

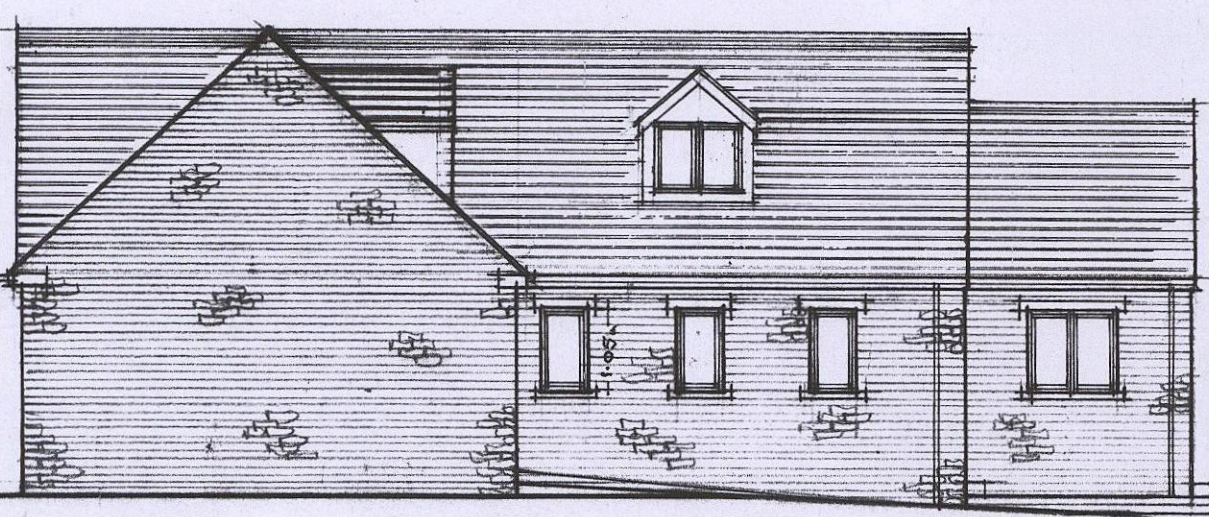


NORTH EAST ELEVATION

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 1200mm above floor level.

Three in four light fittings to be energy efficient (greater than 45 lampwatts per circuit watt).



SOUTH WEST ELEVATION

The hot water supply temperature to a bath should be limited to a max of 48°C compliant with the relevant European standards such as BS EN 1111:1999.

WATER: The person carrying out the work must give the Local Authority a notice which specifies the potential consumption of wholesome water per person per day calculated in accordance with methods referred to in regulation 15 of the Water Supply (Miscellaneous Provisions) Act 1974.

The notice shall be given to the Local Authority not later than five days after the work has been completed.

The potential wholesome water consumption not to exceed a max. of 125 litres per person per day.



NORTH WEST ELEVATION

FIRE PROTECTION: Interlinked smoke alarms to be positioned in ground floor hall and first floor landing.

All to be mains operated with battery backup and on a separate fused spur, hard wired to mains.



SOUTH EAST ELEVATION

External skin of the cavity wall is coursed stonework.

ROOF: Blue slates on 50x25mm tanalised softwood battens on TVEK or similar breathable felt on approved attic trusses at 400mm c/c and pitch 10D:50mm tanalised softwood wall plate.

100x25mm horizontal and diagonal bracing to trusses at valley and eaving level, all in accordance with manufacturers recommendations and BS 5262.

Roof trusses to be fixed down to wall plate with holding down straps at 2.0m centres.

Insulate above flat ceiling with 100mm 'Ecofoam' or similar insulation quilt between ceiling joists with a further 170mm insulation quilt laid across insulate sloping ceilings with 120mm Kingspan TP10 between rafters with three 'Flow of air' dividers and a further 87.5 Kingspan K18 fixed across face.

Form valley gutters in 5 gauge lead on roofing felt and 150x25mm gutter batten.

Where lower than roof eaves wall provide c/c and lead flashing with min 150mm upstand and cavity tray d.p.c. over 100mm eaves section pvc gutters, 75mm diam rainwater pipes.

WALLS: External walls, outer leaf of rammed stone with inner leaf of 100mm Thermalite High Strength T or similar blockwork.

Insulate with 50mm Kingspan TW150 board with a 50mm clear cavity between insulation and outer leaf.

Cavity closed around all openings and at eaves and verge by turning in inner leaf with d.p.c. Provide thermal insulation to cavity closes to prevent cold bridging.

Stainless steel cavity wall ties to BS 1243 to be built in at 750mm c/c horizontally, 450mm vertically and at 250mm on verticality of masonry.

Cavity to be filled up to ground level with weak mix concrete.

Walling below ground level to be trench blocks in 1:3 mortar.

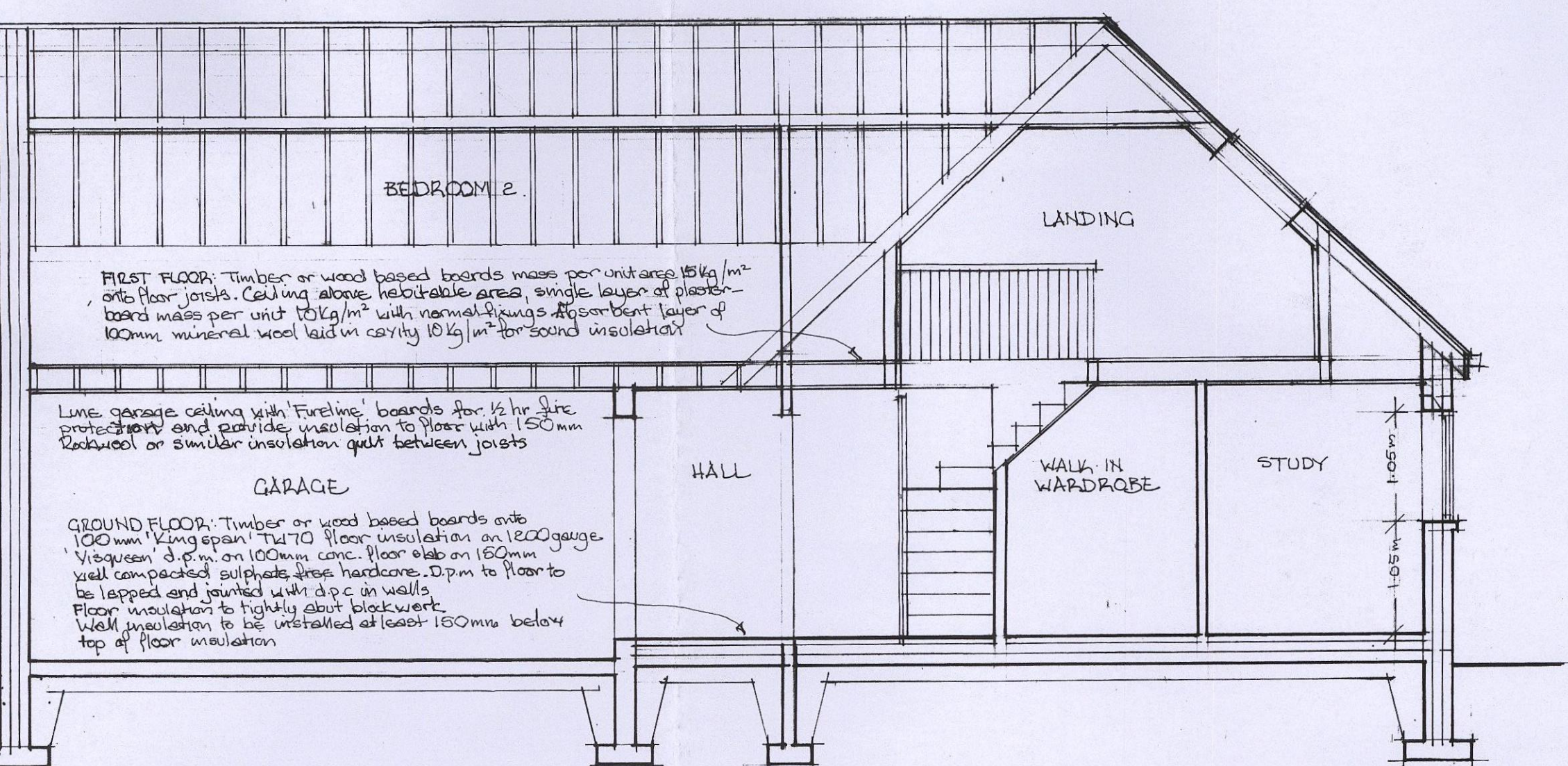
Any blockwork below d.p.c. to be TN blocks.

600x175mm concrete strip foundation, depth to suitable bearing strata to Local Authority approval with min 600mm cover.

Conic on similar combined limited over door and window openings with 150mm and bearing signs to manufacturers recommendations for load and span.

Stone heads for appearances only.

Lateral restraint to be provided to external walls at eaves and verge and first floor ceiling and floor levels with 30x5x1100mm long galv. m.s. straps at 2m centres.



SECTION

VENTILATION: 16mm sealed air gap double glazed windows with soft coated low E glass to achieve 1.0 w/m²K to provide natural ventilation to all rooms by opening lights equal in size to 1/20th of adjacent floor areas.

Provide trickle ventilation of 10,000mm² equivalent free area for lounge, dining/family room and bedrooms, 5,000mm² for study, kitchen and utility, 2,500mm² for bathroom and en-suite shower room.

Kitchen to have cooker hood capable of extracting air rate of not less than 20 litres per second.

Bathroom and en suite to have mechanical extract ventilation capable of extracting at a rate of 15 litres per second.

Ground floor toilet to have mechanical extraction of not less 10 litres per second with on wall light switch and have a 15mm air vent.

Utility to have mechanical extraction of not less than 30 litres per second.

Any glazing to windows within 800mm of floor level and any glazing to doors within 1500mm of floor level to be laminated or fire-rated glass.

All bedrooms to have fire escape windows with unobstructed min 0.33 sq.m opening with 450mm min in either direction.

Max height to bottom of operable area 1100mm.

HEATING: Gas fired Alpha 40C5 or 30C5 boiler with compensator at least 89.5% SED BUK 2009 efficient for central heating and domestic hot water with balanced flow radiators to be fitted with thermostatic valves.

Commissioning of heating and HWS certificates.

The system to be inspected at completion of installation and a certificate issued indicating their compliance with Part L.

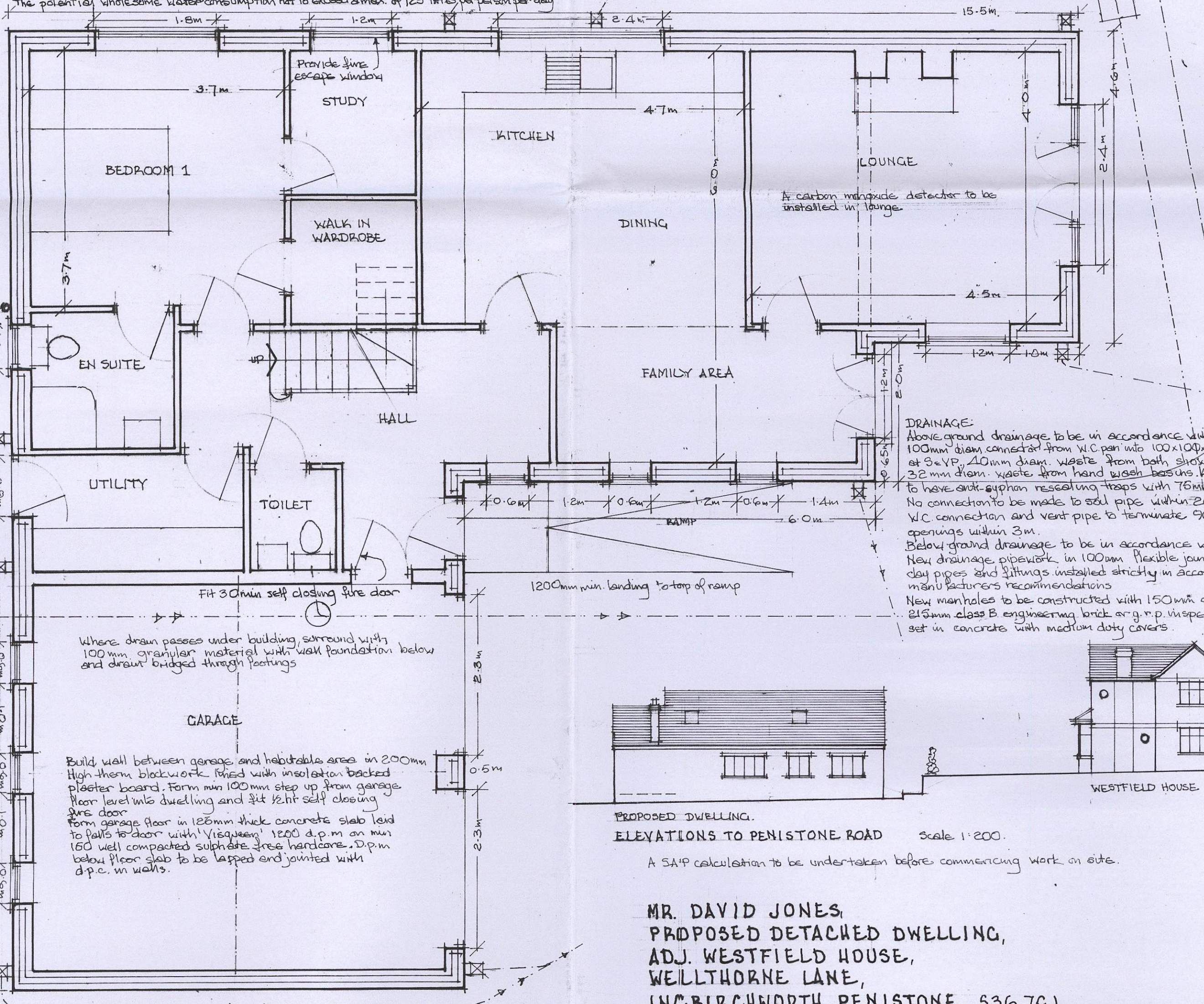
The certificate is to be made available to the client and Building Control body.

Form fireplace recess in lounge with 125mm thick concrete hearth projecting 500mm from face of chimney breast and 250mm each side.

Fit wood burning stove and form chimney with 225mm diam rebaked and scabbed clay flue liners with min 100mm non-combustible surround all to BS 1181.

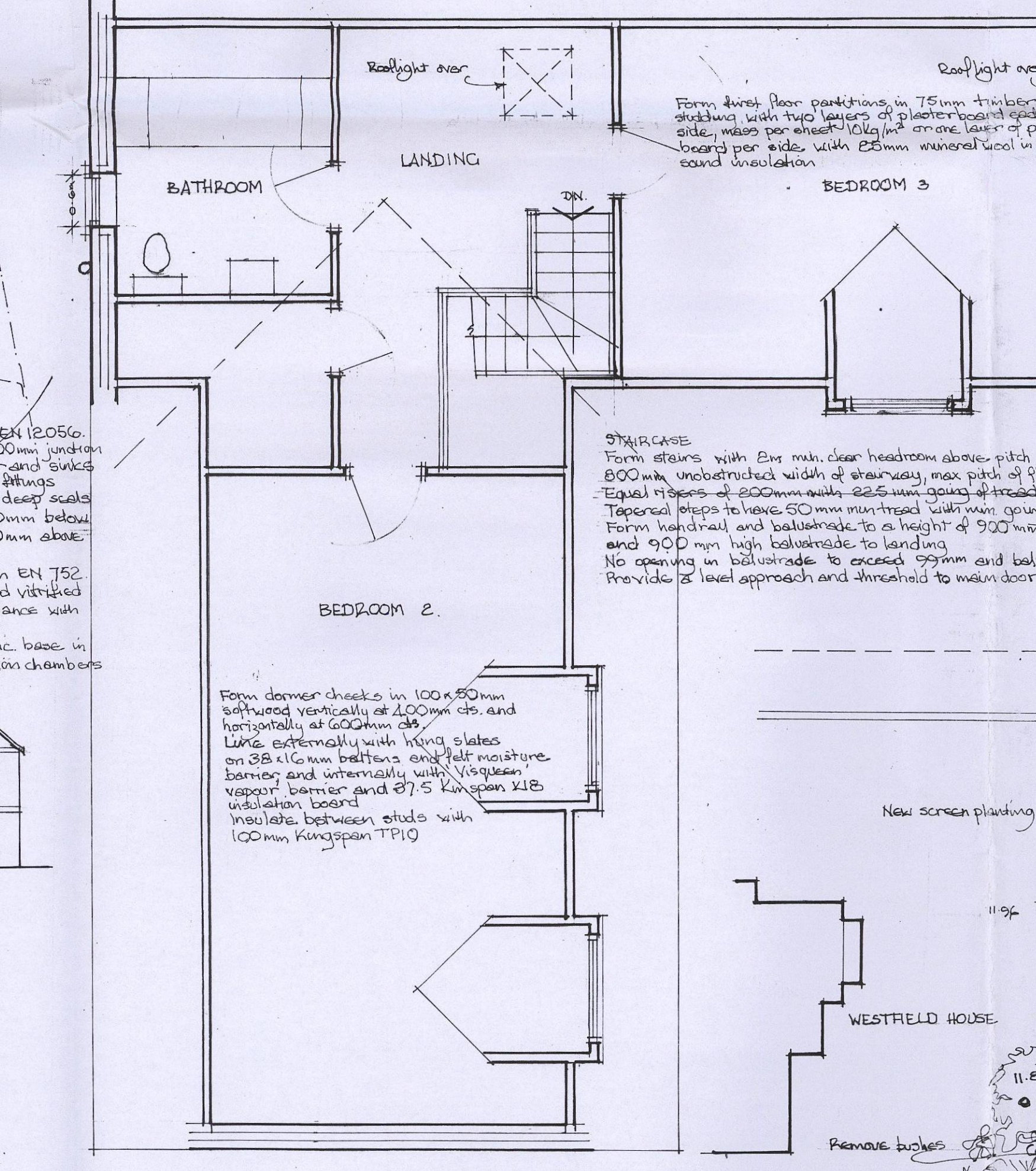
Notice Plate for Flues and Hearths.

A notice containing important safety information as required by regulation 14 is to be fixed in an unobtrusive but obvious position within the building.

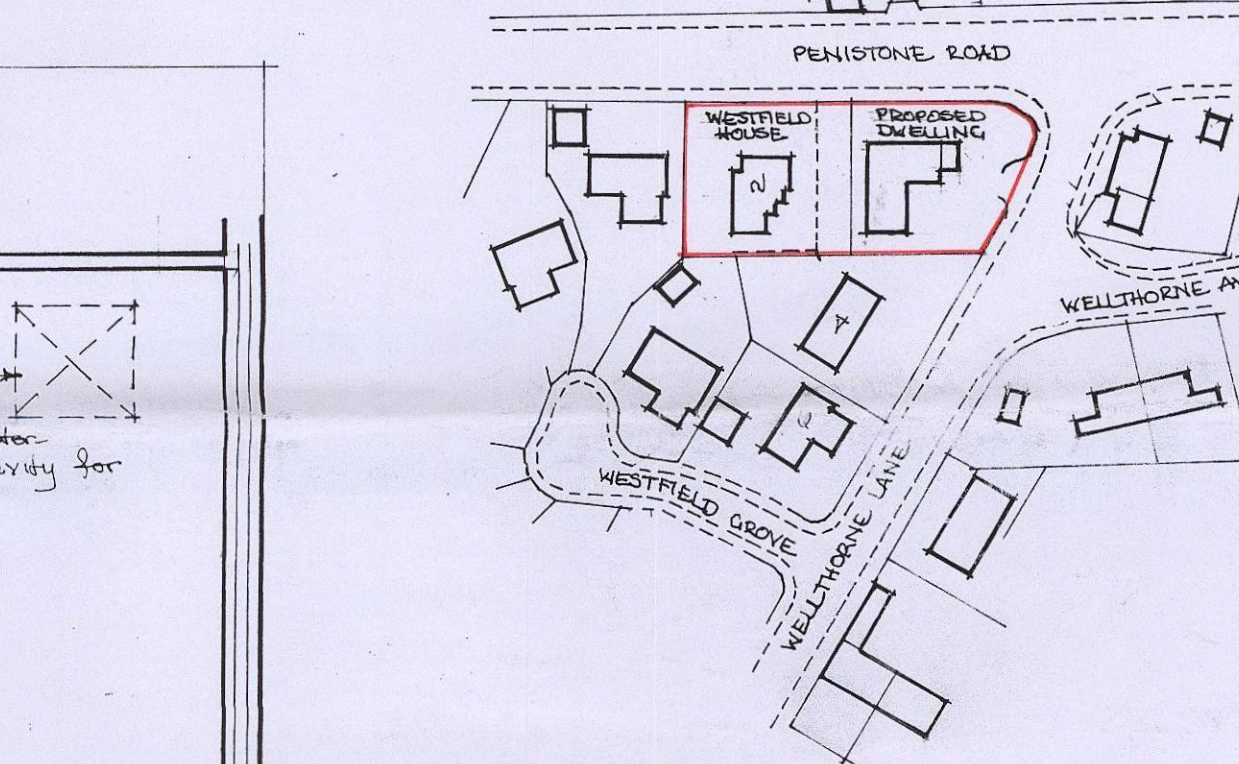


GROUND FLOOR PLAN

On completion of the work the Local Authority will require an SAP calculation and confirmation of the air pressure test.

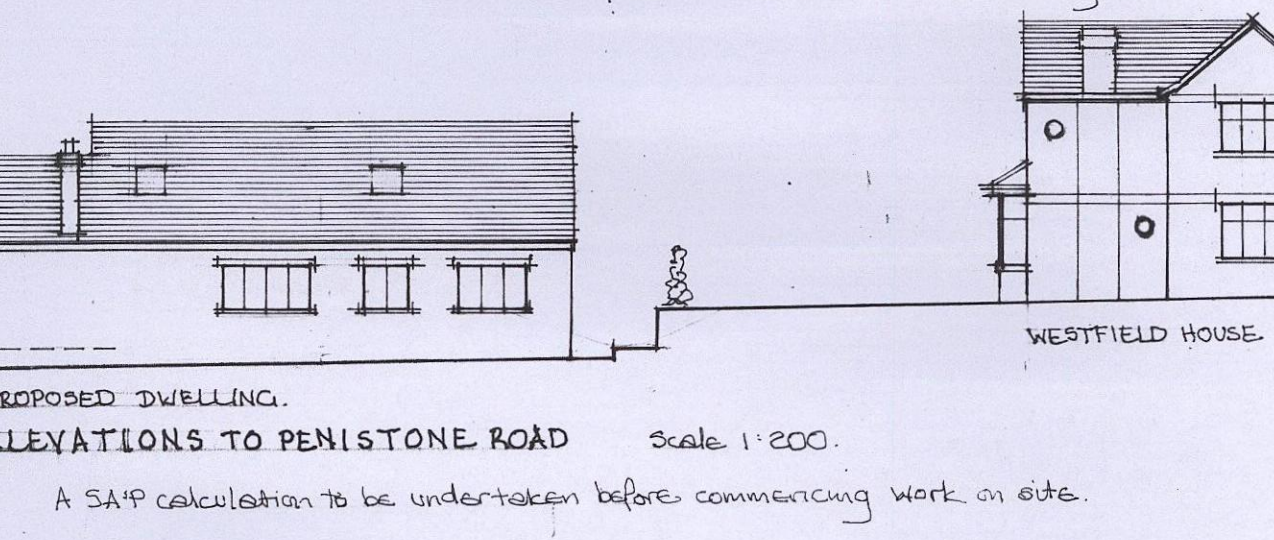


FIRST FLOOR PLAN



LOCATION PLAN

Scale 1:1250

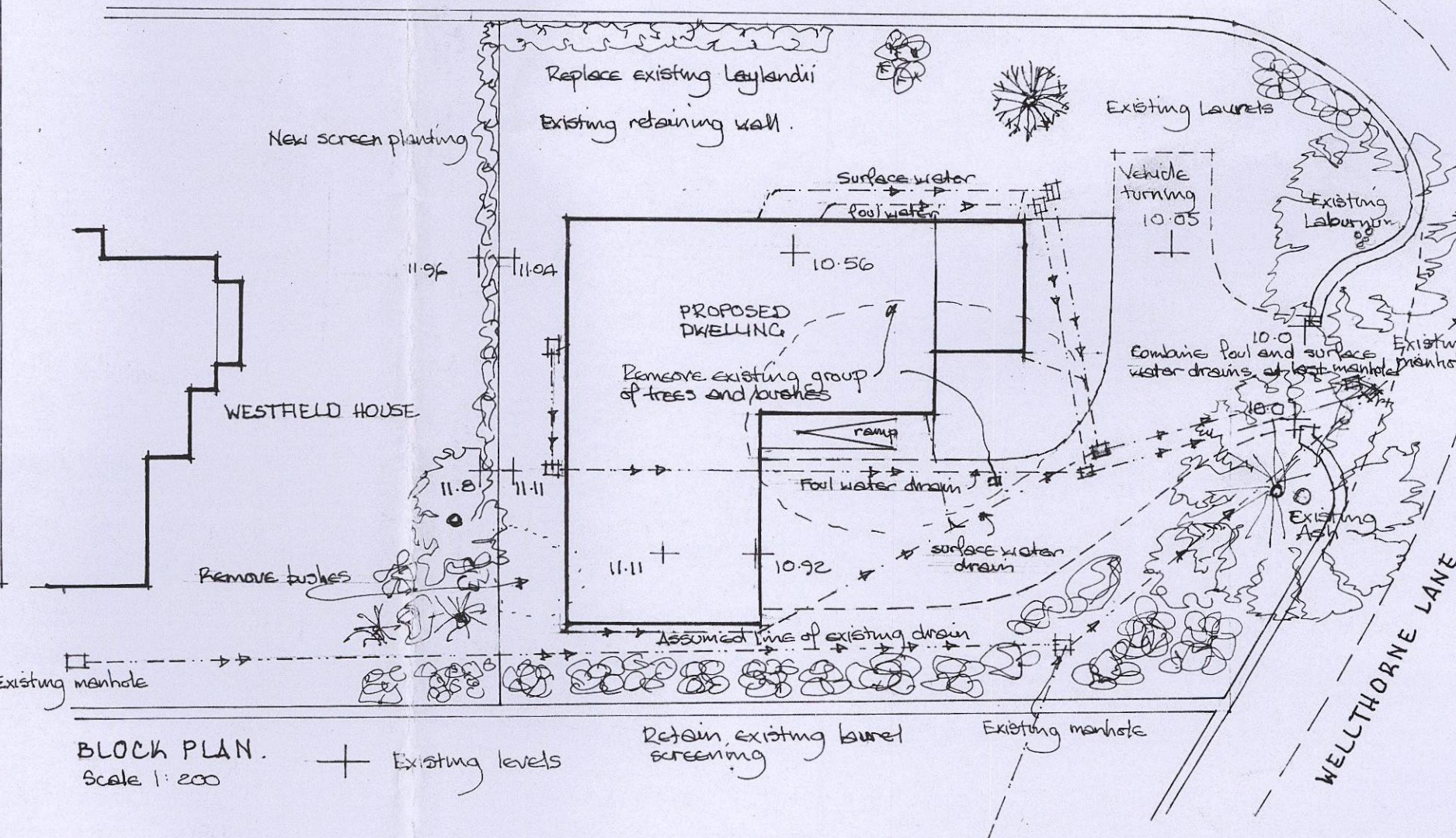


MR. DAVID JONES,
PROPOSED DETACHED DWELLING,
ADJ. WESTFIELD HOUSE,
WELLTHORNE LANE,
IN BIRCHNORTH, PENISTONE. S36 7GJ

SCALE 1:50 & 1:100

MAY 2012
Revised July 2015.

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 with all relevant Building Regulations. Unstated or not specifically stated on these drawings. All materials and workmanship shall comply with current relevant British Standards.



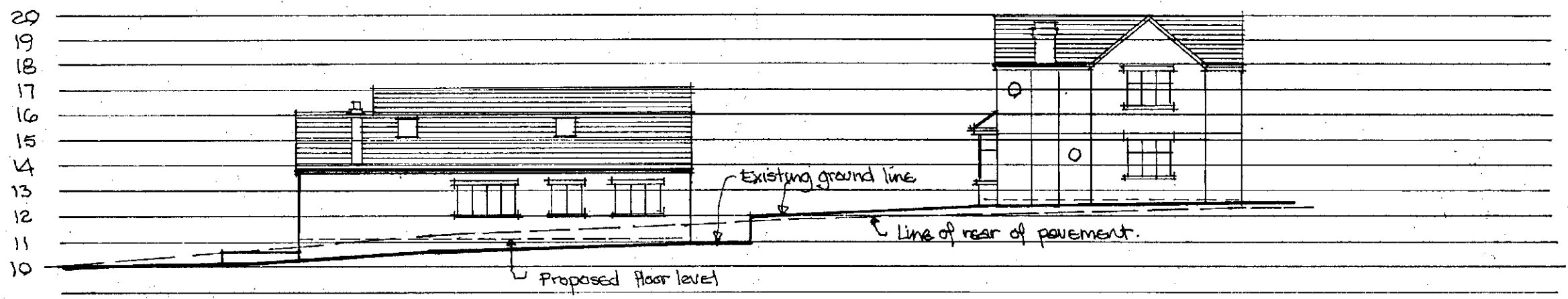
BLOCK PLAN

Scale 1:200

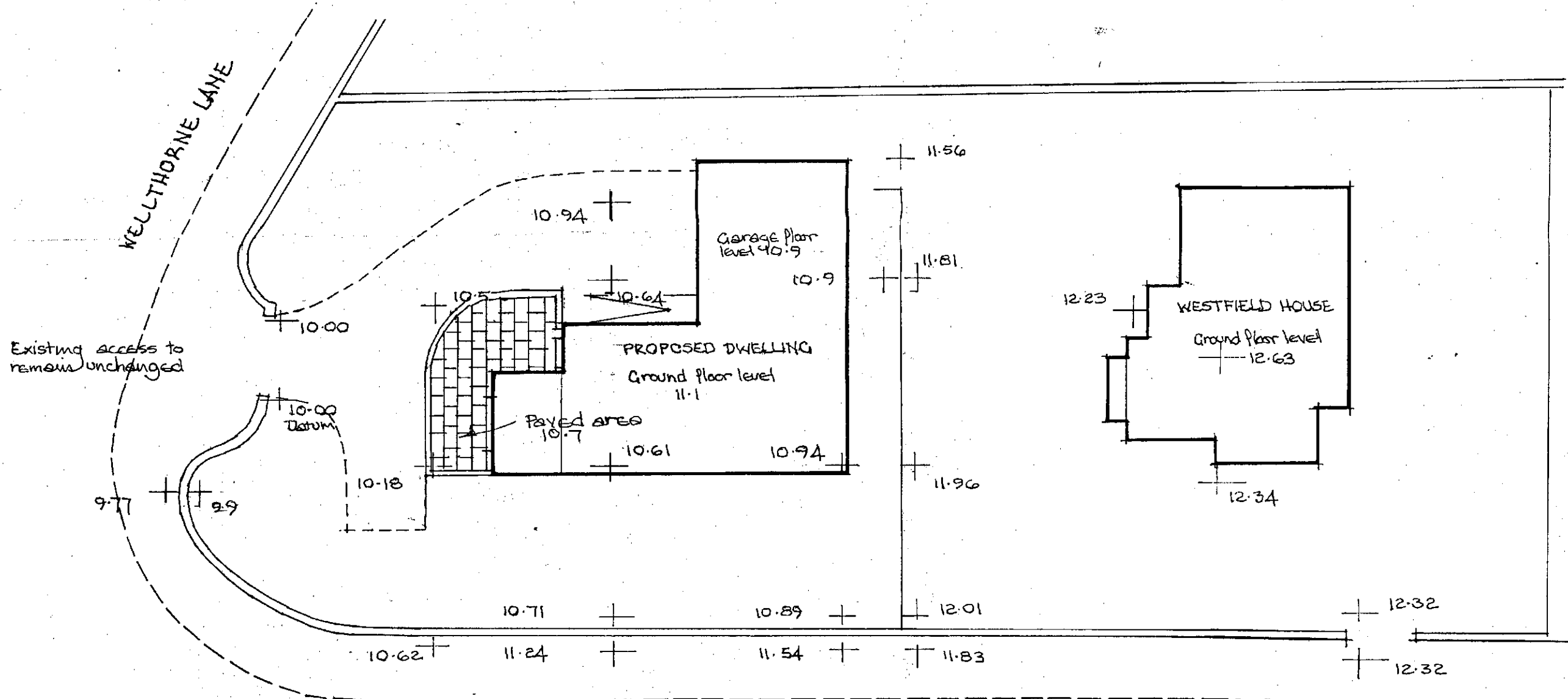
Existing levels

Retain existing laurel screening

Existing manhole



SECTION



Existing levels.

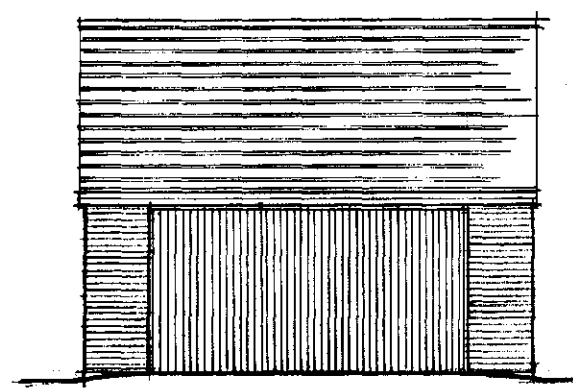
MR. DAVID JONES,
PROPOSED DETACHED DWELLING,
ADJ. 'WESTFIELD HOUSE', WELLTHORNE LANE,
INGBIRCHWORTH, PENISTONE. S36 7GJ

SCALE 1:200

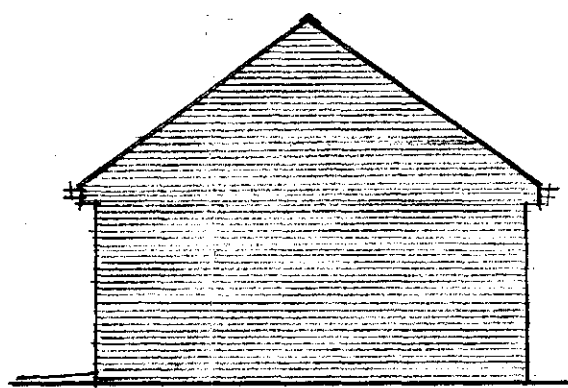
AUGUST 2015

The existing access for
Westfield House will remain
unchanged.
The applicant has decided not
to build the approved garage.

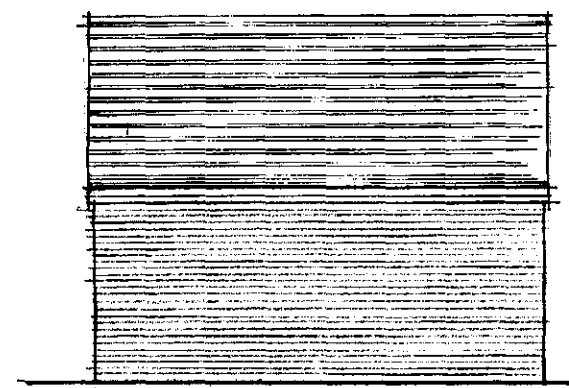
Application no 2012/0788 approved 21st November 2012
Existing and proposed level for discharge of
Condition 4



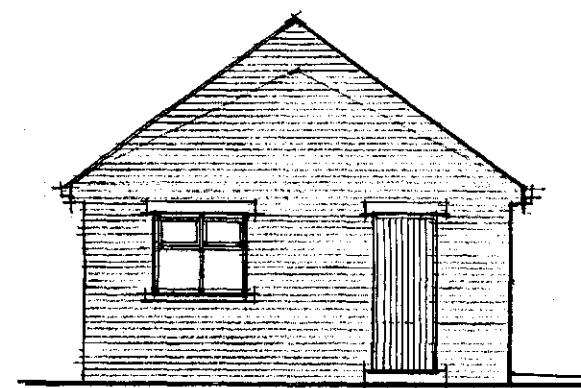
FRONT ELEVATION



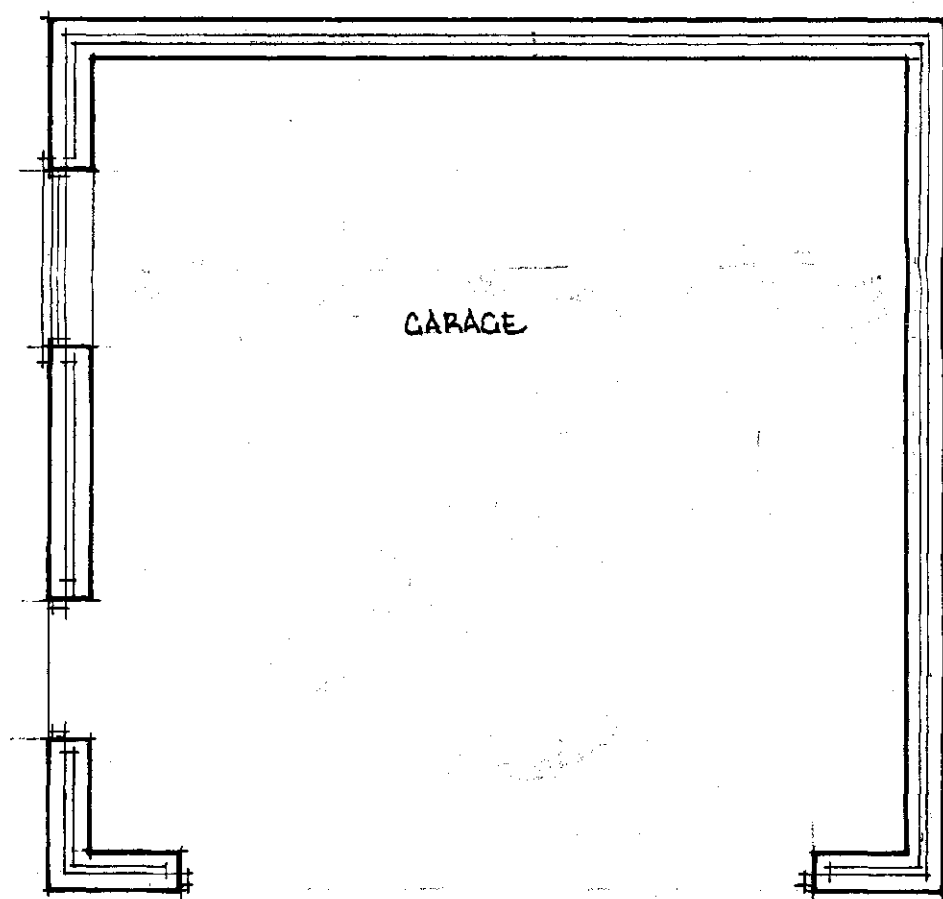
SIDE ELEVATION
(To Penistone Road)



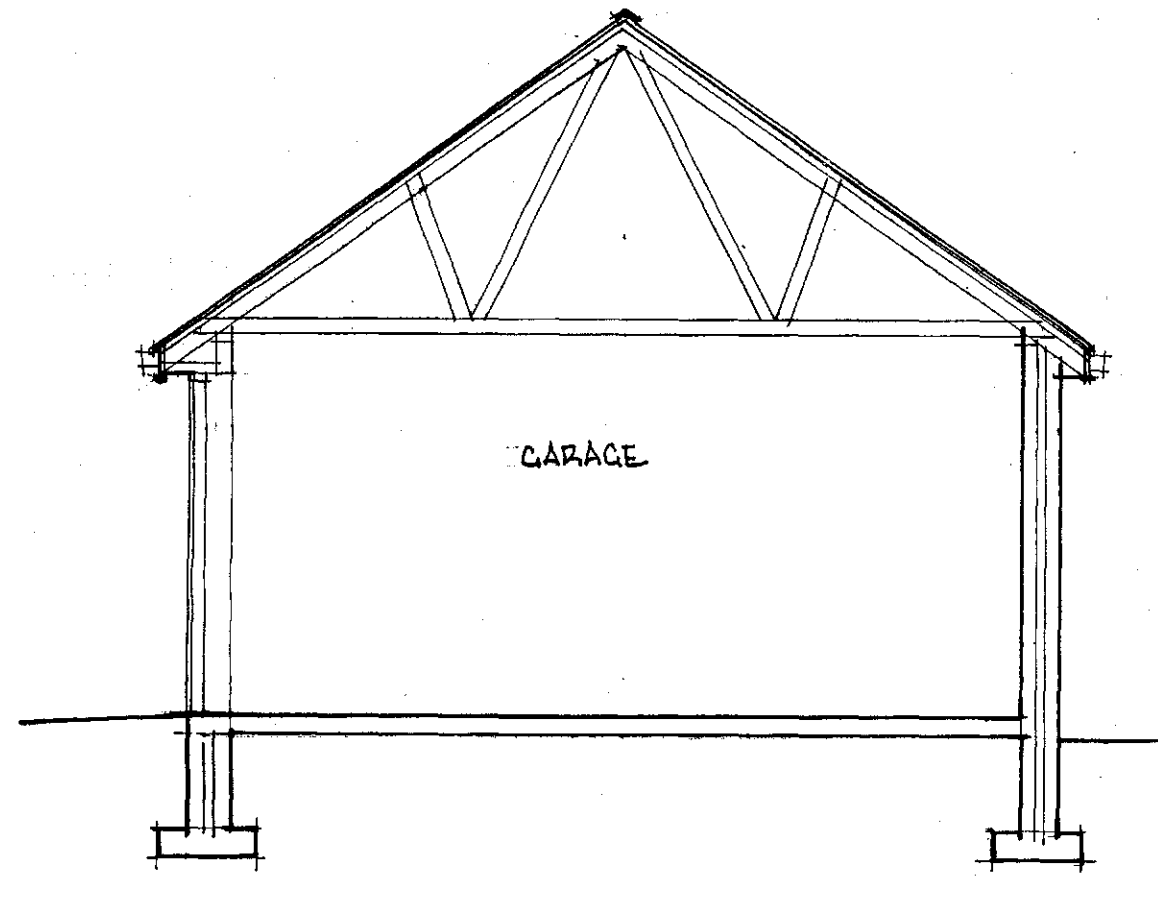
REAR ELEVATION



SIDE ELEVATION

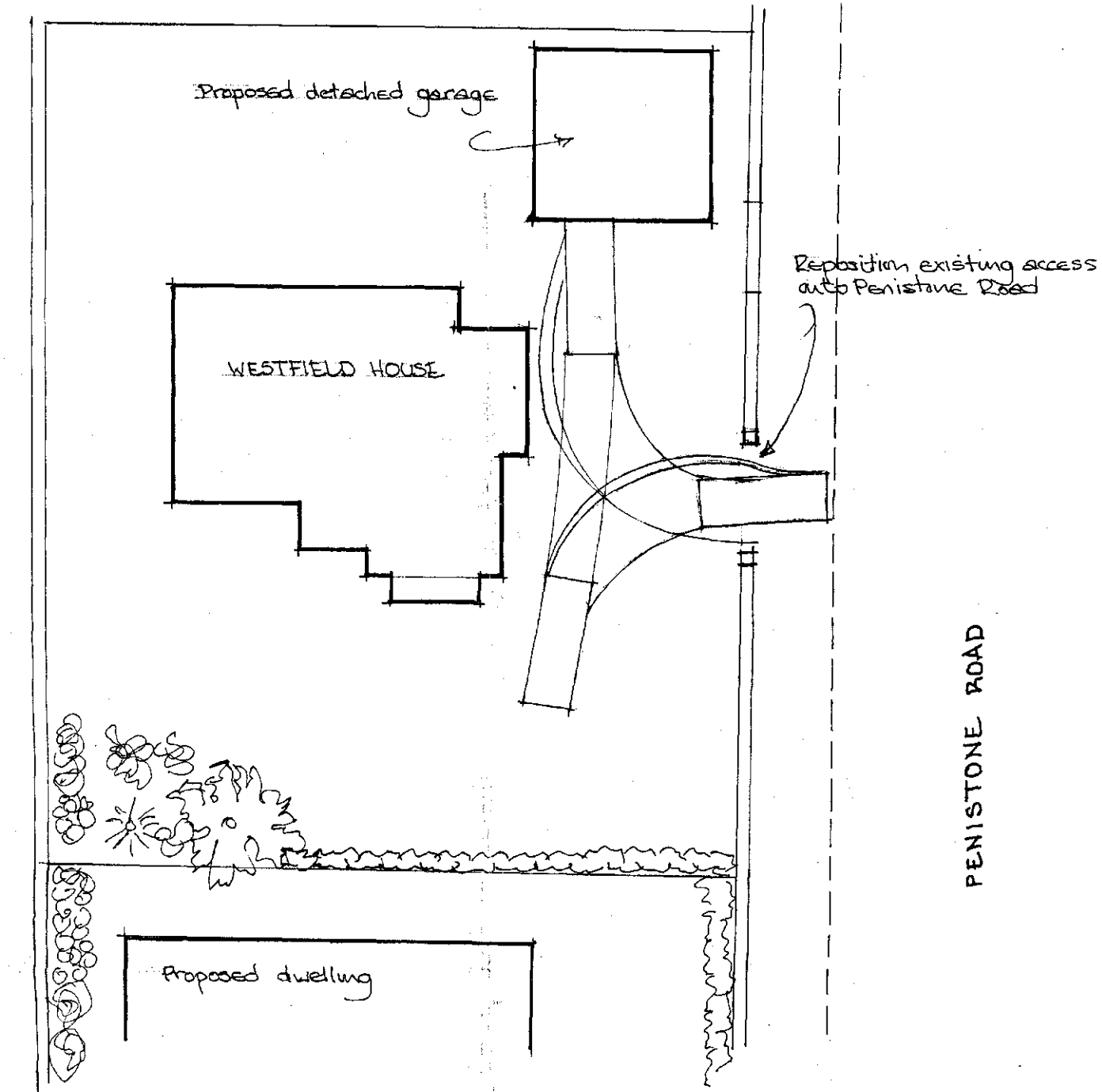


FLOOR PLAN

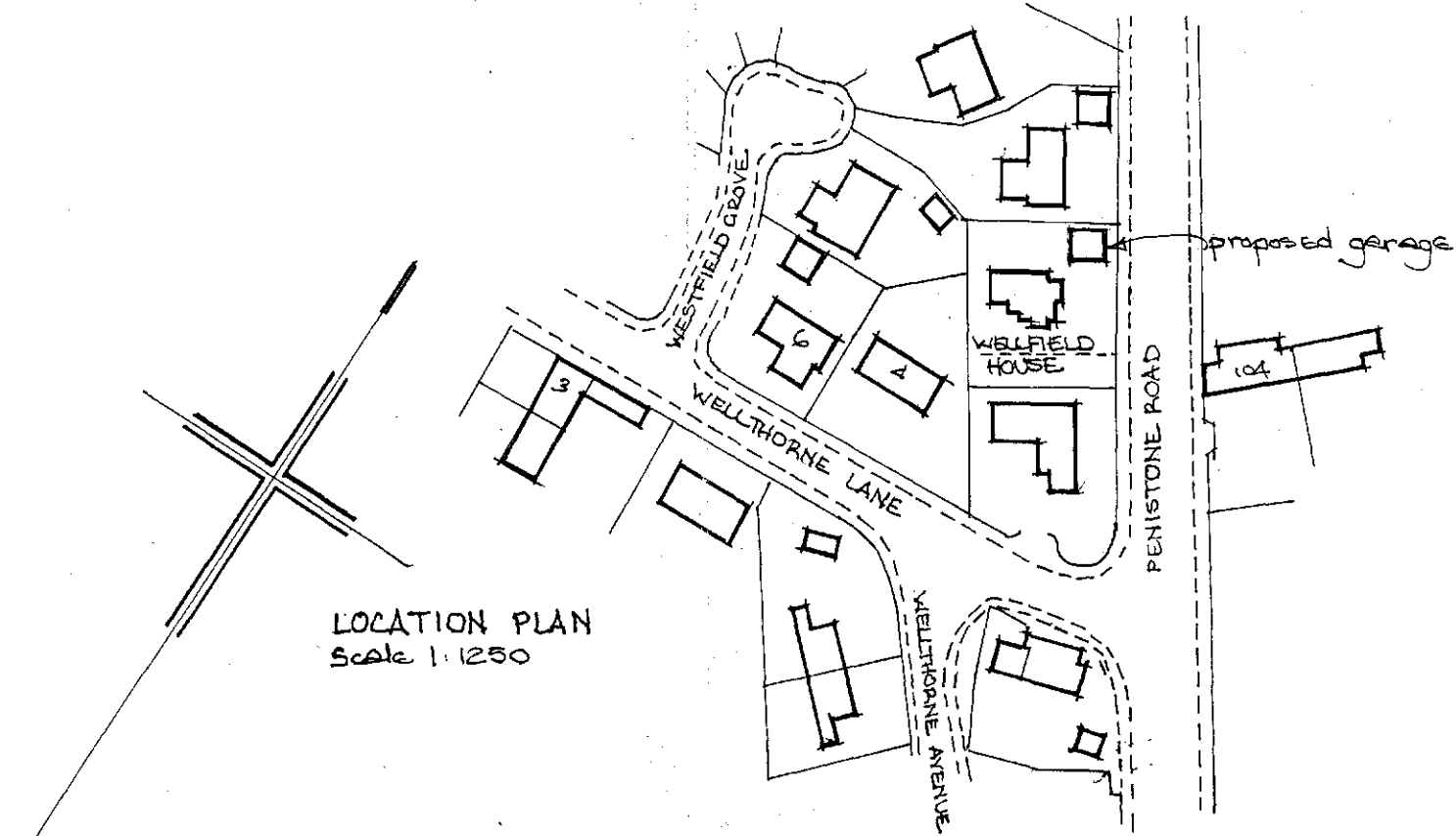


SECTION

MR. D. JONES PROPOSED DETACHED GARAGE
WESTFIELD HOUSE, 2 WELLTHORNE LANE
INGBIRCHWORTH, PENISTONE. S36 7GJ
SCALE 1:50 & 1:100 JUNE 2012.



BLOCK PLAN
Scale 1:200



LOCATION PLAN
Scale 1:1250