

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 750x225mm to new cavity walls generally and 750x450mm where eccentrically loaded with 450x225mm to 1b int walls as shown on plans 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 LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 4.2N/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 lintels, 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 approved facing brick. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 125mm structural cavity with 115mm full 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 0.15W/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 Cav80 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 to external walls, 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 chosen mfr's 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 4.2N/mm² lightweight conc blkwk with NAYLOR R6 conc lintels over any openings and dpc 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 nogginns with 12.5mm Gyproc Wallboard 10 with skim finish to both sides and full fill mineral fibre insulation to cavity with min 10kg/m³ density. Provide double bolted & connected joists under stud partitions where running parallel with floor joists.

WINDOWS AND DOORS:-
All new & replacement windows and doors unless specified otherwise to be high performance dual-colour proprietary PVC system in accordance with chosen mfr's recommendations and FENSA certification, double glazed with HP Double Glazed units incorporating gas filled cavities & low-E glass to ensure max 1.2 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 8000mm² to habitable rooms, 4000mm² to all other rooms and at least 3No 8000mm² vents to family-dining-kitchen.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to all relevant parts of 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 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:- **Kitchen** - 60L/sec or 30L/Sec if in cooker hood; **Utility** - 30L/Sec; **Bathrooms/Shw Rms** - 15 litres/sec; **Cloakroom** - 6 L/Sec. Mechanical extract to be manually activated generally and, in any windless accommodation, to be wired thru' following circuit for automatic activation with min 15 minute overrun following de-activation in conjunction with 10mm undercut to room door for replacement air.

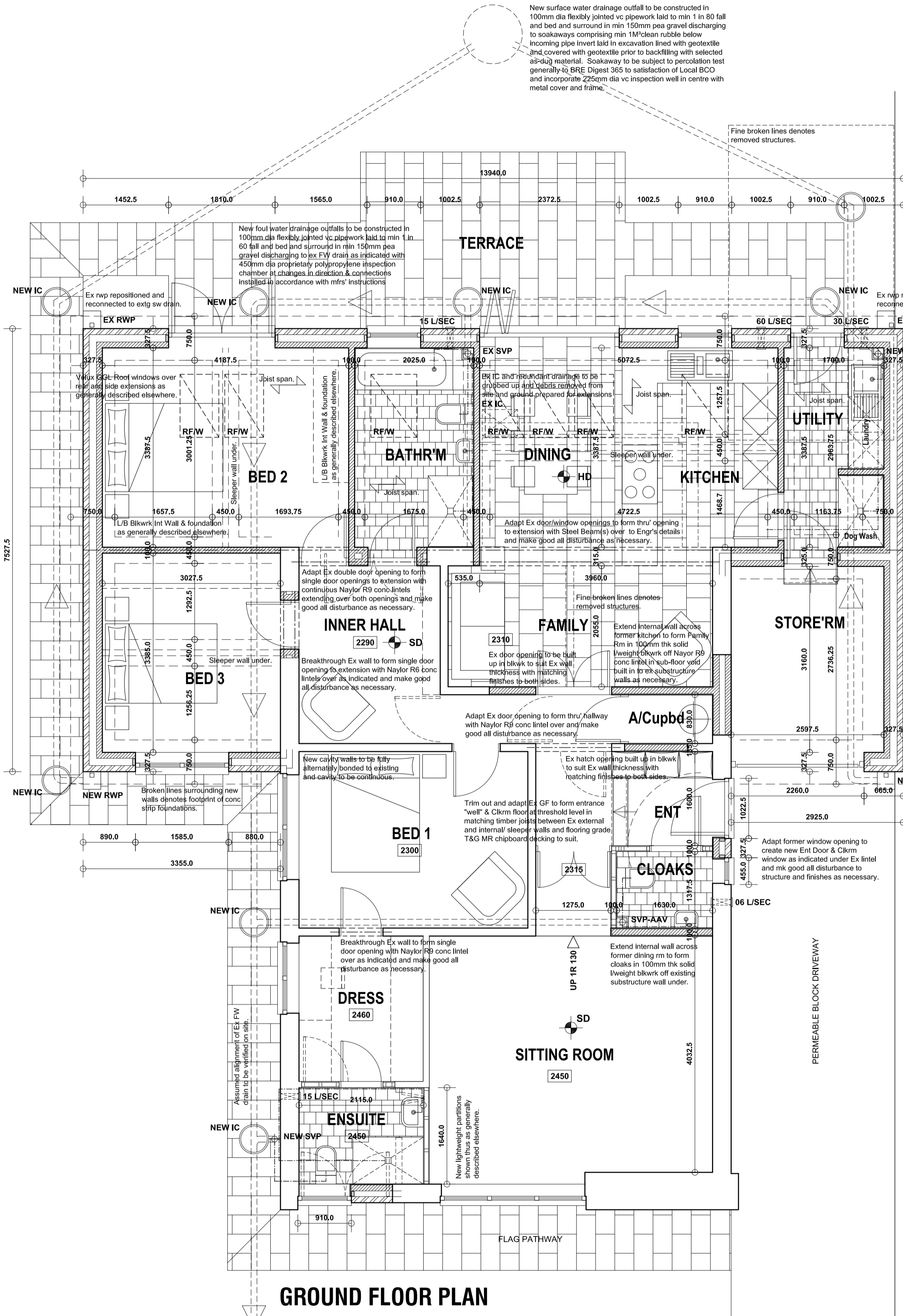
FIRE SAFETY:-
Provide and install self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided where indicated and no more than 7.5m away from any doors into habitable 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:-
SVP's and 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.

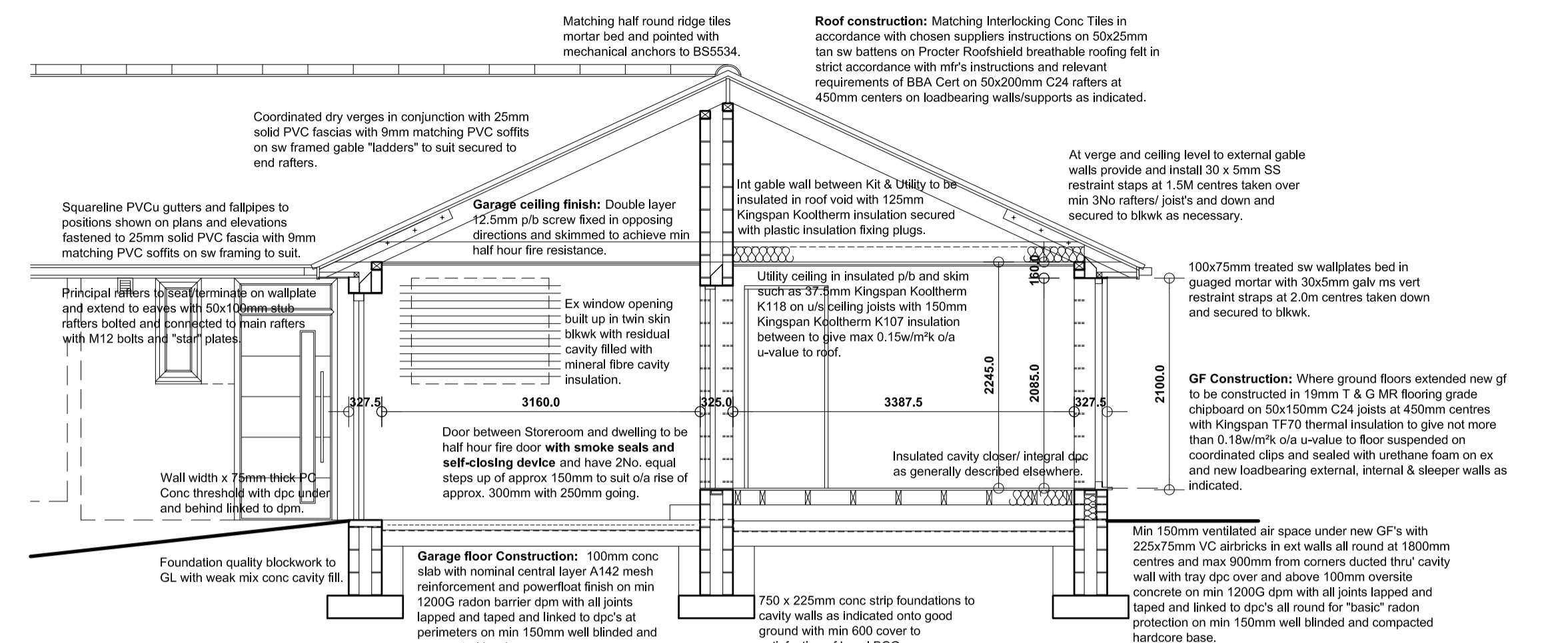
HEATING AND HOT WATER:-
Dwelling to incorporate new central heating system throughout with convector radiators with TRV's and pressurized hot water cylinder with min 100mm foam insulation operating from a high efficiency gas fired balanced flue boiler of min 86% SEDBUK.
Space heating control system to 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 1995.
Balanced flue 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 Eng'r'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 L1 and to incorporate high efficacy lighting fittings with lamps giving min luminous efficacy of 75 light source lumens/circuit-watt.

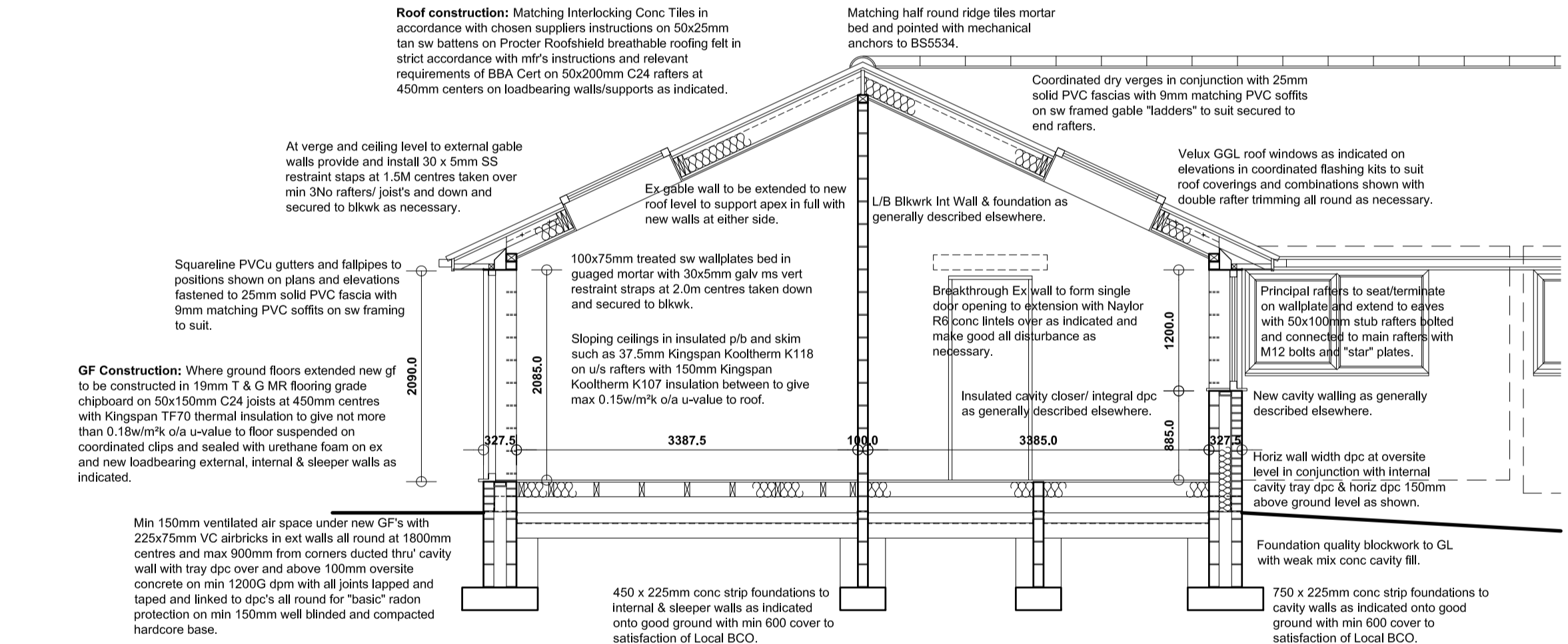
All new electrical work to be undertaken in accordance with latest edition of 'Wiring Regulations' (BS7671) by qualified certified electrician operating under an approved 'competent persons' scheme.



GROUND FLOOR PLAN



SECTION THRU' UTILITY EXTENSION



SECTION THRU' BEDROOM EXTENSION

Revision	Date	Description
A	21/11/2023	KITCHEN REVISED.

**10 CROFT DRIVE,
MILLHOUSE GREEN, SHEFFIELD,
S36 9NE.**

Mr & Mrs Simpson.

JEA
Building Design Services

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DETAILED PROPOSALS 1
Plans & Sections.

Scale: 1:50 @ A1 Date: NOV 2023
Ref: 202305 Dwg No: 02