GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Generally foundations and excavation works to be subject to the approval of Chosen Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality 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 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 100mm solid lightweight blockwork with approved proprietary through colour render finish. Internal leaf of 100mm 7.0N/mm² solid lightweight conc blwk. Generally provide 100mm residual structural cavity with 90mm partial fill cavity insulation board such as Kingspan Kooltherm K106 or an equivalent built-in as work proceeds, BBA certified, to achieve overall U-Value of approx 0.18W/m²°c. 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 Catnic Cougar Insulated steel cavity 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. Any openings with particular lintel requirements indicated on the drawings.

INTERNAL WALLS:-
Loadbearing Internal walls to be constructed in 100mm solid 7.0N/mm² solid lightweight blkwk with NAYLOR R6 conc lintels over any openings and dpc at floor level and at oversite level linked to dpm and non L/B partitions to be constructed in 75x50mm SW framing 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. Provide double joists under stud partitions where running parallel with floor joists.

WINDOWS AND DOORS:-
All new & any replacement windows to be high performance dual colour pvc, double glazed with HP Double Glazed units incorporating gas filled cavities & 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 ventilation. 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 K of Building Regs and to BS 5713:1979 and BS EN 1279.
Obscure glazing to all 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.

MECHANICAL VENTILATION:-
Provide the following extract rates:- **Kitchen** - 30L/Sec if in cooker hood or 60L/sec otherwise; **Utility** - 30L/sec; **Bath'm/Ensuites** - 15 litres/sec; WC - 6 Litres/sec. Mechanical extract to be manually activated generally and, in any windowless accomodation, to be wired thru' lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

SD/HD

FIRE SAFETY:-
Provide and install 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 at both floor levels no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to other accommodation or hallway/stair enclosure.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks & Showers - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP above or at least 200mm below any WC entry.
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 gulley to terminate below grate level but above water level.

HEATING AND HOT WATER:-
Dwelling to incorporate new central heating system throughout with convector radiators with TRV's and pressurized hot water cylinder with min 100mm foam insulation operating from a high efficiency gas fired balanced flue boiler of 89.6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit and room stats in suitable positions to suit the recommended zoning of the overall system.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Engr's calculations and recommendations to be confirmed prior to relevant work proceeding.

INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.

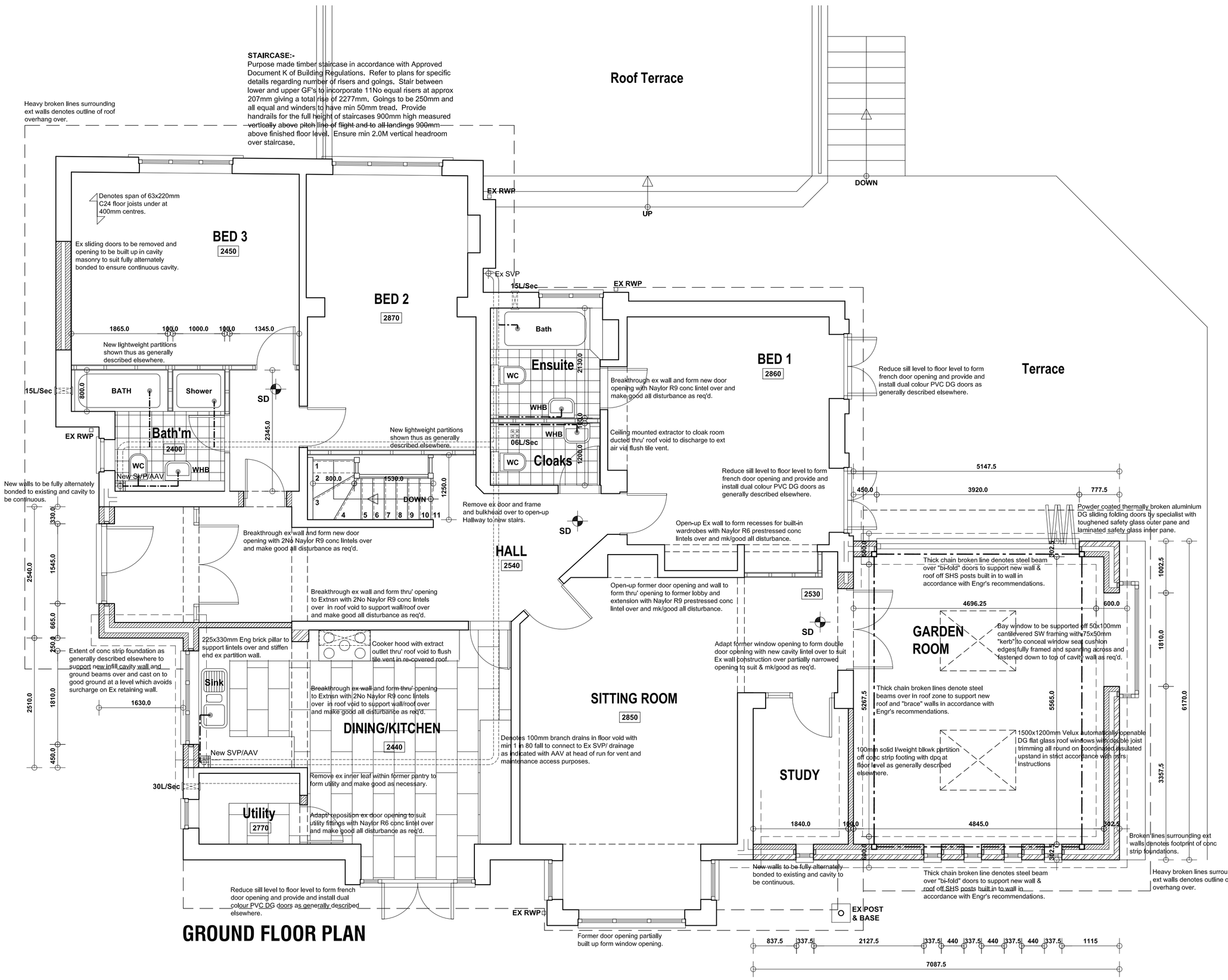
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) by qualified/ certified electrician operating under an approved "competent persons" scheme.

Conditional Approval requested for the following:-

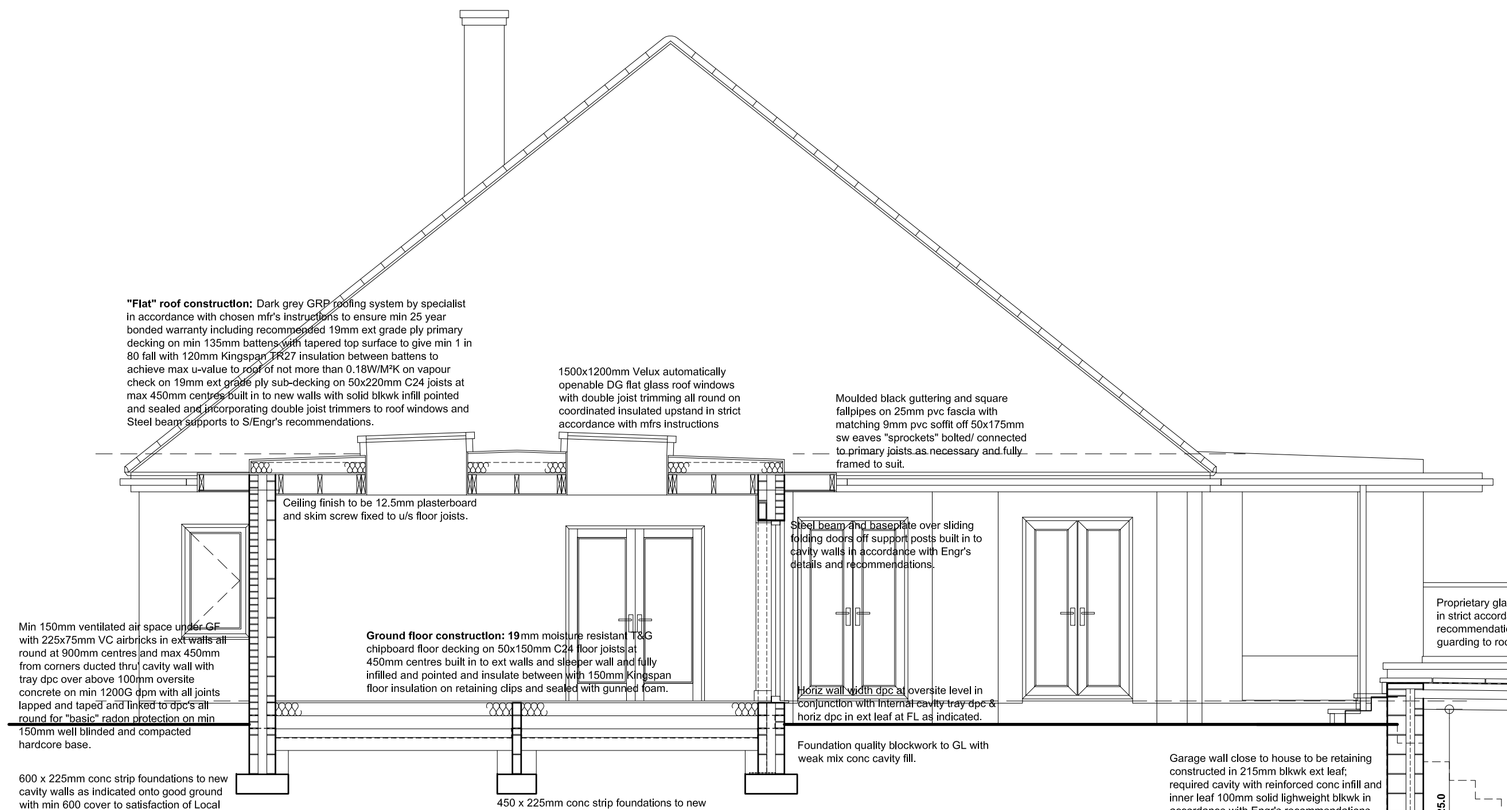
**** Structural calculations & details from Structural Engineers.***

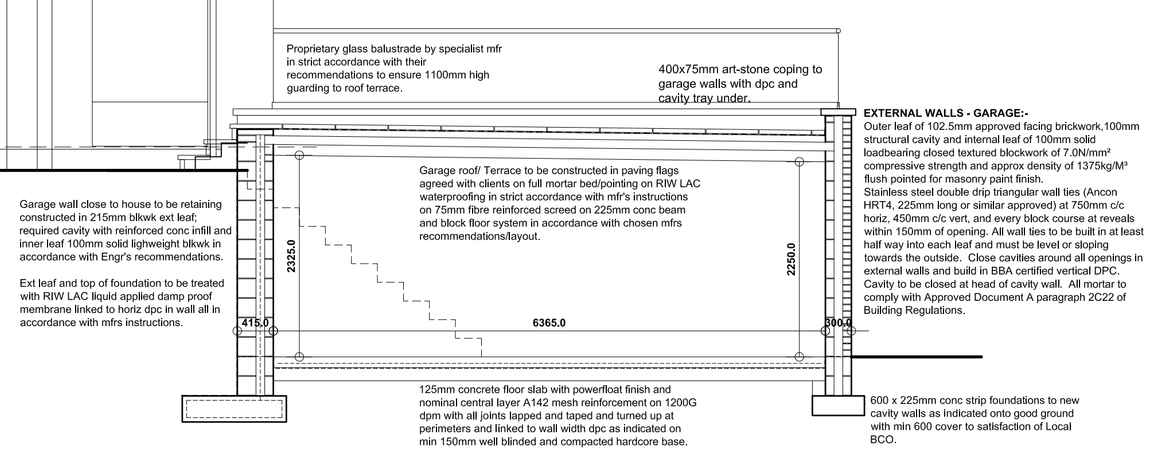
All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.

STAIRCASE:-
Purpose made timber staircase in accordance with Approved Document K of Building Regulations. Refer to plans for specific details regarding number of risers and goings. Stair between lower and upper GF's to incorporate 11No equal risers at approx 207mm giving a total rise of 2277mm. Goings to be 250mm and all equal and winders to have min 50mm tread. Provide handrails for the full height of staircases 900mm high measured vertically above pitch line of flight and to all landings 900mm above finished floor level. Ensure min 2.0M vertical headroom over staircase.



GROUND FLOOR PLAN





EXTERNAL WALLS - GARAGE:-
Outer leaf of 102.5mm approved facing brickwork,100mm structural cavity and internal leaf of 100mm solid loadbearing closed textured blockwork of 7.0N/mm² compressive strength and approx density of 1375kg/M³ flush pointed for masonry paint finish.
Stainless steel double drip triangular wall ties (Ancon HRT4, 225mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside. Close cavities around all openings in external walls and build in BBA certified vertical DPC. Cavity to be closed at head of cavity wall. All mortar to comply with Approved Document A paragraph 2C22 of Building Regulations.

TYPICAL SECTIONS THRU' EXTENSION AND GARAGE

Revision	Date.	Description.
A	17/03/2021	Sections clarified for LA submissions.

6 WOODROYD GARDENS, WOMBWELL, BARNSLEY, S73 0HB.

DETAILED PROPOSALS 2
Upper GF Plan & Sections.

Mr & Mrs Tranter.

Building Design Services

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Scale: 1:50 @ A1	Date: MARCH 2021
Ref: 202028	Drwg No: 04

0 cm | 2 cm | 4 cm | 6 cm