

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to all cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked and below all adjacent drainage. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation blockwork, solid, with strength 7N/mm² with cavity having GEN 1 designated mix concrete filling up to at least 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 lintels, meter boxes and air bricks with perpand 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 and fully "jacked off" to give consistent cavity width. Internal leaf of 100mm 4.2N/mm² solid lightweight conc below. Generally provide 75mm structural cavity to match assumed ex cavity width & having full fill mineral fibre cavity insulation, BSA certified, to achieve overall U-Value not exceeding 0.30W/m²K. 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 block cavity closer cavity closer in conjunction with insulated dpc, ie DAMCOR 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 to be insulated coated steel lintels, such as CATNIC CN69/124, or other equal and approved, BSA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manuf's recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings.

UPPER FLOOR CONSTRUCTION:-
15mm 1 & 2 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 white spans greater than 4.5m long. Provide double joists under 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 noggits 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.

WINDOWS AND DOORS:-
All new & replacement windows & doors to be high performance white PVCu, double glazed with HP DG units incorporating 15mm cavity & low-E glass to ensure max 1.80 W/m²K U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Thicke vents to be provided to give min 6000mm² to habitable rooms and 4000mm² to all other rooms.

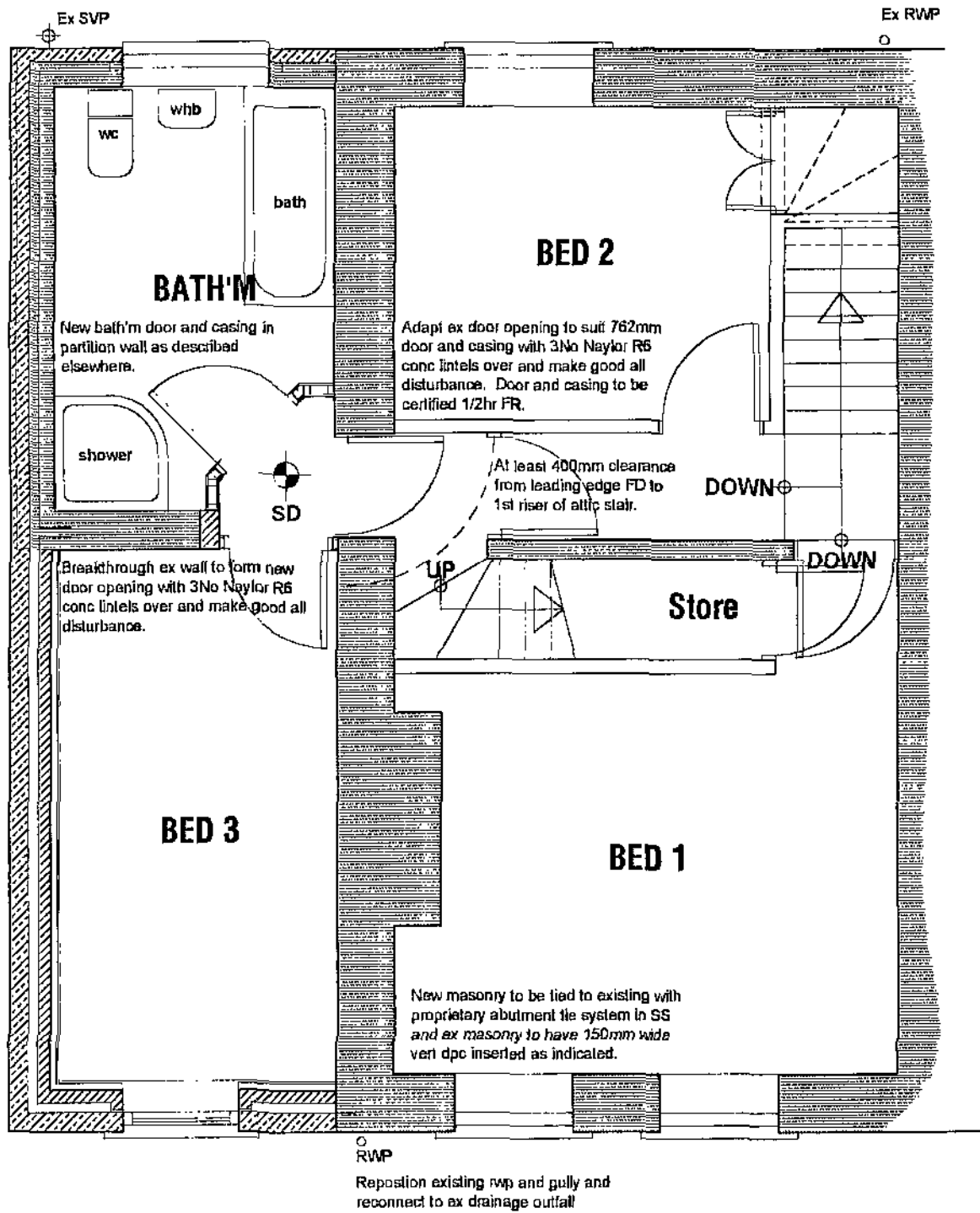
GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 6718:1979.
Obscure glazing to any new bathroom and WC windows.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with sill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.

MECHANICAL VENTILATION:-
If not already available provide the following extract rates:- Kitchen - 60 litres/sec or 30L/sec if incorporated in cooker hood, Bathrooms - 15 litres/sec. Mechanical extract to be manually activated generally and, in windowless accommodation, to be wired thru lighting circuit with min 15 minute overrun.

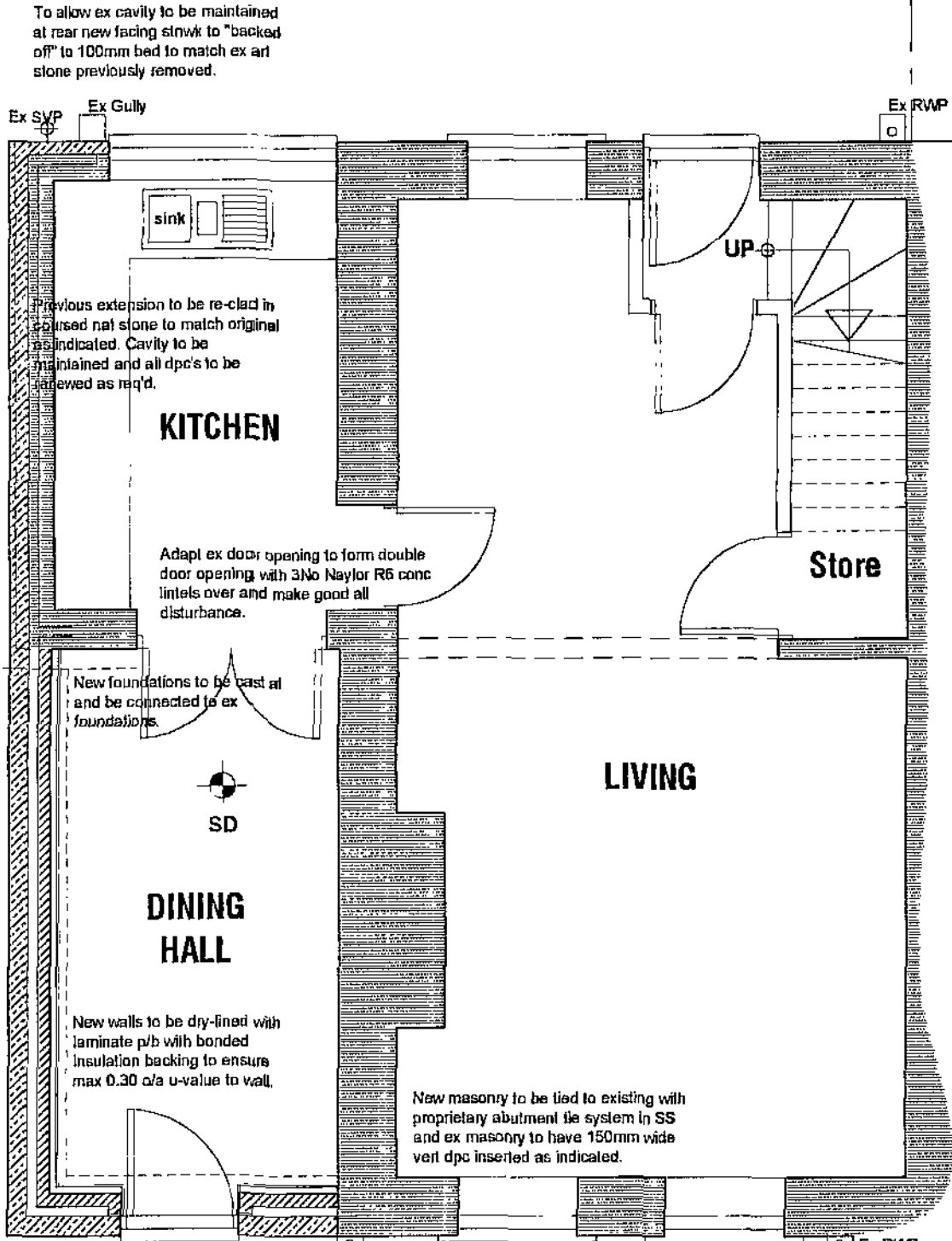
FIRE SAFETY:-
Provide indicated self contained smoke alarms interconnected with ex alarms on existing exclusive mains circuit provided with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms. 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).

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a "GAS-SAFE" plumbing contractor.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic rad valves.
Any non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with appliance manufacturers requirements.
Balanced flue boiler to be wall mounted in accordance with gas appliance regulations.
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.

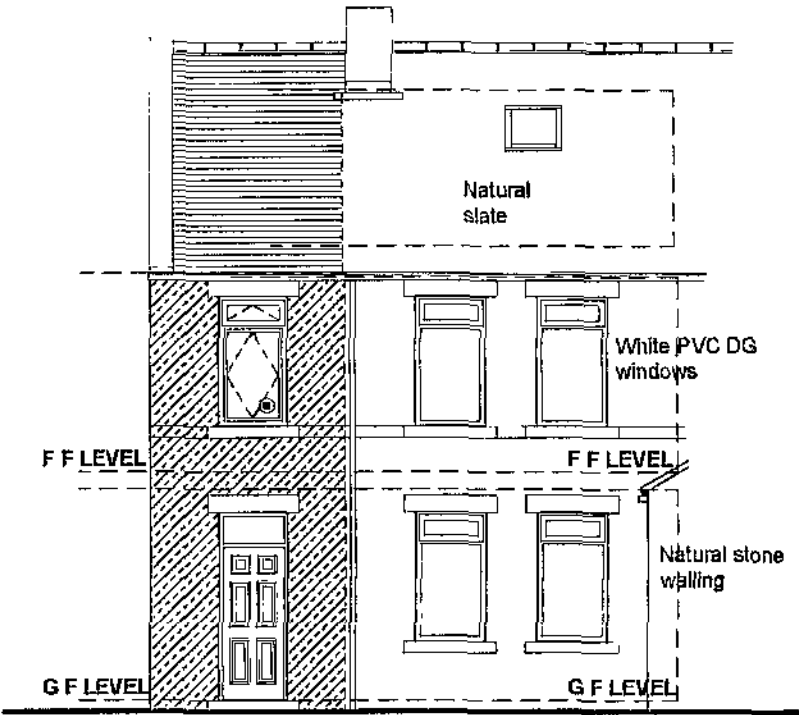
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate low energy fittings at the ratio of 1 per 4 fittings or 1 per 25 sq m floor area whichever the greater, high efficiency lighting fittings with lamps giving min luminous efficacy of 40 lumens/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.



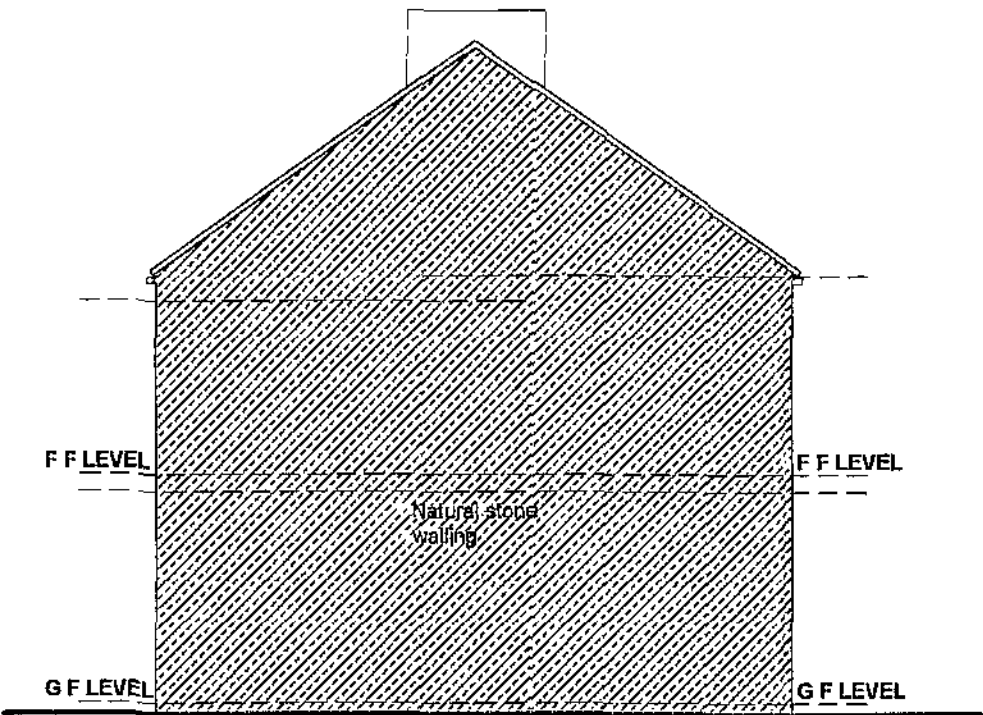
FIRST FLOOR PLAN



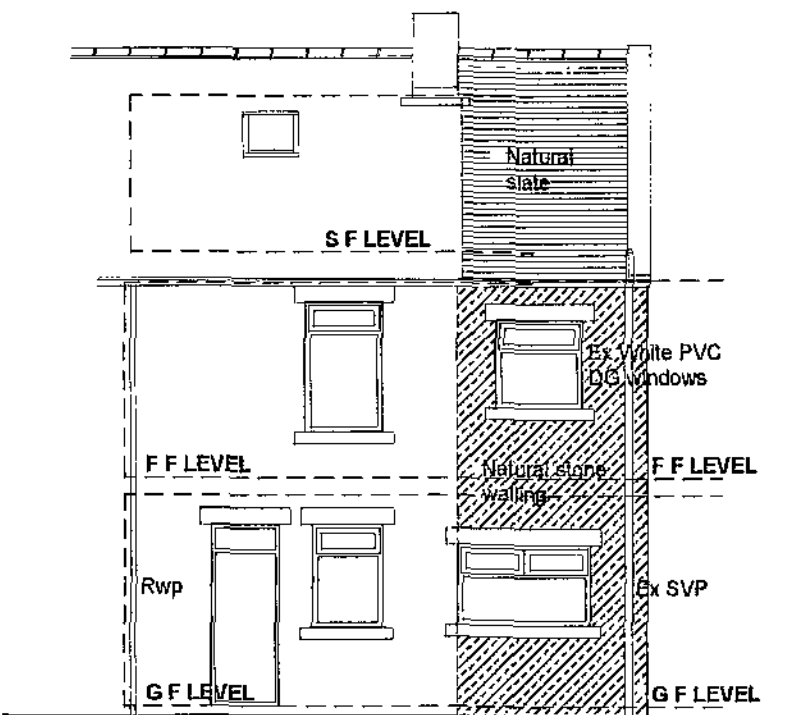
GROUND FLOOR PLAN



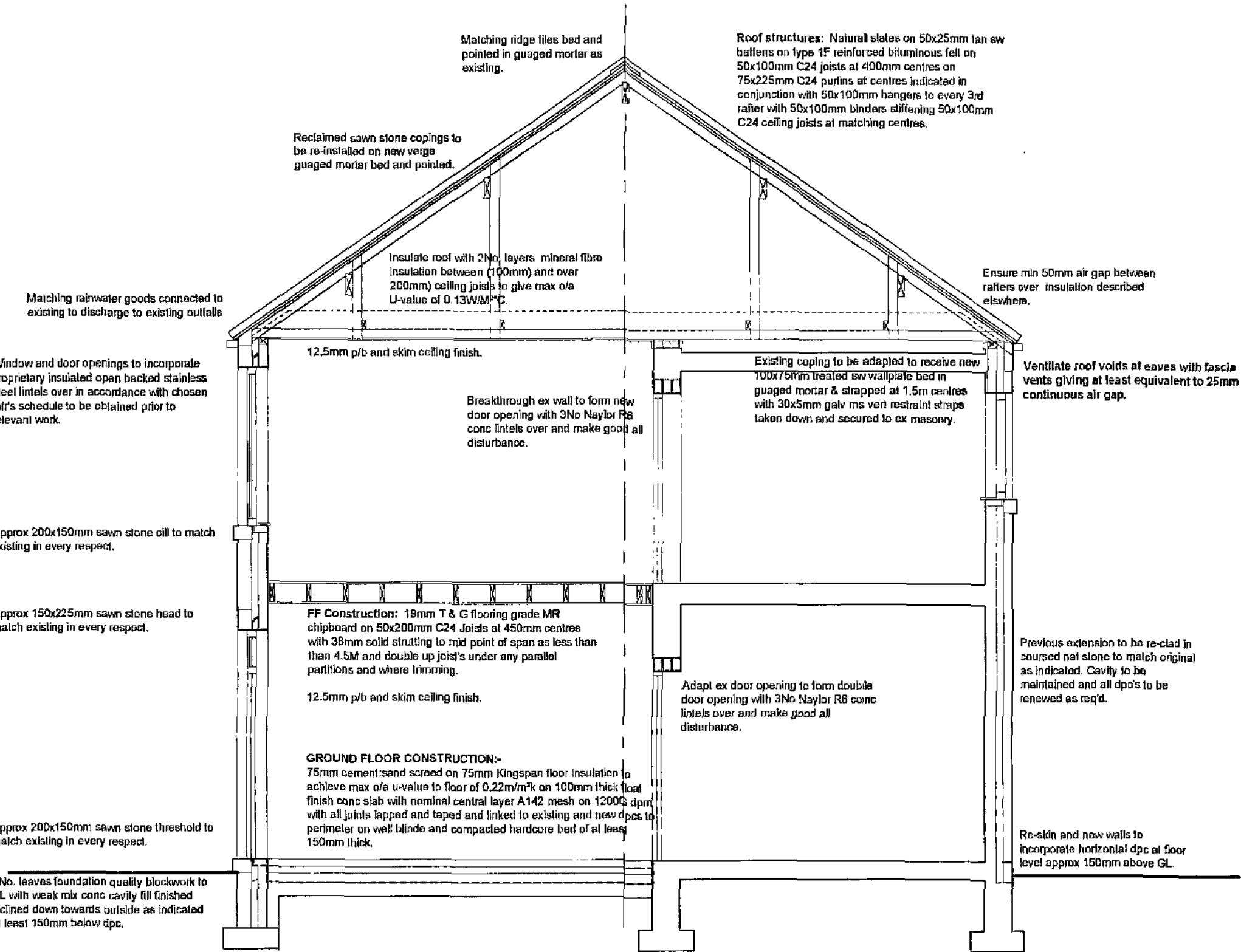
NORTH (FRONT) ELEV'N



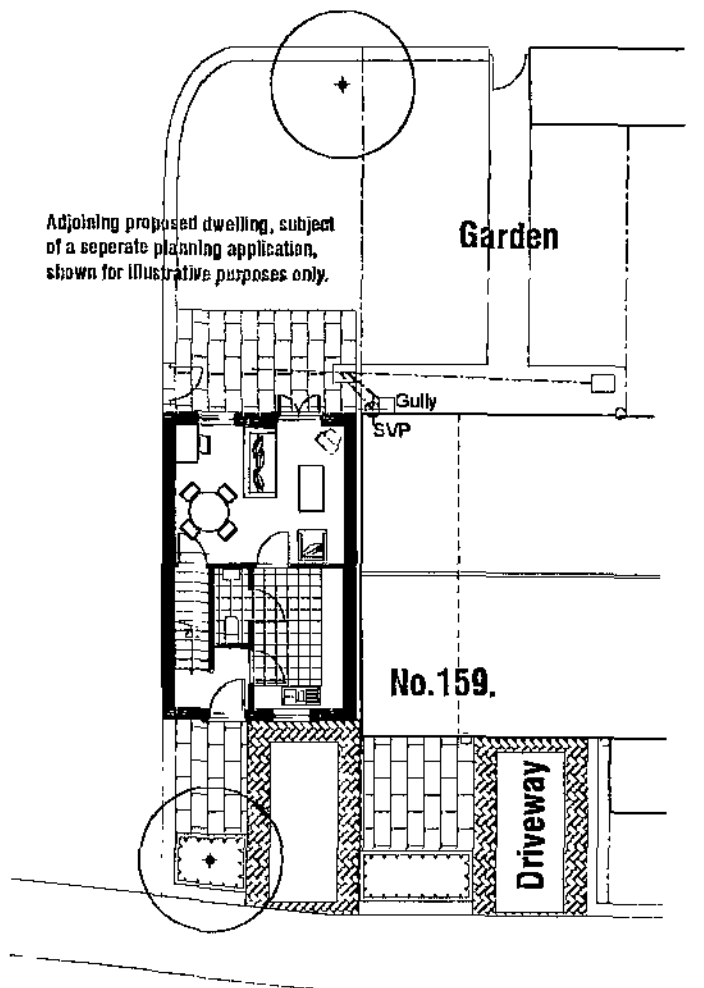
EAST (SIDE) ELEV'N



SOUTH (REAR) ELEV'N



TYPICAL SECTION

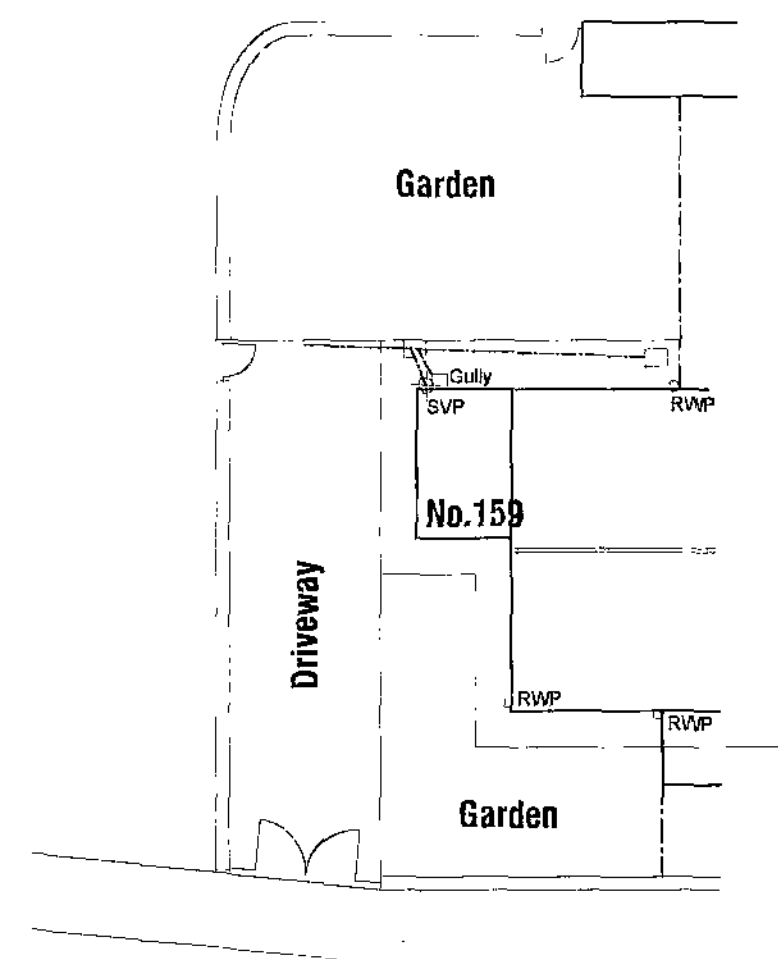


BLYTHE STREET.
SITE PLAN @ 1:200

PROPOSED ALT'S & EXTENSION,
159 BLYTHE STREET,
WOMBWELL, S73 8LH.

DETAILED PROPOSALS

PLANS SECTION AND ELEVATIONS
Scales. 1:50 & 1:100
Date. AUG 2009.
Rev. -
Dwg No. P1



BLYTHE STREET.
EXISTING SITE PLAN @ 1:200

PROPOSED ALT'S & EXTENSION,
159 BLYTHE STREET,
WOMBWELL, S73 8LH.

SURVEY

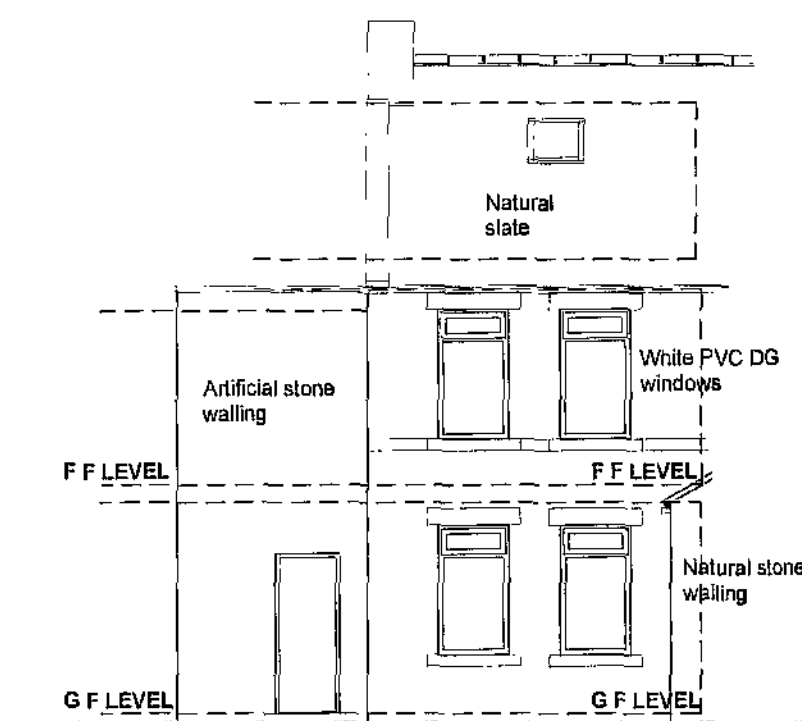
PLANS AND ELEVATIONS

Scale(s). 1:50 & 1:100

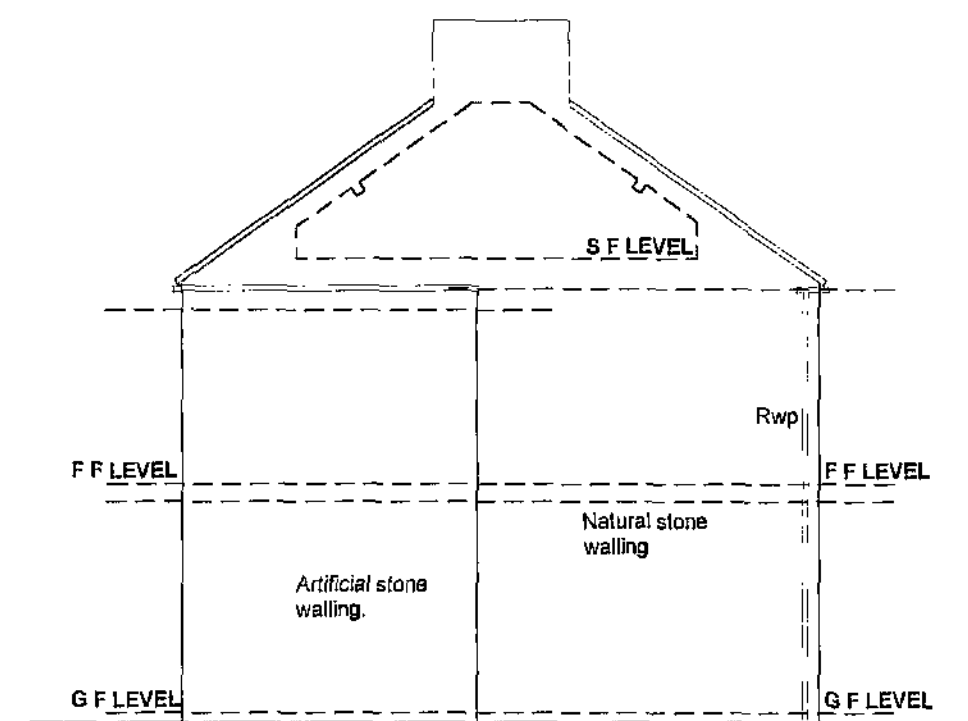
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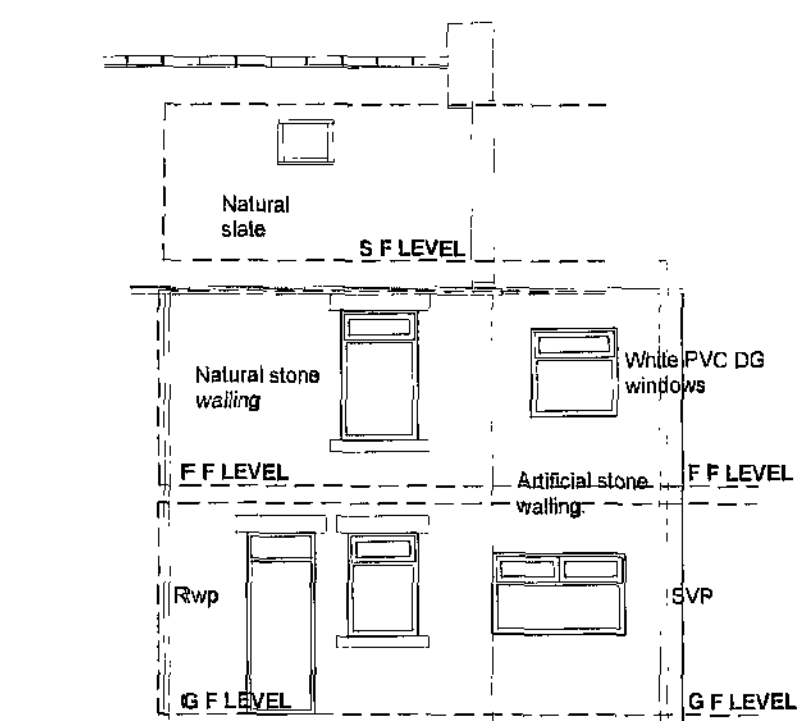
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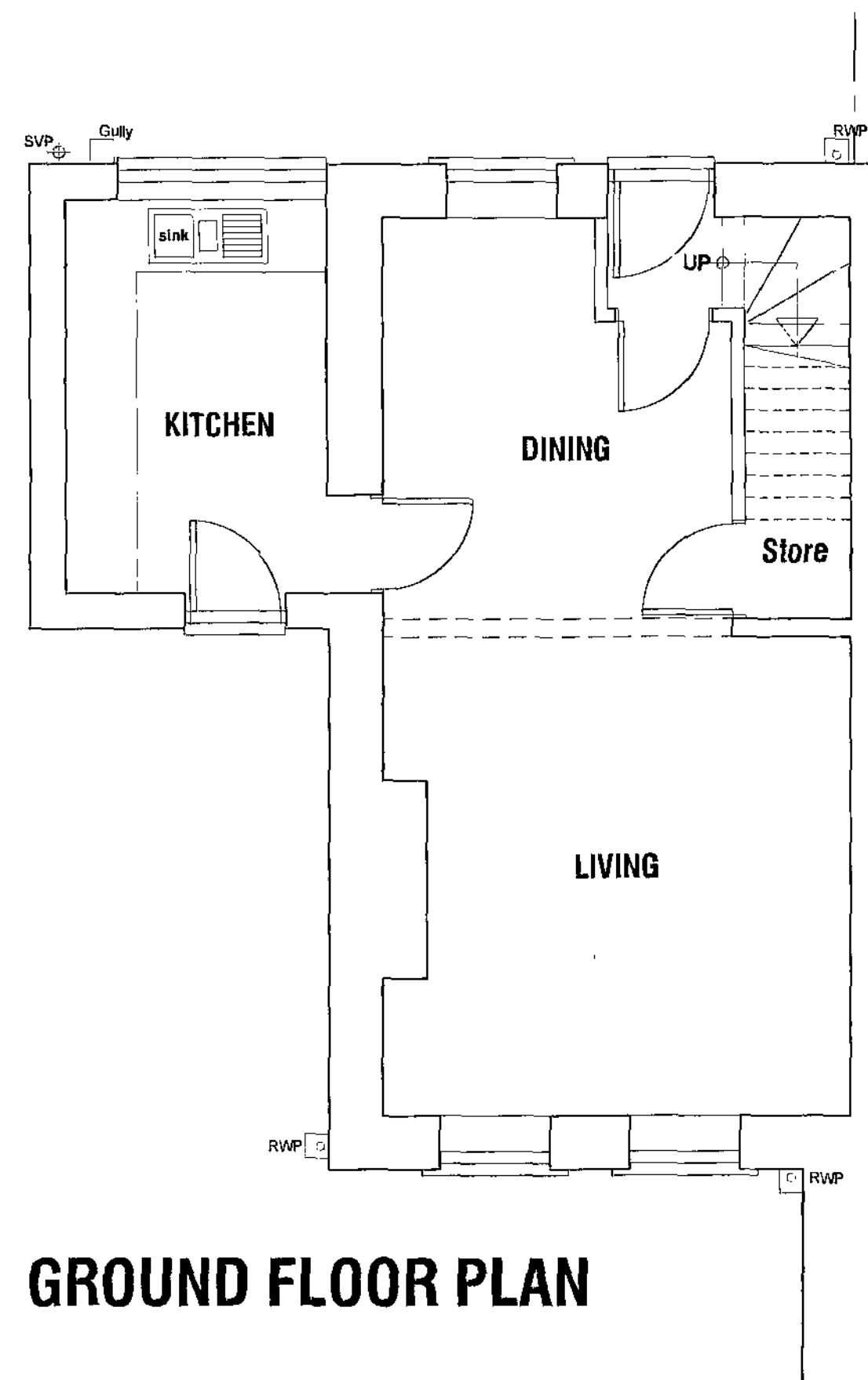
NORTH (FRONT) ELEV'N



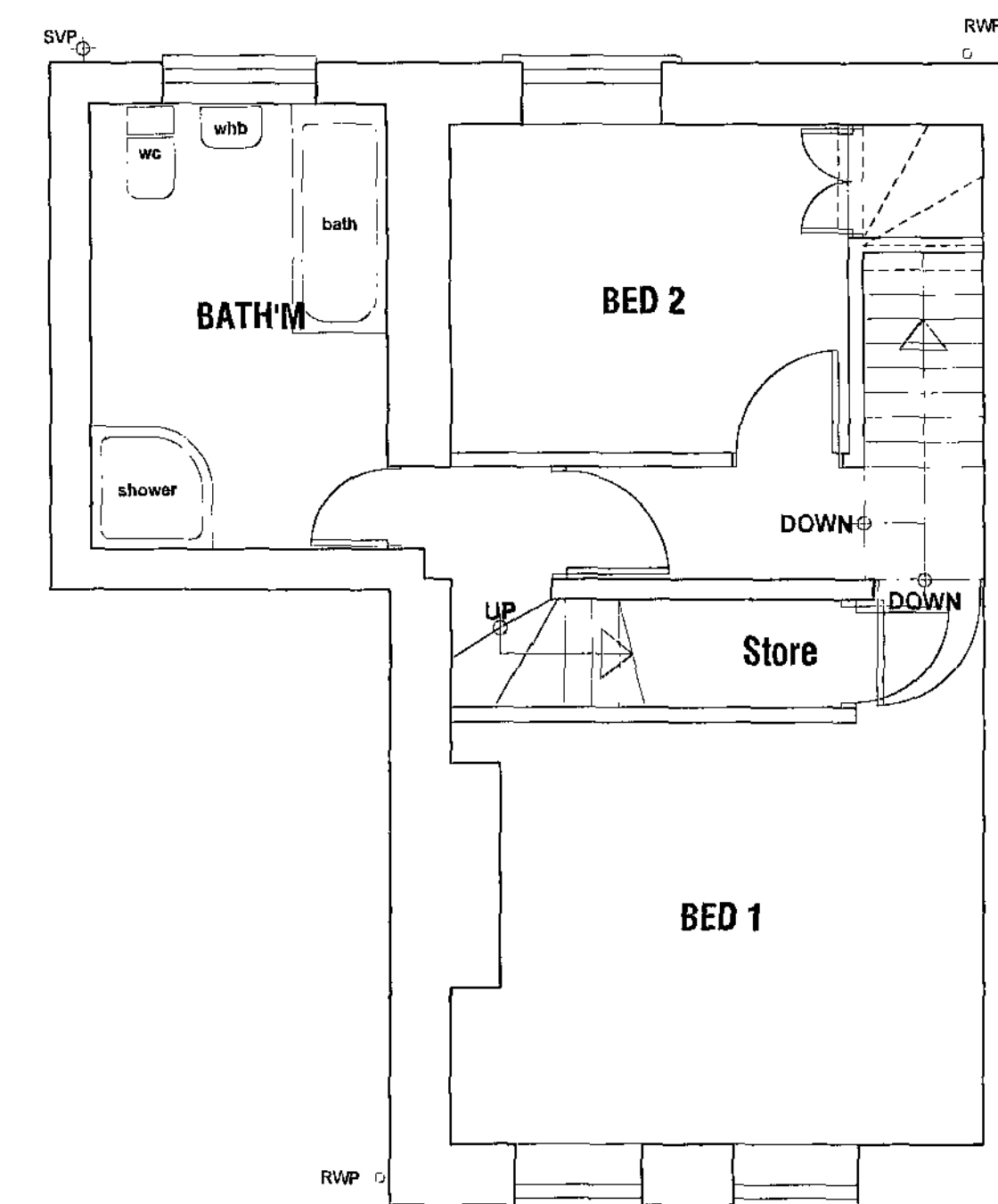
EAST (SIDE) ELEV'N



SOUTH (REAR) ELEV'N



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Samuel Metcalf & Co.
Barnsley, Yorkshire

25 AUG 2009

Level 1: 1:100