

GENERAL:-

FOUNDATIONS:-

Foundations to be constructed at 600x225mm to new external walls or at 450x225mm to new int walls off good ground with at least 600mm cover below any adjacent drainage. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

WALLS BELOW DPC:-

Foundation quality aerated conc blockwork to GFL, solid, with compressive strength of 3.6N/mm² with parging coat render externally for waterproof paint finish and/or pressed metal flashing.

DAMP PROOF COURSES:-

Horizontal DPC to all walls at GFL min 150mm above external ground level linked and sealed to internal dpm under GF construction. All DPC's to be min 2000 Gauge.

EXTERNAL WALLING:-

External walls to be constructed in 215mm thick solid aerated conc blk/wk off foundation blk/wk as before. External walls to be finished on outside face with proprietary rendered ext wall insulation system by specialist in accordance with chosen mfrs recommendations with phenolic foam insulation to achieve overall U-Value to wall of max 0.18W/m²°C. Provide and install all necessary dpc's as specified before.

LINTELS:-

Unless specified otherwise lintels over all openings to be Naylor prestressed conc lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufr's recommendations. Openings with any other particular lintel requirements indicated on the drawings.

WINDOWS AND DOORS:-

All new & replacement windows to be high performance PVC to match existing in every respect, double glazed with HP DG units incorporating 16mm gas filled cavity & low-E glass to ensure max 1.4 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 generally with Approved Document K of Building Regs and to BS 5713:1979 and BS EN 1279. Obscure glazing to be Kitemarked safety glass as follows:-
Windows with sill 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:-
Utility - 30 Litres/second; **Wetroom** - 15 Litres/second.
Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru' lighting circuit for auto activation and with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

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 with at least 1No detector at each floor level. Install heat detectors to any kitchens which are open to the hallway/stair enclosure. New Bedroom to be provided with escape window 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 new and any reconnected sanitary fittings to have pvc wastes of the following sizes:-
WC's & SVP's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks, Baths & Showers - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to branch drain to connect to Ex SVP as shown on plans and to incorporate air admittance valve for ventilation as shown. Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gully to terminate below grate level but above water level.

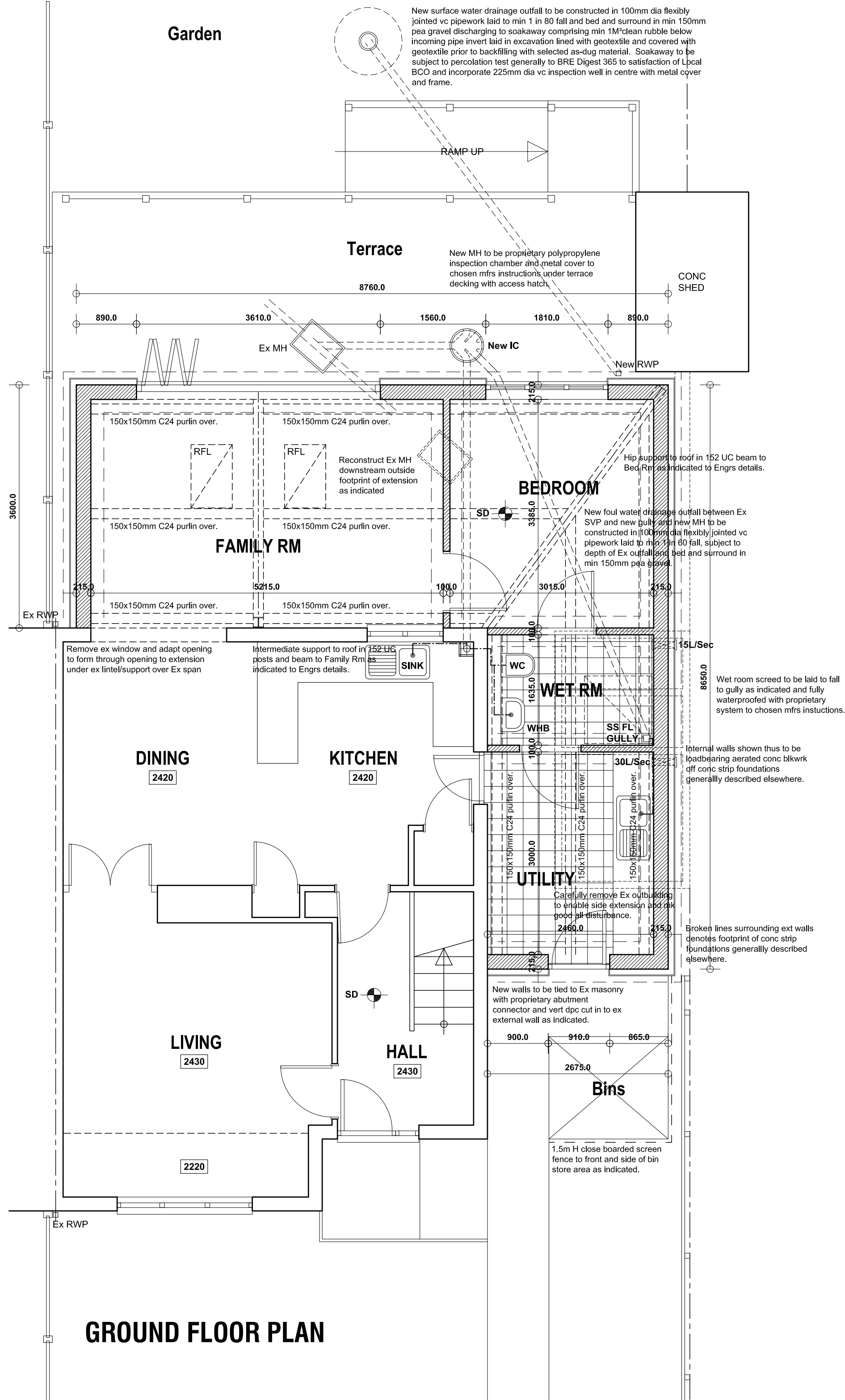
HEATING AND HOT WATER:-

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.

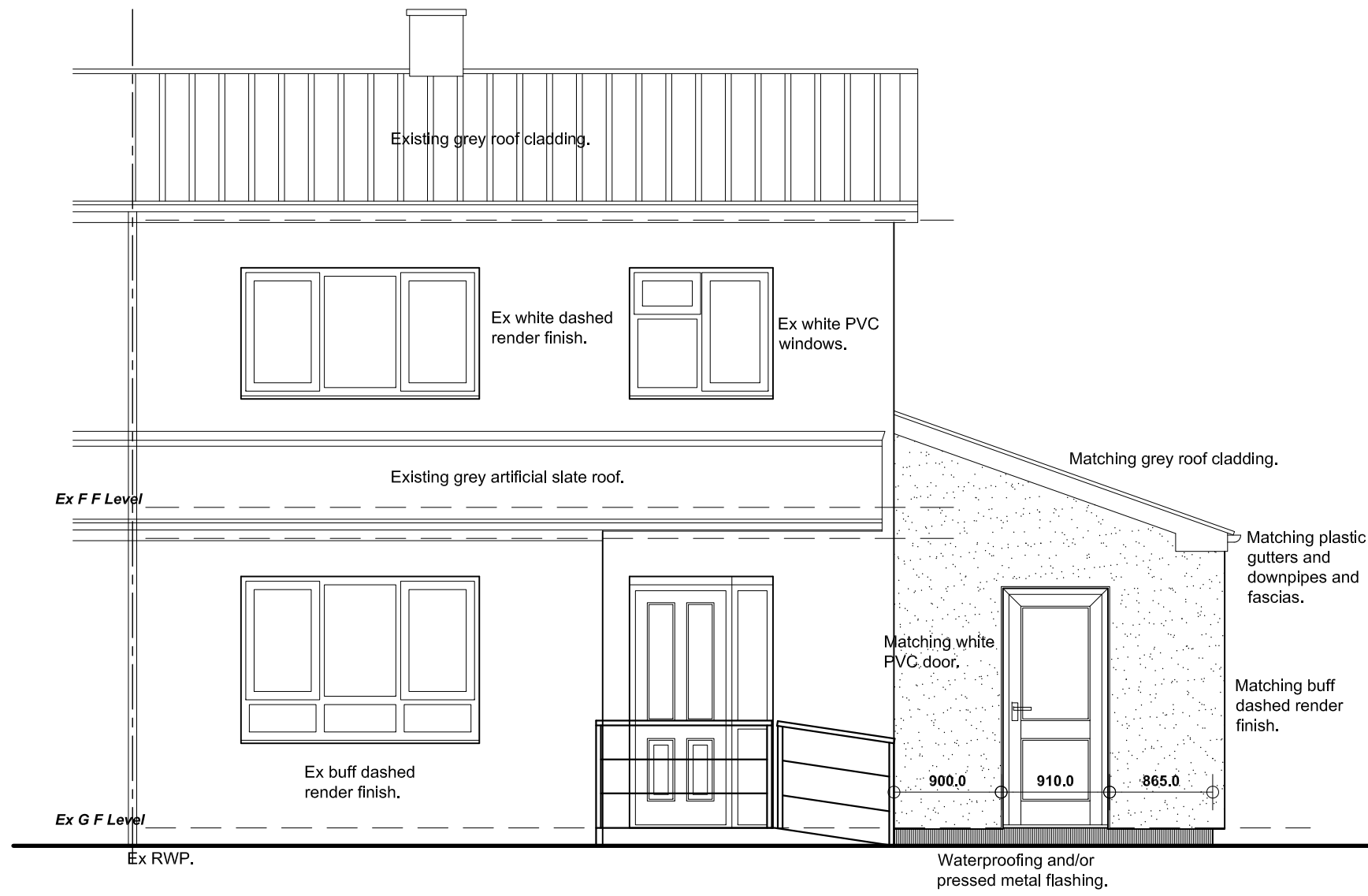
INTERNAL LIGHTING/ ELECTRICS:-

New Internal lighting to be in accordance with Approved Document L1 and to incorporate high efficacy lighting fittings throughout with lamps giving min luminous efficacy of 75 light source lumens/circuit-watt.

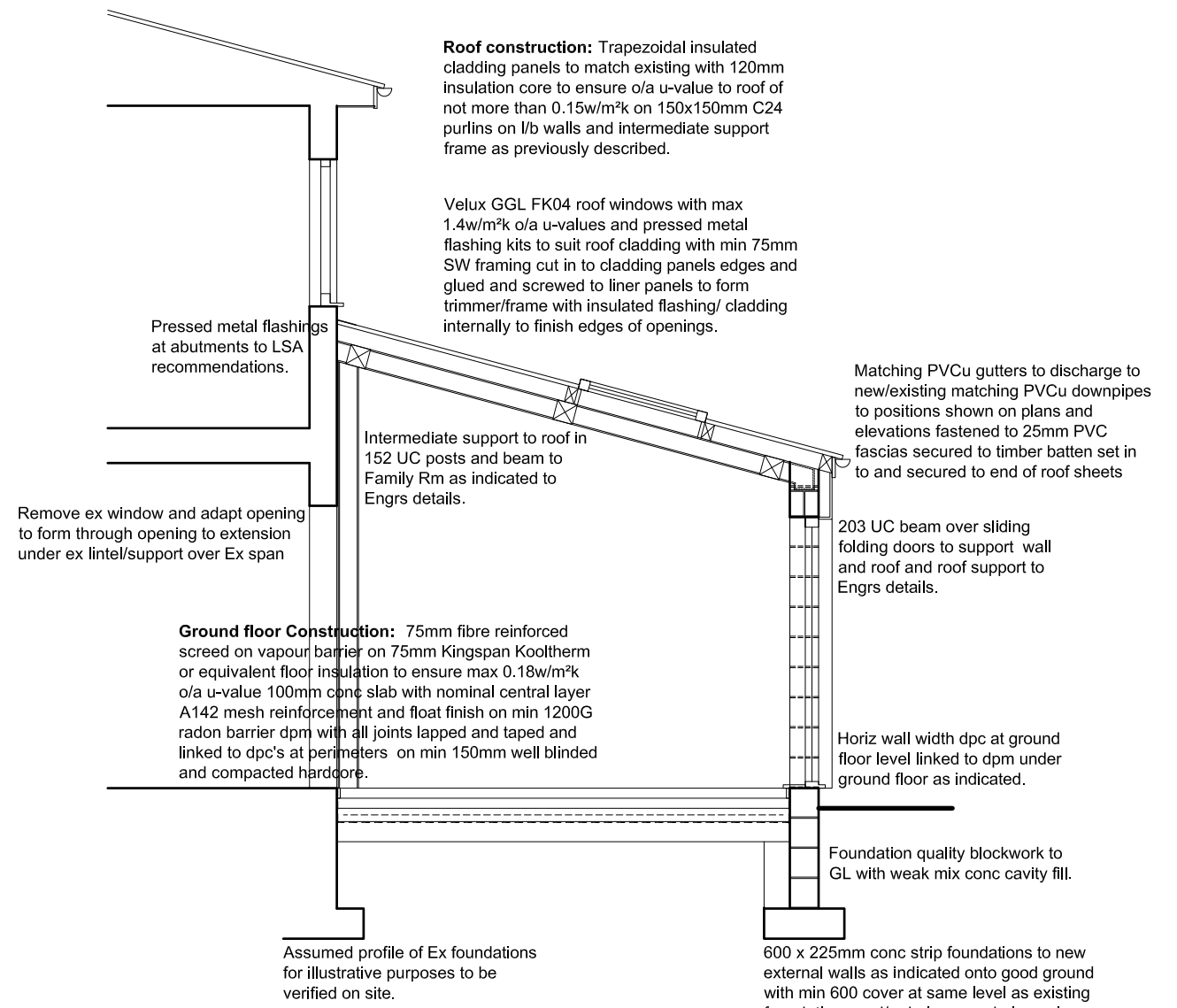
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671), by qualified/ certified electrician operating under an approved "competent persons" scheme.



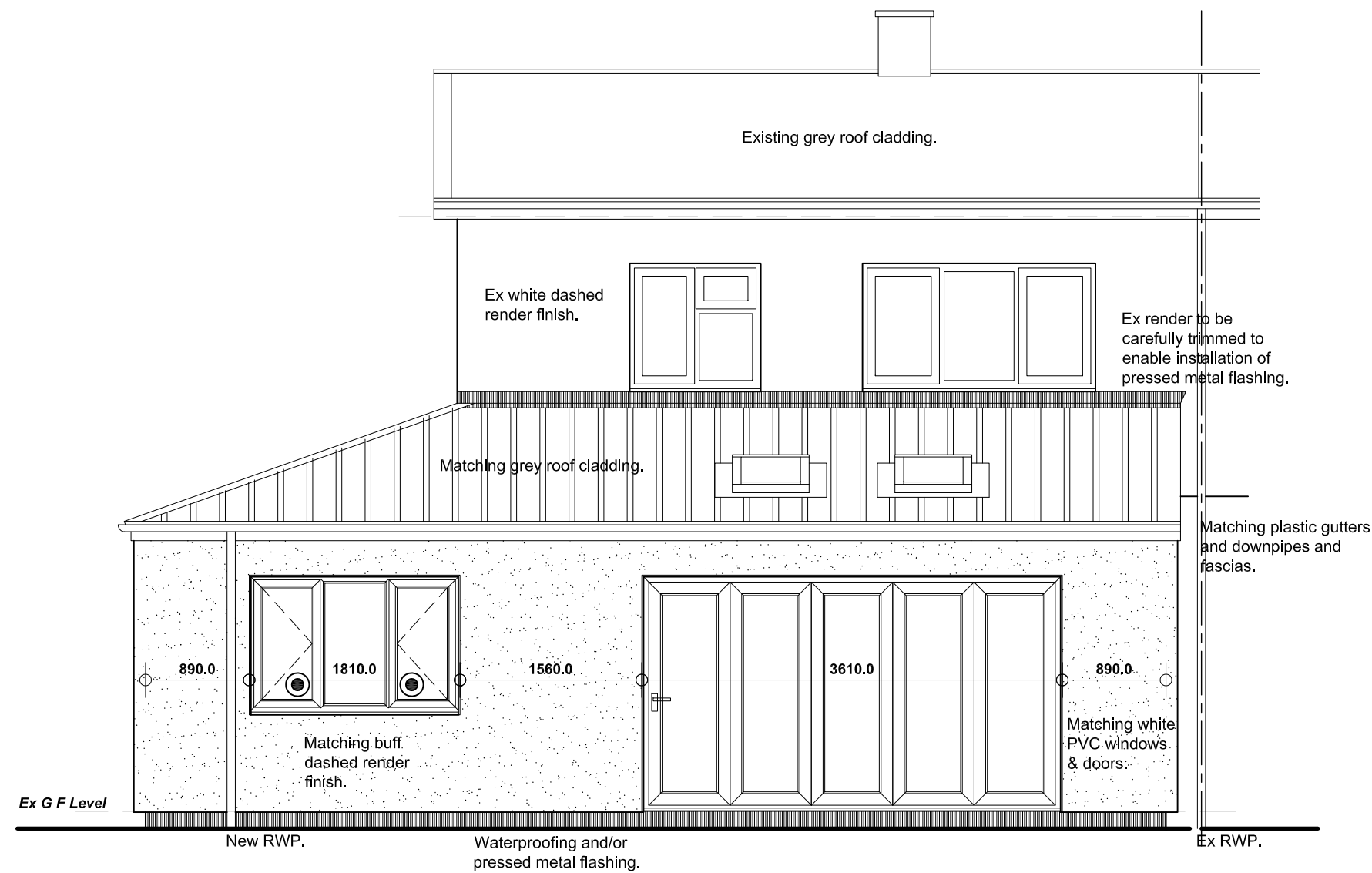
GROUND FLOOR PLAN



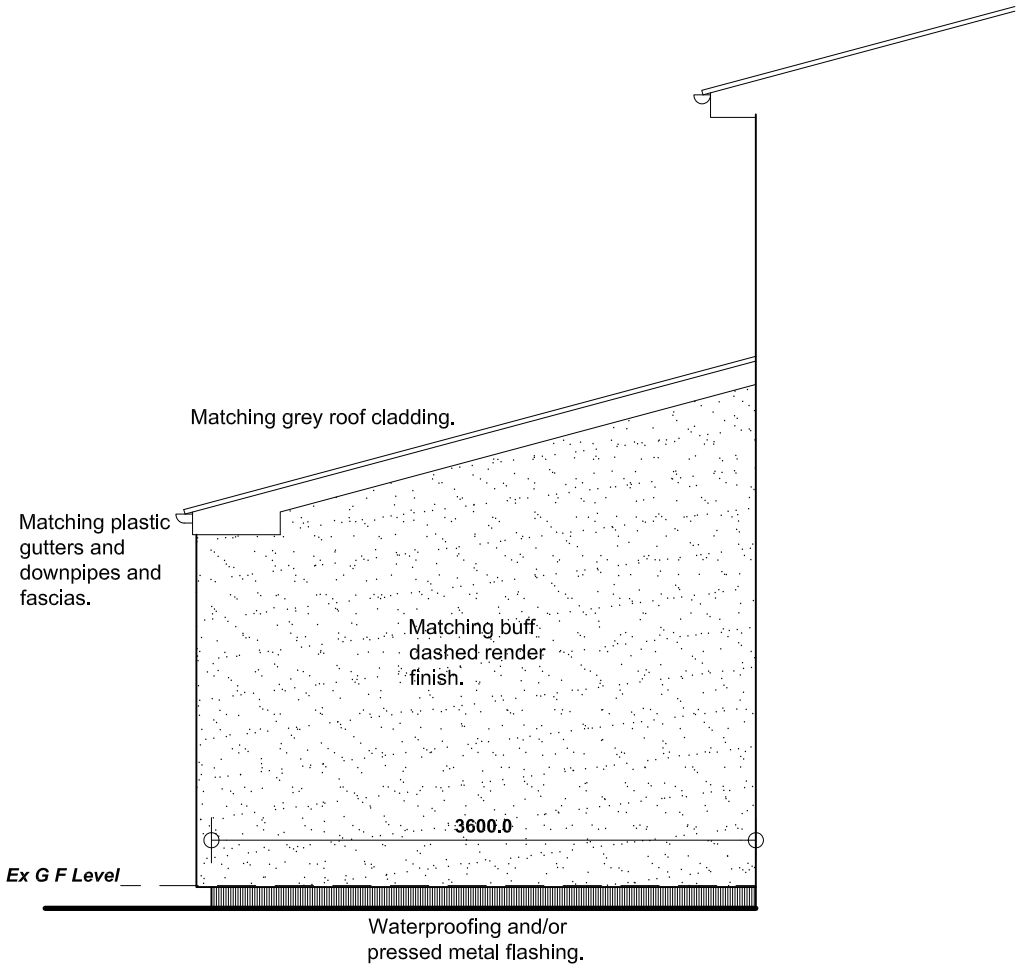
FRONT (W) ELEVATION



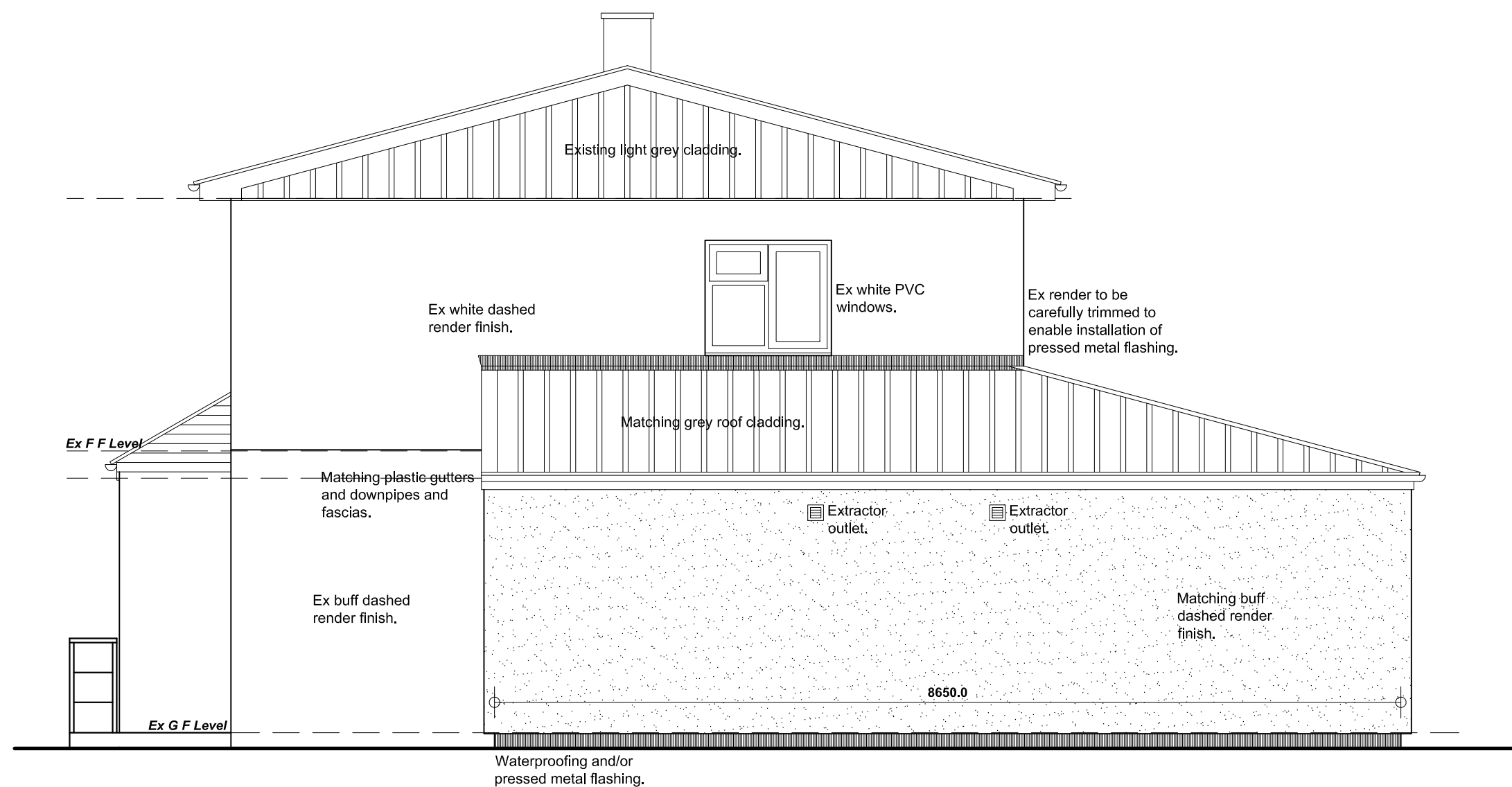
TYPICAL SECTION



REAR (E) ELEVATION



SIDE (N) ELEVATION



SIDE (S) ELEVATION

Revision	Date	Description
PROPOSED EXTENSIONS TO, 54 BONDFIELD CRESCENT, WOMBWELL, BARNLEY, S73 8TW.		
DETAILED PROPOSALS Plans, Elevations & Section.		
S Flack & D Firth.		
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 8PW. Tel: 01226 754507 Email: jeald@btconnect.com		
This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.		
Scale: 1:50 @ A1		Date: JUNE 2022
Ref: 202123		Drwg No: 02
0 cm	12 cm	4 cm
15 cm		