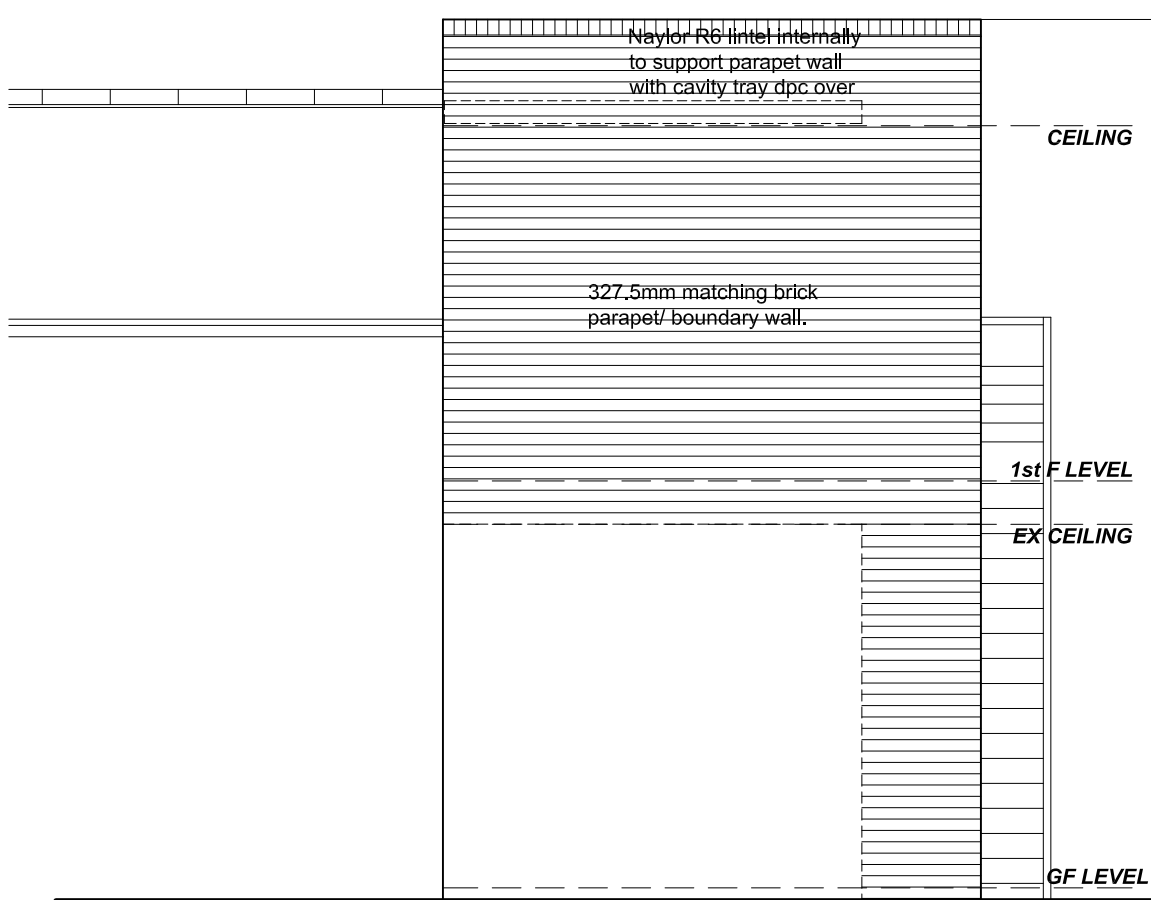
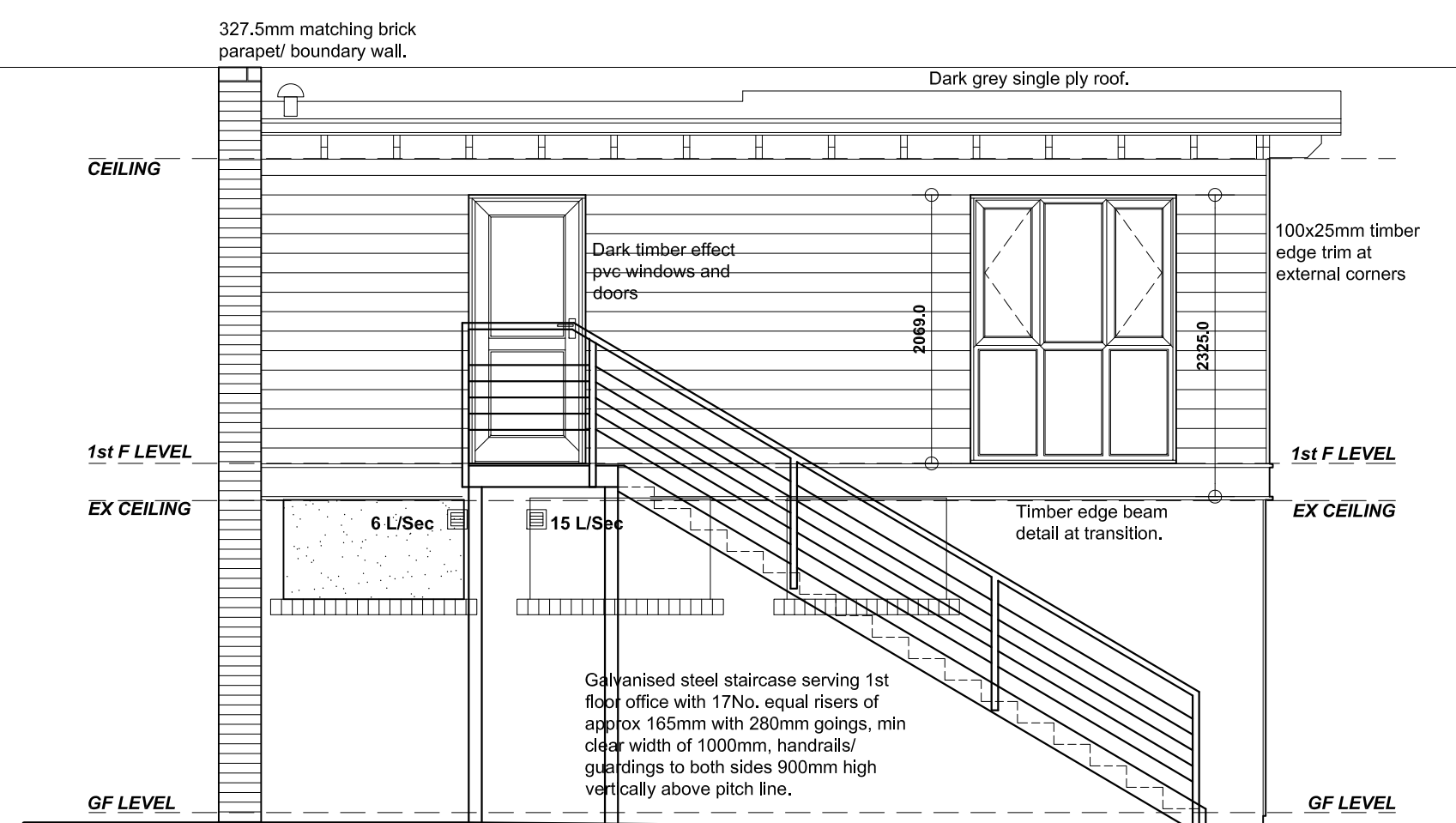
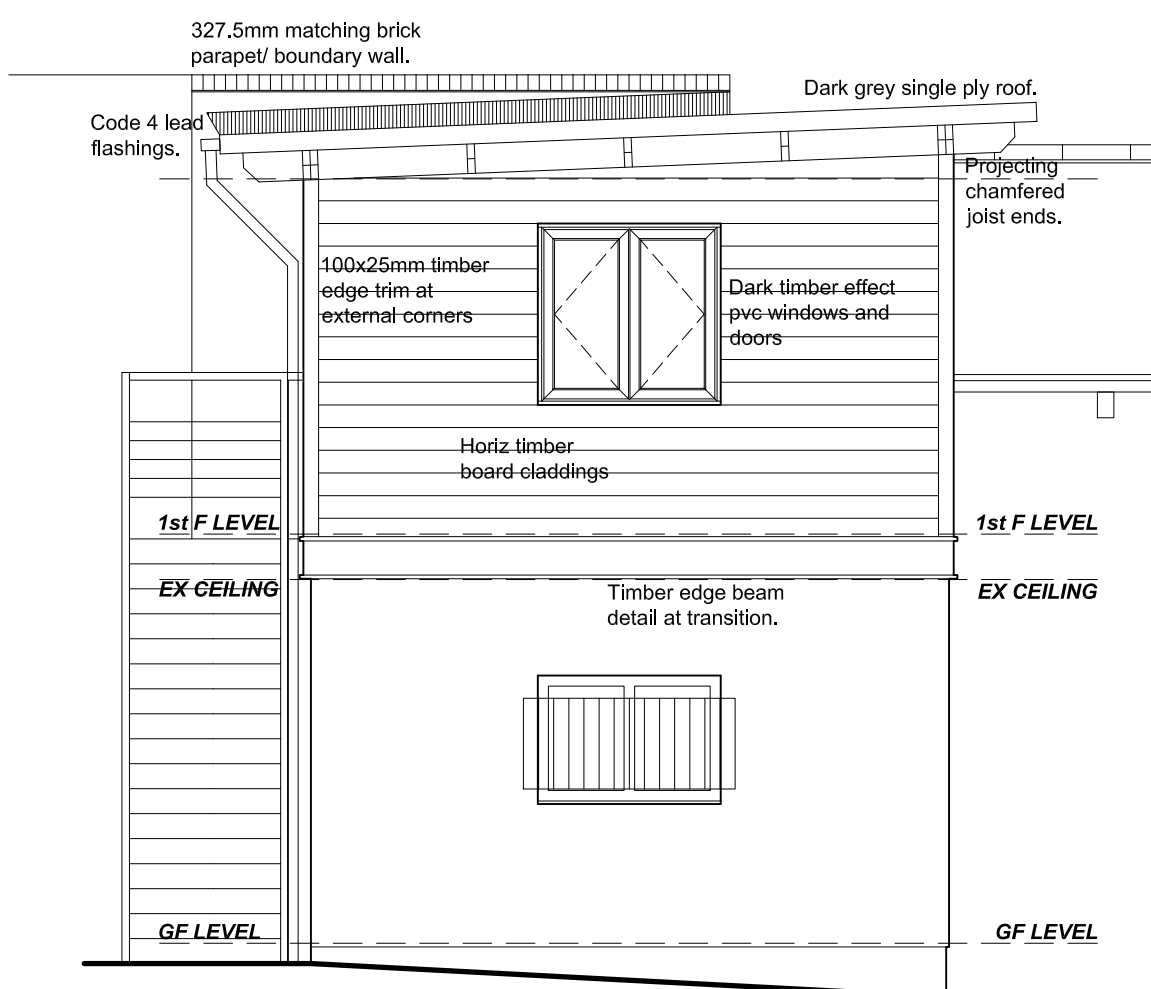
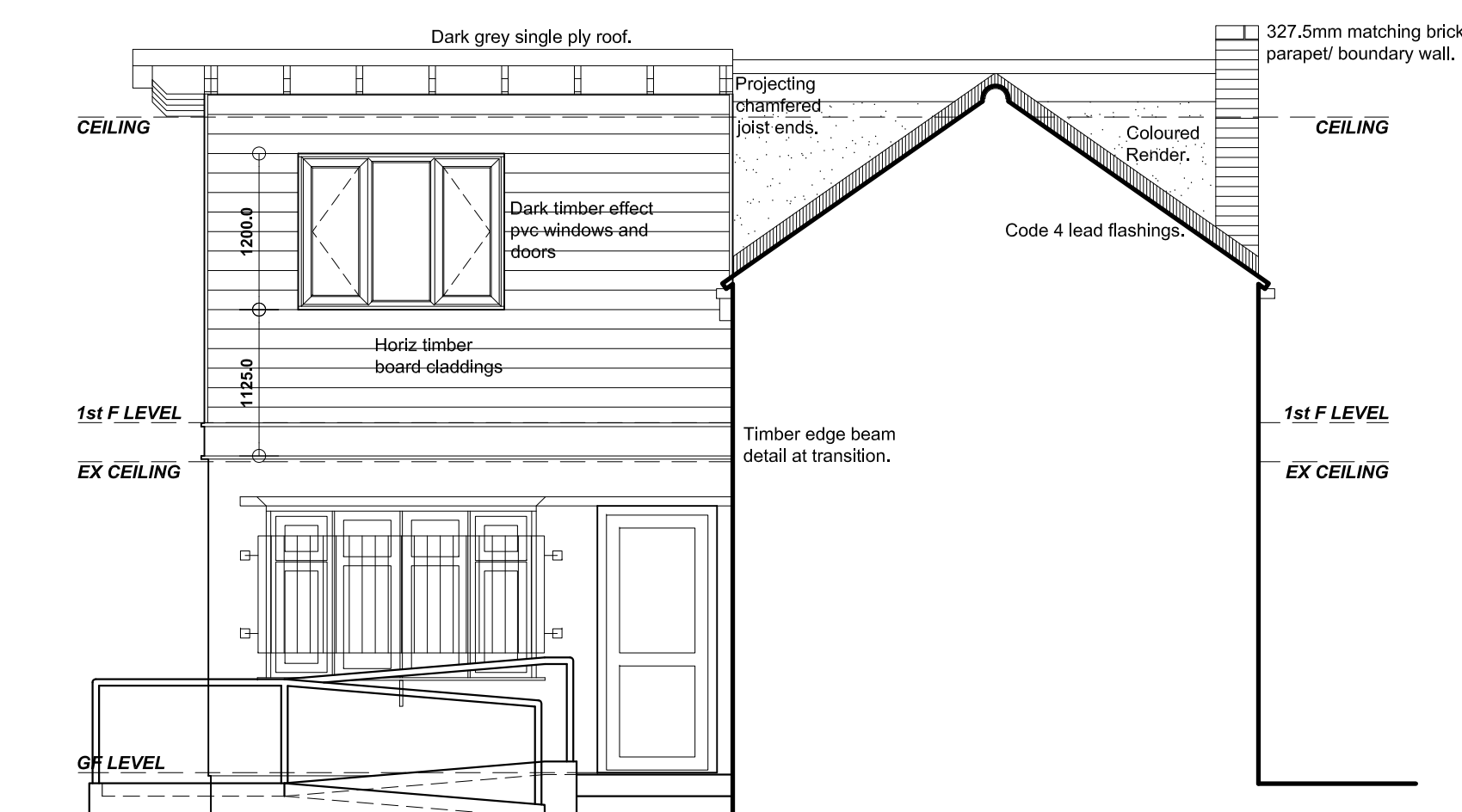
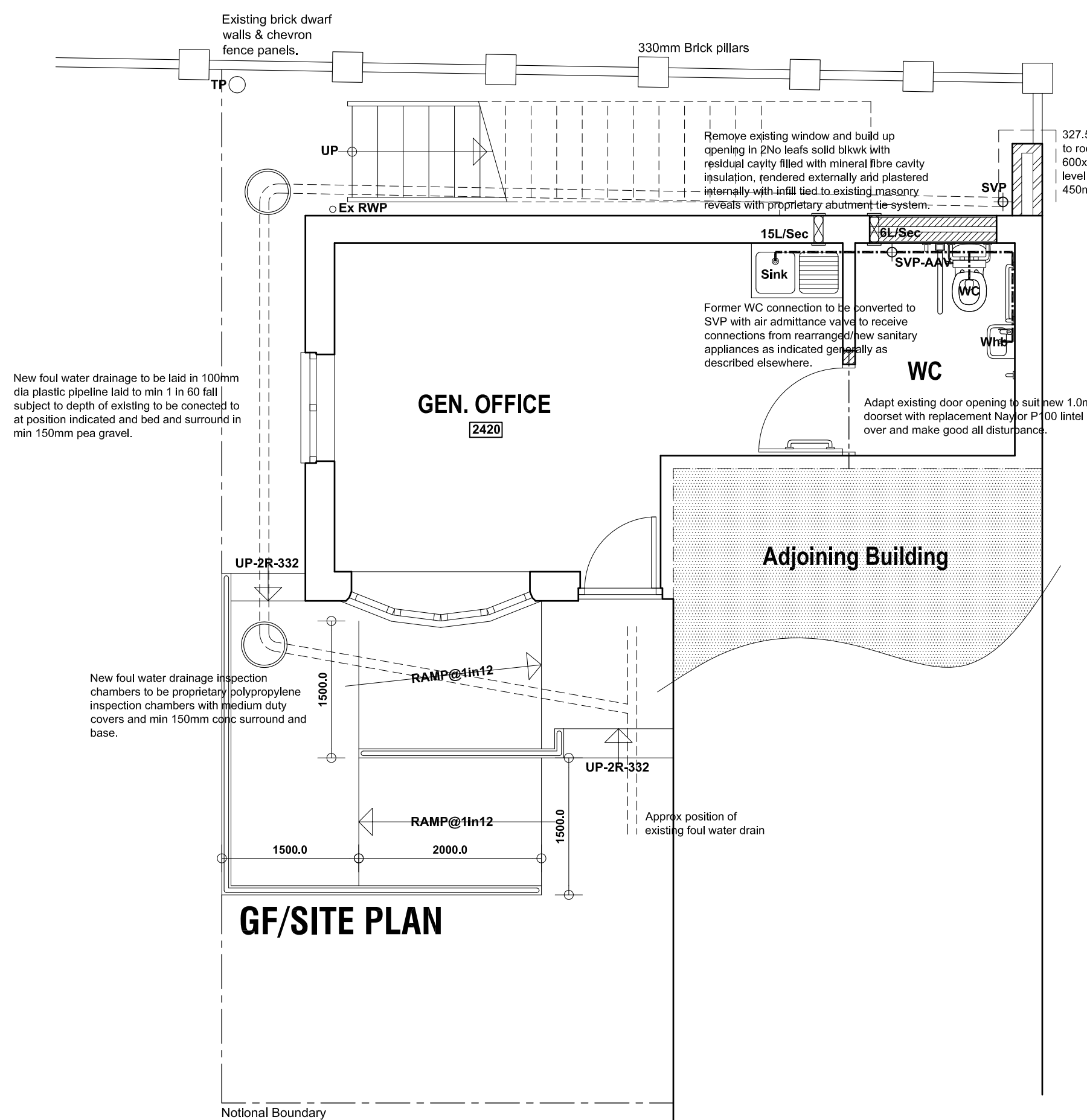




GENERAL:-

EXTERNAL CAVITY WALLING:-

External leak in 100mm solid lightweight block with timber board claddings on 50x25mm tan sw battens. Internal leak of 100x500mm C24 timber framing with all necessary head and solumates studs at max 600mm centres and nogginns as required sheathed with 19mm OSB with breather membrane externally and 100mm insulation infill to be EBA graded, to be covered over with 100mm approx. 0.28W/m² R in situ accordance with chosen mfr's instructions to achieve specified u/a u-value. Nominal residual cavity between to suit ex wall thickness under with stainless steel safety framing ties at 750mm horizontal 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 dp/closer such as [DPC-100](#) or [DPC-150](#) to suit. DPC-100 to be installed in accordance with cavity to be closed at head of cavity. Provide and install all necessary dp/c's as specified before.

INTERNAL WALLS:-

Non L/B internal walls to be stud partitions constructed from 75x50mm SW framing with all necessary head and sole plates and studs and nogginns with 12.5mm p/b and skim facings as necessary and full insulation quilt infill using mineral fibre batts of at least 10kg/m³ density.

WINDOWS AND DOORS:-

All new windows and doors to be high performance dark woodgrain PVCu to match existing, double glazed with HP DG units incorporating 16mm gas filled cavity & 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 of combined family room and dining room for natural 'purge' ventilation. Trickle vents to be provided to give min 5000mm² background ventilation to office.

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:-
In doors and adjacent side screens to all areas below 1500mm from finished floor level.

FIRE SAFETY:-

— Provide self contained smoke alarm on exclusive mains circuit with battery back-up. Ensure FA units incorporate mains indicator light and manual test button.

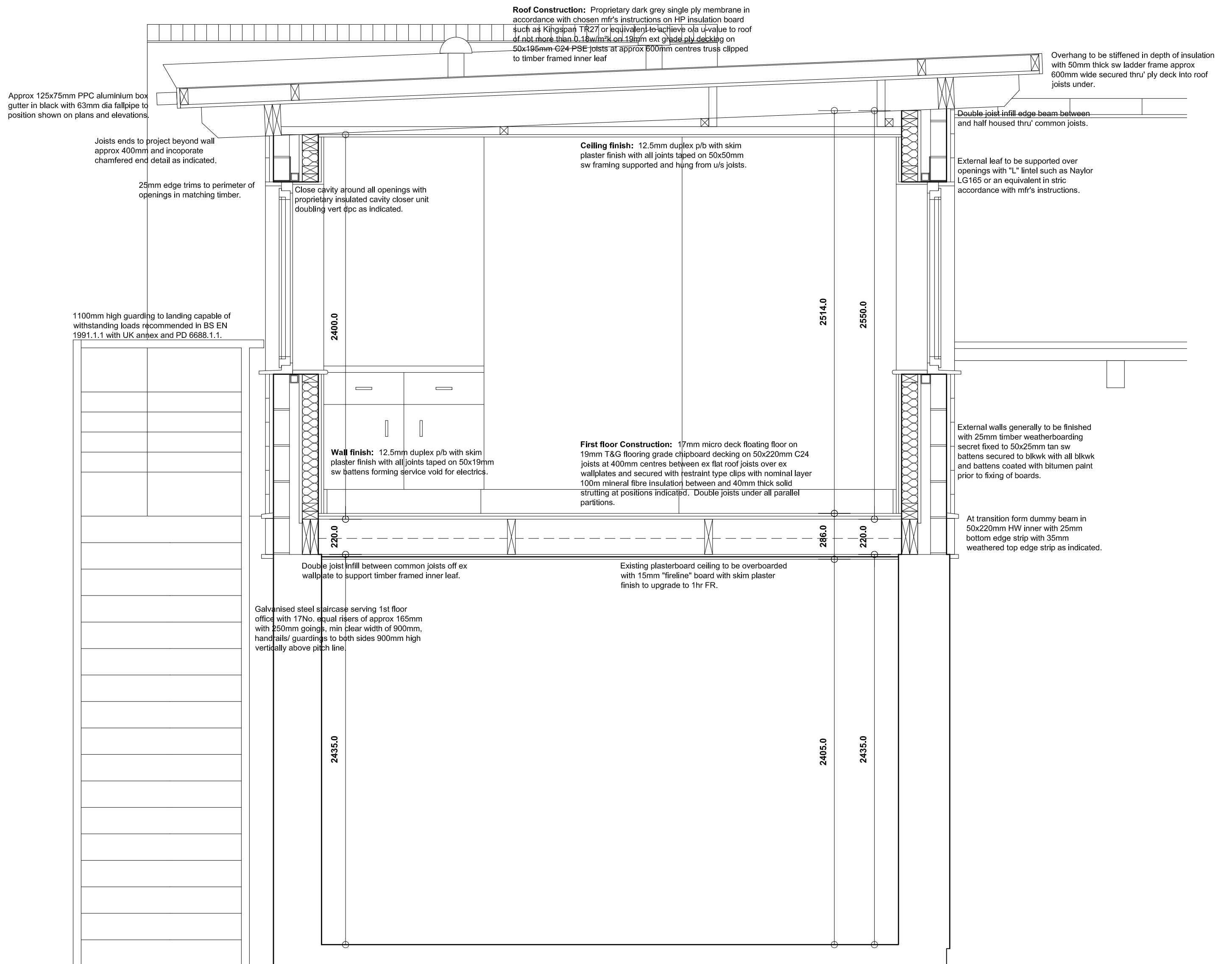
ABOVE GROUND DRAINAGE:-

All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia in black pvc.
Basin - 32mm 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 new black pvc SVP above or min 200mm below.
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 gully to terminate below grate level but above water level.

HEATING AND HOT WATER:-

Heating to new office to be provided by electric storage heaters operating from off-peak electricity supply controlled by combined integral timer and thermostats.

Hot water to be provided by instantaneous electric calorifier located under kitchen sink and sized to suit both sinks requirements and those of hand wash basin in toilet.



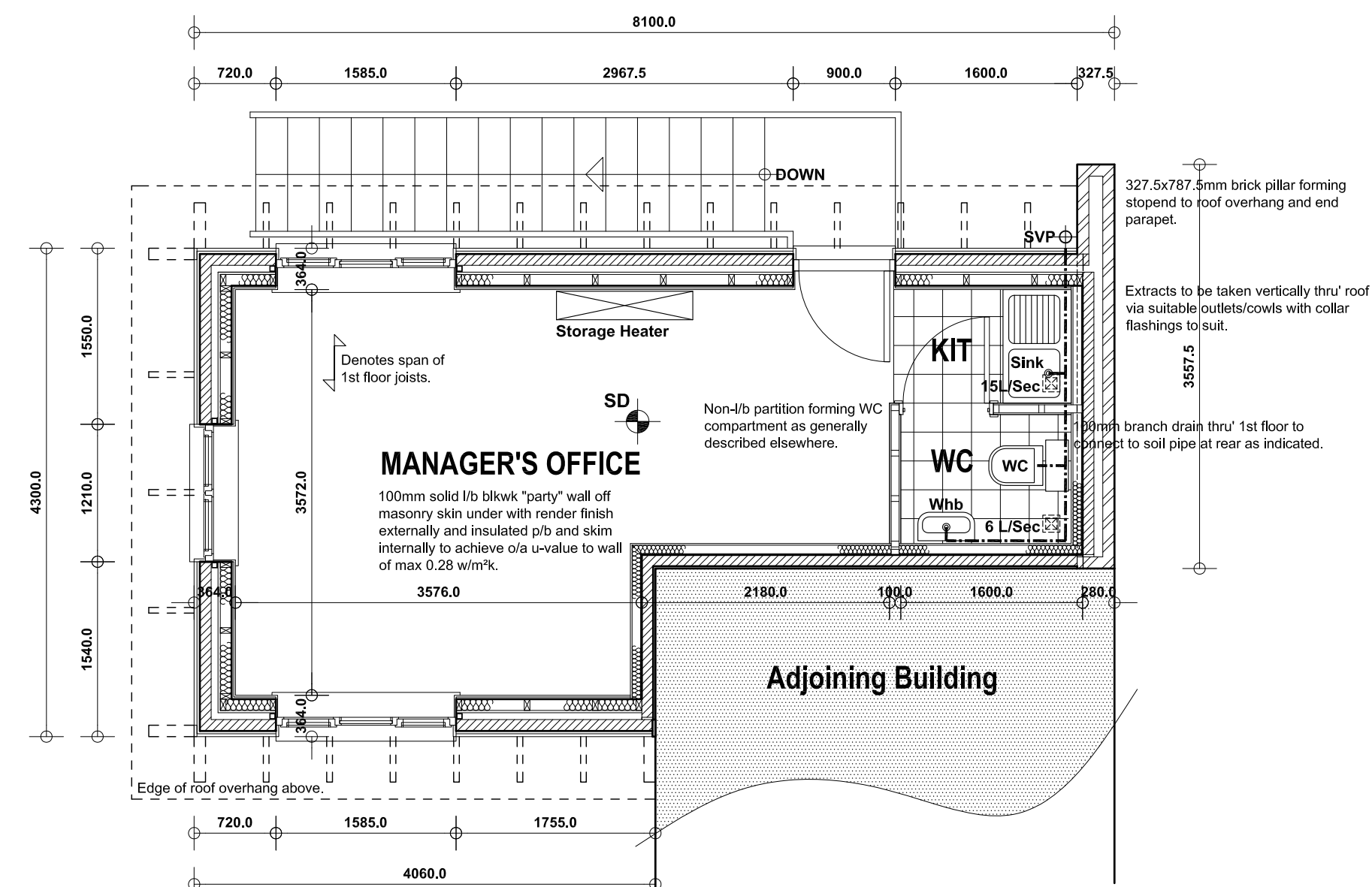
INTERNAL LIGHTING/ ELECTRICS:-

New internal lighting to be in accordance with Approved Document L2B and incorporate in at least 3 in 4 positions high efficacy light fittings with lamps giving min luminous efficacy of 45 lamp lumens/circuit-watt and a total output greater than 400 lamp lumens.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) and to be certified by qualified electrician operating under an approved "competent persons" scheme with copy certificate to be made available to Building Control for their records.

MECHANICAL VENTILATION:-

Provide the following extract rates: **WC** - 6 litres/sec; **Kitchenette** - 15 litres/sec. Mechanical extract to be manually activated with dedicated local controls in Kitchenette and wired thru' lighting circuit in WC for auto activation with min 15 minute overrun and room door to incorporate 10mm air gap under for replacement air.



Revision	Date	Description
PROPOSED EXTENSION & ALTERATIONS TO 340 HOUGH LANE, WOMBWELL, BARNSELY, S73 0LR.		

DETAILED PROPOSALS

Plans, Section and Elevations.

Mr. Jackson



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Scale: 1:50/1:20@ A1	Date: JAN 2015
Ref: 201304	Drwg No: 02