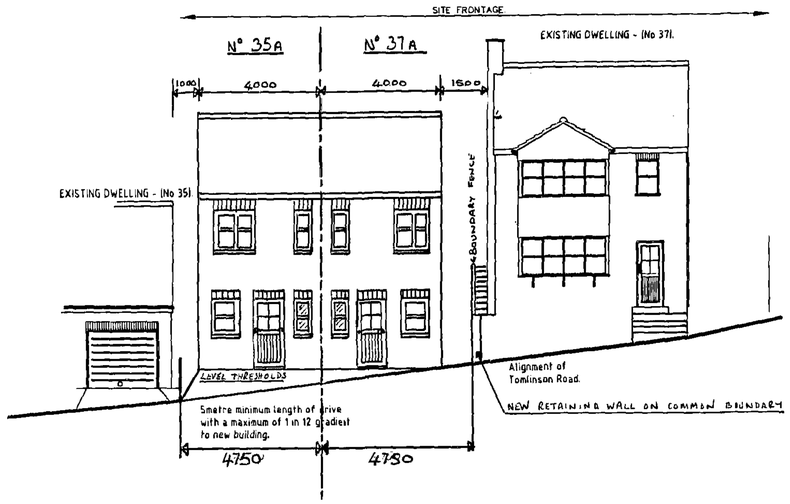
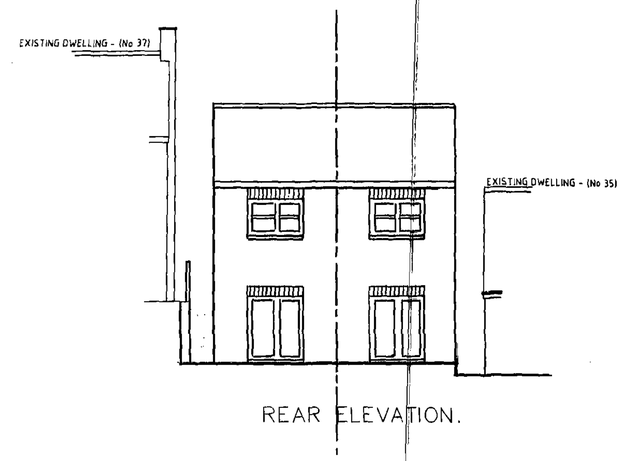
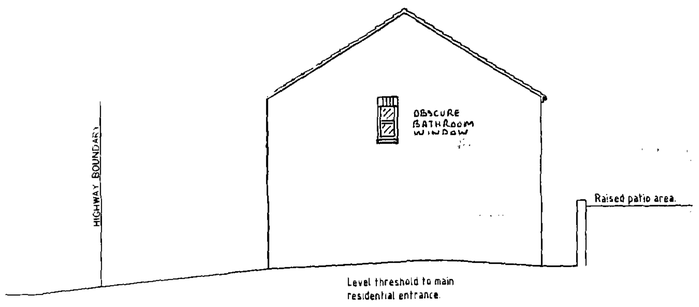


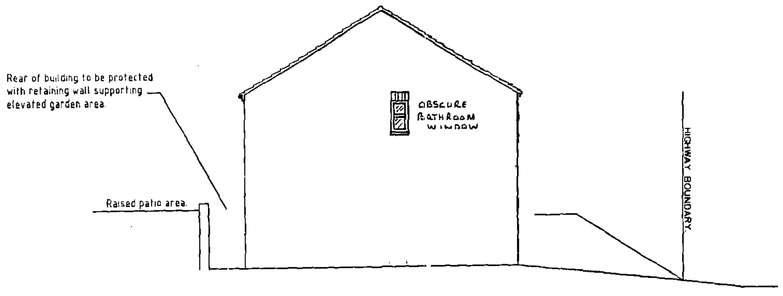
FRONT ELEVATION.
Scale 1 : 100.



REAR ELEVATION.

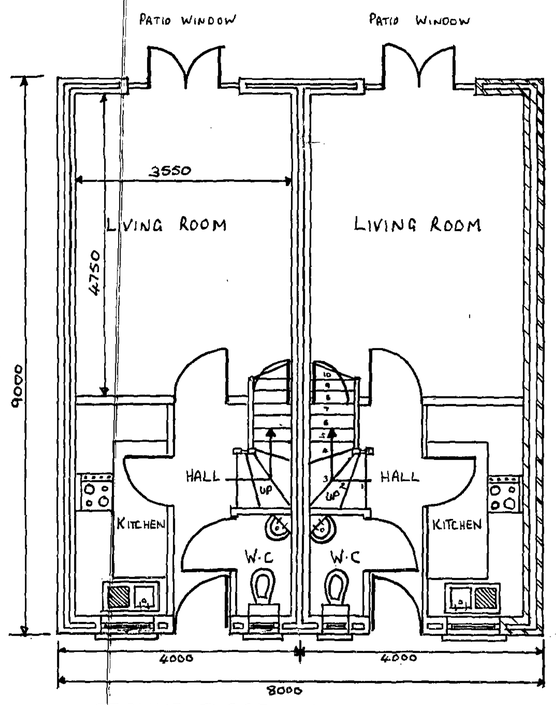


SIDE ELEVATION.



SIDE ELEVATION.

UPPER FLOOR LAYOUT.
Scale 1 : 50.



GROUND FLOOR LAYOUT.
Scale 1 : 50.

EXTERNAL BRICKWORK TO MATCH ADJACENT PROPERTY.

General Notes

External walls to consist of 303mm cavity wall construction fully insulate comply with Building Regulations Part E 2003 - external facing brickwork match existing

Windows to first floor habitable rooms to be escaped windows with minim unobstructed openable area that is at least 0.33m2 and at least 450mm and 450mm wide. The bottom of the openable area should not be more th 1100mm above the floor

All glazing within 800mm finished floor level to be safety glazing and comp with Part N of the Building Regulations and BS 6206:1981. All glazing to b double sealed units installed to manufacturers instructions

Extractor fan to WC to be ducted through external wall between floor joi accordance with manufacturers literature. Extractor to have extract rate 6 litres per second and a 15 minute over-run. mSM for 7 type extractor connected directly to light switch

Bathroom extractors fans to have an extractor rate of not less that 15ltrs /second and have a minimum 15mm over-run. Wall mounted extractor may be used as alternative to ceiling

All exposed waste pipes to be boxed in using 6mm ply and 38 x 38mm SW framing. Internal SVP position as shown to be boxed in using 38 x 38mm SW battens with 1 No layer of plasterboard finish. External SVP to be used wherever possible

Potterton Promax HE boiler with flue to be ducted through external wall in situations. Alternative boiler may be used subject to accepted details

All intermediate floors to include an absorbent layer of 100mm mineral woo (medium density 10kgs per cubic metre) within void to give a 40db sound reduction.

Thermal Notes

Dwelling to be fitted with a high efficiency band A boiler with minimum SEDI rating of 86%

External cavity walls to be insulated to give a 'U' value of 0.37 W/m2/K

Roof to be insulated with 300mm fibreglass quilt to give a 'U' value of 0.14 W/m2/K.

Windows/French doors to be double glazed with low E glass and 12mm air g give a 'U' value of 2.0 W/m2/K. Front access door to be insulated and to h 'U' value of 0.157 W/m2/K

Thermal Bridging and Air Leakage

The building fabric will be constructed to adopt the recommendations in th report Robust Construction Details for Dwellings and Similar Buildings to minimise risk of cold bridging and air leakage

PROPOSED CONSTRUCTION OF A PAIR OF SEMI-DETATCHED HOUSES ON LAND ADJACENT TO N° 37 TOMLINSON ROAD, ELSECAR.

MAY 200

DRAWING N° ELS 01