



FOUNDATIONS:-
Foundations to be constructed generally at 750x225mm to new cavity wall off good ground with at least 600mm cover subject ground conditions and to be below any adjacent drainage. Any specific foundation details described on plans and sections. 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 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 facing brickwork to match existing in every respect. Internal leaf of 100mm 5N/mm² solid lightweight conc. blkwk. Generally provide 125mm structural cavity with 155mm full fill Kingspan K106 cavity insulation built-in as work proceeds. BBA certified, to achieve a U-value of max 0.18W/m²K. Stainless steel cavity wall safety line 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 pcnt/closer such as Cavity trays Cavity9 or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dc/vt as specified before.

All lintels, unless specified otherwise, to be Catnic Cougar open-backed insulated galv 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 manufacturers recommendations. Provide tray DPC over as before. Openings with particular lintel requirements indicated on the drawings.

Internal wall to be non L/B partition 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/m² density. Provide double joists under stud partitions where running parallel with floor joists

19mm 1 x 6 mR chipboard on timber floor joists as described elsewhere supported off new and existing loadbearing structures as shown.

Proprietary joist hangers at any 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 receive straps.

Provide full perimeter edge support to floor boarding in joists or noggins.

All new & any replacement windows to be high performance PVCu to match existing in every respect, double glazed with HP DG units incorporating 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.

All glazing to comply with Approved Document K of Building Regulations and to relevant part(s) 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 sill 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.

SD/HD

If not already present provide and install self contained smoke detector alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up and to 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 with at least 1No detector at each floor level. 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 and any inner rooms to be provided with an escape window 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).



All replacement and any new sanitary fittings to have pv waste of the following sizes:

- WCs & SVPs - 100mm dia in black pv.
- Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
- Baths & Showers - 40mm

All wastes to have 75mm deep resealing traps.

All fittings to connect to ex: SVP's above or at least 200mm below any WC entry.

SVP's to terminate in either suitable air admittance valve or vent to exit via vermin proof terminal min 900mm above any opening lift within 3.0m

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.

Provide the following extract rates:-

Bathroom - 15litres/second. Mechanical ventilation to be manually activated generally except in any windowless accommodation where mechanical extract to be wired thru/ lighting circuit with min 15 minute overrun following de-activation in conjunction with 10mm undercut to room door for replacement air. Installation/ Test/ Commissioning certificates/ reports to be copied to Building Control for their records and to homeowner with any associated operating and maintenance instructions.

Existing gas fired central heating system to be adapted and expanded to suit with new and replacement radiators as necessary with TRVs and generally controlled via existing combined timer and start control and central control block. Space heating control system to comply with regulation G3, and relevant British Standards and Codes of Practice and give both thermostatic and timed control via existing control gear checked for suitability and upgraded if necessary.

Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998 and be adapted/upgraded by 'Gas-Safe' registered engineer.

Balanced flows to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document 3 of the current Building Regulations.

Combustion air to be drawn from outside the building.

Full details to be subject to Mechanical Engineer's appraisal of existing system and any recommendations to be confirmed prior to relevant work proceeding.

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/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.



Revision	Date	Description
		<p>22 ALDHAM CRESCENT, WOMBWELL, BARNESLEY, S73 8ES.</p>
<p>DETAILED PROPOSALS Plans Section & Elevations.</p>		
<p>Mr & Mrs Wilson.</p>		



JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jealtd@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: 1:50 @ A1 Date: APRIL 2023

Ref: 202224	Drwg No: 02
-------------	-------------

0 cm		2 cm		4 cm		6 cm	
------	--	------	--	------	--	------	--