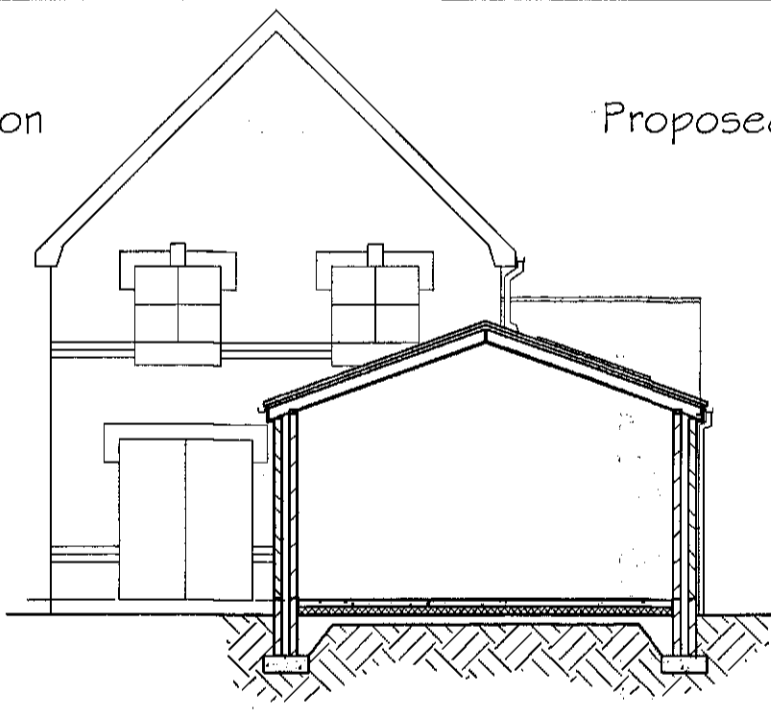
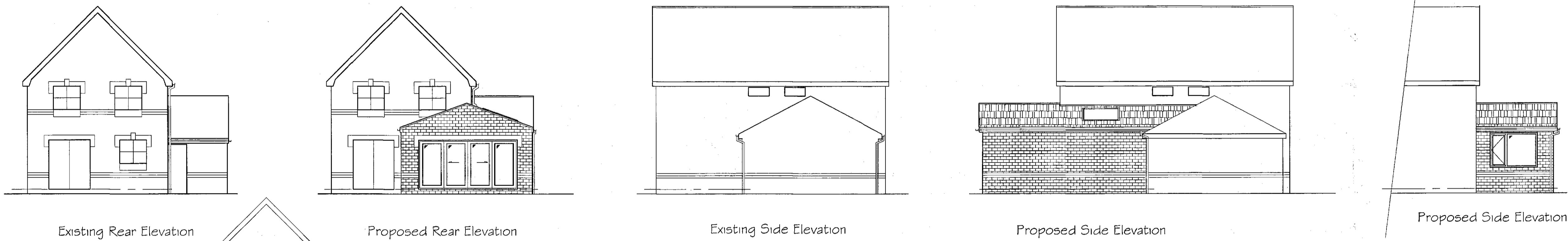


**NOTE!**  
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

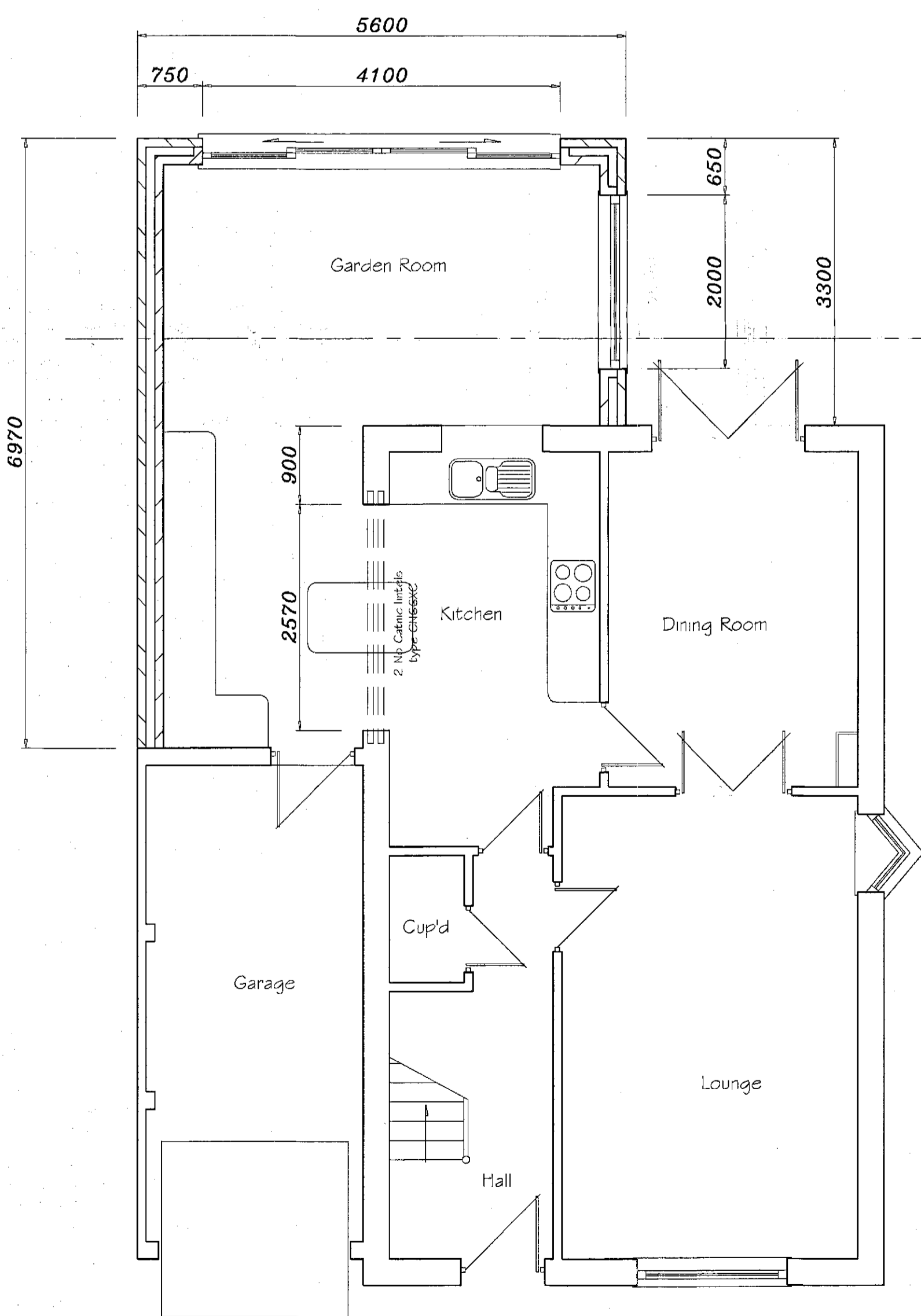
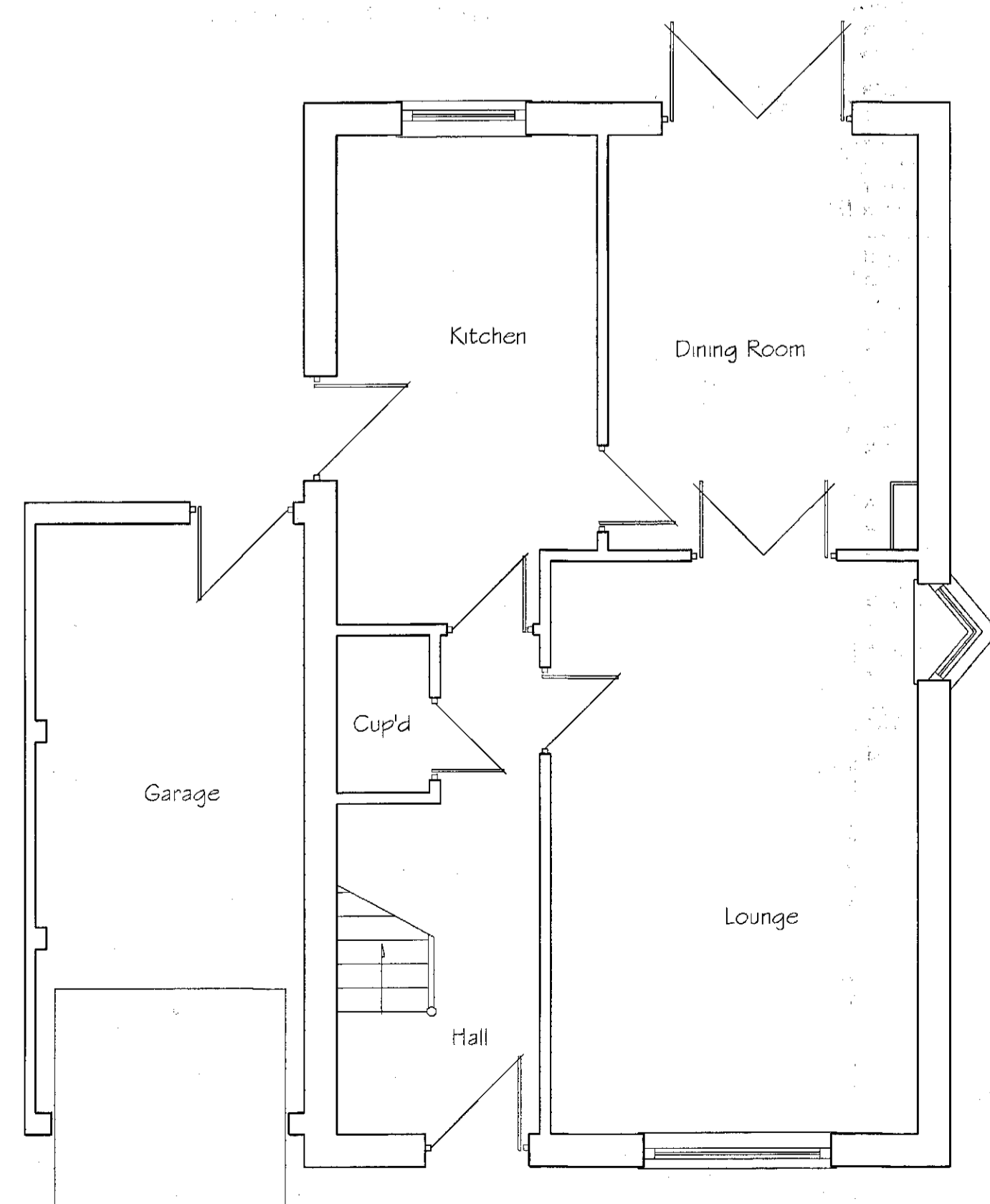
**Do Not Scale Drawing**  
All Dimensions to be Checked on Site Prior to Commencement

applicant

Mrs M Salkeld  
2 Bank End Close  
Bolton on Dearne  
Rotherham  
S63 8NR



Assumed existing drain run



**ROOF:** Roof over kitchen area, of concrete interlocking tiles in style and colour to match existing dwelling; on 30x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by GTeck Timber Engineering Limited or similar; calculations for trusses to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses set at 600 c/s.; 100x25 diagonal wind bracing; web bracing; # ceiling bracing to full length of roof; solid noggings and packings at all anchor points; valley of B.M. mild lead code 3 or G on laying boards; roof construction to comply with BS 5263 Part 3; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 c/s. max.; 100x50 benders set at all node points; ceiling over kitchen area, of 300 thick Crown loft roll 40 insulation; lag 100 between trusses, 200 over; underdrawn with 12.5 thick plasterboard and skim; fit 1 No velux roof light with light tunnel thro ceiling; type MOG+MOG; 1 1/2 half round upvc gutters on 225x25 white upvc fascia; upvc soffit fitted with soffit vents, soffit ventilation to be equal to continuous 10mm ventilation strips; and covered by insect proof mesh; SW to existing fallpipe;

**FOUNDATIONS:** foundations of 610x225 concrete strips at depth to the satisfaction of the UA Building Inspector; but with 750 min dg; 900 if into clay; and lower than any drains; bridge walls over drains where they cross, using R/C conc lintels;

**WINDOWS AND DOORS:** All windows to be double glazed with 16 gap and low E coatings; 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 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;

Door between new kitchen extension and garage to be 30min fire door fitted with self closure and intumescent strips; min 100 step down between kitchen and garage;

**VENTILATION:** Mechanical ventilation to kitchen to be equal to 60 litres per sec or 30 if incorporating a cooker hood trickle ventilation to habitable rooms equal to 8000 sq. mm.;

**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 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;

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switches and sockets to be set between 450 and 1200 from floor level;

**HEATING:** Central heating by extension of existing system; all new radiators to be fitted with TRVs; temperature control by room stats;

**NOTE:** Door between new kitchen extension and garage to be 30min fire door fitted with self closure and intumescent strips; min 100 step down between kitchen and garage; or build 100 threshold

**GENERAL:** Boiler outlet to be resited to exhaust to external air; gas and electric meters to be resited in garage;

PROPOSED REAR KITCHEN EXTENSION at 2 BANK END CLOSE,  
BOLTON ON DEARNE, ROTHERHAM, S63 8NR.

DRG No: MS03 17/23  
PROPOSED PLANS AND ELEVATIONS  
Scale 1:50 & 1:100 - MAY 2017

