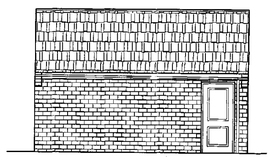
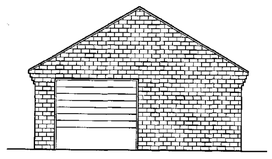
NOTE !
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

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

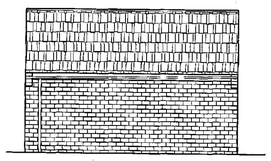
applicant
Mr K Wilson
12 Bank End Close
Bolton on Dearne
Rotherham
S63 8NR



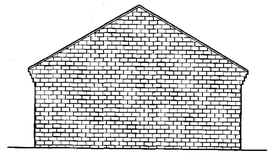
Side Elevation



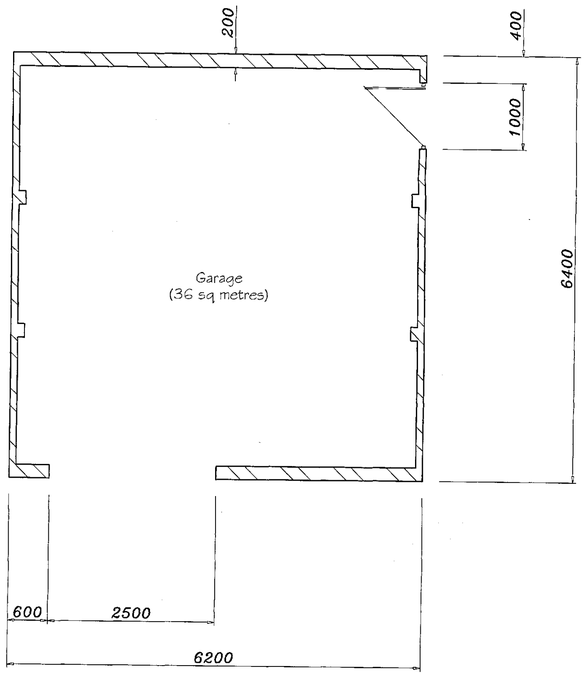
Front Elevation

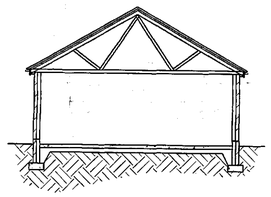


Side Elevation



Rear Elevation





ROOF: Roof of conc interlocking tiles in style and colour to match existing dwelling; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by GTect Timber Engineering Limited 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; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. 100x50 binders set at all node points; 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; SW to new fallpipe; to back inlet gulley; 100 dia underground pipework to soakaway 5000 from buiings; position of soakaway to be determined on site in conjunction with LA inspector; perculation tests to be undertaken as neccesary;

WALLS: Walls of 100 bnckwork of facings to match existing dwelling; 200x100 pillars set at 1800 crs max; d.p.c. to be min 150 min above finished G.L.; honzontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on plan; min end bearing 150;

GROUND FLOOR: Ground Floor of 100 thick concrete; on 125 thick consolidated hardcore;

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 appropnate 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 electncal installation;

FOUNDATIONS: foundations of 450x220 concrete strips at depth to the satisfaction of the LA Building Inspector; but with 760 min dig; 900 if into clay; and lower than any drains;

DOORS: Fit electnc controled roller shutter door to main opening; door to be controled by remote from car; personnel door and frame to be of white upvc;

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

PROPOSED SINGLE STOREY EXTENSION and DETACHED GARAGE at
12 BANKEND CLOSE, BOLTON ON DEARNE, ROTHERHAM, S63 8NR

DRG No: KW04/16/13

GARAGE DETAILS
Scale 1:50 & 1:100 - APRIL 2016

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.

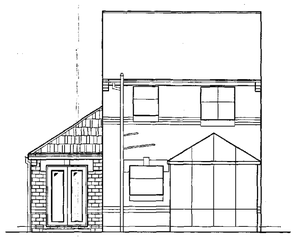
Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement

applicant

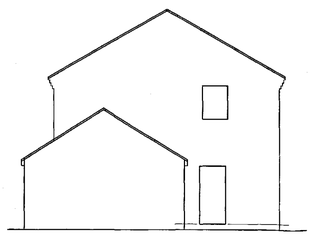
Mr K Wilson
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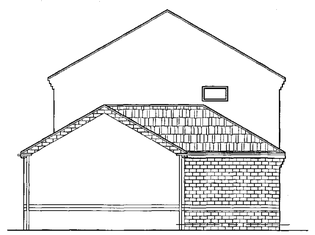
Existing Rear Elevation



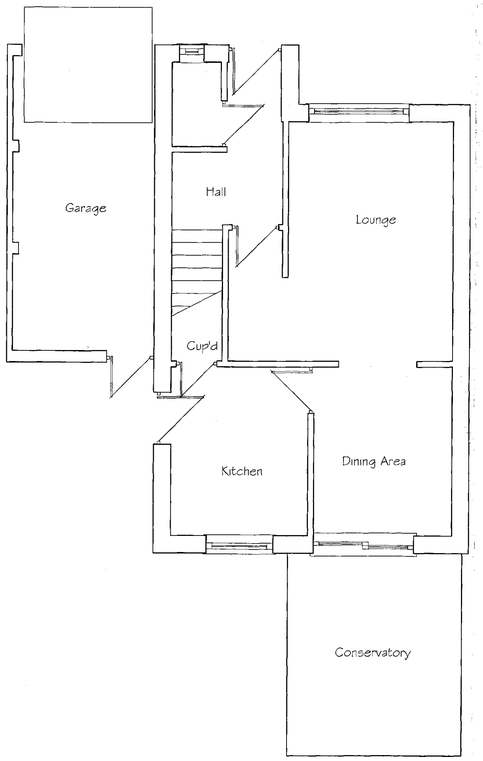
Proposed Rear Elevation



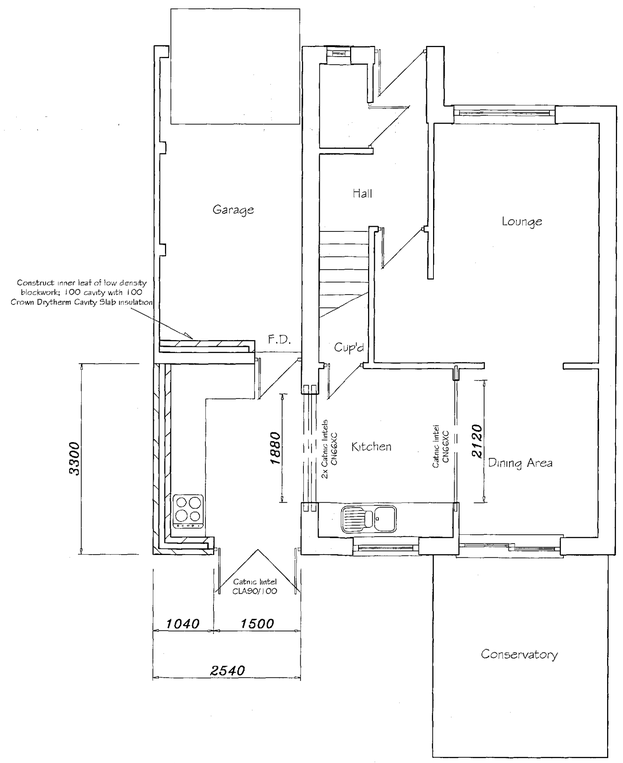
Existing Side Elevation



Proposed Side Elevation



Existing Ground Floor Plan



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;
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;
switches and sockets to be set between 450 and 1200 from floor level

VENTILATION: trickle ventilation to habitable rooms equal to 8000 sq. mm.;

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

Remove roof from existing garage; brick up to give ceiling height same as new extension; replace existing trusses, felt and tiles;
SINGLE STOREY KITCHEN EXTENSION
ROOF: Roof of conc interlocking tiles in style and colour to match existing dwelling; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by GTect Timber Engineering Limited 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; valley of BML milled lead code 5 or 6 on laying boards, roof construction to comply with BS 5263 Part 3; 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; SW to existing fallpipe;

WALLS: Walls of cavity construction; outer leaf of facings to match existing; 100 cavity with 100 thick Crown Dntherm 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 mm above finished G.L.; 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;

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;

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; and lower than any drains; bridge walls over drains where they cross, using R/C conc 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;
Door between new kitchen extension and garage to be 30min fire door fitted with self closure and intermessant strips; min 100 step down between kitchen and garage;

VENTILATION: Mechanical ventilation to kitchen to be equal to 60 litres per sec or 30 if incorperating a cooker hood

DRG No: KW04/16/12

PROPOSED SINGLE STOREY EXTENSION and DETACHED GARAGE at
12 BANKEND CLOSE, BOLTON ON DEARNE, ROTHERHAM, S63 8NR

PROPOSED EXTENSION PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - APRIL 2016