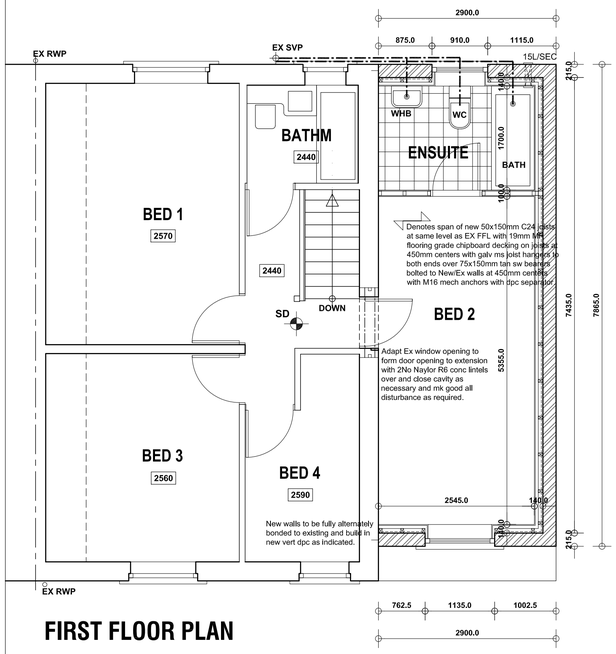
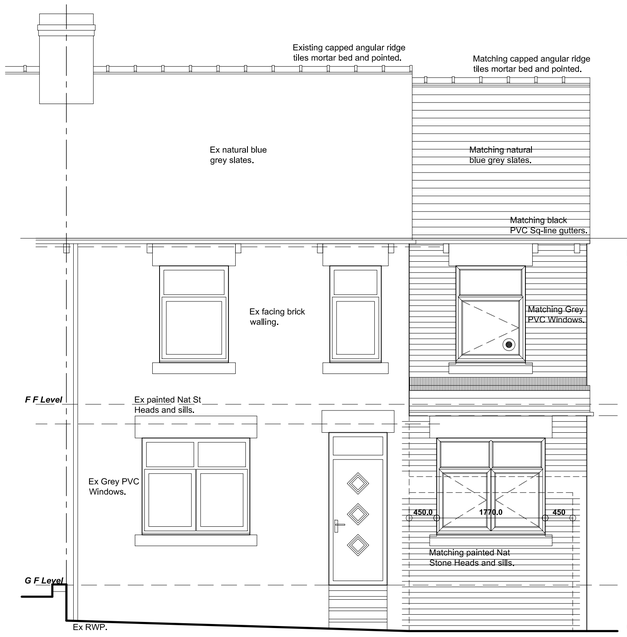
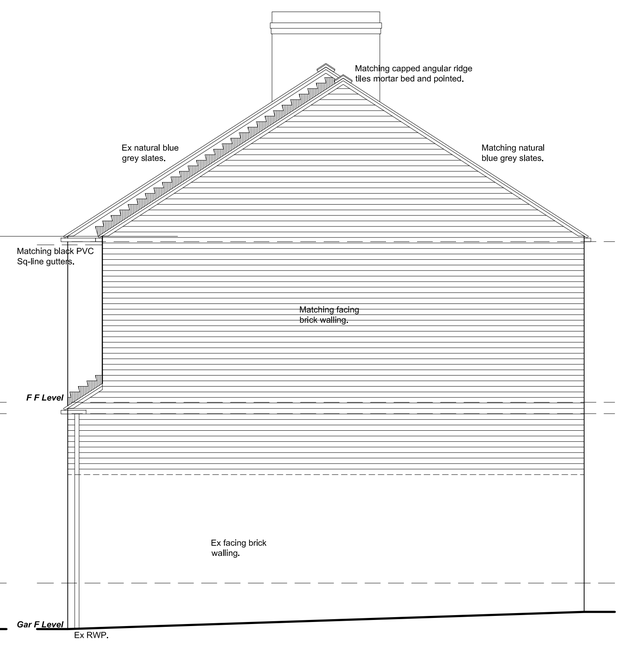


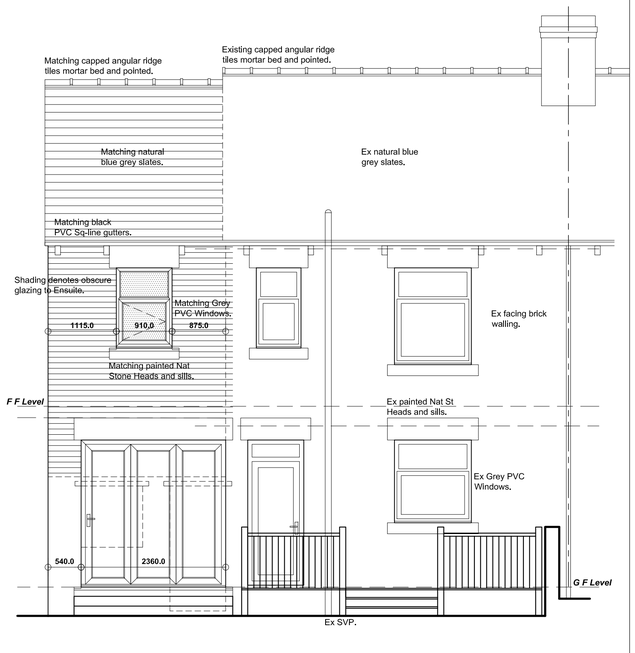
FIRST FLOOR PLAN



FRONT (E) ELEVATION



END (N) ELEVATION



REAR (W) ELEVATION

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new external 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 inspection and approval of Local Authority Building Control Officer.

WALLS BELOW DPC:-
215mm thick concrete common brickwork to ground level from foundation level. Any 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. Former garage walls to receive chemical injection dpc immediately under proposed floor level by Specialist offering min 30yr bondaed warranty.

NEW EXTERNAL WALLS:-
External walls to be constructed in 215mm solid brkwrk to match existing in every respect built off Ex walls and foundations subject to inspection and suitability lined internally with 50x75mm tan sw battens fixed to masonry thru' dpc separator and infilled with 50mm Kingspan Koolthern K112 or an equivalent and lined internally with 62,5mm K118 insulated p/b as before, to achieve overall U-Value of approx 0,18W/m²c. Al masonry reveals to treated with liquid damp proof membrane prior to dry-lining with 37,5mm Kingspan K118 insulated p/b bonded to reveal with adhesive dabs to prevent cold-bridging at reveals of openings. Provide and install all necessary dpc's as previously specified.

LINTELS:-
All lintels, unless specified otherwise, to be Naylor R6 conc lintels internally with Naylor LS165 SS "L" lintels externally, 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:-
Internal walls generally to be 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/m³ density. Provide double joists under stud partitions where running parallel with floor joists.

UPPER FLOOR CONSTRUCTION:-
19mm t & g MR chipboard on timber floor joists as described elsewhere supported off new and existing loadbearing structures as shown.
Proprietary joist hangers at joists to trimmer/bearer connections.
SW strutting to centre of spans greater than 2,5m long and 2No rows of strutting at equal centres where spans greater than 4,5m long.
Provide double joists under parallel stud partitions and double up joists underneath baths.
Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1,5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to recieve straps.
Provide full perimeter edge support to floor boarding in joists or noggins.

WINDOWS AND DOORS:-
All new & replacement windows & doors to be high performance dual colour PVC to match existing, double glazed with HP DG units incorporating warm spacers, gas filled cavities & low-E glass to ensure max 1.4 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 and 4000mm² to all other rooms.

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 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:- **E/S Bathroom** - 15 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. Mechanical and passive ventilation systems to be tested and commissioned as appropriate and certificates copied to Building Control and to Building Owner with associated operating and maintenance instructions.

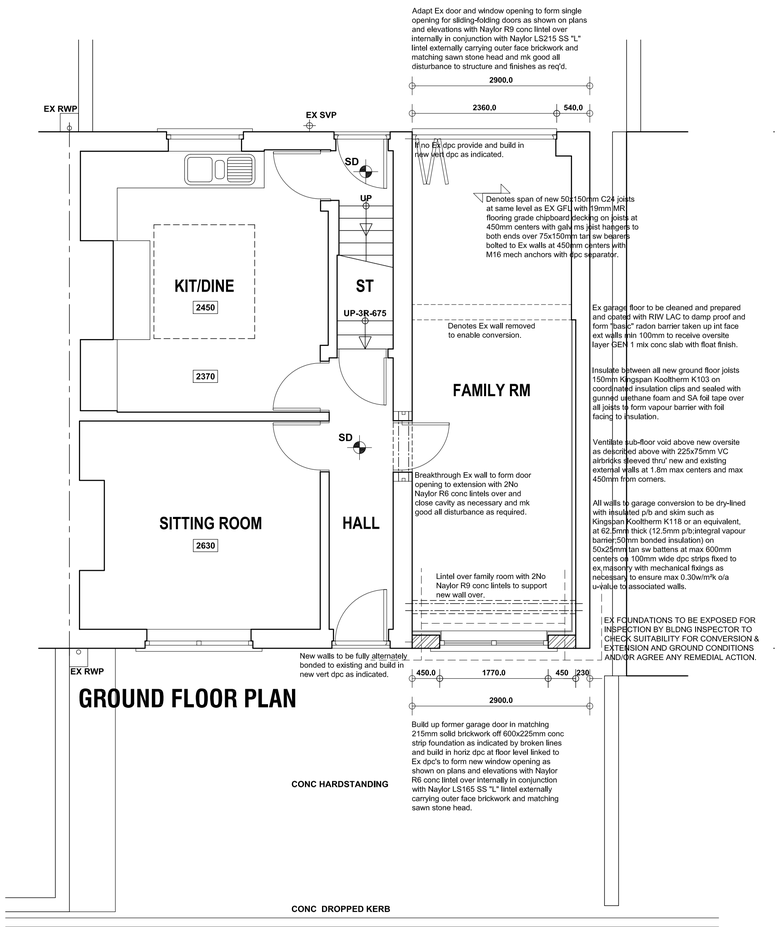
FIRE SAFETY:-
SD/HD
If not already present provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up. Incorporate mains indicator light and manual test button.
Smoke alarms to be provided no more than 7,5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.
All new and any replacement first floor windows to habitable rooms to be provided with escape windows of min area 0,33m² with a minimum clear opening height or width of 450mm (ie min clear openings of 450 x 735mm or 735 x 450mm).

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
SVP's & 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.

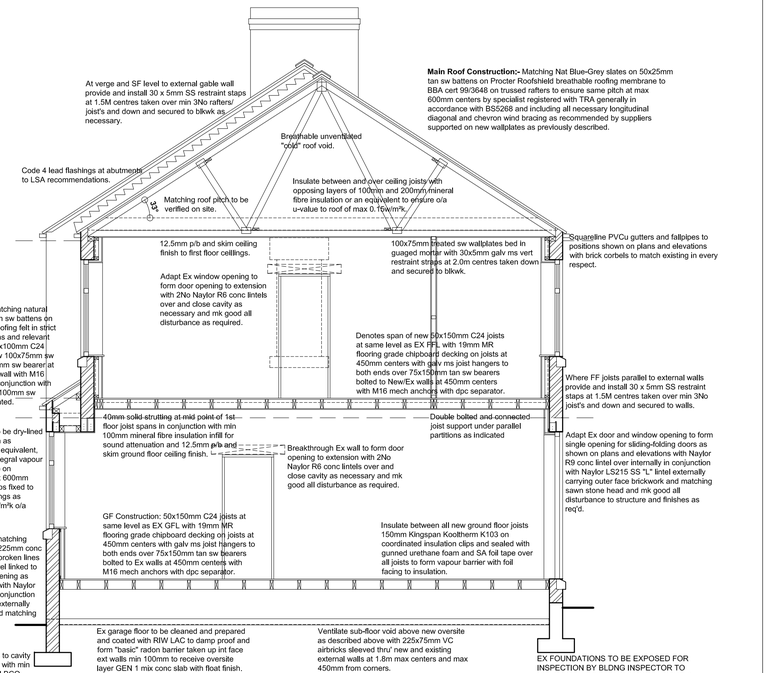
HEATING AND HOT WATER:-
Dwelling incorporates central heating system throughout with radiators in all rooms with TRV's operating from a high efficiency gas fired balanced flue boiler to be checked for suitability for additional demands of extension and if necessary replaced with upgraded boiler of min 89,6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to be checked to ensure compliance with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via suitable 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 L1 and to incorporate in all positions high efficacy lighting fittings with lamps giving min luminous efficacy of 75 light source lumens per circuit-watt.

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



GROUND FLOOR PLAN



Main Roof Construction:- Matching Nat Blue-Grey slates on 50x25mm tan sw battens on Procter Roofshield breathable roofing membrane to BBA cert 99/3648 on trussed rafters to ensure same pitch at max 600mm centers by specialist registered with TRA generally in accordance with BS5268 and including all necessary longitudinal diagonal and chevron wind bracing as recommended by suppliers supported on new wallplates as previously described.

TYPICAL SECTION

- --/--/---- -

Revision	Date.	Description.

8 MAY TERRACE, BARNSLEY, S70 6HS.

DETAILED PROPOSALS

Plans Elevations & Section.

Mr R A Shaw.

Building Design Services

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Scale: 1:50 @ A1	Date: APRIL 2024
Ref: 202318	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm

MAY TERRACE