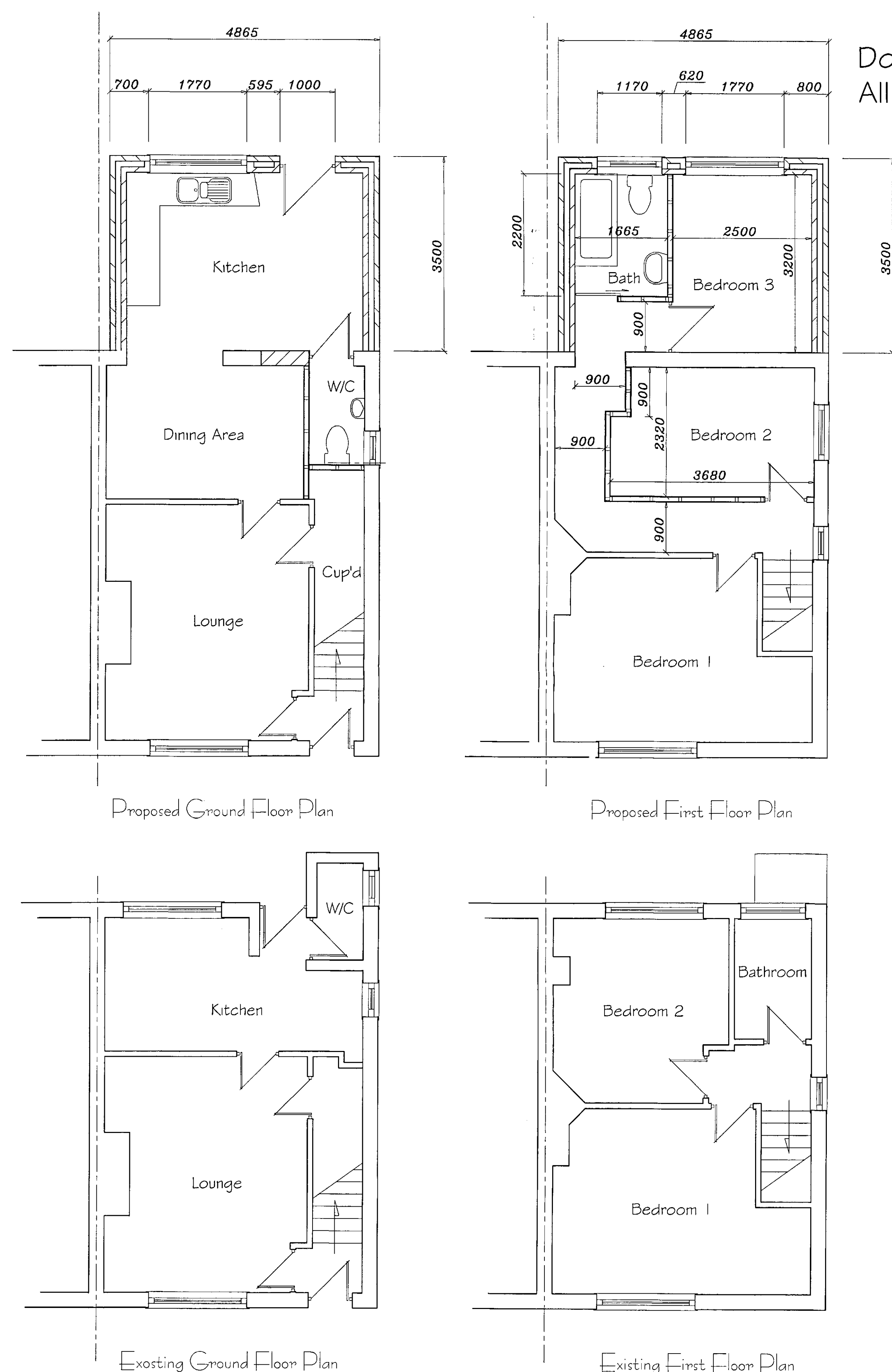
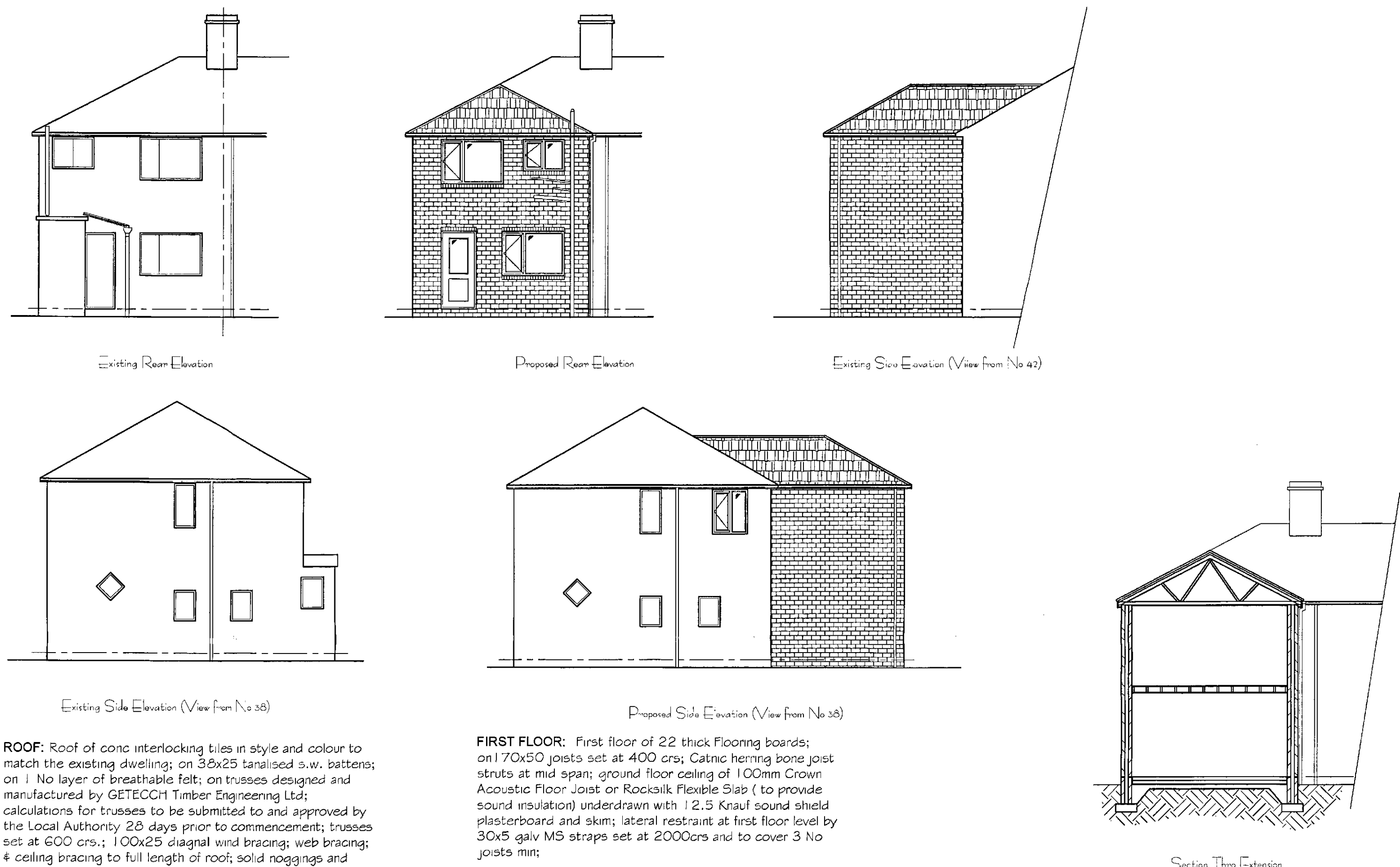




Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement

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.

applicant
Mr M Richards
40 Thurnscoe Road
Bolton on Dearne
Rotherham
S63 8AG



ROOF: Roof of conc interlocking tiles in style and colour to match the existing dwelling; on 38x25 tanalised s.w. battens; on 1. No layer of breathable felt; on trusses designed and manufactured by GETEC-Ort Timber Engineering Ltd; 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; 4 ceiling bracing to full length of roof; solid noggings and pickings at all anchor points; flashing to existing to extend min 150; roof construction to comply with BS 5263 Part 3; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 c/s. max. ceiling of 300 thick Crown loft roll 40 insulation; laid 100 between trusses, 200 over; underdrawn with 12.5 thick plasterboard and skim; black upvc rainwater goods; black upvc fascia and soffit; soffit fitted with soffit vents; soffit ventilation to be equal to continuous 10mm ventilation strips; and covered by insect proof mesh; black upvc fallpipes; 100 dia. underground drainage pipework to new soakaways min 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; percolation tests to be carried out as necessary; valleys of BLM millilead code 5 or 6; on tanalised lay boards;

WALLS: Walls of cavity construction; outer leaf of facing brickwork to match existing dwelling; inner leaf of 100 thick low density blockwork; 100 cavity with 100 thick Crown Dntherm cavity slab 32 insulation; concrete commoners 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 foamed polystyrene 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 joints 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 c/s. horizontal; 450 c/s. vertical; 225 c/s. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on the plan; min end bearing 150; all returns min 665; bond new walls to existing using Catnic wall ties;

All new internal walls of 75x50 timber studing; plasterboard and skim both sides; cavity fill with quilt insulation min density of 10 Kg/m; to give sound insulation;

FIRST FLOOR: First floor of 22 thick flooring boards; on 170x50 joists set at 400 c/s; Catnic herring bone joist struts at mid span; ground floor ceiling of 100mm Crown Acoustic Floor Joist or Rockwool Flexible Slab (to provide sound insulation) underdrawn with 12.5 Knauf sound shield plasterboard and skim; lateral restraint at first floor level by 30x5 galv M5 straps set at 2000c/s and to cover 3 No joists min;

GROUND FLOOR: Ground floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g visqueen dpm; bonded to horizontal d.p.c's; on 125 thick consolidated hardcore;

VENTILATION: Trickle ventilation to all habitable rooms equal to 8000 sq. mm; Mechanical ventilation to bathroom equal to 20 litres per second; fan to be switched with lights and to have min 5 mins run over; Mechanical ventilation to kitchen equal to 60 litres per second; or 30 if incorporating a cooker hood;

HEATING: Central heating to be an extension of the existing system; all new radiators to be fitted with trvs;

PLUMBING: drains to be as shown on plan; all new drains surrounded in 150 pea gravel; min fall to be 1 in 40;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the UA Building Inspector; but with 760 min dig; 900 if into clay; and lower than any drains; bridge over drains using RC lintels; surround all new drains in 150 pea gravel;

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

Easily accessible windows and doors to be manufactured to a design that has been shown by test to meet BS publication PAS 24, 2012 or designed in accordance with appendix B of approved document Q-2015;

NOTE: EXISTING GARAGE TO BE DEMOLISHED
Parking is to the front of the property as existing as shown on the Site 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 separately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;

Electrical sockets and switches to be positioned between 450 and 1200 of floor level;

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;

NOTE: existing lintel over kitchen window to be checked and replaced if necessary to give support for new first floor;