

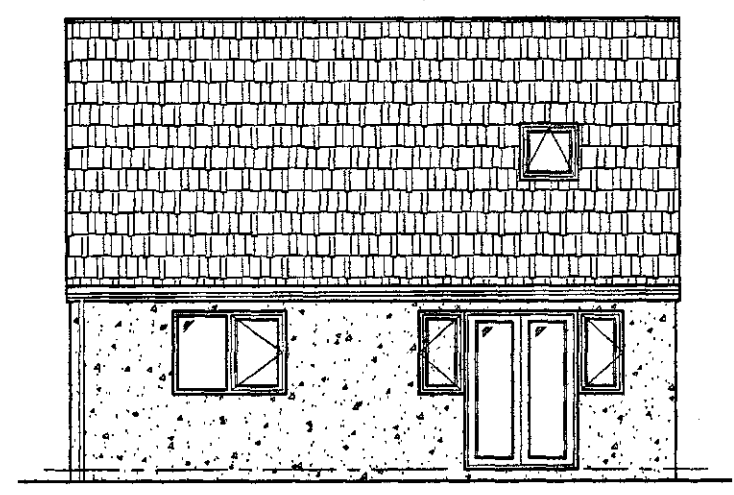
NOTE!
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement

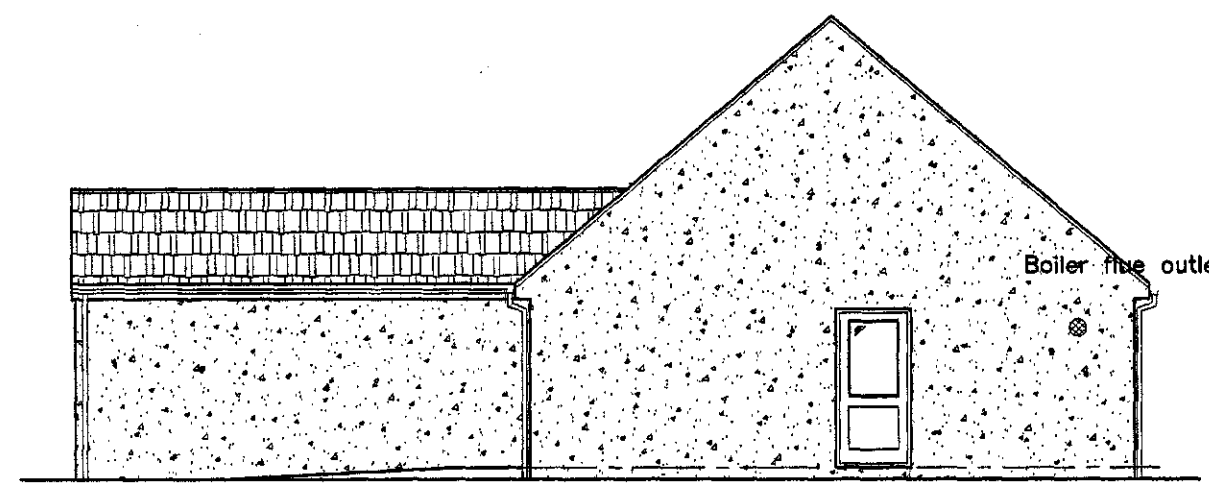
applicant

Mr D Cooper
C/O Miss M Webb
5 Ravensmead Court
Bolton on Dearne
S63 8LN

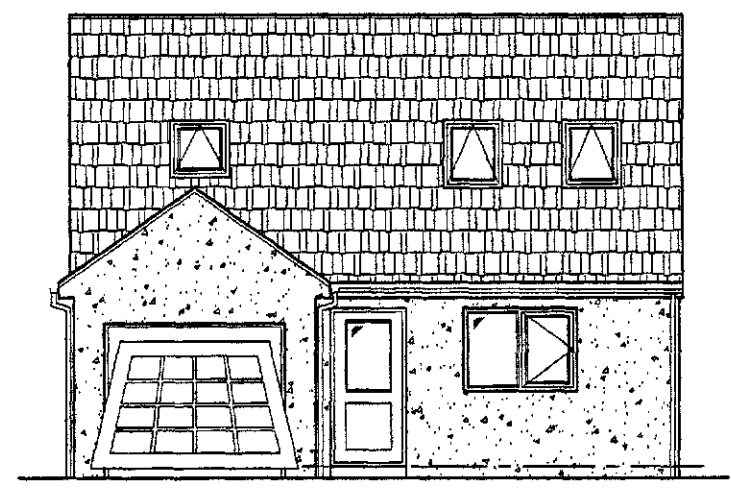
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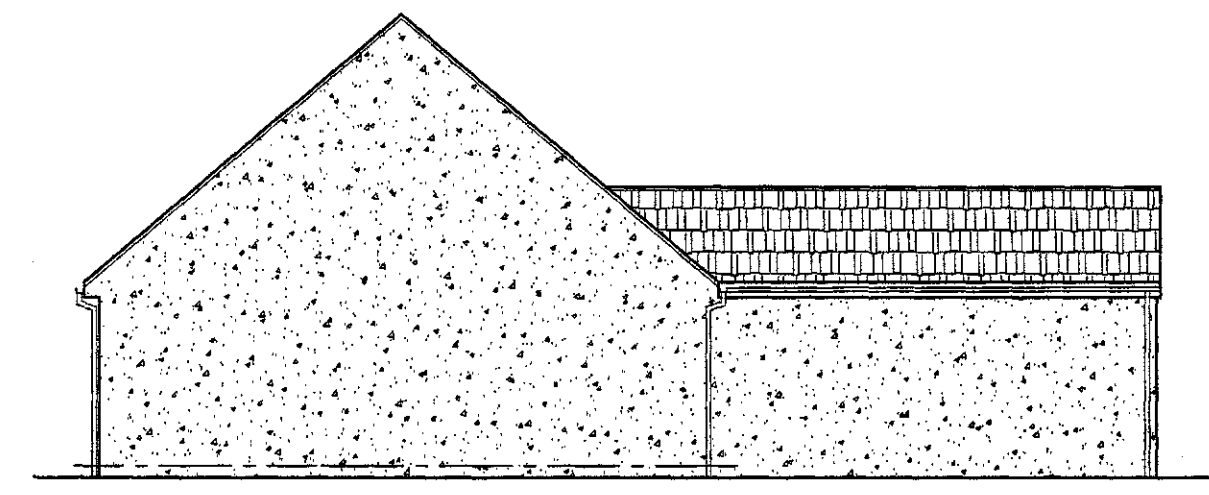
Proposed Front Elevation



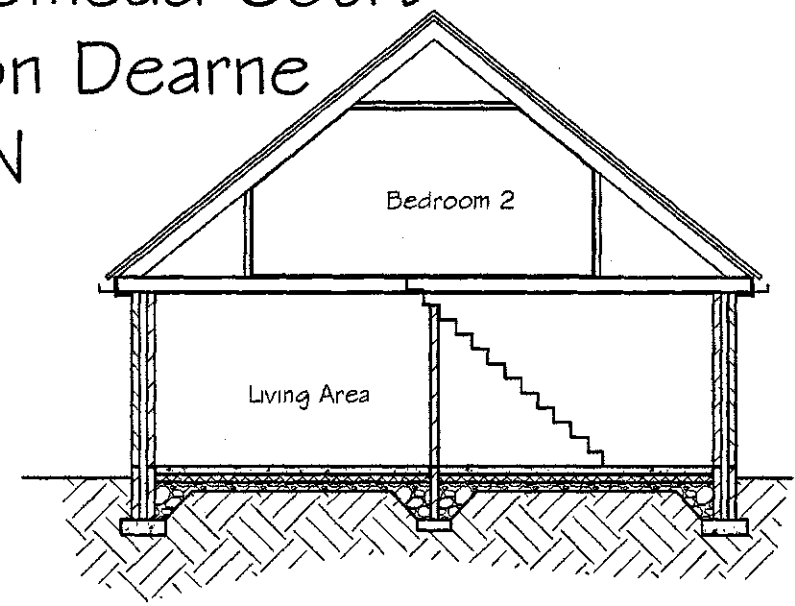
Proposed Side Elevation



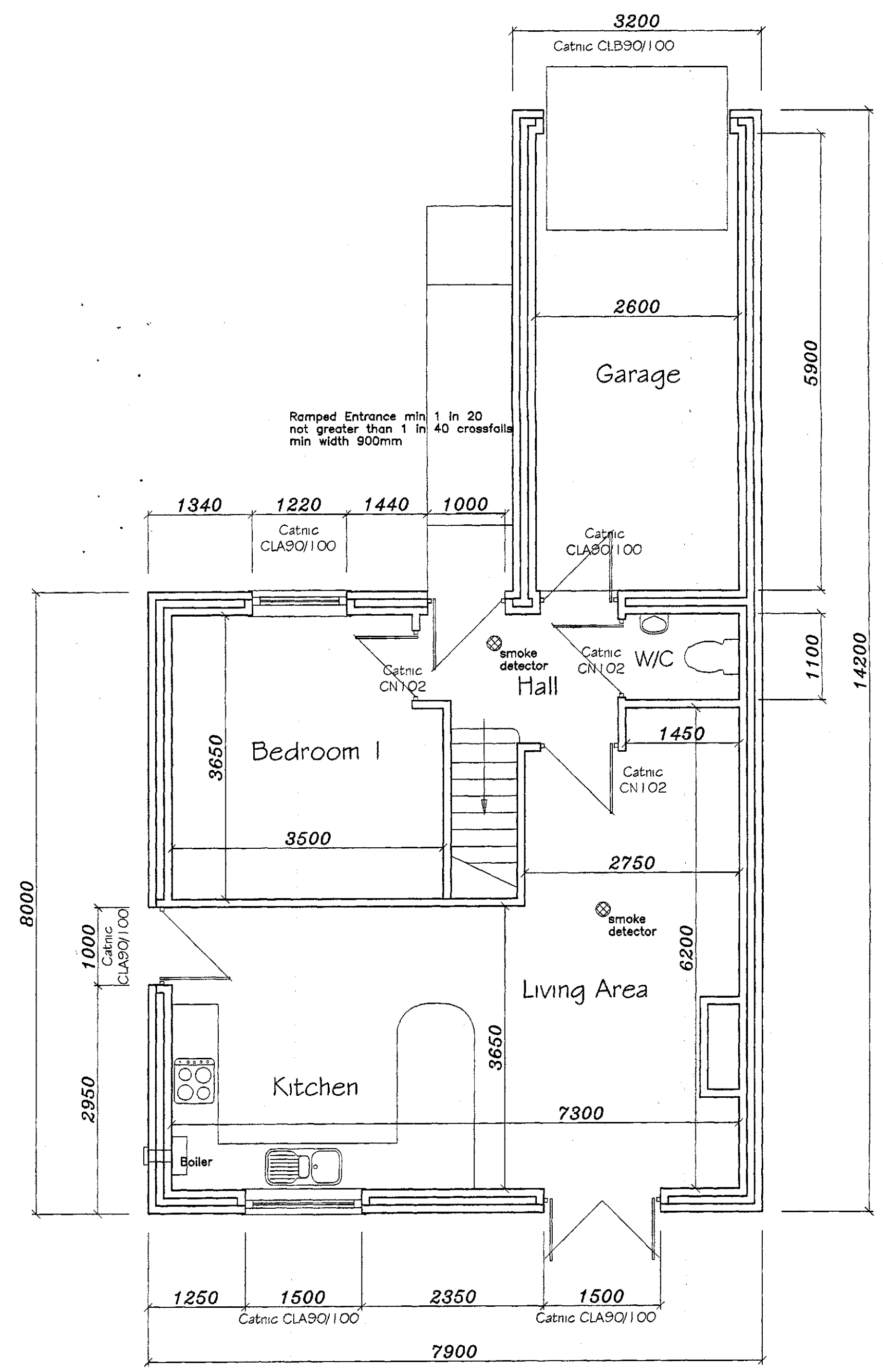
Proposed Rear Elevation



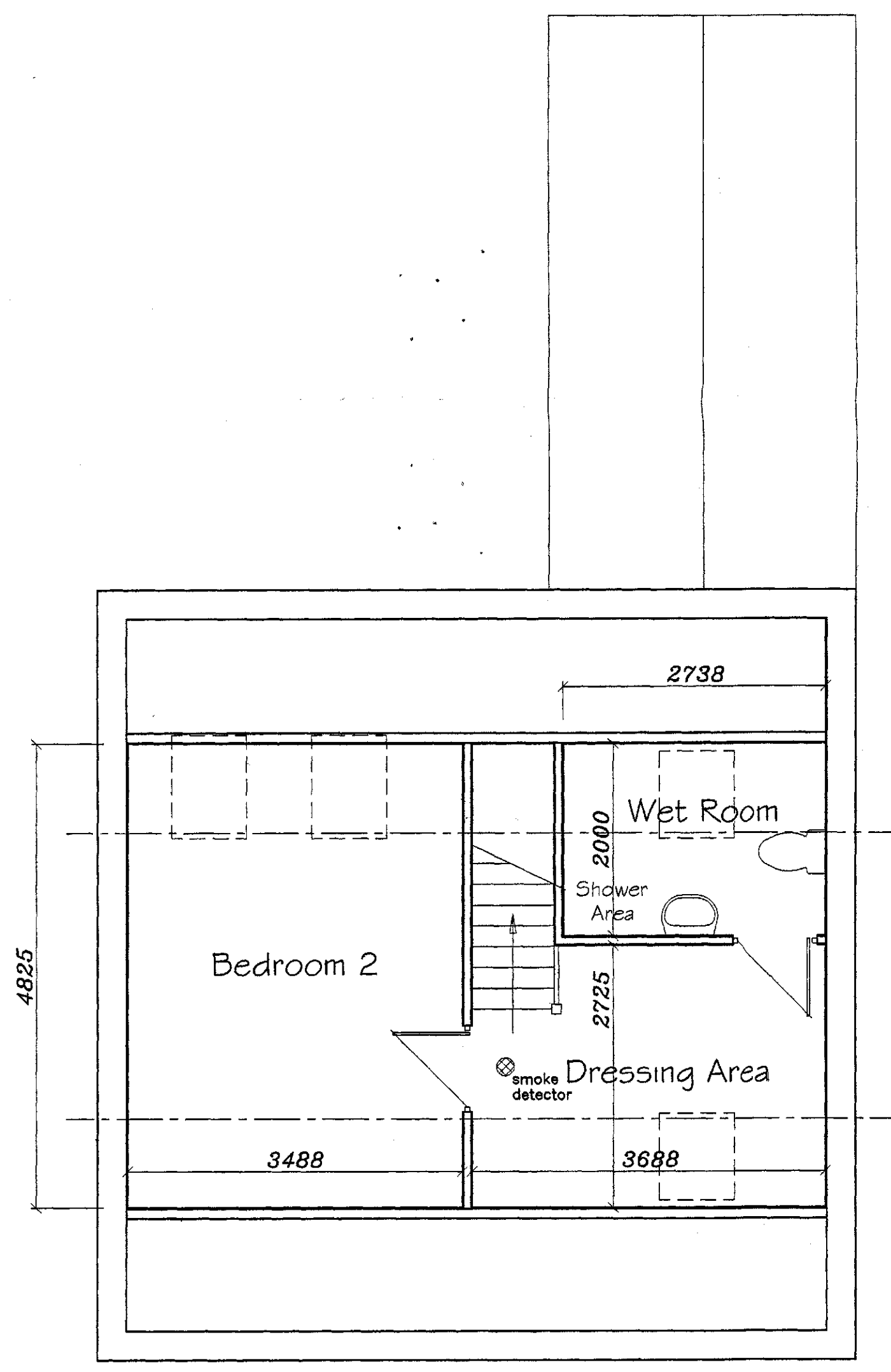
Proposed Side Elevation



Section Thro Dwelling



Proposed Ground Floor Plan



Proposed First Floor Plan

ROOF: Roof of conc interlocking tiles in colour and style to match adjacent buildings; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on room in the roof trusses designed and manufactured by South Yorkshire Truss Supplies Doncaster or similar; calculations for trusses to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses set at 600 crs.; 100x25 diagonal wind bracing; web bracing; & ceiling bracing to full length of roof; solid noggings and packings at all anchor points; roof construction to comply with BS 5263 Part 3; 3 No end trusses to be tied to gable walls using Catnic straps; screwed to walls and to cover 3 No trusses; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. 100x50 binders set at all node points; ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between trusses, 200 over; underdrawn with 12.5 thick plasterboard and skim; insulation to sloping parts of roof and dwarf walls by 180 thick Crown Frame Therm between rafters; 25.5 Polyfoam Linerboard under rafters; finish with 9.5 plasterboard and skim; (U value 0.16); 112 Hunter half round upvc gutters on 225x25 white upvc fascia; upvc soffit fitted with soffit vents, soffit ventilation to be equal to continuous 10mm ventilation strip; and covered by insect proof mesh; all valleys of BLM milled lead code 5 or 6 on tanalised lay boards; length of each sheet max 1500; overlap 150; 75 dia. Hunter upvc fallpipes; 100 dia. Hunter underground drainage pipework to soakways 5000 min from buildings; position of soakways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary;

WALLS: Walls of cavity construction; outer and inner leaf to be of low density blockwork; 100 cavity with 100 thick Crown Dritherm cavity slab 32 insulation; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; external finish of render to match all recently rendered remaining houses on Main Street and West Street; internal finish of plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and a foamed polyurethane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all eills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the new building to ensure minimal air leakage; stainless steel twist wall ties set at 750 crs. horizontal; 450 crs. vertical; 225 crs. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on plan; min end bearing 150; all first floor stud walls to be of 75x50 studding with 12.5 Knauf sound shield plasterboard and skim to both sides; cavity fill with quilt insulation; min density 10 Kg/m³; all returns min 665;

GROUND FLOOR: Ground Floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqueen dpm; bonded to horizontal dpc's; on 125 thick consolidated hardcore; tape all joints and pipe penetrations and provide cavity tray to perimeter to give full Radon protection;

FIRST FLOOR: First floor of 20 thick flooring board; on trussed joists; lateral restraint at first floor level by 30x5 galv MS straps set at 2000crs and to cover 3 No trusses min;

VENTILATION: Mechanical ventilation to bathroom and W/C equal to 15 litres per second; switched with light and with 15 min runover; mechanical ventilation to kitchen to give 60 litres per sec. or 30 if incorporating a cooker hood; Trickle ventilation to all habitable rooms equal to 8000 sq. mm.; background ventilation to bathrooms equal to 40000 sq mm; all fans to discharge to external air; ventilation to lounge gas fire to be by air brick adjacent to chimney breast; min air requirement 900 sq mm/kW;

HEATING: Central heating and domestic hot water from high efficiency gas fired combination boiler fitted with balanced flue, wall mounted and fitted in the kitchen; min Sedbuk value of 90%; flue outlet to be covered with wire cage; all pipework within 1000 of boiler to be insulated; boiler heating system to be fitted by a qualified and competent registered engineer who will provide necessary completion certificate; heating to ground and first floors to be individual radiators; all radiators to be fitted with TRV's; temperature control by room stat;

Fit 4 No Velux roof windows as shown on plan; type GPL3059/P10;

Lounge to be fitted with Living flame gas fire by Glow Worm Derwent or similar; flue by Redbank in bonded flue blocks ; terminating in Redbank gas terminal; flue construction to comply with BS 5440 part 1; no timber within 50 mm of flue; hearth of 125 thick conc. off separate foundation and to protect 500 mm in front of fire and 150 mm to each side;

flue pipe to pass thro mock chimney breast in lounge area; to be insulated and boxed in thro roof space; finish with weather proof cowl; no combustible material within 600mm of flue pipe; fire stop spacers to be fitted to form seal between floors; hearth of 125 thick conc. off separate foundation and to protect 500 mm in front of fire and 150 mm to each side;

Smoke detectors to be fitted; detectors to be interconnected and wired to the distribution board with a separate fixed circuit; smoke detectors to be positioned such that there is a smoke alarm within 7500 of any habitable room doorway; ceiling mounted and min 300 min from walls, light fittings and sources of heat;

PLUMBING: fit bathroom fittings as shown; 40 dia upvc waste and deep seal traps to shower and whb; 50 dia waste to bath; to 100 dia S&V pipe situated outside building; 100 Hunter underground plastic drainage pipework to new Hunter inspection chamber; 100 dia wastes from w/c's to S&V pipe; fit sink unit to new kitchen as shown; 40 dia waste and deep seal trap to b.i.quelley; 100 dia Hunter pipe to new I/C; ground floor W/C to be min 500 from centre of pan to walls; and min 750 clear in front; surround all new drains in 150 pea gravel; min slope of drain to be 1 in 40; STAIRS: 13 risers of 197; going 225; max slope of stairs to be 42 degrees; min headroom 2000; handrail to one side of stairs to be 900 high; balustrade to head of stairs to be 900 high and of vertical spindles such that a sphere of 100 dia will not pass thro at any point;

ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by an electrician registered under the 'Competent Persons Scheme'

Prior to completion the Council must be satisfied that Part P has been complied with; and an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so; Alternatively an application will be made separately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;

All internal light fittings to accept fixed energy efficient bulbs only; external lighting to have lamps that do not exceed 150W and automatically switch off when there is enough daylight; and when not required at night;

Electical sockets and switches to be positioned between 450 and 1200 of floor level;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the L/A Building Inspector; but with 760 min dig; 900 if into clay; foundations to internal walls of 450x150 concrete strips at same depth as externals;

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; frames of white upvc by Yorkshire Windows or similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; all first floor windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;

Rear access to dwelling to be ramped access to give disabled access; door to be min 800 unobstructed opening with low level threshold; ramp to be max 1 in 20 with cross falls no greater than 1 in 40; min width of 900 with even non slip surface; min 900 landing top and bottom of ramp;

GENERAL NOTES: Samples of all external materials to be used in the construction of the dwelling to be submitted to and approved by the Planning Department prior to commencement;

Smoke detectors to be fitted; detectors to be interconnected and wired to the distribution board with a separate fixed circuit; detectors to be sited such that there is a smoke alarm within 7 metres of any habitable room; 300 from walls; lights and heat sources;

Fire door to be fitted between dwelling and garage; door to be 30min fire proof and to be fitted with intesment strips and self closure;

Provide ridge vent to new roof and a 25mm eaves vent full length of roof; ensure 50mm air gap between insulation and underside of felt;

To comply with requirement G1 - 'Wholesome water supply to be provided by the local water supply undertaker'; To comply with requirement G2 - 'Calculations demonstrating a water use for the dwellingof 125 litres per person per day (or less) are to be provided upon completion. (The calculations should follow the guidance in the Water Efficiency calculator for new buildings). A completion certificate cannot be issued until the notice has been received and accepted' To comply with requirement G3 - 'A notice confirming that the hot water system has been properly commissioned and issued by a person competent to do so, is to be provided on completion' and 'All baths to new dwellings are to be fitted with a suitable device to limit the hot water temperature to a maximum of 48 Deg C'

Requirement G4 - 'Hot water taps to be installed on the left';

Drainage details enclosed on separate drawing;

PROPOSED NEW BUNGALOW with ROOM in ROOF
TO LAND at rear of WEST STREET, GOLDTHORPE.

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - OCTOBER 2013