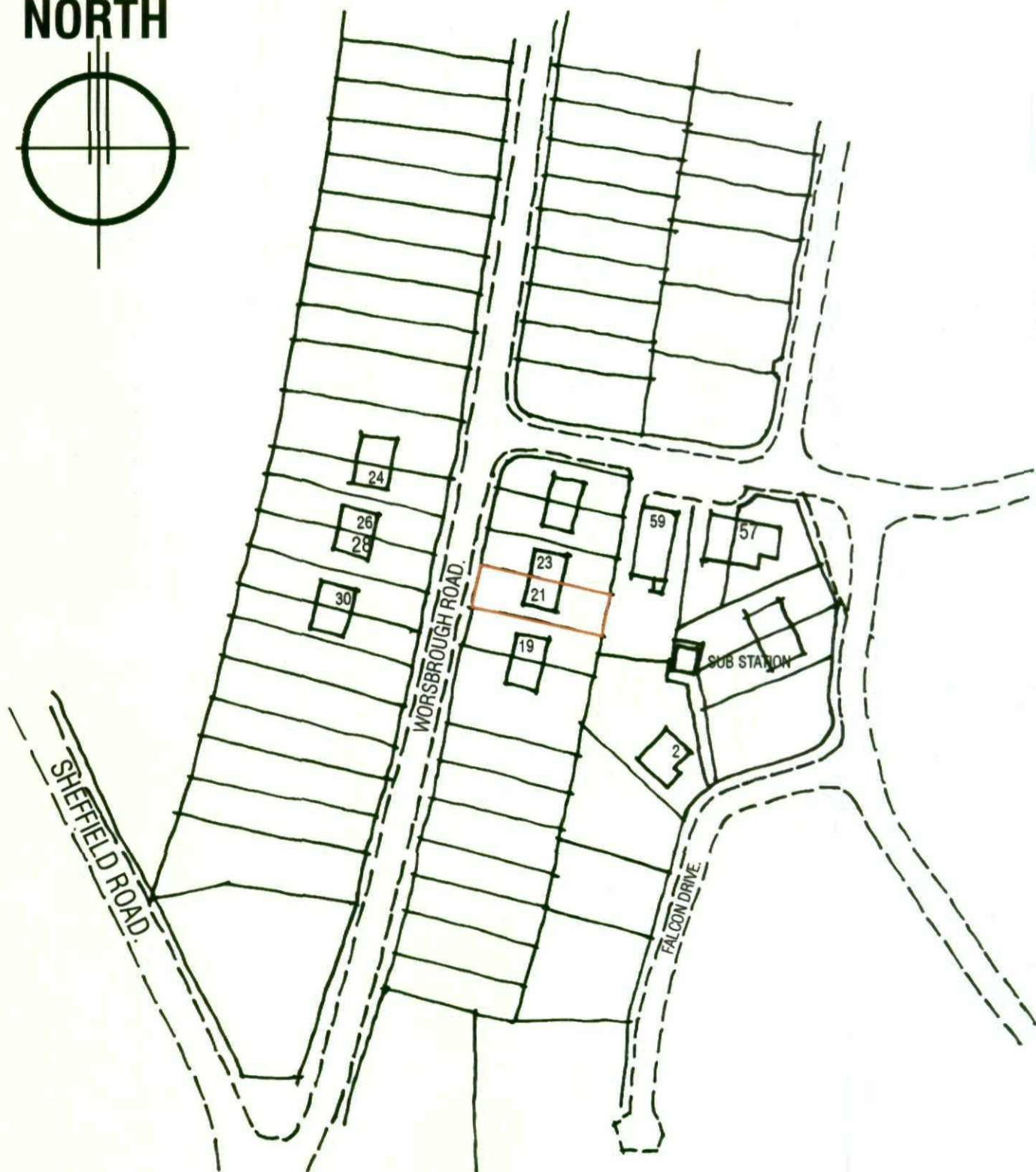
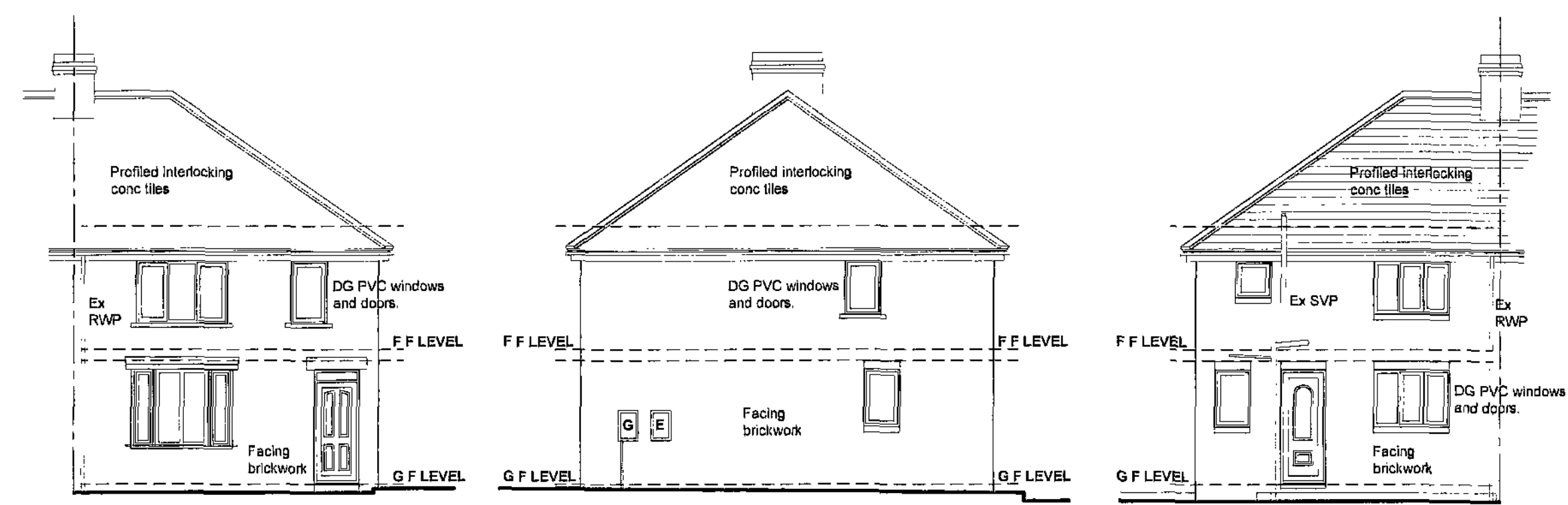


21 WORSBROUGH ROAD, BIRDWELL, BARNSLEY, S70 5QR

NORTH



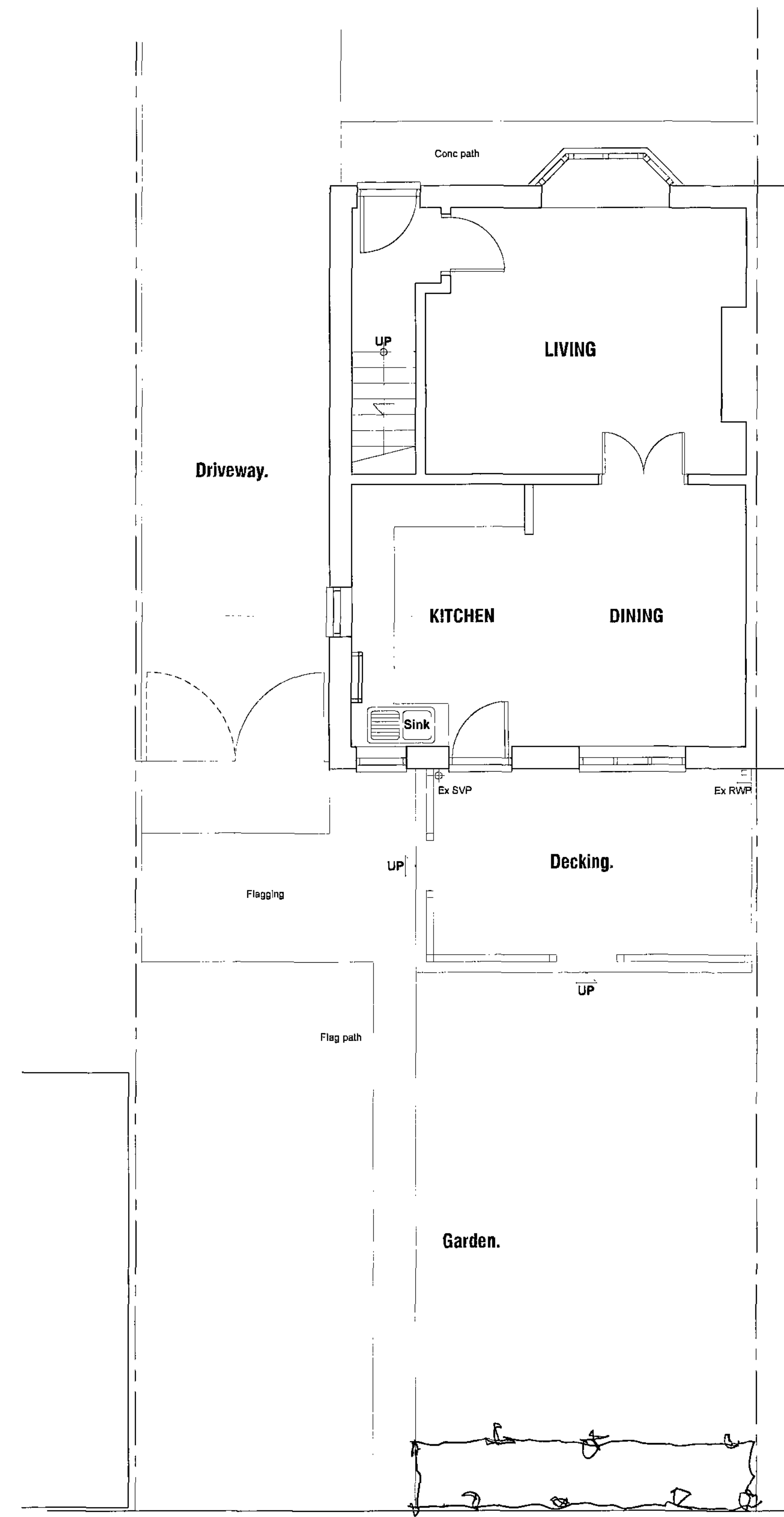
Site Location Plan @ 1:1250



WEST (FRONT) ELEV'N

SOUTH (SIDE) ELEV'N

EAST (REAR) ELEV'N



GROUND FLOOR/SITE PLAN

21 WORSBOROUGH ROAD,
BIRDWELL, BARNSLEY,
S70 5QR.

SURVEY

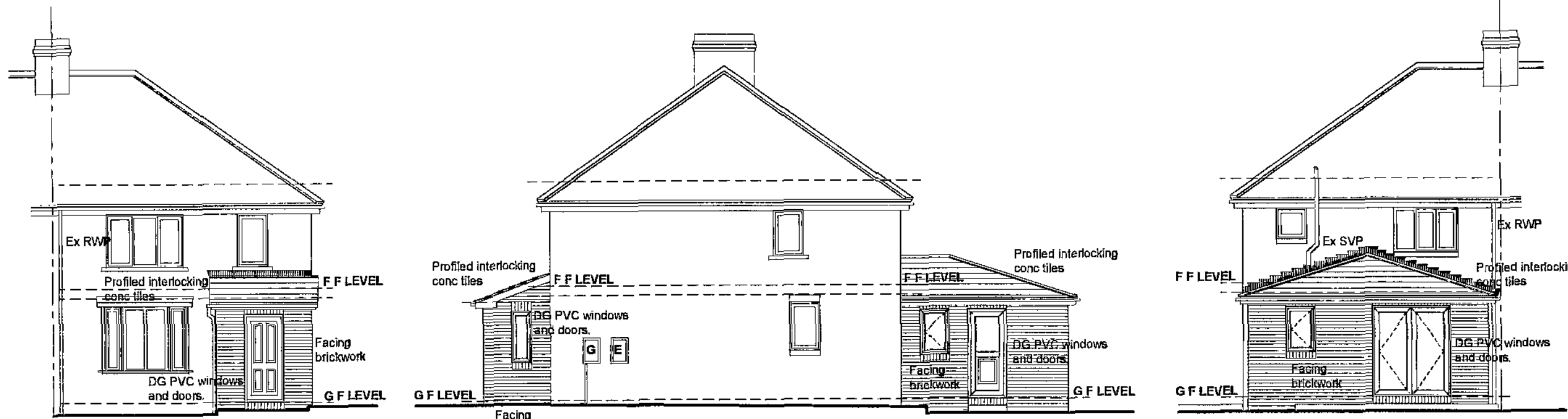
PLANS AND ELEVATIONS

Scales. 1:50 & 1:100

Date. SEPT 2009.

Rev. -

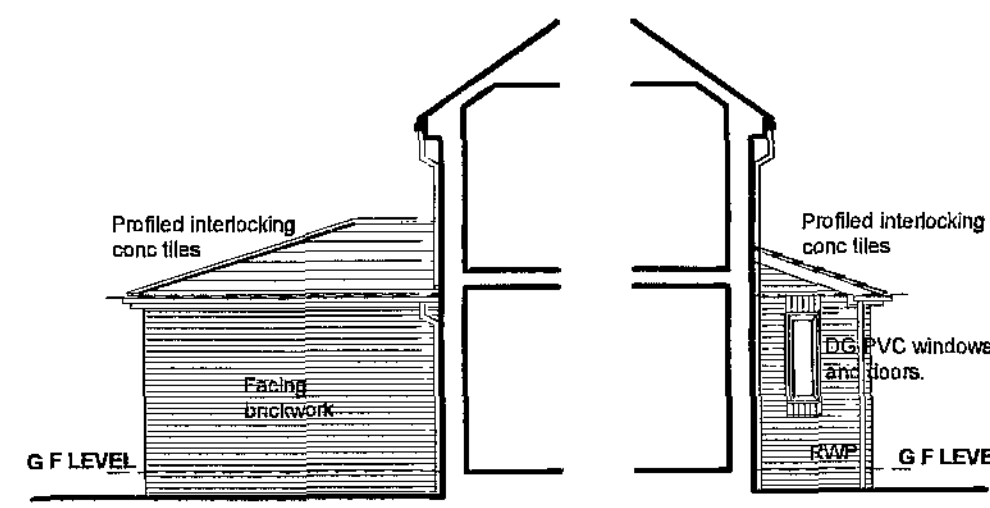
DWG No. E1



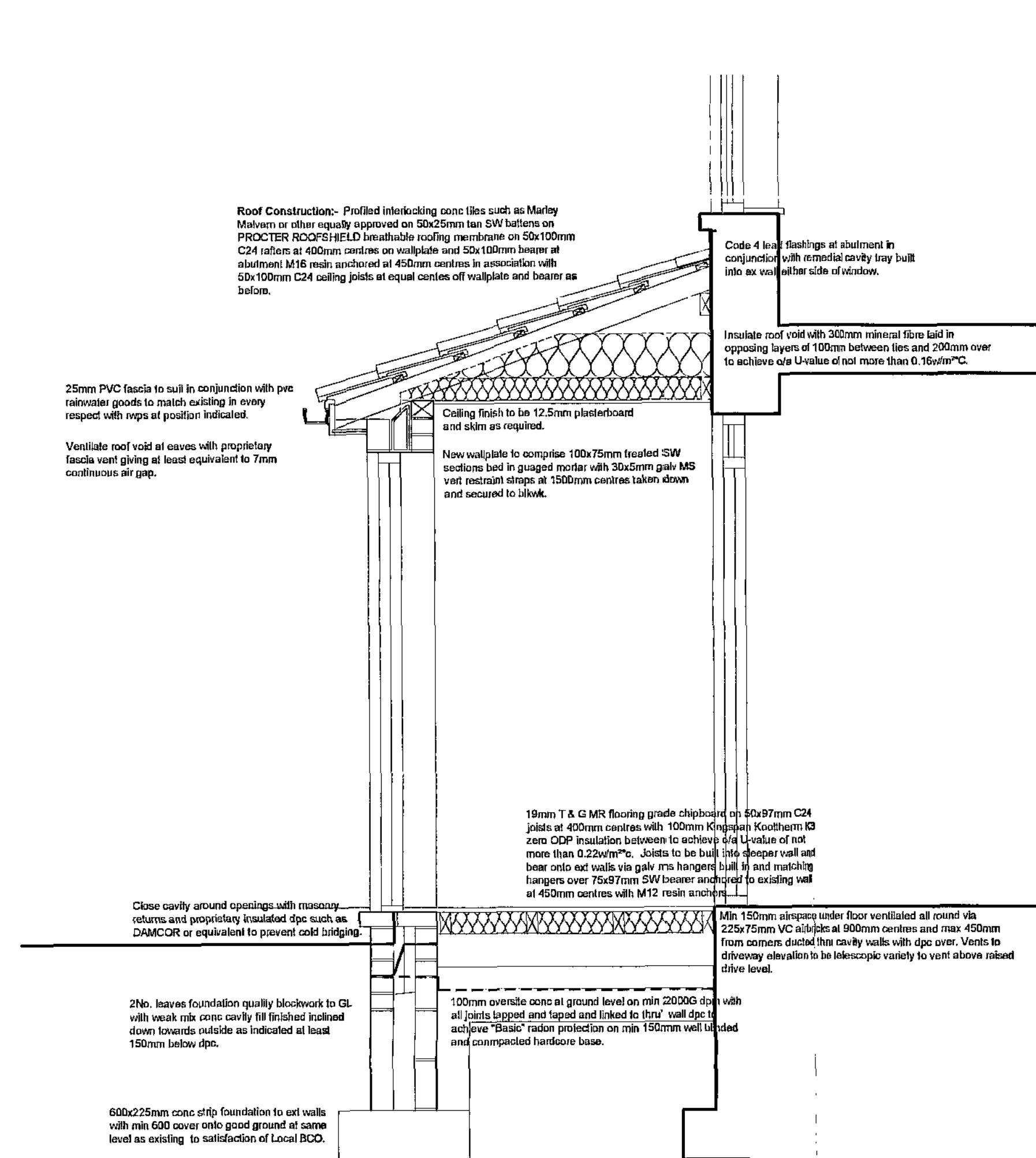
WEST (FRONT) ELEV'N

SOUTH (SIDE) ELEV'N

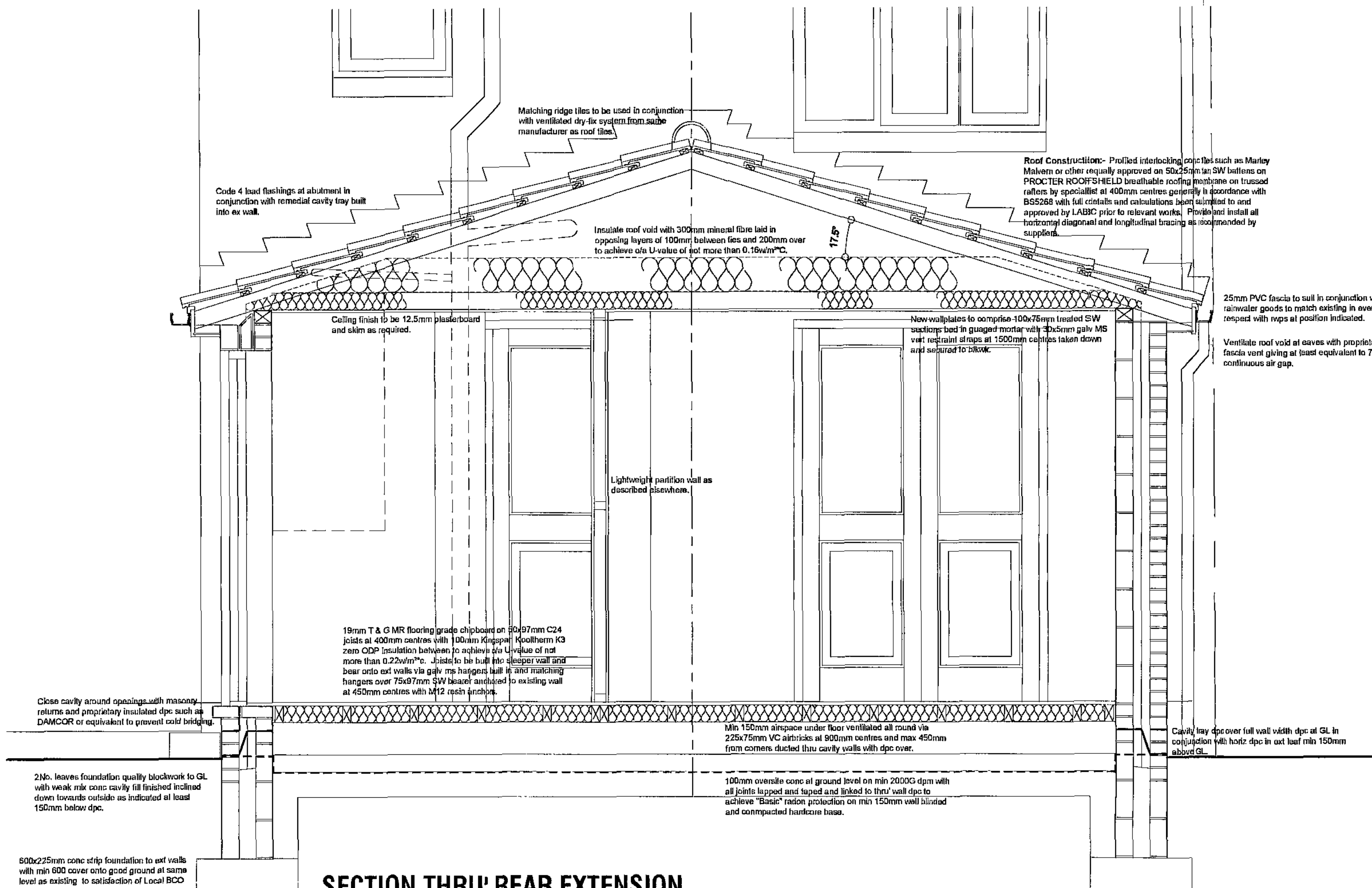
EAST (REAR) ELEV'N



NORTH (SIDE) ELEV'NS



SECTION THRU' PORCH



SECTION THRU' REAR EXTENSION

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 to 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. 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 tapered weep holes at max 450mm c/c. Tray DPC to use 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 50mm KINGSSPAN TW60 partial fill cavity insulation, BBA certified, to achieve overall U-Value not exceeding 0.30W/m²K. 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 using blkwk reveal blocks in conjunction with proprietary 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 (Cavity Walls):-

All lintels to be CATNIG COUGAR open backed insulated coated galv steel lintels ref. CG190/100, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm and bearings in accordance with manufacture 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/D 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/m² density.

WINDOWS AND DOORS:-

New & any replacement windows & doors to be high performance PVCU, double glazed with HP DG units incorporating 16mm cavity & low-E glasses to ensure max 1.8 W/m²K U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Twelve 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 5713:1978.

Obscure glazing to all bathrooms and WC's.

All glazing to critical areas to be Kitemarked safety glass as follows:-

Windows with all 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 - 30litres/sec, WC - 6litres/sec. Mechanical extract to be manually activated.

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 with at least 1No. at both floor levels. Install heat detectors to any kitchens which are open to other accommodation.

ABOVE GROUND DRAINAGE:-

All sanitary fittings to have pvc wastes of the following sizes:

WC - 100mm dia in black pvc.

Basin - 50mm dia or 40mm if greater than 1.7m from outfall connection.

Shower - 40mm dia.

All wastes to have 75mm deep resealing traps.

All fittings to connect to ex SVP under new GF construction 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 SVP terminates inside building an Air Admittance Valve to be fitted 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 gully to terminate below grate level but above water level.

BELOW GROUND DRAINAGE:-

Any new drains required to be in 100mm dia flexibly jointed VC or plastic pipelines laid to max available fall subject to ex drain levels and connection thereto with min 150mm pea gravel surrounds and any IC's required to be proprietary polypropylene inspection chambers at positions shown with light duty GI covers and frames. Concrete lintels 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 expanded to serve extension by a "GAS-SAFE" registered 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.

Balanced flue boiler with interlock and combination timer and stat controls 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.

Full details to be submitted to and approved by Local Authority before relevant work proceeds.

INTERNAL LIGHTING/ ELECTRICS:-

New internal lighting to be in accordance with Approved Document L1 and to incorporate in at least 1 in 4 positions 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.

21 WORSBROUGH ROAD,
BIRDWELL, BARNLEY,
S70 5QR.

DETAILED PROPOSALS

PLAN SECTIONS & ELEVATIONS

Scales. 1:100, 1:50 & 1:20

Date. SEPT 2009.

Rev. -.

DWG No. DP1

GROUND FLOOR/SITE PLAN

