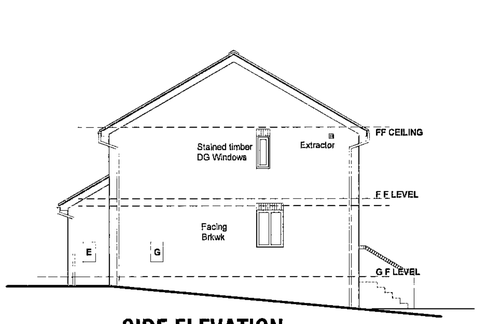
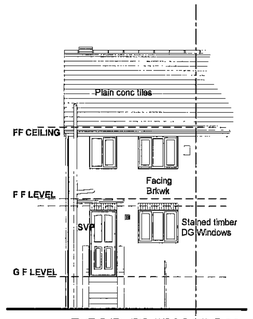


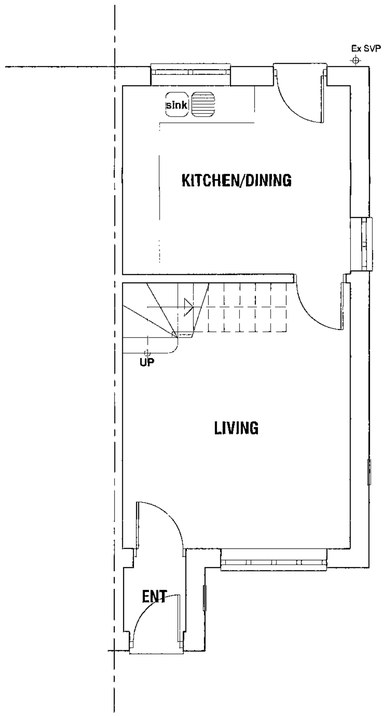

FRONT ELEVATION



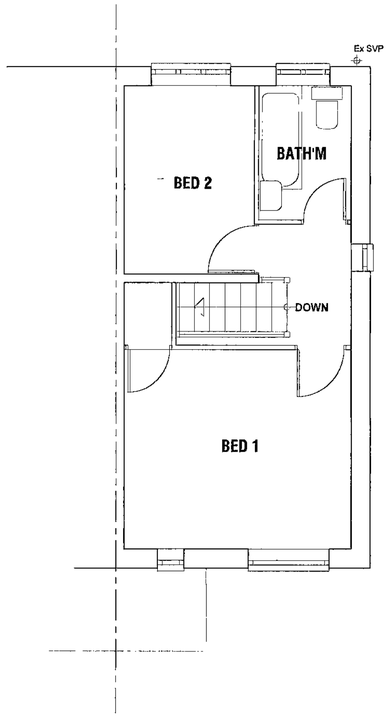

SIDE ELEVATION



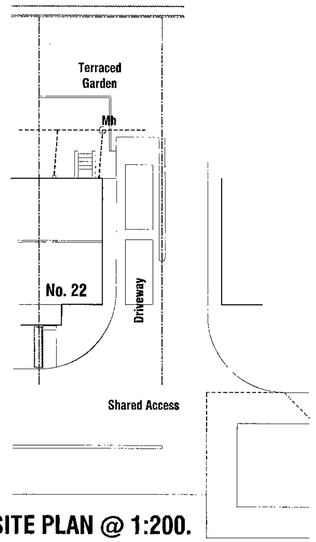

REAR ELEVATION




GROUND FLOOR PLAN




FIRST FLOOR PLAN



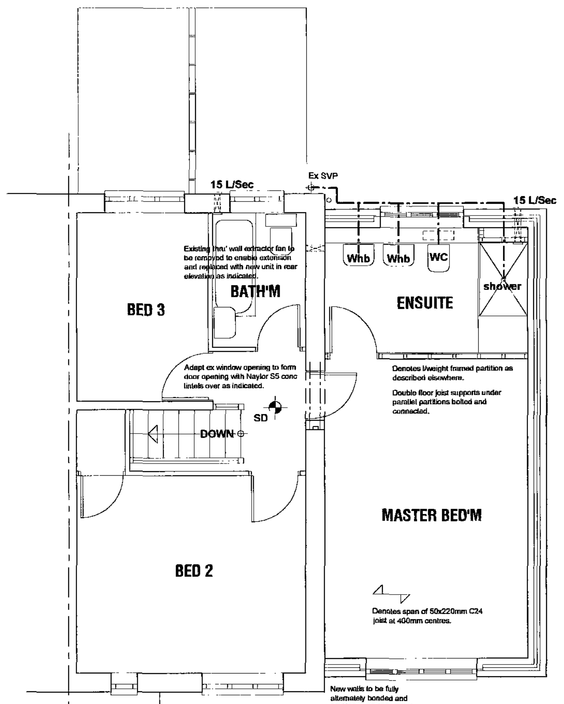

SITE PLAN @ 1:200.

08 FEB 2010

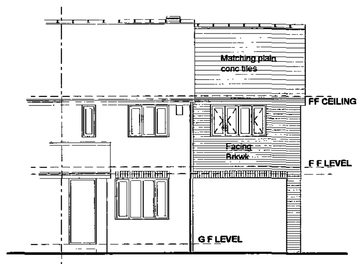
22 ELLAVALE ROAD, ELSECAR,
BARNSLEY,
S74 8DZ.

## SURVEY

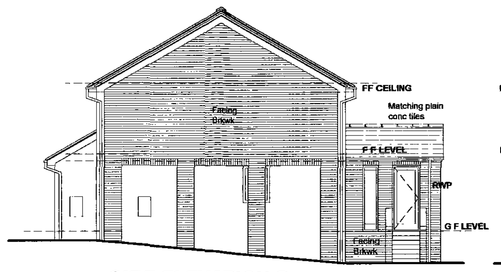
**PLANS AND ELEVATIONS**
**Scales.** 1:50 & 1:100
**Date.** JAN 2010.
**Rev.** -.



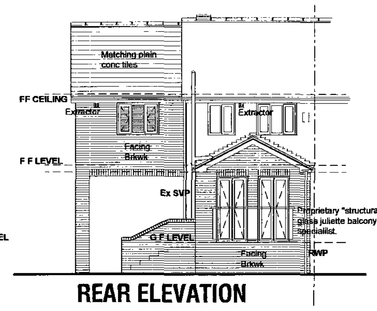

# FIRST FLOOR PLAN



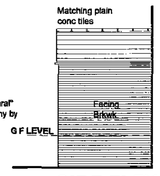

## FRONT ELEVATION



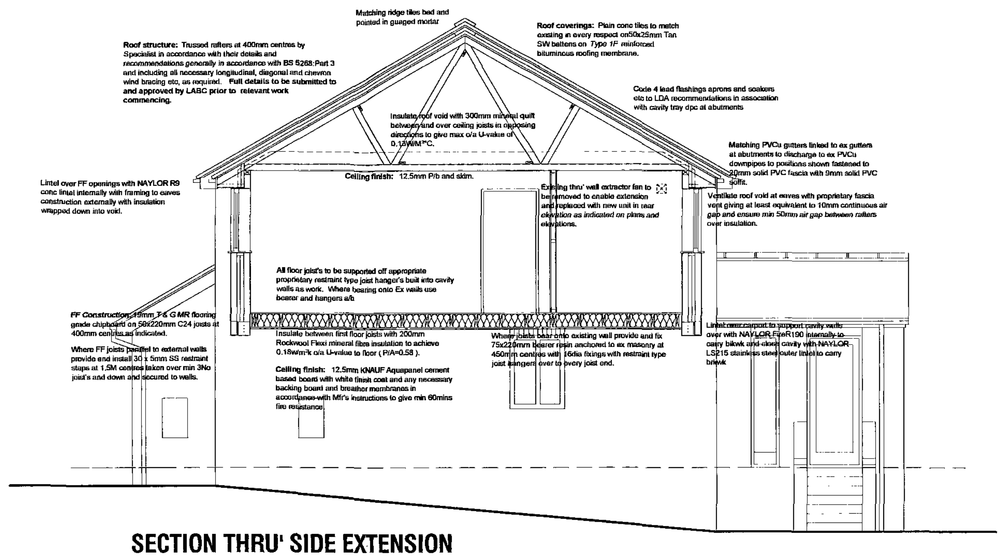

## SIDE ELEVATION R



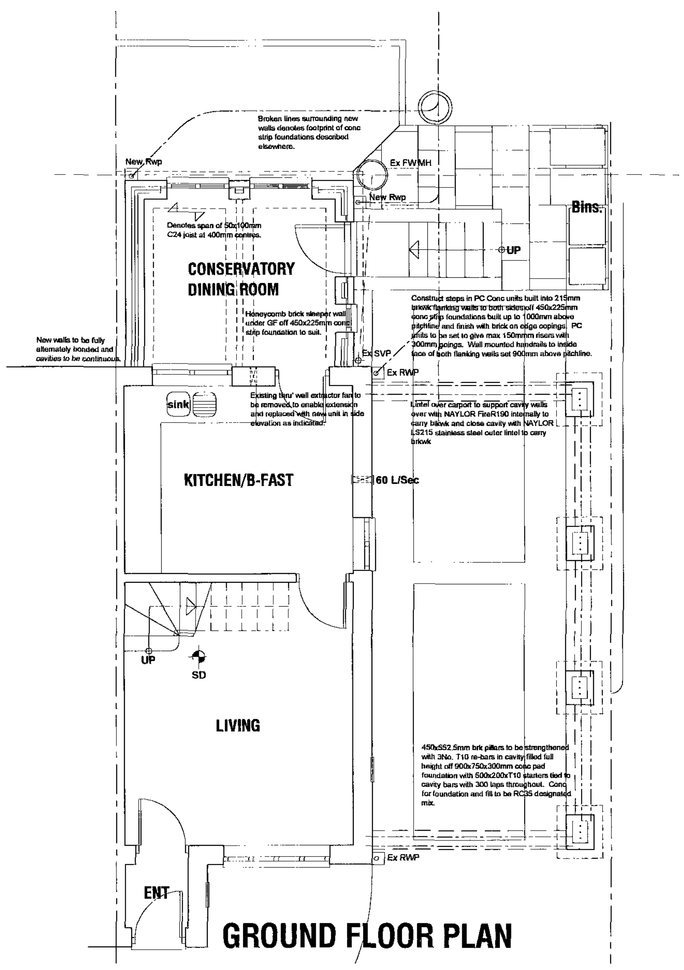

## REAR ELEVATION



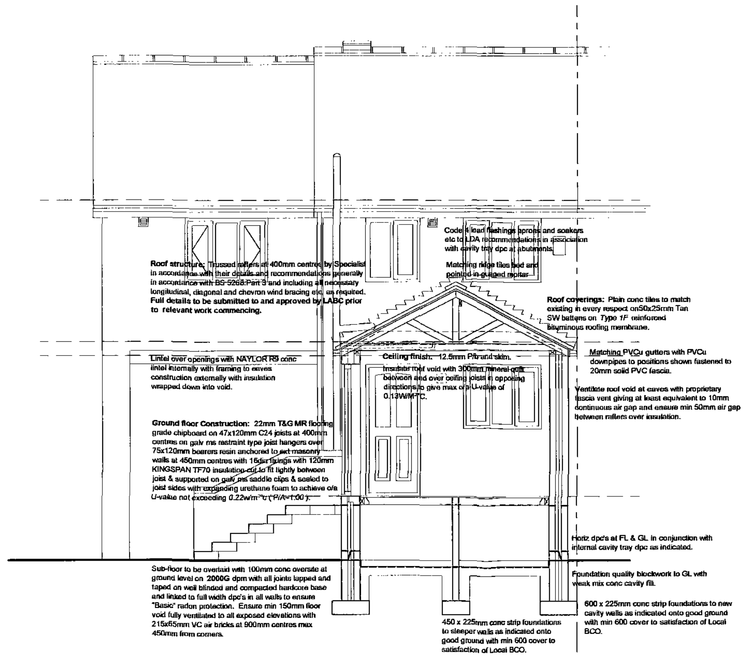

## SIDE ELEV'N L



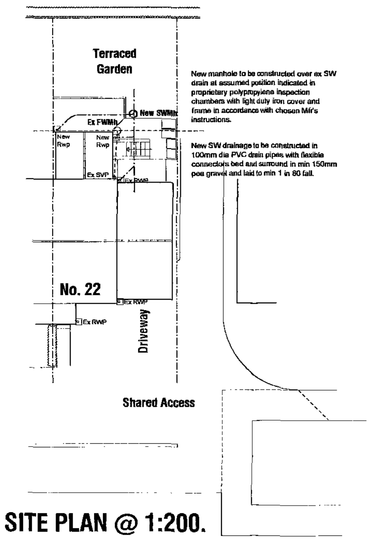

## SECTION THRU' SIDE EXTENSION




# GROUND FLOOR PLAN




## SECTION THRU' REAR EXTENSION




## SITE PLAN @ 1:200.

**INTERNAL LIGHTING/ ELECTRICS:-**
New internal lighting to be in accordance with Approved Document L1 and to incorporate in at least 1 in 4 positions or at the ratio of 1 per 25m² floor area whichever the greater high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" ( BS7671 ) by qualified/ certified electrician operating under an approved "competent persons" scheme.

# GENERAL:-

**FOUNDATIONS:-**
Foundations to be constructed at 600x225mm to all cavity walls and at 450x225mm to all single skin and/or sleeper walls off good ground with at least 600mm cover subject to depth of existing to be linked and below all adjacent drainage. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

**WALLS BELOW DPC:-**
Standard foundation blockwork, solid, with strength 7N/mm². Any cavity walls to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

**DAMP PROOF COURSES:-**
Horizontal DPC to all walls. DPC's to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels, meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

**EXTERNAL CAVITY WALLING:-**
External leaf in 102mm facing brick to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide *100mm structural cavity with 50mm KINGSPAN TW50 partial fill* cavity insulation, BBA certified, to achieve overall U-Value of 0.29W/m²c. Stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all openings with reveal blocks with insulated dpc such as Damcor or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before.

**LINTELS:-**
All lintels unless specified otherwise to be NAYLOR R6 conc lintels with NAYLOR LS165 stainless steel outer lintels, or other equal and approved, BBA certified and suitable for the span and load supported *with min 150mm end bearings in accordance with manufrs* recommendations. Provide tray DPC over as before.
Openings with particular lintel requirements indicated on the drawings.

**INTERNAL WALLS:-**
Internal walls generally to be non L/B partitions in 75x50 SW studs with head and sole plates and all necessary studs and noggins with 12.5mm *Gyproc Wallboard 10* with skim finish to both sides and full fill mineral fibre insulation to cavity with min 10kg/m³ density. Provide double joists under stud partitions where running parallel with floor joists.

**UPPER FLOOR CONSTRUCTION:-**
19mm t & g MR chipboard on timber floor joists as describes elsewhere supported off new and existing loadbearing structures as shown.
Proprietary joist hangers at joists to trimmer/bearer connections.
SW strutting to centre of spans greater than 2.5m long and 2No rows of strutting at equal centres where spans greater than 4.5m long.
Provide double joists under parallel stud partitions and double up joists underneath baths.
Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to recieve straps.
Provide full perimeter edge support to floor boarding in joists or noggins.

**WINDOWS AND DOORS:-**
All new & any replacement windows to be high performance PVCu, double glazed with HP DG units incorporating 16mm gas filled cavity & low-E glass to ensure max 1.8 W/M²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 5000mm² to habitable rooms and 2500mm² to all other rooms.

**GLAZING:-**
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.
Obscure glazing to all bathrooms and WC's.
All glazing to critical areas to be Kitemarked safety glass as follows:-
*Windows with cill height less than 800mm from internal floor level.*
*In doors and adjacent side screens to all areas below 1500mm from finished floor level.*
All windows and doors to be fully draft sealed.

**MECHANICAL VENTILATION:-**
Provide the following extract rates:- **Kitchen** - 60 litres/sec or 30L/sec if incorporated in cooker hood; **Bathroom/ Ensuite** - 15 litres/sec.
Mechanical extract to be manually activated generally and, in windowless accomodation, to be wired thru' lighting circuit with min 15 minute overrun.

**FIRE SAFETY:-**
If not already present provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up. Incorporate mains indicator light and manual test button.
Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.
All new first floor windows to habitable rooms to be provided with escape windows of min area 0.33m² with a minimum clear opening height or width of 450mm (ie min clear openings of 450 x 735mm or 735 x 450mm).

**ABOVE GROUND DRAINAGE:-**
All sanitary fittings to have pvc wastes of the following sizes;
WC - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Baths & Showers - 40mm dia.
*All wastes to have 75mm deep resealing traps.*
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipes to be 100mm dia in black pvc and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point.
Where any SVP terminates inside building an air admittance valve is to be fitted that is BBA certified.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gulley to terminate below grate level but above water level.

**BELOW GROUND DRAINAGE:-**
Generally as described elsewhere to satisfaction of local BCO. Concrete lintols to be provided over drains where passing through walls, min 75mm above. Opening to be sealed to prevent the ingress of fill or vermin. Drains passing under building to be encased in concrete but maintain flexibility with compressible board at each pipe joint.

**HEATING AND HOT WATER:-**
Existing gas fired central heating system to be adapted extended and improved to suit by a "GAS-SAFE" plumbing contractor.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic rad valves.
All non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice.
No combustible material to be installed within 40mm of any flue.

22 ELLAVALE ROAD, ELSECAR
BARNSLEY,
S74 8DZ.

Received
03 FEB 2010
Barnsley Council

# DETAILED PROPOSALS

**PLANS SECTIONS AND ELEVATIONS**
**Scales. 1:50, 1:100 & 1:200**
**Date. JAN 2010.**
**Rev. -.**