

FOUNDATIONS:-
Foundations to be constructed as 450x450mm reinforced conc ground beams to specialists/engr's details to new cavity walls at same depth as existing to be linked to. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

Standard foundation quality blockwork, solid, with strength 7N/mm². Any uninsulated section of cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

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 leaf in 102.5mm approved facing brick. Internal leaf of 100mm solid hi-strength "aercrete" blkwk of approx 750kg/m³ density and 7.3N strength such as Thermacrete Aercrete Hi-Strength 7 or an equivalent. Generally provide 100mm structural cavity with 100mm full fill mineral fibre cavity insulation batts such as Rockwool Cavity insulation or an equivalent, built-in as work proceeds, BBA certified, to achieve overall U-Value of approx 0.17W/m²c. Stainless steel cavity wall safety ties at 750mm horizontal, 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 pc/closer such as Cavity trays Cavipro or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary pc/c's as specified before.

All lintels, unless specified otherwise, to be Catnic Cougar open backed 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 manufgrs recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings.

Windows and Doors:-
All new & any replacement windows and doors unless specified otherwise to be high performance white pvc to match existing in every respect, double glazed with HP Double Glazed units incorporating gas filled cavities & low-E glass to ensure max 1.6 W/M²K 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.

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:-

All windows and doors to be fully draft sealed.

Provide the following extract rates:- **Kitchen** - 30L/Sec in cooker hood or 60L/Sec otherwise depending upon existing systems suitability and any necessary adaptations to ensure extract rate. Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru' lighting circuit for automatic activation with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

Extension to have independent electric radiators with their own timer/stat controls to manage use and energy demands to optimum levels

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.

*** Structural calculations & details for ground beams and piled foundations from Specialists/Structural Engineers.**

All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.



25/09/2019		Clients comments clarified.	
Revision	Date.	Description.	
4 COMRADES PLACE, GOLDTHORPE, ROTHERHAM, S63 9GN. DETAILED PROPOSALS GF/Site Plan, Elevations & Section			
Mr & Mrs Cheesmond.			
 Building Design Services			
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 8PW. Tel: 01226 754507 Email: jeald@btconnect.com			
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Scale: 1:20/50 @ A1		Date: 2019	
Ref: 201901		Dwg No: 02	
0 cm.	13 cm.	4 cm.	16 cm.