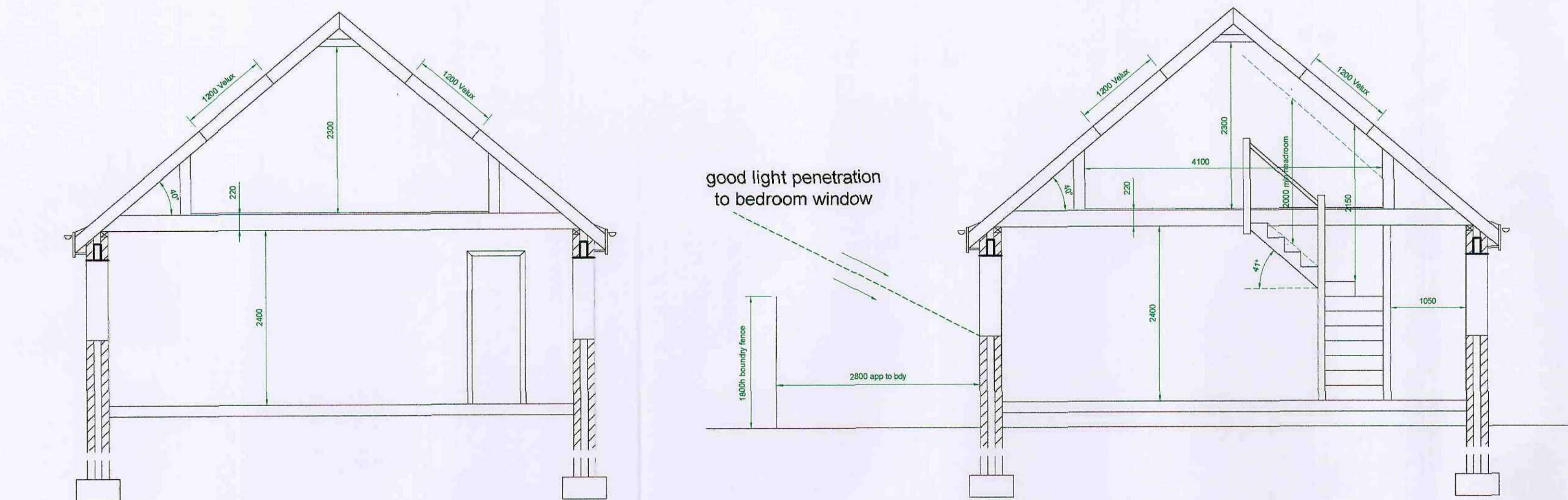
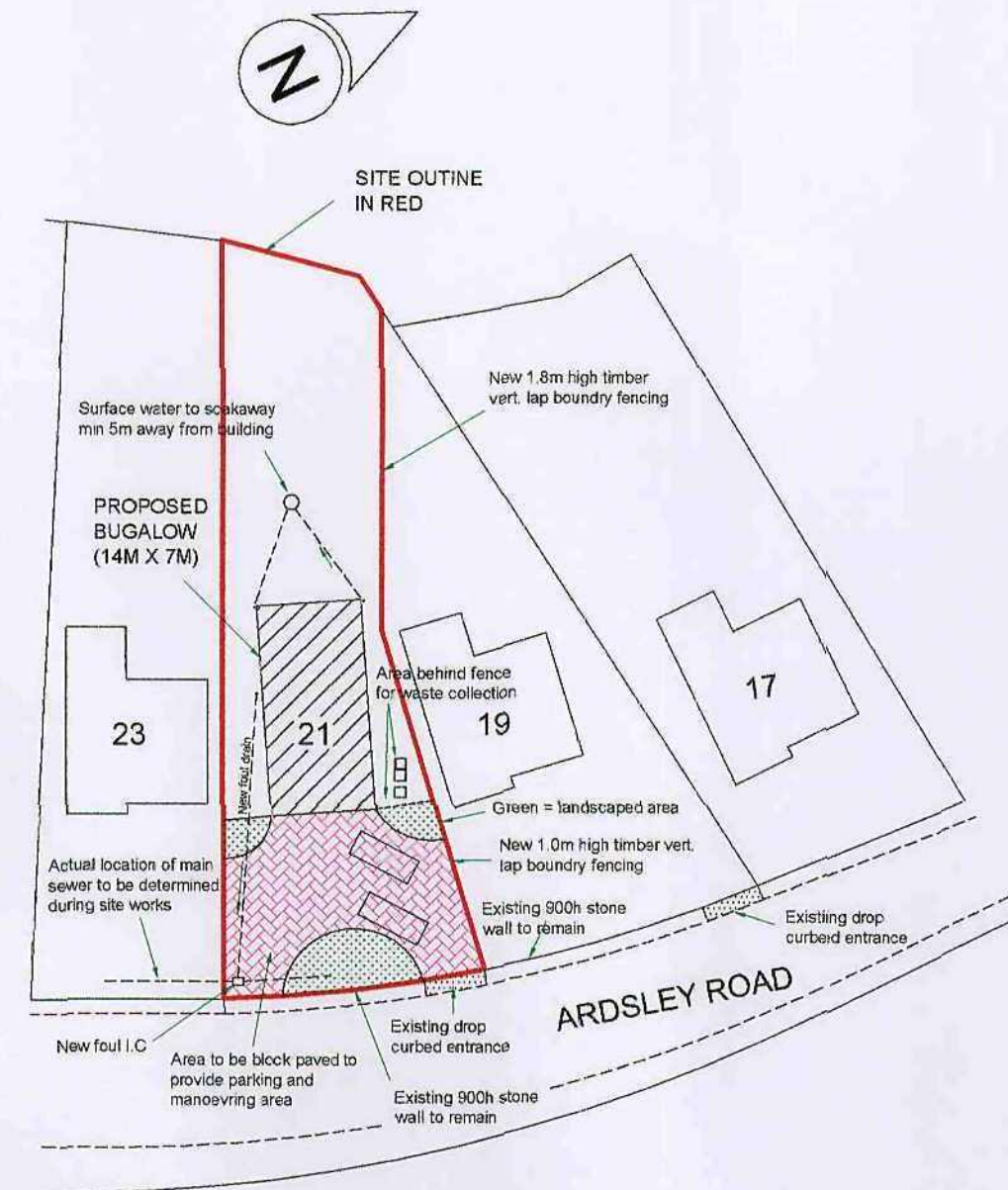


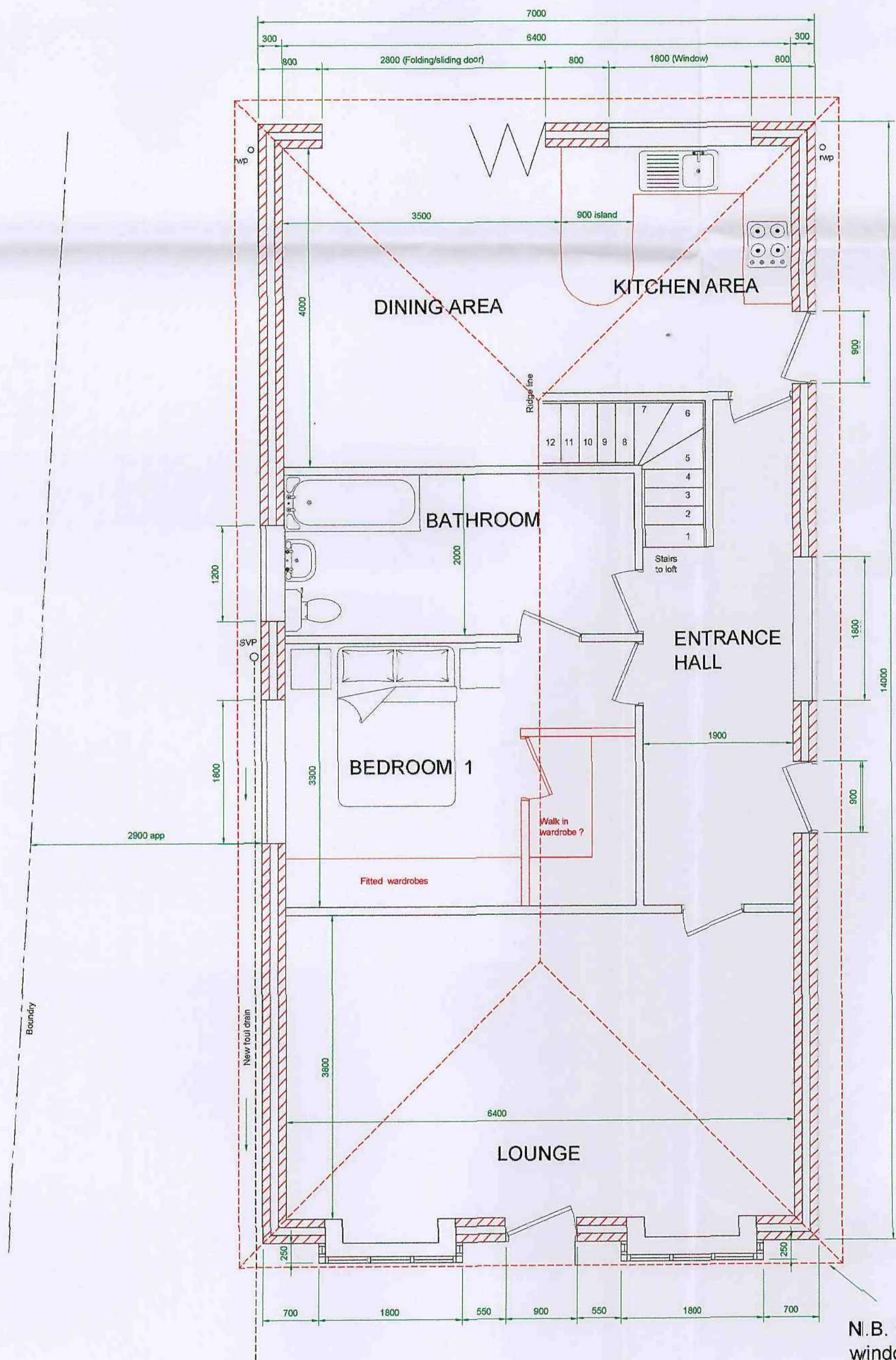


SECTION THRU' LOUNGE

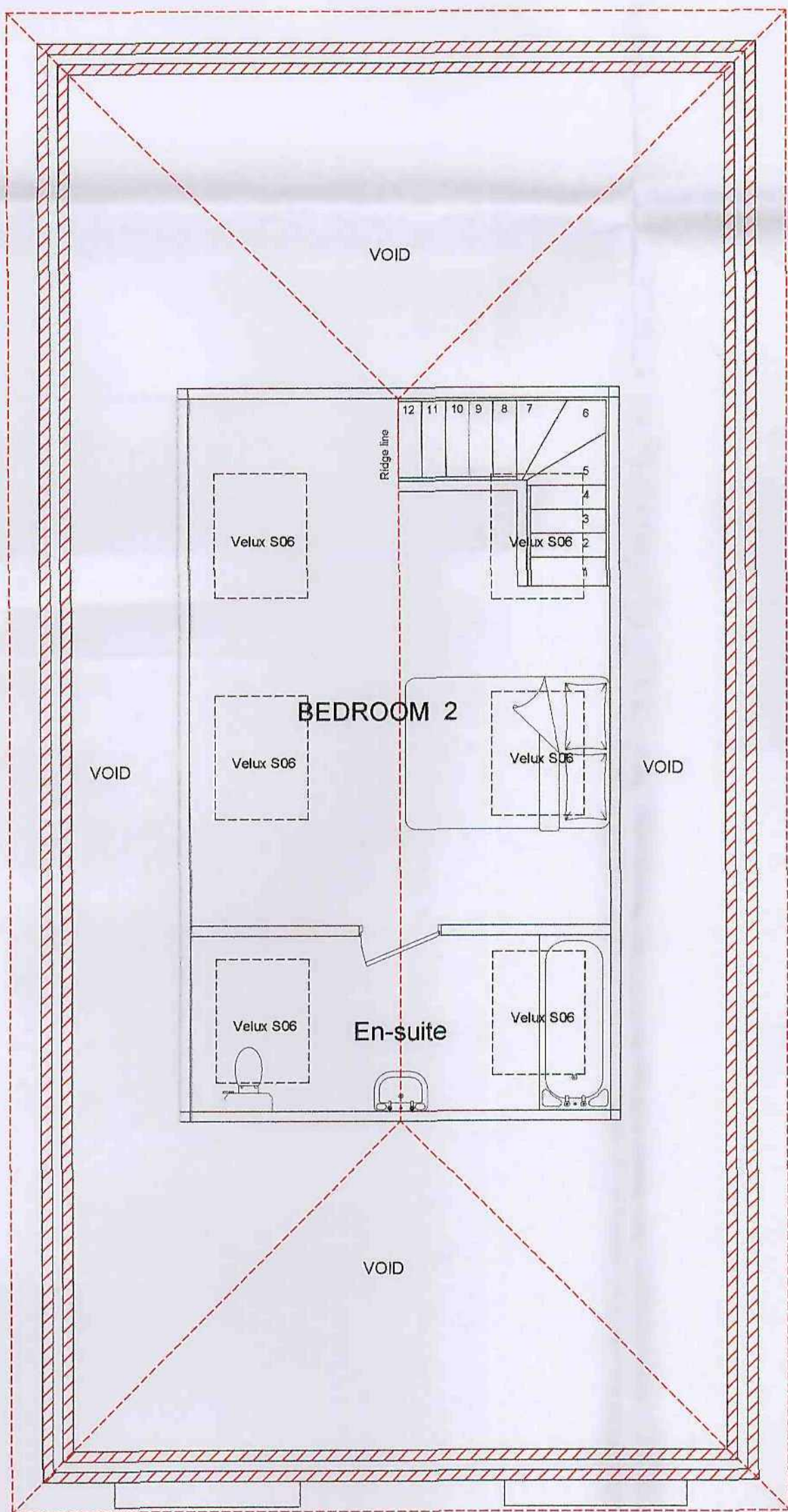
SECTION THRU' STAIRS & LOFT SPACE)



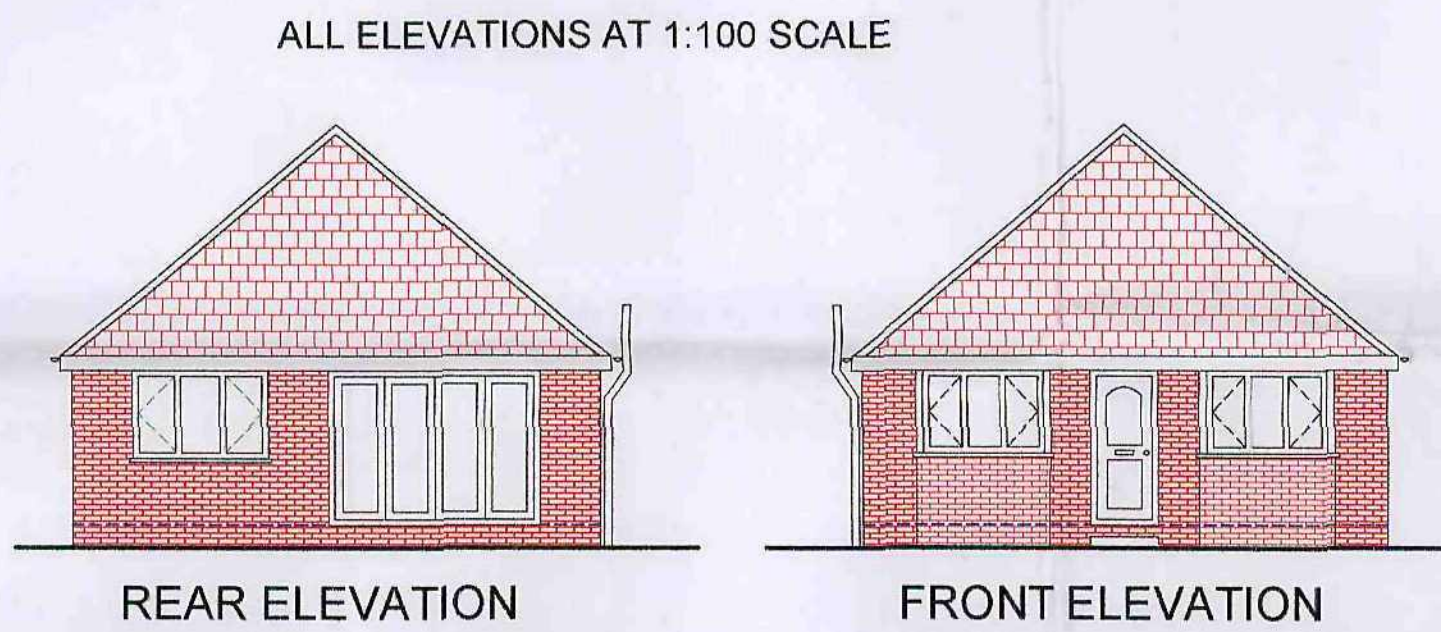
SITE PLAN (Scale 1:500)



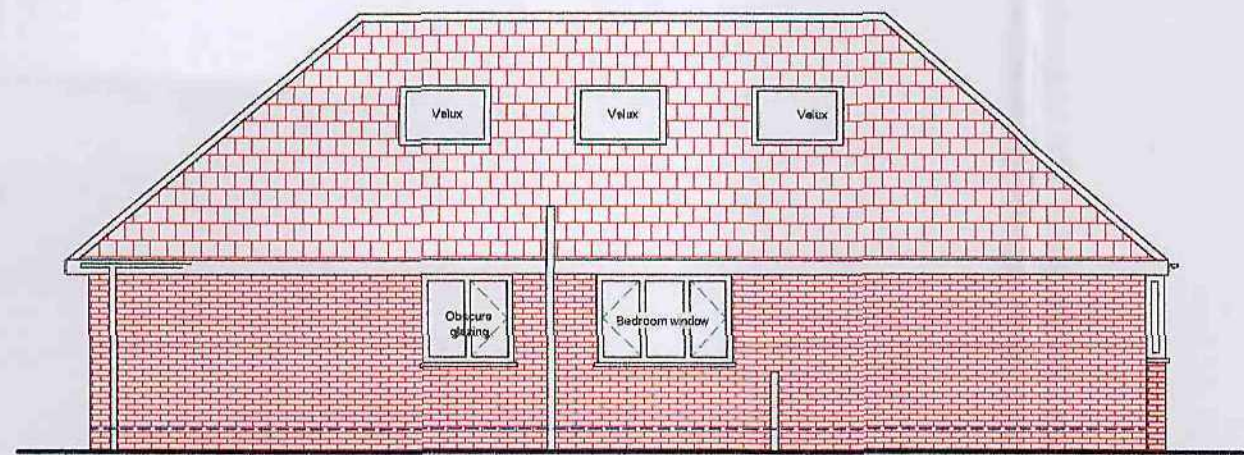
FLOOR PLAN (Scale 1:50)



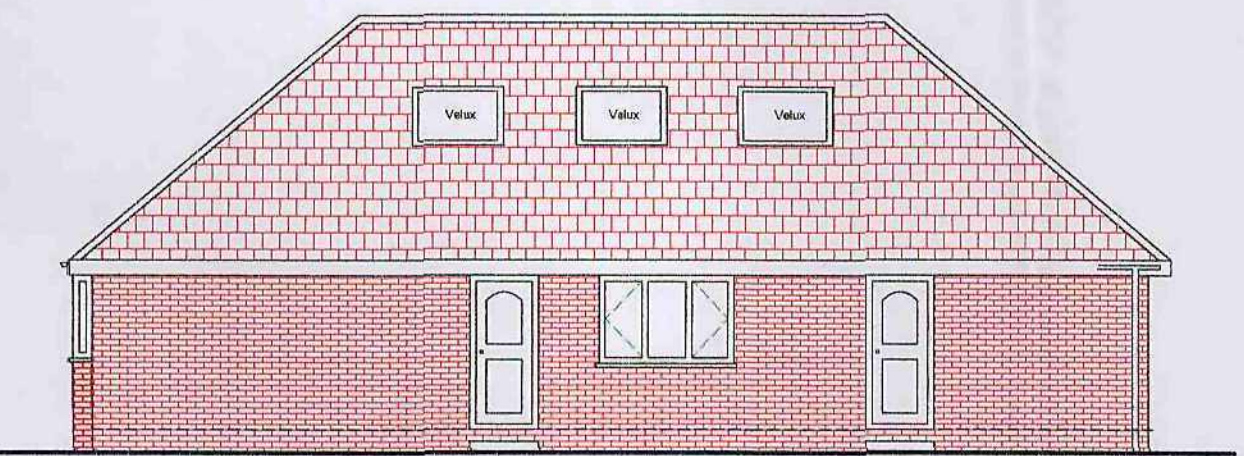
LOFT FLOOR PLAN (Scale 1:50)



NOTE: Facing bricks and roof tiles to be approved by L.A. prior to construction



L.H. SIDE ELEVATION (as viewed from No 23)



R.H. SIDE ELEVATION (as viewed from No 19)

NOTES

IT IS IMPORTANT THAT THESE NOTES ARE READ CAREFULLY IN CONJUNCTION WITH THE PLAN

1. Building Regulations and Standards

The Contractor shall ensure that all works and materials used comply with the relevant Building Regulations, Code of Practice, D.T.L.R. Robust Construction Recommendations and to the satisfaction of L.A.D.C. All materials used shall be fixed in a workmanlike manner and strictly in accordance with the manufacturers recommendations. The Contractor and Client shall ensure that all health and safety obligations required under the C.D.M Regulations are fulfilled. The Contractor shall ensure that all debris is carried away to tip and the site is to be left in a neat and tidy condition upon completion of the works.

2. Measurements & Building Notices

The Contractor is to be responsible for checking and verifying the accuracy of all levels and dimensions on site and for submitting all the appropriate stages all Building Notices to the local authority for inspection of the work.

3. Boundaries & Party Walls

The Client shall confirm and agree with the adjoining owner(s) the position of all legal boundaries of the development site prior to commencement of work. No part of the development to encroach over any boundary. The client shall serve all notices on adjoining owners and obtain all written consents as required by the Party Wall Act 1996 prior to commencement of the works.

4. Rain Water Disposal

100mm half round or semi-hexagonal pvc gutter to match existing. Fall slope to be minimum 70mm diameter round or square section pvc to match existing connected to surface water drains. New surface water drains to be 100mm dia s.g.e laid on pea gravel to minimum fall of 1 in 40 to new soakaway minimum of 5 metres away from any building and subject to percolation test results.

5. Waste Disposal

Soil pipes shall be minimum 100mm dia and head of drain run to be vented to atmosphere via external vent terminating 800mm minimum above any ventilated opening within 3 metres and filled with ventilating cage cover. Drains under to be s.g.e or approved plastic all with flexible joints and laid on pea gravel to minimum fall of 1 in 40. Any drains passing under new building shall be encased with 150mm concrete and bridged through walls with 100 x 75 i/c. Intake. Full rodding access shall be provided to drains passing under buildings. Sinks, baths and wash hand basins to have 75mm deep seal anti-vap traps and connected to soil stack with variable boss branch at centre line or 200mm above or below v.c. branch connection. All sanitary pipework to BS 5572. Showers, sinks and baths to have 40mm dia upvc waste. Wash hand basins to have 32mm dia upvc waste. SVP passing thru' compartment floor to be filled with fluorescent collar or bored in with 30min fire resistant construction. 100mm Rockwool insulation to be provided to boxed in soil pipes. Non return valves to be provided to stub stacks.

6. Foundations

Grade C25P concrete to BS 5328 strip foundations to comply with Building Regulations and to satisfaction of DBC. Any step in foundations to have minimum 300mm overlap and to be suitably united. Foundations minimum 750mm below ground level (1000mm in clay) and taken down to firm ground and to drain invert levels, to the invert of any existing collars and manholes within 1 metre and below the level of the zone of influence of any root system. Foundations must not to encroach over adjacent boundaries. Existing foundations to be exposed for inspection.

7. Cavity Walls

Cavity walls shall be 102mm matching facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and inner wall of 100mm Thermatite 'Shield 2000' blockwork. U value = 0.30. Five stainless steel double 10G4H-F83G6F3J6FJN12 triangle ties per sq. metre and every 225 mm vertical centres up reveals. New brickwork bonded to existing using stainless wall plate connectors with saw cut between connection and through facing brickwork with vertical dip filled into sawcut. All brickwork below DPC to be Class B Eng. Brickwork or approved foundation blockwork. Weak m/c concrete cavity fill to give min 225mm clear cavity from top of fill to dips. Tray dips installed at abutments and over openings and fillings with stop ends, weep holes and plastic sleeves. Minimum 1000mm past point of level ground dips to be provided to heads, joints and cills of all window and door opening. Fix Thermatite insulated cavity closers to cills and reveals. Inside of walls to be 12mm plaster & skin finish.

8. Air Grates

220 x 150 nominal at 1800mm centres and 450mm at returns sleeved through cavity wall with tray dip over or ventilation to give equivalent of 1500 sq mm per metre run.

9. Air Leakage

Infiltration of cold air to be limited by applying mastic seal to all - floor joints when bricked into wall, gaps between dry linings and masonry walls, vapour control layers, leading to services. Draught strips to be fitted to windows, doors, roof lights and loft hatches. Air leaking when applicable to be in accordance with ATMA 'Measuring Air Permeability of Building Envelopes'.

10. Linets

Linets to have a minimum 150mm end bearing and exposed faces to be rendered with 15mm plaster and skin finish. Fix cavity tray dip over, stop ends and weep vents at 1m c/c min. Existing linets and beams to be exposed to enable the DBC to assess the suitability of carrying any additional loading. Naylor R6 linets to int. blockwork wall openings up to 1metre span.

11. Stud Walls

Stud walls to be k'n dried 75 x 50mm framework with studs at 600mm centres and noggins at 1200mm centres. 75mm rockwool in voids and 12mm plasterboard skin to both sides. Double floor joists to be installed below all stud walls.

12. Floor Restraints

For joists parallel with support wall provide lateral straps at 1800 centres using 30 x 5mm galvanised straps fixed across 3 joists with noggins and packing to form solid bridge. Straps to be taken down blockwork minimum 600mm. Provide solid noggin or herringbone strutting at end span position when joist span between 2.5 and 4.5m or 2 sets at one third span position when joists span over 4.5m. Fix double joists under all stud walls and also under all baths.

13. Roof Restraints

To prevent roof spread where ceiling joists run at right angles to rafters provide lateral support across 3 ceiling joists and at every third rafter using 30 x 5 galvanised straps, noggins and packing to form solid bridge. Provide Anchor ties also across 3 rafters at 1200mm centres along verge. Provide 97 x 22 triangulation, longitudinal and diagonal bracing to comply with BS 5268 Part 3. Fix 100 x 75 wall plates using 30 x 5 x 1000 long galvanised straps at 1800mm centres. Fix rafters to wall plate using truss clips or framing anchor. On hip roofs fix dragon ties to lower end of hip corners to prevent roof spread. All gable walls to be fitted with straps at ceiling and verge level.

14. Stairways

Pitch not to exceed 42° with risers all equal at 180mm and goings all equal at 230mm approx. Actual measurements to be checked on site prior to manufacture. Any tapered treads to have minimum 50mm going at reveal and 22.5° equal angle at lap. Handrail and balustrade 900mm above pitch line. Balustrade 900mm above landing, clear headroom not less than 2 metres measured vertically above pitch line. Any gaps between vertical balustrade and risers to retain 100mm diameter sphere. Fill voids under stairs with Rockwool plus a further 50mm Rockwool laid over and underdraw stairways with 12.5mm gyproc profile board with plaster skim finish. Minimum eG4H-F83G6F3J6FJN12 ties for railway construction are to be, novel post 90mm x 60mm, haiG4H-F83G6F3J6FJN12 drill 54mm x 44mm, strings 230 x 32mm, treads 25mm, risers 30mm ext. ply. Novel posts to be glued and screwed or dowelled to string. Material Planes Piro or similar approved.

15. Fire Doors

Fire doors shall be 30 minute rated with 25mm rebates incorporating intumescent strips and shall not contain any glazing. Three steel hinges per door.

16. Glazing - Windows & Doors

Grade A UPVC draft proofed windows fitted with Pilkington K low emissivity argon filled 16mm gap double glazing to achieve 1.3 w/m²K. All windows to achieve 1200mm floor area opening vents and 800mm trickle vents to head of frames. Minimum 750 x 450mm opening vents with max 1100mm all height for emergency escape purposes. Laminated or glass toughened to BS6206 class C to be fitted in all windows with all height below 600mm and all doors and attached windows up to 1500mm above finished floor level (except small panes not exceeding 0.5 sq. metres and 250mm wide).

17. Mechanical Ventilation

Fit 60 l/sec extraction to kitchen or 30 l/sec of proprietary cooker hood extractor.

18. Smoke Alarms

Provide mains operated self contained smoke alarms with battery back up to BS5839 to base and head of stairs. Smoke alarms to be interlinked and wired to dedicated circuit breaker at the distribution board and shall be positioned minimum 200mm away from walls and light fittings.

19. Services

The Contractor shall locate all services and protect as required after consultation with the relevant statutory service provider.

20. Gas

New boilers to be installed or replaced must be condensing boilers providing a Sedbrook rating not less than 85% together with appropriate controls including room thermostat and also hot water and/or heating interlock. The heating system, the number and type and siting of radiators to be designed and specified by a qualified heating engineer. All radiators to have thermostatic valves and all primary circulation pipes and heating pipes to be insulated.

21. Electrical Works

All electrical work must meet the requirements of Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the circuit must be satisfied that Part P has been complied with. This will normally require that an appropriate BS7671 electrical installation certificate is issued for the work by a person competent to do so. The installation shall comply with the current edition of the I.E.E. Regulations. Switches and sockets shall be so located that they are easily reachable (e.g. 450mm min and 1200mm max from floor).

22. Low Energy Lamps

Internal installation of energy efficient lighting fittings which will only allow lamps having a luminous efficiency greater than 40 lumens per circuit-watt to be provided to (a) one per 24 sq m of dwelling floor area (b) one per four fixed lighting fittings. External lighting 150w max per fitting with auto sw. off daylight control or 40 lumens per circuit-watt low energy lamps/fittings.

B	26/11/2008	Amended as requested by Planning Dept(landscape to front parking)
A	14/11/2008	Amended as requested by Planning Dept(hip roof)
Rev. No	Date	Details

Project **PROPOSED NEW DETACHED BUNGALOW TO LAND ADJACENT TO 19 ARDSLEY ROAD, WORSBROUGH DALE BARNSELY, S70 4RJ**

Client **MR & MRS GOODFELLOW**

Tel No 07889 327920



Drawn by	Drawing No	Date	Scale
Geoff Dunn	21 AR(Rev B)	01/08/2008	1:50 & 1:100(A1)