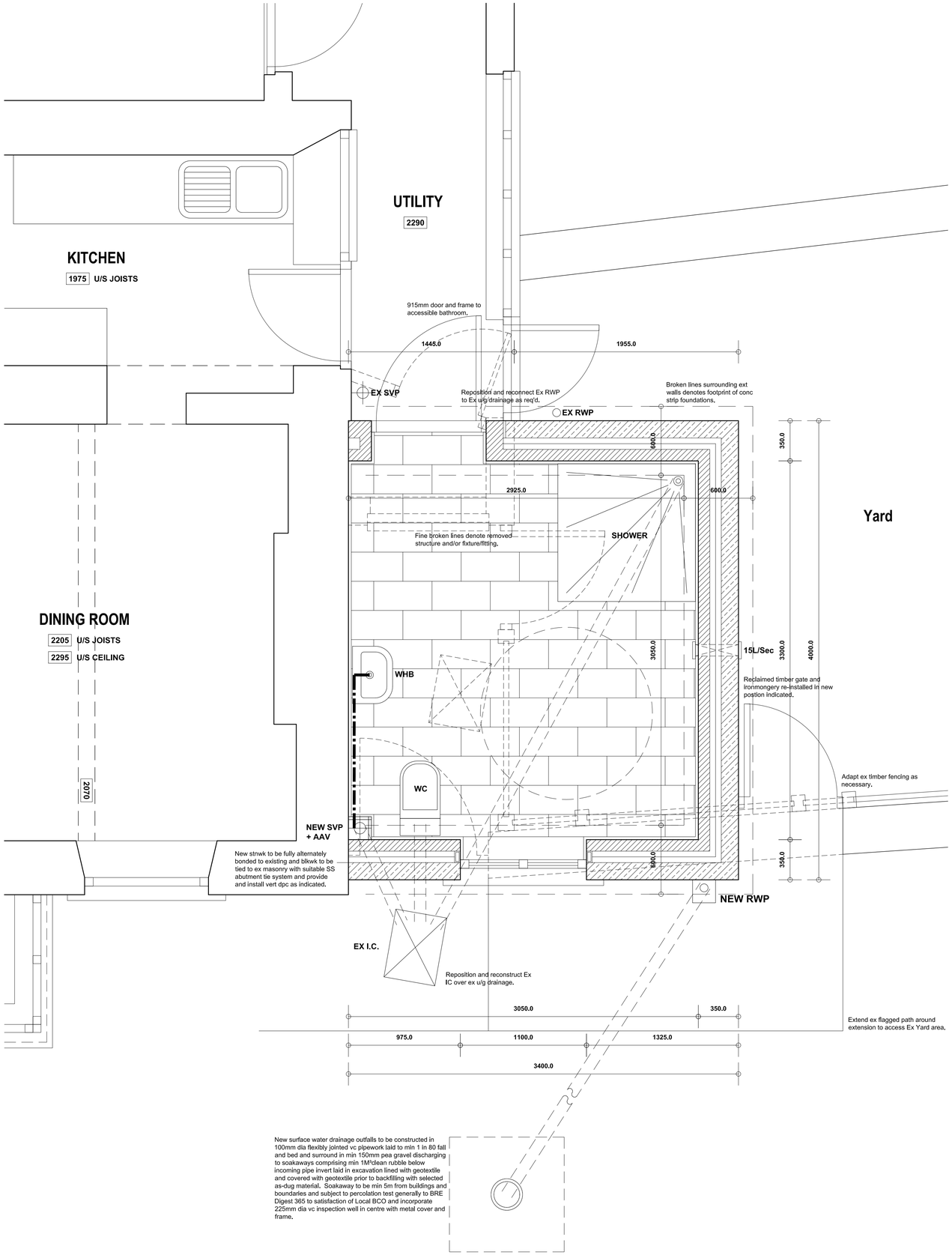
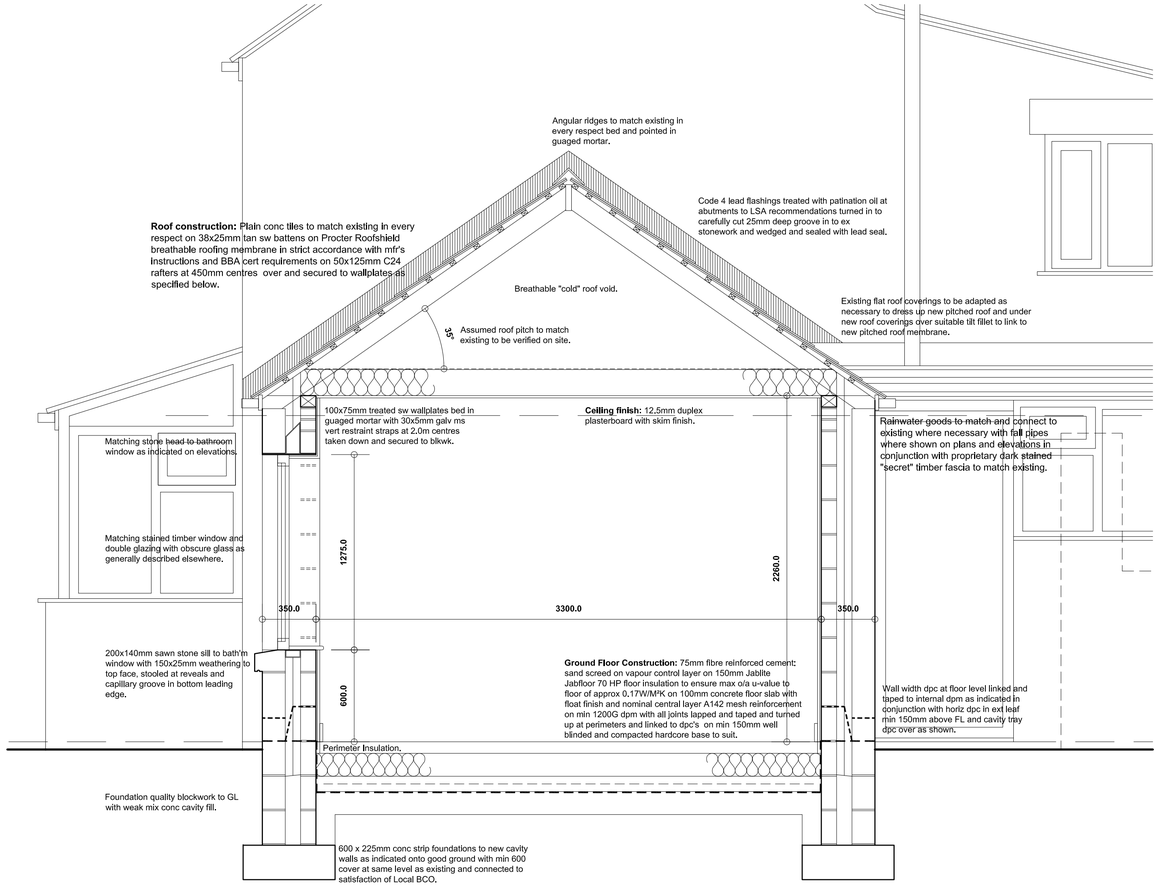


New surface water drainage outfalls to be constructed in 100mm dia flexibly jointed vc pipework laid to min 1 in 80 fall and bed and surround in min 150mm pea gravel discharging to soakaways comprising min 1M³clean rubble below incoming pipe invert laid in excavation lined with geotextile and covered with geotextile prior to backfilling with selected as-dug material. Soakaway to be min 5m from buildings and boundaries and 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.



TYPICAL SECTION THRU' EXTENSION

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 Local Authority 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 150mm reclaimed nat'l stone walling to match existing in every respect, Internal leaf of 100mm 5N/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 open-backed insulated 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 manuf'rs recommendations. Provide tray DPC over as before.
Openings with any particular lintol requirements shown on the drawings.

WINDOWS AND DOORS:-
All new & any replacement windows to be high performance stained timber to match existing in every respect, double glazed with HP DG 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.

SD/HD

MECHANICAL VENTILATION:-
Provide the following extract rates:-
Bathroom - 15 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 with at least 1No detector at each floor level. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.
Any 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:
WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1,7m from outfall connection.
Baths & 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:-
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	18/09/2019	Bathroom layout amended to clients comments.

PROPOSED EXTENSION TO CEDAR COTTAGE, CHAPEL LANE, BILLINGLEY, BARNSLEY, S72 0HZ.

DETAILED PROPOSALS 1
Plan and Section.

Mr & Mrs Wainwright.

Building Design Services
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Scale: 1:20 @ A1	Date: SEPT 2019
Ref: 201838	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm