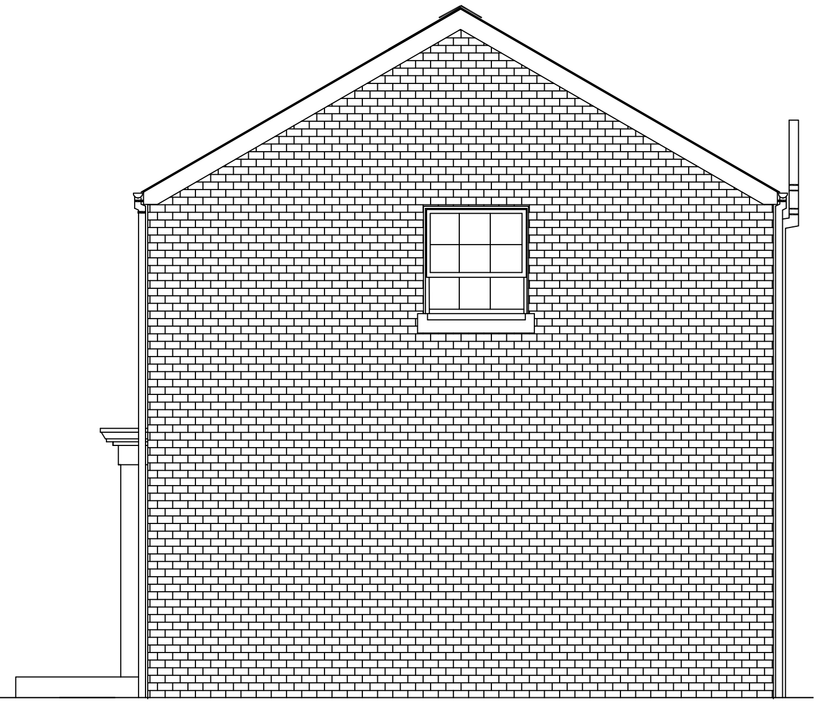
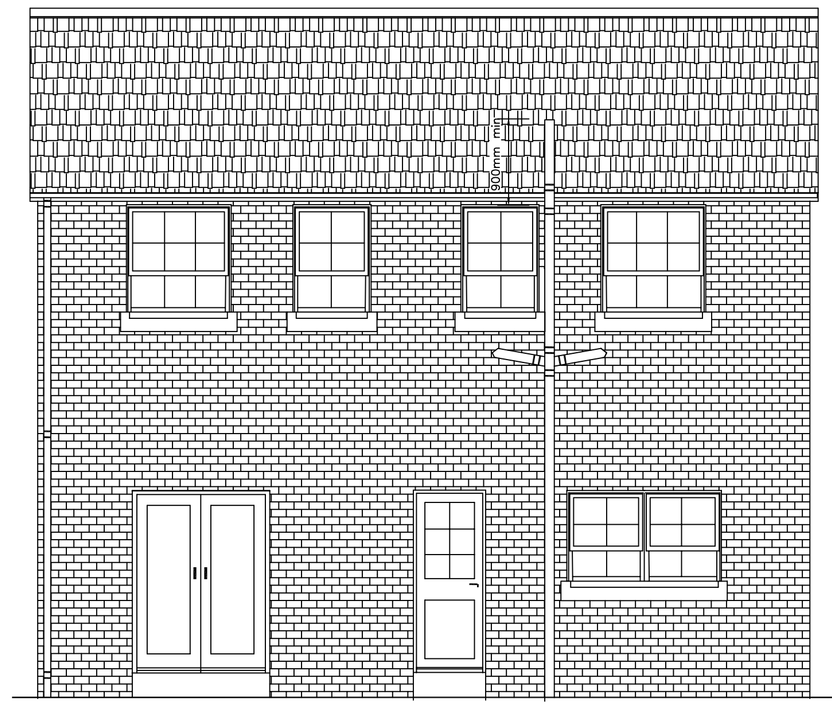


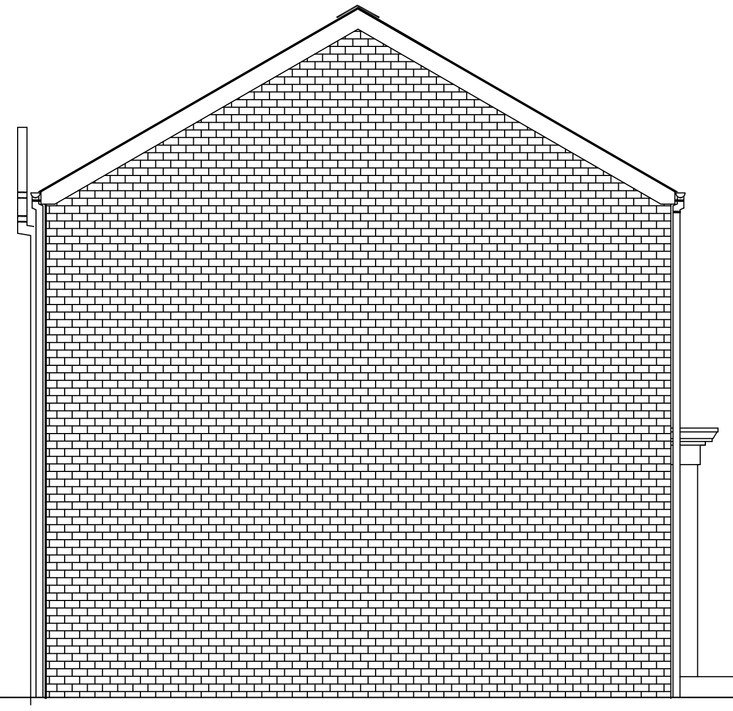
PROPOSED FRONT ELEVATION



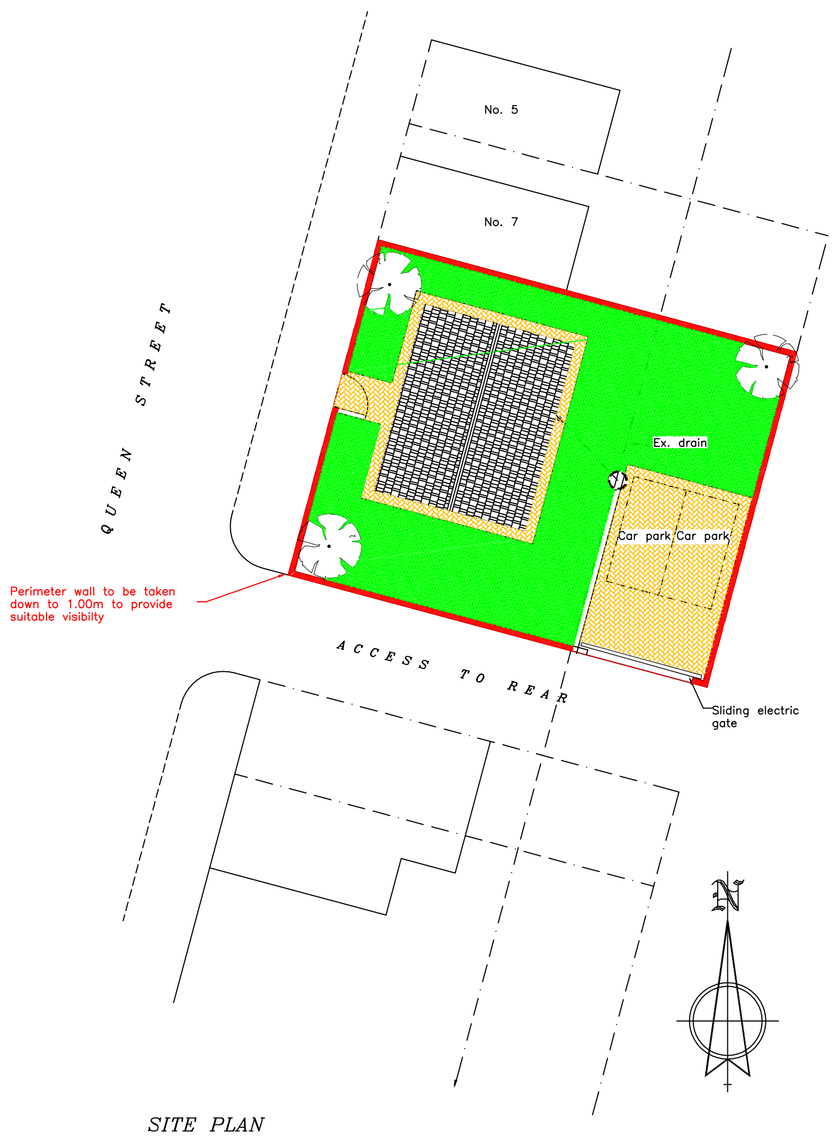
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



SITE PLAN

Scale 1 : 200

ALL WORK TO COMPLY WITH BUILDING REGULATIONS 2000 AND ASSOCIATED LEGISLATION AND AMENDMENTS AND PLANNING CONDITIONS. ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT, ANY DEVIATION TO BE NOTED ON APPROVED PLAN.
48 HOURS NOTICE TO BE GIVEN TO ALL STATUTORY AUTHORITIES PRIOR TO COMMENCEMENT.
SAMPLES OF BRICK AND TILE TO BE APPROVED BY PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
ROOF TRUSS CLACULATIONS TO BE SUBMITTED PRIOR TO INSTALLATION

PITCHED ROOF:
Concrete interlocking roof tiles on 25mm x 38mm treated s.w.battens on Tyvek breathable roofing felt to B.S. 747 on trusses to manufacturer's design laid @ 600mm centres as detailed. Timbers to be fixed to 75mm x 100mm wall plate, this to be fixed to supporting brickwork by means of proprietory wall plate straps @ 1500mm centres.Gable ladder as reqired to gable. Tiles bedded in mortar at gable with 50mm overhang or brick corbelling. Roof to be braced in accordance with B.S. 5268 Pt.3: 1985. Insulation to be placed in roof void in two layers as detailed. Roof structure as detailed. 275mm fibre glass quilting insulation to roof space, 100mm laid between joists and 175mm laid transversely.

LATERAL RESTRAINT:
30mm x 5mm galvanized m.s. straps to span minimum of 3# joists to gable, ceiling and first floor levels turned 100mm down cavity with 75mm x 50mm noggins between @ 1800mm centres.

WALLS:
302mm cavity construction with 102mm facing brick. All pointing to be to a neat bucket handle finish. 100mm cavity batt insulation using 100mm rigid wool. slab cavity batts (0.035W/MK) secured against inner leaf by retaining wall ties, 100mm light-weight loadbearing blocks and plaster and skim internal finish. 7n/sqmm blocks where supporting lintols. Stainless steel vertical twist double fishtail wall ties @ 450mm vertical crs., 750mm horizontal crs. and 225mm vertical crs. at reveals. Cavity closed at all openings using insulated d.p.c. Class 'B' engineering bricks below d.p.c.level or 7N/sq.mm concrete blocks below g.l.All external reveals to be insulated to achieve a "U" value of 0.35w/m.sq.k.

INTERNAL WALLS:
100mm light concrete blocks, plaster and skim finish to both sides.

TIMBER STUD WALLS:(as required)
50mm x 75mm s/w frame insulated with 75mm mineral wool rigid insulation. 12.5mm plasterboard and skim to both sides.

DAMP PROOF COURSE:
Hyload type d.p.c. to B.S. 743 to all cills, jambs, heads, as tray over lintols, vertically to all closures and reveals, cavity trays and external walls, horizontally 150mm above g.l. and linked to floor d.p.m. as required.

SOLID GROUND FLOOR:
Approved finish on 65mm sand and cement screed on polythene vapour barrier on 100mm rigid polystyrene insulation on 100mm concrete on 1200 gauge polythene d.p.m. lapped with horizontal d.p.c.(Min. laps to be 300mm) on 50mm sand blinding on 150mm consolidated hardcore. Floor insulation to be turned up at the perimeter of building.Membrane to be continuous with horizontal d.p.c.

DRAINAGE:
To B.S. 5272:1978. 40mm dia. u.p.v.c. waste pipes to w.h.b., sink, bath and shower, all with 75mm deep sealing or re-sealing traps or anti-syphonic traps. 100mm dia. to w.c. 100mm u.p.v.c. soil & vent pipe rising 900mm above window openings and fitted with wire mesh cage discharging into existing main drain.

DRAINS:
100mm dia. p.v.c. flexibly jointed surrounded by 150mm pea gravel with 1/40th inclination. Naylor concrete lintols in wall where drain passes under with 50mm clearance 150mm concrete surround required to drains under driveway.

INSPECTION CHAMBERS:
450mm dia. u.p.v.c. up to 1.0m deep or 600mm dia. u.p.v.c. over 1.0m deep @ 22m spacings. Installed to manufacturer's instructions.

RAINWATER GOODS:
100mm x 75mm u.p.v.c. gutter and r.w. pipes discharging to s.a. 5.0m from building.

OPENINGS:
Catnic C090/100 lintols over openings. All windows to be double glazed with min 19mm cavity with argon gas fill. Opening lights to all habitable rooms to provide min. 5% respective room floor area. Windows to provide min. 8000sq.mm.permanent trickle ventilation opening to all habitable rooms, trickle vents to non-habitable rooms to be 4000sq.mm. All first floor bedrooms to have windowswith clear openings of 850x500mm. Escape windows as detailed and to have a cill height not exceeding 1100mm. Safety glazing to be used in locations between 800mm and 1500mm of floor level, or if in a door, within 300mm of door edge. All such glazing to be to B.S. 6206:1981, and to be kite marked accordingly. All external lintols to be insulated.

MECHANICAL VENTILATION:
Kitchen to have 60L/sec. extraction fan. Bathroom and w.c. to have 15L/sec. also ensuite. All extractor fans to exhaust to atmosphere.Utility room to have 30l/s mechanical extractor.

HEATING APPLIANCES:
All heating and hot water to be provided by gas fired "Combi" boiler. Hot water pipes to be insulated to Part L Section3:Building regulations 2002
All radiators to be fitted with thermostatically controlled valves located in each room. Copper supply pipes to B.S. 4514. All plastic cold water and expansion tanks within roof space to have u.p.v.c. overflow pipes.

SMOKE ALARMS:
Smoke alarms to be situated where shown and to have independent electrical supply and to be interlinked.

STAIRWAY:
Stair risers not to exceed 220mm and going to be 220mm min. No opening in stairway to exceed 100mm. Minimum headroom vertically above nose of tread to be 2.00m min with handrail at min. height of 900mm and max. height of 1.00m. Stair pitch not to exceed 42degrees. Ballustrade guarding to be non-climbable, i.e. to have vertical ballusters only.

SOCKET OUTLETS:
All socket outlets to be at an intermediate level between 450mm and 1200mm of floor level.

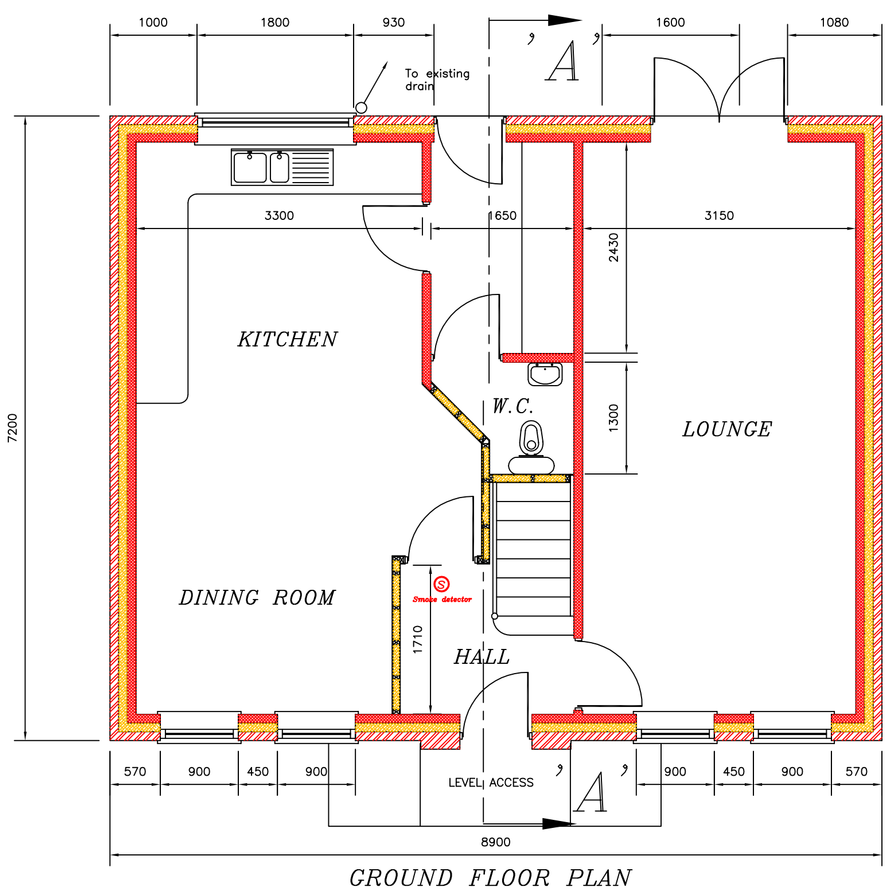
INTERNAL FLOOR LEVELS:
All internal floor levels to be 250mm above crown of adjacent highway.

STRIP FOUNDATIONS:
(A trial hole to be dug to determine ground conditions prior to commencement of works) 21N/sq.mm 1:2:4 concrete mix. 655mm x 230mm to cavity walls, 450mm x 230mm to single leaf walls. Min. depth to be 600mm,(1000mm in clay) and below invert level of any drain and to the satisfaction of L.A.B.C.O.

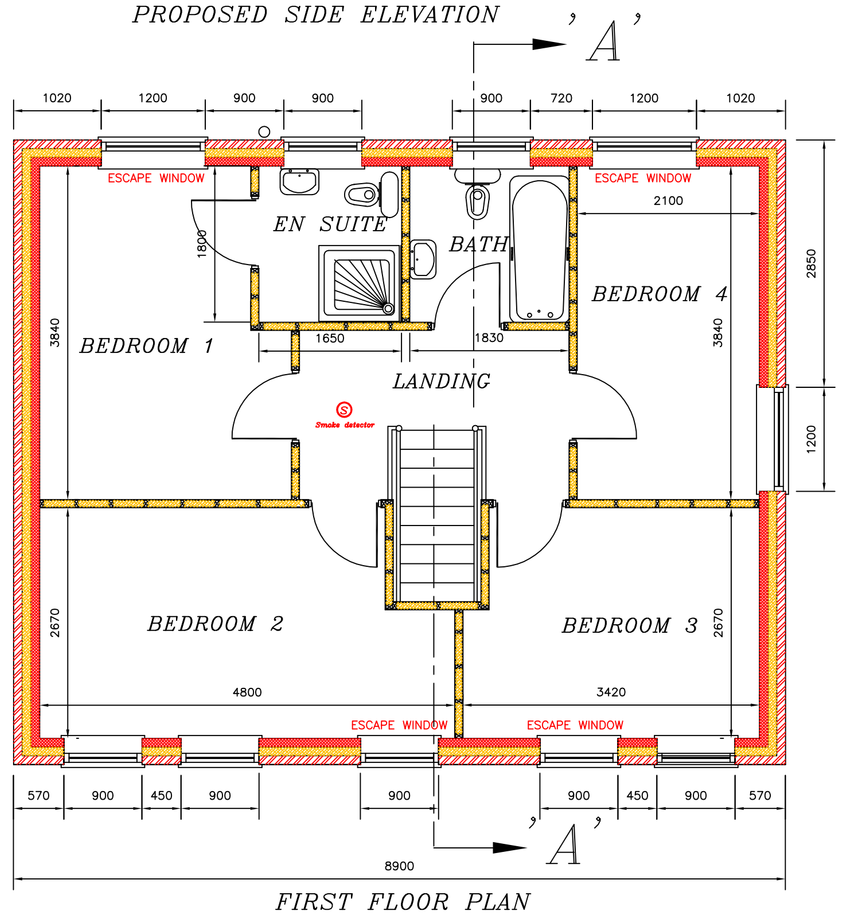
FIRST FLOOR:
(T & G sheets to be moisture resistant in areas of high humidity.)
Floorboard grade chipboard on composite silent floor joists. Details to be provided prior to commencement of works.(Trus. Joist MacmillanAgrement Cert. No 93/2948.
These to be underdrawn using 15mm pb & skim
Where joists are to be trimmed(stairwell), double joists to be bolted together
Floor joists to be doubled up under stud walls where parallel to each other and under bath supports. All floor joists to be supported on galvanized joist hangers

ELECTRICAL INSTALLATION:
All electrical installation to meet the requirements of Part P(Electrical Safety)
All installations must be designed, installed and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriatew BS 7671 ELECTRICAL INSTALLATION CERTIFICATE.
This to be issued by a person competent to do so.

LOW ENERGY LIGHTING:
Energy efficient lighting required as detailed in Energy Saving Specifications



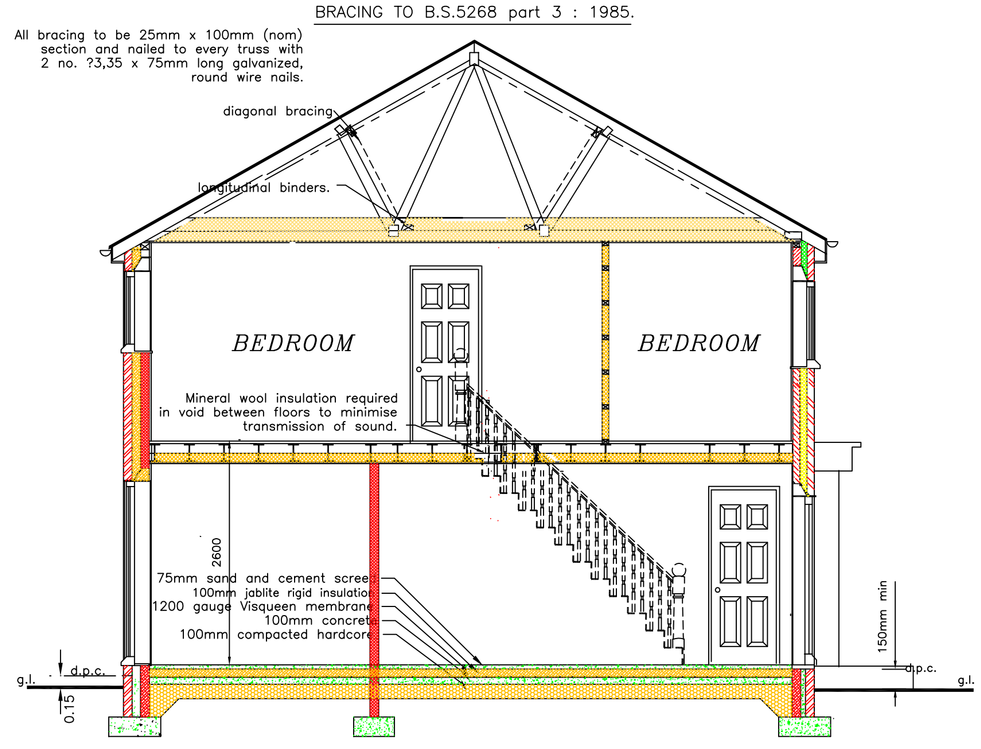
GROUND FLOOR PLAN



FIRST FLOOR PLAN

TRUSSED RAFTER ROOF STABILITY

BRACING TO B.S.5268 part 3 : 1985.



SECTIONAL ELEVATION ON 'A-A'

Scale 1 : 50

Revision 14/03/2017 - Lower front and side boundary walls to provide suitable sight line onto Queen St.

PROPOSAL: *PROPOSED NEW DWELLING ON LAND ADJACENT TO 7 QUEEN STREET, THURNSCOE, ROTHERHAM, S63 0JN, FOR MR. W. NICHOLSON.*

Scales: 1:50, 1:100, 1:200, **DATE:** 12th Jan. 2017

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