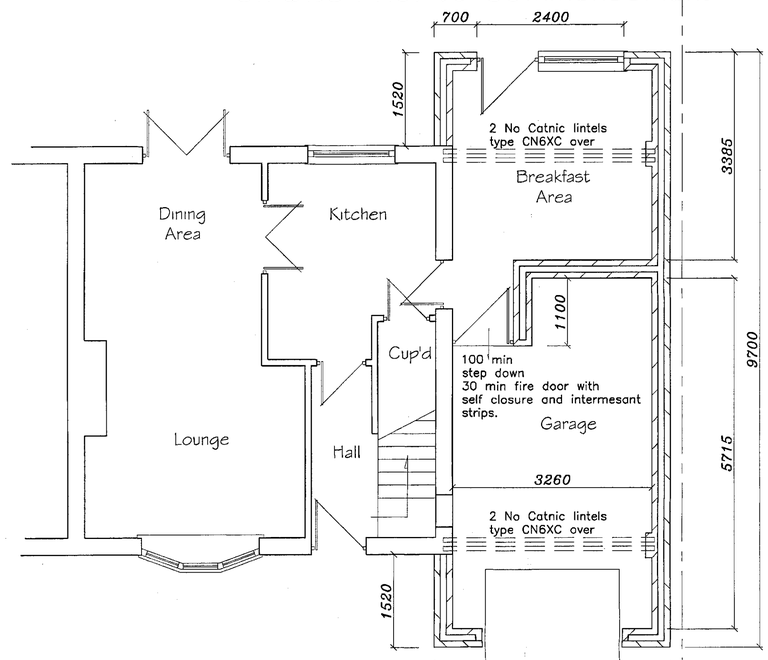
RMBC
CORPORATE MAIL ROOM
25 JUN 2014
Received by:
ORIGINAL COPY

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.

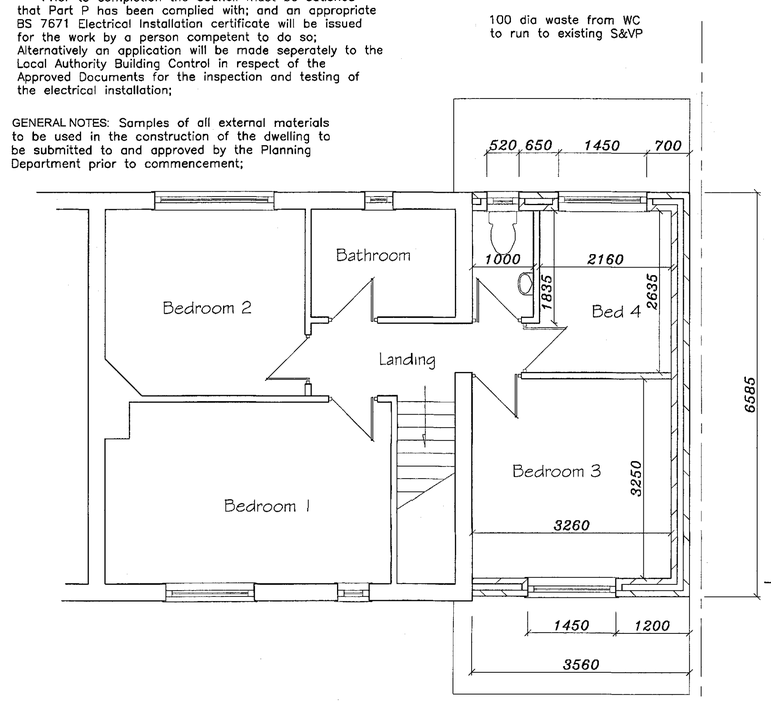
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement



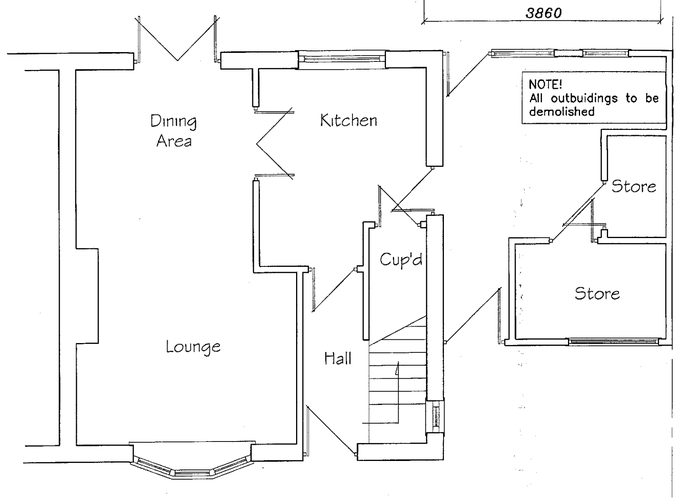
Proposed Ground Floor Plan

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 seperately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;

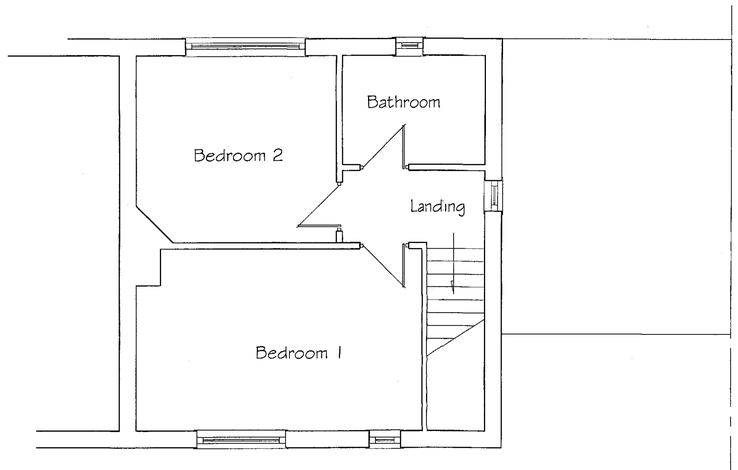
GENERAL NOTES: Samples of all external materials to be used in the construction of the dwelling to be submitted to and approved by the Planning Department prior to commencement;



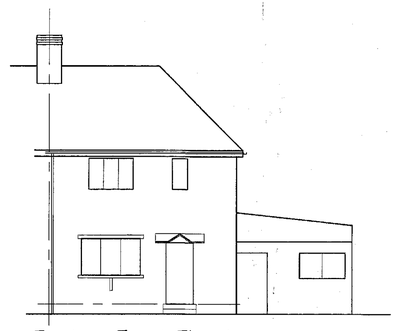
Proposed First Floor Plan



Existing Ground Floor Plan



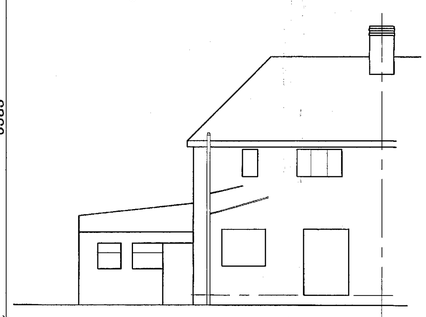
Existing FirstFloor Plan



Existing Front Elevation



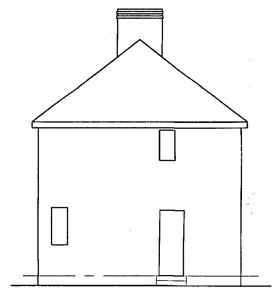
Proposed Front Elevation



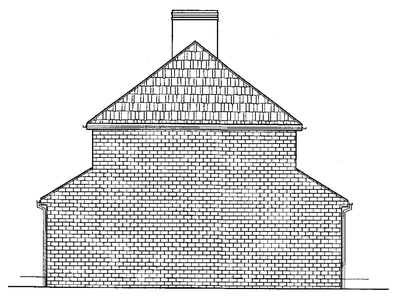
Existing Rear Elevation



Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation

All internal light fittings to accept fixed 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;
Electical sockets and switches to be positioned between 450 and 1200 of floor level;
FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the L/A Building Inspector; but with 760 min dig; 900 if into clay; foundations to internal walls of 450x150 concrete strips at same depth as externals;
WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; 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; all first floor windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;

ROOF: Roof of conc interlocking tiles; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by South Yorkshire Truss Supplies Doncaster or similar; calculations for trusses to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses set at 600 crs.; 100x25 diagnal wind bracing; web bracing; & ceiling bracing to full length of roof; solid noggings and packings at all anchor points; roof construction to comply with BS 5268 Part 3; 3 No. end trusses to be tied to walls: using Catnic straps; screwed to walls and to cower 3 No trusses; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. 100x50 binders set at all node points; ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between trusses, 200 over; underdrawn with 12.5 thick plasterboard and skim; 112 half round upvc gutters on 225x25 white upvc facia; upvc soffit fitted with soffit vents, soffit ventillation to be equal to continuous 10mm ventilation strip; and covered by insect proof mesh; 76 dia. upvc fallpipes to mono pitch roofs; 100 dia. underground drainage pipework to soackaways 5000 min from buildings; (SW from main roof to existing fallpipes;) position of soakaways to be determined on site in conjunction with building inspector; perculation tests to be carried out as necessary;
VENTILATION: mechanical ventilation to WC to be equal to 15 litres per second and to exhaust to external air; background ventilation to equal to 4000 sq. mm.; trickle ventilation to habitable rooms equal to 8000 sq. mm.;

HEATING: Central heating from extension to existing system; all new radiators to be fitted with TRV's; temperature control by room stats;
Smoke detectors to be fitted; detectors to be interconnected and wired to the distribution board with a seperate fixed circuit; smoke detectors to be positioned such that there is a smoke alarm within 7500 of any habitable room doorway; ceiling mounted and min 300 min from walls, light fittings and sources of heat;

WALLS: Walls of cavity construction; outer leaf of facings to match existing; 100 cavity with 100 thick Crown Dritherm cavity slab 32 insulation; 100 thick low density block inner leaf; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; internal finish of plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and a foamed polyurathane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all cills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows 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; stainless steel 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; min end bearing 150; all first floor stud walls to be of 75x50 studding with 12.5 Knauf sound shield plasterboard and skim to both sides; cavity fill with quilt insulation; min density 10 Kg/m; all returns min 665;
GROUND FLOOR: Ground Floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqeen dpm; bonded to horizontal dpc's; on 125 thick consolidated hardcore;
FIRST FLOOR: First floor of 20 thick flooring board; on 170x75 joists set at 450 crs; Catnic herring bone joist struts at mid span; ground floor ceiling of 100mm Crown Accoustic floor joist or Rocksilk Flexable slab sound insulation; over 75 thick phenolic foam product; on 2 No layers of 12.5 Knauf sound shield plasterboard and skim; to give 30min fire protection; lateral restraint at first floor level by 30x5 galv MS straps set at 2000 crs and to cover 3 No joists min; floor joists to be doubled up under first floor stud partitions where they run parallel; and under bathroom area;

PROPOSED TWO STOREY SIDE EXTENSION at 45 HALL BROOME GARDENS, BOLTON ON DEARNE, ROTHERHAM, S63 8AJ

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - MAY 2014

DRG No:- DC001