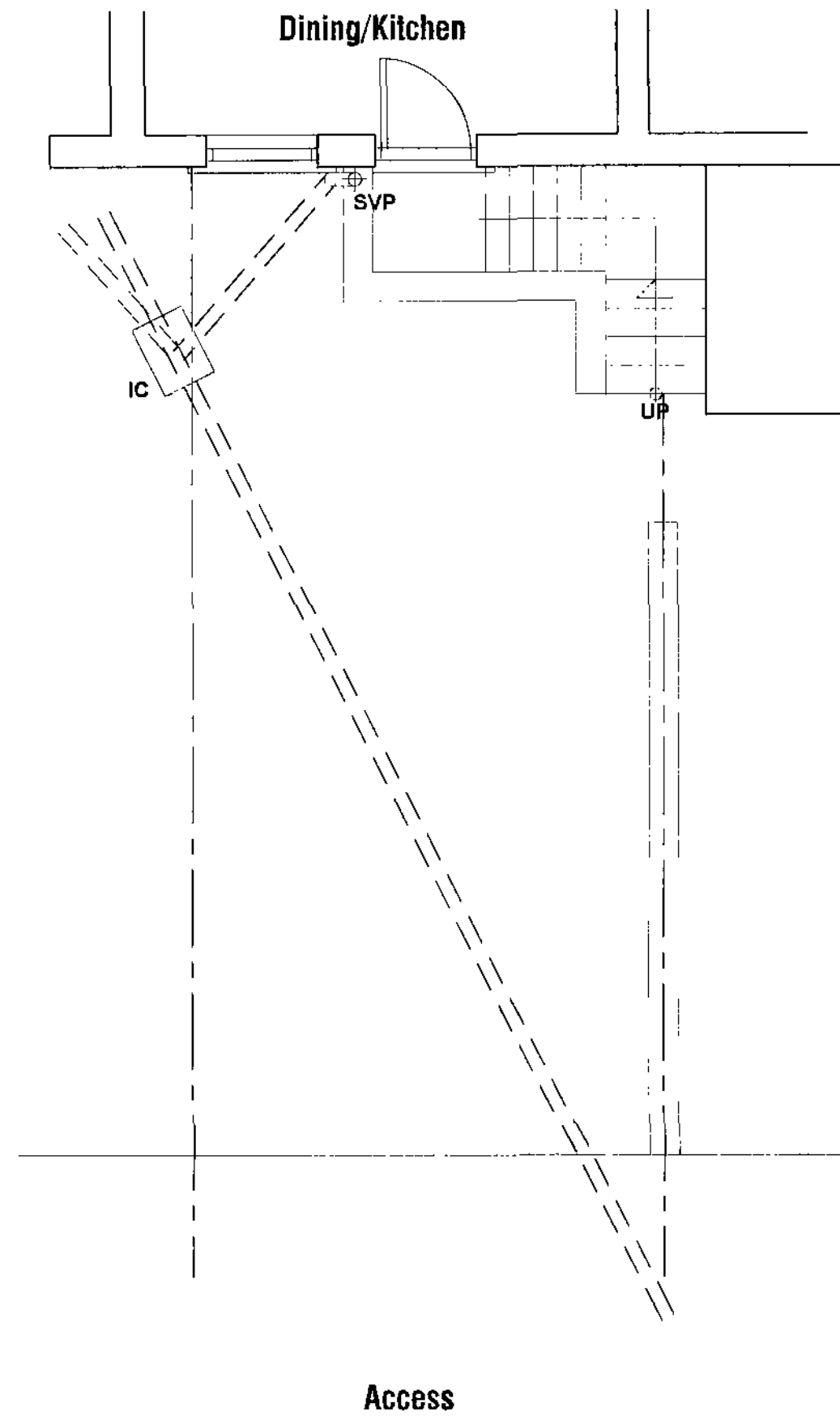
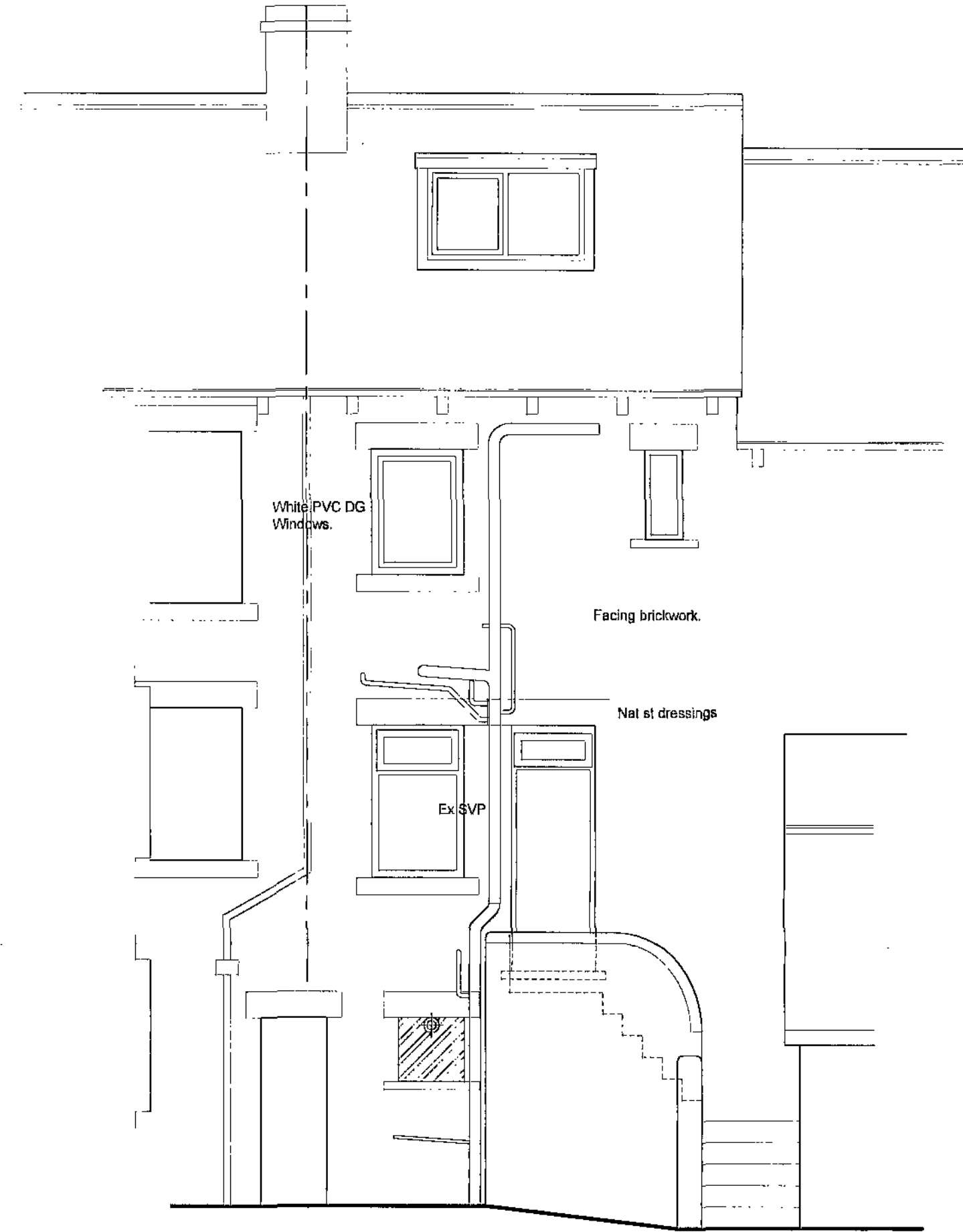




PLAN



REAR ELEVATION

20 HIGH STREET, WORSBORO' DALE,
BARNSELY,
S70 4AE.

SURVEY

PLAN AND ELEVATION

Scales. 1:50

Date. SEPT 2008.

Rev. -.

REAR ELEVATION

SIDE ELEV'N L

SIDE ELEV'N R

GF PLAN

LOWER GF PLAN

TYPICAL SECTION

GENERAL:-

FOUNDATIONS:-

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

WALLS BELOW DPC:-
 Slope to 15 degrees

Standard foundation quality blockwork, solid, with strength 7N/mm² in 2No leaves to suit above ground leaf thicknesses with GEN 1 designated mix concrete filling in cavity 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 fittings, meter boxes and air bricks with perpend 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 facing brickwork to match existing in every respect with buckled handling pointing in 1:1.6 cement:sand mortar mix. Internal leaf of 100mm x 70mm² solid lightweight concrete blockwork. Generally provide 100mm structural cavity with 50mm KINGSpan TW50 partial fill cavity insulation, BBA Certified, to achieve overall U-Value not exceeding 0.30W/m²°C. Stainless steel cavity wall safety ties (type 2 DB140) 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 using reveal blocks in conjunction with BBA Certified insulated vent caps such as 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 above.

LINTELS (Cavity Walls.):-

Lintels to be CATNOC COUGAR open backed insulated coated galv steel lintels ref: CGH60/100, or other equal and approved, BBA 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. Openings with any particular lintel requirements indicated on the drawings.

WINDOWS AND DOORS (CONSERVATORY):-
Conservatory to be fabricated in accordance with

Conservatory to be fabricated in proprietary high performance white PVCu system by Specialist, double glazed with HP DG units incorporating 16mm cavity & low-E glass to ensure max 1.8 W/m²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation and trickle vents to be provided to give min 5000mm² ventilation area.

GLAZING:-

GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979. 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 any adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.

ABOVE GROUND DRAINAGE:-

All existing above ground drainage to be adapted as indicated to enable extension using the following sizes:

- SVP's & WC branches - 40mm dia in black pvc to act as a vermin deterrent; Sinks & Showers - 100mm dia & Basins - 32mm dia or 40mm dia where more than 1.7m from connection to SVP.
- All wastes to have 75mm deep resealing traps.
- All fittings to connect to SVP above or min 200mm below WC entry as indicated.
- SVP to be sealed to admit air in a gully that enters at least 800mm clearance above all adjacent opening lights 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 pipes discharging to a gully to terminate below grave level but above water level.

BELOW GROUND DRAINAGE:-

Existing below ground drainage to be adapted to ensure inspection chamber is outside envelope of extension using 100mm dia flexibility jointed VC pipework laid to max available fall subject to ex drain levels and connection thereto with min 150mm psc gravel surround and inspection chamber constructed in class B eng brick off conc foundation with CI cover and frame in accordance with Yorkshire Waters requirements. Concrete lintols to be provided over drains where passing through walls, min 75mm above and opening to be sealed to prevent the ingress of fill or vermin. Drains passing under building to be encased in concrete but maintain flexibility with compressible board at each pipe joint.

HEATING AND HOT WATER:-

Existing gas fired central heating system to be adapted & expanded to suit extension by a CORGI registered plumber/contractor including repositioning boiler to new external wall and reinstalling all connections. All primary pipework to be insulated in accordance with current regulations. Any new radiators to be controlled by thermostatic radiator valves.

All non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements. Balanced flue boiler with interlock and combination timer and stat controls 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:-

INTERNAL LIGHTING/ELECTRICS:
New internal lighting to be in accordance with Approved Document L1 and to incorporate in at least 1 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.

EXTERNAL STAIRS:-

Existing non-compliant steps to be replaced with new "private" stair to improve approach within confines of existing levels and space available to give equal risers of approx 150mm in conjunction with 225mm goings to ensure a pitch of less than 42 degrees with 900mm; high guardings to "open" sides of flights created by boundary wall following pitch line with "brick-on-edge" copings and "wrought" iron railings as indicated with no gap between vertical balusters greater than 99mm. Steps to be formed in either proprietary pc conc units or conc flags off pc conc intels with brick riser infills.