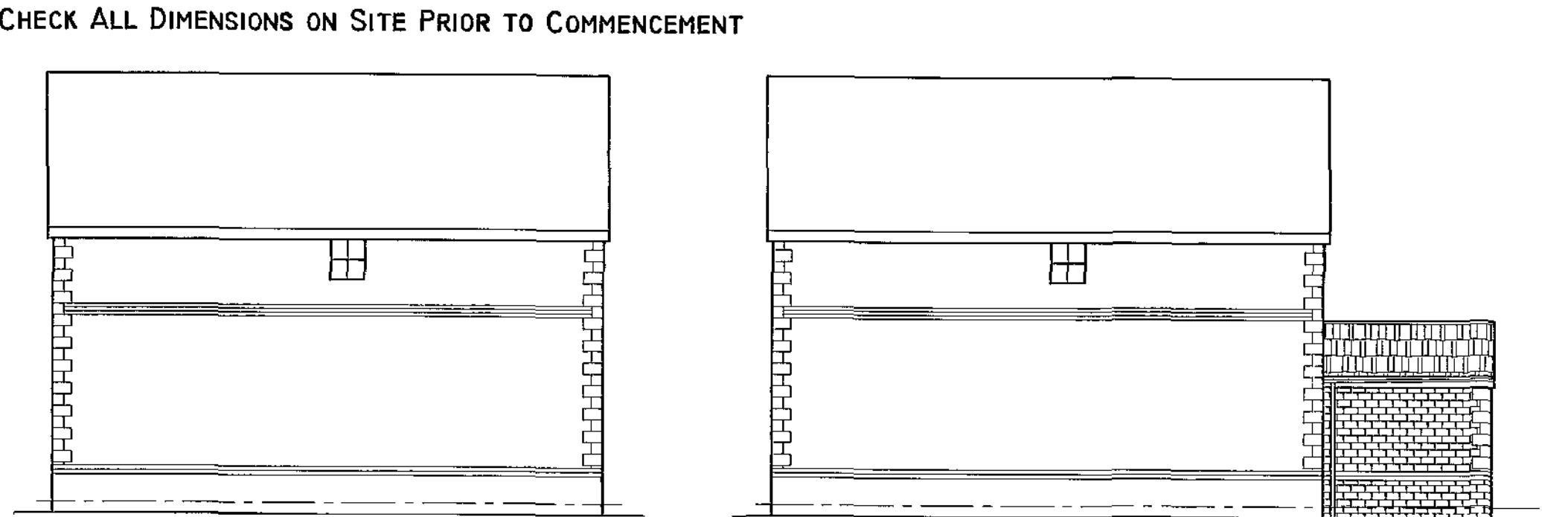




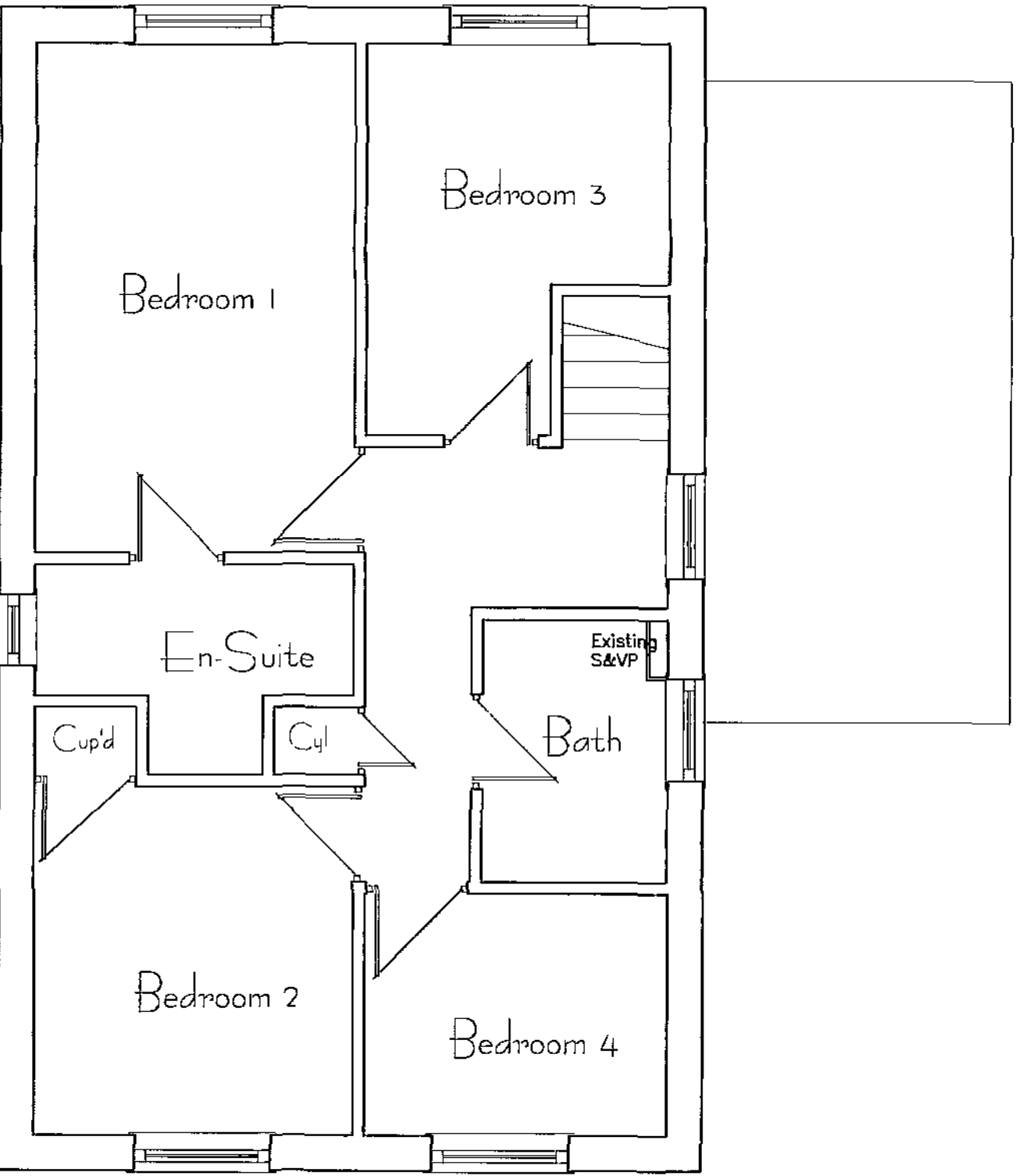
Existing Rear Elevation

Proposed Rear Elevation

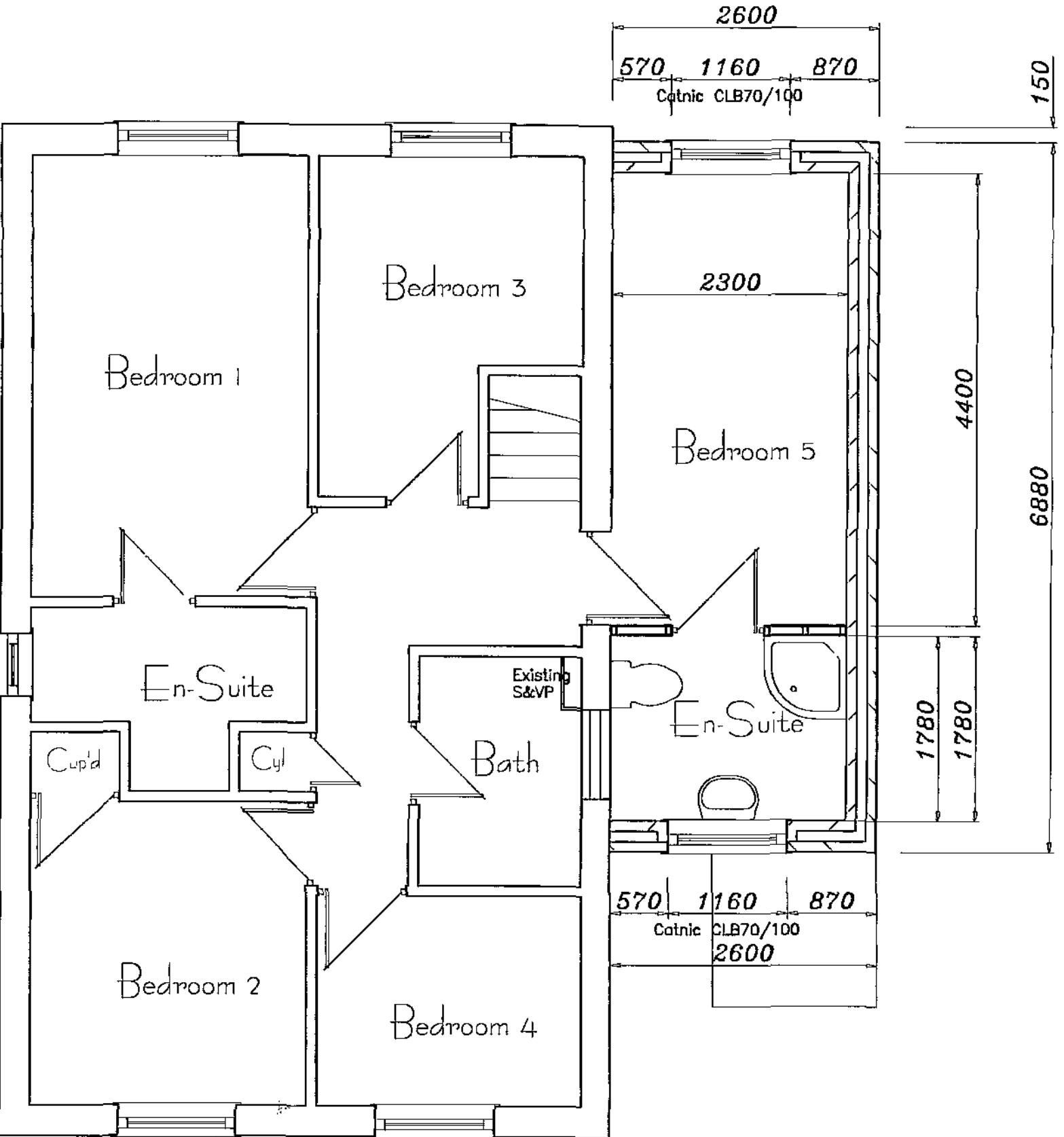


Existing Side Elevation

Proposed Side Elevation



Existing First Floor Plan



Proposed First Floor Plan

P & C Draughting Services
4 Ravensmead Court
Bolton on Deame
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Tele: 01709 894920
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applicant
Mr P Mason

8 Bank End Close
Bolton on Deame
Rotherham

Tele: 01709 889534

project
Proposed two storey side
extension and single storey
rear extension at 8 Bank End
Close, Bolton on Deame

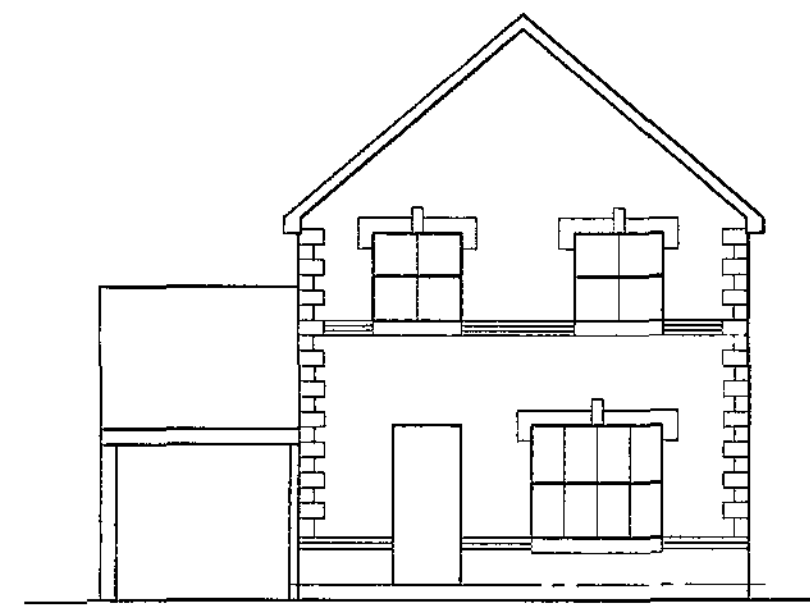
Plans and Elevations

scales: 1:100 1:50 dwg. no PC08/0911
date: Sept 2008 drawn: C E Webb

10/09/2008

DO NOT SCALE

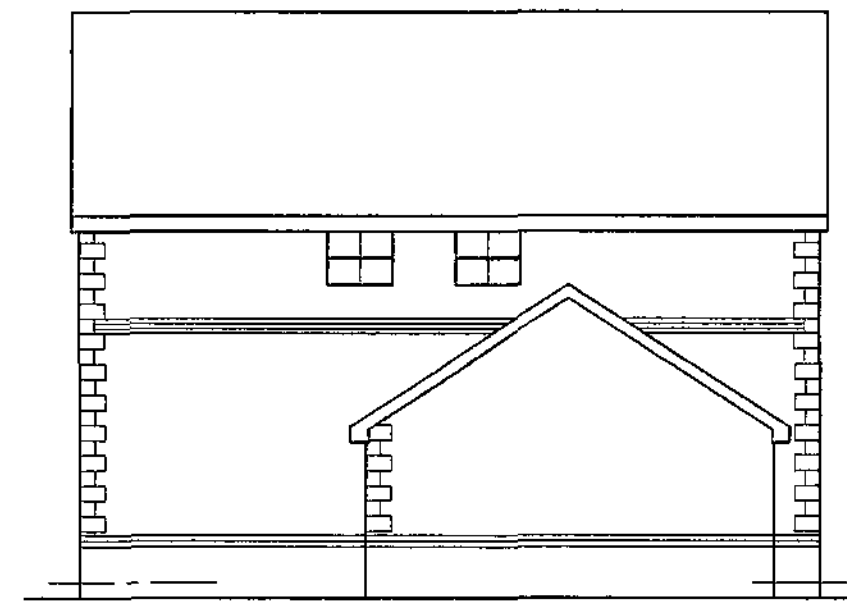
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT



Existing Front Elevation



Proposed Front Elevation



Existing Side Elevation



Proposed Side Elevation

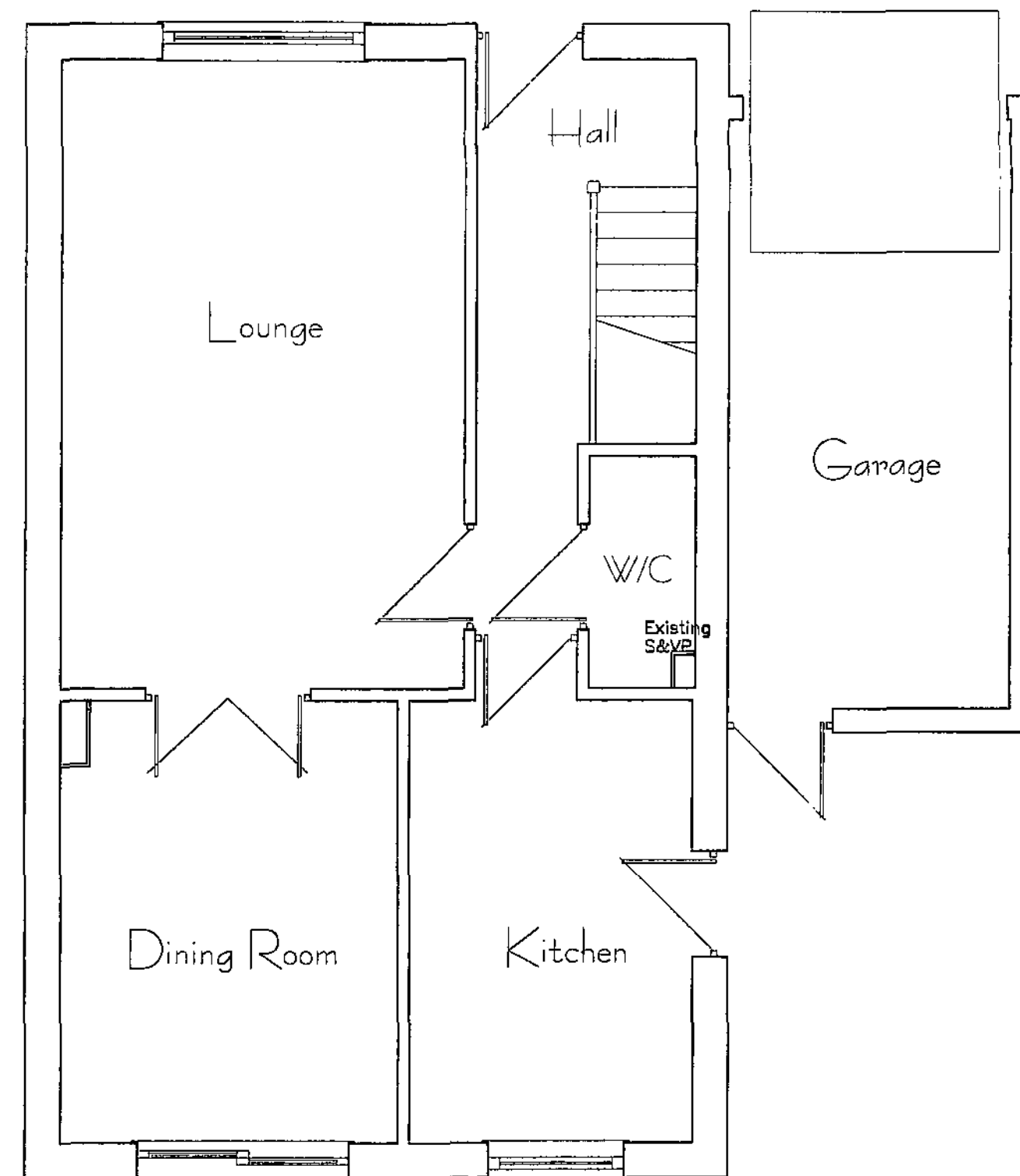
ROOF: Roof of conc. interlocking tiles in style & colour to match existing dwelling; on 38x25 tonalised s.w. battens; on 1 No layer of breathable felt; trusses designed and manufactured by South Yorkshire Truss Supplies, Doncaster; or similar; (Calculations for trusses to be submitted to the local Authority 28 days prior to commencement); set at 600 crs; 100x50 diagonal wind bracing and web bracing to full length of roof; solid noggings and packings at all anchor points; trusses tied to side walls using Catnic anchor ties; construction of roof to comply with BS 5268 Part 3; 100x75 wallplate anchored by 30x5x450 M.S. straps set at 2000 max; ceilings of 300 thick fibreglass quilt insulation; laid 100 between joists; 200 over; underdrawn with 12.5 thick plasterboard and skim; 100 half round upvc gutters on 225x25 upvc fascia; upvc soffit with Willan type ventilation strip equal to a continuous strip of 25mm; ventilation opening to be covered by vermin proof mesh; S/W to new fallpipes as shown; run to soakaways min 5000 from buildings; valleys of BLM milled lead code 5 or 6; on tonalised lay boards;

WALLS: Walls of cavity construction; outer leaf of 100 facings to match existing; 100 cavity with 100 Crown Dritherm 32 Cavity Slab; inner leaf of 100 lightweight aggregate blocks; concrete commons to both leaves below d.p.c. and fill cavity with weak mix concrete to min 225 below d.p.c. or use Thermalite foundation blocks; d.p.c. set 150 min above finished G.L. and not to bridge cavity; (construction to give U-value of 0.25W/m2K) internal finish to new walls to be plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and a foamed polyurethane between the window and its surround to reduce air leakage; Polyfoam cavity closures to be used at eills and jamps to eliminate any thermal bridge and to achieve an airtight seal between window 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; S.S. 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; blockwork bond every other course; brickwork bond 3 in 6; or use Catnic wall ties; cavities to remain continuous at all bonding points; all returns min 665; Catnic lintels to have min 150 end bearing; Lateral restraint straps at first floor and first floor ceiling levels; 30x5 galv. MS screwed to walls and to cover 3 No joists min; walls at first floor level to be 75x50 studding plasterboard and skim both sides; cavity fill with quilt min density 10 K/m2;

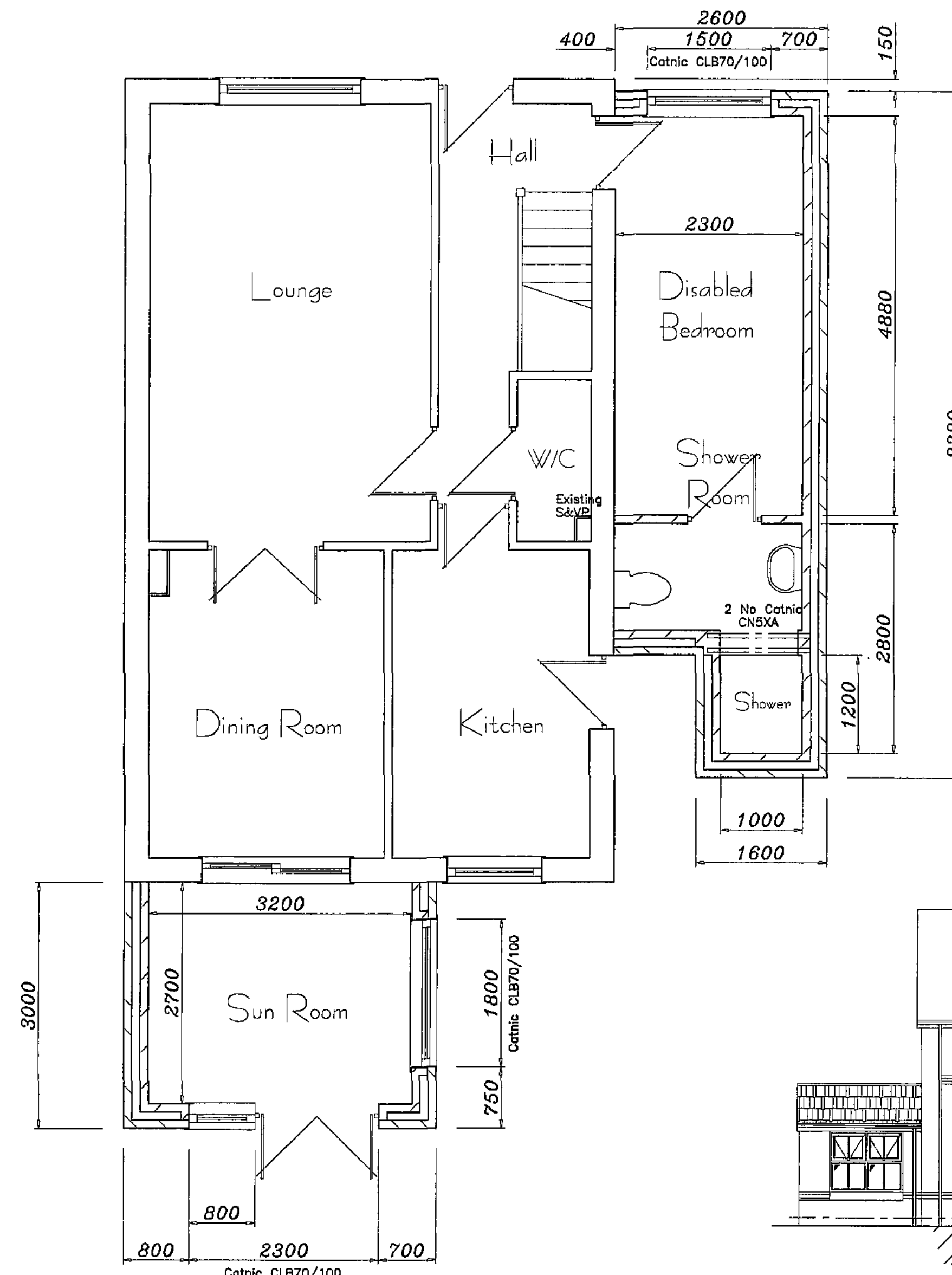
FOUNDATIONS: Foundations of 610 x 225 concrete strips at depth to suit L.A. inspector but with 760 min dig; 900 if onto clay; and lower than any existing drains; bridge walls over drains using R/C conc. lintels;

GROUND FLOOR: ground floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqueen dpm; bonded to horizontal dpc's; on sand blinding; on 125 thick consolidated hardcore;

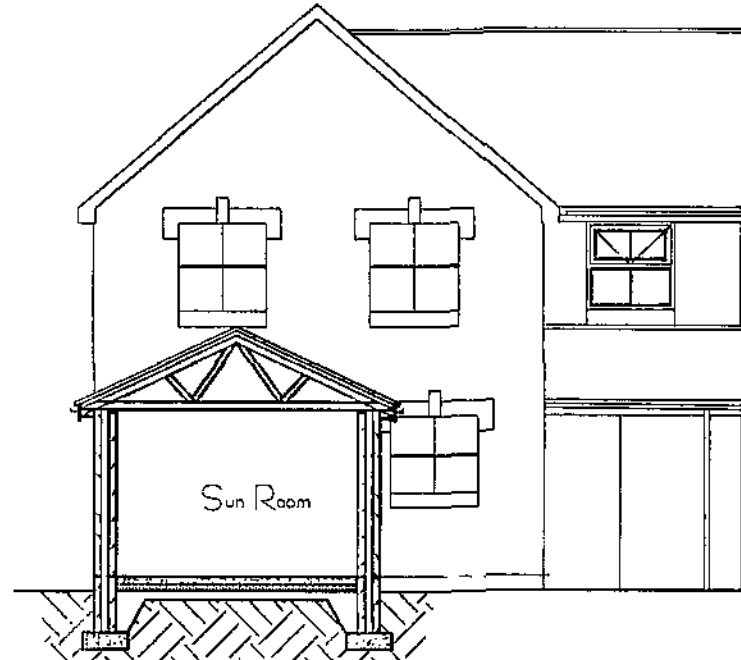
FIRST FLOOR: First floor of 22 thick flooring boards; on 125x75 joists at 600 crs; Catnic herringbone joists struts at mid span; double joist under first floor walls running parallel; 100 thick quilt insulation density min 10kg/m between joists to provide sound proofing;



Existing Ground Floor Plan



Proposed Ground Floor Plan



Section Thru Sun Room

SUN ROOM: to be designated as a highly glazed thermally separated extension

ROOF: Roof of conc. interlocking tiles in style & colour to match existing dwelling; on 38x25 tonalised s.w. battens; on 1 No layer of breathable felt; trusses designed and manufactured by South Yorkshire Truss Supplies, Doncaster; or similar; (Calculations for trusses to be submitted to the local Authority 28 days prior to commencement); set at 600 crs; 100x50 diagonal wind bracing and web bracing to full length of roof; solid noggings and packings at all anchor points; trusses tied to side walls using Catnic anchor ties; construction of roof to comply with BS 5268 Part 3; 100x75 wallplate anchored by 30x5x450 M.S. straps set at 2000 max; ceilings of 300 thick fibreglass quilt insulation; laid 100 between joists; 200 over; underdrawn with 12.5 thick plasterboard and skim; 100 half round upvc gutters on 225x25 upvc fascia; upvc soffit with Willan type ventilation strip equal to a continuous strip of 25mm; ventilation opening to be covered by vermin proof mesh; S/W to new fallpipes as shown; run to soakaways min 5000 from buildings; flashing to abutment of single storey roof to extend 150 min vertical; in BLM milled lead code 4 or 5;

WALLS: Walls as main spec;

FOUNDATIONS: Foundations as main spec;

GROUND FLOOR: ground floor of 100 thick conc; on 75 thick Celotex insulation; on 2000g visqueen dpm; (bonded to horizontal dpc's); on 125 thick consolidated hardcore;

GENERAL: doors between sun room and main dwelling to be external quality; heating to sun room to be separate system to main dwelling with dedicated controls and on/off switch;

WINDOWS: All windows to be double glazed and to give 1/20 of internal floor area opening; to have 16 gaps and low E coatings; frames of white u.p.v.c.; all glazing to doors and side panels within 1500 mm. of floor level; and to windows within 800 of floor level to be of safety glazing; windows to new bedroom and to disabled bedroom to be escape windows with min unobstructed opening 0.33 sq metres; and min 750x450; cill height between 800 & 1100; all new windows to achieve a U-value of 1.8W/m2K;

VENTILATION: trickle ventilation to all habitable rooms equal to 8000 mm2; mechanical ventilation to en-suite and to shower room equal to 15 litres per second; switched with light and with 15 min run over; background ventilation to be equal to 4000 sq mm;

PLUMBING: fit shower, w.h.b., and W/C to en-suite and shower room as shown; 38 dia waste to w.h.b.'s; 50 dia waste to showers; 100 dia waste to W/C's; run all wastes to existing S&VP;

HEATING: Central heating to be an extension of the existing gas fired system; all new radiators to be fitted with TRVs; temp control by room stats;

GENERAL: Catnic Lintels over opening as marked on plan; lintels to have min 150 end bearing; Samples of all external materials to be submitted to and approved by the L/A prior to commencement of building; Fit a mains operated self contained smoke alarm complying with BS 5446 Part 1; smoke detectors fitted such that there is a detector max 7 mtrs from any habitable room door; alarm to be wired direct to distribution board on a dedicated fuse;

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 new switches and sockets to be positioned between 450 and 100 above floor level; all new light fittings to be capable of accepting high efficiency bulbs only;

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Proposed two storey side extension and single storey rear extension at 8 Bank End Close, Bolton on Deame

Plans and Elevations

scale: 1:100 1:50 drg. no PC08/0910
date: Sept 2008 drawn: C E Webb

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.