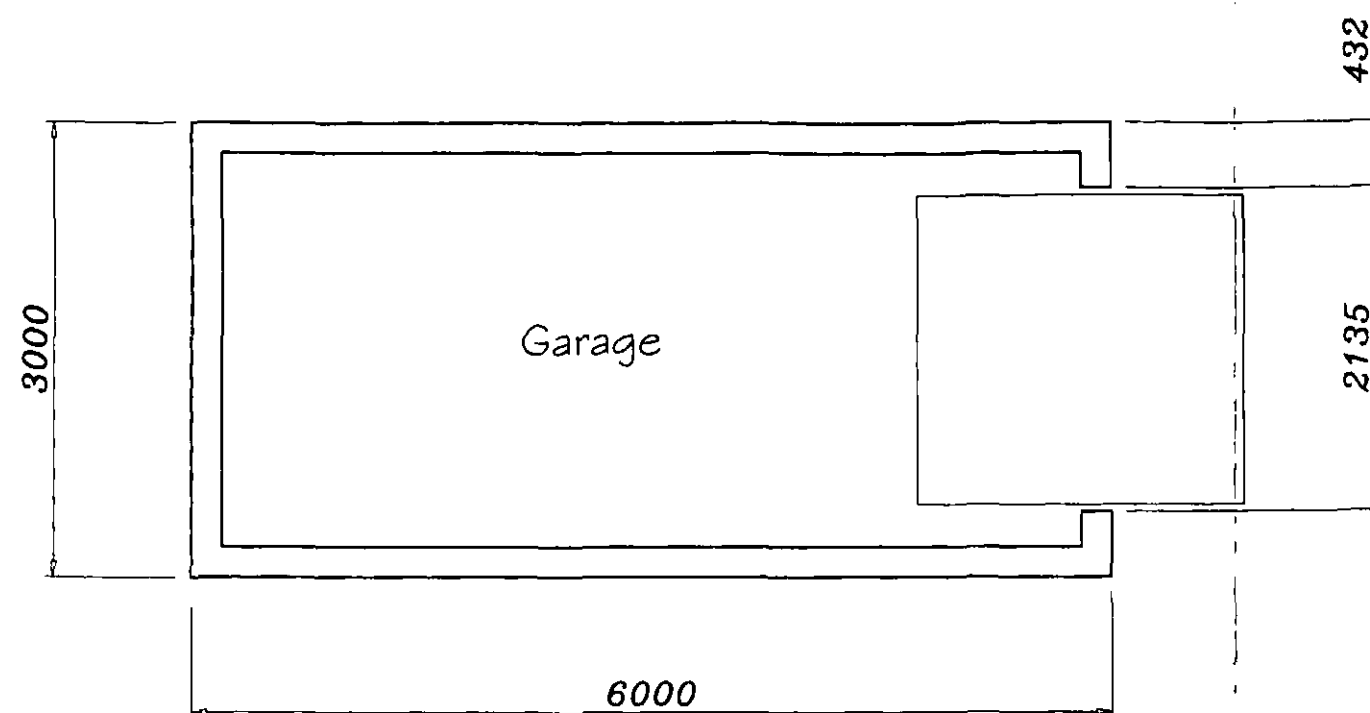


NOTE:
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

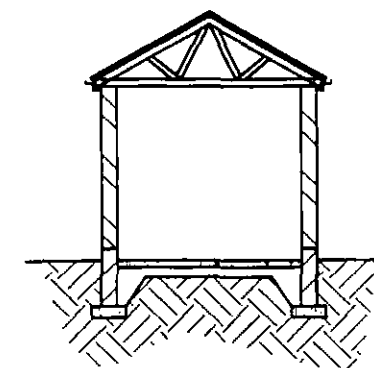
Do Not Scale Drawing
Check all dimensions on Site Prior to Commencement

applicant

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.



Proposed Ground Plan



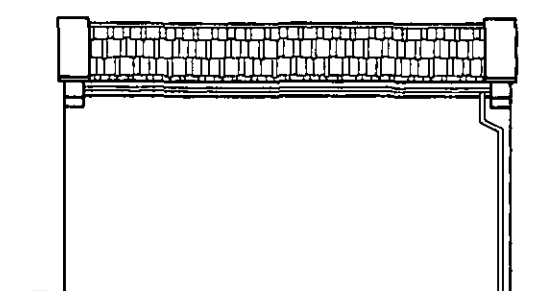
Section Thro Garage

Notes:-

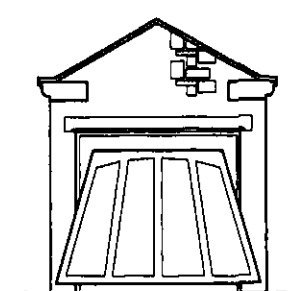
Roof of grey slate tiles;

Walls of Thorpestone Architectural Cast Stone by Costhorpe Building Products Ltd. to match new dwelling;

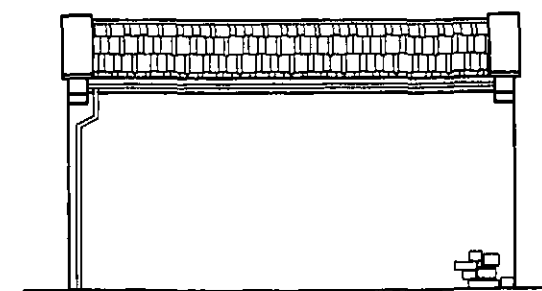
Fit up and over door to front elevation; garage door by Hormann or similar;



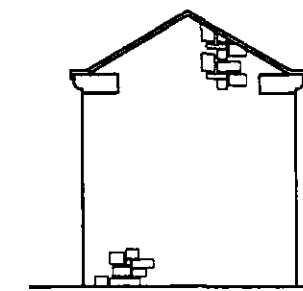
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

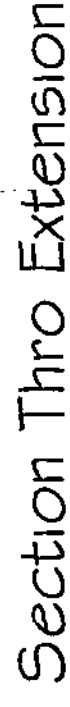
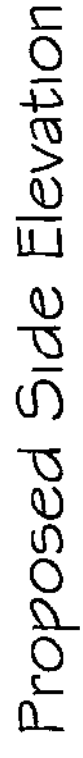
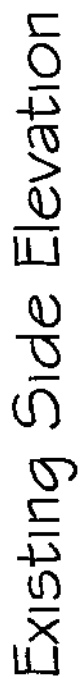
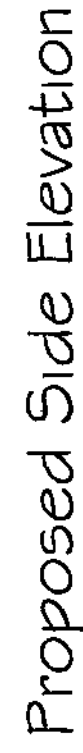
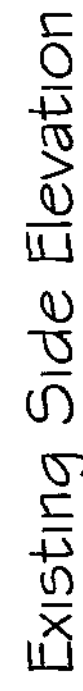
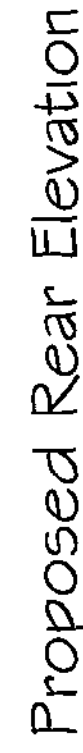
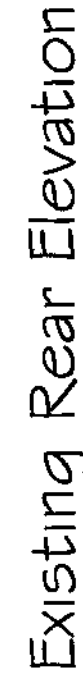
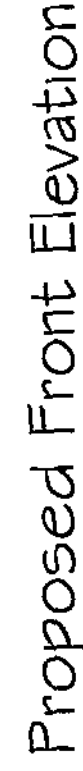
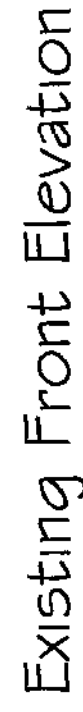
PROPOSED SINGLE GARAGE for PLOT 2
Scale 1:100 1:50 February 2011

PROPOSED ERECTION OF 3 No DETACHED DWELLINGS
WITH DETACHED GARAGES, ON LAND TO REAR OF
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

SINGLE GARAGE PLOT 2
Planning Drawing

Drg No JJH010

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



EXISTING & PROPOSED ELEVATIONS
Scale 1:100 - FEBRUARY 2010

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.

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;

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;

HEATING: Central heating and domestic hot water from gas fired boiler; boiler to be condensing type combi boiler, Sedbuk value of min. 88%, to wall mounted and to be fitted in the kitchen; fitted with balanced flue; flue outlet to be covered with wire cage, all pipework within 1000 of boiler to be insulated; fit boiler interlock; temperature control by room stats; all radiators to be fitted with TRV's;

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;
Door between garage and dwelling to be 30 min fire resistant with intumescent seals; step down from dwelling to garage to be min 100mm;
Fit Sunpipes by Monodraught or similar to bathrooms in both properties;

ROOF: Roof of grey slate tiles to match existing on roof; on 39x25 trenched s/s battens, on 1 no layer of breathable felt, on room in the roof trusses designed and manufactured by South Wales Glazing Ltd. All materials to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses to incorporate dormers and to be set at 600 centres; 100x25 diagonal walling, web bracing; & ceiling bracing to full length; all rafters, roof construction to comply with BS 5263 Part 3; 3 no end trusses to be tied to gables walls using C/noc straps to be fixed to wall and to cover 3 no trusses set at 1200 c/c; M.S. straps set at 2000 c/c max; 100x60 blinders set at all node points; ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between trusses, 200 over insulation with 12.5 thick plasterboard and wellinsulated sloping rafters; 100mm thick water proofed timber joists; 9.5 Plyform Linerboard under rafters; finish with 9.5 plasterboard and skim; (U value 0.19); 110 half round uppe gutters by Surefix or similar on 23x25 white uppe fascia; upvc soffit to be fitted with soffit vents; soffit ventilation to be covered by insect proof mesh; flushing to existing BLU mild lead code 4 or 5; to extend 150 v/bt min; 76 dia. Surefix uppe foilpipes; 100 dia. Hunter underground drainage pipework to existing downpipes; 100 thick concrete slab, minimum 100 mm thick in conjunction with building inspector; 100 Crithm cavity slab 32 insulation; 100 Crithm density cavity liner felt; concrete common to both levels below d.p.c.; and cavity fill with weak mix concrete to ground level; or use of 100 thick concrete to ground level; or use of 150 mm above finished G.L.; internal finish of plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and a foamed polystyrene betweenthe windows/doors and surrounds to reduce air leakage; polycom to eliminate any thermal bridge and to achieve an airtight seal between windows and inner felt; all joints built into walls to be fully mastic sealed; plaster to be taken with the new building to ensure care to waterproofing; 450 crs horizontal; 225 crs, around openings and up unbonded reveals; horizontal and vertical d.b.c. to all openings; Cavity lintels over all openings to be type CN9/26x54; min and bearing 150; all first floor doors to be 1500 x 2100 x 44; 100 thick Knauf sound filled plasterboard and skim to both sides; cavity fill with 100 thick insulation; min density 10 kg/m³; Ground Floor: Ground Floor of 100 thick concrete; on 100 thick Calotex insulation; on 200x75 joists; when battens to horizontal d.p.c.; 100 thick concrete to ground level; all joints and pipe penetrations and provide cavity tray to perimeter to give full Radon protection; lay underfloor heating pipework over concrete floor; 200x75 joists set at 400 c/c ground floor; on 220x75 joists set at 400 c/c ground floor; ceiling of 100mm Crown Acoustic floor joist or Roolskii Flexible slab sound insulation; on 12.5 Roolskii Flexible slab sound insulation; on 12.5 plasterboard; 100mm thick concrete to be restrained at all corners level by 50kg per sqm strips set at 2000c/c and to cover 3 no joints min; Ceiling of garage to be 2 no layers of plasterboard and skim; insulation to be 100 thick; providing internal min density 10 kg/m³ sound proofing over 100 thick phenolic foam product; SOUNDING foundations of 610x223 dia U/A Building Inspector but with 760 mm dia; 900 if into city;

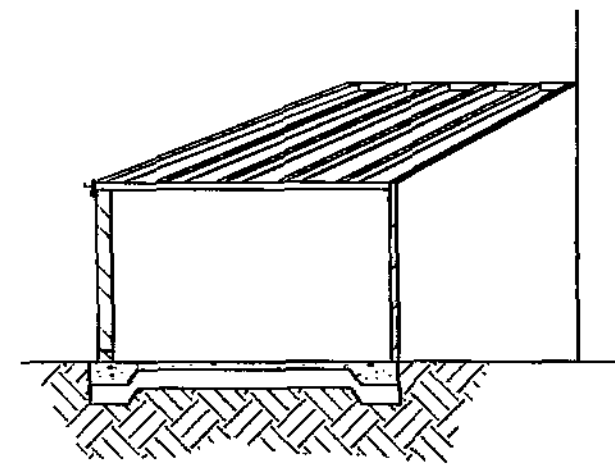
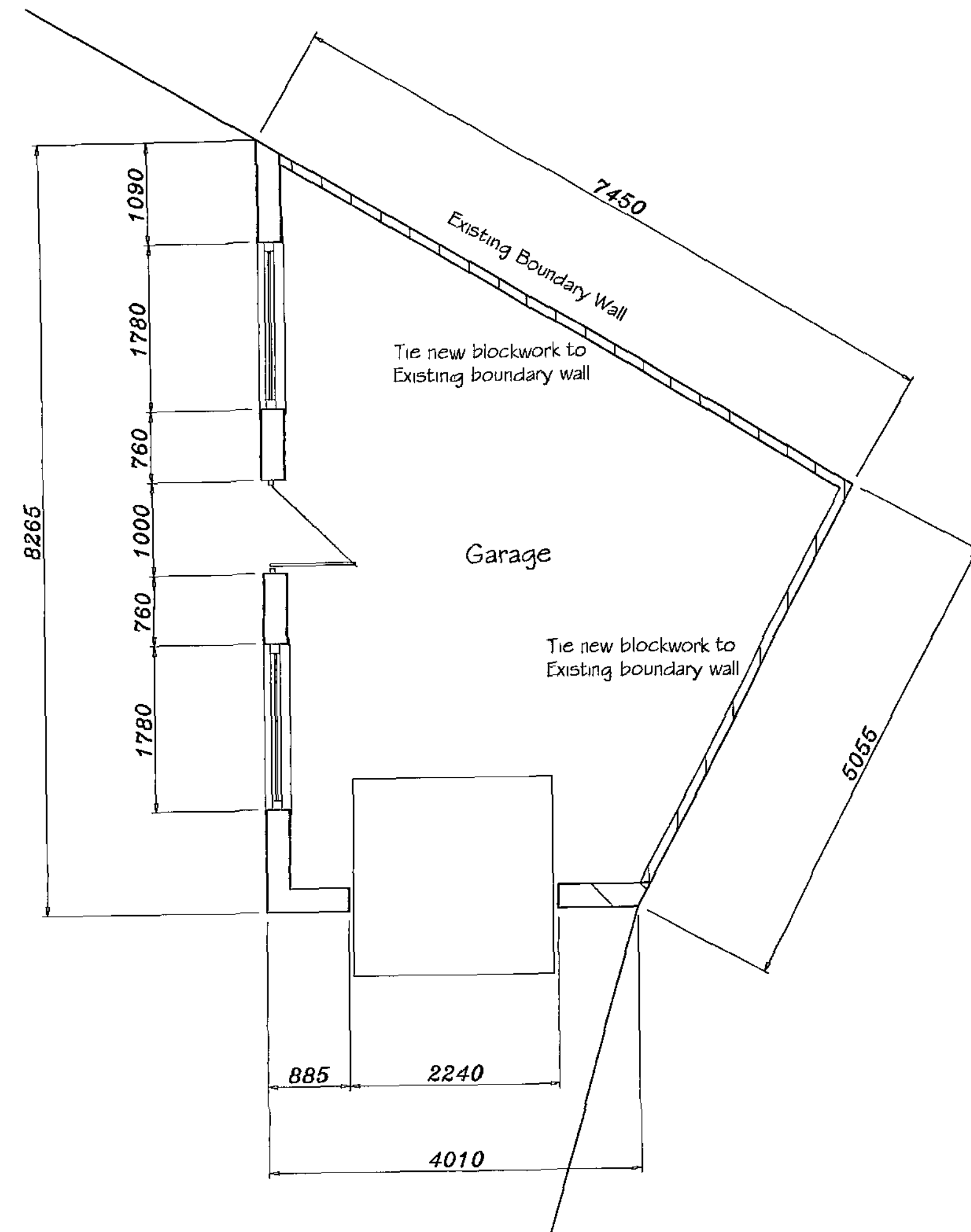
WINDOWS AND DOORS: All Windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; all first floor windows to have 100 thick insulation; unobstructed opening 750x450; sill height between 800 and 1100;

A circular 'RECEIVED' stamp from the Corporate Mail Room. The text 'RECEIVED' is at the top, '09 MAR 2011' is in the center, and 'CORPORATE MAIL ROOM' is at the bottom. The outer ring of the stamp contains numbers from 01 to 24, likely representing hours of the day.

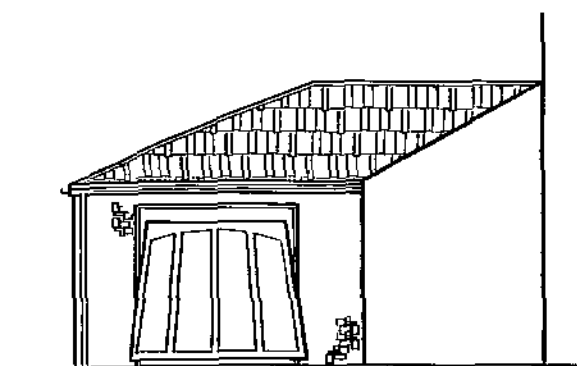
Drug No JJH004

NOTE 1
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.

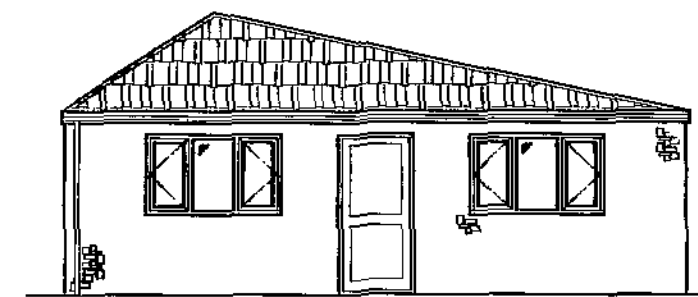
Do Not Scale Drawing
Check all dimensions on Site Prior to Commencement



Section Thro Garage



Proposed Front Elevation



Proposed Side Elevation

applicant

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.



GARAGE PLOT 3

PROPOSED ERECTION OF 3 No DETACHED DWELLINGS
WITH DETACHED GARAGES, ON LAND TO REAR OF
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

Drq No JJH007

PROPOSED DOUBLE GARAGE for PLOT 3
Scale 1:100 1:50 February 2011

ROOF: Roof of grey slate tiles; on 38x25 tanalised s.w. battens; on 2 layers of felt; (felt to seal the roof, tiles for aesthetic); on roofing grade ply; on specially designed 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; 112 Hunter half round upvc gutters on 225x25 white upvc fascia; upvc soffit; flashings to extend 150 vert min; 76 dia. Hunter upvc fallpipes; 100 dia. Hunter underground drainage pipework to soakaway 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary;
WALLS: front and side stone walls of coursed stone; stone to be 'Cothorpe Thorpestone Architectural cast stone' 150 bed; d.p.c. to be min 150 min above finished G.L.; rear wall and wall adjacent to No 5 Thurnscoe Road to be in 100 blockwork and tied to existing boundary walls;
GROUND FLOOR: Ground Floor of 100 thick concrete; thickened to 150 under walls; on 125 thick consolidated hardcore;

NOTE 1
Client 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
Check all dimensionson Site Prior to Commencement

DINING AREA:

ROOF: Roof of grey slate tiles; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on 200x75 rafters at 450 crs; solid noggings and packings at all anchor points; roof construction to comply with BS 5263 Part 3; 3 No end rafters to be tied to gable walls using Catnic straps; screwed to walls and to cover 3 No rafters; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. insulation to sloping ceiling 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; flashing to main building to extend 150 vert min; of BLM milled lead code 4 or 5;

76 dia. Hunter upvc fallpipes; 100 dia. Hunter underground drainage pipework to soakaways 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary;

Fit 2 No Velux windows to roof typeGPL 3059 78x118 as shown on plan;

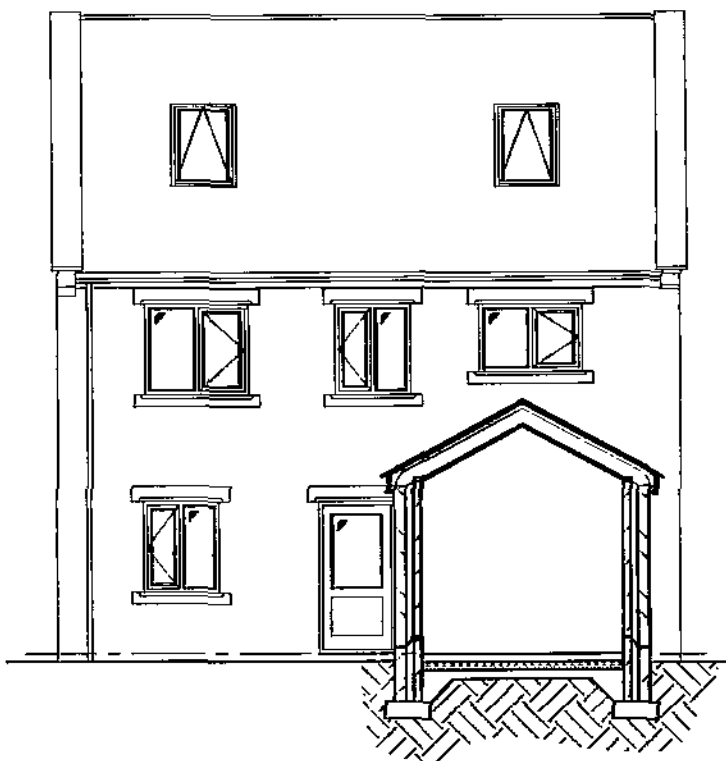
WALLS: Walls as main building

GROUND FLOOR: Ground Floor as main building;

FOUNDATIONS: foundations as main building;

WINDOWS AND DOORS: Windows and doors as main building;

ELECTRICAL: All electrical work as main building;

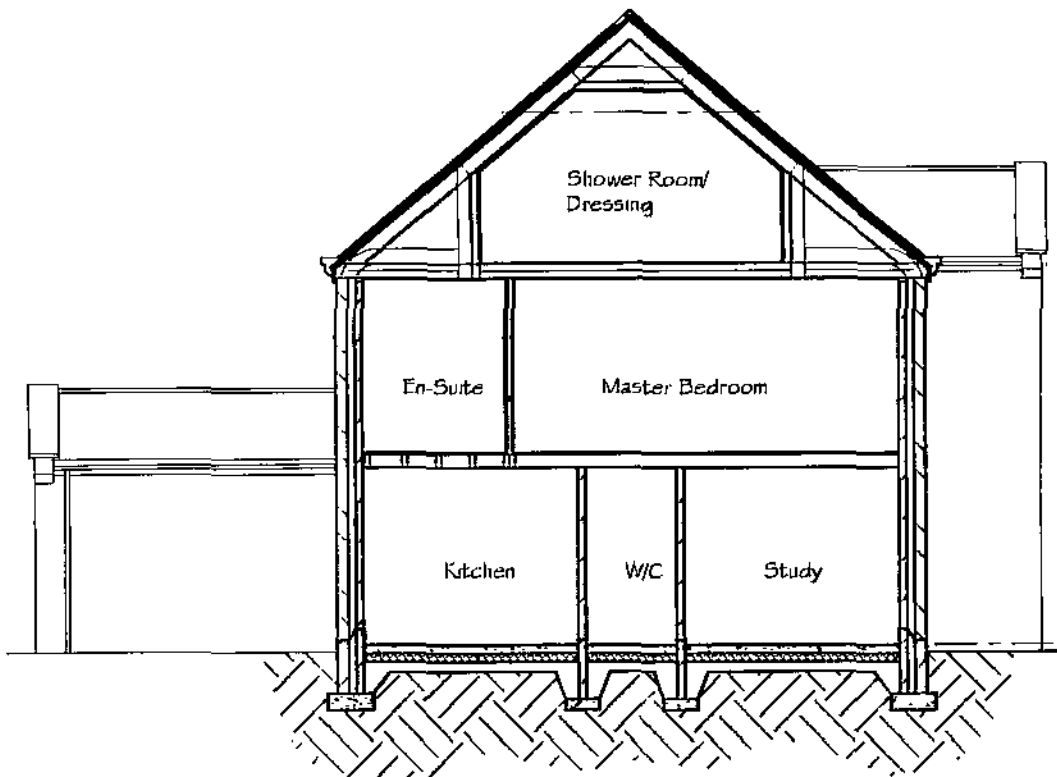


Section Thro Dining Area

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



Section Thro Dwelling

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 cream 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;

Fit 2 Mo horizontal SunPipe's in the kitchen area; one adjacent to the cooker; 1 adjacent to the sink;

OIL TANK: Oil tank to be 3297 litres; 2450 long x 1770 wide x 1890 high; fitted in rear garden of property; site tank min 760 from any boundary; and min 1800 from any building;

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 wood burning stove 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 oil fired Rayburn 600 series, Aga cooker fitted in the kitchen; fitted with balanced flue; flue outlet to be covered with wire cage; all pipework within 1000 of boiler to be insulated; Rayburn 600 to be fitted by a qualified and competent OFTEC registed engineer who will provide necessary completion certificate; ground floor to be fitted with underfloor heating; first floor to be individual radiators; all radiators to be fitted with TRV's; temperature control by room stats;

Lounge to be fitted with a Dovre multi-fuel stove DV-200MFR; flue to be 200 dia steel flue pipe; terminate 1000 above roof level with topguard bird cowl; flue pipe to pass thro mock chimney breast in lounge area; and to be boxed in thro bedroom passing thro the outside wall before entering the second floor; no combustable material within 50mm of flue pipe; fire stop spacers to be fitted to form seal between floors; hearth of 125 thick conc. off seperate 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 seperate 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; 38 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; 38 dia waste and deep seal trap to b.i.gulley; 100 dia Hunter pipe to new l/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 be of vertical spindles such that a sphere of 100 dia will not pass thro at any point; balustrade around stairwell to be 900 high;

applicant

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.



PLOT 3 Sheet 2 of 2

PROPOSED ERECTION OF 3 No DETACHED DWELLINGS
WITH DETACHED GARAGES, ON LAND TO REAR OF
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

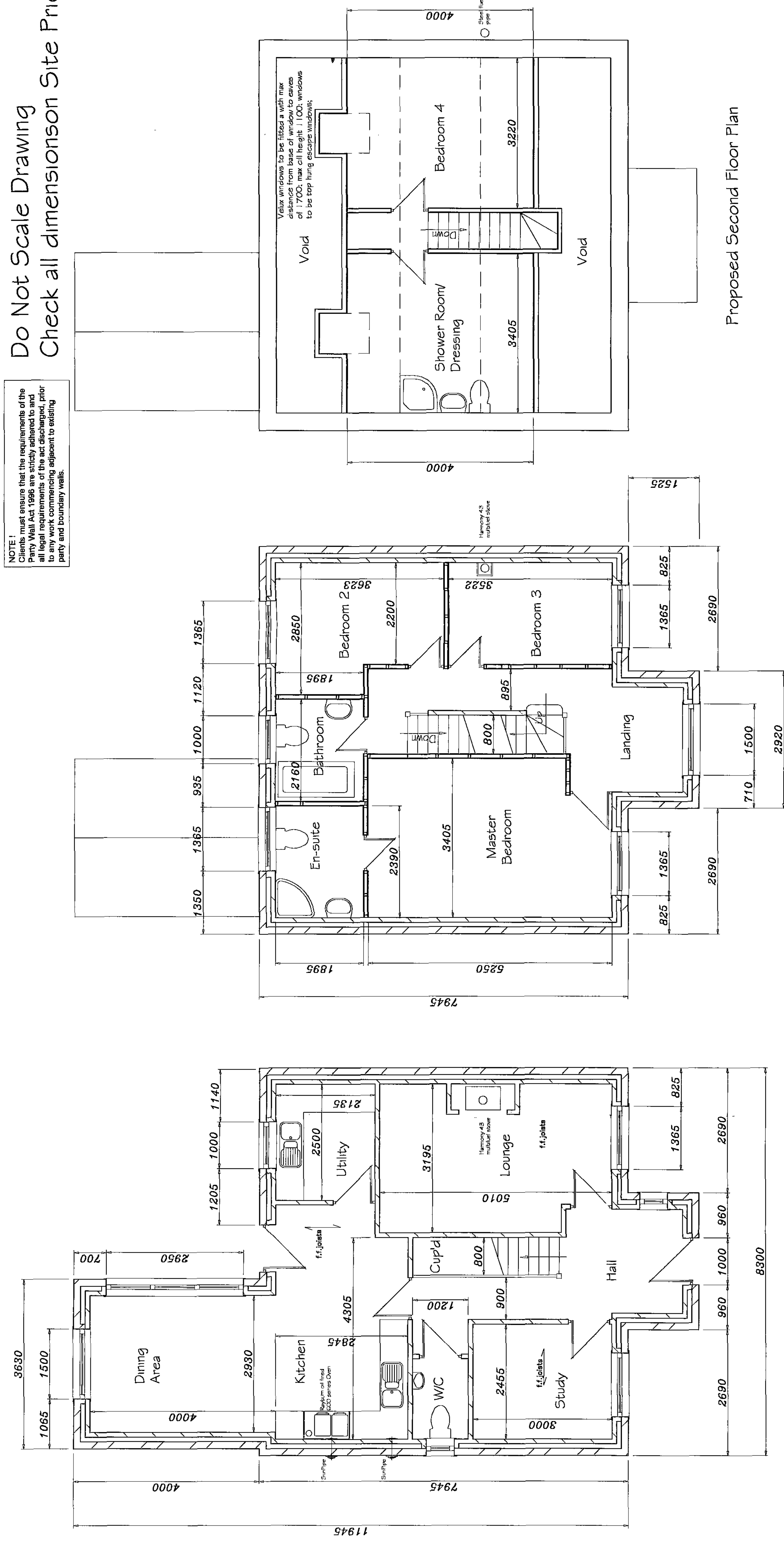
Drg No JJH006

PROPOSED SECTIONS

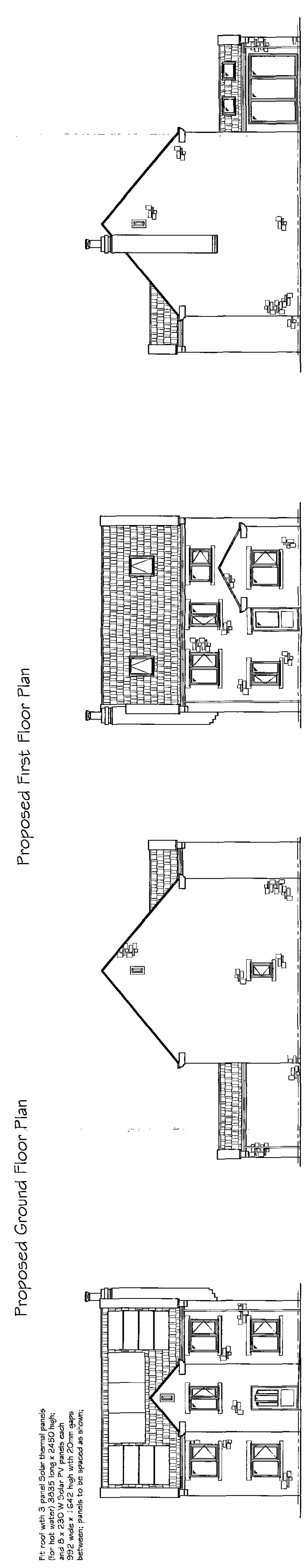
Scale 1:100 February 2011

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
Check all dimensions



Proposed Second Floor Plan



Proposed First Floor Plan

Proposed Ground Floor Plan

Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation

PROPOSED ERECTION OF 3 NO DETACHED DWELLINGS
WITH DETACHED GARAGES, ON LAND TO REAR OF
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

PROPOSED PLANS & ELEVATIONS
Scale 1:50 & 1:100 February 2011

Fit roof with 3 panel Solar thermal panels (for hot water) 3835 long x 2450 high; and 8 x 230 W Solar PV panels each 992 wide x 1642 high with 20mm gaps between; panels to be spaced as shown;

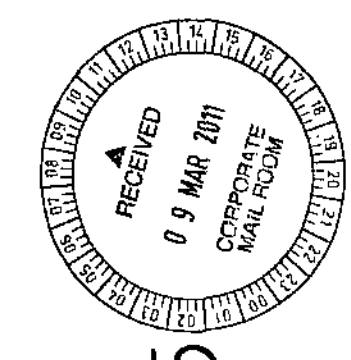
applicant
Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.

PLOT 3 Sheet 1 of 2

ROOF: Roof of grey slate tiles; on 36x25 tanalised s.s. battens; on 1 No layer of breathable felt; on r.w.m. in the roof valleys designed and installed by the Local Authority's Building Supplies Department or similar; calculations for trusses to be submitted to and approved by the Local Authority no later than 8 days prior to commencement; trusses set at 600 c/c; U0x25 diagonal web bracing; web stiffeners; U0x25 diagonal web bracing; web stiffeners; self-healing and packings at all end joints; roof construction to comply with BS EN923 Part 3; 3 No nails; trusses to be tied to gable walls using Catic struts; screws to walls and to cover 3 No nails; U0x75 wallplates secured by 30mm dia bolts; U0x75 wallplates secured by 30mm dia bolts; binders set at all node points; ceiling of 200 thick Crown loft roll 40 insulation; laid 100 between trusses; 200 over; underlawn with 12.5 thick plasterboard and skims finished up to sloping parts of eaves and chimneys; 150 thick plasterboard above them between rafters; 25.5 plysterboard and skim; (U value 0.16); 112 Hunter half round upvc gutters on 25x25 cream upvc kauri; upvc soffits fitted to underside of roof; 150 ventilation bricks covered by insect proof mesh; all valleys of BLM milled lead code 5 or 6 on tanalised jay boards; length of each sheet max 1500; overlap 150; 76 d.c.h. Hunter upvc flashings; 100 dia Hunter 5000 min from building; position of downpipes to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary.

FLOORING: All cavity construction; outer leaf of concrete slabs; inner leaf of concrete slabs; concrete stone, set by "Cathopore Thorpestone Architectural cast stone" 130 bed; all heads, chills, corbels, copings and gable vents by "Cathopore Building Products"; 100 cavity with 100 thick Crown Driftmatic vapour slab 32 insulation; 100 thick low density black inner leaf; concrete common to both floors; d.p.c.; 150 level; or less than 150 mm concrete to ground level; or less than 150 mm Foundation Blocks; dry d.p.c. to tie the min 150 mm above finished G.L.; internal finish of plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and a foamed polystyrene thermal break applied to all external walls; reduce air leakage; polyfoam cavity closures to be used at all chills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into the existing floor structure and sealed off against rain water ingress; new building to ensure minimal air leakage; stainless steel wall ties set at 750 c/c horizontal; 450 c/c vertical; 225 c/c around openings and up to unpainted/recessed; horizontal and vertical d.p.c. to all unpainted/recessed lintals over door frames; 75x50 stud wall ties to be of bearing 150; all first floor knaf studs to be of 75x50 stud walling with 12.5 Knaf sound shield plasterboard and skim to both sides; cavity fill with quilt insulation; min density 10 kg/m³; Ground Floor: Ground floor of 100 thick 200G9 vipegan dm bonded to horizontal d.p.c.; on 125 thick consolidated hardcore; tape all joints and pipe penetrations and provide cavity tray to perimeter to heat full Radon protection;

FIRST FLOOR: First floor of 20 cm thick flooring board; on 170x75 joists set at 450 c/c; Catnic herring bone joint struts at mid span; ground floor ceiling of 100mm Crown Acoustic fibre glass Rockslat acoustic insulation; 150 thick 200G9 vipegan dm sound shield plasterboard and skim; lateral restraint at first floor level by 30x6 galv MS straps set at 2000mm and to cover 3 No joists min; floor joists to be doubled up under first floor partitions where they run parallel; and under bathroom.

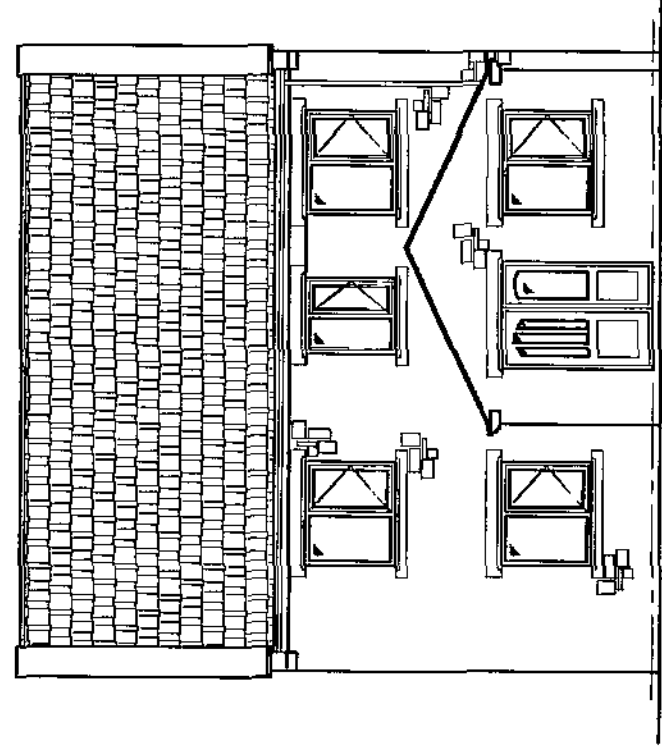


NOTE 1
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Party Wall Act 1996 are strictly adhered to and
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party and boundary walls.

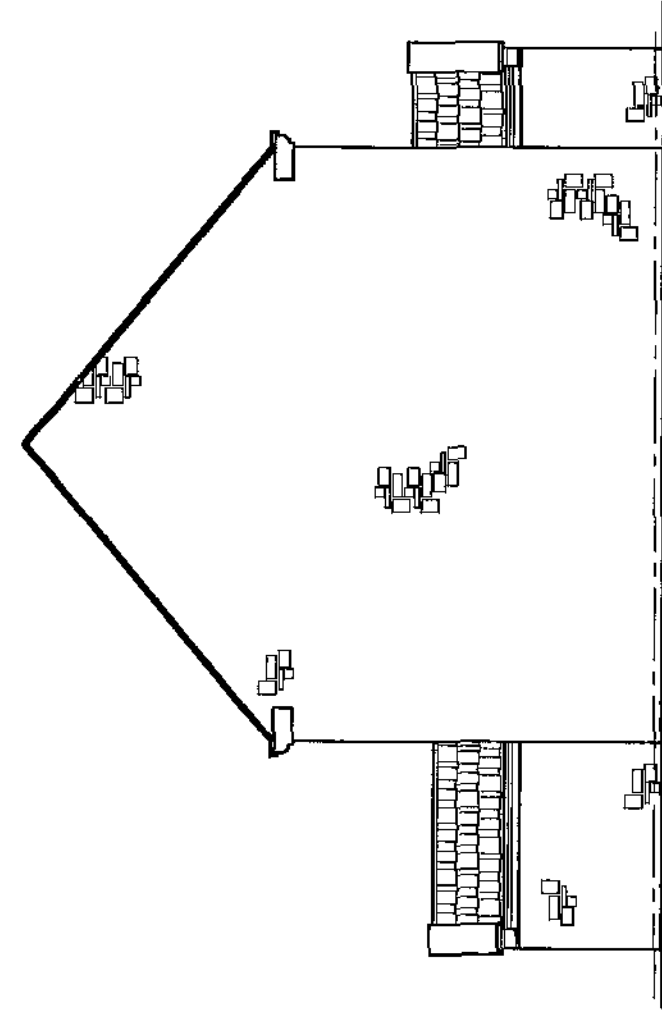
Do Not Scale Drawing
Check all dimensionson Site Prior to Commencement

Notes:-

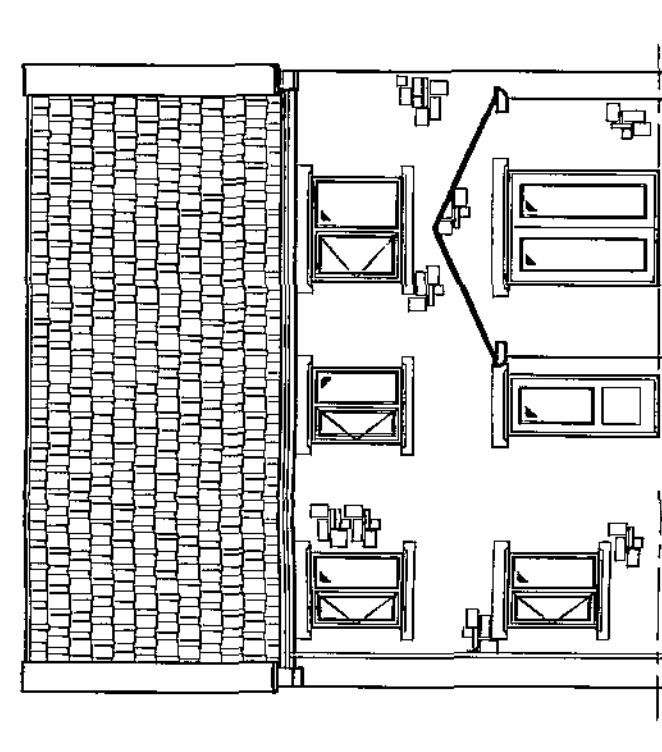
Roof of grey slate tiles;
Walls of Thorpestone Architectural Cast Stone
by Casthorpe Building Products Ltd.;
All windows to be double glazed with white upvc
frames;



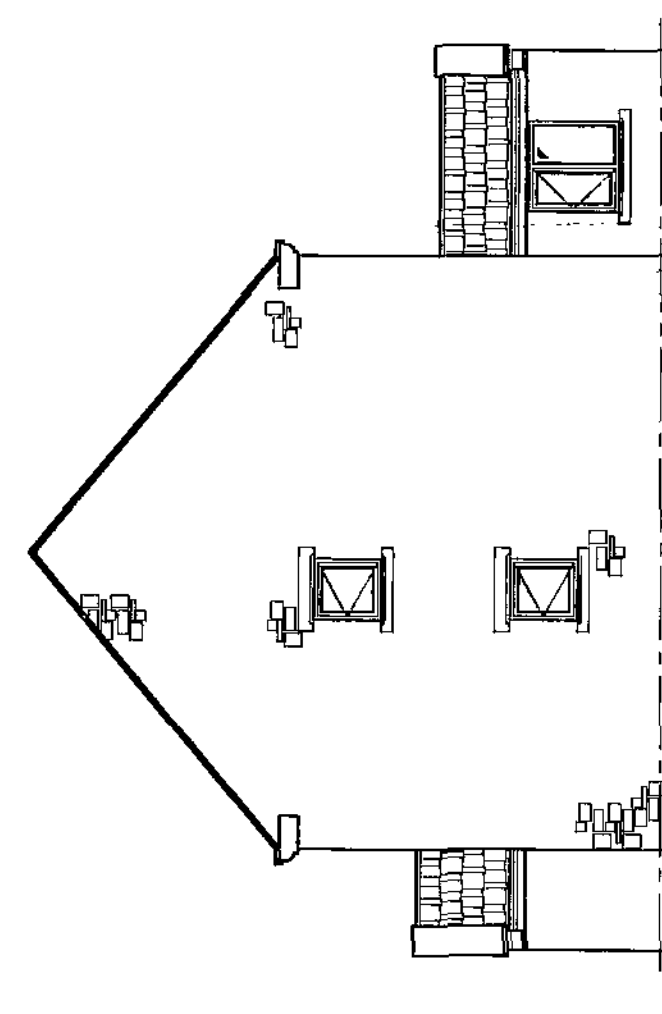
Proposed Front Elevation



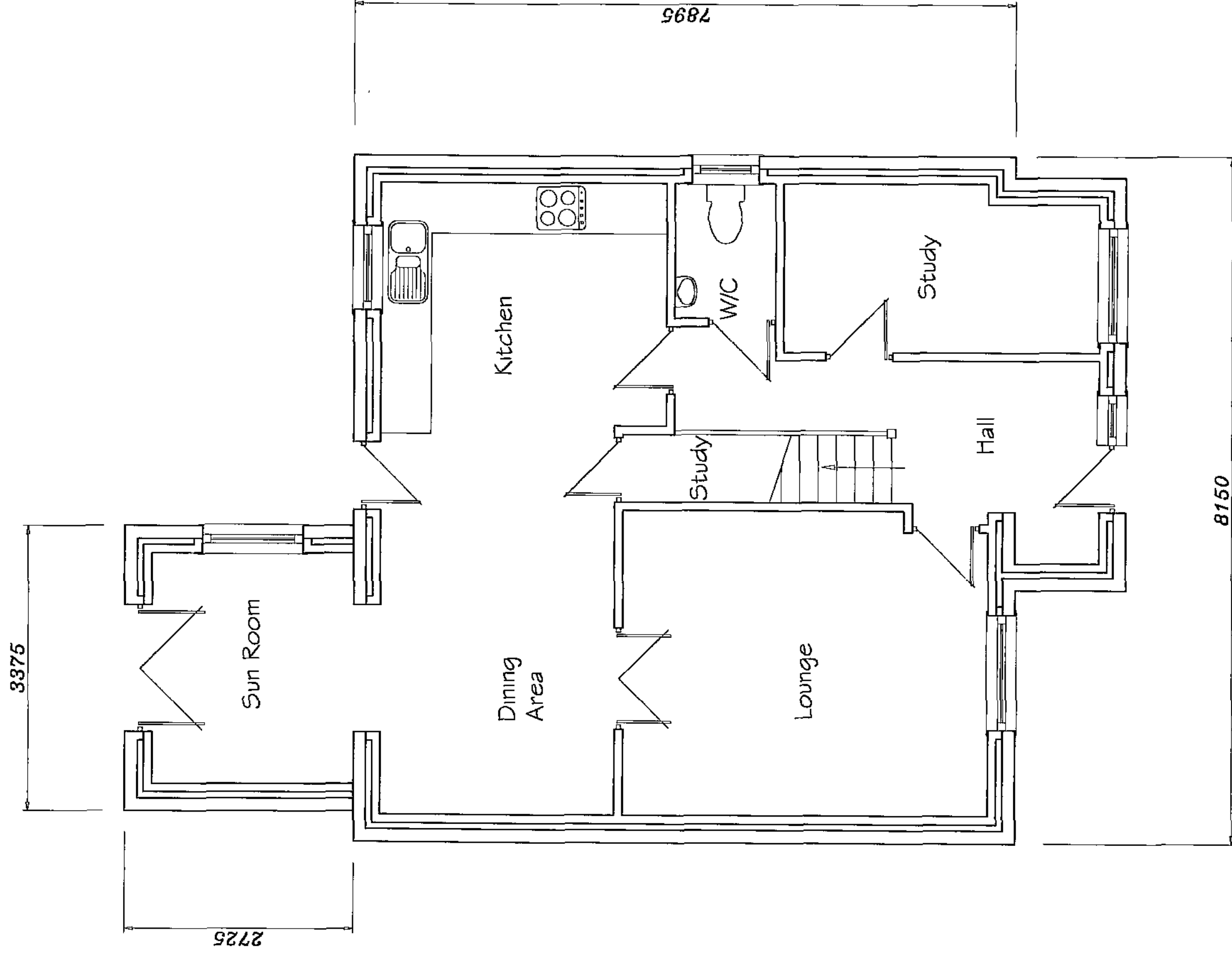
Proposed Side Elevation



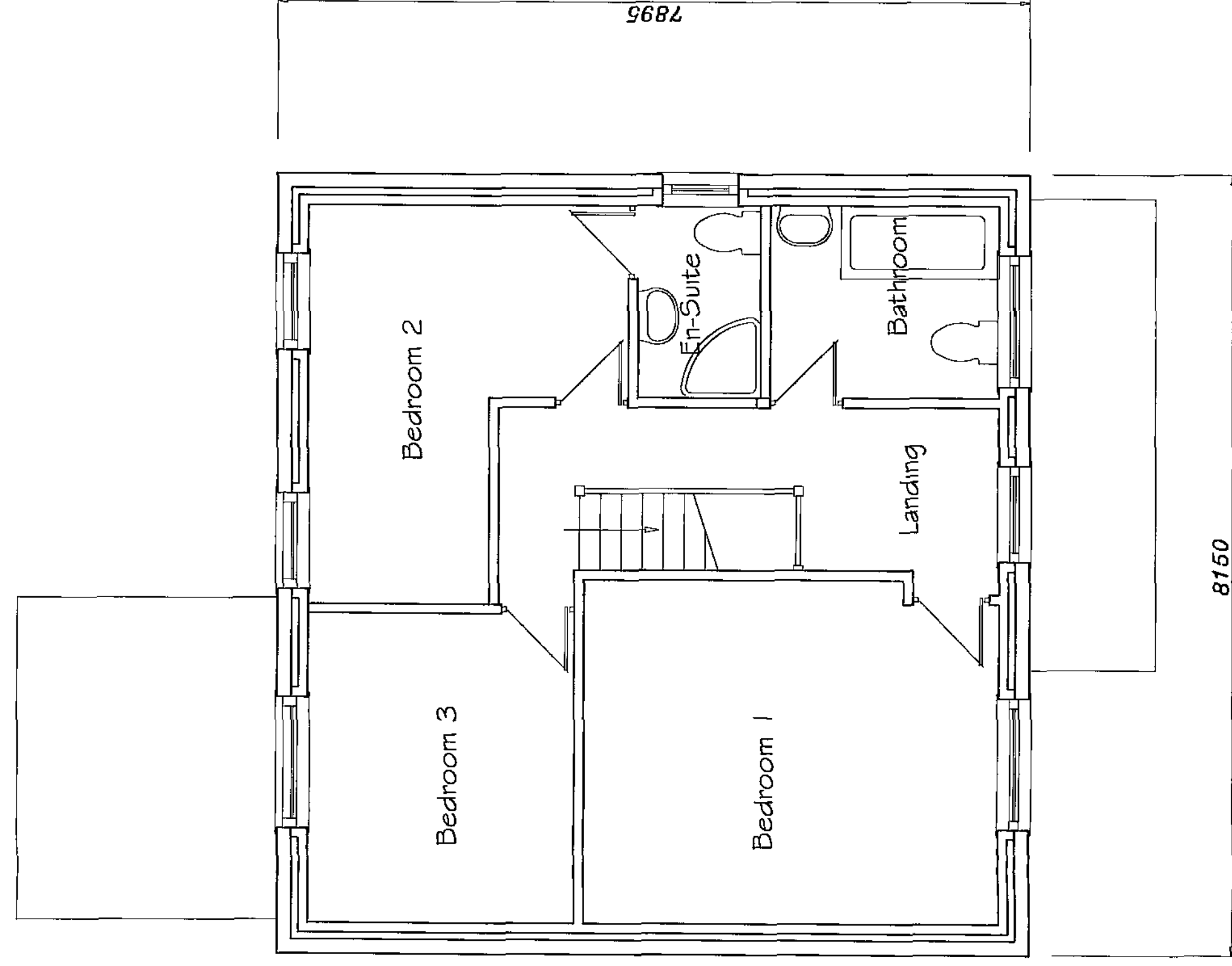
Proposed Rear Elevation



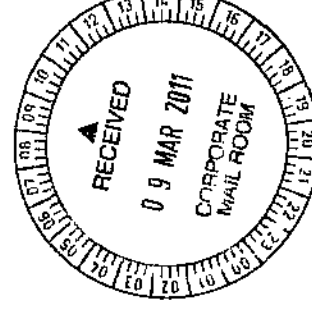
Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



applicant

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.

PLOTS 1 & 2
Planning Drawing

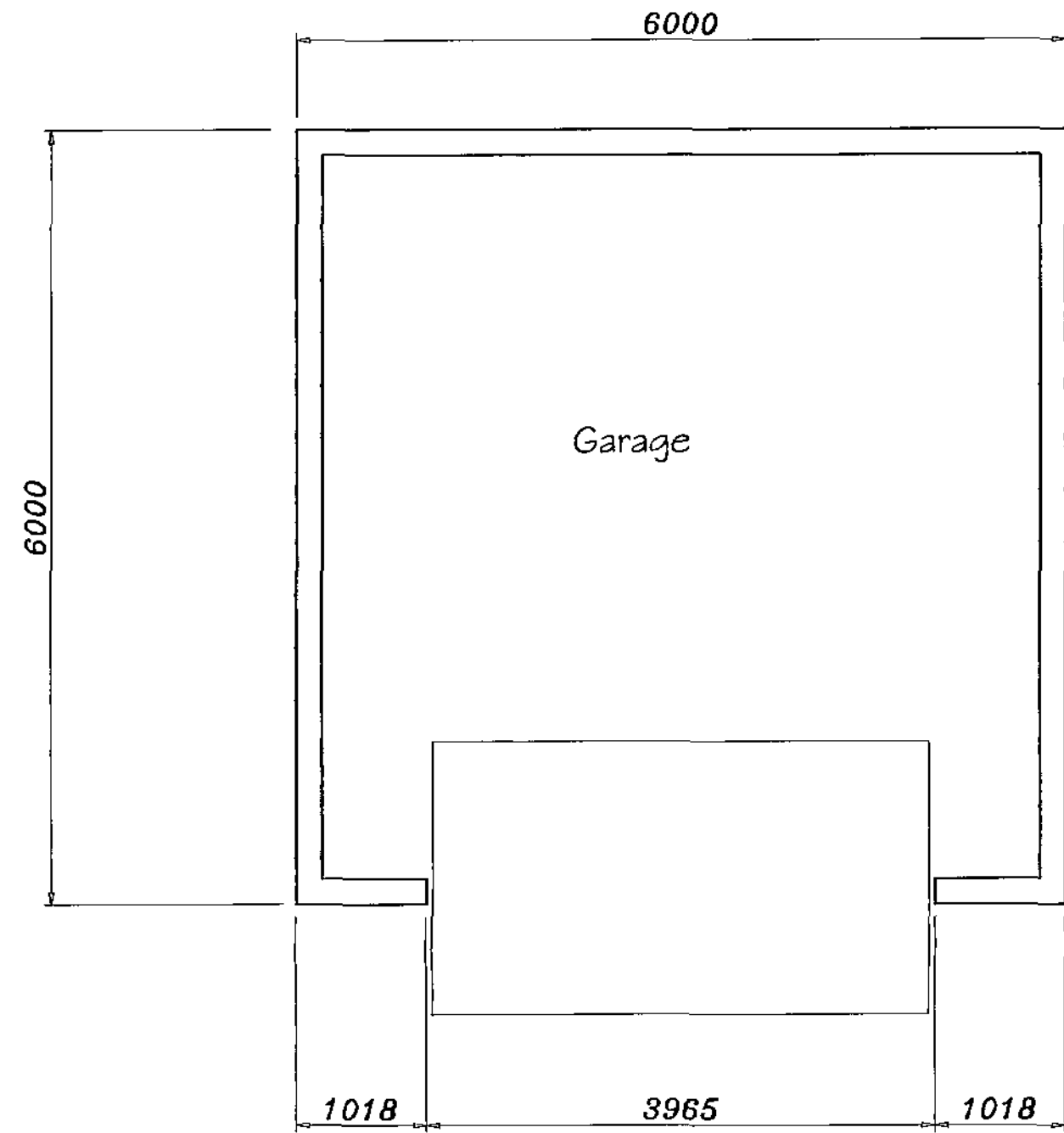
PROPOSED ERECTION OF 3 NO DETACHED DWELLINGS
WITH DETACHED GARAGES, ON LAND TO REAR OF
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

PROPOSED PLANS & ELEVATIONS
Scale 1:50 & 1:100 February 2011

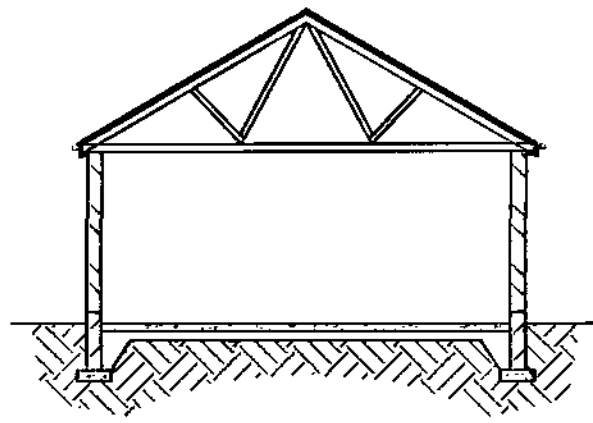
Drq No JJH009

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

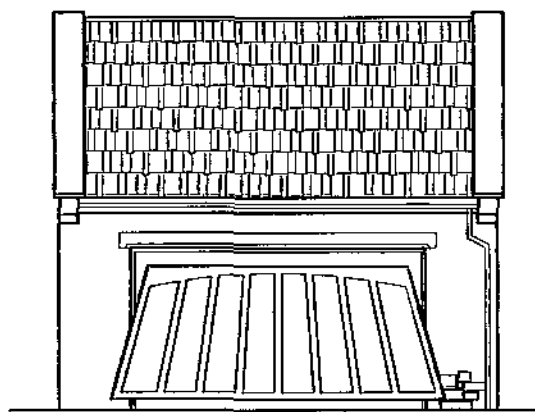
Do Not Scale Drawing
Check all dimensionson Site Prior to Commencement



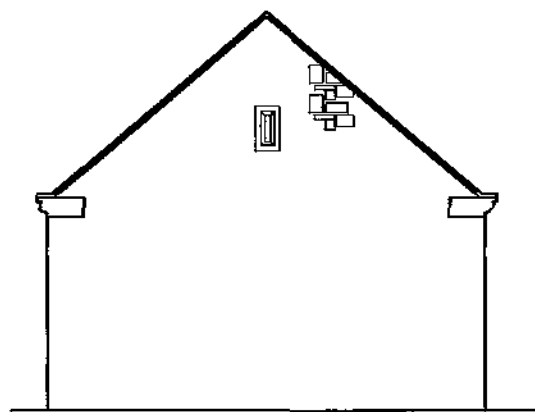
Proposed Ground Plan



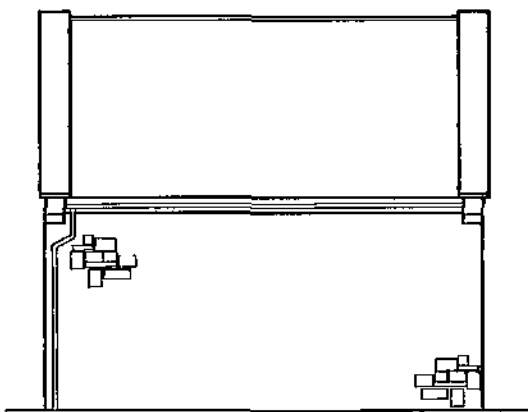
Section Thro Garage



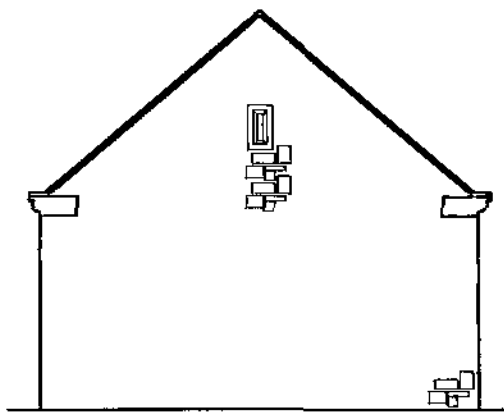
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Notes:-

Roof of grey slate tiles;

Walls of Thorpestone Architectural Cast Stone
by Costhorpe Building Products Ltd. to match
new dwelling;

Fit up and over door to front elevation;
garage door by Hormann or similar;



applicant

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.

DOUBLE GARAGE PLOT 1
Planning Drawing

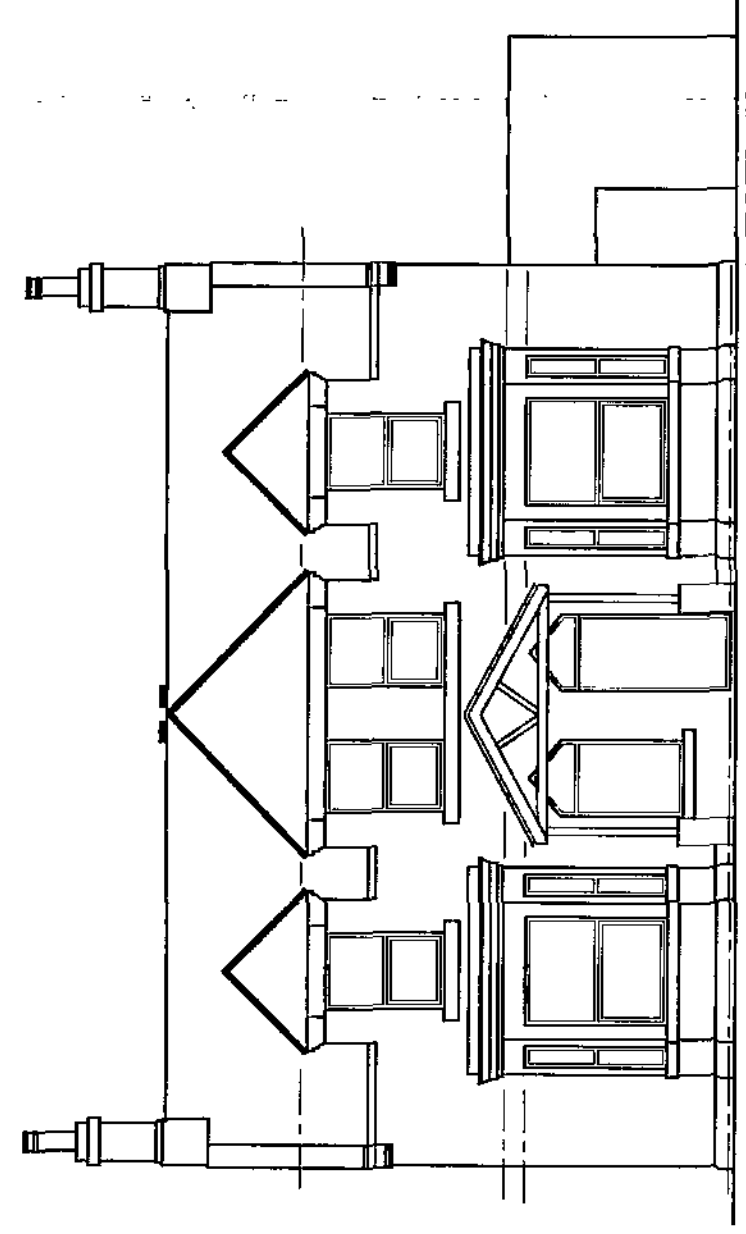
PROPOSED DOUBLE GARAGE for PLOT 1
Scale 1:100 1:50 February 2011

PROPOSED ERECTION OF 3 No DETACHED DWELLINGS
WITH DETACHED GARAGES, ON LAND TO REAR OF
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

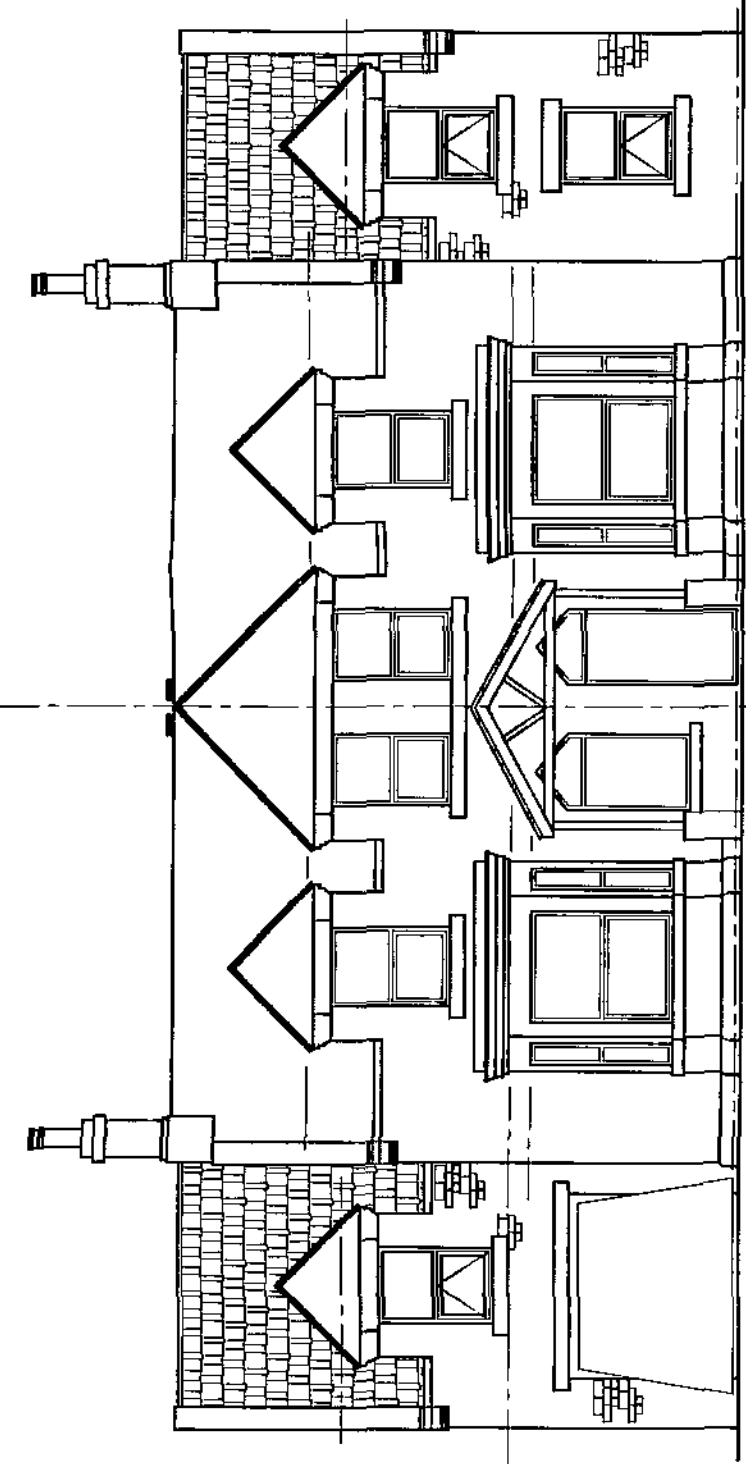
Drg No JJH008

NOTE 1:
Clients must ensure that the requirements of the
Party Wall Act 1996 are strictly adhered to and
that any work commencing adjacent to existing
party and boundary walls.

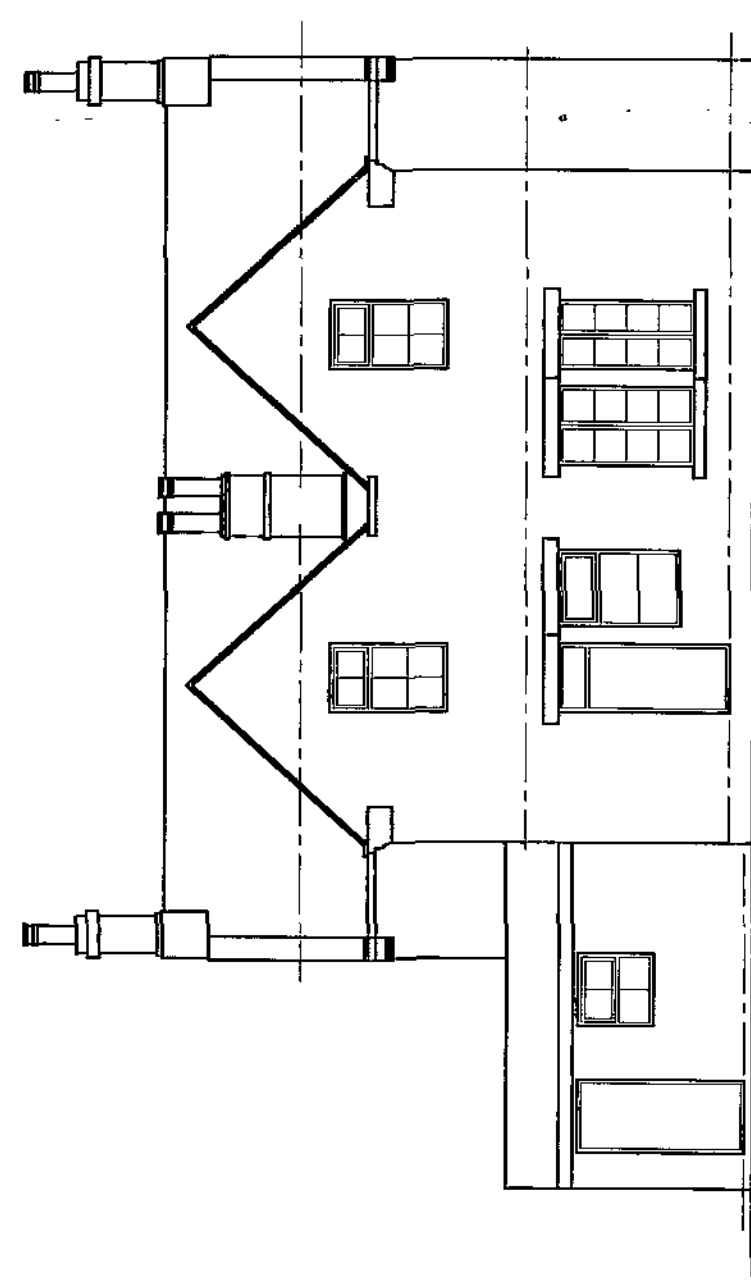
Do Not Scale Drawing All Dimensions to be Checked on Site Prior to Commencement



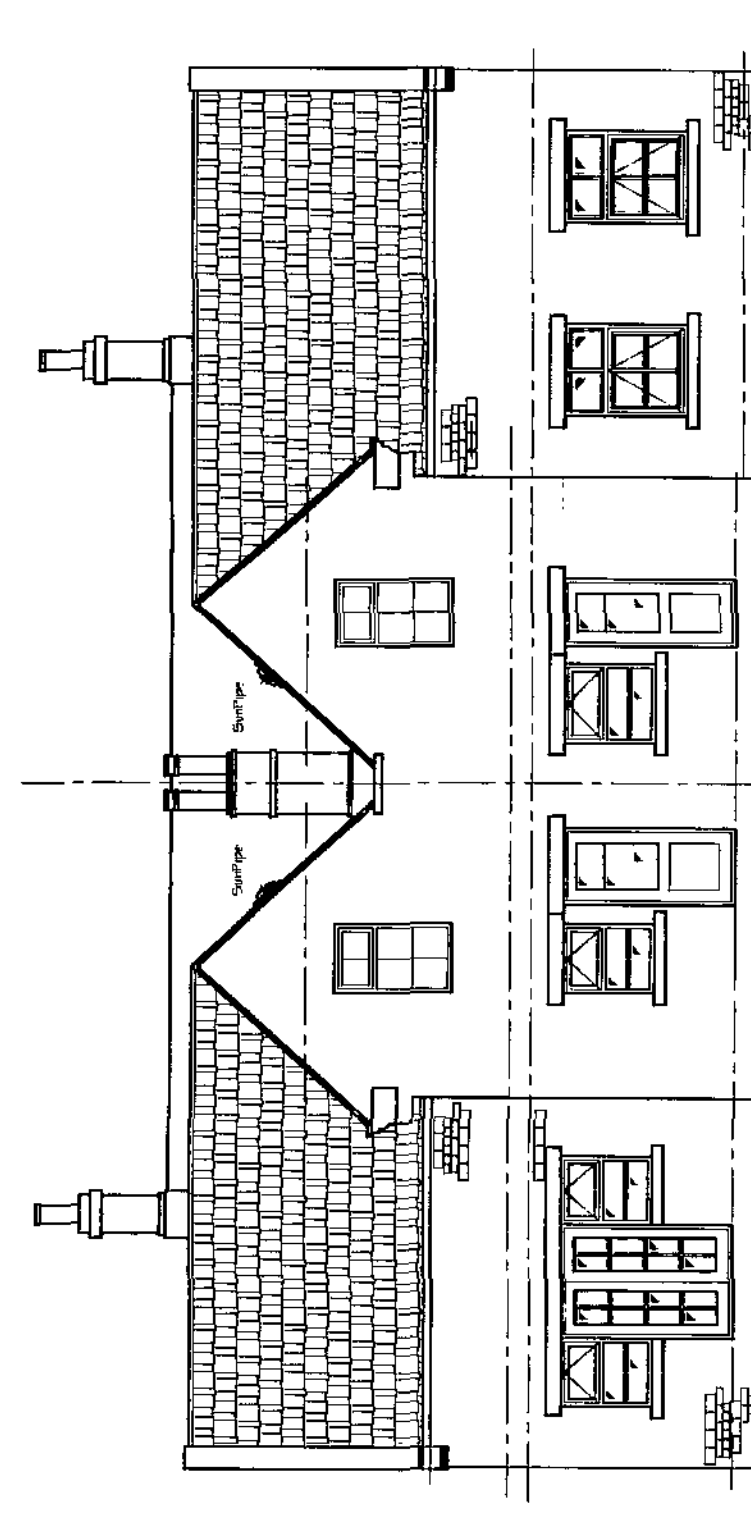
Existing Front Elevation



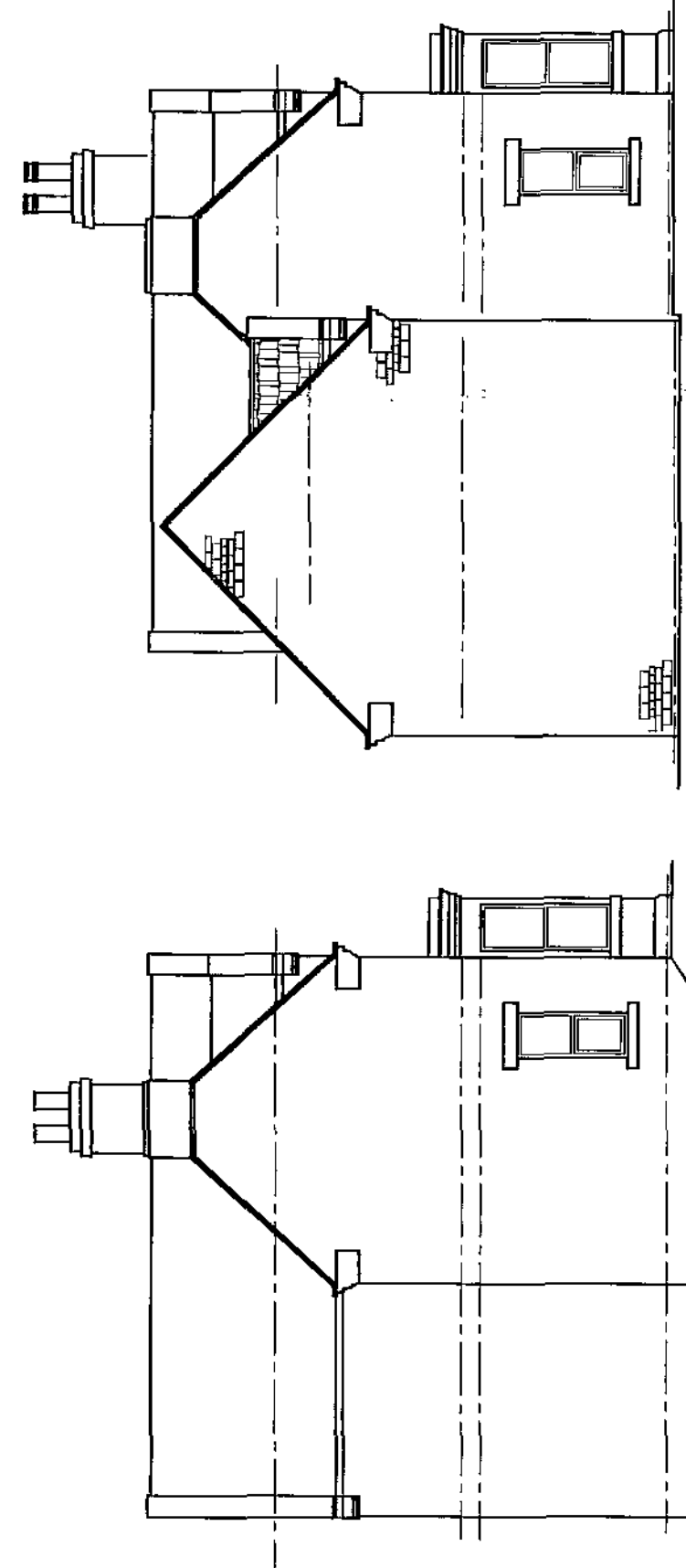
Proposed Front Elevation



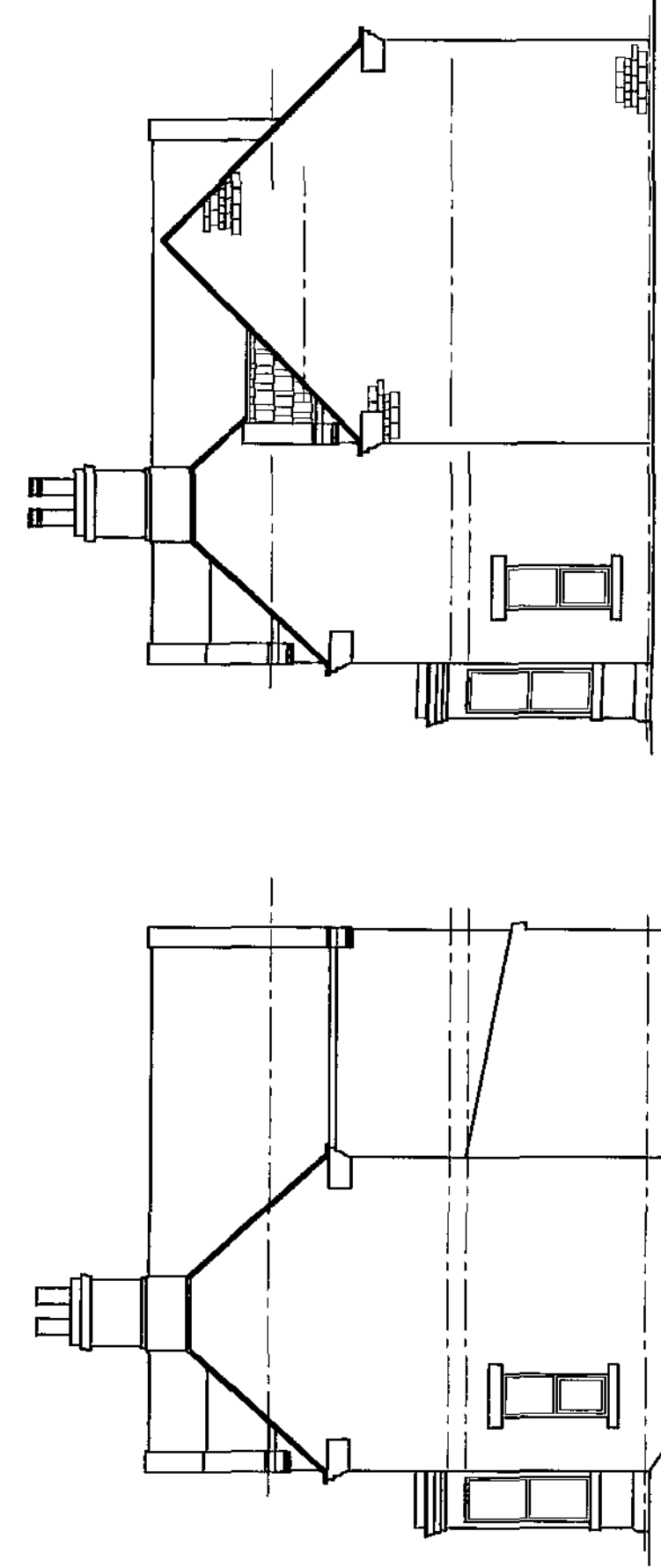
Existing Rear Elevation



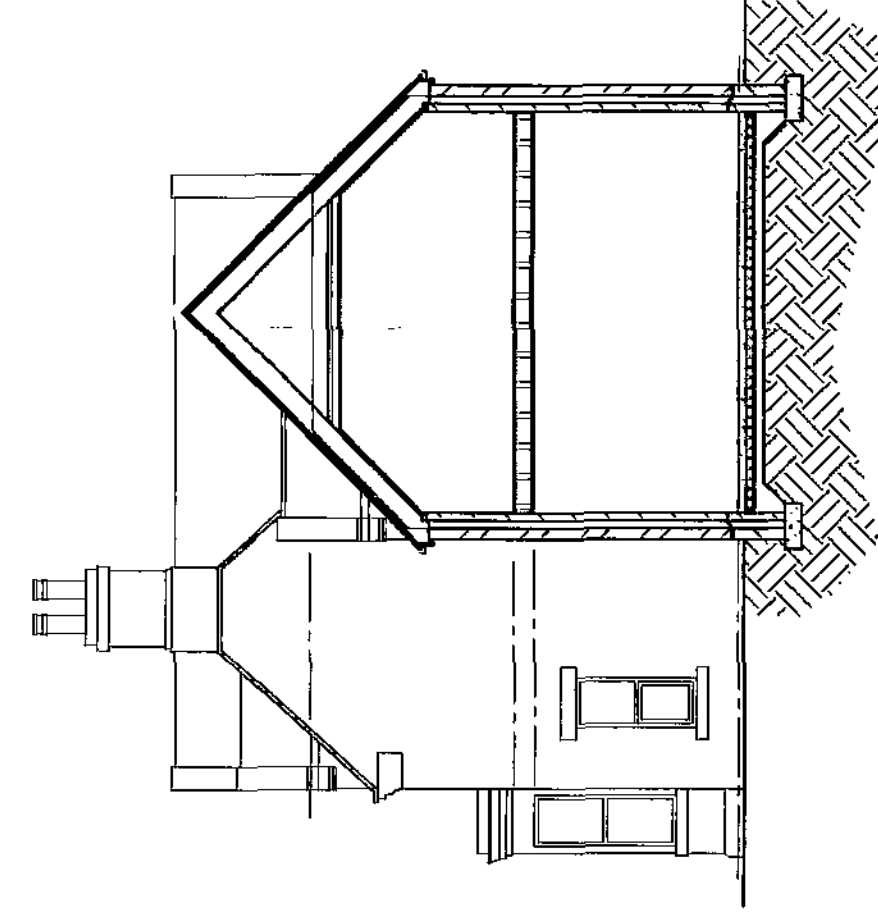
Proposed Rear Elevation



Existing Side Elevation



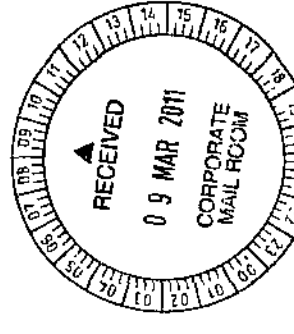
Proposed Side Elevation



Section Thro Extension

PROPOSED CONVERSION OF SINGLE DWELLING TO TWO
DWELLINGS, WITH SINGLE STOREY SIDE EXTENSIONS, at
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

EXISTING & PROPOSED ELEVATIONS
Scale 1:100 - FEBRUARY 2010



applicant

Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Dearne
Rotherham.

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 '1000' Competence 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; and Approved Document P (Electrical Safety) 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 no longer a need for light; Electrical sockets and switches to be installed between 450 and 1200 of floor level;

VENTILATION: Mechanical ventilation to bathroom and 1/2C equal to 15 litres per second; switched 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 all habitable rooms equal to 10000 sq. mm.; all fans to discharge to external air;

HEATING: Central heating; and domestic hot water from gas fired boiler; boiler to be condensing, type mounted and to be fitted in the kitchen; fitted with balanced flue; flue outlet to be covered with wire cage; pipework within 1000 of boiler to be insulated; fit thermostatic radiator control by room state; all radiators to be fitted with TRVs;

PLUMBING: fit bathroom fittings as shown; 38 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 pit; 100 Hunter underground plastic drainage pipe, fit sink unit to new kitchen as shown; 38 dia waste and deep seal trap to bi-galley; 100 dia Hunter pipe to new 1/2C; ground floor W/C to be min 500 from centre of pan to walls; and min 150 clear in front; surround all new drains in 150 mm concrete; 100 Hunter underground plastic drainage pipe; 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 be of vertical spindles such that a person of 100 dia will not pass over any point; balustrade around stairwell to be 900 high;

GENERAL NOTES: Samples of all external materials to be used in the construction of the dwelling to be submitted to the Planning Department prior to commencement; Door between garage and dwelling to be 30 min fire resistant with intumescent seals; step down from dwelling to garage to be min 100mm; FDS; all materials to be of similar to or better than those in both properties;

ROOF: Roof of grey slate tiles to match existing building; 38 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 pit; 100 Hunter underground plastic drainage pipe, fit sink unit to new kitchen as shown; 38 dia waste and deep seal trap to bi-galley; 100 dia Hunter pipe to new 1/2C; ground floor W/C to be min 500 from centre of pan to walls; and min 150 clear in front; surround all new drains in 150 mm concrete; 100 Hunter underground plastic drainage pipe; 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 be of vertical spindles such that a person of 100 dia will not pass over any point; balustrade around stairwell to be 900 high;

GROUND FLOOR: Ground Floor of 20 thick flooring board; on 220x75 joists set at 400 cns; ground floor on 125 thick consolidated hardcore; tape all joints and pipe penetrations and provide cavity tray to terminate the pipe; provide 100 thick concrete slab over underfloor heating pipework over conc with conc lean mix over;

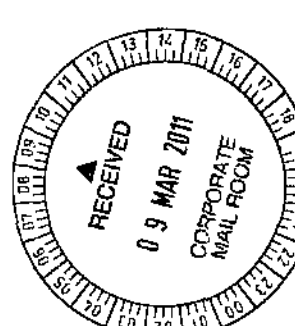
FIRST FLOOR: First floor of 20 thick flooring board; on 220x75 joists set at 400 cns; ground floor on 125 thick consolidated hardcore; tape all joints and pipe penetrations and provide cavity tray to terminate the pipe; provide 100 thick concrete slab over underfloor heating pipework over conc with conc lean mix over;

CN98/2845A: min and bearing 150; all first floor stud walls to be of 75x50 studding with 12.5 Knaflex sound shield plasterboard and skim to both sides; 100 thick concrete slab over 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqueen dpm; bonded to horizontal dpc; and pipe penetrations and provide cavity tray to terminate the pipe; provide 100 thick concrete slab over underfloor heating pipework over conc with conc lean mix over;

CEILING: Ceiling of garage to be 2 No layers of plasterboard and skim; insulation to be 100 thick quilt insulation min density 10 kg/m sound proofing over 100 thick phenolic foam product; FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the L/A Building Inspector; but with 760 min dig; 900 if over 1000 mm deep;

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 500 of ground level to be permanently marked to BS 6206; 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; all height between 800 and 1100;

Drq No JJH004

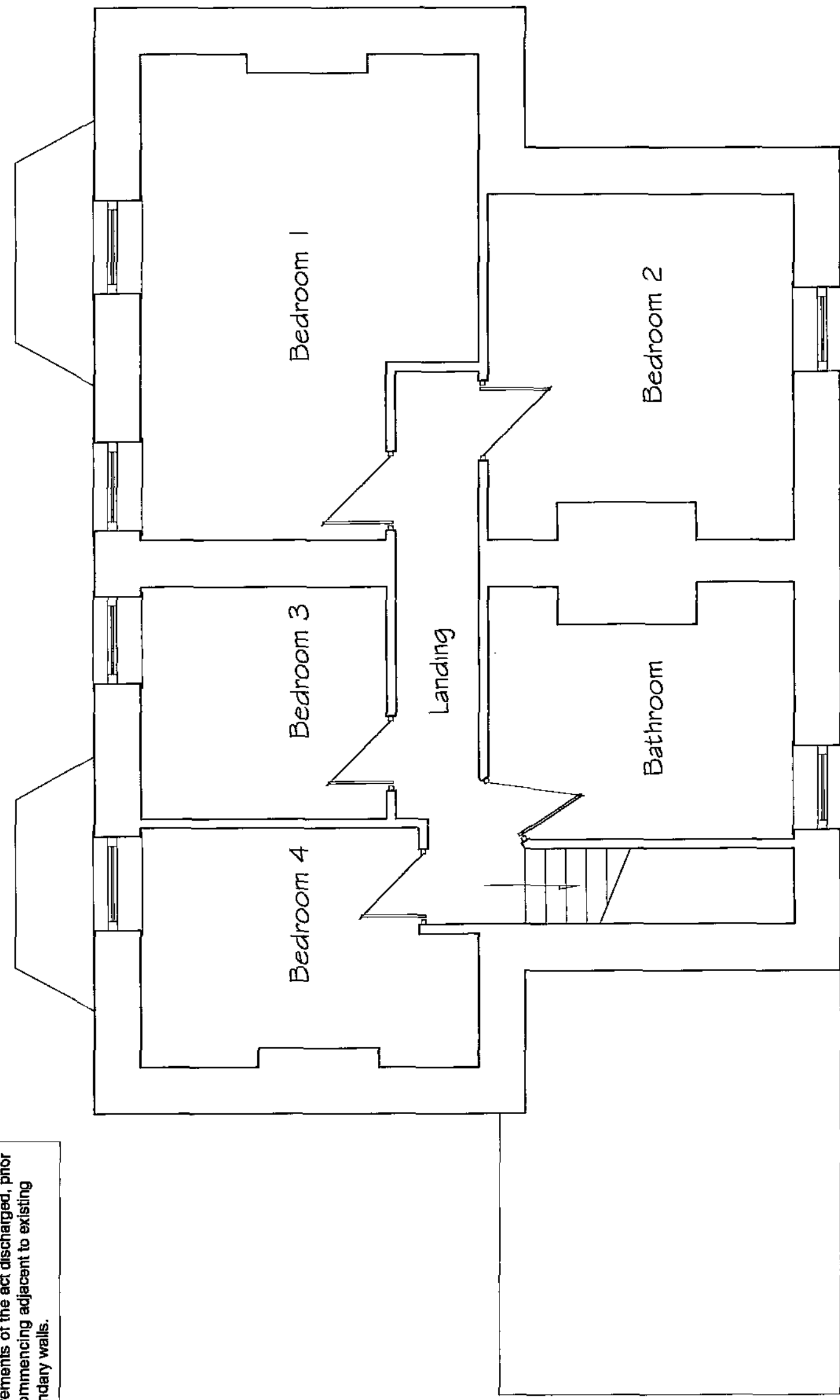


applicant

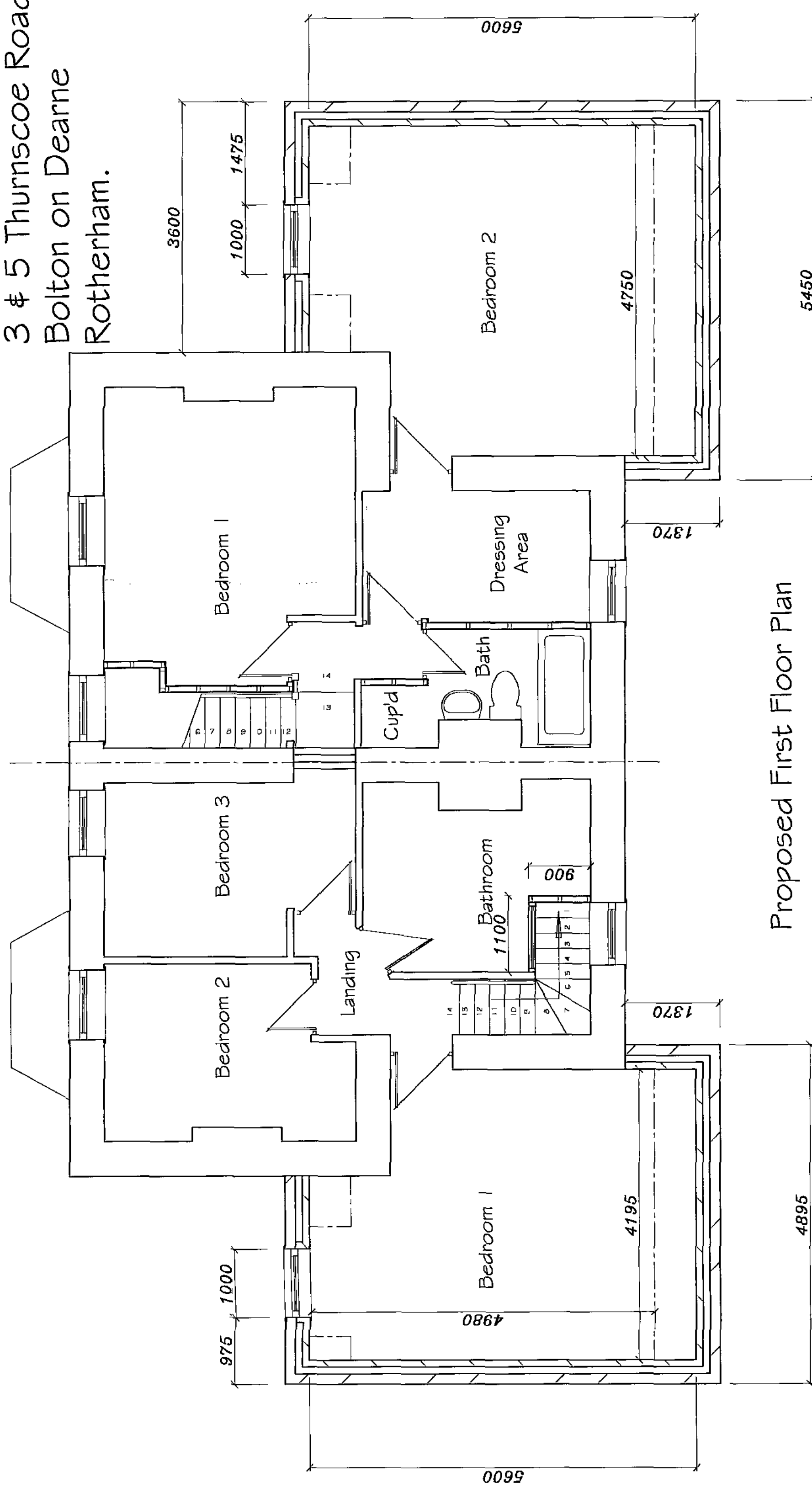
Mr & Mrs J Hackett
3 & 5 Thurnscoe Road
Bolton on Deame
Rotherham.

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

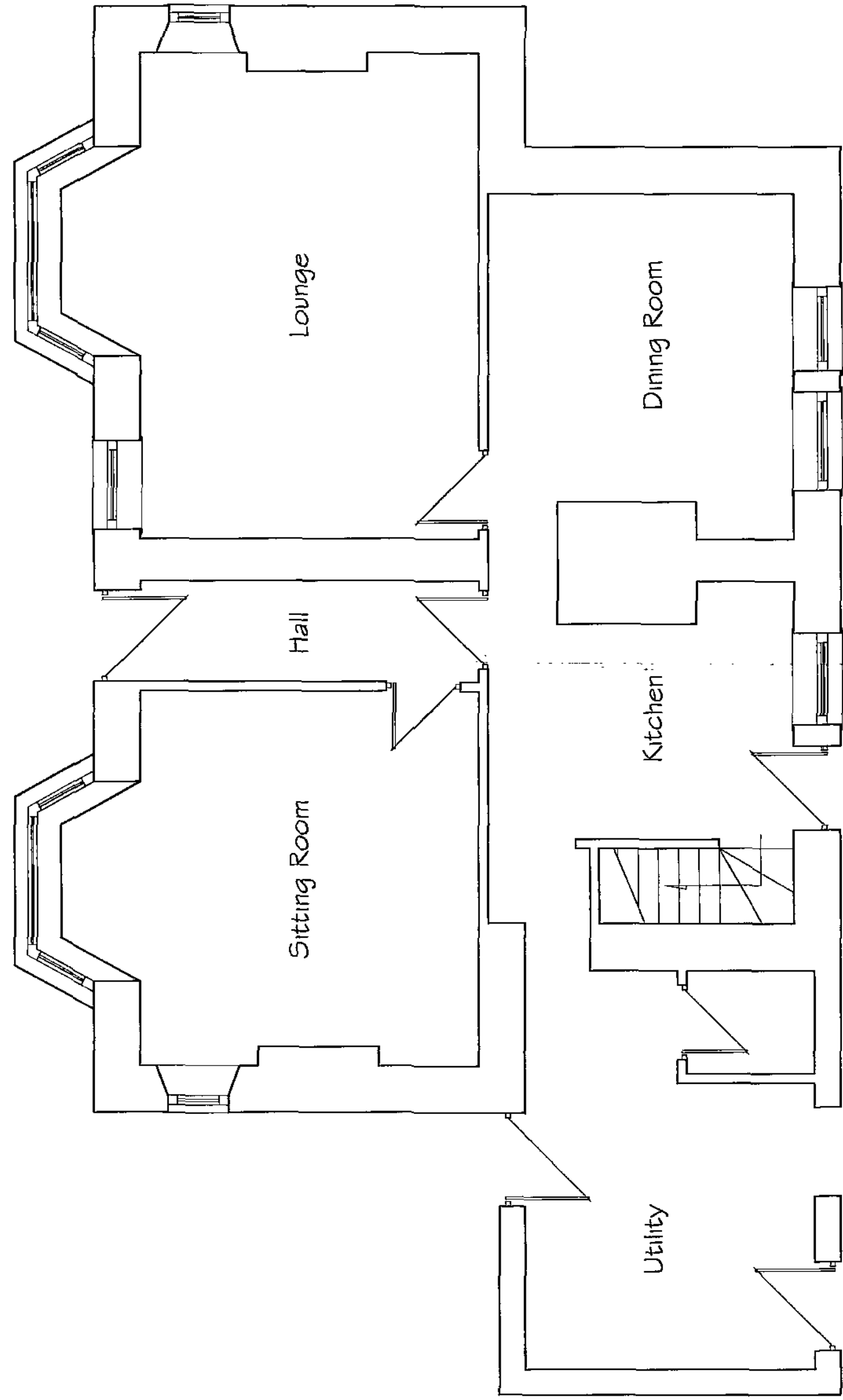
NOTE 1
The applicant must ensure that the requirements of the
Planning and Building Regulations are fully complied with
and that all legal requirements of the act are complied with
prior to any work commencing adjacent to existing
party and boundary walls.



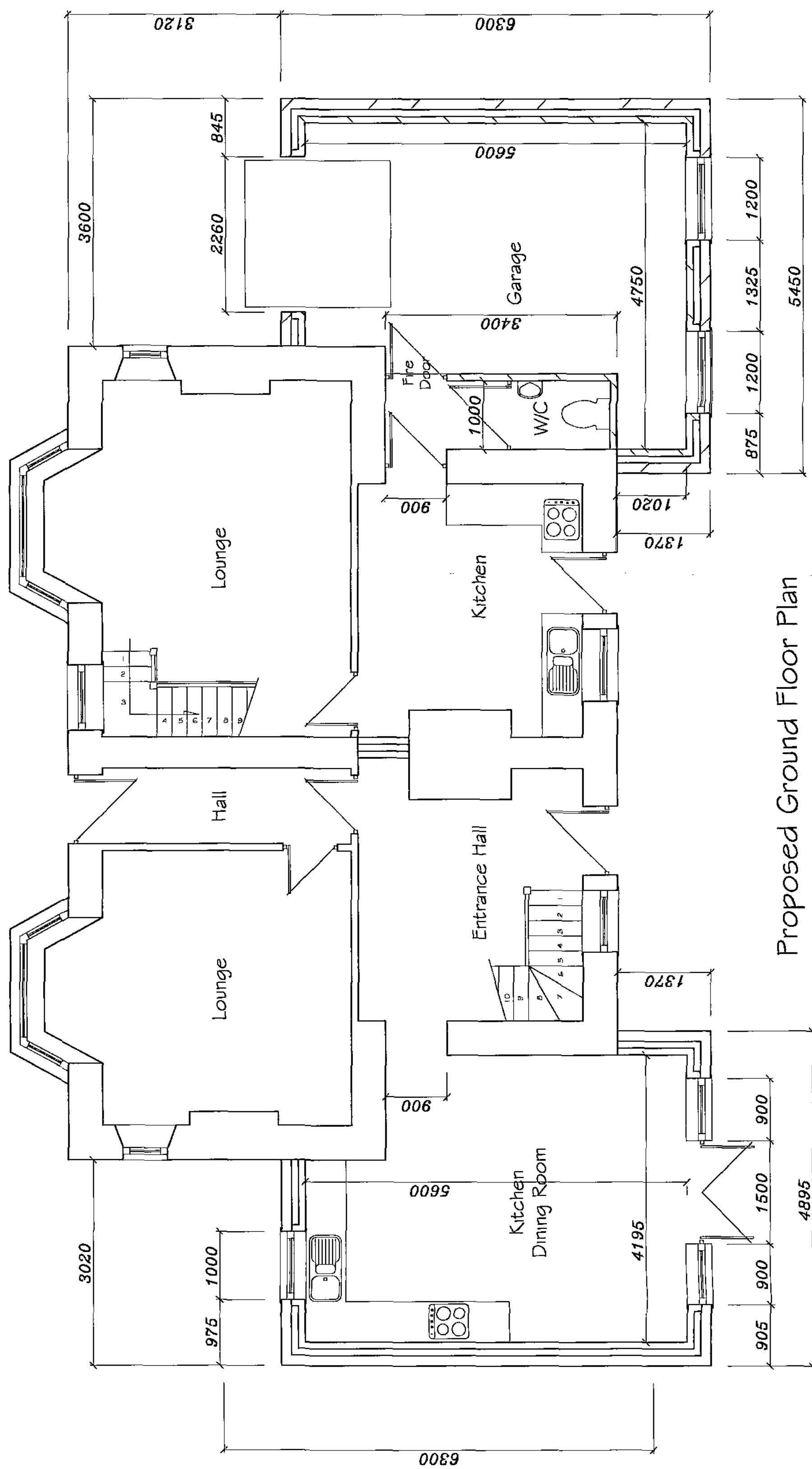
Existing First Floor Plan



Proposed First Floor Plan



Existing Ground Floor Plan



Proposed Ground Floor Plan

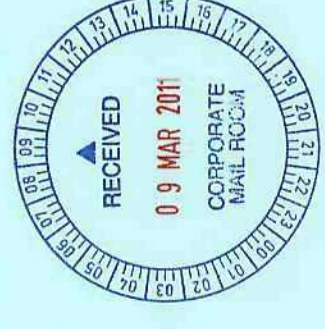
PROPOSED CONVERSION OF SINGLE DWELLING TO TWO
DWELLINGS, WITH SINGLE STOREY EXTENSIONS, at
3 & 5 THURNSCOE ROAD, BOLTON ON DEARNE.

EXISTING & PROPOSED PLANS
Scale 1:50 - FEBRUARY 2010

Drq No JJH003

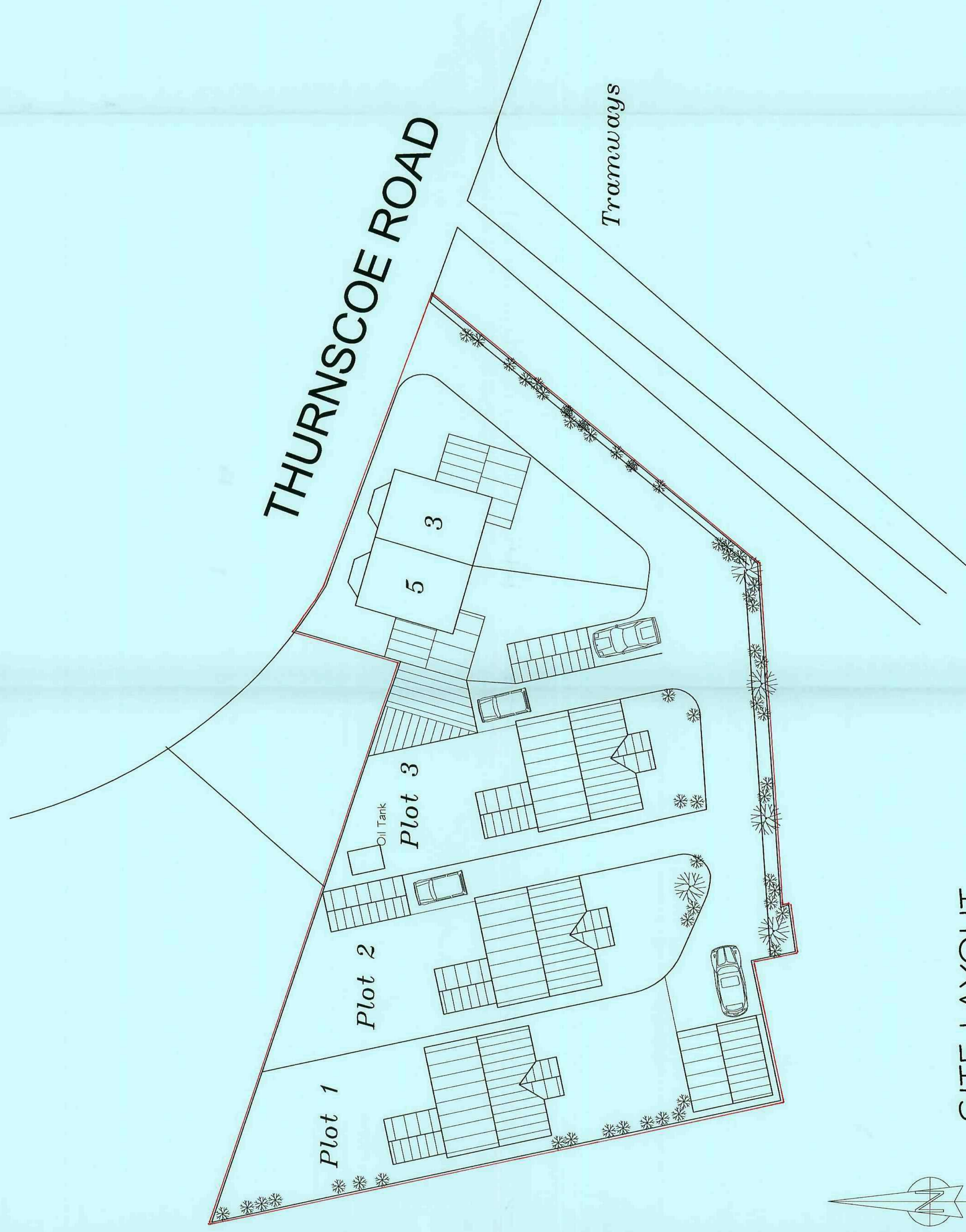
NOTE!
Clients must ensure that the requirements of the
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all legal requirements of the act discharged, prior
to any work commencing adjacent to existing
party and boundary walls.

Do Not Scale Drawing
Check all Dimensions on Site Prior to Commencement



applicant

Mr J Hackett
3/5 Thurscoe Road
Bolton on Dearne
Rotherham
S63



SITE LAYOUT
Scale 1:200

SITE LAYOUT
Scale 1:200

- FEBRUARY 2011
PLANNING DRAWING
Drg No JJH001

PROPOSED CONVERSION OF SINGLE DWELLING TO 2 No DWELLINGS
WITH EXTENSIONS AND ERECTION OF THREE DETACHED HOUSES ON
LAND TO REAR OF 3/5 THURSCOE ROAD, BOLTON ON DEARNE.