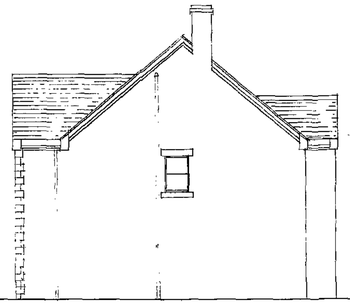
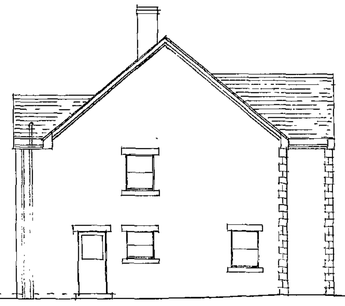


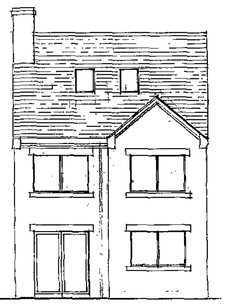
front elevation



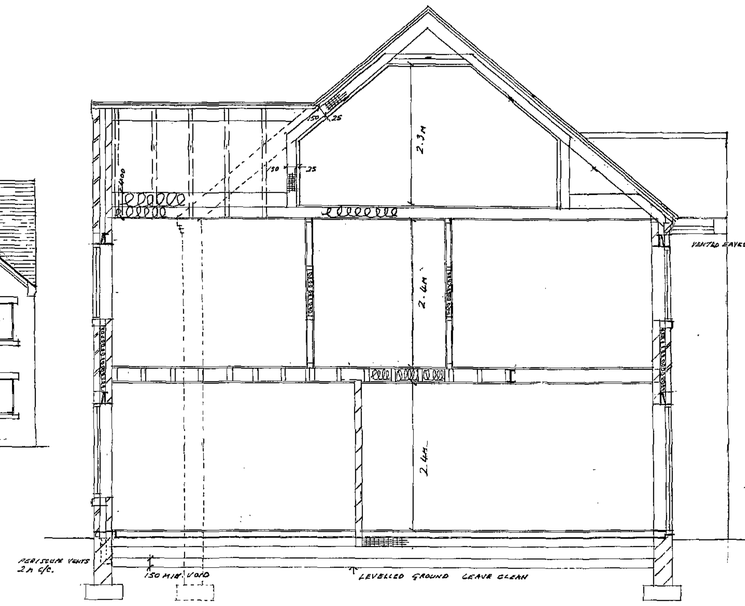
side (north) elevation



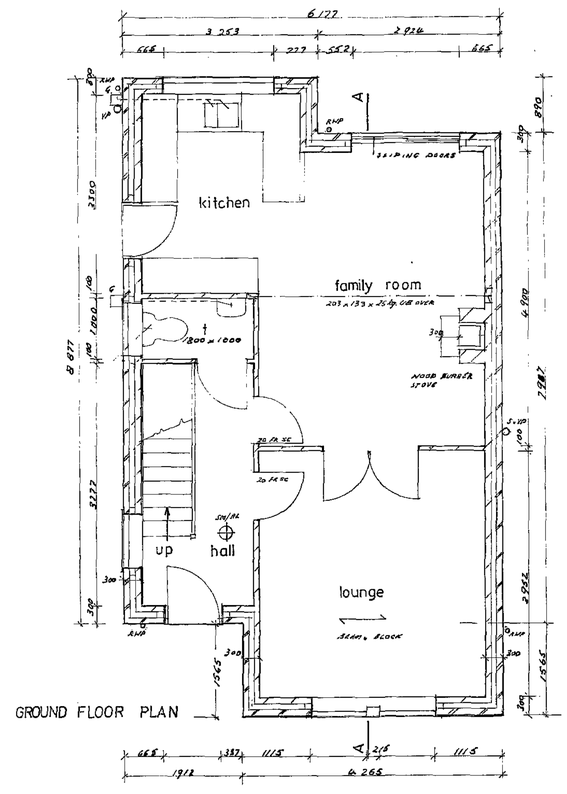
side elevation



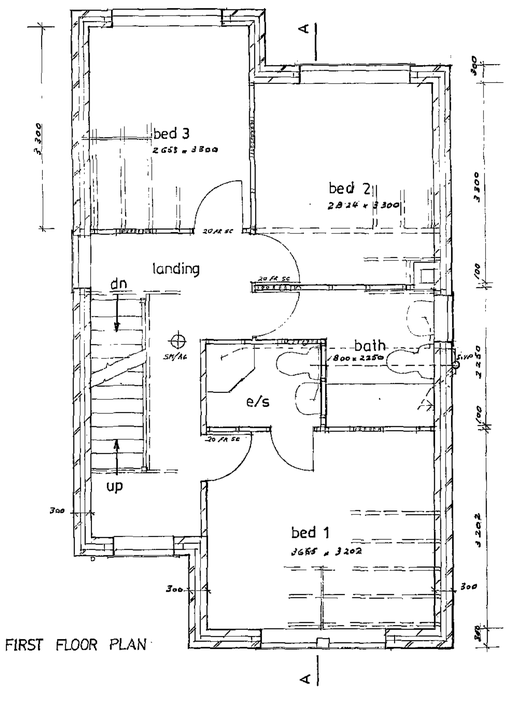
rear elevation



SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC FLOOR PLAN

ROOF
GRAPHITE BRITLOCK SLATE ON 50 X 25 TAN. SW BATTENS ON BREATHABLE SARKING MEMBRANE. TRUSSED RAFTERS AT 600 C/C TO MANUFACTURERS CALCULATIONS & BRACING DETAILS 450MM MINERAL WOOL COLD ROOF 'U' VALUE 0.112W/M²K. WARM ROOF 150 KINGSPAN TP10 BETWEEN RAFTERS & 25 KINGSPAN TW50 BELOW INSULATION TO GIVE 'U' VALUE 0.151 W/M²K
100 X 50 WALLPLATE STRAPPED TO BLOCK 12.5 PLASTERBOARD & SKIM CEILING. 30 X 5 GALV. MS. RESTRAINT STRAPS FIXED TO BLOCKWORK & 3 MIN. TRUSSES AT 2M MAX C/C

LINTELS
CATNIC INSULATED LINTELS TO EXTERNAL WALLS TO MANUF. CALCS. & BEARING DETAILS
CATNIC TO MANUFACTURERS CALCS TO INTERNAL OPENINGS

ROOFLIGHTS
VELUX (MANUFACTURERS STATED 'U'VALUE 1.4W/M²K) FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

CONSTRUCTIONAL NOTES

FOUNDATIONS
600 X 225 CONC. STRIP AT 1M EXCAVATED DEPTH BELOW GROUND TO EXTERNAL WALLS 450 X 225 CONCRETE STRIP TO INTERNAL WALLS, DEPTH TO SATISFY BUILDING INSPECTION

GROUND FLOOR
100 CONCRETE FLOOR SLAB WITH POWERFLOAT FINISH ON 1500G POLYTHENE DPM/RADON BARRIER ON 120MM RIGID 'PUR' FLOOR INSULATION
CONCRETE BEAM & BLOCK FLOOR TO MANUFACTURERS CALCS & DETAILS MAINTAIN 75MM MIN AIR SPACE BELOW FLOOR & CROSS VENTILATE WITH PROPRIETY WALL VENTS

EXTERNAL WALLS
102 FACING BRICK. 100MM CAVITY FILLED 100MM URSA 32 CAVITY BATTS WITH 100MM THERMALITE TURBO BLOCK INNER LEAF FINISHED DOT & DAB PLASTERBOARD & SKIM TO GIVE 'U' VALUE 0.23W/M²K. SS CAVITY TIES AT 450 VERTICAL & 750 HORIZONTAL C/C & EVERY BLOCK COURSE AT REVEALS. 7NMM2 BLOCK BELOW DPC
THERMOBATE CAVITY CLOSERS AT REVEALS & HEADS

LOFT WALLS TIMBER STUD WITH 150 KINGSPAN TP10 BETWEEN STUDS & 25MM KINGSPAN TW56 BELOW 'U' VALUE 0.151 W/M²K

INTERNAL WALLS
100 PLASMOR BLOCK WALLS PLASTERED BOTH SIDES. STUD FRAMING 75 X 50 STUDS AT MAX.600CC WITH HORIZONTAL NOGGINGS AT MAX 1200 C/C 75MM MINERAL WOOL FILL & FINISHED PLASTERBOARD & SKIM BOTH SIDES

FIRST FLOOR
47 X 220 SC3 AT 450CC 63 X 220 TRIMMERS, HERRINGBONE STRUTTING AT 1/3 SPANS 19 T &G CHIPBOARD TO BS 5669 TYPE 2G, 12.5 PLASTERBOARD & SKIM CEILINGS 30 X 5 GALV. MS RESTRAINTS STRAPS AT 2M MAX. C/C FIXED TO WALL & 3 NO. JOISTS. 100MM MINERAL WOOL JOIST FILL. WHERE STUDS ARE PARALLEL TO SPAN USE 2NO. 47 X 220 AS SUPPORT

DPC & FLASHINGS
POLYTHENE WALL DPC 150 MIN. ABOVE FIN. GD. LEV. LEAD FLASH UNDER AND OVER TILES AT ROOFLIGHTS & CHIMNEY STACK

DRAINAGE
110 DIAM PVC PIPES, 450 DIAM. PVC INSPECTION CHAMBERS 1M MAX DEEP. WHERE DRAINS PENETRATE WALLS BRIDGE OVER. FOUL DRAIN TO EXISTING IC IN ADJACENT ROAD & SUBJECT TO WATER TEST. WHERE DRAINS HAVE LESS THAN 600MM COVER SURROUND 100MM CONCRETE
SURFACE WATER DRAINS TO SOAKAWAY IN GARDEN AREAS MIN. 5M FROM ANY BUILDING. SOAKAWAY TESTS CARRIED OUT PRIOR TO CONSTRUCTION

VENTILATION
MECHANICAL VENT. TO GIVE 30 L/S TO KITCHEN & 15 L/S TO SHOWER ROOM, OPERATED BY LIGHTSWITCH WITH 15MIN. OVERRUN & 10 VENT GAP UNDER DOOR

LOFT HATCH
LOFT ACCESS IN ATTIC CEILING AREA TO BE FITTED WITH DRAUGHT SEAL & BOLT TO COMPRESS SEAL

AIR PERMEABILITY
DESIGN AIR PERMEABILITY 8M (10M) /HM SINGLE PRESSURE TEST TO CONFIRM

CALCULATIONS TO BE SUBMITTED FOR STEEL JOIST FLOOR SUPPORT

WINDOWS
UPVC WINDOWS/ ENTRANCE DOOR. DOUBLE GLAZING 16MM ARGON FILLED GAP, SOFT LOW E COATING TO INNER PANE 'U' VALUE 1.6 W/M²K
DOORS PART GLAZED AS ABOVE. MAX. 'U' VALUE 1.9 W/M²K
GLAZING WITHIN 800 OF FLOOR & ALL GLAZING TO DOORS AND ADJACENT WINDOWS TO BE TOUGHENED TO BS. 6206 (1981)
VENT SLOTS IN WINDOW HEADS TO GIVE 8000MM² TO HABITABLE ROOMS

DOORS
EXTERNAL DOORS & MAIN INTERNAL GROUND FLOOR DOORS TO GIVE 800MM CLEAR OPENING WIDTH. FIRST FLOOR DOORS 762MM TO GIVE 700MM CLEAR OPENING. SELF CLOSING 20MIN. F.R. DOORS TO DOORS FROM HALL OR LANDINGS. ENTRANCE DOOR TO HAVE LEVEL THRESHOLD WITH PROPRIETARY RUBBER SEAL

STAIRCASE
13 NO. RISERS 203MM GOING 226MM PITCH LESS THAN 42 DEGREES
800MM CLEAR WIDTH WITH HANDRAILS 900MM ABOVE PITCH LINE
BALUSTRADES IM HIGH AND NOT TO ALLOW 100DIAM. SPHERE TO PASS & UNCLIMBABLE

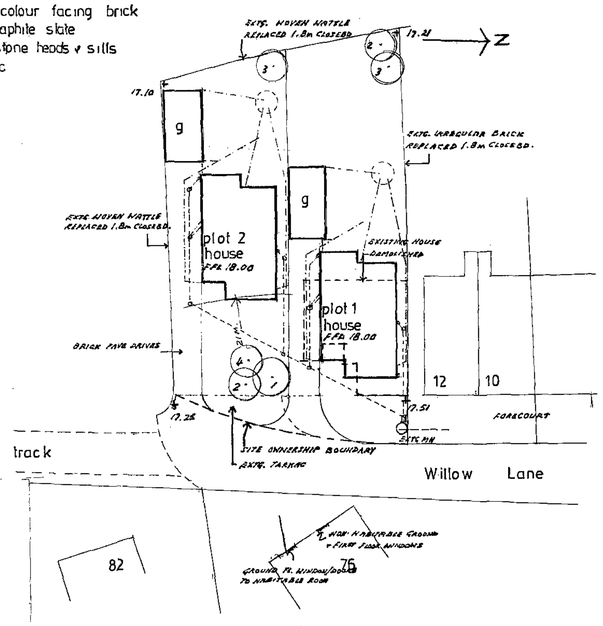
PLUMBING
PVC WASTE PIPES, 40MM DIAM. TO SINKS SHOWER & BASINS
75 RESEALING TRAPS TO ALL APPLIANCES. 100 DIAM. SOIL & VENT PIPE WITH TERMINAL 900 MIN. ABOVE ANY ADJACENT OPENING LIGHT.
UPVC RWPS & GUTTERS, 125 GUTTER WITH 75 DIAM. OUTLETS & 65 DIAM RWPS

HEATING
GAS FIRED BALANCED FLUE CONDENSING COMBI BOILER WORCESTER GREENSTAR 25CDI. SERVING TRADITIONAL STEEL RADIATORS
ROOM THERMOSTATIC CONTROL VALVES TO ALL RADIATORS . MIN 2 PROGRAMMABLE ZONES PIPEWORK INSULATED. PROVIDE COMMISSIONING PLATES ADJACENT TO APPLIANCES
COMMISSIONING CERTIFICATE TO BE PROVIDED

SECONDARY HEATING FROM WOOD BURNING STOVE CLOSED FRONT TYPE (HETAS APPROVED) 300MM MIN HEARTH PROJECTION IN FRONT OF APPLIANCE & 250MM AT EDGE WITH CLEARLY MARKED PERIMETER
MASONRY CHIMNEY WITH 200MM CLAY OR CONCRETE LINERS TO MEET THE REQUIREMENTS OF BS EN 1443 :1999

ELECTRICAL
MAINS OPERATED SELF CONTAINED INTERCONNECTED SMOKE ALARM FIXED TO CEILING 300 MIN. FROM ANY LIGHT FITTING. ALL NOTIFIABLE ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. ENERGY EFFICIENCY LIGHTING TO ALL FITTINGS.
ALL SWITCHES TO BE BETWEEN 450 & 1200 ABOVE FLOOR
ALL INTERNAL LIGHTING TO HAVE FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS

Materials
Walls Red multicolour facing brick
Roof Britlock graphite slate
Windows upvc art-stone heads & sills
Rw.sps Black upvc



SITE PLAN Scale 1 : 250

KEY TO TREES		
1	HOLLY	ILEX AQUIFOLIUM
2	AUTUMN CHERRY	PRUNUS x AUTUMNALIS
3	WHITE MULBERRY	MORUS ALBA
4	TRANSCAUCASIAN BIRCH	BETULA MEDWEDIEWII

AMENDMENTS		
DATE	No	DESCRIPTION
12.8.11	A	FOR QUOTE TO FRONT ELEVATION, ADD CONSTRUCTION DETAILS, WOOD BURNER STOVE & STACK

K BUCK
Building Contractor
26 Angel Street
Bolton upon Dearne
Rotherham S63 8NA

PROPOSED RESIDENTIAL DEVELOPMENT at
14 WILLOW LANE
BOLTON UPON DEARNE
ROTHERHAM S63 8LU

DEMOLITION OF 14 WILLOW LANE AND SUBSTITUTION OF 2 NO. 4 BEDROOM DETACHED HOUSES WITH SINGLE GARAGES

SCALES 1:50 & 1:100 DRWG. NO. 714/1A

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