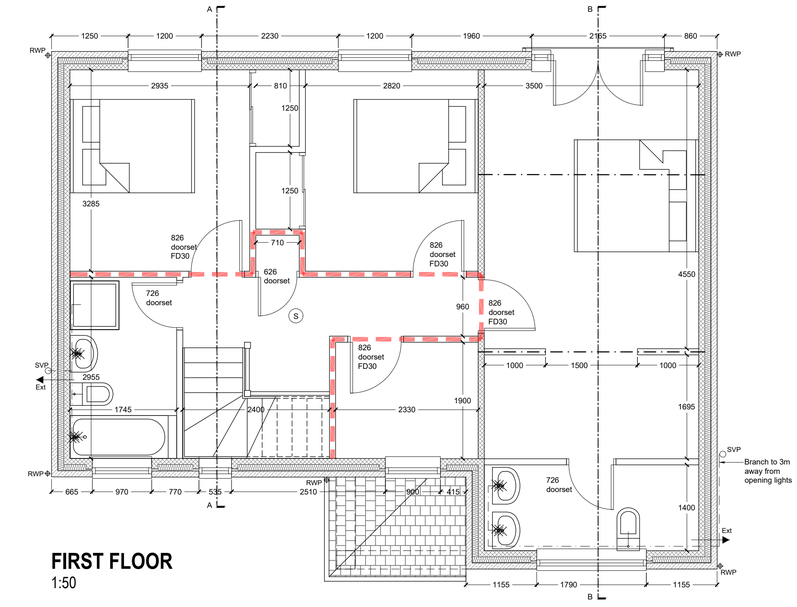
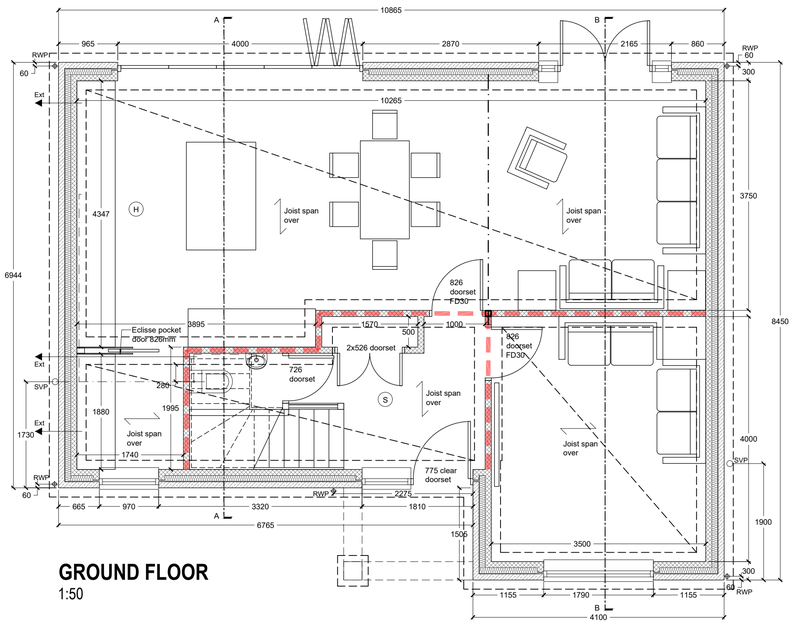
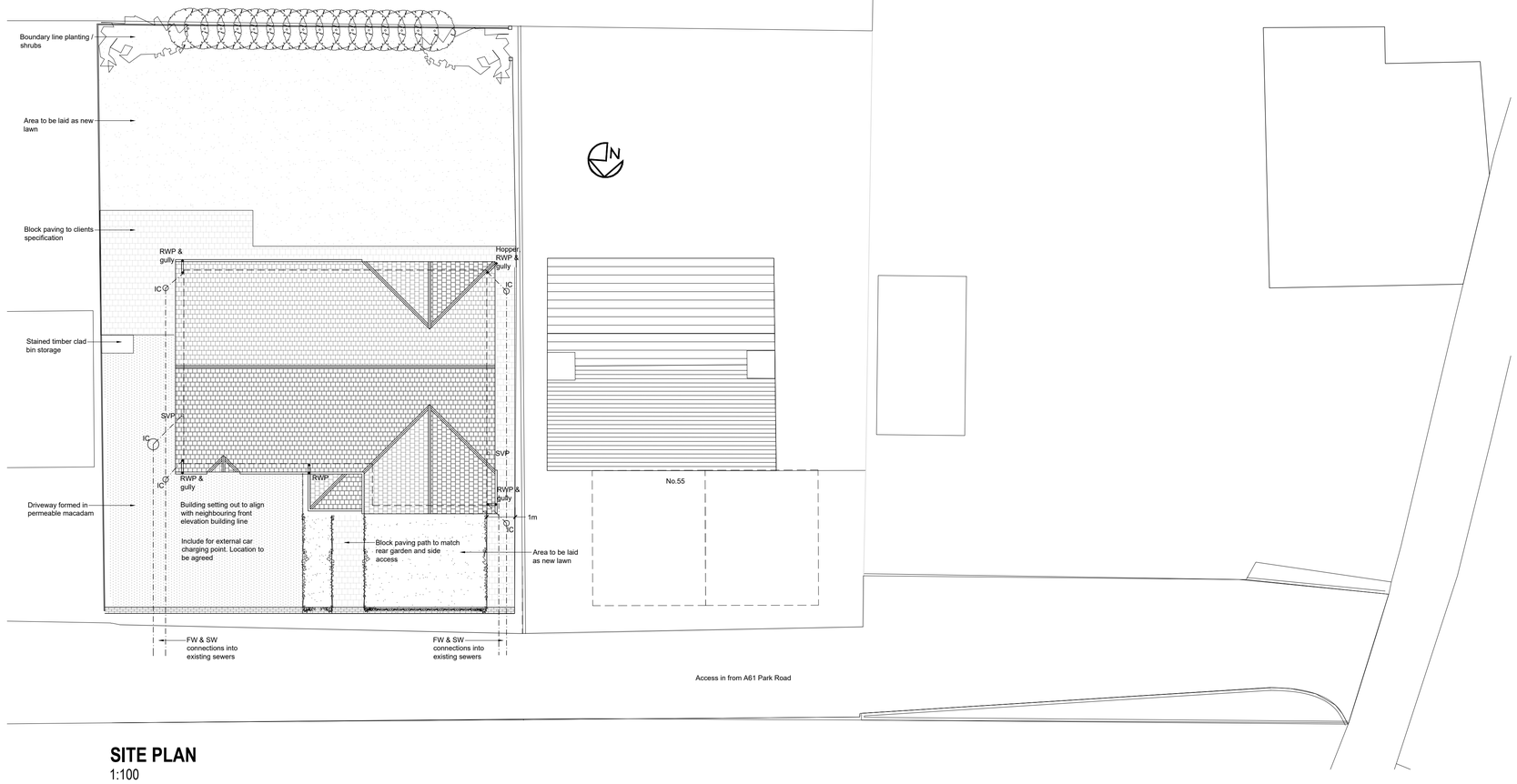


FIRST FLOOR
1:50



GROUND FLOOR
1:50



SITE PLAN
1:100

General
All architectural drawings are to be read in conjunction with other associated design consultants drawings and calculations, including:
Structural drawings and calcs
SAP calculations
Planning drawings
Roof structure design
Heating design and any associated specialist details
Fabrication drawings for windows and doors

Work is to be carried out in line with the conditions provided on Barnsley Metropolitan Borough Council Decision Notice 2021/1464.

Contractor is to allow for a tolerance in given sizes and site measure to confirm spans, levels etc. Stair fabricators are to work to final site floor-to-floor dimensions ahead of those given on the drawings. Window and door suppliers are to site measure apertures in advance of fabrication.

All structural elements are drawn indicatively. Structural Engineer's drawings take precedence over architectural drawings for all supporting elements including:

- Foundations
- Steelwork and padstones
- Wind posts
- Wall ties
- Roof structure
- Blockwork specification
- Joist specification
- Beam and block specification
- Lintels
- Fixings

All new foundations to be in accordance with BS:8004, set out to centrelines of walls above. Concrete mixes to be in accordance with BS:8500.

All products named are based on an "equal and approved" basis, providing that they meet the performance specification of the named products. Changes in insulation brands must be recalculated and agreed with the inspector on site to show suitable thermal performance. All products should be installed in strict accordance with the suppliers instructions and standard detailing. All bespoke details should be verified with the supplier in advance of work commencing to ensure performance.

Groundwork
Depth of all foundations is to be agreed on site with the Building Inspector and is to be done in accordance with any instructions from the Structural Engineer. Excavations are not to compromise the existing areas being retained, and contractors should support areas close to excavations.

Main House: External Walls (above DPC level)
Wall specification to comprise:
Outer leaf: 100mm Abacus reconstituted stone
Cavity: 100mm cavity with full fill (10mm residual gap) Xtratherm CT/PIR
Inner leaf: 100mm Armstrong Ultralite 7kN blockwork
Internal finish: Plasterboard on dabs with skim finish
U-Value achieved: 0.18W/m2K
Cavity walls to have stainless steel wall ties at 450mm vertical c/c and 600mm horizontal c/c (300mm around apertures for doors and windows).
Cavity trays to be installed above all apertures. Continuous DPC level tray to be installed to new extension. DPM from below-floor insulation to be lapped up inner face of cavity and sealed to tray. Tray to be taken out to blockwork at 150mm above ground level with proprietary weepholes to mortar joints installed at minimum 900c/c

Main House External Walls (Below DPC level)
All blockwork below ground to be min 7N/mm2 density. All insulation below-DPC to be extruded polystyrene boards or XPS. Weak mix concrete infill to cavity below insulation.
Periscopic air-vents to be fitted at min 3m c/c to air bricks on outer leaf.

Internal Walls
Walls shown cross-hatched are to be 100mm Ultralite 7kN blockwork with plasterboard on dabs skim finish. Supporting walls to have blockwork down to footings, to engineers detail. All below ground sleeper walls to have honeycomb bonds to allow air flow.
Stud walls are to be 100x50mm s/w studs at 400mm c/c, with 12.5mm plasterboard finish skimmed and painted. Central noggins to be fitted for rigidity. Studs to be doubled-up around apertures for doors. Stud walls to be packed with 100mm Rockwool RWA45. Floor joists below stud walls are to be doubled-up.
Engineer to review high-level studwork to Master Bedroom and specify suitable studs to achieve height.
Engineer to review upper floor lateral support and specify walls suitable, if buttressing is required.

Walls (Finishes)
On all walls plasterboard finishes are to terminate 15mm above ground level. Paint finishes generally to walls and ceilings to be min 1No. mist coat emulsion, and min 2No. top coats, to Client's selection, and in accordance with paint supplier's instructions.
New skirtings to be fitted to clients selection.
Client to confirm areas of new tiling. New tiled areas to stud walls are to have additional patressing fitted between studs.

Ground Floor Buildup
Ground floor specification to specialist manufacturer's detail with radon resistant DPM fitted below insulation, installed in accordance with suppliers instructions, fully taped at joints and lapped to DPC level cavity tray at external walls. Ground floor to achieve u-value of 0.15W/m2K
(p/a = 0.6)

First Floor Buildup
New joist sizes and strength classes, spans and centres to be reviewed and confirm by structural engineer. Engineers design takes precedence over architectural design for floor structures. Proposed buildup to be:
22mm deck (T&G / ply / chipboard)
220x63mm strength class C16 joists at 400c/c spanning max 4347mm (permissible = 4540).
100mm Rockwool RWA45 acoustic insulation packed between joists.
Noggin positions to be set on site to avoid movement.
15mm Fireline* plasterboard lining with skim and paint finish within Kitchen area.
*12.5mm plasterboard elsewhere

Pitched Roof
Marley modern roof tiles, laid on battens and counter-battens to suppliers instructions.
Breathable sarking membrane
Truss design to be completed by roofing company, to suit 45 degree pitch and allowing for future loft access.
Over Master bedroom, rafter arrangement to provide vaulted ceiling. Engineers to review spans and comment on any ties required prior to forming roof.
Roof structure to be designed by specialist roofing company.
Assuming min 175mm truss/rafter depths at 600c/c
Min 50mm air gap to top portion of timbers
125mm Xtratherm ECO360 between timbers
Continuous 50mm ECO360 below timbers
U-value: 0.13W/m2K

Staircase
New timber staircase to suit floor to floor height of 2850mm (to be site checked prior to fabrication)
No of risers: 13
Rise: 219.23
Going: 244
Pitch 42°
All nosings to overlap riser panels by 15mm
Spindles and corner newel posts to form landing at min 1100mm above floor level, and with no gaps greater than 100mm. Min 30mm wall stringers supporting treads and risers. Treads and risers wedge and glue construction.
Wall-fixed handrail at 900mm above line of nosings, on proprietary brackets.

External Doors & Windows
All new windows and doors to be recessed 50mm from the external face to comply with planning conditions. All doors to be lockable and achieve a min 1.3W/m2K u-value. Windows to achieve min 1.3W/m2K.

All windows and doors in cavity walls to have insulated cavity closers fitted. All apertures to have DPC fitted to jambs, heads and sills. New openings for doors to have cavity trays fitted above with weepholes at 900mm c/c. All sills and thresholds are to project beyond the face of masonry by 15-30mm and have integral drips formed.

Windows at ground level or other windows considered easily accessible, (to be agreed on site), are to meet the standards of PAS 24:2012. All frames to be mechanically fixed to masonry structure in accordance with the supplier's instructions.

All new doors are to be manufactured to a design which has been shown to meet the standard PAS 24 or equivalent security standard, and conforming to BS 6375-1: 2009 Performance of windows and doors.

Window and door manufacturer's datasheet for the windows and doors are to be submitted under separate cover when available to ensure compliance with the above.
Letter plate to have a maximum aperture of 260x40mm and incorporate a flap or other feature to restrict access.
The main door for entering the house will have a door viewer and clear viewing pane adjacent the door and be fitted with a chain or limiter.
Frames should be mechanically fixed to the structure of the building.

Internal Doors
All new internal doors to habitable rooms be min 826mm leaf size to give minimum clearance requirements for Part M. Doors noted as FD30 on compartment lines are to be 30minute fire-rated doors.

Drainage - Foul
Above ground pipe sizes as follows:
Bath / Sinks / Showers: 50mm
Toilets: 100mm
Handwash basins: 32mm
SVPs: 100mm
All horizontal pipework laid at 1:40 fall minimum, concealed between floor joists where possible

Drainage - Below-Ground
Any new drainage is to be 100mm Hepworth Supasleve (or equal) laid in accordance with the manufacturer's recommendations. All drains with less than 900mm cover and in hardstanding areas less than 1200mm cover, to be encased in concrete. Drains passing under walls to have minimum 75mm reinforced concrete lintels over. All drains to be laid in accordance with BS:301. Minimum fall on new drains to be 1:40. Any new foul drainage runs to be vented at head of each run.

Drainage - Rainwater
New uPVC RWPs fitted where indicated on plan. 65mm downpipes by Flopast or equal to BS EN 1462.

Fire Protection
Fire alarm & smoke detection to be provided to BS 5839 : Part 6 : 2004.
Smoke detectors fitted to Hall and Landing. New heat detector to be installed in Kitchen, all connected to mains power with battery backups. Any new steel to be encased in 30min boarding (15mm BG Firecase or equal), or painted in intumescent paint to 30mins.

Heating
Both floors to be heated on radiators fitted generally below windows or in positions shown on plan. Size and type to be agreed between Client and with suppliers calculations.
House to be run off new boiler located in Utility Room venting to outside through wall. New carbon monoxide detector to be installed in proximity to the new boiler.

Electrics
All electrical work to be installed, tested and certified by a competent person to BS:7671. All lighting to comply with that in the approved building regulations document L2 for energy efficiency. New distribution board to be installed to provide suitable sub-division of lighting and small power in accordance with the latest (18th) edition of the IET Regulations, (as BS 7671:2018). All sockets in habitable rooms to be positioned appropriately between 450mm and 1200mm from FFL. All electrical installations to be carried out by a suitably qualified competent person and commissioning certificates to be provided in accordance with BS:7671

Include for new electric car charging point. Position to be agreed on site

Ventilation
Whole dwelling ventilation rate to be min 29l/s, unless agreed to be more with the inspector.
Windows and doors to be fitted with controllable trickle vents (subject to any planning requirements) to Table 5.2a Part F.
Kitchen to be fitted with mechanical extract fan capable of extracting 60 litres per second (or 30l/s if installed at hob). Fan to be wired to allow intermittent operation and fitted with humidistat sensor.
Utility Room to be fitted with extract at rate of min 30l/s
En-Suite and Bathroom to have min 15l/s extract
Downstairs WC to have min 6/s extract

Electronic Communications
Dwelling is to be equipped with a high-speed ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks, capable of greater than 30Mb/s

Accredited details
All work is to be done in accordance with the accredited government details sheets for thermal performance of junctions and air barrier continuity. This includes all sealant positions ready for air-tightness testing post-build.
Document is appended to Contractors ddrawing package and submitted for building control assessment.

Rev C - Radon barrier noted - 10.02.22
Rev B - Foundations and RWP/SVP set out - 10.02.22
Rev A - Floor spec updated. Air tightness details referenced - 09.02.22

JUMP ARCHITECTS
Office 9
Lydgate House
Lydgate Lane
Sheffield, S10 5FH
0114 267 6344
info@jumparchitects.com
www.jumparchitects.com

Project	Land Adjacent 55 Ravenholt, Worsborough Proposed New Dwelling
Title	Proposed Plans and Site
Date	04.02.22
Scale	1:50@A1
Dwg No	J21-009 A-115
Rev	C
Drawn	
Checked	