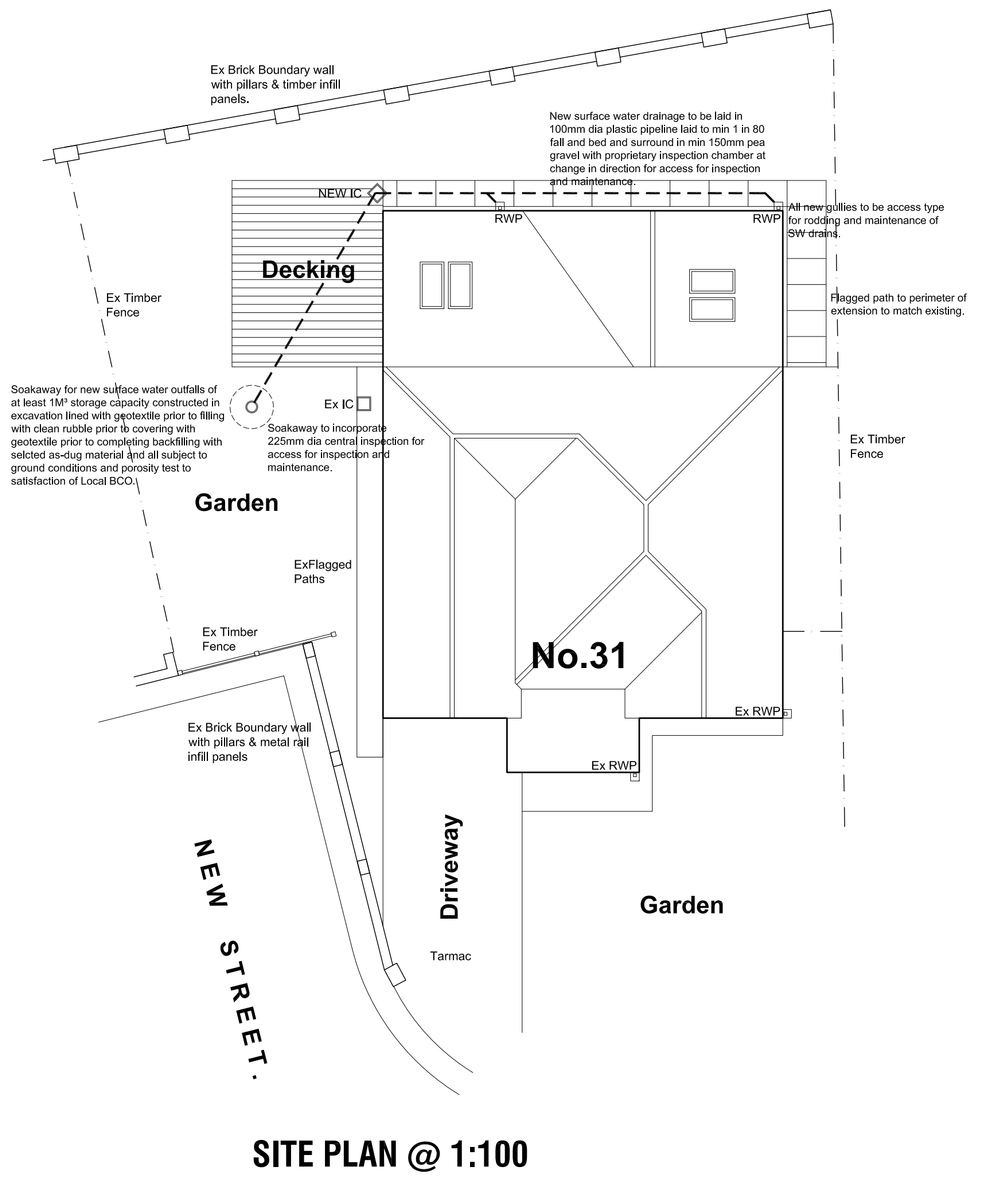
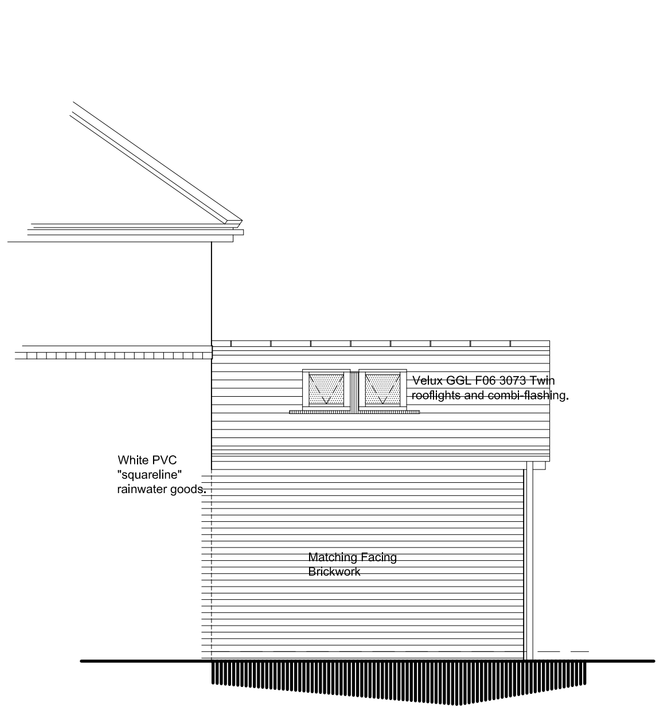


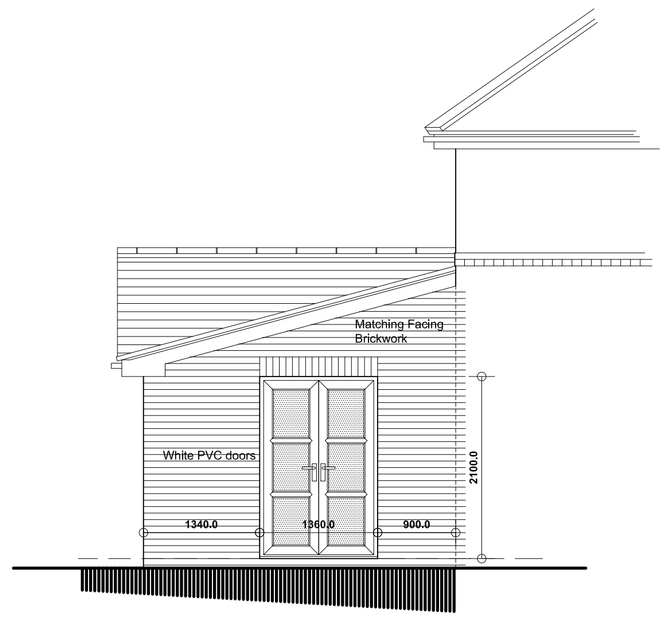
SITE PLAN @ 1:100



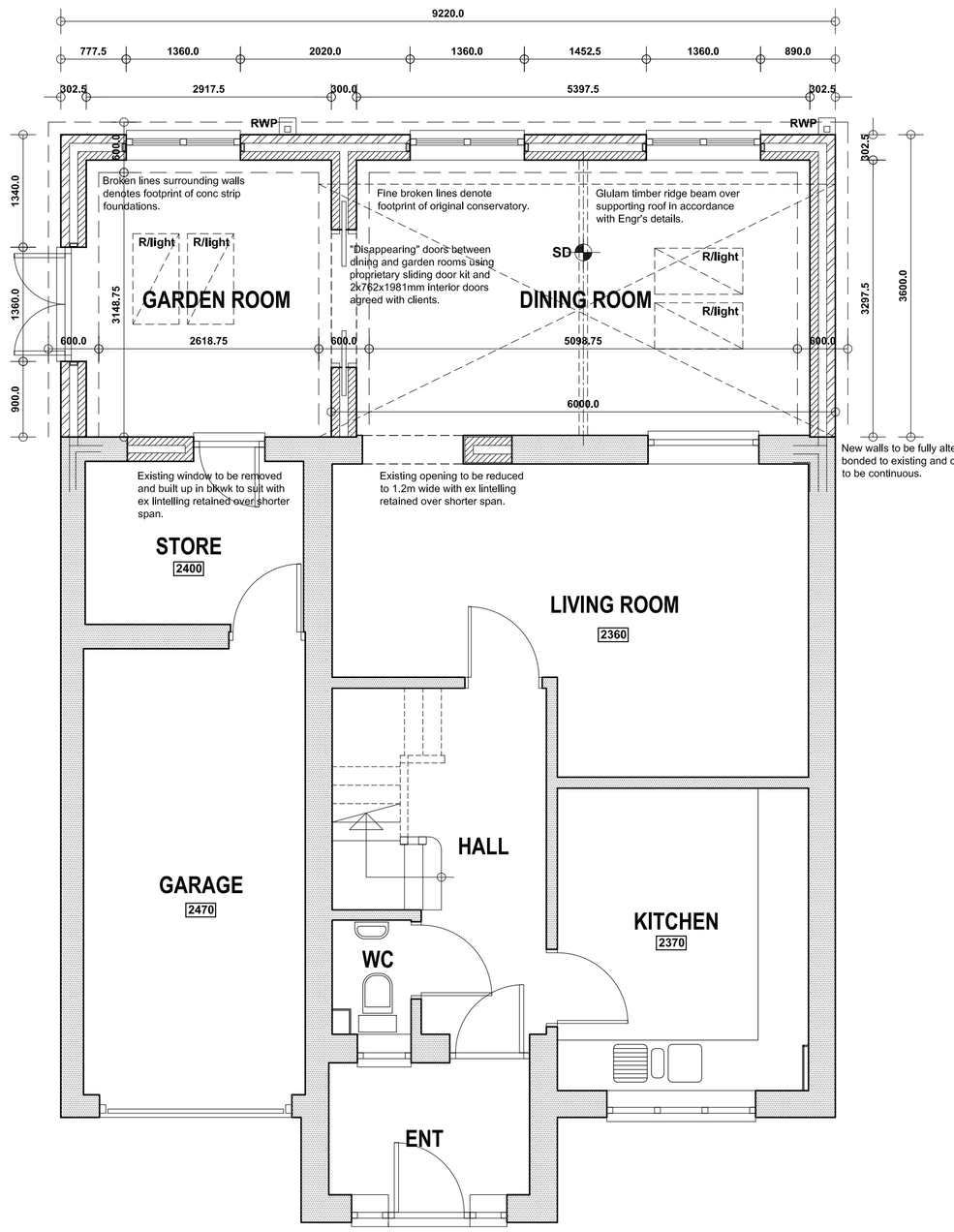
SOUTH ELEVATION



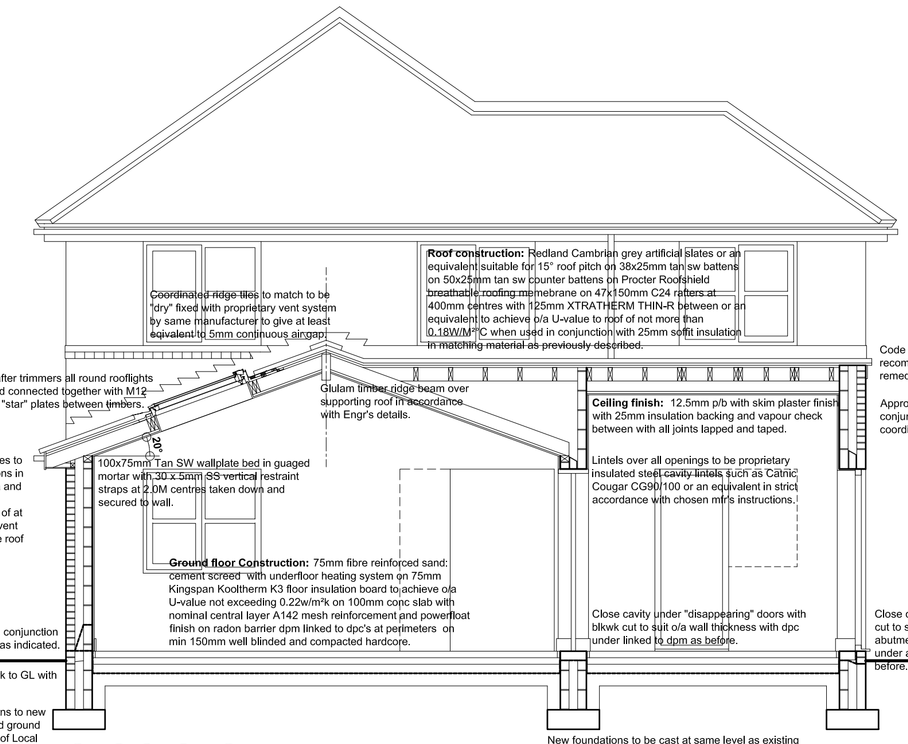
EAST ELEVATION



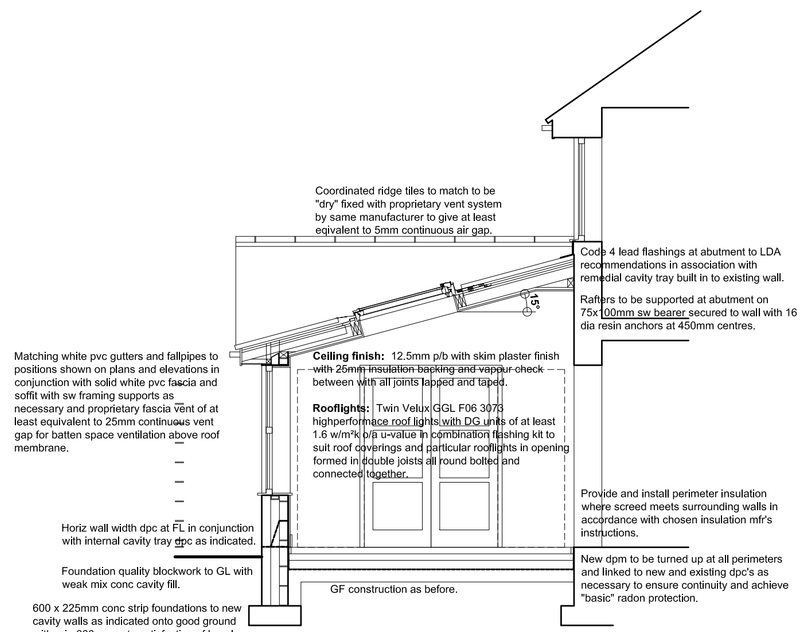
NORTH ELEVATION



GROUND FLOOR PLAN



LONG SECTION



CROSS SECTION

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to all cavity 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. All cavity walls to have GEN 1 designated mix concrete filling up to 150mm 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 102.5mm 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 100mm mineral fibre full fill cavity insulation built-in as work proceeds to be BBA certified, to achieve overall U-Value of max 0.28W/m²`c in accordance with chosen mfr's instructions to achieve specified o/a u-value. 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 proprietary insulated combination dpc/closer such as Cavity trays Cavi90 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 LG165 galv 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 manuf'rs recommendations. Provide tray DPC over as before.
Openings with particular lintol requirements indicated on the drawings.

INTERNAL WALL:-
Internal wall to be loadbearing cavity wall generally as above excepting both leafs to be constructed in blkwk as previously specified.

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 1.6 W/M²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventillation. 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 any 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.

SD

FIRE SAFETY:-
Provide self contained smoke alarm in extension, interconnected on existing exclusive mains circuit with battery back-up. Ensure FA units incorporate mains indicator light and manual test button.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a "GAS-SAFE" plumbing contractor to enable provision of propietary underfloor heating system in extension in accordance with chosen mfr's instructions.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by room thermostat linked in to ex system controls as necessary.
Any 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 L1B 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,) and to be certified by qualified electrician operating under an approved "competent persons" scheme with copy certificate to be made available to Building Control for their records.

Revision	Date.	Description.
-	--/--/---	-

PROPOSED ALTERATIONS TO
31 NEW STREET, GREAT HOUGHTON, BARNSLEY, S72 0DJ.

PROPOSALS
Plans, Sections and Elevations.

Mr & Mrs Wedlake

Building Design Services

JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel/Fax: 01226 754507
Email: jealtd@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: 1:50/1:100@ A1 Date: DEC 2011

Ref: 201121 Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm