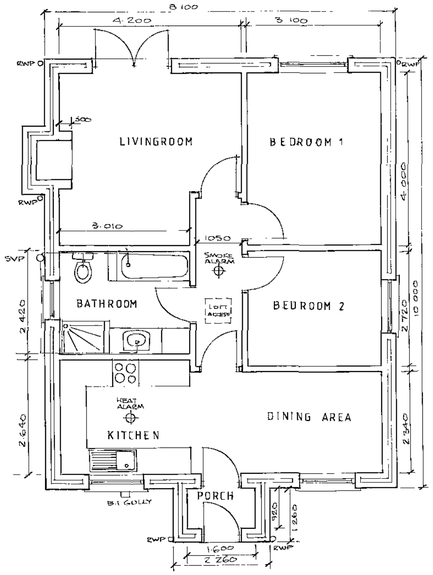
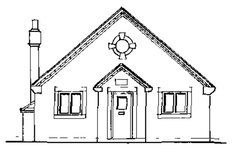
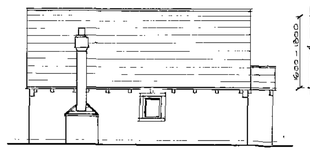


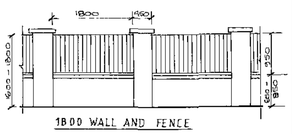
PLAN



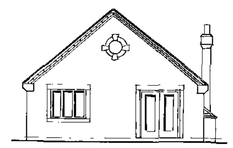
FRONT (to Milne Street)



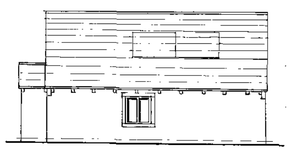
SIDE (to No.19)



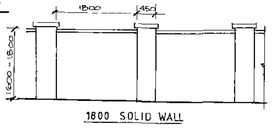
1800 WALL AND FENCE



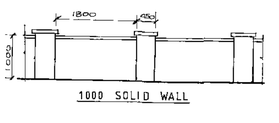
REAR



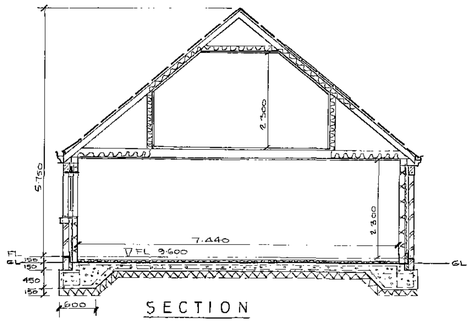
SIDE



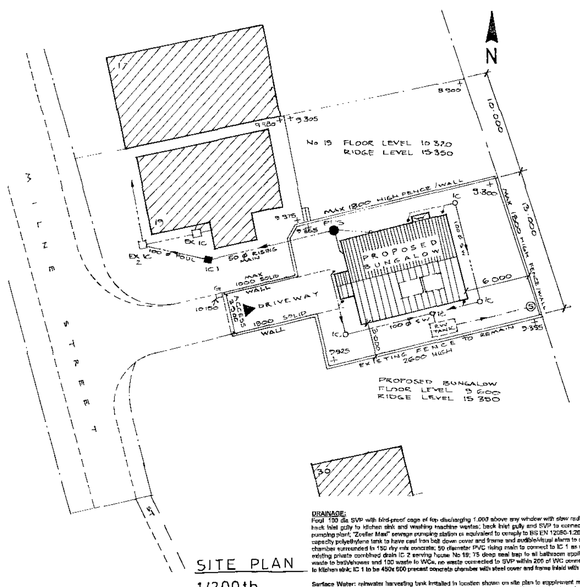
1800 SOLID WALL



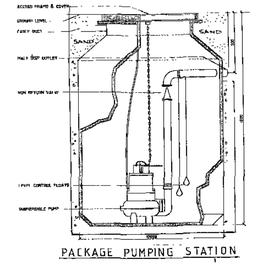
1000 SOLID WALL



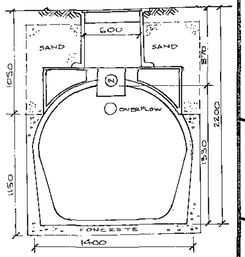
SECTION



SITE PLAN
1/200th



PACKAGE PUMPING STATION



RAINWATER HARVESTING TANK

FOUNDATIONS AND GROUND FLOOR: Reinforced concrete raft foundation laid on 150 minimum depth of well watered and compacted graded limestone; 200 thick raft to be thickened up to 600 x 450 at edges with two layers type A393 steel mesh reinforcement; reinforcement to have min 40 open end sheets to be lapped minimum 225 and first together with 1.6mm wire binding; excavation will be taken down to suitable strata as required by Local Building Inspector and full design for concrete raft submitted for approval 14 days before installation following ground inspection; Polythene Pulcaid Radon and methane gas dam on sand blinding over raft, Radon barrier installed in accordance with manufacturer's instructions and to satisfaction of Local Building Inspector; gas dam to extend to outer leaf with Polyiso gas barrier cavity trays, 100 thick Kingspan Thermaflor TP70 zero ODP insulation board laid on dam under screed, 65 nom thick 4 to 1 mix sand and cement screed with 14mm diameter underfloor heating tubes laid in screed as detailed below

DRAINAGE:
Foul 150 dia SVP with bird-proof cage at top discharging 1.000 above any window with clear radius rest bend to new drain connection; trap to kitchen sink and washing machine wastes; back inlet gully and SVP to connect to proprietary manufacture package treatment plant "Zoeller Mast" sewage pumping station or equivalent to comply to BS EN 12050-1:2001 and BS EN 752:6:1998, 1000 litres capacity polyethylene tank to have cast iron ball down cover and frame and audible/visual alarm to operate in event of pump failure; pump chamber surrounded in 150 dry mix concrete; 50 diameter PVC rising main to connect to IC 1 as shown on site plan; IC 1 to connect to existing private combined drain IC 2 serving house No 19; 75 deep seal trap to all bathroom appliances with 22 waste to handbasin, 38 waste to bath/shower and 100 waste to WCs; no waste connected to SVP within 200 of WC connection; 75 deep seal trap and 38 waste to kitchen sink; IC 1 to be 450x 600 precast concrete chamber with steel cover and frame inset with blockwork to match adjoining driveway

Surface Water: rainwater harvesting tank installed in location shown on site plan to supplement mains water supply; Rainsaver "Smartt" Type CST 3300 litre low density polyethylene tank or equivalent complete with pumped water return and low level mains backup; tank to overflow to soakaway; tank bedded and partially surrounded in 150 mix dry mix concrete, installation in accordance with manufacturer's instructions including all filters, pumps, control panel supplied and ventilated cover and frame; rainwater pipes connect to rainwater pipes to new harvesting tank; surface water system to have 450 dia polypropylene IDs on 150 concrete base with cast iron cover and frame; 2 no no soakaway to overflow from tank situated min 5 metres from bungalow; soakaway filled with clean hardstone free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground

All new drain connections made using 110 diameter plastic pipes pipes with patent push fit flexible joints; foul laid to a minimum gradient of 1 in 40; surface water laid to a minimum gradient of 1 in 100, shallow pipework and rising main in driveway to be bedded and surrounded in 100 thickness of structural concrete

DESCRIPTION	COVER LEVEL	PIPE LEVEL IN	PIPE LEVEL OUT	BASE LEVEL
PP3	9.360	8.760	8.560 (Rising main)	7.860
New IC 1	10.100	9.680		
Resta IC 2	10.000	9.555		
SW Storage Tank	9.640	8.770	8.5920 (Overflow)	7.440

BOUNDARY WALLS: walls and fencing to be as shown on plans Desimpile Keenpiey Antique facing bricks in 220 thick English Garden Wall bond with 450 x 342 piers and shaped/tooled artificial stone copings and pier caps; walls built off 150 thick x 610 wide concrete foundations min 300 below garden level but to be taken down to suitable depth as required by ground conditions, timber knee panel between piers in timber post and rail fence with 100 x 25 tanalised timber "good neighbour" palings

DRIVEWAY: Permeable block paving to be 80mm "Aquapave3 combined" permeable blocks or equivalent, laid to manufacturer's instructions, sample and colour to be submitted to Planning authority for approval before construction starts; blocks restrained all edges with 150 x 80 pressed concrete edging stones to BS EN 1340 on concrete bed and haunch; double shoulder corner of blocks used around the periphery of the paved areas, sub base of 250 bed of 5 to 20mm crushed aggregate to BS EN 13242: 2002 on geotextile membrane, overlapping joints by 300m with layer of geotextile membrane; single sized crushed stone to BS EN 13242: 2002 on geotextile layer with the voidsm all the paving; membrane brought up to the retaining edging and cut-off kerb with the voidsm all the paving; blocks vibrated with a vibrating plate and 2-4mm clean quartzite or gritstone should be applied to the surface and brushed in with additional compaction

ROOF: Marley Eternit Modern smooth roof tiles with 75 headlap in Antique Brown in colour on 50 x 25mm tiling battens on underscable felt; verge and eaves tiles twice clipped; proprietary manufactured "Mono" style trussed rafters at 600 centres at 40 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; bosses to have min 197 x 47mm ceiling, rafter and internal chords and 225 x 47mm bottom chord all timber in bosses; to be TR 26 grade timber to BS EN 519. Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site; 100 x 25 diagonal wind bracing to be fixed to underside of each rafter and longitudinal binders to ridge, purlins and vertical king trusses fixed both ends to 100 x 75 treated softwood hangers fixed to blockwork at 1800 centres with 30 x 5 x 1200 mm long galvanised m s straps; 50 x 5mm galvanised mild steel purlin to lateral restraint to gables at max 1500 centres built into wall and restrained with straps fixed between first and second rafter from each top and bottom chord member; 15mm fob backed plasterboard ceiling with 38 x 20 "noggins at edges; ventilation at soffit to give an equivalent area as 10mm continuous slot gap; eaves soffit insulated using 110 thickness Kingspan Thermaroof TP10 insulation board between rafters and with further 10mm full backed plasterboard; roof void to have 120 thickness of Kingspan TP10 insulation board (U value 16 W/m²/K); 112 x 47mm square section stainless gutters to be supported on artificial sandstone double built into wall at 900 centres to give a minimum fall of 1 in 100 and to discharge to 36mm square section downpipes, 25mm clip bonding on ceiling tie with sound insulation of 100 quilt of 100g/m² mineral fibre laid between ties on ceiling

OFFSHOOT ROOF: Tiles, battens, felt, wallplate and rainwater goods all as main roof above; 100 x 38mm rafters at 450 centres at 40 degree pitch, rafters to bear on wallplate and on 150 x 75 ridge board; Gable 4 stairwood lead flashing lacked under roof coverings min 250 and turned up hauce leaf min 150 and tacked in; 122 x 36 ceiling joists at 450 centres fixed to wallplates both ends, lateral restraint to gables using 30 x 5mm galvanised ms straps at mid span nailed across first three rafters and ceiling joists; roof to have 120 thickness of Kingspan TP10 insulation board on ceiling between ceiling joists

CAVITY WALLS: 112.5 thick external leaf in Desimpile Keenpiey Antique facing bricks (sample to be submitted for approval by Planning Officer before work starts on site); 110 cavity and 100 Celcon 3.6N/mm² standard grade thermalite block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50 Kingspan TW50 cavity board insulation fixed to block side of cavity using double dab tyco masking dabs/clip twisted clip downward (U value of 0.26W/m².K.); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; reveals stained at reveals, cills and eaves and verges to be extruded Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer instructions; artificial sandstone sheeted cills, cills and sections to openings; EI 1.1/HD 110 WCL type bricks to with min 150 end bearing; dpc to be min 150 above adjacent ground level and to be fled into cill; gas sprocketed 10 arched bolts to "bulk-out" windows with artificial sandstone surround; artificial stone corbels to gables at eaves and artificial sandstone date stone built into wall above porch entrance

Internal walls: 100mm thickness of Celcon Standard grade blockwork with 20mm dense plaster finish both sides; internal walls built off concrete raft; 10 Bos 75 bricks over internal door openings

VENTILATION: Full mechanical supply with heat recovery system (MVHR System 4) to be designed and installed to requirements of Part F and Part L of Building Regulations by specialist supplier; system tested in accordance of requirements of BS EN 1314-6 and supplier of Part F certification to be supplied to applicant and to Local Building Inspector upon commissioning; minimum whole dwelling extract ventilation rate of 21 litres/second calculated in accordance with Table 5.1a of Part F; maximum noise level of system to be 35 dB(A); manual boost controls located in bathroom and kitchen

Bathroom: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec intermittent extraction rate and 8 litres/second continuous extraction rate

Kitchen: vented with mechanical extractor fan incorporated in cooker hood of min 30 litres/sec intermittent extraction rate and 13 litres/second continuous extraction rate

Note windows and glazed elements of external doors to be Argon filled 16mm double glazed brown PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; Safety glazing to BS6206 to French doors and any glazing between finished floor level and 1000 in doors

Bullseye windows: non opening windows as above to provide illumination to roof storage area (also not to be habitable room, access via loft ladder in hallway)

HEATING: All work on gas fire and boiler installation to be completed by Gas Safe registered tradesman in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector

Multi-fuel burning stove to BS EN 13240:2001 to be 5kW live standing model on precast concrete hearth with 60mm material to extend 150 beyond edge of fire recess and 300 in front; dense concrete blockwork to rear of fire recess, 150 diameter vitreous enamelled single wall flue from top of stove to discharge to chimney flue liners via register plate and proprietary connector; Dunsilk 200SB stove connection block supported on Naylor Speedfix lintels discharging to 200 diameter Dunbrik gas flue liners to comply with requirements of BS EN 1857 built in 112.5 facing brick chimney with annulus filled with one part OPC to 5 parts vermiculite mortar, flue blocks to be fixed hinges side up and pointed with Dunbrik 1591 silicone sealant; chimney corbel to be via clay pot and bird cowl discharging 2 300 metres horizontally and 1 000 vertically above roof coverings; Carbon Monoxide alarm fixed in living room complying with BS EN 50291:2001; Safety Information plate as required by Approved Document fixed to side of fireplace

Boiler to be minimum 12kW rated Condensing Combination boiler fixed to external wall in utility; boiler to discharge to external balanced flue terminal via proprietary co-axial flue system provided by boiler manufacturer; all work in accordance with manufacturer's specifications; Attic to have mains electrical illumination to allow boiler and ventilation system maintenance.

Nu-Heat "Flexflo" SC14 or equivalent underfloor heating tubes laid in floor screed at 50mm centres using proprietary "Climatek" system on 125 to 250µm polythene protection layer, underfloor heating tubes laid in accordance with manufacturer's instructions by specialist contractor with proprietary edge insulation strip fixed between external wall and screed; no heating tubes to be positioned under fixed kitchen units

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations

ELECTRICS: All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be availed to Local Building Inspector, internal lights to bathroom, kitchen, living room and bedroom 2 room and external safety lighting to have energy efficient fittings.

Mains electricity supply to be supplemented by 1kWp "Solestix" integrated PV modular solar panels in new roof to complement Marley Eternit "Modern" tiles, system to incorporate minimum of 8 No.1 042 x 459 panels installed in accordance with manufacturer's instructions on south facing roof; final size to be agreed with system designer following assessment of site.

Light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 mm from finished floor level to comply Part M of the Building Regulations and British Standard BS 7671

Smoke detectors/alarms: Smoke detectors/alarms and heat detectors/alarms fitted in locations shown in accordance with BS 5839-6:2004, detectors to be wired to mains electricity with separate fuse to have tone alarms in each bedsit.Interconnected so that all alarms sound if one detector triggered; 3 hour battery backup to detectors

Internal doorways to have 775 minimum clear opening to comply with Part N

PROPOSED BUNGALOW rearof No.19 MILNE STREET, BARUGH GREEN, BARNSLEY

SCALES 1/50TH AND 1/100TH