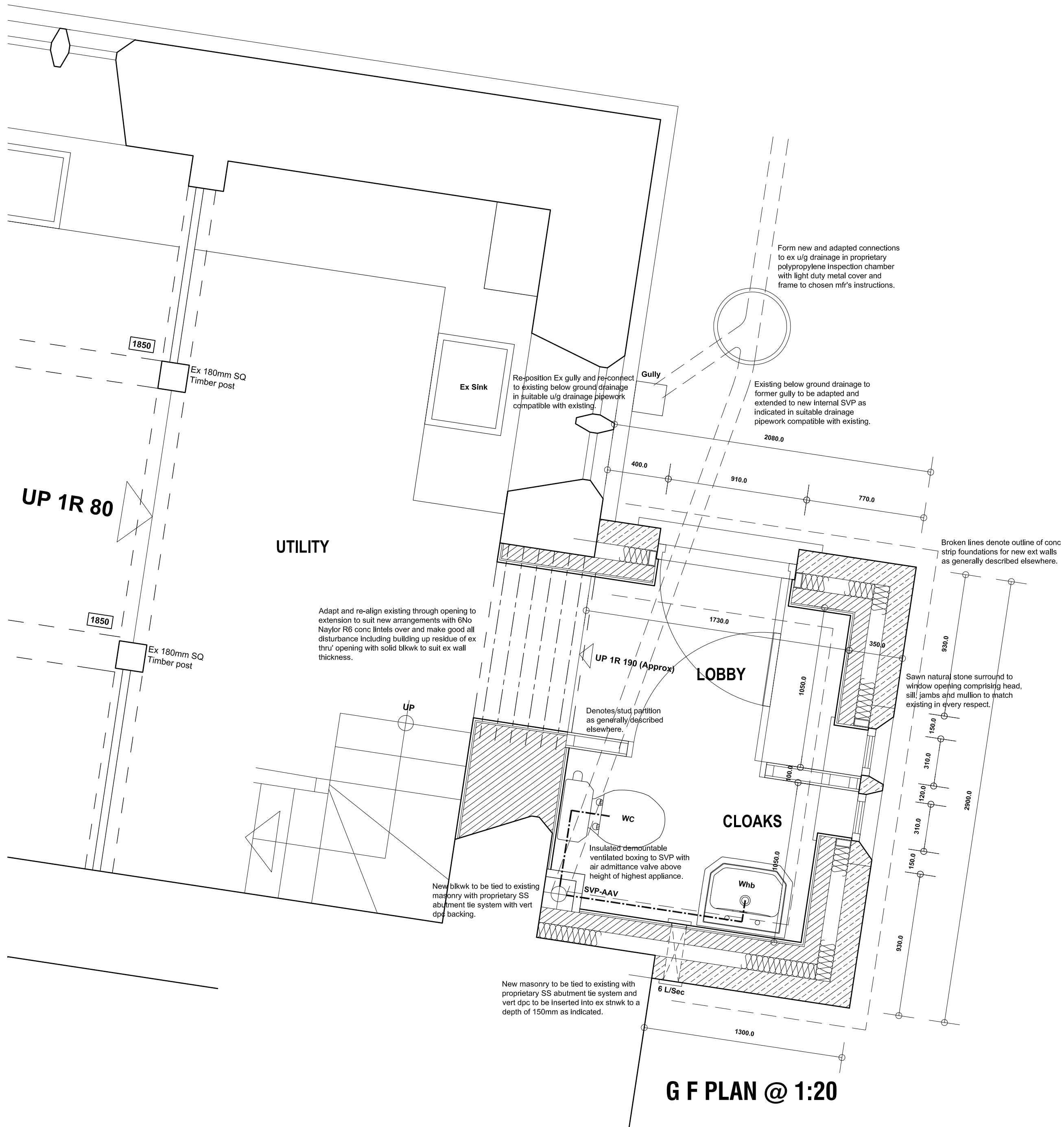
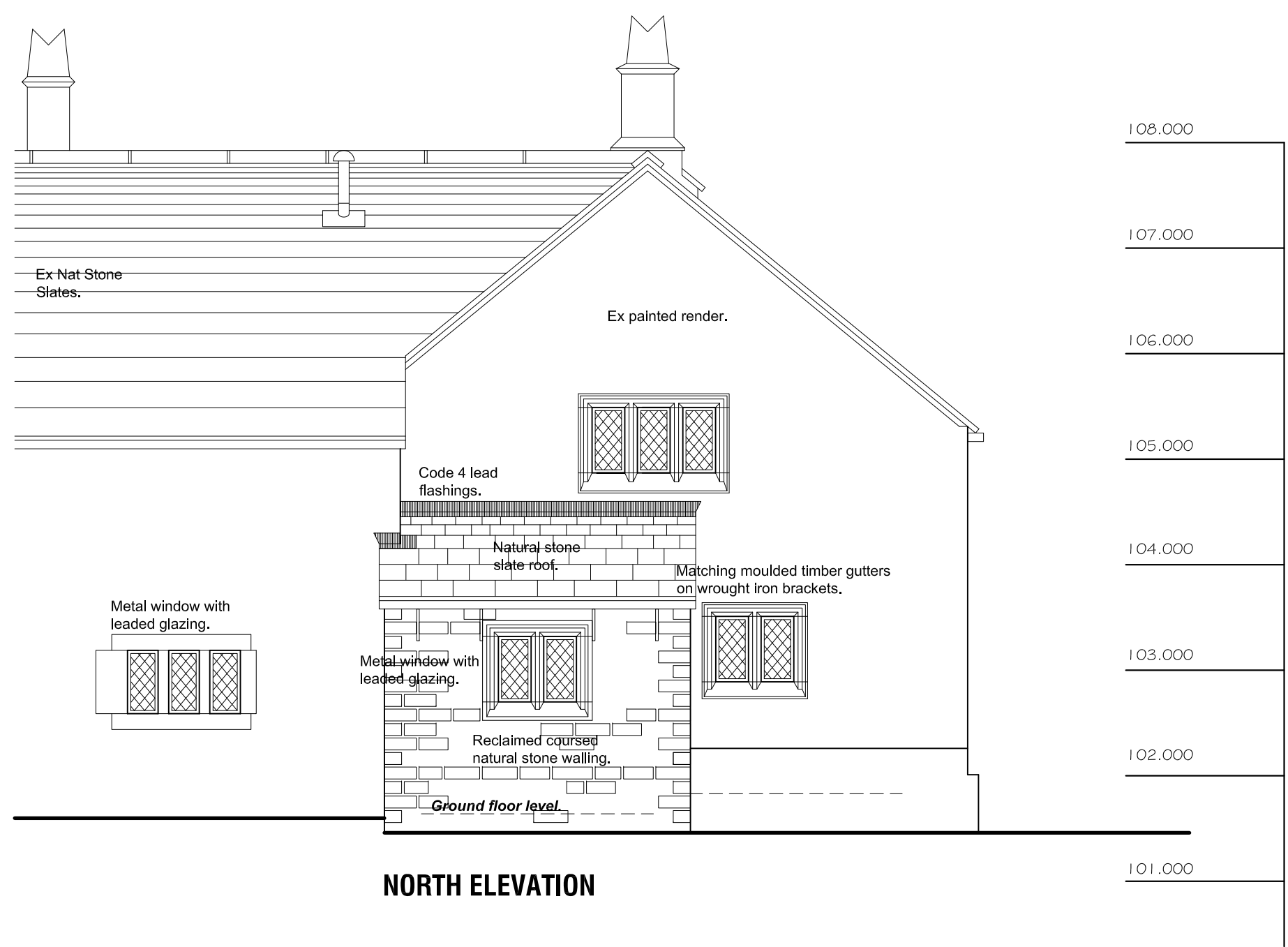
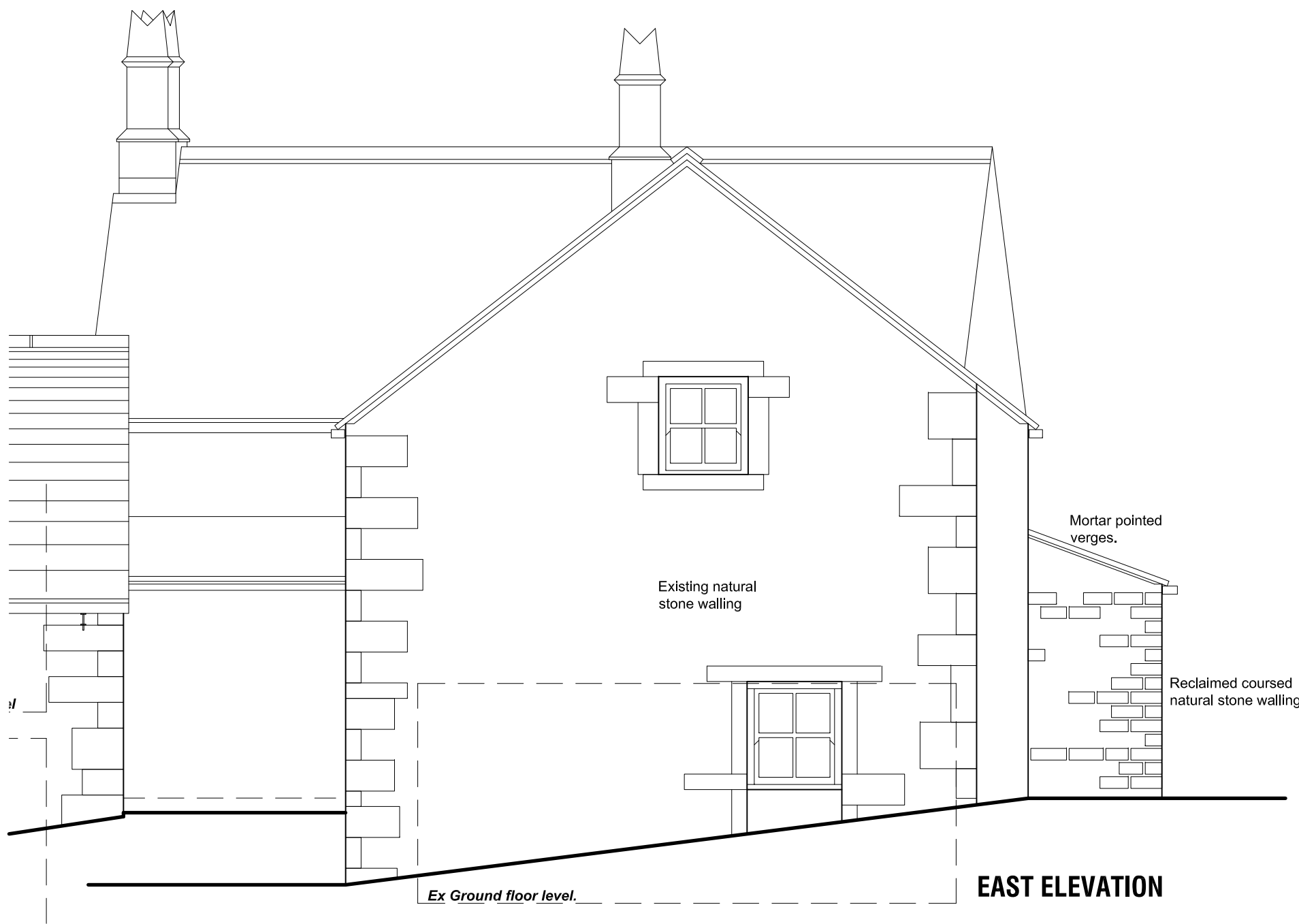
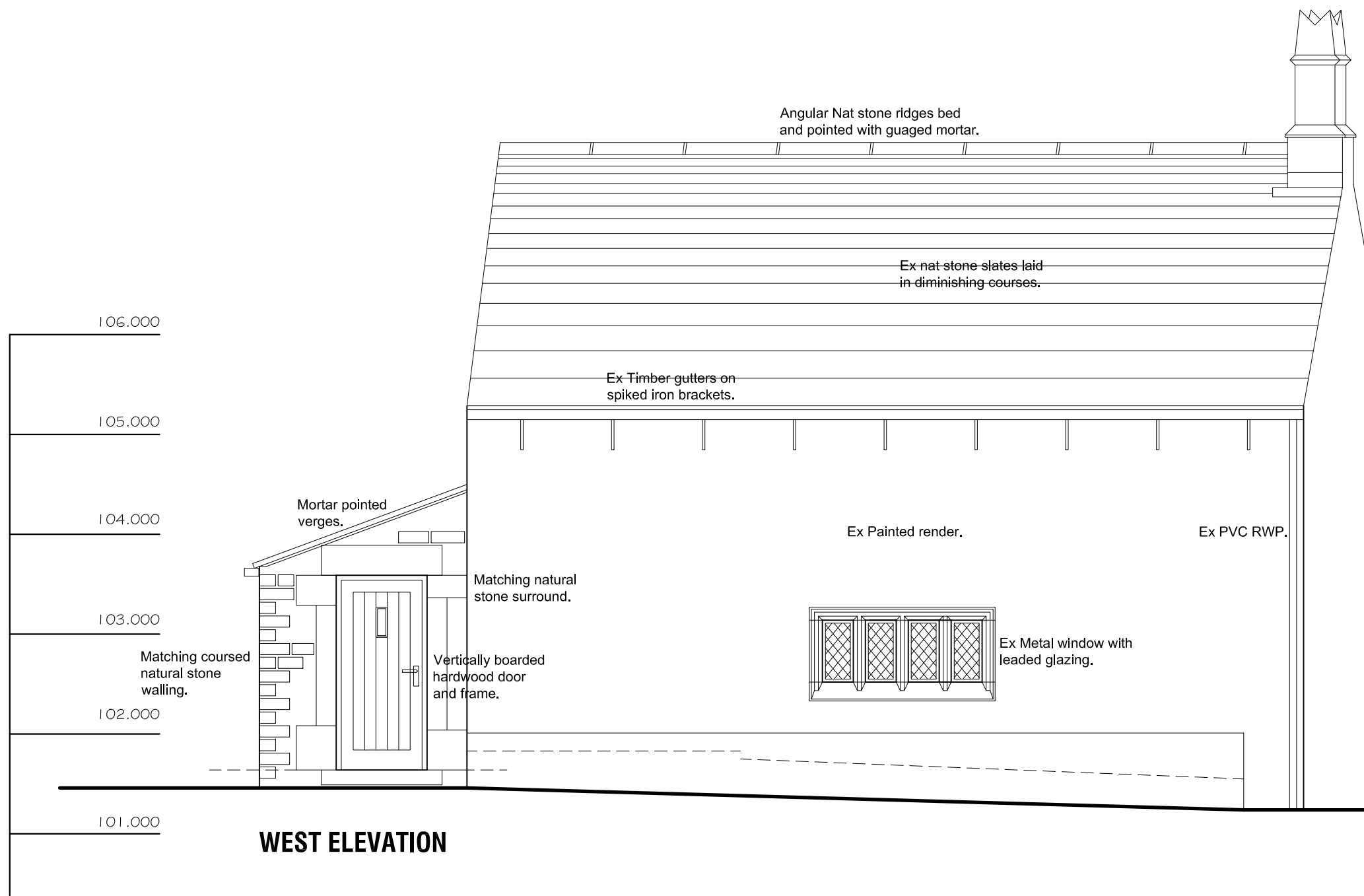




GENERAL:-

FOUNDATIONS:-

Foundations generally to be constructed at 600x225mm thick as shown on plan to cavity walls off good ground with at least 600mm cover subject to depth of any adjoining drainage and prevailing ground conditions. All foundations and excavation works to be subject to the approval of Engineers and LA Building Control Officer.

WALLS BELOW DPC:-

Standard below ground quality solid foundation blockwork with strength of 7.0N/mm² from foundation level up to 150mm below lowest DPC and finished in cavity with mortar fillet finished inclined down towards outside.

EXTERNAL CAVITY WALLS:-

Outer leaf of 150mm thick reclaimed coursed natural stone as approved sample to Planning requirements. 100mm structural cavity and internal leaf of 100mm solid loadbearing blockwork of 7.0N/mm² compressive strength and approx density of 1375kg/m³. Insulate cavity using 100mm Xtratherm Cavity-Therm full fill cavity insulation to give an overall U Value of approx 0.20w/m²°C.

Stainless steel double drip triangular wall ties (Ancon RT2, 275mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside.

Close cavities around all openings in external walls with proprietary cavity closer unit such as Cavity Trays Type V Cavitycloser or an equivalent to avoid cold bridging/damp. Cavity to be closed at head of cavity wall. All mortar to comply with Approved Document A paragraph IC23 of Building Regulations.

LINTELS:-

Unless specified otherwise all lintels to external cavity walls to be proprietary prestressed conc lintels such as Naylor Hi-spec or an equivalent BBA certified and appropriate for the spans and loads supported with minimum 150mm end bearings and sized to close cavity upto insulated dpc and installed in conjunction with SS "L" lintel externally above and relieving stone head. Manufacturers schedule to be obtained prior to ordering lintels. Provide tray DPC over all lintels with stop-ends & perpendicular weepholes.

DAMP PROOF COURSE:-

Provide horizontal DPC to all walls minimum 150mm above ground level. Tray DPCs to be installed above all lintels & any meter boxes & air bricks with perpendicular weepholes at max 450mm c/c. Tray DPCs to rise min 150mm across cavity. All DPC's to be minimum 2000 gauge. Horizontal DPC and Tray DPC at ground level to be installed in conjunction with Radon Barrier DPM as described under Ground floor construction heading.

DAMP PROOF COURSE EXISTING WALLS:-

All affected existing walls to receive a BBA Certified chemical injection DPC or other equal and approved system giving min 30 year Bonded Warranty.

INTERNAL WALL:-

Internal walls to be constructed in 75x50mm kiln dried SW stud framing with all necessary studs, heads, soles and noggin etc as required and full fill mineral fibre insulation batts to cavity of min 10kg/m³ density and finished with 12.5mm Gyproc Soundbloc p/b and skim both sides.

WINDOWS & DOORS

Windows to be high performance steel to match existing in conjunction with HP hardwood external door, all fully draught sealed and with opening lights as indicated giving min 1200h floor area natural "purge" ventilation. Door also to incorporate glazed in trickle vents to be provided throughout to give at least 2,500mm² as non-habitable room.

All windows and doors to have hermetically sealed double glazed units generally to BS5713 and Approved Document K. Glazing to be "Slim" lights and have minimal gas filled cavity and Low E glass to ensure max. 1.6w/m²°C o/s U-value, particularly for new steel windows to improve thermal efficiency without altering aesthetics. Any new window with a sill height of less than 800mm, and all glazed doors and screens with glazing below 1500mm high to incorporate toughened or laminated safety glass.

ABOVE GROUND DRAINAGE:-

All sanitary fittings to have PVC-U wastes to BS EN 1329-1 of the following sizes: WCs & SVPs - 100mm dia. WC wastes from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run). Bashes - 32mm dia or 40mm if greater than 1.7m away from SVP.

Showers & sinks - 40mm dia. All wastes to have 75mm deep resealing traps. SVP's and wastes to WCs to be in black PVC-U so that no light is visible through the pipe walls thereby discouraging damage by rodents. All fittings to connect to SVP above or min 200mm below WC entry.

Soil pipes to be 100mm dia and either ventilate to external air at least 900mm above any opening light within 3m of the discharge point in roof terminal with vermin resistant vent cover or incorporate air admittance valve as indicated on plans and elevations. 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:-

Space heating and hot water to be provided by necessary alterations and adaptations to existing biomass boiler fed central heating system. Final details to be agreed subject to design by mechanical subcontractor. All primary pipework to be insulated in accordance with current regulations. All radiators to be fitted with thermostatically controlled valves and boiler to have interlock fitted. No combustible material to be installed within 40mm of any affected flue.

SERVICES

All Electrical work to be designed installed inspected and tested generally in accordance with the relevant requirements of BS7671, the Wiring Regulations by a competent person registered under an approved self certification scheme.

All plumbing work to be designed and installed by a Gas-Safe/Corfl Registered mechanical subcontractor.

LIGHTING:- Lighting system to incorporate high efficiency lighting at the ratio of at least 3 in 4 fittings in accordance with Part L1B Building Regulations.

MECHANICAL VENTILATION

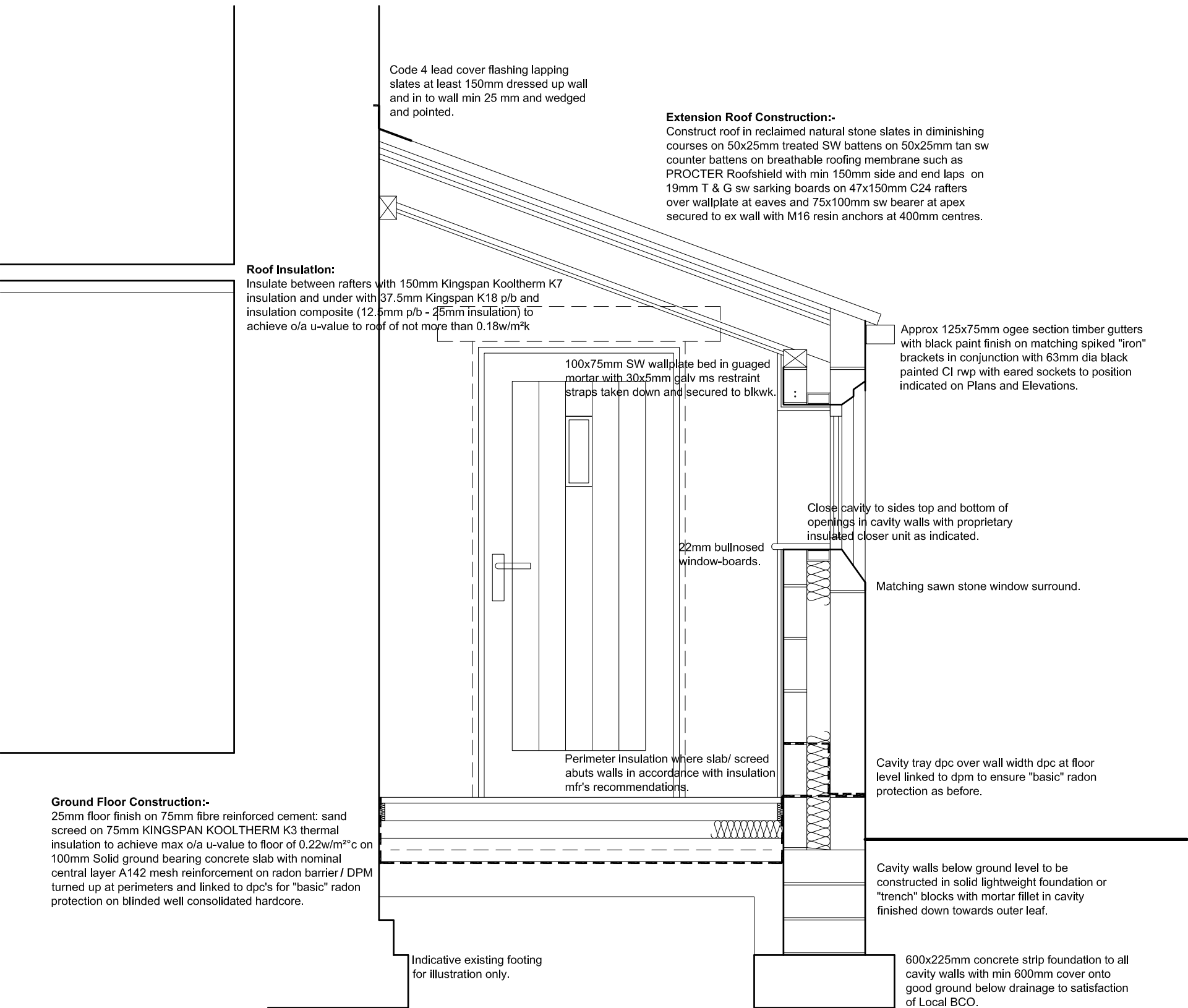
Provide the following rates of mechanical ventilation via manually operated ventilation equipment of suitable performance to achieve specified level:- WCs 6 L/sec.

Sound insulation - General:-

All SVP's in "lightweight" enclosures to be encased in SW framed boxing with removable covers for maintenance and all voids internally to be packed with mineral fibre sound insulation giving at least 25mm cover to pipe and min 10kg/m³ density.

PART M REQUIREMENTS

Although site is located in an area of very adverse topography it has been possible to create "Level" egress of not more than 1 in 20 from extension to externals. Heights of new light switches, door bells, etc., to be no greater than 1200mm above floor level and new sockets, aerial points, telephone points, etc., to be not less than 450mm above finished floor level. Internal door at ground floor level to be 938mm to ensure greater than 775mm clear opening.



TYPICAL SECTION

Revision	Date	Description
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DICK ROYD FARM, CLIFF LANE,
OFF BROOK HILL LANE, CARLECOTES,
SHEFFIELD, S36 4TG.

DETAILED PROPOSALS 1

FARMHOUSE EXTENSION REBUILD

Mr & Mrs Foster



JJE 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 may be used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

Scale(s): 1:20/50@A1		Date: FEB 2015	
Ref: 201419		Drwg No: 02	
0 cm	2 cm	4 cm	6 cm