

GENERAL:-

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 blvk. Generally provide 100mm structural cavity with 50mm partial fill cavity insulation board such as Kingspan Kooltherm or an equivalent built-in as work proceeds. BBA certified, to achieve overall U-Value of approx 0.28W/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 Cavi80 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 open backed insulated steel fittings, or other equal and approved. BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufrs recommendations. Provide tray DPC over as before.
Openings with particular lintel requirements indicated on the drawings.

INTERNAL WALL:-
Internal wall to be L/B partition constructed in 100mm solid lightweight blockwork built off 450x225mm conc strip foundation with horiz dpc at floor level and Naylor R6 conc lintels over any openings unless specified otherwise.

WINDOWS AND DOORS:-
All new & any replacement windows to be high performance white pvc to match existing in every respect, double glazed with HP DG units incorporating gas filled cavities & low-E glass to ensure max 1.8 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 *oil 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.

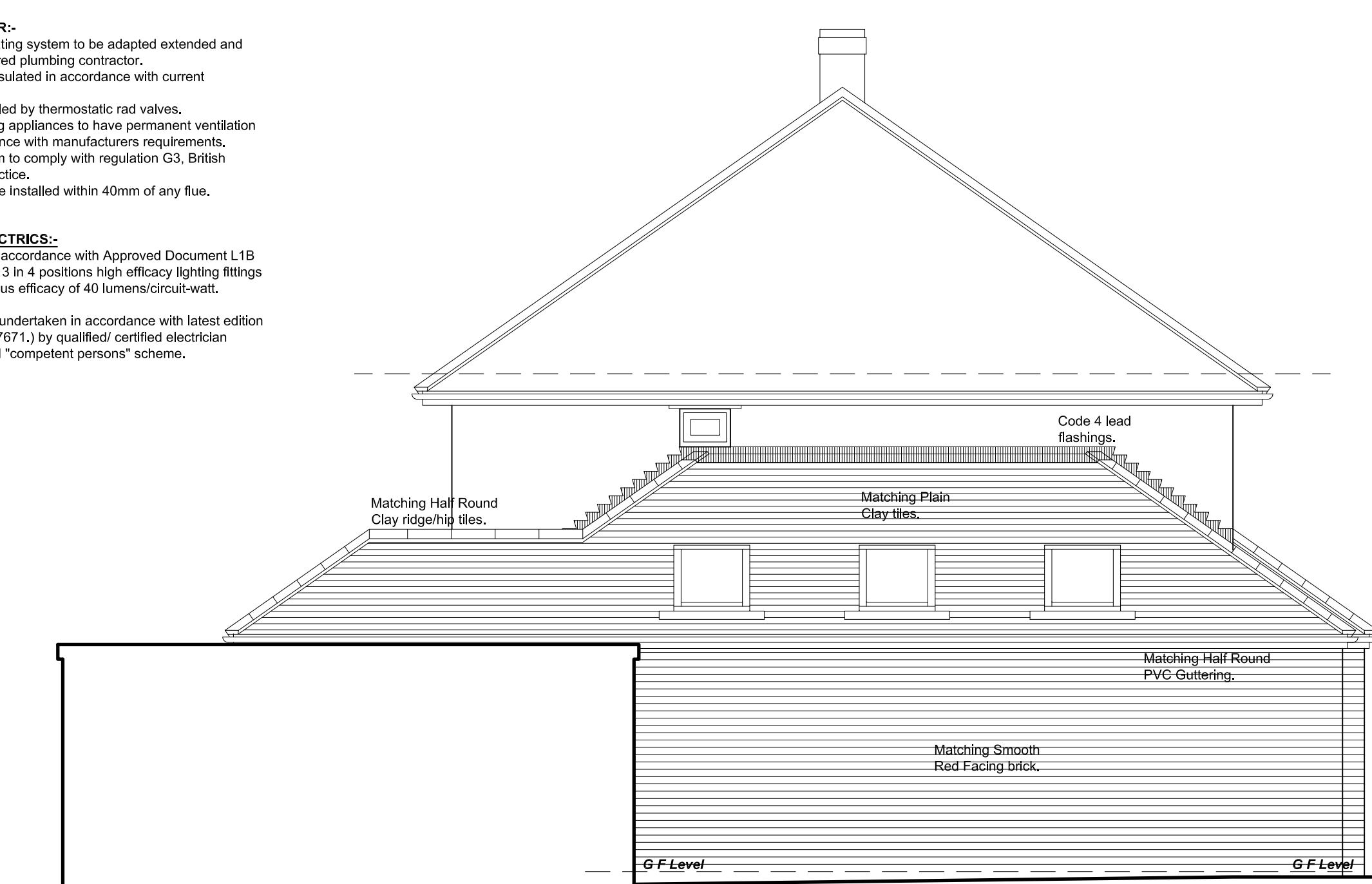
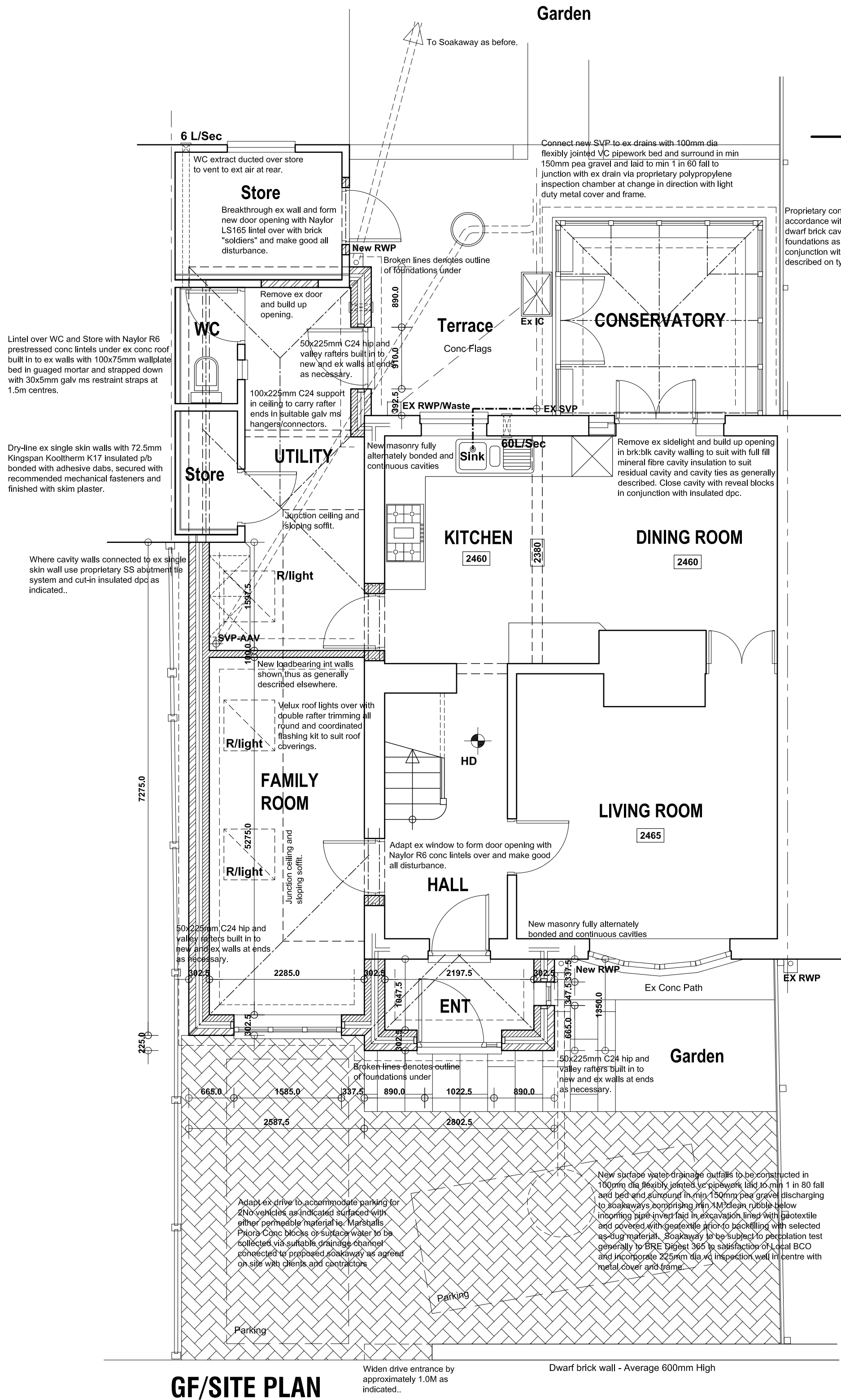
MECHANICAL VENTILATION:-
Provide the following extract rates:- **Kitchen** - 60 litres/sec;
Utility - 30 Litres/sec; **WC** - 6 litres/sec;
Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru' lighting circuit with min 15 minute overrun in conjunction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

FIRE SAFETY:-
If not already present provide 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 no more than 7.5m away from any doors into habitable rooms with at least 1 No at each floor level. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.

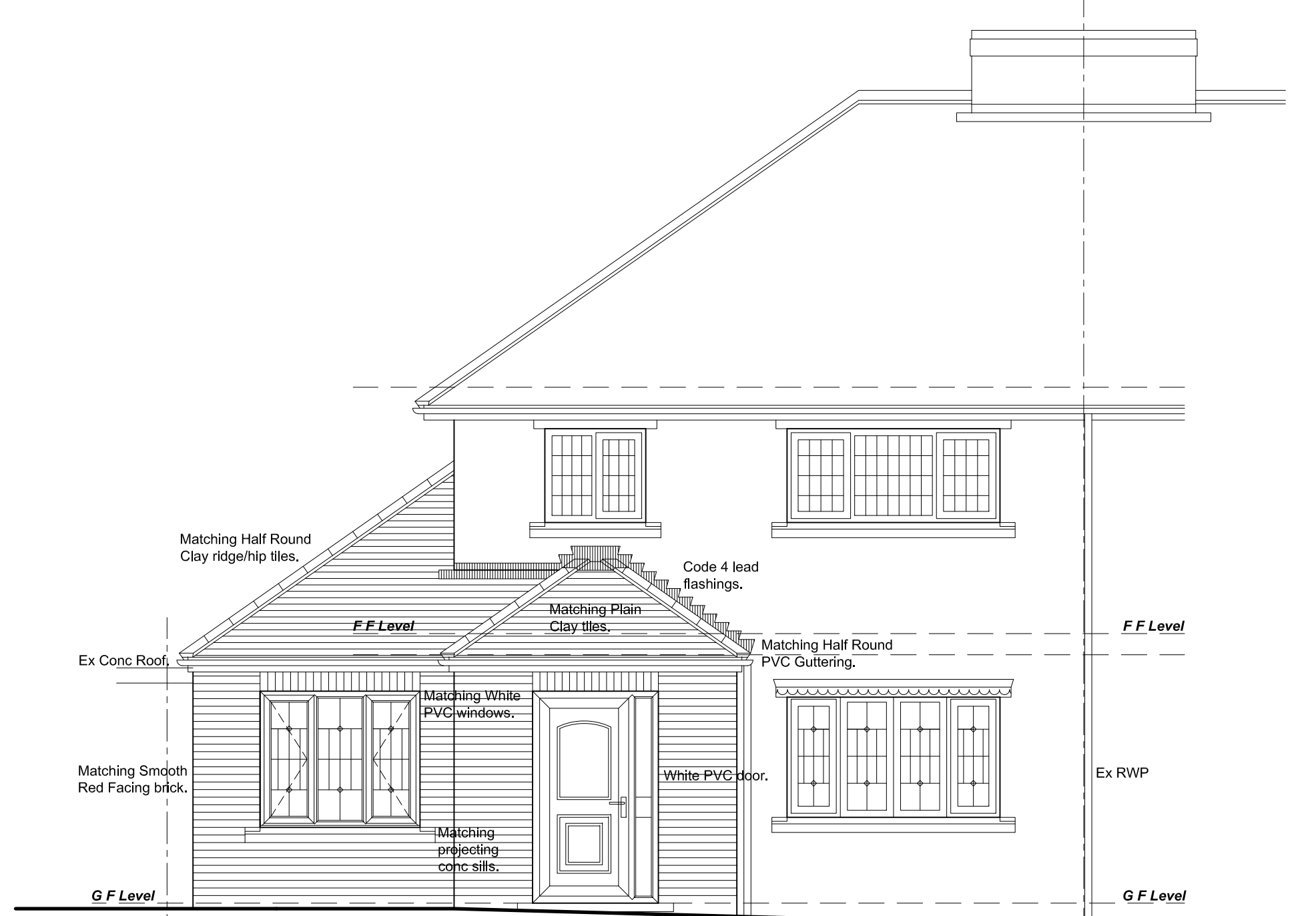
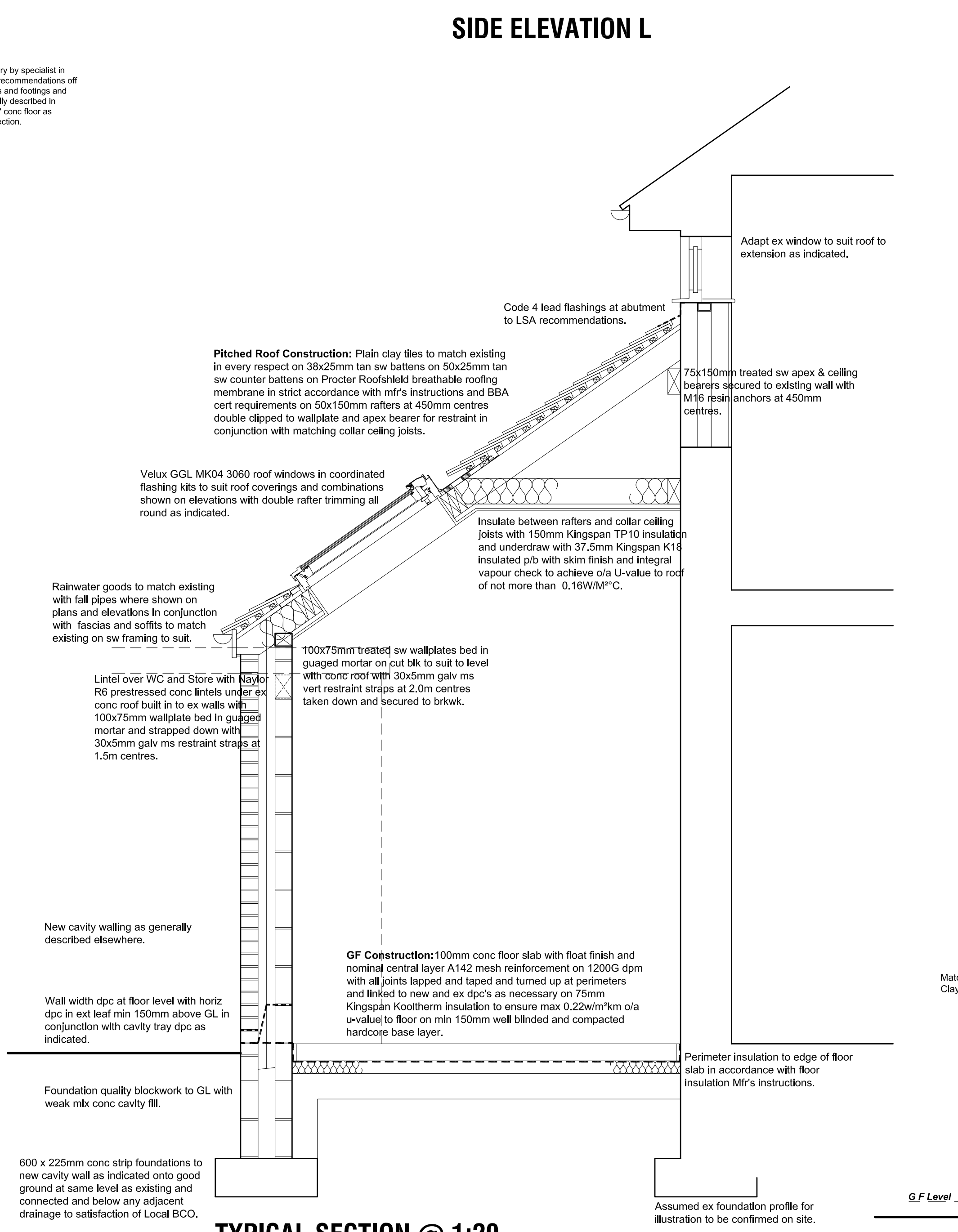
ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
Sinks & appliances - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP above or at least 200mm below any WC entry.
Rooding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gully to terminate below grate level but above water level.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a registered plumbing contractor.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by 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.

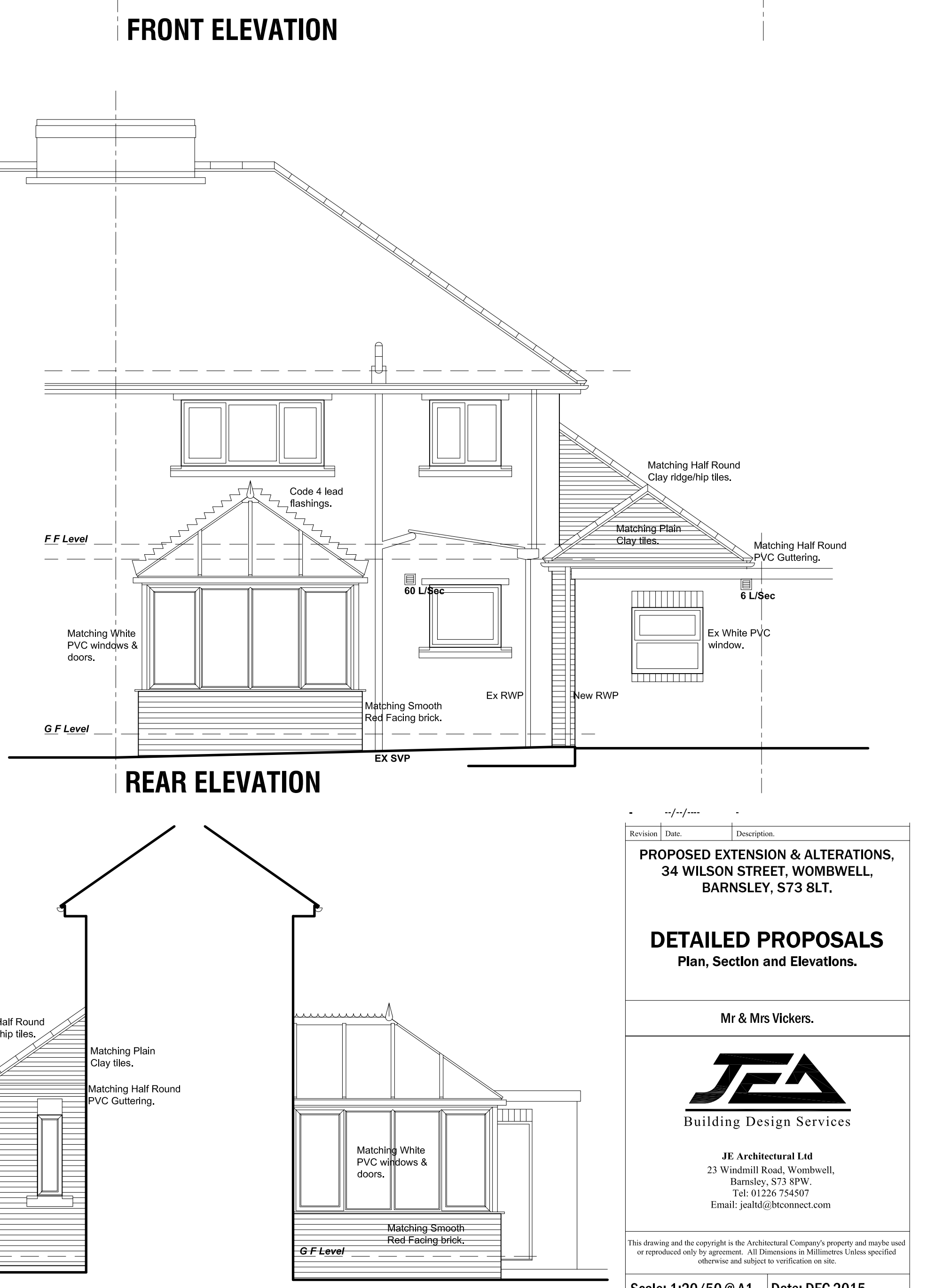
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions High efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.1) by qualified/ certified electrician operating under an approved "competent persons" scheme.



SIDE ELEVATION L



FRONT ELEVATION



REAR ELEVATION

Revision	Date	Description
1	201516	PROPOSED EXTENSION & ALTERATIONS, 34 WILSON STREET, WOMBWELL, BARNSELY, S73 8LT.
DETAILED PROPOSALS Plan, Section and Elevations.		
Mr & Mrs Vickers.		
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 8PW. Tel: 01226 754507 Email: jeald@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: 1:20/50 @ A1	Date: DEC 2015	
Ref: 201516	Drwg No: 02	
0 cm	12 cm	4 cm