Hello,

Please find enclosed plans for -

10 Haverlands lane
Norsbrough Bridge
S70 5NQ

app no 2013/1252

The rest of the planning application has already been submitted.

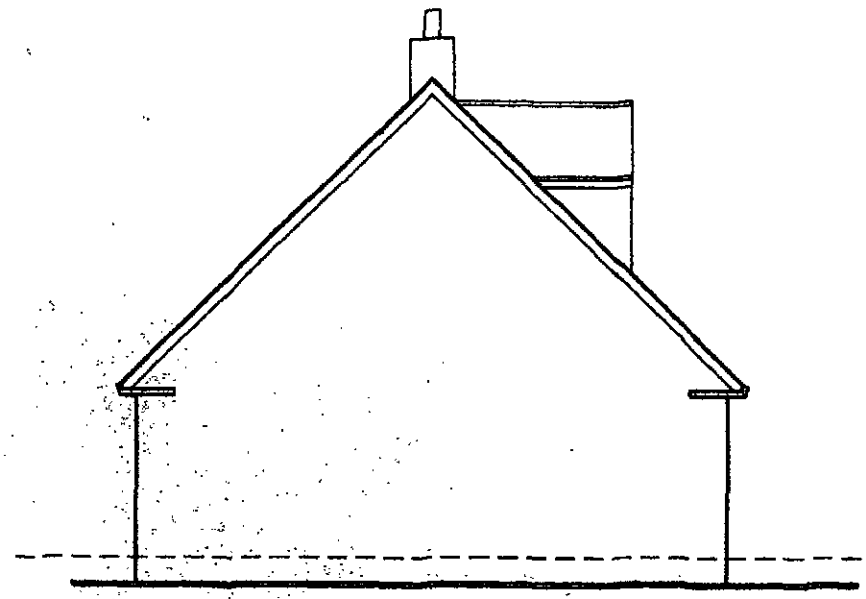
Thanks.

Neil McQuillan





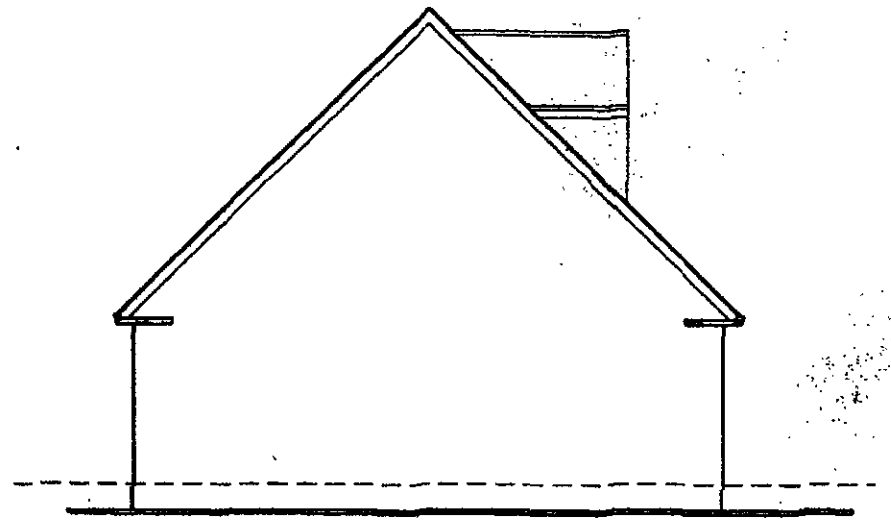
EXISTING FRONT ELEVATION
SCALE 1:100



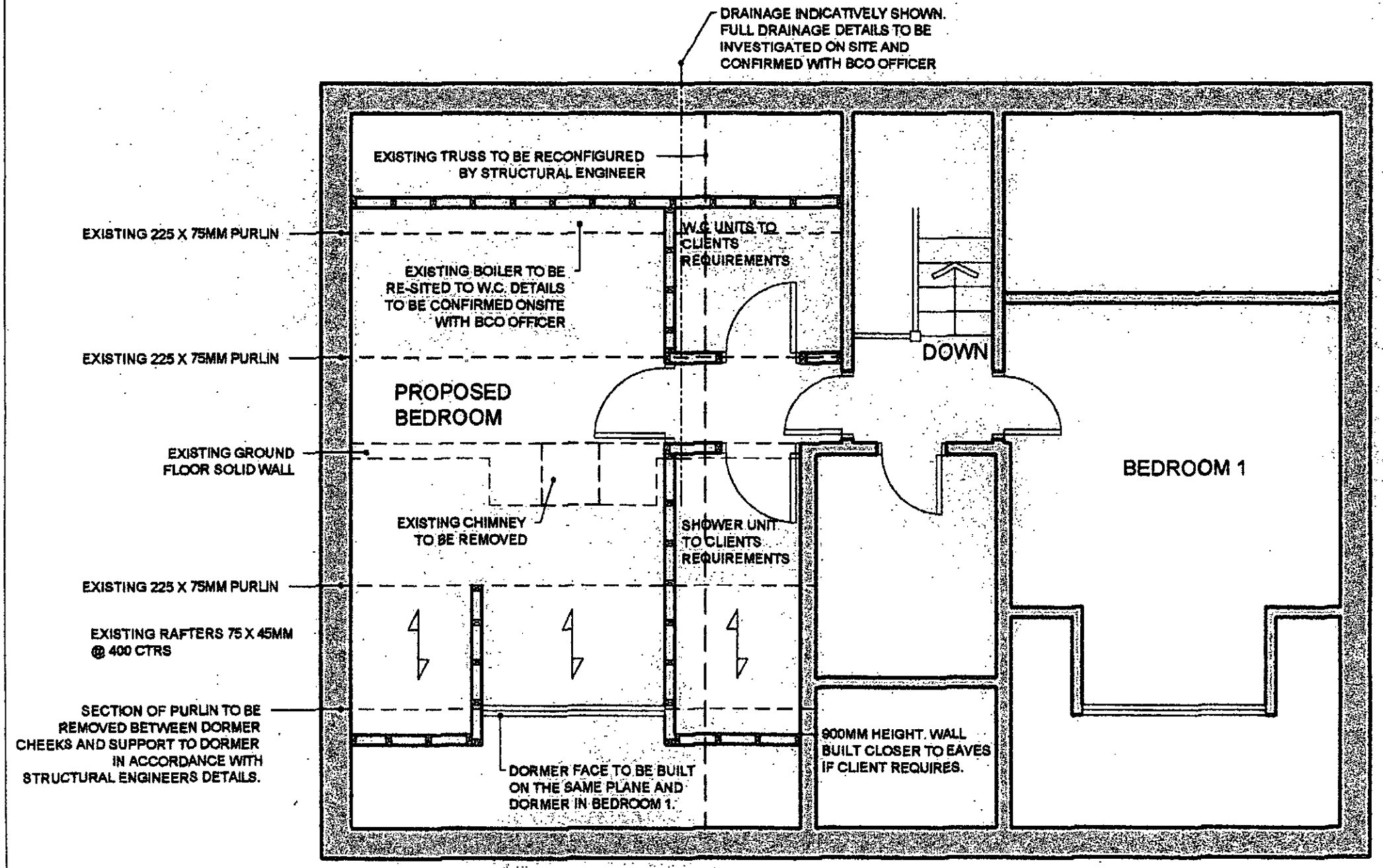
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FLOOR PLAN

SCALE 1:50

UPGRADE OF EXISTING FLOORS
ENSURE FIRST FLOOR ACHIEVES MODIFIED HALF-HOUR FIRE RESISTANCE.

PROVIDE MIN 20MM T AND G CHIPBOARD OR TIMBER BOARD FLOORING ON TOP OF 175 X 50MM C24 FLOOR JOISTS. IN AREAS SUCH AS KITCHENS, UTILITY ROOMS AND BATHROOMS FLOORING TO BE MOISTURE RESISTANT GRADE IN ACCORDANCE WITH BS EN 312:2010). IDENTIFICATION MARKING MUST BE LAID UPPER MOST TO ALLOW EASY IDENTIFICATION. TO UPGRADE TO HALF HOUR FIRE RESISTANCE AND PROVIDE ADEQUATE SOUND INSULATION LAY MINIMUM 150MM ROCKWOOL INSULATING MATERIAL OR EQUIVALENT ON CHICKEN WIRE BETWEEN JOISTS AND EXTENDED TO EAVES. CHICKEN WIRE TO BE FIXED TO THE JOISTS WITH NAILS OR STAPLES THESE SHOULD PENETRATE THE JOISTS SIDE TO A MINIMUM DEPTH OF 20MM, IN ACCORDANCE WITH BRE-DIGEST 208 1988. JOISTS SPANS OVER 2.5M TO BE STRUTTED AT MID SPAN USE 38 X 38MM HERRINGBONE STRUTTING OR 38MM SOLID STRUTTING (AT LEAST 2/3 OF JOIST DEPTH). PROVIDE LATERAL RESTRAINT WHERE JOISTS RUN PARALLEL TO WALLS. FLOORS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES, STRAPS TO BE TAKEN ACROSS MINIMUM 3 NO. JOISTS. STRAPS TO BE BUILT INTO WALLS. PROVIDE 38MM WIDE X ¾ DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.

INTERNAL STUD PARTITIONS
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM C/CS. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

ELECTRICAL WORKS
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON SELF CERTIFICATION SCHEME SUCH AS BRE CERTIFICATION LTD, BSI, NICEIC CERTIFICATION SERVICES OR ZURICH LTD. AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. A COPY OF A CERTIFICATE WILL BE GIVEN TO THE COUNCIL

INTERNAL LIGHTING
INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS. NOT LESS THAN THREE ENERGY EFFICIENT LIGHT FITTINGS PER FOUR OF ALL THE LIGHT FITTINGS IN THE MAIN DWELLING SPACES TO COMPLY WITH PART L OF THE CURRENT BUILDING REGULATIONS.

HEATING
EXTEND ALL HEATING AND HOT WATER SERVICES FROM EXISTING AND PROVIDE NEW TVRS TO RADIATORS. HEATING SYSTEM TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITIES BY LAWS, GAS SAFETY REQUIREMENTS AND IEEE REGULATIONS.

MEANS OF ESCAPE (CONVERTING A BUNGALOW)
PROVIDE EMERGENCY EGRESS WINDOWS TO ANY NEWLY CREATED FIRST FLOOR HABITABLE ROOMS AND GROUND FLOOR INNER ROOMS. WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA OF 450MM HIGH X 450MM WIDE, MINIMUM 0.33M SQ. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MM ABOVE THE FLOOR. THE WINDOW SHOULD ENABLE THE PERSON TO REACH A PLACE FREE FROM DANGER FROM FIRE.

THERMAL BRIDGING
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS).

MATERIALS AND WORKMANSHIP
ALL WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS, ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

EXISTING STRUCTURE
EXISTING STRUCTURE INCLUDING FOUNDATIONS, FLOOR, BEAMS, WALLS, ROOF AND LINTELS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

DORMER CONSTRUCTION
TO ACHIEVE MINIMUM U VALUE OF 0.28W/M²K
TILES HUNG VERTICALLY ON 25 X 38MM PRESERVATIVE TREATED BATTENS (VERTICAL COUNTER BATTENS TO BE PROVIDED TO ENSURE VENTED AND DRAINED CAVITY IF REQUIRED) FIXED TO BREATHABLE MEMBRANE (HAVING A VAPOUR RESISTANCE OF NOT MORE THAN 0.6 MNS/G) AND 12MM THICK W.B.P EXTERNAL QUALITY PLYWOOD SHEATHING (OR OTHER APPROVED) PLY FIXED TO TREATED TIMBER FRAME STUDS CONSTRUCTED USING: 100MM X 50MM HEAD AND SOLE PLATES AND VERTICAL STUDS (WITH NOGGINS) AT 400MM CENTRES OR TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS. INSULATION TO BE 100MM CELOTEX GA4000 BETWEEN STUDS PLUS 12.5MM KNAUF WALLBOARD OVER. PROVIDE A VAPOUR CONTROL LAYER FIXED TO INTERNAL FACE OF INSULATION AND FINISH WITH 3MM SKIM COAT OF FINISHING PLASTER.
ALL JUNCTIONS TO HAVE WATER TIGHT CONSTRUCTION, SEAL ALL PERIMETER JOINTS WITH TAPE INTERNALLY AND WITH SILICON SEALANT EXTERNALLY. DORMER WALLS BUILT OFF EXISTING MASONRY WALLS TO HAVE GALVANISED MILD STEEL STRAPS PLACED AT 900 CENTRES. DORMER CHEEKS WITHIN 1M OF THE BOUNDARY TO BE LINED EXTERNALLY WITH 12.5MM SUPALUX AND 12.5MM GYPROC FIRELINE BOARD INTERNALLY TO ACHIEVE 1/2 HOUR FIRE RESISTANCE FROM BOTH SIDES. (PROVIDE AN ADDITIONAL 15MM PUR INSULATION OVER STUDS TO PREVENT COLD BRIDGING IF REQUIRED)

DORMER PITCHED ROOF INSULATION AT CEILING LEVEL
PITCH 22-45° (IMPOSED LOAD MAX 0.75 KN/M² - DEAD LOAD MAX 0.75 KN/M²)
TO ACHIEVE U VALUE OF 0.16 W/M²K
ROOFING TILES TO MATCH EXISTING ON 25 X 38MM TANALISED SW TREATED BATTENS ON SARKING FELT SUPPORTED ON 47 X 100MM GRADE C24 RAFTERS AT MAX 400MM CENTRES MAX SPAN 2.12M. RAFTERS SUPPORTED ON 100 X 50MM SW WALL PLATES. INSULATION AT CEILING LEVEL TO BE 100MM GA4000 CELOTEX BETWEEN CEILING JOISTS WITH A FURTHER 25MM OVER JOISTS.
CONSTRUCT CEILING USING SW JOISTS AT 400MM CENTRES, FINISHED INTERNALLY WITH 12.5MM PLASTERBOARD AND MIN 3MM THISTLE MULTI-FINISH PLASTER. PROVIDE POLYTHENE VAPOUR BARRIER BETWEEN INSULATION AND PLASTERBOARD. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE ON TWO OPPOSITE SIDES TO PROMOTE CROSS VENTILATION. MONO PITCHED ROOFS TO HAVE RIDGE/HIGH LEVEL VENTILATION EQUIVALENT TO A 5MM GAP VIA PROPRIETARY TILE VENTS SPACED IN ACCORDANCE WITH MANUFACTURER'S DETAILS.
RESTRAINT STRAPPING -100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS. CEILING JOISTS AND RAFTERS TO BE STRAPPED TO WALLS AND GABLE WALLS, STRAPS BUILT INTO CAVITY, ACROSS AT LEAST 3 TIMBERS WITH NOGGINS. ALL STRAPS TO BE 1000 X 30 X 5MM GALVANIZED STRAPS OR OTHER APPROVED TO BSEN 845-1 AT 2M CENTRES.

LEAD WORK AND FLASHINGS
ALL LEAD FLASHINGS, ANY VALLEYS OR SOAKERS TO BE CODE 5 LEAD AND LAID ACCORDING TO LEAD DEVELOPMENT ASSOCIATION. FLASHINGS TO BE PROVIDED TO ALL JAMBS AND

THE WINDOW SHOULD ENABLE THE PERSON TO REACH A PLACE FREE FROM DANGER FROM FIRE.

EXTRACT FOR SHOWER ROOM

PROVIDE MECHANICAL EXTRACT VENTILATION TO SHOWER ROOM DUCTED TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN THE ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

EXTRACT TO W/C

W/C TO HAVE MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR WITH AN EXTRACT RATING OF 15L/S OPERATED VIA THE LIGHT SWITCH. VENT TO HAVE A 15MIN OVERRUN IF NO WINDOW IN ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

RAINWATER DRAINAGE

NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN TO AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES

ABOVE GROUND DRAINAGE

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS EN 12056-2:2000 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.
SIZE OF WASTES PIPES AND MAX LENGTH OF BRANCH CONNECTIONS (IF MAX LENGTH IS EXCEEDED THEN ANTI VACUUM TRAPS TO BE USED)
WASH BASIN - 1.7M FOR 32MM PIPE 4M FOR 40MM PIPE
BATH/SHOWER - 3M FOR 40MM PIPE 4M FOR 50MM PIPE
W/C - 6M FOR 100MM PIPE FOR SINGLE WC
ALL BRANCH PIPES TO CONNECT TO 110MM SOIL AND VENT PIPE TERMINATING MIN 900MM ABOVE ANY OPENINGS WITHIN 3M.
OR TO 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380, PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.
WASTE PIPES NOT TO CONNECT WITHIN 200MM OF THE WC CONNECTION. SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

UPGRADE OF PITCHED ROOF

THE EXISTING ROOF CONDITION MUST BE CHECKED AND BE FREE FROM DEFECTS AS REQUIRED BY THE BUILDING CONTROL OFFICER ANY DEFECTIVE COVERINGS OR FELT TO BE REPLACED IN ACCORDANCE WITH MANUFACTURER'S DETAILS.

- TLX RAFTERFIT STAPLED IN BETWEEN THE EXISTING RAFTERS (ALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS) COUNTER BATTENS ADDED AS REQUIRED TO ACHIEVE 50MM AIR GAP
- INSULATION TO BE 65MM KINGSPAN OR CELOTEX FRICTION FIXED TO RAFTERS
- FIX 12.5MM FOIL BACKED PLASTERBOARD (JOINTS STAGGERED) AND 5MM SKIM COAT OF FINISHING PLASTER TO THE UNDERSIDE OF ALL CEILINGS USING GALVANIZED PLASTERBOARD NAILS.

MAINTAIN A 50MM AIR GAP ABOVE TLX TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE AND OPENING AT RIDGE EQUAL TO CONTINUOUS STRIP 5MM WIDE TO PROMOTE VENTILATION OR PROVIDE EQUIVALENT HIGH AND LOW LEVEL TILE VENTS IN ACCORDANCE WITH MANUFACTURES DETAILS.

LEAD WORK AND FLASHINGS

ALL LEAD FLASHINGS, ANY VALLEYS OR SOAKERS TO BE CODE 5 LEAD AND LAID ACCORDING TO LEAD DEVELOPMENT ASSOCIATION. FLASHINGS TO BE PROVIDED TO ALL JAMBS AND BELOW WINDOW OPENINGS WITH WELDED UPSTANDS. JOINTS TO BE LAPPED MIN 150MM AND LEAD TO BE DRESSED 200MM UNDER TILES, ETC. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE LEAD DEVELOPMENT ASSOCIATION RECOMMENDATIONS.

LEAD VALLEYS

LEAD-LINED VALLEYS TO BE FORMED USING CODE 5 LEAD SHEET. VALLEY LEAD AND TWO TILING FILLETS TO BE SUPPORTED ON MIN 19MM THICK AND 225MM WIDE MARINE PLY VALLEY BOARDS ON EITHER SIDE OF THE RAFTERS. LEAD TO BE LAID IN LENGTHS NOT EXCEEDING 1.5M WITH MIN 150MM LAP JOINTS AND BE DRESSED 200MM UNDER THE TILES.
ROOFING TILES TO BE BEDDED IN MORTAR PLACED ON A TILE SLIP TO PREVENT DIRECT CONTACT. VALLEY TO HAVE A MINIMUM 100MM WIDE CHANNEL (125MM MINIMUM FOR PITCHES BELOW 30°).
ALL WORK TO BE IN ACCORDANCE WITH THE ROOF CLADDING MANUFACTURERS AND THE LEAD DEVELOPMENT ASSOCIATION RECOMMENDATIONS.

STUD ASHLAR/DWARF WALL

TO ACHIEVE MINIMUM U VALUE OF 0.28W/M²K
CONSTRUCT STUD WALL USING 100MM X 50MM HEAD AND SOLE PLATES AND VERTICAL STUDS (WITH NOGGINS) AT 400MM CENTRES OR TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS. INSULATION BETWEEN AND OVER STUDS; 60MM CELOTEX GA4000 BETWEEN PLUS 37.5MM CELOTEX PL4000 INSULATED PLASTERBOARD WITH VCL.
FINISH WITH 3MM SKIM COAT OF FINISHING PLASTER. ALL JUNCTIONS TO HAVE WATER TIGHT CONSTRUCTION, SEAL ALL PERIMETER JOINTS WITH TAPE INTERNALLY AND WITH SILICON SEALANT EXTERNALLY.

INSULATION AT CEILING LEVEL

TO ACHIEVE U VALUE OF 0.16 W/M²K
INSULATION AT CEILING LEVEL TO BE 100MM ROCKWOOL INSULATION LAID BETWEEN CEILING JOISTS WITH A FURTHER 170MM LAYER OVER JOISTS (CROSS DIRECTION).
CONSTRUCT CEILING USING SW JOISTS AT 400MM CENTRES, FINISHED INTERNALLY WITH 12.5MM PLASTERBOARD AND MIN 3MM THISTLE MULTI-FINISH PLASTER. PROVIDE POLYTHENE VAPOUR BARRIER BETWEEN INSULATION AND PLASTERBOARD. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE IN TWO OPPOSITE SIDES TO PROMOTE CROSS VENTILATION. ALLOW FOR ALL STRUCTURE AS DESIGNED BY A STRUCTURAL ENGINEER.

PLEASE NOTE THIS DRAWING IS ONLY FOR ILLUSTRATIVE PURPOSES UNTIL PLANNING AND BUILDING REGULATIONS CONSENT HAS BEEN OBTAINED.

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Project. LOFT CONVERSION AT 10 HAVERLANDS LANE, WORSBROUGH BARNSLEY, S70 5NQ	Client. MR NEIL McQUILLEN
Drawing Title. PLANS & ELEVATIONS	Date. DECEMBER 2013 / Scale. AS SHOWN
	Ref. 13-075 / Dwg. No. 01 / Rev.

Date	Suffix	Description	Date	Suffix	Description