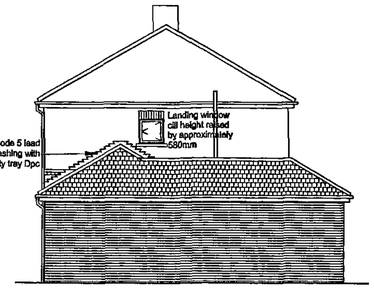


Proposed Rear Elevation

ROOF
The roof to be at the same pitch as the main roof (30 degrees) with slates to match in colour and texture on 38mm x 20mm tanalised battens on Kingspan Nil-vent sarking felt draped between 50mm x 125mm C16 rafters and at 400mm centres with 225mm x 50mm hip rafters and 38mm x 150mm ridgeboard. Ceiling joists to be 50mm x 195mm C16 at 400mm centres with 50mm x 100mm dragon ties to hip corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. Ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim to kitchen/Dining area and two layers of 12.5mm plasterboard to garage area. The roof to be insulated with two layers of fibreglass one of 200mm laid between the joists and one of 150mm laid at right angles. The facia and soffit board is to be white Upvc with eaves gutter and downpipes to match existing.

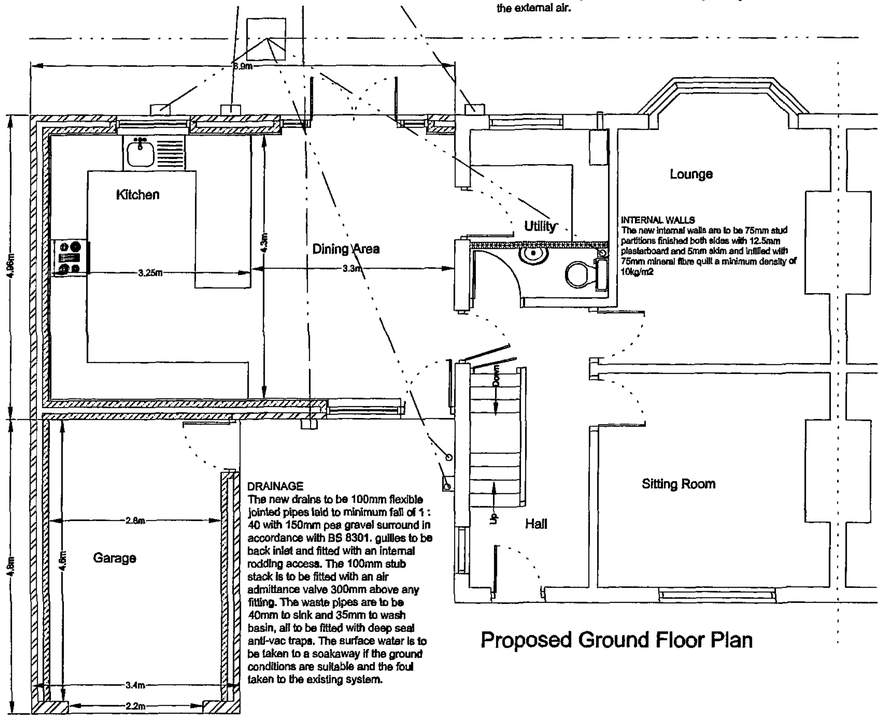
WINDOWS & VENTILATION
The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206.
Mechanical ventilation provided to kitchen, utility and WC compartment are to be 60L/sec, 30L/sec and 15L/sec respectively and all ducted to the external air.



Proposed Side Elevation



Proposed Front Elevation



DRAINAGE
The new drains to be 100mm flexible jointed pipes laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. The 100mm stub stack is to be fitted with an air admittance valve 300mm above any fitting. The waste pipes are to be 40mm to sink and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a soakaway if the ground conditions are suitable and the foul taken to the existing system.

Proposed Ground Floor Plan

INTERNAL WALLS
The new internal walls are to be 75mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 100mm cavity either filled with Dritherm insulation wall batts or with 50mm Kingspan Kooltherm K8 fixed to the internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 15mm two coat gypsum plaster or 12.5mm plasterboard on dabs. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuouswith existing.
The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.

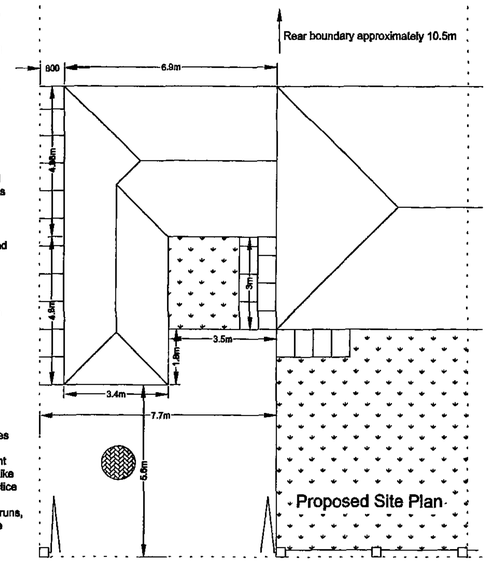
LINTELS
The lintels to be Catnic CG90/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

Heating & Hot Water
The existing heating and hot water system are to be checked, servised and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the currant standards.

ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

DRIVE & PARKING AREA
The drive and parking area is to be constructed with one of the following permeable surfaces. Either porous asphalt, porous concrete blocks or concrete or clay permeable paving.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all drainage runs, levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.



Proposed Site Plan

Drawing No. 15PAG/11/02

Address	15 Pickhills Avenue Goldthorpe Rotherham S63 9JE		
Project	Proposed Plans		
Scale	1 : 50 & 1 : 100	Date	May 2011

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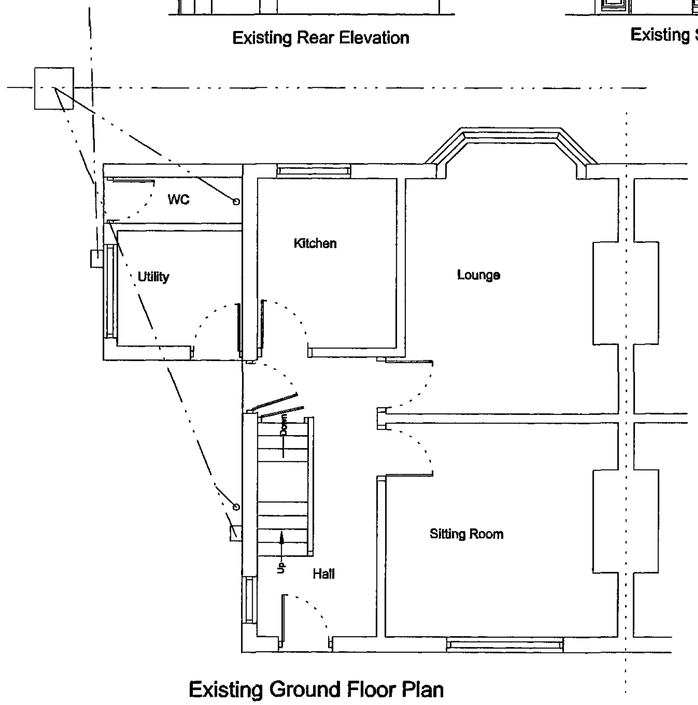
Existing Rear Elevation



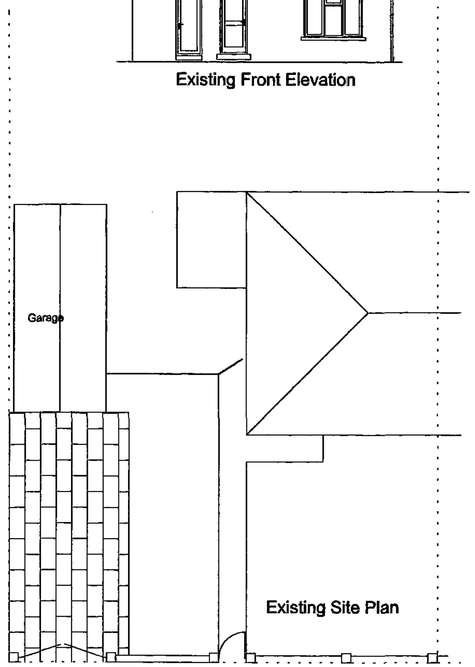
Existing Side Elevation



Existing Front Elevation



Existing Ground Floor Plan



Existing Site Plan

Drawing No. 15PAG/11/01

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