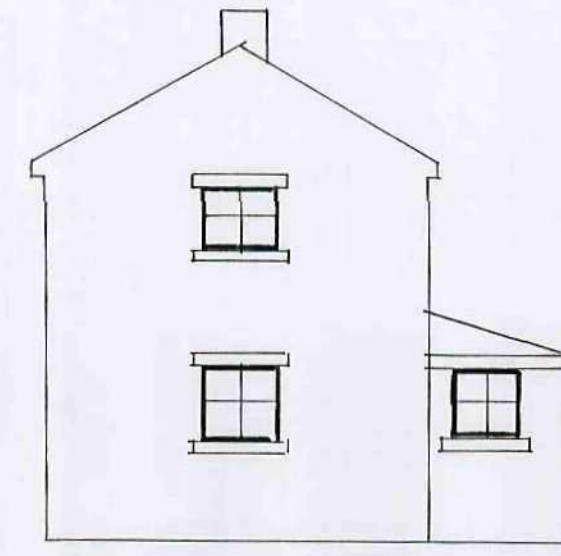




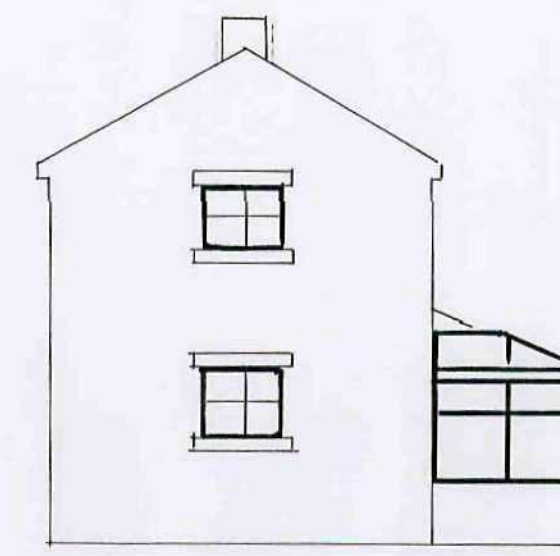
EXISTING ELEVATION FROM REAR YARD



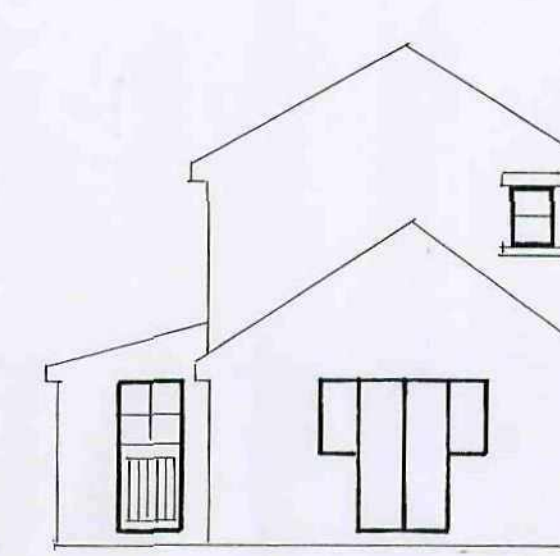
PROPOSED ELEVATION FROM REAR YARD



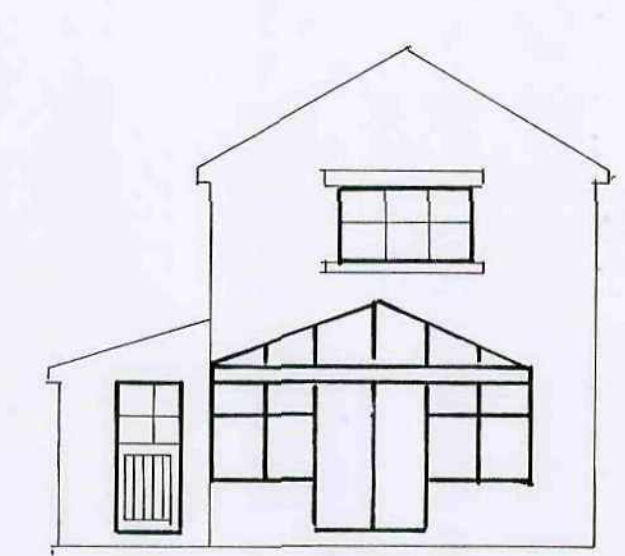
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

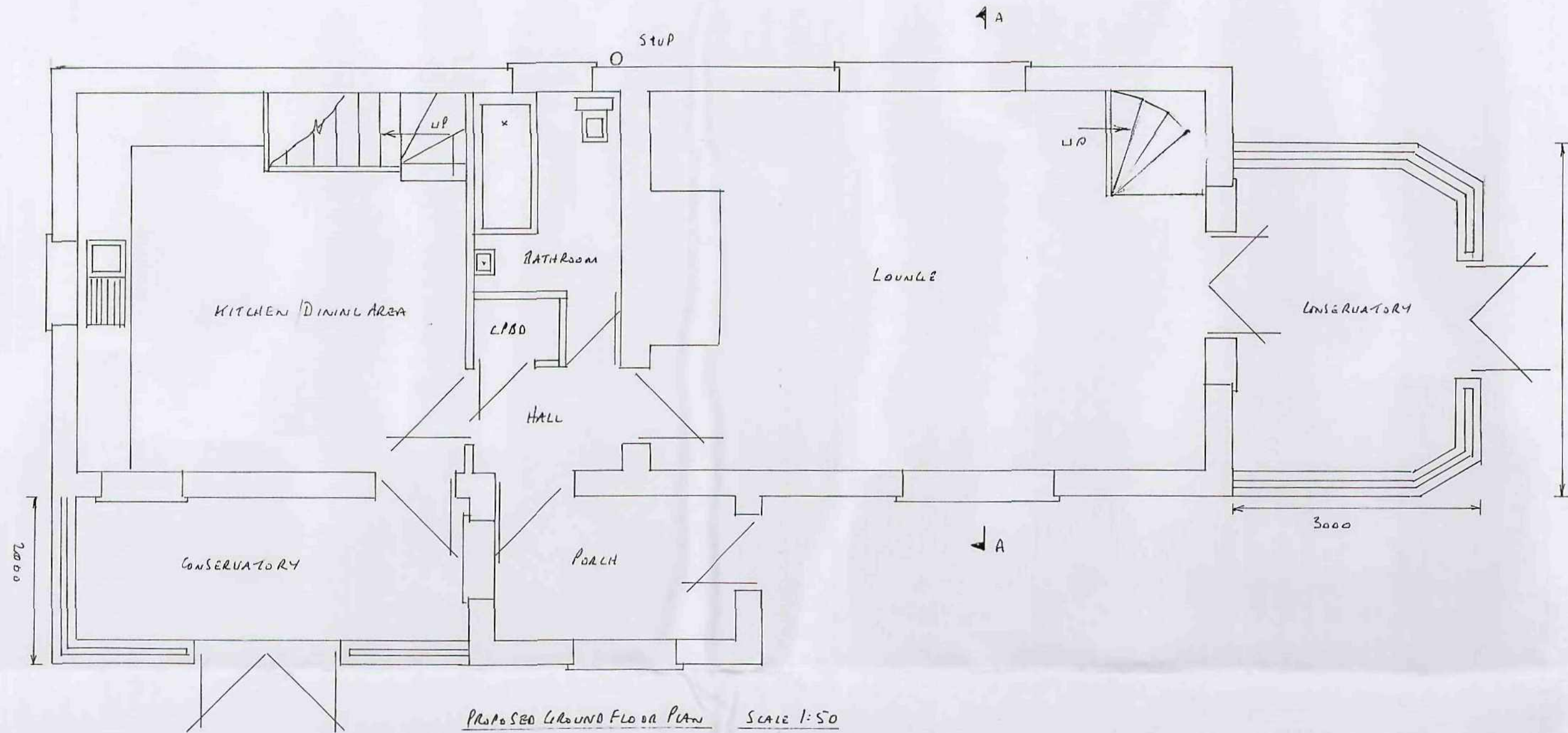


EXISTING SIDE ELEVATION

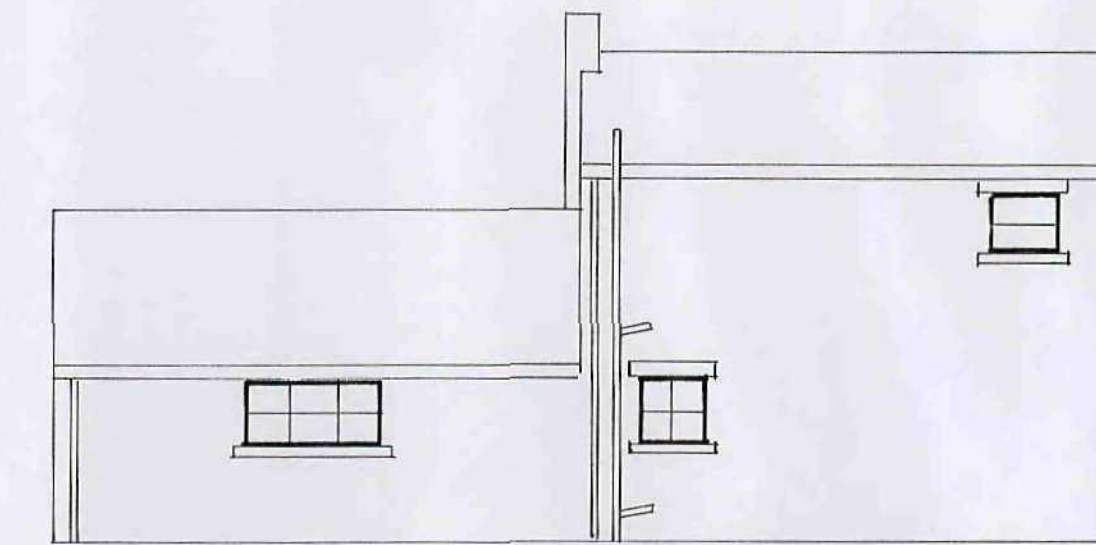


PROPOSED SIDE ELEVATION

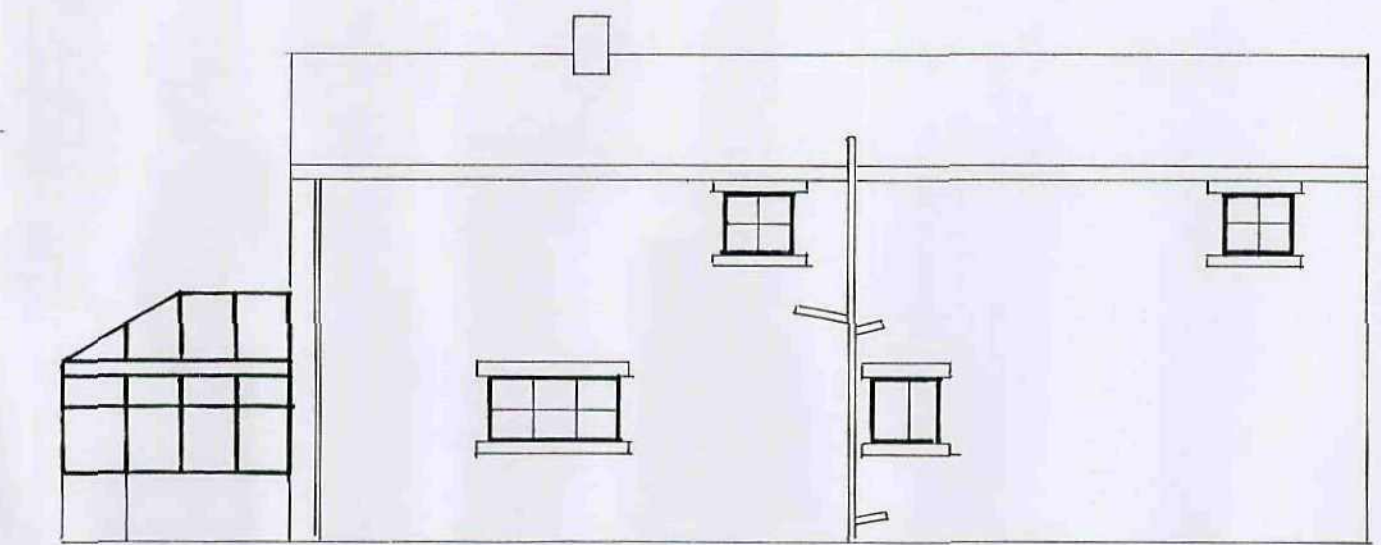
ELEVATIONS SCALE 1:100



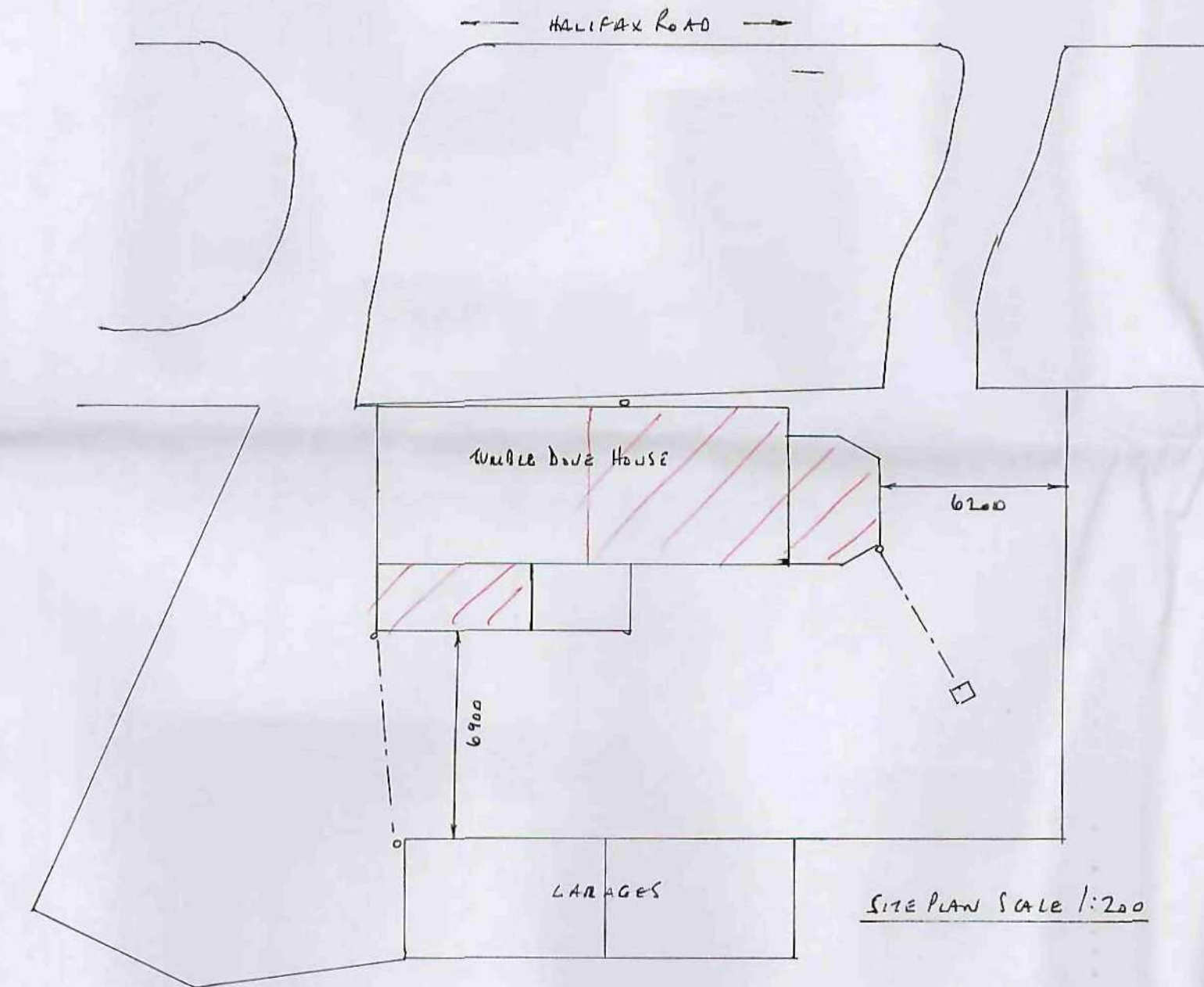
PROPOSED GROUND FLOOR PLAN SCALE 1:50



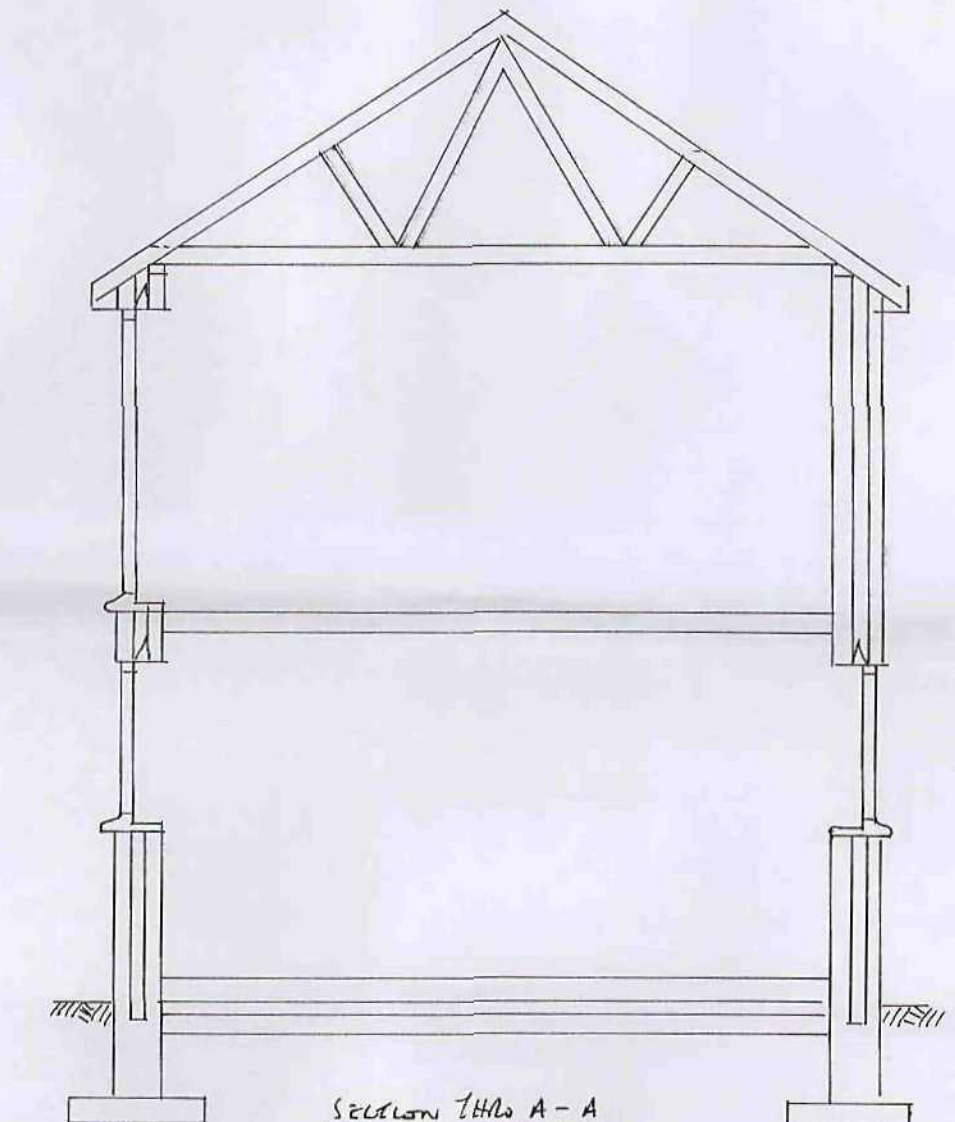
ELEVATION FROM HALIFAX ROAD



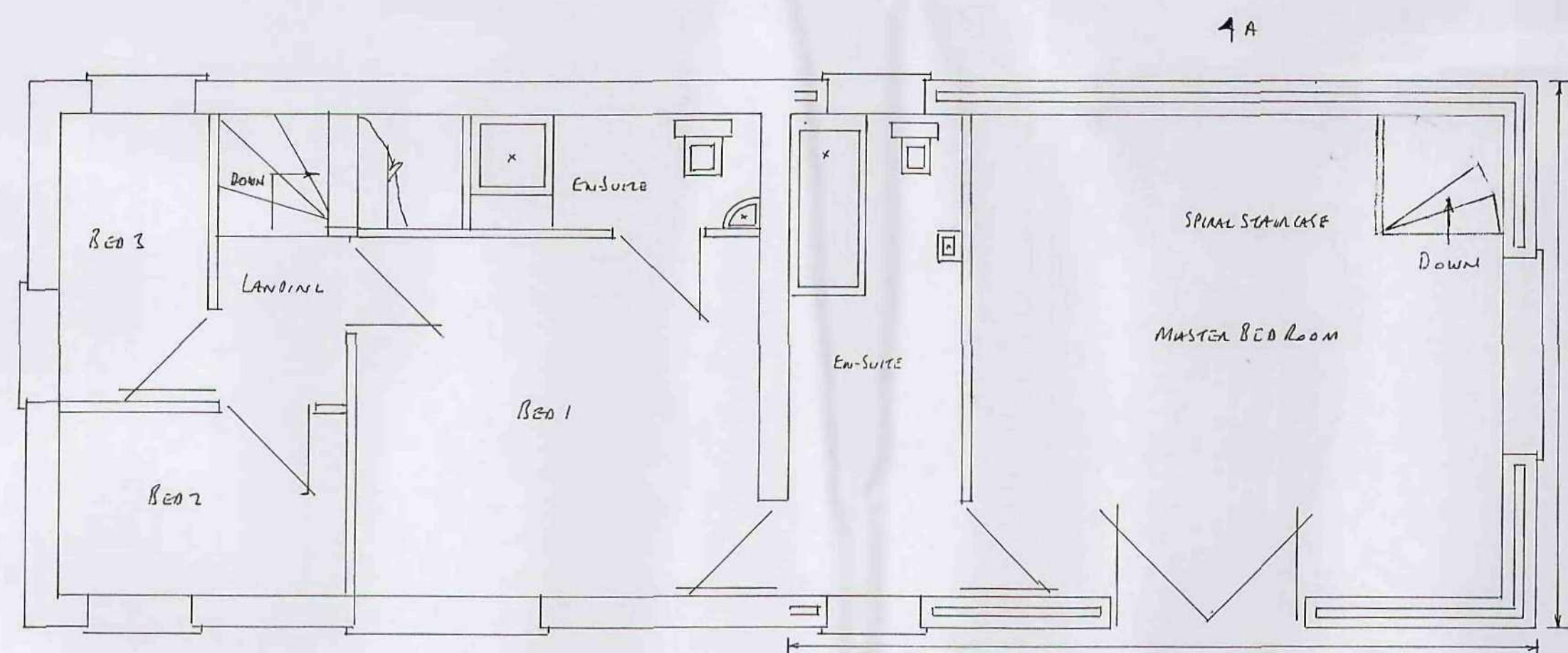
PROPOSED ELEVATION FROM HALIFAX ROAD



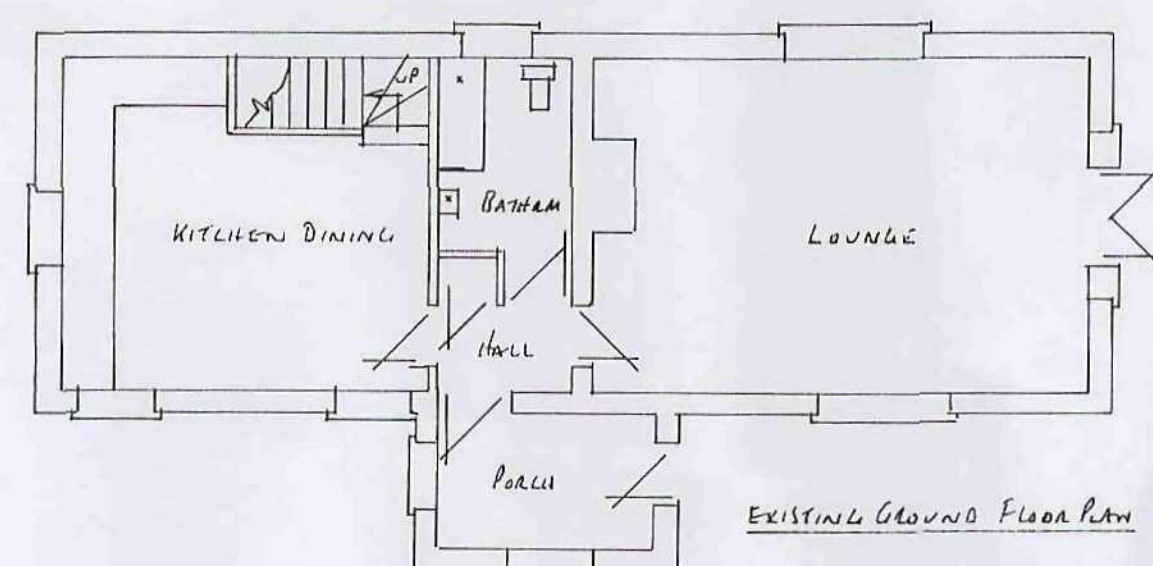
SITE PLAN SCALE 1:200



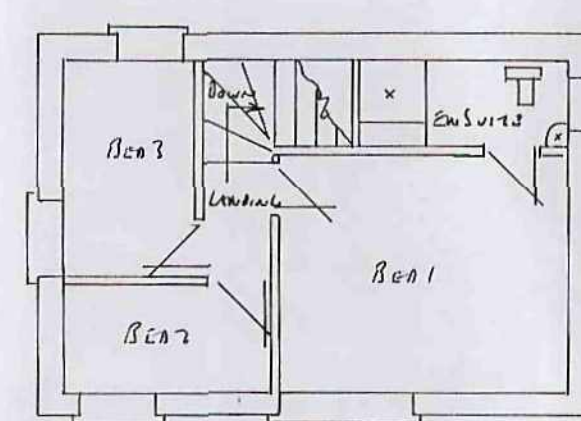
SECTION THRU A-A



PROPOSED FIRST FLOOR PLAN SCALE 1:50



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100

FOUNDATIONS

- 600x150mm CONC STRIP DEPTH 750mm SUBJECT TO LA APPROVAL
- FOR FIRST FLOOR EXTENSION TRAIL HOLE TO BE DUG & EXPOSED EXISTING & TO BE INSPECTED BY BUILDING CONTROL OFFICER

WALLS

- 100mm CURSED BRADSTONE TO MATCH EXISTING • 100mm LIGHTWEIGHT LANC. BLOCKS • 100mm CAVITY FILLED WITH DRYTHERM INSULATION BATTES • HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS & REVEALS TO BE INSULATED • STAINLESS STEEL TIEWIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • CL 90/100 LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC APPLIED OVER & WEAP HOLES EVERY 900mm END BEARING 150mm MIN
- NEW WALLS TIED TO EXISTING WITH TIEWIRINGS & SCREW TIES OR SIMILAR EVERY 225mm & MAINTAINING A CONTINUOUS CAVITY

CONSERVATORY FLOORS

- 150mm WELL COMPACTED HARDWARE • 25mm SAND BEDDING • 1200 GAUGE VIRBLEN DPM • 70mm KINGSPAN INSULATION • 125mm CONCRETE FINISHED WITH A STEEL FLOAT

FIRST FLOOR

- 200x75 JOISTS AT 400mm CENTRES • 1m LATERAL RESTRAINT STRAP SECURED TO JOISTS AT 1.5m CENTRES WITH NOGGIN • 100mm INSULATION GIVING 10K/m² BETWEEN JOISTS • 18mm T&G BOARDING (WET GRADE TO WET AREAS)

Roof

- TO A ROOF TRUSSES SUPPLIED BY SPECIALISTS & TO COMPLY TO BS 5268 PART 3 SPACED AT 600mm CENTRES. CALLS TO BE PROVIDED FOR LA 28 DAYS BEFORE COMMENCEMENT • 100x50mm WALL PLATE

Roof (CONT.)

- 1m HOLDING DOWN STRAPS EVERY 3 TRUSSES • 1m STAINLESS STEEL LATERAL RESTRAINT STRAPS TO HORIZONTAL & CUT UPS EVERY 1.5m WITH NOGGIN TO SUPPORT • 200x25mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm CONTINUOUS FLY/ROOF HATCH • REINFORCED BRECHEN ROOFING FELT • 38x25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- 100mm INSULATION BETWEEN CEILING JOISTS & 150mm LADDOVER AT 90° TO INSULATE ROOF SPACE

DRAINS

- 100mm RWL & 65mm RWP TO MATCH EXISTING • RWL TO MAIN ROOF TO DISCHARGE DOWN EXISTING DRAIN WHICH ARE EXTENDED RWP FROM CONSERVATORIES TO DISCHARGE TO EXISTING SW DRAIN OR TO SOUTHWAYS SW. NEW AWAY FROM BUILDING & 1m³ BELOW INVERT LEVEL • Foul FROM EN-SUITE TO CONNECT TO EXISTING SEW • ALL SANITARY FITTINGS TO COMPLY TO BS 1562 • ALL DRAINAGE PIPES TO BE SUPERSLOW

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 800mm² TO BE PICKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.8 ALL DOORS TO HAVE TOUCHED GLASS WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA
- BEDROOM WINDOWS TO HAVE ESCAPE SASH 450mm WIDE x 750mm HIGH TO OPEN 90° & CILL LEVEL TO BE BETWEEN 800 & 1100 ABOVE FLOOR LEVEL
- ENSUITE TO HAVE FAN EXTRACTING 15L SEC & CONTROLLED BY AN INDEPENDENT SWITCH • STOODING WALL TO HAVE INSULATION 10K/m²
- MAIN WIRE SMOKE ALARMS TO BE PROVIDED TO CIRCULATION AREAS ON EVERY FLOOR WITH BATTERY BACKUP

GENERAL (CONT.)

- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER • T&V'S REQUIRED FOR EXTENSION OF HEATING SYSTEM • ALL ELECTRICAL WORK TO MEET THE 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 L.A. ON COMPLETION OF THE WORK • 25% OF LIGHTING TO BE ENERGY EFFICIENT • ROOF TO CONSERVATORIES TO BE POLYCARBONATE
- GASE LAND FOR FLASHINGS • WINDOWS WITHIN 800mm OF FLOOR TO HAVE SAFETY GLASS • SPIRAL STAIR TO BE MADE BY SPECIALISTS CONTRACTORS TO TAKE OWN MEASUREMENTS & DESIGN TO BE IN ACCORDANCE WITH ASK A SPECIFICATION TO BE GIVEN TO LA BEFORE COMMENCEMENT



PROPOSED FIRST FLOOR EXTENSION 1 SIDE & 2 CONSERVATORIES AT:-

TUMBLE DOVE HOUSE

HALIFAX ROAD

HOVLANDSWAINE BARNSELY