GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Existing foundations to be exposed for inspection to ascertain suitability for revised loading conditions and agreement of any necessary remedial action with BCO. 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 7N/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 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.

EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm approved facing brickwork to match existing in every respect. Internal leaf of 100mm 7N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with 50mm partial fill cavity insulation board such as Kingspan Kooltherm or an equivalent built-in as work proceeds. BBA certified, to achieve overall U-Value of approx 0.28W/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 Cavi90 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, 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 manufrs recommendations. Provide tray DPC over as before.
Openings with particular lintol requirements indicated on the drawings.

INTERNAL WALLS:-
Loadbearing internal walls to be constructed in 100mm solid 7.0N/mm² solid lightweight blkwk with NAYLOR R6 conc lintels over any openings and dpc at floor level and 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 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 & any replacement windows & doors to be high performance dual-colour PVC as agreed with Clients, double glazed with HP DG "georgian" units incorporating gas filled cavities & 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 natural ventilation. Trickle vents to be provided to give min 5000mm² to habitable rooms and 2500mm² to all other rooms.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979 and 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:- **Kitchen** - 30L/Sec if in cooker hood or 60L/sec otherwise; **Utility** - 30L/sec; **Bathrooms** - 15 litres/sec; **WC** - 6 Litres/sec. Mechanical extract to be manually activated generally and, in any windowless accomodation, to be wired thru' lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

FIRE SAFETY:-
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 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).

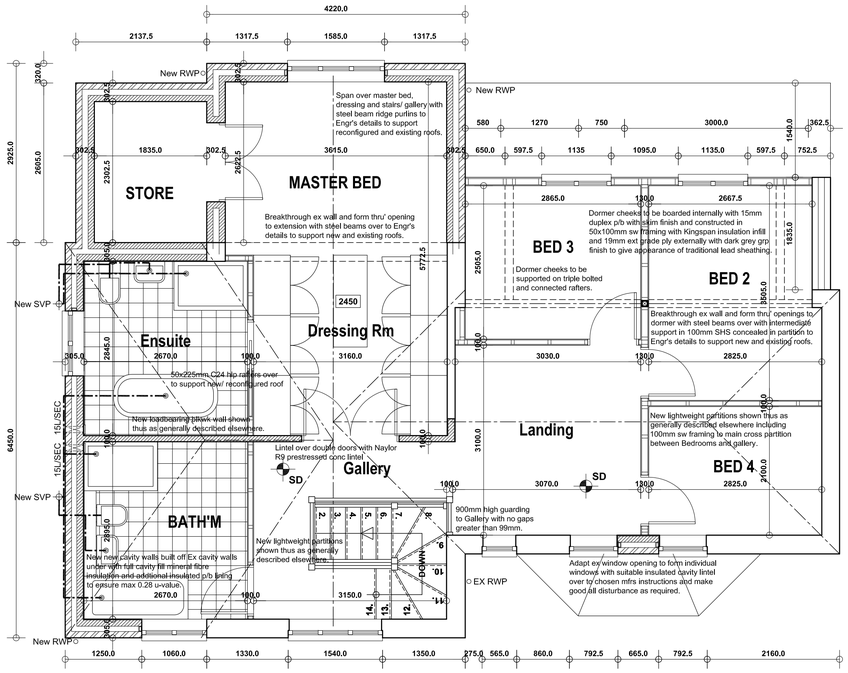
ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
SVP's & WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks & Showers - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to 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 to incorporate new central heating system throughout with radiators in all rooms with TRV's and pressurized 150L hot water cylinder with min 100mm foam insulation operating from a high efficiency gas fired balanced flue boiler of 89.6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
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 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.

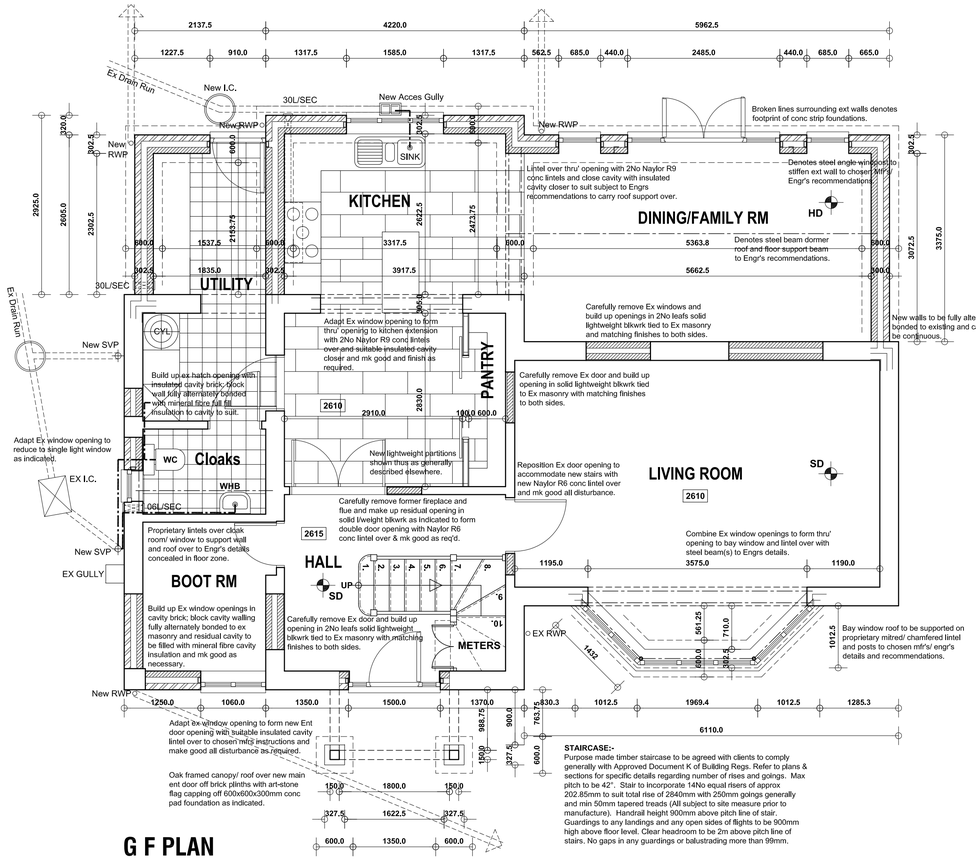
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.

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.

SD/HD



FIRST FLOOR PLAN

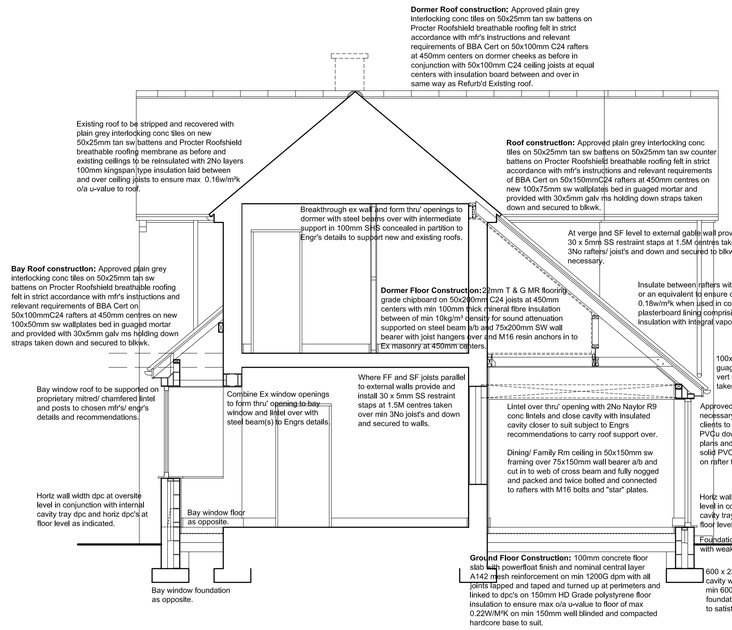


G F PLAN

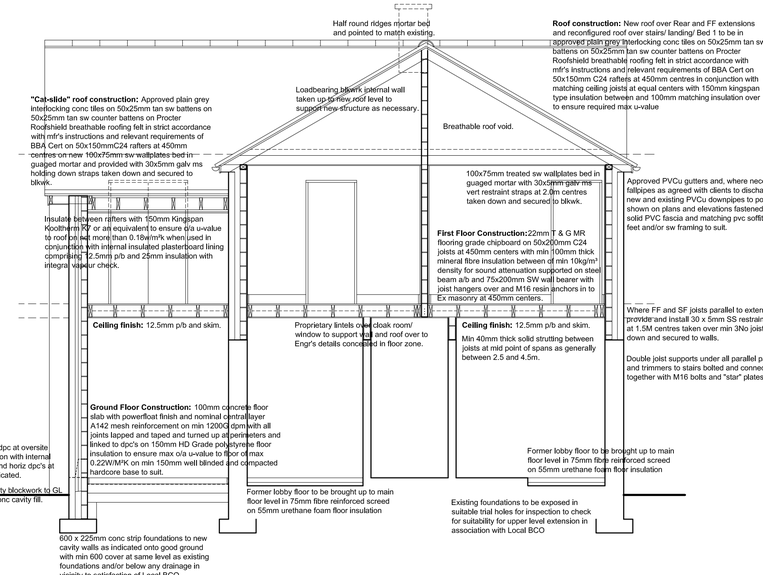
STAIRCASE:-
Purpose made timber staircase to be agreed with clients to comply generally with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of rises and goings. Max pitch to be 42°. Stair to incorporate 14No equal risers of approx 202.85mm to suit total rise of 2840mm with 250mm goings generally and min 50mm tapered treads (All subject to site measure prior to manufacture). Handrail height 900mm above pitch line of stair. Guardings to any landings and any open sides of flights to be 900mm high above floor level. Clear headroom to be 2m above pitch line of stairs. No gaps in any guardings or balustrading more than 99mm.

New surface water drainage outfalls to be constructed in 100mm dia flexibly jointed vc pipework laid to min 1 in 80 fall and bed and surround in min 150mm pea gravel discharging to soakaways comprising min 1M²clean rubble below incoming pipe invert laid in excavation lined with geotextile and covered with geotextile prior to backfilling with selected as-dug material. Soakaway to be subject to percolation test generally to BRE Digest 365 to satisfaction of Local BCO and incorporate 225mm dia vc inspection well in centre with metal cover and frame.

Dormer Roof construction: Approved plain grey interlocking conc tiles on 50x25mm tan sw battens on Procter Roofshield breathable roofing felt in strict accordance with mfr's instructions and relevant requirements of BBA Cert on 50x100mm C24 rafters at 450mm centers on dormer cheeks as before in conjunction with 50x100mm C24 ceiling joists at equal centers with insulation board between and over in same way as Refurb'd Existing roof.



SECTION THRU' LEAN-TO REAR EXTENSION AND BAY



SECTION THRU' FF/ UTILITY EXTENSIONS

Revision	Date.	Description.
A	17/05/2022	CLIENTS REQUIREMENTS.

28 STAINCROSS COMMON,
STAINCROSS, BARNSLEY,
S75 6JF.

DETAILED PROPOSALS 1
House - Plans & Sections.

Mr & Mrs Batty.

Building Design Services

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Barnsley, S73 8PW.
Tel: 01226 754507
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Scale: 1:50 @ A1	Date: MAY 2022
Ref: 202127	Drwg No: 03

0 cm | 2 cm | 4 cm | 6 cm