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 any lintols, meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

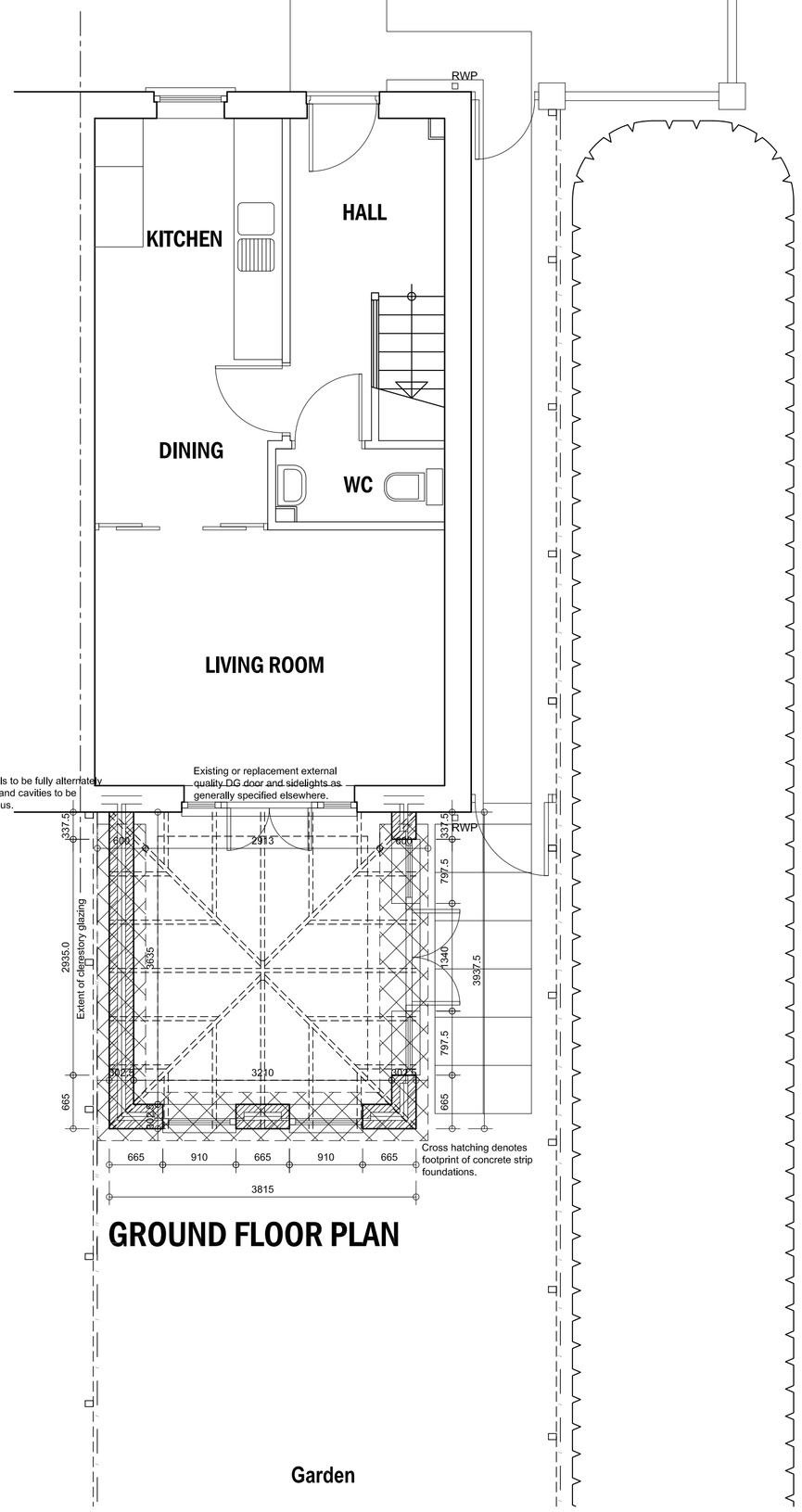
EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm facing brick to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with 50mm partial fill cavity insulation built-in as work proceeds. BBA certified, to achieve overall U-Value of max 0.28W/m²°c such as Celotex CG5000 or equivalent. 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 to jambs in conjunction with proprietary insulated dpc and proprietary insulated combination dpc/closer at sills/ thresholds to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified above.

WINDOWS AND DOORS:-
All new windows and doors to be high performance cream PVCu to match existing in every respect, double glazed with HP DG units incorporating 16mm gas filled cavity & low-E glass to ensure max 1.6 w/m²k 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 at least 5000mm².

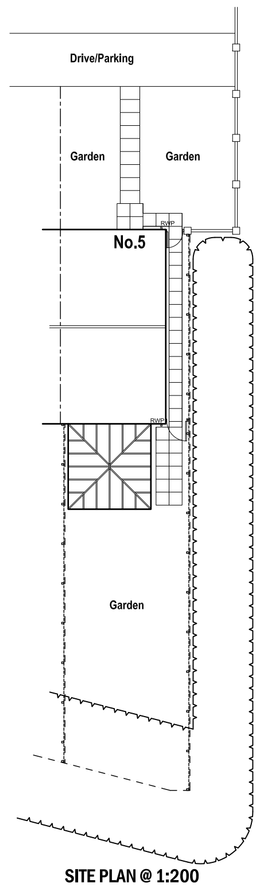
GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from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

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 independent thermostatic rad valves.
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.

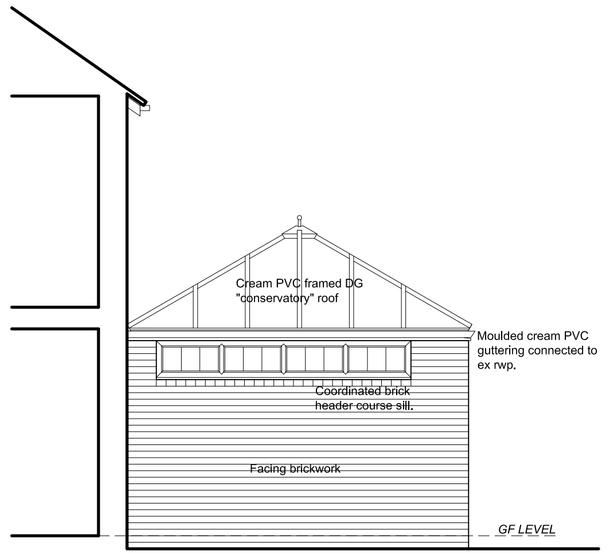
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 1 in 4 positions or at the ratio of 1 per 25m² floor area whichever the greater high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) by qualified/ certified electrician operating under an approved "competent persons" scheme.



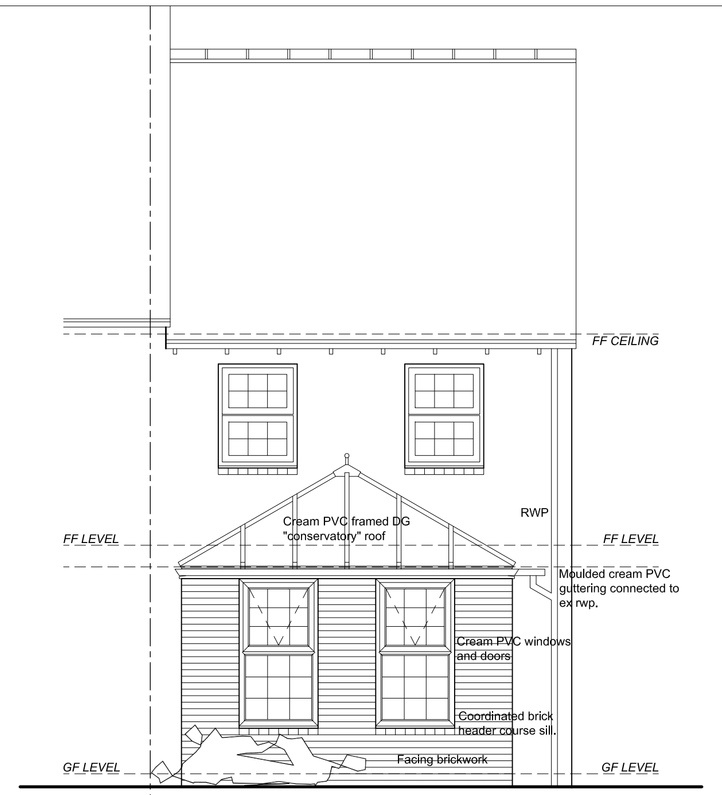
GROUND FLOOR PLAN



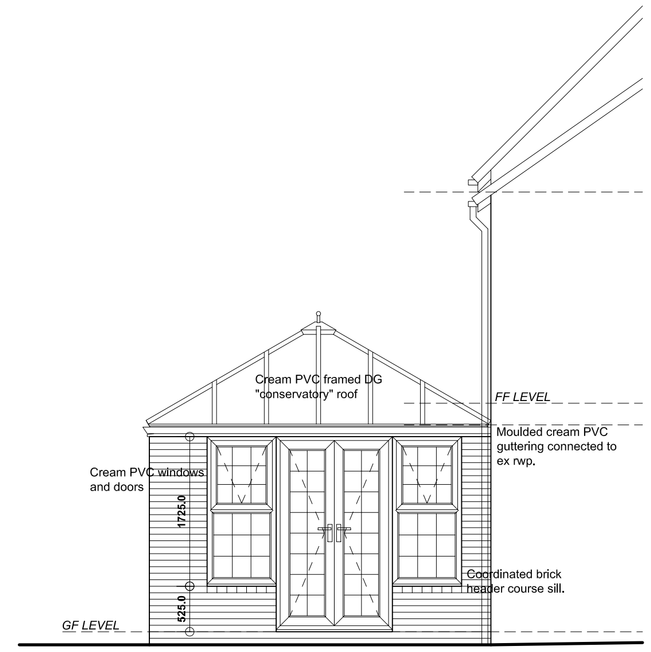
SITE PLAN @ 1:200



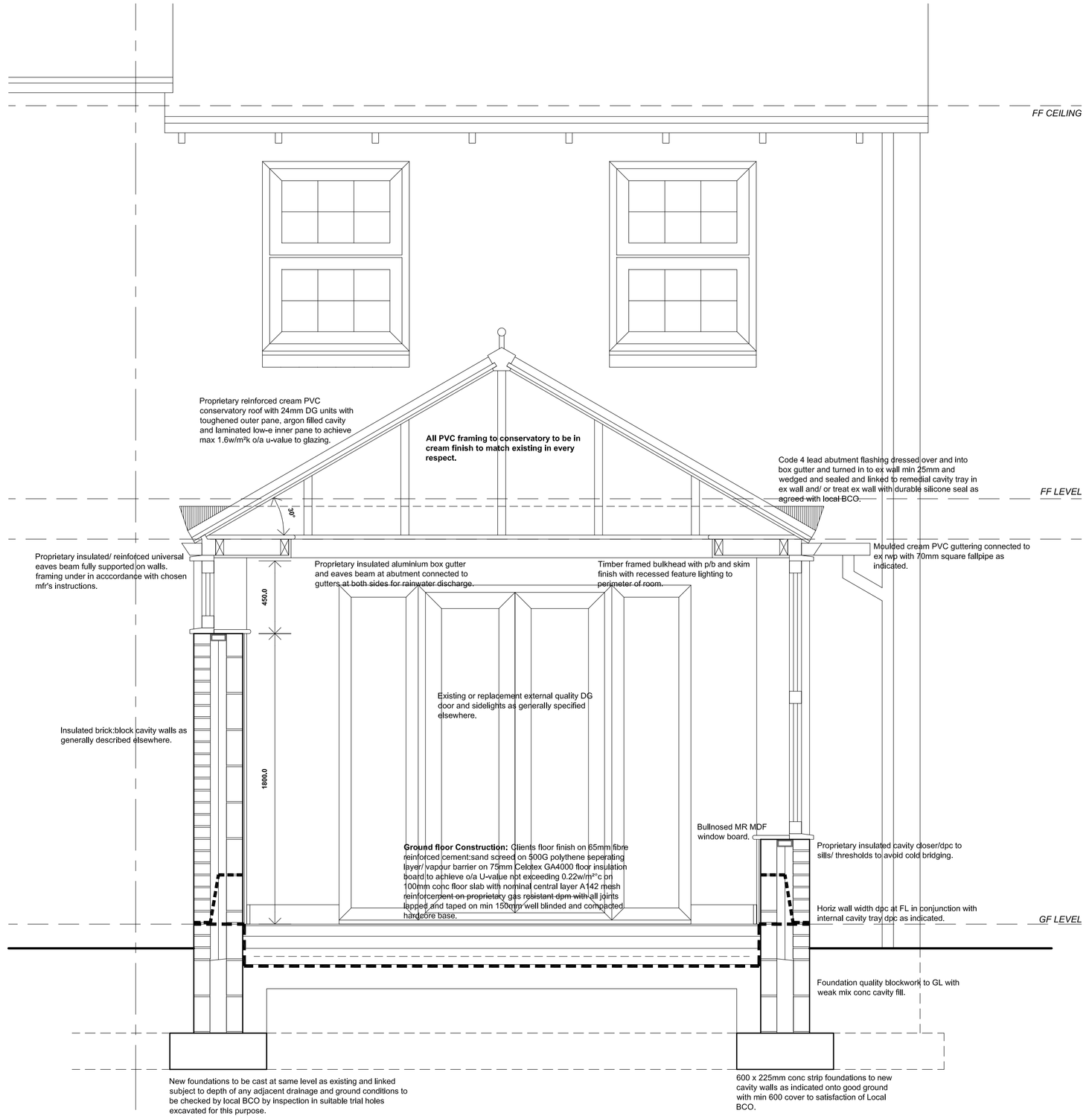
SIDE (ENE) ELEVATION



REAR (NNW) ELEVATION



SIDE (WSW) ELEVATION



TYPICAL SECTION

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

PROPOSED ORANGERY,
5 LITTLE STUBBING,
WOMBWELL.

DETAILED PROPOSALS

PLANS, SECTION AND ELEVATIONS

Miss A Scargill

Building Design Services

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Scale: 1:50@ A1	Date: AUG 2011
Ref: 201113	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm