GENERAL NOTES

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls & 450x225mm to loadbearing internal walls off good ground with at least 600mm cover subject to depth of retaining wall foundations to be linked. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation 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 COURSE:-
Provide horizontal DPC to externall cavity walls minimum 150mm above ground level linked and sealed to internal dpm's as indicated on sections to provide "basic" radon protection as described elsewhere.
Tray DPCs to be installed above all lintels, meter boxes & air bricks with perpend weepholes at max 450mm c/c.
Tray DPCs to rise min 150mm across cavity.
All DPC`s to be minimum 2000 gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm matching facing brickwork. Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. Generally provide approx 100mm structural cavity with 50mm partial fill Kingspan cavity insulation, to achieve overall U-Value to wall of not more than 0.28W/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 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:-
Unless specified otherwise lintels over all openings to be Naylor R9 prestressed concrete lintels with LS215 outer 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's over. Openings with any particular lintel requirements indicated on the dwgs.

INTERNAL WALLS:-
Generally internal walls to be loadbearing to be constructed from solid lightweight blkwk of min 5.0N/mm² strength off 450x225 mm conc strip foundation with dpc at floor level and approx 100x140mm pretressed conc lintels over all openings unless specifed otherwise.

WINDOWS AND DOORS:-
All windows & doors to be proprietary high performance approved dual colour PVC system with matching woodgrain finish externally as part of manufacture, double glazed , fully draft sealed and with opening lights as indicated giving min 1/20th floor area for natural ventilation.
Glazed Units:- To be sealed units generally comprising float/safety glass leafs, gas filled cavities "warm" spacers and inner panes of low-emissivity "K Glass" giving overall U-Value of not more than 1.6W/m²k to windows and doors.
Background ventilation to property to be provided by trickle ventilation throughout giving at least 2500mm² to non-habitable rooms and 5000mm² to all habitable rooms as necessary.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979.
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 external doors to be fully draft sealed.

MECHANICAL VENTILATION:-
Mechanical ventilation to be provided to all areas of sanitary accomodation. Kitchens to incorporate manually activated extract ventilation giving min 30 litres per second extract rate if in cooker hood or 60 litres per second if independent. Bathrooms/ En-suite to incorporate extractor fan giving min 15 litres per second manually activated.

FIRE SAFETY:-
SD/HD Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit and 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 detector to kitchen with it being open to the hallway/living area.
Windows:-
As indicated window to habitable "Inner" room to be provided with 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) and a maximum cill height of not more than 1100mm.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
WCs - 100mm dia. WC wastes from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basins - 32mm dia or 40mm if greater than 1.7m away from connection to SVP or gully.
Showers & sink - 40mm dia.
All wastes to have 75mm deep resealing traps.
SVP`s and wastes to WC`s to be in **black** PVC-U so that no light is visible through the pipe walls thereby discouraging damage by rodents.
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipe to be 100mm dia and to terminate min 900mm above any opening light within 3m of the discharge point in a vermin proof cage which does not restrict the flow of air.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gully to terminate below grate level but above water level.

HEATING AND HOT WATER:-
Annex to incorporate central heating system throughout with radiators in all rooms with TRV's operating from a high efficiency gas fired balanced flue combination boiler of min 86% SEDBUK, Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit.
Gas appliance to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Engr's calculations and recommendations to be confirmed prior to relevant work proceeding.

Internal Lighting:-
Annex to have non-tradable low Energy Lightings throughout by providing fixed lighting that only takes lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

External Lighting:-
Provide effective control with automatic switch off and **or** the use of energy efficient lamps with capacity not exceeding 150W per light fitting **or** using light fittings that take non-tradable lamps having an efficacy greater than 40 lumens per circuit watt.

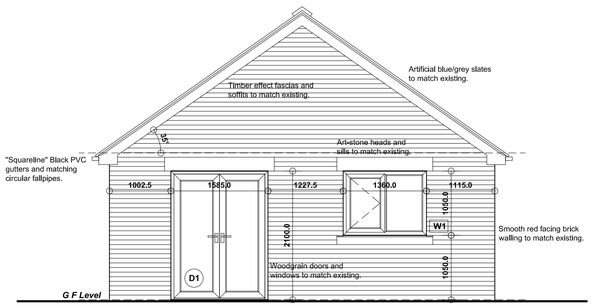
Electrical work generally:-
All electrical work to be undertaken by a competent person operating under an accredited competent persons scheme generally in accordance with BS 7671; The Wiring Regulations including all necessary testing and certification with a copy of all certificates being issued to Building Control for info/ record upon completion.

DISABLED REQUIREMENTS:-
Existing stepped approach to Annex necessary due to topography of site.
Heights of switches, door bell, etc to be not higher than 1200mm above finished floor level.
Heights of socket outlets, TV points, etc to be not lower than 450mm above finished floor level.
Internal doors to Annex generally to be 838mm wide to give min 775mm clear openings throughout.

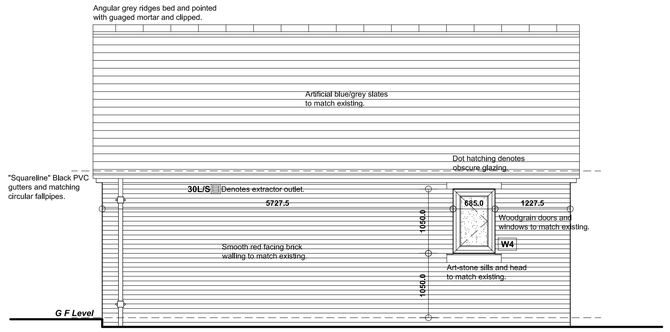
Conditional Approval requested for the following:-

**** Trussed Rafter details from Timber Specialists.***

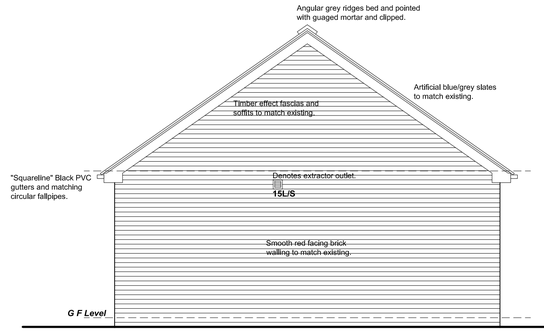
All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.



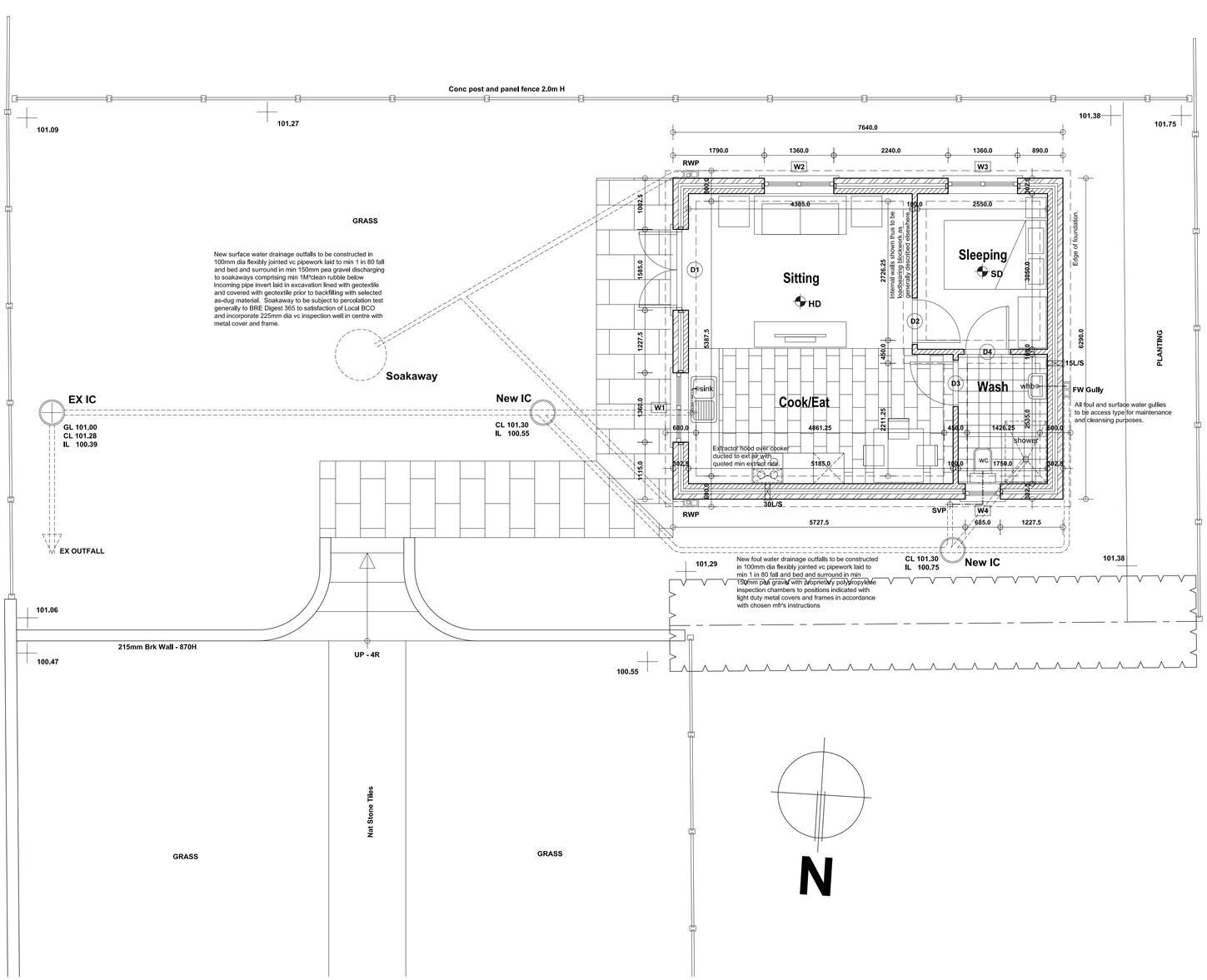
FRONT (E) ELEVATION



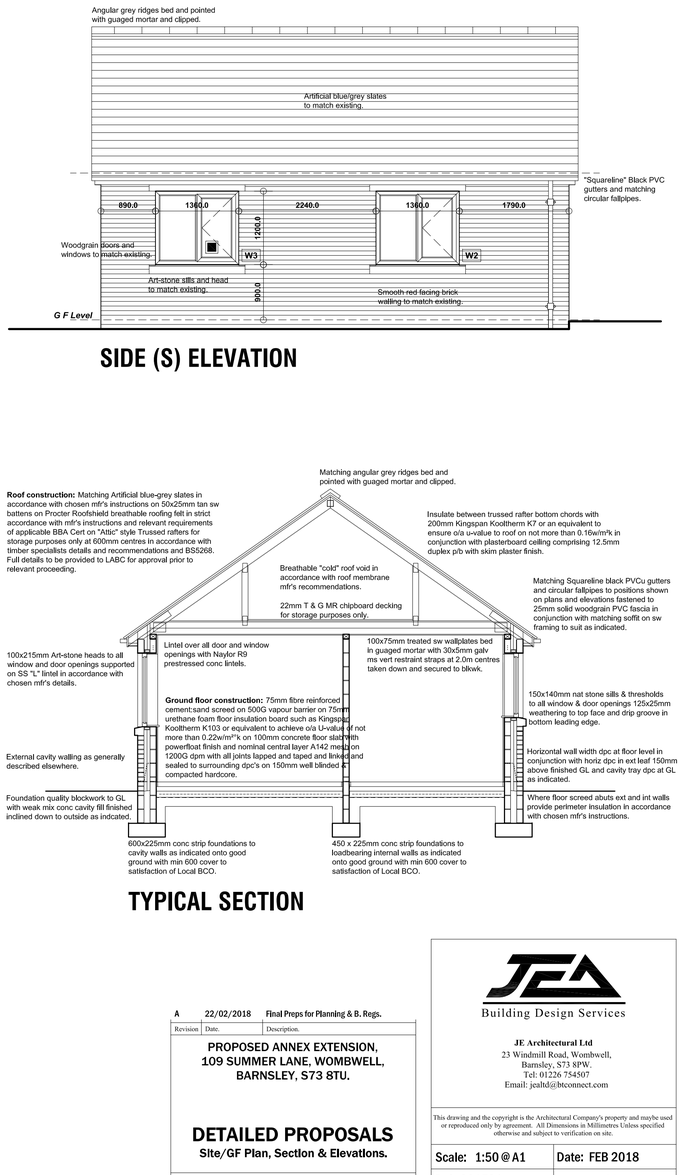
SIDE (N) ELEVATION



REAR (W) ELEVATION



PROPOSED SITE PLAN



SIDE (S) ELEVATION

TYPICAL SECTION

Revision	Date.	Description.
A	22/02/2018	Final Preps for Planning & B. Regs.

PROPOSED ANNEX EXTENSION, 109 SUMMER LANE, WOMBWELL, BARNSLEY, S73 8TU.

DETAILED PROPOSALS

Site/GF Plan, Section & Elevations.

Karl Pearce & Victoria Hopkinson.

Building Design Services

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Email: jealtd@btconnect.com

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Scale: 1:50 @ A1	Date: FEB 2018
Ref: 201721	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm