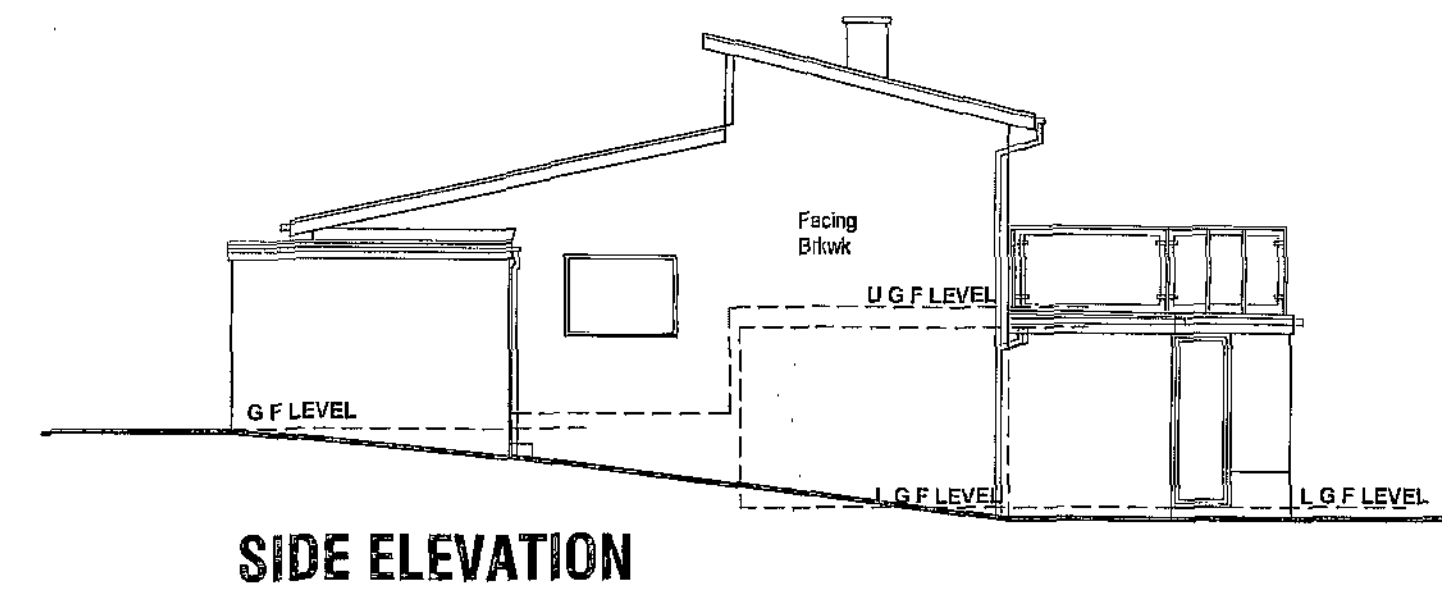
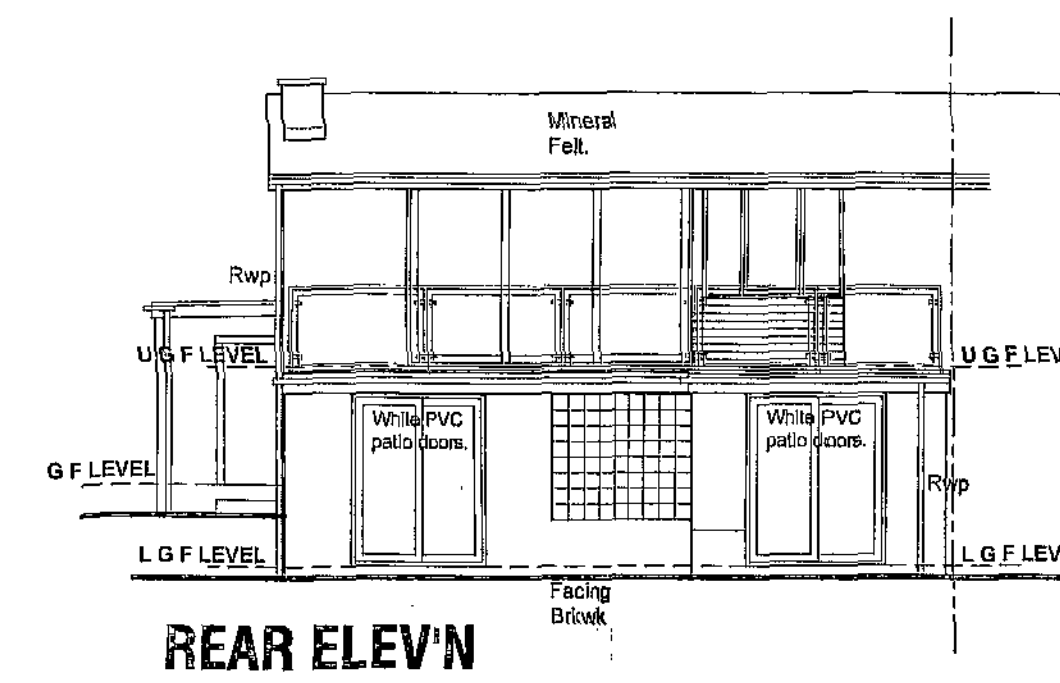
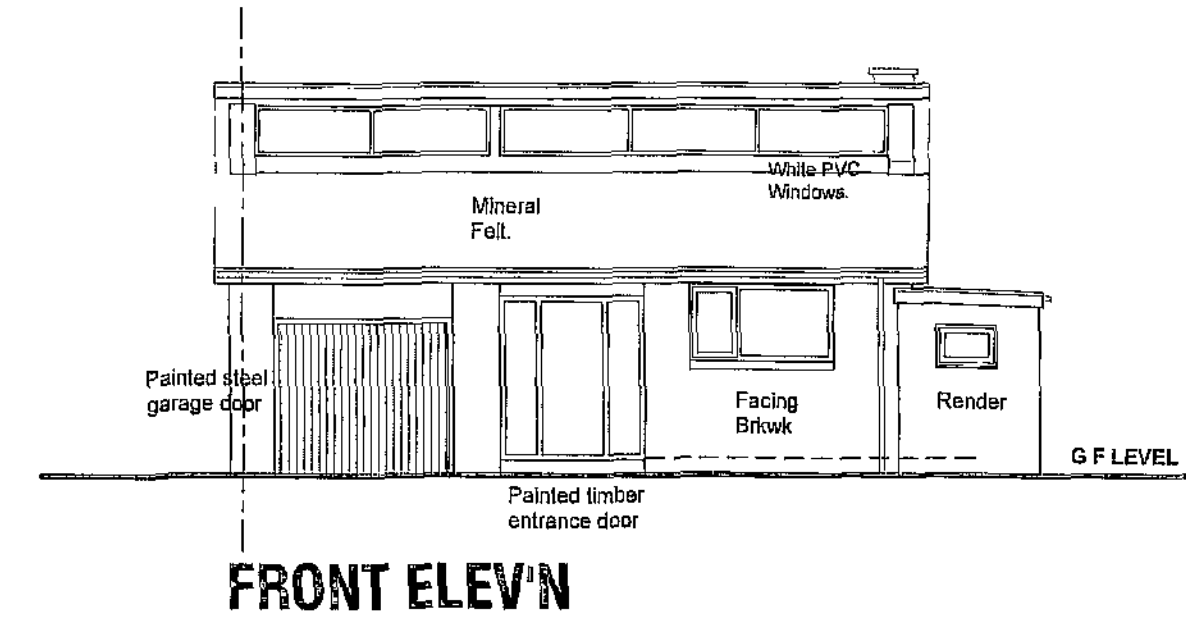
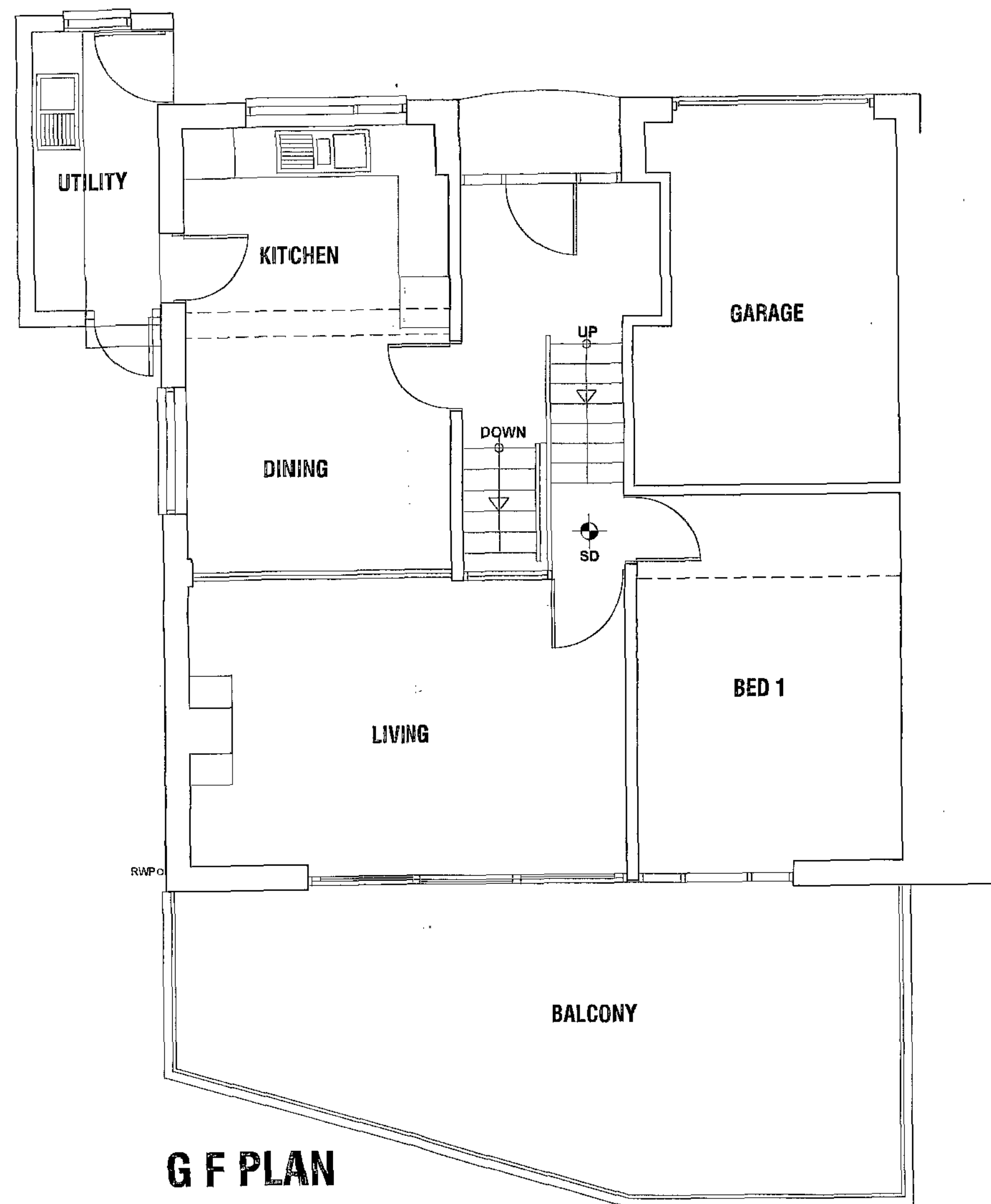




26 LIMES AVENUE, STAINCROSS,
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AS EXISTING

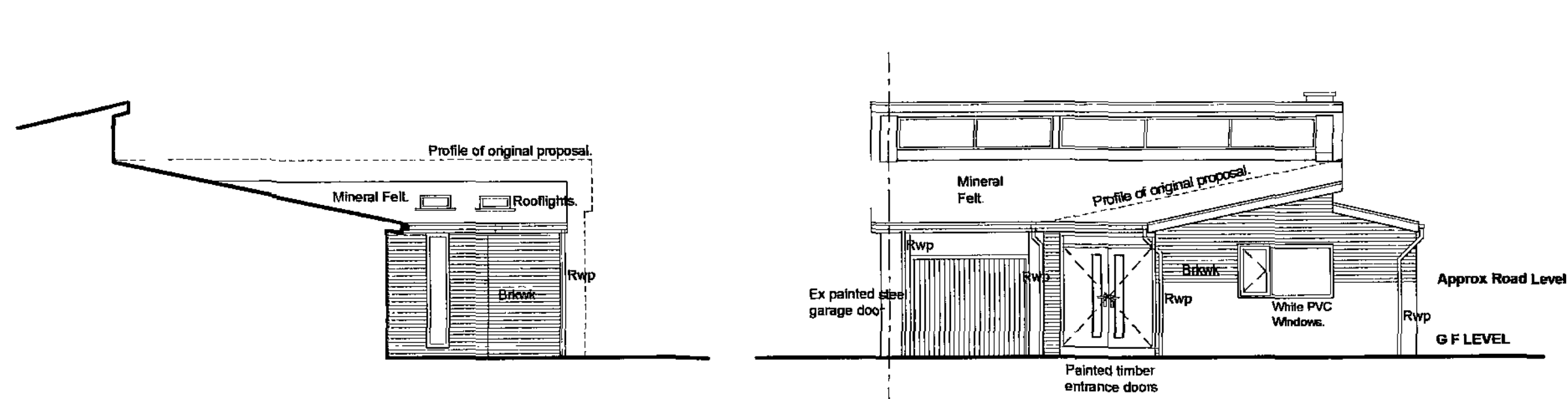
PLANS AND ELEVATIONS

Scales. 1:50 & 1:100

Date. OCT 2010.

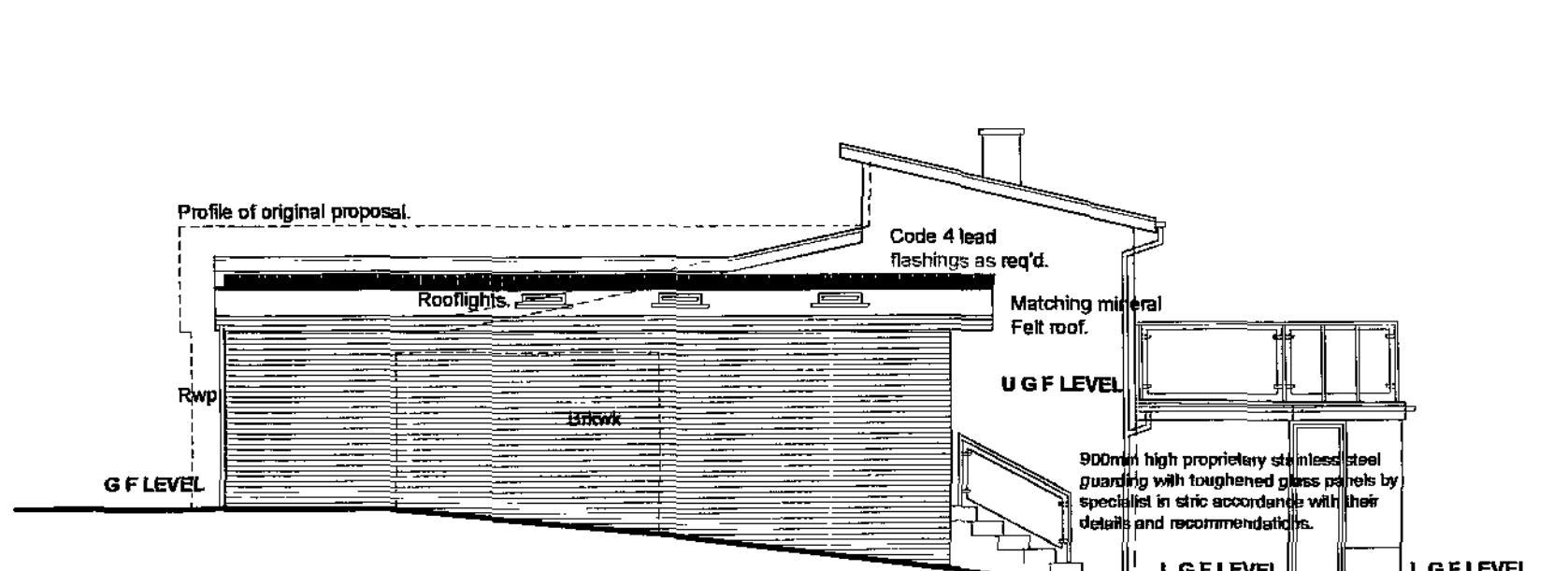
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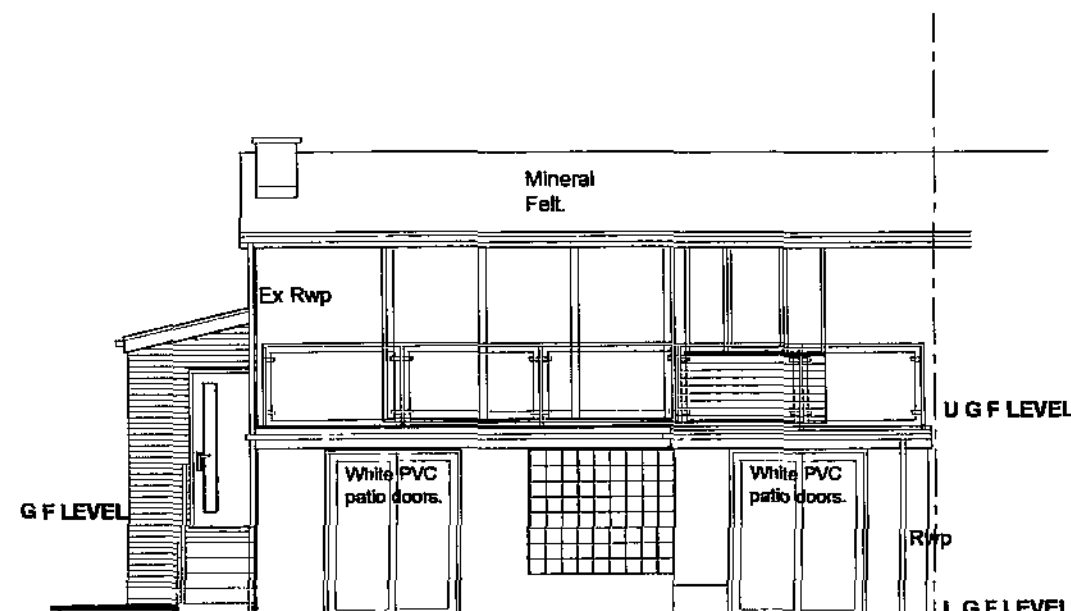


SIDE ELEV'N L

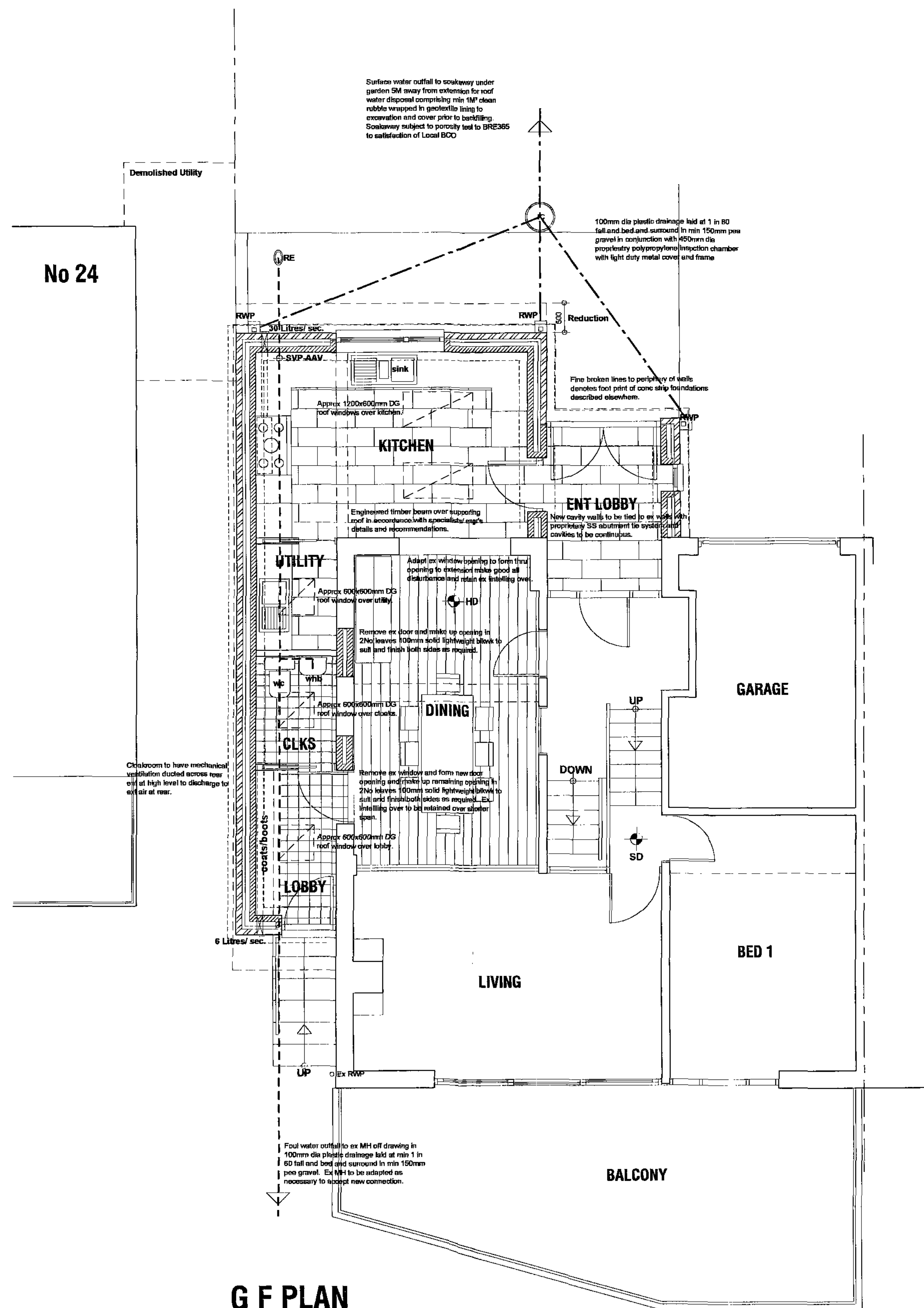
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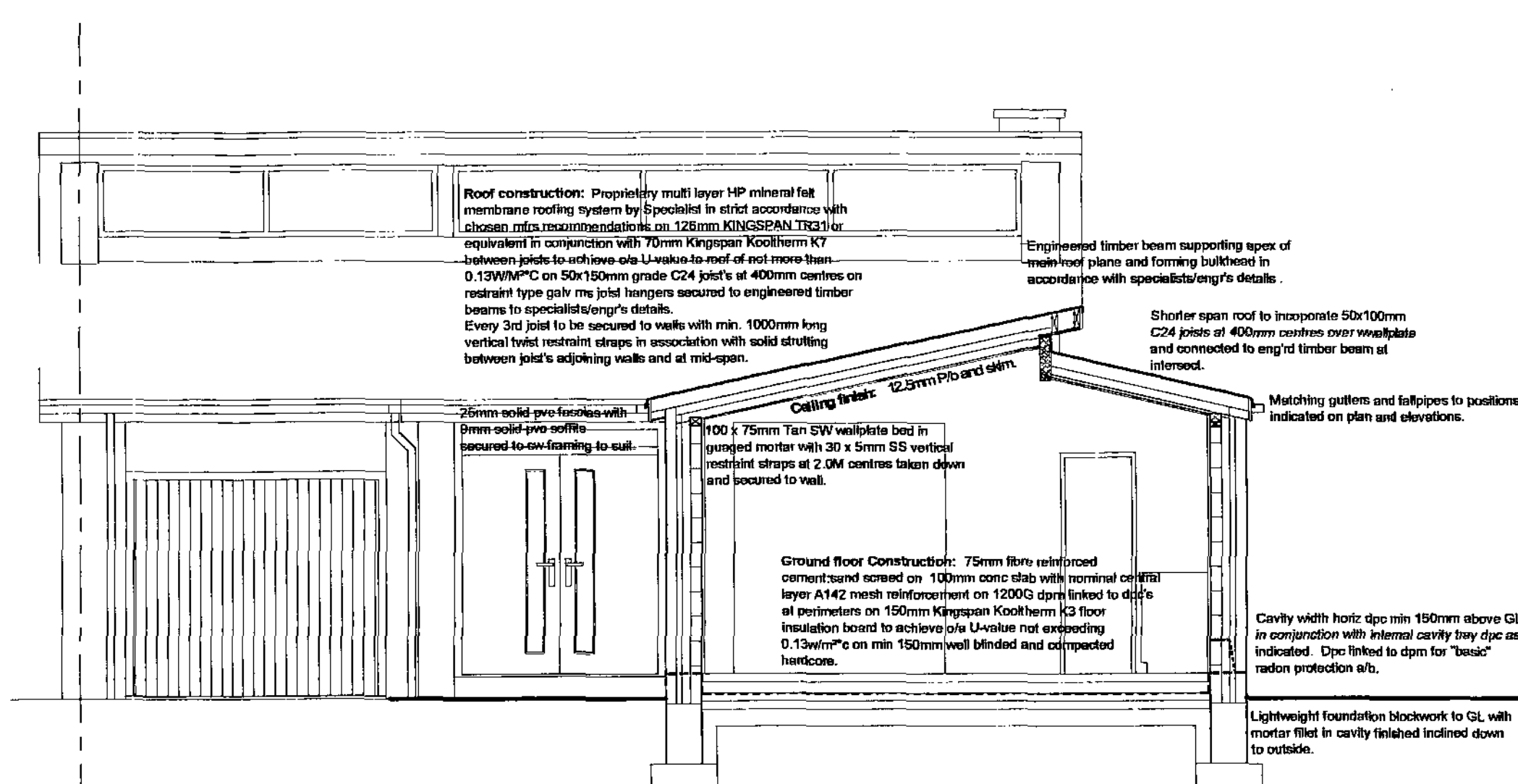
SIDE ELEVATION R



REAR ELEV'N



G F PLAN



TYPICAL SECTION

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at RDC/25mm to all cavity walls off good ground with at least 600mm cover 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 brickwork, 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 perpendicular weep holes at max 450mm c/c. Tray DPC to rise min 150mm above cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-

External leaf in 100mm solid lightweight block with proprietary HP through colour render finish. Internal leaf of 100mm 4.2N/mm² solid lightweight concrete block. Provide 125mm structural cavity with 75mm KINGSSPAN Kooltherm K9 partial fill cavity insulation. BBA certified, to achieve overall U-Value not exceeding 0.20W/m²K.

INTERIOR WALLS:-

Internal walls generally to be non L/B partitions in 75x100mm SW framing with all necessary head and soleplates and studs and nogging finished both sides with 12.5mm dense ply and skim and all voids filled with mineral fibre sound insulation of min 10kg/m³ density.

MECHANICAL VENTILATION:-

Provide the following extract rates:- Kitchen - 30 litres/sec in cooker hood or 60 litres/sec if independent; WC - 6 L/Sec. Mechanical extract to be manually activated generally and, in windowless accommodation, to be wired thru lighting circuit with min 15 minute overrun.

FIRE SAFETY:-

Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit and provided 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.

ABOVE GROUND DRAINAGE:-

All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia
Bath - 50mm dia or 40mm if greater than 1.7m from outlet connection.
Sinks - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP's to positions shown above or at least 200mm below any WC entry and SVP's to terminate in BBA certified air resistance valves internally to chosen m/f's instructions.

BELOW GROUND DRAINAGE:-

Generally as described elsewhere to satisfaction of local BCO. Concrete lintels to be provided over drains where passing through walls, min 75mm above. Covering 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 CORGI registered plumbing contractor. All primary pipework to be insulated in accordance with current regulations. Heating system to be controlled by thermostatic radiator valves. All non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements. Balanced flow boiler to be wall mounted in accordance with gas appliance regulations. 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:-

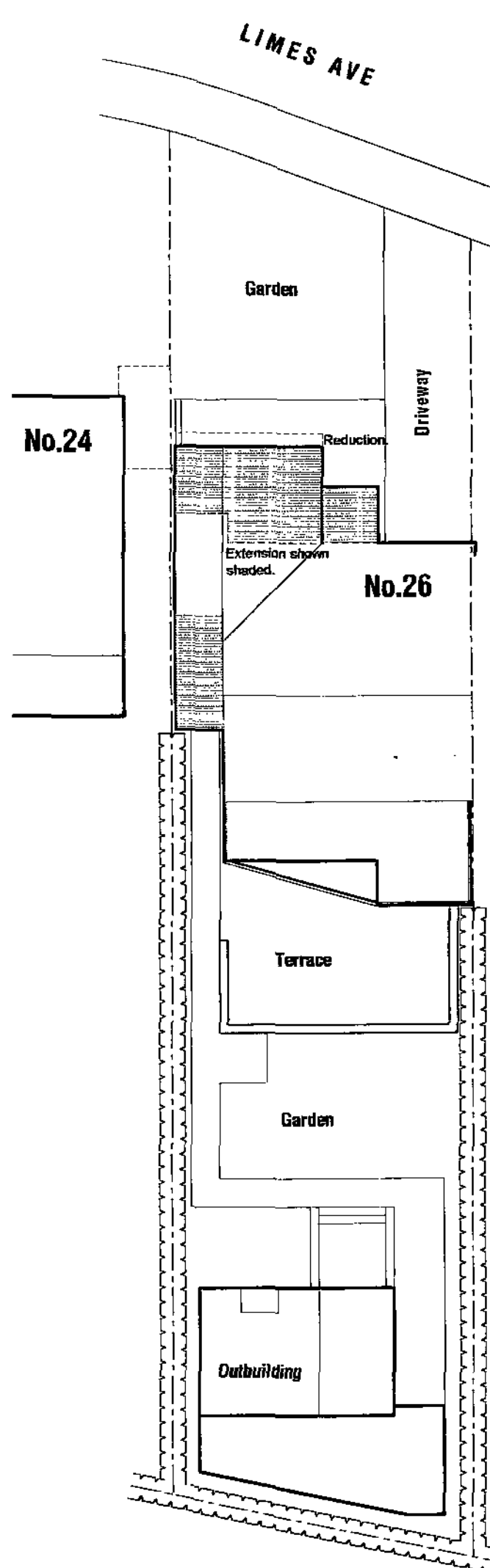
New internal lighting to be in accordance with Approved Document L18 and to incorporate at least 1 in 4 positions or 1 per 25m² whichever the greater high efficiency lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt. All new electrical work to be undertaken in accordance with latest edition of Wiring Regulations (18th/17th) by qualified/certified electrician operating under an approved 'competent persons' scheme.

WINDOWS AND DOORS (INC NATURAL VENTILATION):-

All windows and doors to be in high performance proprietary units with PVC system, double-glazed & fully draft sealed, with opening lights as indicated giving 12000 Floor area natural ventilation. Rooflights to be proprietary units with double glazing, operable and incorporating hidden vents within aperture framed in flexible rubber gaskets and sealed. Double Glazed Units:- To be sealed units comprising float glass outer pane, 20mm gap and inner pane of low-emissivity 'K Glass' giving overall U-Value of max 1.8W/m²K. Tack ventilation to be provided throughout to ensure not less than 2,300 and 5,000mm² vent area to non-habitable and habitable rooms respectively and cross ventilation to be ensured by an air transfer gap under all internal doors of at least 7600mm² (Equivalent to a 10mm gap under a 760mm door).

GLAZING:-

All glazing to comply with Approved Document N of Building Regs and to BS 5719:1995. Secure glazing to all bathrooms and WC's. All glazing to critical mass to be minimised safety glass as follows:- Windows with sill height less than 900mm 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.



SITE PLAN @ 1:200

26 LIMES AVENUE, STAINCROSS,
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DETAILED PROPOSALS

PLANS, SECTION AND ELEVATIONS

Scales: 1:50 & 1:100
Date: OCT 2010.
Dwg No. 26.LA.DP1.
Rev. B-14.03.2011-Prepared for resubmission.

