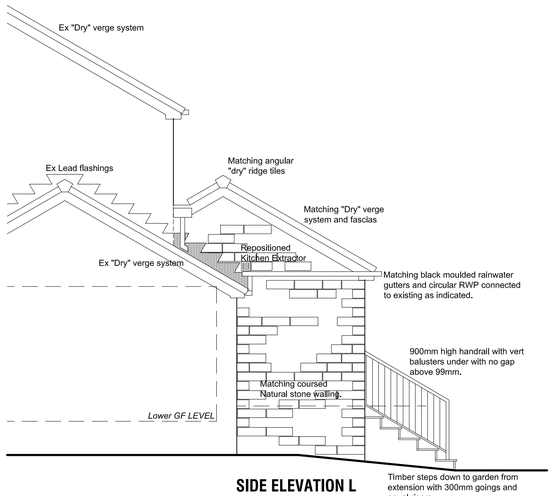
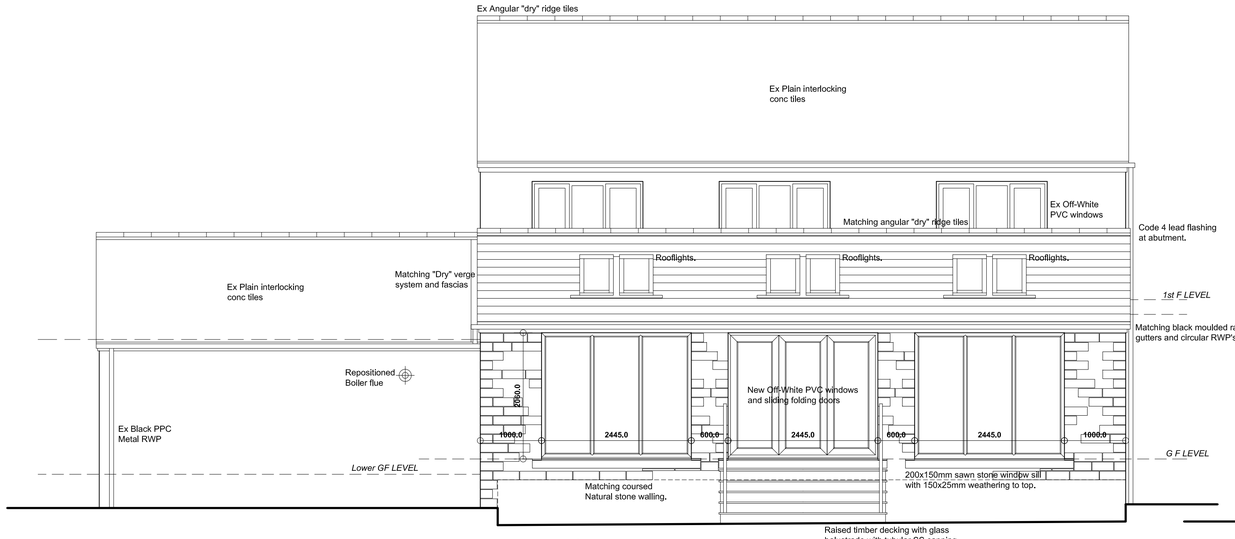
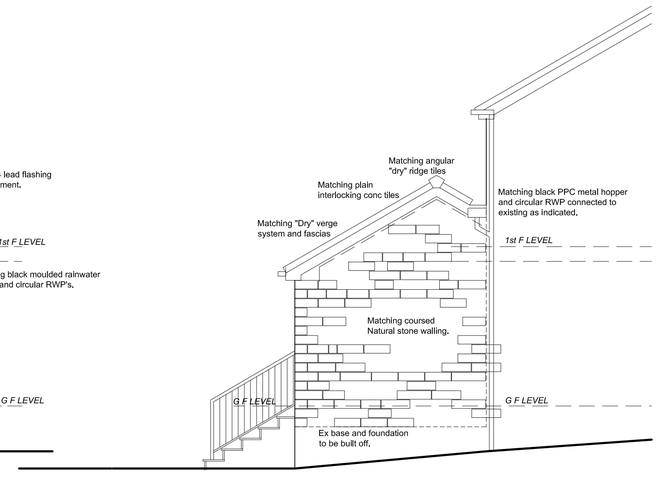


SIDE ELEVATION L



REAR ELEVATION



SIDE ELEVATION R

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity wall off good ground with at least 600mm cover subject to depth of existing to be linked and below all adjacent drainage. Where steps required overlap to be at least twice height of change in level. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Foundation quality blockwork to GL/FL in cavity construction to suit with GEN 1 designated mix concrete filling up to lowest wall width DPC as indicated on section.

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 to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 150mm facing stonework to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 75mm structural cavity with full fill cavity insulation such as Rockwool Cavity, BBA certified, to achieve overall U-Value of approx 0.28W/m²°c in strict accordance with mfr's instructions to achieve specified o/a u-value when used in conjunction with Kingspan K18 insulated plasterboard lining. 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 door and window openings with proprietary insulated combination dpc/closer such as Cavity trays Cavi90 or other equal and approved to prevent cold bridging. Provide and install all necessary dpc's as specified before.

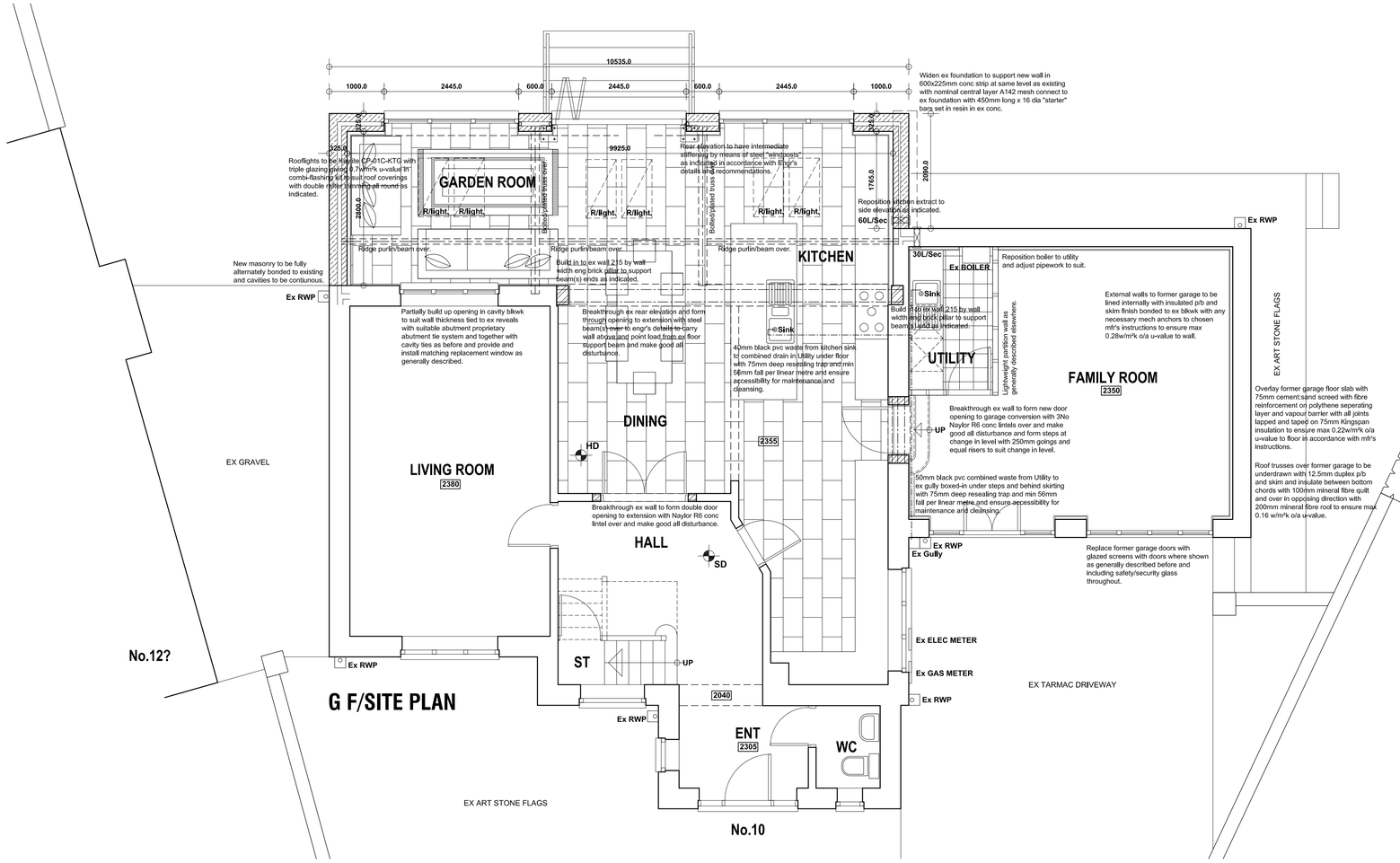
LINTELS:-
All lintels unless specified otherwise to be Catnic Cougar open backed insulated steel lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manuf'rs recommendations and schedule to be obtained before relevant work proceeds. Provide tray DPC over as before. Openings with particular lintol requirements indicated on the drawings.

DOORS AND WINDOWS:-
New doors and windows to be high performance insulated off-white PVCu with all glazing in hermetically sealed double glazed units incorporating gas filled cavity & low-E glass to ensure max 1.4 W/M²°C U-Value, fully draft sealed opening lights where indicated for natural ventilation and incorporating background ventilators giving equivalent to 5000mm² opening area to garden room and 2500mm² elsewhere.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979.
All glazing to critical areas to be Kitemarked safety glass as follows:-
In windows with a sill level lower than 800mm above FL.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.

FIRE SAFETY:-
SD/HD
Expand existing system to extension with self contained smoke alarms to postions indicated interconnected on exclusive mains circuit with battery back-up. Ensure FA units incorporate mains indicator light and manual test button. Any alarms to accommodation open to Kitchen to incorporate heat detection.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a "GAS-SAFE" plumbing contractor to enable provision of underfloor central heating system in extension in accordance with chosen mfr's instructions.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic radiator valves and to be linked in to ex system controls if/as necessary.
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.



G F/SITE PLAN

Revision	Date.	Description.
A	16/06/2015	Clients requirements.

PROPOSED EXTENSION TO 10 WHINMOOR VIEW, SILKSTONE, BARNSLEY, S75 4LL.

DETAILED PROPOSALS 1

Plan and Elevations 1.

Matthew Ellis and Kate Gledhill.

Building Design Services

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Scale: 1:50/20@A1	Date: MAY 2015
Ref: 201431	Dwg No: 02

0 cm | 2 cm | 4 cm | 6 cm