



**RIBBLE VALLEY
BOROUGH COUNCIL**

For office use only
Application No. **320110905 P**
Date received **28/10/11**
Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	ALLAN	Surname:	CLEMENTS
Company name:					
Street address:	BOLTON CLOSE		Telephone number:	Country Code	National Number
	GISBURN ROAD				
			Mobile number:		
Town/City:	BOLTON BY BOWLAND		Fax number:		
County:	LANCASHIRE		Email address:		
Country:	U.K.				
Postcode:	BB74LS				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Daniel	Surname:	Fleming
Company name:	Frank Belshaw				
Street address:	Wheatley Springs Barn		Telephone number:	Country Code	National Number
	Wheatleylane Road				01282 699668
	Barrowford		Mobile number:		
Town/City:	Nelson		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB9 6QS		daniel@fbelshaw.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED SIDE EXTENSION

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	BOLTON CLOSE		
Street address:	GISBURN ROAD		
	BOLTON BY BOWLAND		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4LS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	380855		
Northing:	449751		

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

NATURAL STONE

Description of *proposed* materials and finishes:

NATURAL STONE TO MATCH EXISTING

Roof - description:

Description of *existing* materials and finishes:

NATURAL STONE FLAGS

Description of *proposed* materials and finishes:

NATURAL STONE FLAGS TO MATCH EXISTING

11. (Materials continued)

320110905 P

Windows - description:Description of *existing* materials and finishes:

WHITE UPVC

Description of *proposed* materials and finishes:

WHITE UPVC TO MATCH EXISTING

Doors - description:Description of *existing* materials and finishes:

TIMBER DOOR

Description of *proposed* materials and finishes:

UPVC DOOR

Boundary treatments - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name:

DANIEL

Surname:

FLEMING

Person role:

Agent

Declaration date:

26/10/2011



Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

DANIEL

Surname:

FLEMING

Person role:

Agent

Declaration date:

26/10/2011



Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

26/10/2011

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SIDE ELEVATION



FRONT ELEVATION

320110905P

CODE 5 MILLED LEAD STEPPED FLASHING WITH
PLASTIC CAVITY TRAYS OVER AT JUNCTION OF
NEW ROOF & EXISTING EXTERNAL WALL. PROVIDE
WEEP HOLES ABOVE WITH PLASTIC INSERTS.

150mm NATURAL STONE OUTER LEAF (SAMPLE TO
MATCH EXISTING) - 100mm CAVITY WITH 50mm
KINGSPAN THERMAWALL TMSO CAVITY INSULATION
BOARDS (OR ALTERNATIVE OF EQUAL
PERFORMANCE) SECURELY FIXED WITH RETAINING
CLIPS TO - 100mm DENSE CONCRETE BLOCK INNER
LEAF. CAVITY WALL TO GIVE MINIMUM 0.3
W/m²/K - U-VALUE. INCLUDE DAMP PROOF
COURSES. (DAMP PROOF COURSES TO BE GOOD
QUALITY PROPRIETARY STANDARD WITH 300mm
OVERLAPS TO BED). DAMP PROOF COURSES TO
EXTERNAL LEAF TO BE MINIMUM 150mm ABOVE
GROUND LEVEL.

EXISTING TIMBER FRAME & GLAZING TO GREEN
HOUSE TO BE STRIPPED OUT & CARTED AWAY -
NEW WHITE UPVC WINDOW FRAMES, DOOR & ROOF
PANELS TO GREEN HOUSE.

ALL WINDOWS TO BE DOUBLE GLAZED WITH WHITE
UPVC FRAMES, WITH A SOFT LOW-E COATING TO
GIVE MIN U-VALUE OF 1.8W/m²/K. FRAMES TO
MATCH EXISTING.

NATURAL STONE HEADS, SILLS, JAMBS AND
GUGINS WHERE SHOWN



SIDE ELEVATION

NATURAL STONE ROOF FLAGS (SAMPLE TO MATCH
EXISTING) FIXED WITH GMS NAILS, LAP TO
MANUFACTURERS RECOMMENDATIONS, FIXED TO
38x25mm SOFTWOOD TILING BATTENS - ON
RE-INFORCED ROOFING FELT TO BS 747, MINIMUM
150mm LAP - ON 75x15mm RAFTERS @ 400mm
C/S - SPIKED WITH GMS UNITS TO 100x75mm S4
WALLPLATE, STRAPPED TO INNER LEAF.

2No. VELUX ROOFLIGHTS (INTEGRA ELECTRIC ROOF
HINDOHS - SIZE 660x1800mm - PRODUCT CODE
F06) WITH DOUBLE RAFTERS, INCLUDE FLASHING
PIECES TO FORM WEATHERTIGHT SEAL.

VELUX HINDOHS TO HAVE WHITE POLYURETHANE
FRAME AND SOFT LOW-E OUTER COATING TO
ACHIEVE U-VALUE OF 1.4W/m²/K.

INCLUDE ELECTRICALLY OPERATED ROLLER BLINDS
TO BOTH VELUX HINDOHS - COLOUR T.B.C BY
CLIENT.

ALL WINDOWS TO BE DOUBLE GLAZED WITH WHITE
UPVC FRAMES, WITH A SOFT LOW-E COATING TO
GIVE MIN U-VALUE OF 1.8W/m²/K. FRAMES TO
MATCH EXISTING.

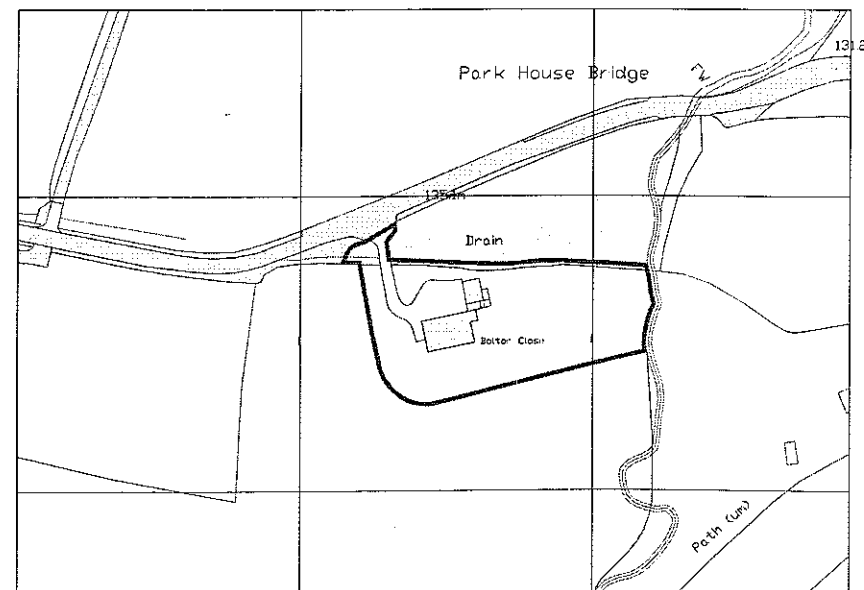
NATURAL STONE HEADS, SILLS, JAMBS AND
GUGINS WHERE SHOWN



REAR ELEVATION

100mm NATURAL STONE OUTER LEAF (SAMPLE TO
MATCH EXISTING) - 100mm CAVITY WITH 50mm
KINGSPAN THERMAWALL TMSO CAVITY INSULATION
BOARDS (OR ALTERNATIVE OF EQUAL
PERFORMANCE) SECURELY FIXED WITH RETAINING
CLIPS TO - 100mm DENSE CONCRETE BLOCK INNER
LEAF. CAVITY WALL TO GIVE MINIMUM 0.3
W/m²/K - U-VALUE. INCLUDE DAMP PROOF
COURSES. (DAMP PROOF COURSES TO BE GOOD
QUALITY PROPRIETARY STANDARD WITH 300mm
OVERLAPS TO BED). DAMP PROOF COURSES TO
EXTERNAL LEAF TO BE MINIMUM 150mm ABOVE
GROUND LEVEL.

NEW LEVEL OF STRIP FOUNDATION TO STEP DOWN
AT THIS POINT TO SAME LEVEL AS EXISTING
FOUNDATION (BASEMENT ADJACENT).



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location plan (scale 1:1250)



GENERAL NOTES

ALL WORK MUST BE CARRIED OUT TO TOTAL SATISFACTION OF
LOCAL AUTHORITY BUILDING CONTROL & MUST COMPLY WITH
CURRENT BUILDING REGULATIONS & RELEVANT CODES OF
PRACTISE ETC.

ALL ELECTRICAL WORK MUST COMPLY WITH LATEST EDITION
I.E.E REGULATIONS. ALL ELECTRICAL WORK MUST BE CARRIED
OUT BY A QUALIFIED ELECTRICIAN AND AN INSTALLATION
CERTIFICATE PROVIDED ON COMPLETION.

HORIZONTAL & VERTICAL DAMP PROOF COURSES TO EXTERNAL
OPENINGS TO TOTAL SATISFACTION OF LOCAL AUTHORITY
BUILDING CONTROL OFFICER. (PLASTIC CAVITY TRAYS OVER
EXTERNAL DOOR/WINDOW OPENINGS) OPEN PERPENDICULAR
JOINTS @ 1000mm CENTRES

ALL WINDOWS TO BE DOUBLE GLAZED WITH WHITE UPVC
FRAMES, WITH A SOFT LOW-E COATING TO GIVE MIN U-VALUE
OF 1.8W/m²/K. FRAMES TO MATCH EXISTING

MINIMUM 1/20th ROOM FLOOR AREA OF NEW WINDOWS ARE TO
OPEN. MINIMUM 8,000mm² NIGHT VENTS TO PROVIDE
PERMANENT TRICKLE VENTILATION TO HABITABLE ROOMS, WITH
BUILT-IN VERMIN SCREENS.

NOTE: ALL GLAZING TO DOORS & SIDE PANELS UP TO A HEIGHT
OF 1500mm ABOVE GROUND LEVEL TO BE SAFETY GLASS AS
BS 6206:1981.

REFER ALSO TO PERMITTED DEVELOPMENT APPROVAL NOTICE &
ANY ATTACHED CONDITIONS

ALL EXTERNAL MATERIALS MUST BE TO TOTAL SATISFACTION
OF LOCAL AUTHORITY PLANNING DEPARTMENT.

CLOSE CAVITIES AT TOPS OF WALLS WITH SUPALUX OR SIMILAR
CAVITY CLOSER.

ALL WORKMANSHIP & MATERIALS TO COMPLY WITH BUILDING
REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE &
N.H.B.C REQUIREMENTS. ALL MATERIALS TO BE FIXED, APPLIED
OR FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
OR SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE EXCAVATING
FOUNDATIONS. (IF IN ANY DOUBT ASK).

EXPANDED METAL LATH TO INTERNAL ABUTMENTS OF BLOCK
WALLS EVERY 3RD COURSE

BUILDING INSPECTOR FROM LOCAL AUTHORITY TO INSPECT
GROUND CONDITIONS ON SITE, TO DETERMINE IF FOUNDATION
DESIGN SPECIFIED ON DRAWINGS ARE SUITABLE & TO ADVISE
ACCORDINGLY.

Frank Belshaw
Building Surveyors Limited
Whetley Springs Farm, Whetley Lane Road,
Barnsley, South Yorkshire, S10 4DD.
Tel: 01282 694668. Fax: 01282 602447.
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project address
BOLTON CLOSE
GISBURN ROAD
BOLTON BY BOWLAND
BB7 4LS
client
Mr A. Clements

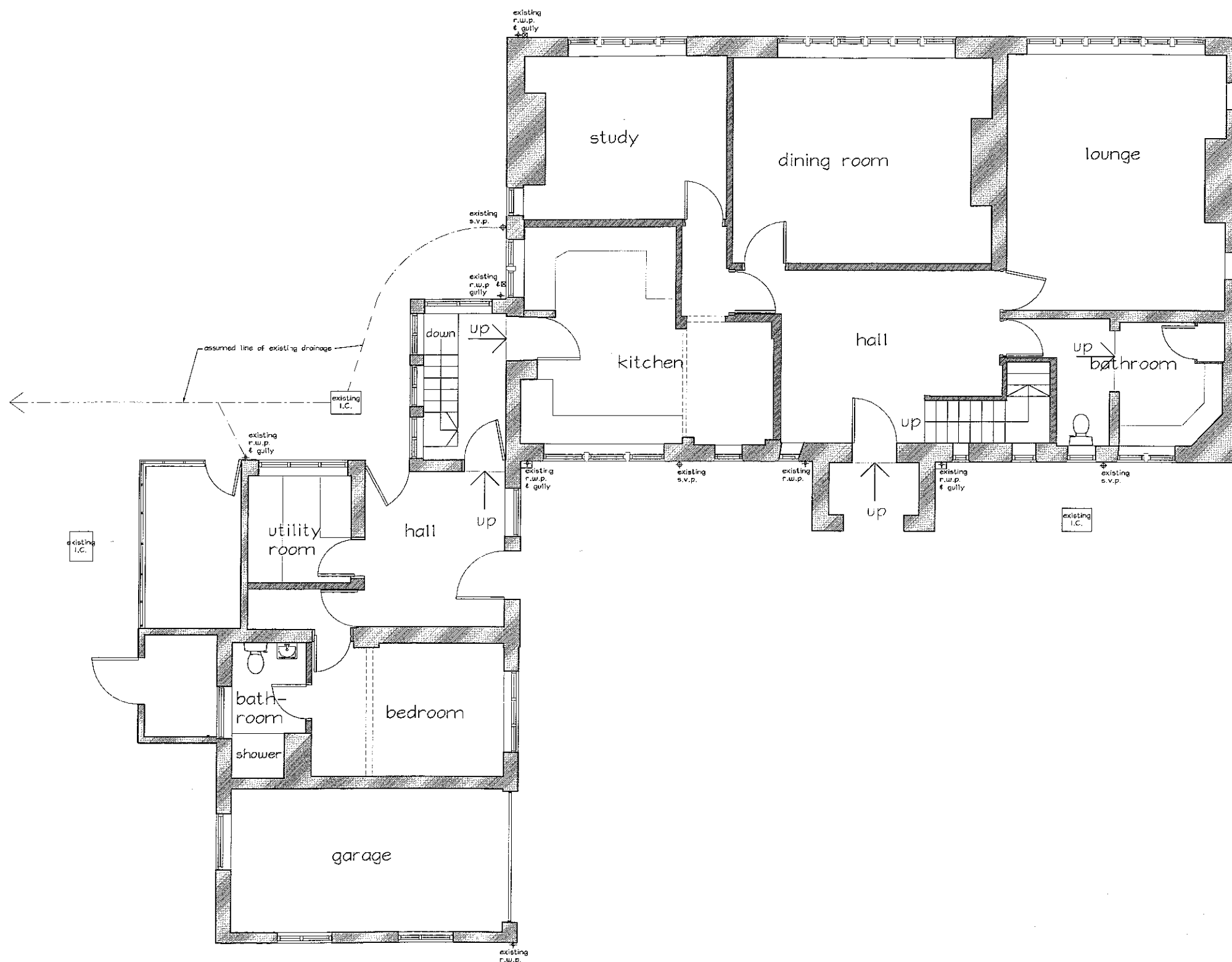
drawing title
PROPOSED WORKING ELEVATIONS
WORKING DRAWING

drawn by checked date
DJF — 29th September 2011
scale
1:100 @ A1

FB drawing no revision
2011/72/11 B

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320110905P

Frank Belshaw
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Wheatley Springs Farm, Wheatley Lane Road,
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Tel no: (01282) 674666, Fax no: (01282) 602447,
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project address
BOLTON CLOSE
GISBURN ROAD
BOLTON BY BOWLAND
BB7 4LS

client
Mr A. Clements

drawing title
SURVEY DRAWING
GROUND FLOOR PLAN

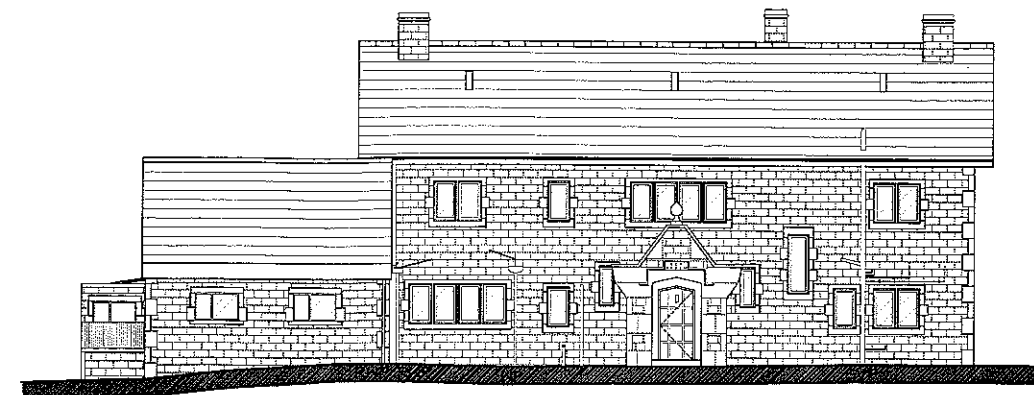
drawn by	checked	date
SR	---	6th September 2011
scale		
1:50 @ A1		

SB drawing no	revision
2011/72/01	---

GROUND FLOOR PLAN



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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rev	date	description

Frank Belshaw
Building Surveyors Limited

shedley springs barn, shedley lane road,
berkshires, melksham, wiltshire. SN8 1SD.
tel no. (01262) 69466. fax no. (01262) 62247.
e-mail - frank@belshaw.co.uk

project address
BOLTON CLOSE
GISBURN ROAD
BOLTON BY BOWLAND
BB7 4LS

client
Mr A. Clements

drawing title
SURVEY DRAWING
EXISTING EXTERNAL ELEVATIONS

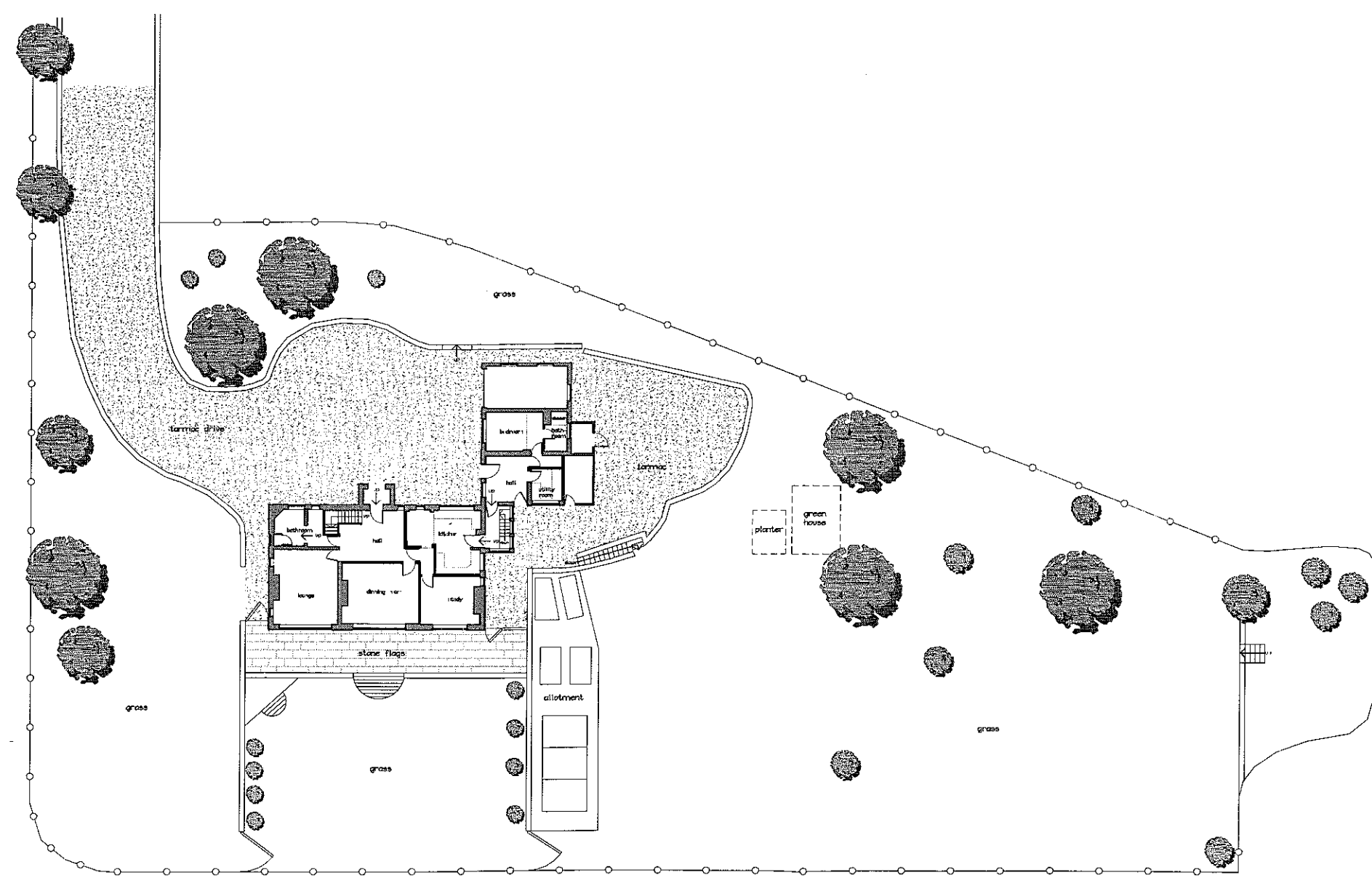
drawn by SR	checked ---	date 6th September 2011
scale 1:100 @ A1		

FB drawing no 2011/72/02	revision ---
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320110905P



rev	date	description

Frank Belshaw
 Building Surveyors Limited

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 Hemmelford, Nelson, Lancashire, BB9 6DN
 tel no. (01282) 699666, fax no. (01282) 602441
 e-mail: frank@belshaw.co.uk

project address
 BOLTON CLOSE
 GISBURN ROAD
 BOLTON BY BOWLAND
 BB7 4LS

client
 Mr A. Clements

drawing title
 SURVEY DRAWING
 SITE PLAN

drawn by: SR	checked ---	date 6th September 2011
scale 1:200 @ A1		

FS drawing no 2011/72/03	revision ---
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WALL TYPE KEY	
REFERENCE	DESCRIPTION
	EXISTING STRUCTURAL WALL
	EXISTING PARTITION
	NEW STRUCTURAL WALL

ELECTRICAL LIGHTING & KEY:

- ▽ DOUBLE SWITCHED SOCKET OUTLET
□ WALL LIGHT (SPEC TO BE AGREED)
D LIGHT SWITCH POSITION
NOTE: NEW PIR SENSOR TO SUNROOM -
LOCATION T.B.C. BY SPECIALIST - TO BE LINKED
TO EXISTING SECURITY SYSTEM.
NOTE: ALL NEW DOORS & WINDOWS TO BE WHITE
UPVC FRAMED TO MATCH EXISTING. INCLUDE
HIGH SECURITY TYPE DOOR & WINDOW LOCKS

GENERAL NOTES

ALL WORK MUST BE CARRIED OUT TO TOTAL SATISFACTION OF
LOCAL AUTHORITY BUILDING CONTROL & MUST COMPLY WITH
CURRENT BUILDING REGULATIONS & RELEVANT CODES OF
PRACTISE ETC...

ALL ELECTRICAL WORK MUST COMPLY WITH LATEST EDITION
I.E.E. REGULATIONS. ALL ELECTRICAL WORK MUST BE CARRIED
OUT BY A QUALIFIED ELECTRICIAN AND AN INSTALLATION
CERTIFICATE PROVIDED ON COMPLETION.

HORIZONTAL & VERTICAL DAMP PROOF COURSES TO EXTERNAL
OPENINGS TO TOTAL SATISFACTION OF LOCAL AUTHORITY
BUILDING CONTROL OFFICER. (PLASTIC CAVITY TRAYS OVER
EXTERNAL DOOR/WINDOW OPENINGS) OPEN PERPENDICULAR
JOINTS @ 1000mm CENTRES

ALL WINDOWS TO BE DOUBLE GLAZED WITH WHITE UPVC
FRAMES, WITH A SOFT LOW-E COATING TO GIVE MIN U-VALUE
OF 1.8W/m²K. FRAMES TO MATCH EXISTING

MINIMUM 1/20th ROOM FLOOR AREA OF NEW WINDOWS ARE TO
OPEN. MINIMUM 8,000mm² NIGHT VENTS TO PROVIDE
PERMANENT TRICKLE VENTILATION TO HABITABLE ROOMS, WITH
BUILT-IN VERMIN SCREENS.

NOTE: ALL GLAZING TO DOORS & SIDE PANELS UP TO A HEIGHT
OF 1500mm ABOVE GROUND LEVEL TO BE SAFETY GLASS AS
BS 6206:1981.

REFER ALSO TO PERMITTED DEVELOPMENT APPROVAL NOTICE &
ANY ATTACHED CONDITIONS.

ALL EXTERNAL MATERIALS MUST BE TO TOTAL SATISFACTION OF
LOCAL AUTHORITY PLANNING DEPARTMENT.

CLOSE CAVITIES AT TOPS OF WALLS WITH SUPALUX OR SIMILAR
CAVITY CLOSER.

ALL WORKMANSHIP & MATERIALS TO COMPLY WITH BUILDING
REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE &
N.B.C. REQUIREMENTS. ALL MATERIALS TO BE FIXED, APPLIED
OR MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
OR SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE EXCAVATING
FOUNDATIONS. (IF IN ANY DOUBT ASK).

EXPANDED METAL LATH TO INTERNAL ADJUTMENTS OF BLOCK
WALLS EVERY 3RD COURSE

BUILDING INSPECTOR FROM LOCAL AUTHORITY TO INSPECT
GROUND CONDITIONS ON SITE, TO DETERMINE IF FOUNDATION
DESIGN SPECIFIED ON DRAWINGS ARE SUITABLE & TO ADVISE
ACCORDINGLY.

FORM CONTINUOUS CAVITIES BETWEEN EXISTING HOUSE & NEW
EXTENSION
CATNAC OR SIMILAR STRONG HOLD WALL CONNECTION TIES TO
PROVIDE BOND BETWEEN EXISTING BUILDING AND EXTENSION
(TO MANUFACTURERS SPEC.)

NEW HARDWOOD WINDOW
SILLS.

RED LINES DENOTE EXISTING DRAINS &
INSPECTION CHAMBER TO BE GRUBBED
UP & RE-ROUTED AS SHOWN

BREAK OUT NEW OPENING IN
LOW LEVEL HALL FOR NEW
DOORWAY

STRIP OUT 2ND EXISTING ROOF
LIGHTS & ROOF OVER VOID -
FINISH AS REST OF FLAT ROOF
EXISTING FLAT ROOF

EXISTING TIMBER FRAME &
GLAZING TO GREEN HOUSE TO
BE STRIPPED OUT & CARTED
AWAY - NEW WHITE UPVC
WINDOW FRAMES, DOOR & ROOF
PANELS TO GREEN HOUSE

2ND NEW FLAT ROOF KERB VELUX WINDOWS (INTEGRAL
ELECTRIC ROOF WINDOWS - SIZE 1140x1600mm -
PRODUCT CODE 506) INCLUDING INSULATED KERBS &
UPSTANDS, INCLUDE FLASHING PIECES TO FORM
WEATHERTIGHT SEAL

VELUX WINDOWS TO HAVE WHITE POLYURETHANE
FRAME AND SOFT LOW-E OUTER COATING TO ACHIEVE
U-VALUE OF 1.4W/m²K

15 DEGREE PITCH TO NEW WINDOWS - FACE OF
WINDOW TO FACE SOUTH

ALL DRAINS, FOUL & SURFACE WATER TO COMPLY WITH B.S. 56
& B.S. 540. PIPES PASSING UNDER BUILDINGS TO HAVE
CONCRETE LINTOLS OVER. "HEPSELEVE" OR "SUPERSELEVE"
VITRIFIED CLAY DRAINS FROM "HEPSELEVE" CLAY PRODUCTS.
(100mm DIAMETER WITH FLEXIBLE COUPLINGS) MINIMUM 150mm
GRANULAR SURROUNDS, MINIMUM 1:40 FALL.

ALL MAN-HOLES TO BE CONSTRUCTED TO BUILDING REGULATIONS
PART 4 TO BE PRE-FABRICATED CONCRETE BEDDED AND
JOINTED TO MANUFACTURERS DETAILS OR FORM 600x450mm
INSPECTION CHAMBERS IN 250mm 2ND ENGINEERING BRICKWORK
BUILT OFF 150mm CONCRETE BASE, INCLUDE CAST IRON COVER
AND FRAME, USE 100mm DIAMETER "SUPERSELEVE" VITRIFIED
CLAY DRAINS BY "HEPSELEVE" CLAY PRODUCTS (OR EQUAL) OR
100mm UPVC DRAINAGE (TO APPROVAL OF LOCAL AUTHORITY)
WITH FLEXIBLE COUPLINGS) MINIMUM 150mm GRANULAR
SURROUNDS, MINIMUM 1:40 FALL.

NOTE: EXISTING DRAINAGE RUNS TO BE DETERMINED ON SITE
AND NEW DRAINAGE SYSTEM TO BE AGREED BEFORE
FOUNDATIONS ARE POURED.

SUN ROOM FLOOR CONSTRUCTION

STONE TILED FLOOR - ON 75mm SAND & CEMENT SCREED -
WITH UNDERFLOOR HEATING PIPES TIED TO DARK LIGHTWEIGHT
REINFORCED MESH - ON 70mm KINGSPAN THERMAFLOOR TF70
INSULATION BOARDS (LAID TO MANUFACTURERS
INSTRUCTIONS) - ON "BISON" REINFORCED CONCRETE
HOUSEFLOOR BEATS OR SIMILAR WITH DENSE CONCRETE
BLOCK INFILL PANELS, ENDS OF BEAMS TO SIT ON DPC, MIN.
75mm VOID FROM UNDERSIDE OF BEAMS TO TOP OF 75mm
CONC. OVERSITE / QUARRY WASTE, FLOOR VOID TO BE
VENTILATED WITH SAND FACED CONCRETE AIR BRICKS WITH
TELESCOPIC VENTS AND PLASTIC CAVITY TRAYS OVER.

SEE MANUFACTURERS DETAILS FOR CONCRETE BEAM LAYOUT
TOTAL FLOOR CONSTRUCTION TO GIVE MIN. U VALUE OF
0.22W/m²K

DENOTES MECHANICALLY OPERATED EXTRACTOR FAN TO GIVE
MINIMUM 3 AIR CHANGES PER HOUR, ACTIVATED BY LIGHT
SWITCH, DUCTED THRU TO EXTERNAL AIR, FIT WEATHERTIGHT
SEAL AT PASSAGE THRU BUILDING, DUCTING TO BE WRAPPED
IN MINERAL OR SIMILAR INSULATION TO PREVENT
CONDENSATION BUILD UP WITHIN DUCTING, MINIMUM 20mm
OVER RUN TO FAN UTILITY FAN TO GIVE 30 LITRES/SECOND.

CLIENT SHOULD BE AWARE THAT THE PROPOSALS MAY INCUR
INVOLVEMENT IN THE CONSTRUCTION (DESIGN AND
MANAGEMENT) REGULATIONS 2007. (CDM) AND TAKE
APPROPRIATE STEPS TO DEAL WITH THE REQUIREMENTS OF
THE REGULATIONS.

PROPOSED GROUND FLOOR PLAN

320110905 P

MAIN ROOF CONSTRUCTION

NATURAL STONE ROOF FLAGS (SAMPLE TO MATCH EXISTING)
FIXED WITH GWS NAILS, LAP TO MANUFACTURERS
RECOMMENDATIONS, FIXED TO 80x25mm SOFTWOOD TILING
BATTENS - ON RE-INFORCED ROOFING FELT TO BS 747,
MINIMUM 150mm O/LAP - ON 50x150mm RAFTERS @ 400mm CRS
- SPIKED WITH GWS UNITS TO 100x75mm SW. WALLPLATE,
STRAPPED TO INNER LEAF

INCLUDE WIND BRACING TO BS. 5268 PT 3 1985

ALL ROOF TIMBERS TO BE PRESSURE VACUUM TREATED WITH
PRESERVATIVE.

100mm KINGSPAN KOOLTHERM KT PITCHED ROOF BOARD FIXED
BETWEEN RAFTERS (MIN. 50mm AIR FLOW ABOVE INSULATION)
WITH ANOTHER 50mm TO UNDERSIDE OF RAFTERS - TO GIVE
MIN. 0.14W/m²K. NOTE: INSULATION TO BE CONTINUOUS WITH
WALL INSULATION TO PREVENT COLD BRIDGING WHILST
MAINTAINING VENTILATION GAP ABOVE.

38x6mm GALVANISED MILD STEEL STRAPS TO TIE ROOF TO
WALLS @ VERGE & EAVES LEVELS OVER FIRST THREE TIMBER
MEMBERS WHERE PARALLEL.

PROPRIETARY RAFTER TRAYS TO BE USED TO ENSURE GUILT
INSULATION DOES NOT OBSTRUCT CONTINUOUS VENTILATION TO
ROOF VOIDS.

PROVIDE FULL DRAUGHTPROOFING TO WINDOWS & DOORS

INCLUDE BUILT IN 25mm WIDE CONTINUOUS STRIP TO PROVIDE
PERMANENT VENTILATION TO ROOF VOID WITH BUILT IN VERMIN
SCREEN.

100mm HR OR OGEE SECTION PVC GUTTERING, COLOUR BLACK
TO MATCH EXISTING, ON TIMBER FASCIA BOARD WITH MINIMUM
5mm EXTERIOR GRADE PLYWOOD SOFFIT, INCLUDE BUILT IN
25mm WIDE CONTINUOUS STRIP TO PROVIDE PERMANENT
VENTILATION TO ROOF VOID WITH BUILT IN VERMIN SCREENS.

NEW WHITE UPVC DOOR & WINDOW FRAMES TO EXTENSION - TO
MATCH EXISTING. INCLUDE HORIZONTAL & VERTICAL DPC.

CAVITY WALL CONSTRUCTION

150mm NATURAL STONE OUTER LEAF (SAMPLE TO MATCH
EXISTING) - 100mm CAVITY WITH 50mm KINGSPAN
THERMAFLOOR TF70 CAVITY INSULATION BOARDS (OR
ALTERNATIVE OF EQUAL PERFORMANCE) SECURELY FIXED
WITH RETAINING CLIPS TO - 100mm DENSE CONCRETE BLOCK
INNER LEAF. CAVITY WALL TO GIVE MINIMUM 0.3 W/m²K
U-VALUE. INCLUDE DAMP PROOF COURSES. (DAMP PROOF
COURSES TO BE GOOD QUALITY PROPRIETARY STANDARD
WITH 500mm OVERLAPS TO BED). DAMP PROOF COURSES TO
EXTERNAL LEAF TO BE MINIMUM 150mm ABOVE GROUND
LEVEL.

MORTAR MIXES TO BE COMPATIBLE WITH NATURAL STONE
POINTING TO STONEWORK TO BE CARRIED OUT AS WORK
PROCEEDS & TO BE SLIGHTLY RECESSED (BUCKET HANDLE)

STAINLESS STEEL DOUBLE TRIANGULAR OR SIMILAR CAVITY
WALL TIES TO SUIT CAVITY WIDTH AND TO BE LAID AT
450mm CRS. HORIZONTALLY @ 900mm VERTICALLY,
INCREASED TO 300mm CRS AROUND WINDOW & DOOR
OPENINGS. (TO B.S. 1243)

DAMP PROOF COURSES AND CAVITY TRAYS TO BE HYLOD 2
(OR EQUAL) PITCH POLYMER, LAID WITH 150mm LAPS AND
ALL JOINTS IN CAVITY TRAYS TO BE SEALED WITH
ADHESIVE. DPC'S AT WINDOW & DOOR OPENINGS TO BE SIZED
50mm WIDER THAN THE WIDTH OF CLOSING MASONRY TO
TOTAL SATISFACTION OF LOCAL AUTHORITY BUILDING
INSPECTOR

BEAMS & LINTOLS

"1G1" OR "CATNAC" STEEL LINTOLS OVER DOOR & WINDOW
OPENINGS TO EXTERNAL WALLS, SPANS UP TO 2000mm TO
HAVE 2 COURSE LINTOLS OVER, SPANS UP TO 3000mm TO
HAVE 3 COURSE LINTOLS OVER. MINIMUM 150mm END
BEARINGS TO ALL LINTOLS, FILL ENDS OF LINTOL TO THOSE
WITH BEARINGS BETWEEN 100-150mm. INCLUDE PLASTIC
CAVITY TRAYS OVER.

PROVIDE THERMAL CLOSERS TO ALL REVEALS.
LINTOLS OVER EXTERNAL OPENINGS TO BE INSULATED