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.

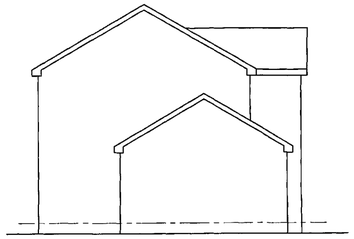
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement



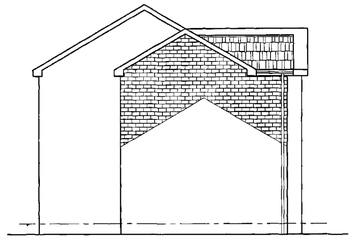
Existing Front Elevation



Proposed Front Elevation



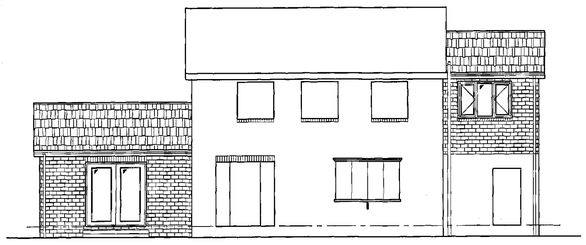
Existing Side Elevation



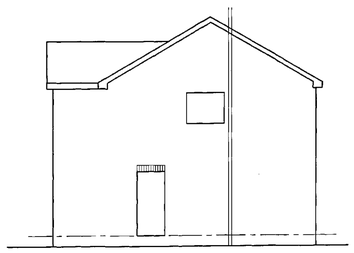
Proposed Side Elevation



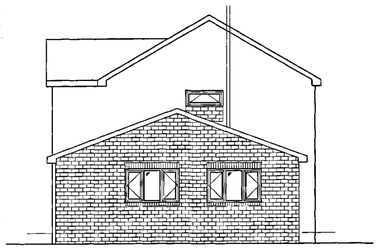
Existing Rear Elevation



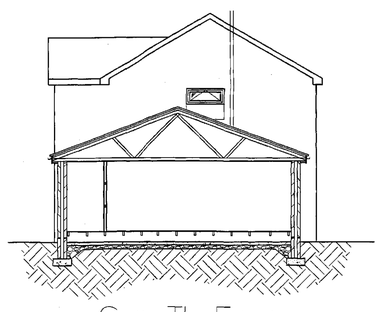
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



Section Thro Extension

PROPOSED BEDROOM EXTENSION over EXISTING PLAYROOM and SINGLE STOREY SIDE EXTENSION at 107 GOLDTHORPE GREEN, GOLDTHORPE, ROTHERHAM, S63 9EL.

SINGLE STOREY SIDE EXTENSION

ROOF: Roof of conc interlocking tiles in style and colour to match existing dwelling; Tiles to be of type to suit low pitch; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by GTECH Timber Engineering 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 gable wall using Catnic straps; screwed to walls and to cover 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 ventilation to be equal to continuous 10mm ventilation strip; and covered by insect proof mesh; step and cover flashing to existing to extend 150 min vert; of BLM milled sheet code 4 or 5; 76 dia. upvc fallpipes; 100 dia. underground drainage pipework to existing soakaways, or new soakaways 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; perculation tests to be carried out as necessary;
Existing bathroom window to be replaced with smaller frame and cill height increased as shown; brick up below new window as read;

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 set min 150 min above finished G.L. and not to bridge cavity; internal finish of plasterboard on dabs and skim; continuous 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 extension 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 returns min 665; brickwork bond 3 in 6; blockwork bond every other course; or use Catnic wall ties; cavities to be continuous;

GROUND FLOOR: Ground Floor of 22 thick flooring board; on 125x50 flooring joists set at 600crs; honeycomb sleeper wall set at mid span to give max joist span of 2500, min 150 clear below joists to be clean and free from debris; bte of 100 thick concrete; on 125 thick consolidated hardcore; insulation to underfloor by 170 thick Crown loft roll supported on mesh;

SINGLE STOREY SIDE EXTENSION Cont;
FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the LA Building Inspector; but with 760 min dig; 900 if into clay; and lower than existing drains; bridge walls over any drains using RC lintels;

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; new windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100; cill height of existing bathroom window to be increased to clear new extension roof; new frame and window to be fitted

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;
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;
Sockets and switches to be positiond between 450 and 1200 from floor level;

Smoke detectors to be fitted; detectors to be interconnected and wired to the distribution board with a seperate fixed circuit; detectors to be sited such that there is a smoke alarm within 7 metres of any habitable room; 300 from walls; lights and heat sources;

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

PLUMBING: fit new sink unit to extension; with 38 dia waste and deep seal trap; to new back inlet gulley; 100 dia underground pipework to new rodding eye on existig drain; slope of new drain to be 1in 40 min;

VENTILATION: trickle ventilation to all habitable rooms equal to 8000 sq mm; mechanical ventilation to new utility and to kitchen area to be equal to 60 litres per sec; 20 if using a cooker hood; fans to exhaust to external air;
mechanical ventilation to new shower room to be equal to 15 litres per sec; switched with lights and with 15 min overrun;

INTERNAL WALL: New internal wall to form utility to be of 75x50 studding; plasterboard and skim both sides; cavity fill with insulation, min density 11Okg per metre squared to give sound insulation;

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;

EXTENSION OVER EXISTING PLAYROOM

ROOF: Roof as roof of single storey extension; valleys of BLM milled lead code 5 or 6; on lay boards;

WALLS: As walls of single storey extension; the existing walls of the ground floor were originally built to to be built above; these are to be checked; foundations are to be uncovered and checked; underpin as and if necessary;

FLOOR: Floor of 22 thick flooring board; on 150x75 flooring joists set at 450crs; insulation to floor to be 170 Crown loft roll laid between joists; ground floor ceiling to remain;

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; new windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;

applicant

Mr & Mrs G Iouannou
107 Goldthorpe Green
Goldthorpe
Rotherham
S63 9EL.

CORPORATE MAIL
14 MAR 2016
Received by:

DRG No: GI/1509/08 sheet 2 of 2

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - DECEMBER 2015

Amendement 11.03.16
Extension roof line oin Proposed Front Elevation amended