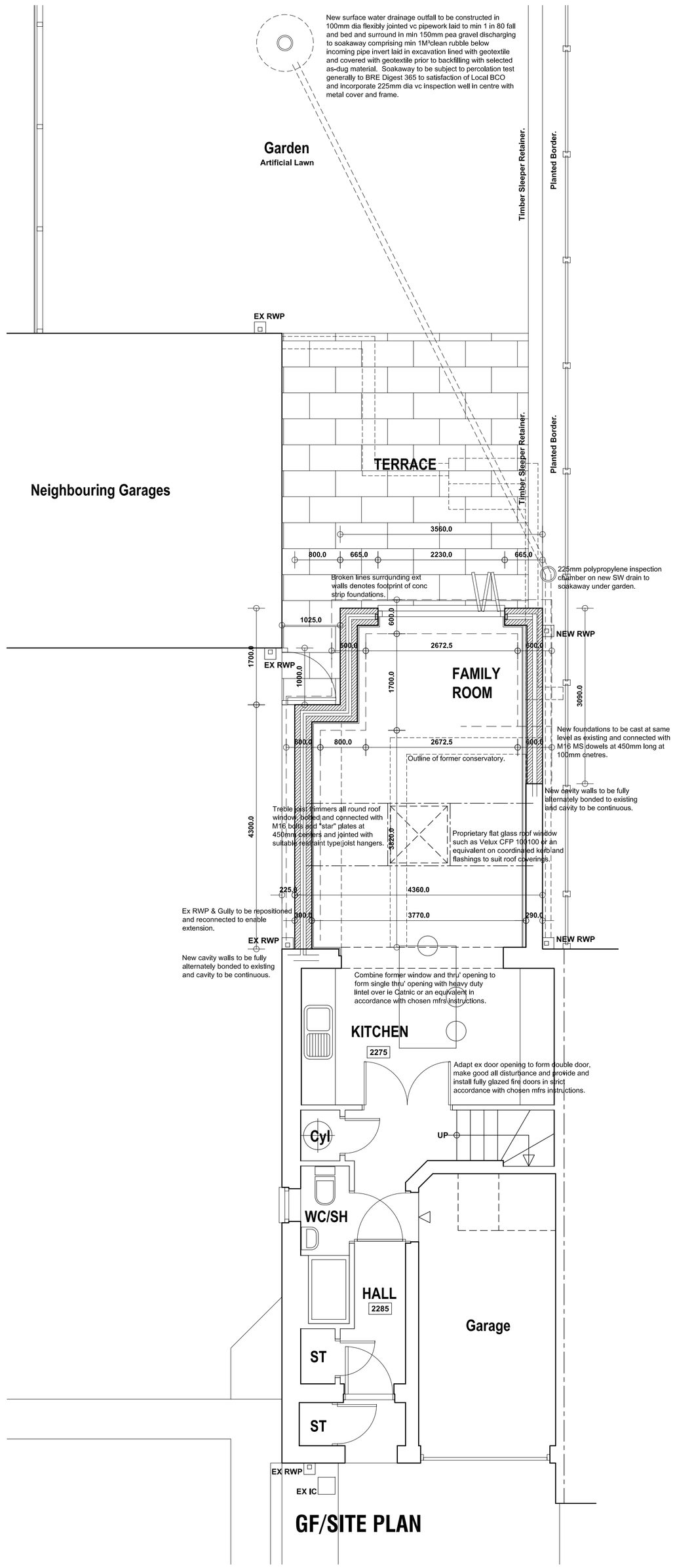
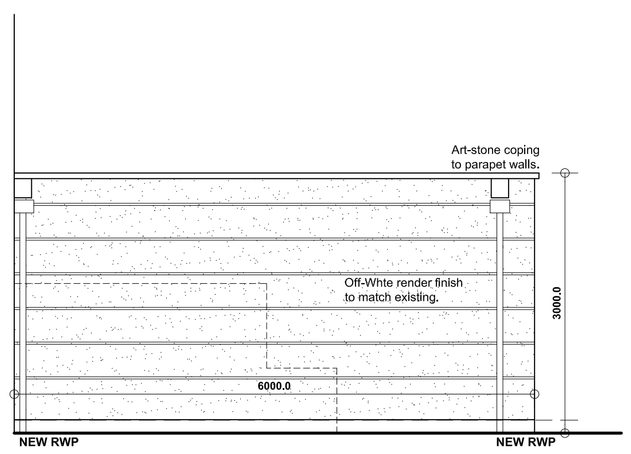
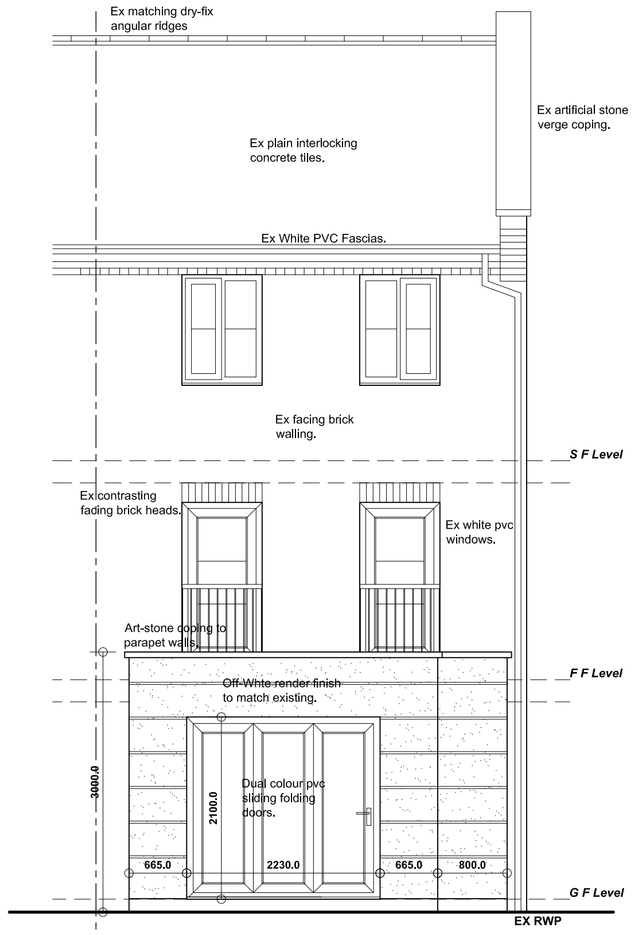


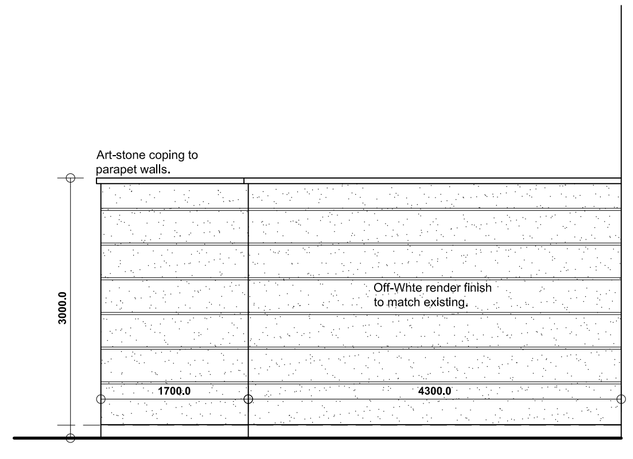
GF/SITE PLAN



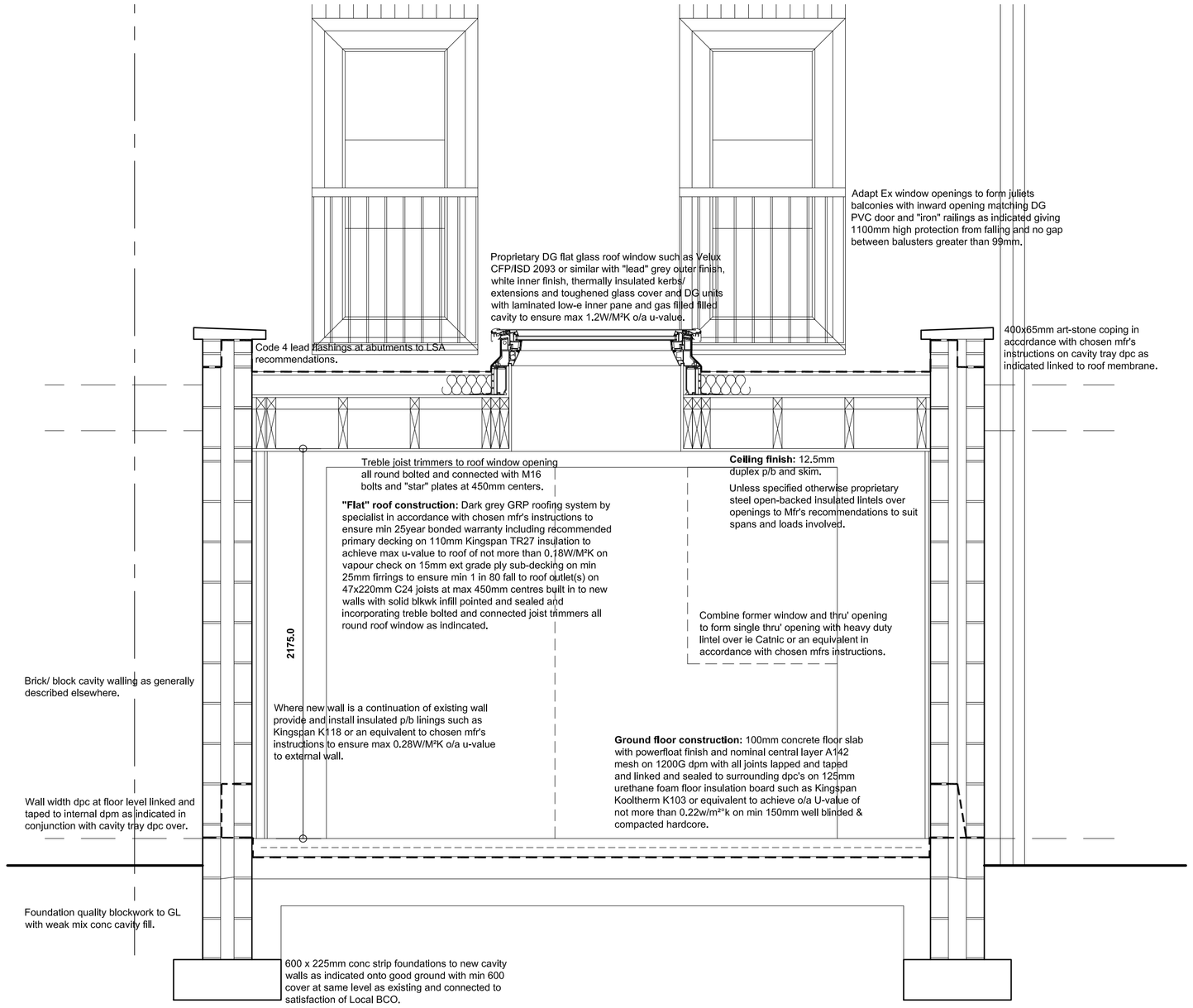
SIDE ELEVATION L



REAR ELEVATION



SIDE ELEVATION R



TYPICAL SECTION THRU' EXTENSION @ 1:20

SD/HD

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. 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 5N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 225mm 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 100mm solid lightweight blkwk with off-white proprietary render finish to match existing and internal leaf of 100mm 5.0N/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 max 0.28W/m²°c. Where ext walls a continuation of existing wall it is assumed cavity is 75mm and this is to incorporate full fill mineral fibre insulation in conjunction with insulated p/b linings as previously specified to ensure o/a u-value. 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 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 manuf'rs recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings.

WINDOWS AND DOORS:-
New doors unless specified otherwise to be high performance dual colour pvc to match existing, double glazed with HP Double Glazed units incorporating gas filled cavities & low-E glass to ensure max 1.2 W/M°C U-Value, fully draft sealed, and fully openable to give min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 5000mm² to proposed habitable room.

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.

FIRE SAFETY:-
Provide and install self contained smoke alarm(s) shown interconnected on existing mains circuit and battery back-up. Incorporate mains indicator light and manual test button. Ensure smoke alarms provided at all floor levels no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to other accommodation or hallway/stair enclosure.

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

Revision	Date.	Description.
A	06/09/2021	Stove/flue omitted.

15 ASHFIELD CLOSE, PENISTONE, SHEFFIELD, S36 6EY.

DETAILED PROPOSALS

GF/Site Plan, Section & Elevations

Mr & Mrs Grosvenor.

Building Design Services

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Email: jealtd@btconnect.com

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Scale: 1:20/50 @ A1	Date: JULY 2021
Ref: 201903	Drwg No: 02A

0 cm | 2 cm | 4 cm | 6 cm