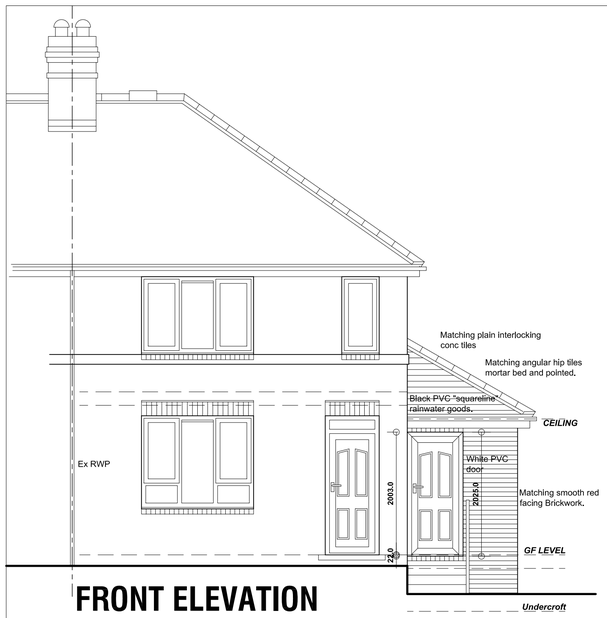
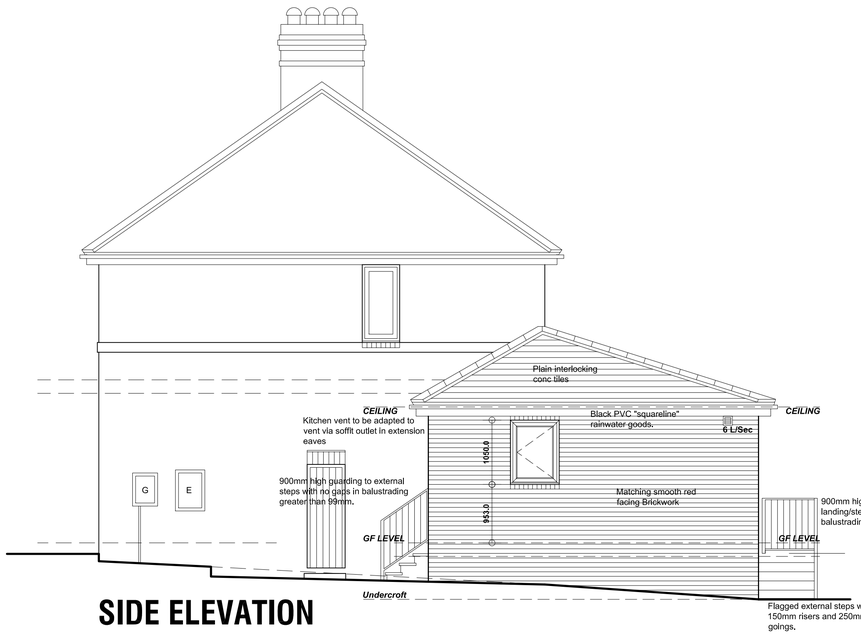
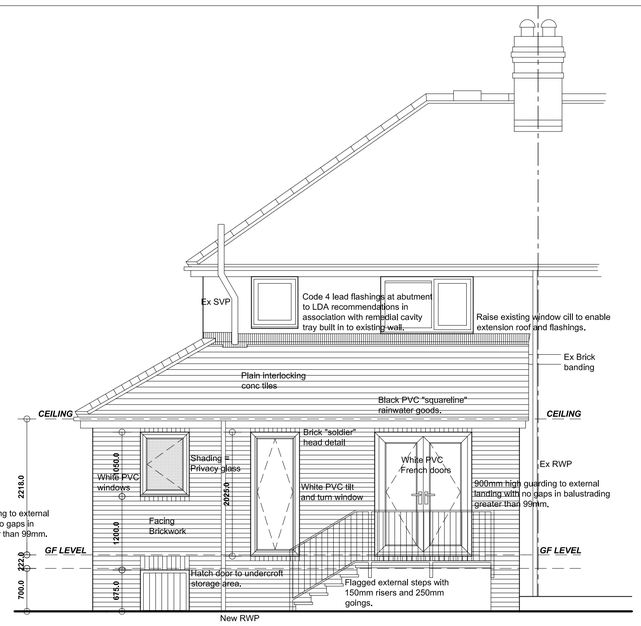


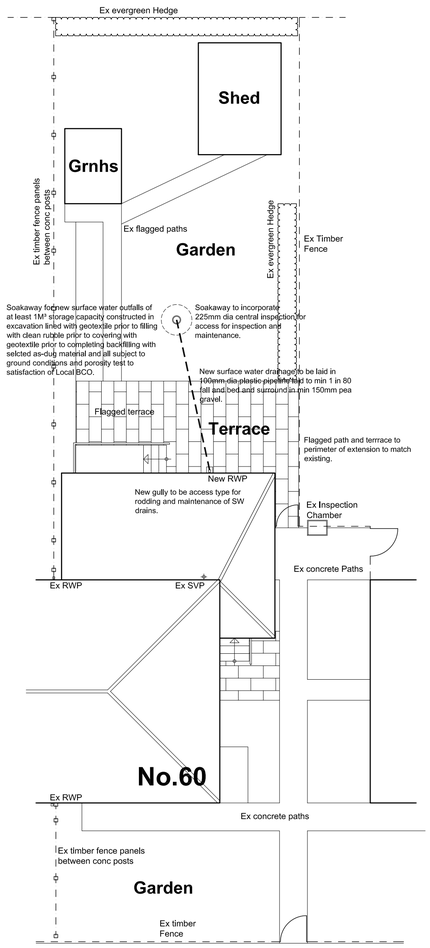
FRONT ELEVATION



SIDE ELEVATION

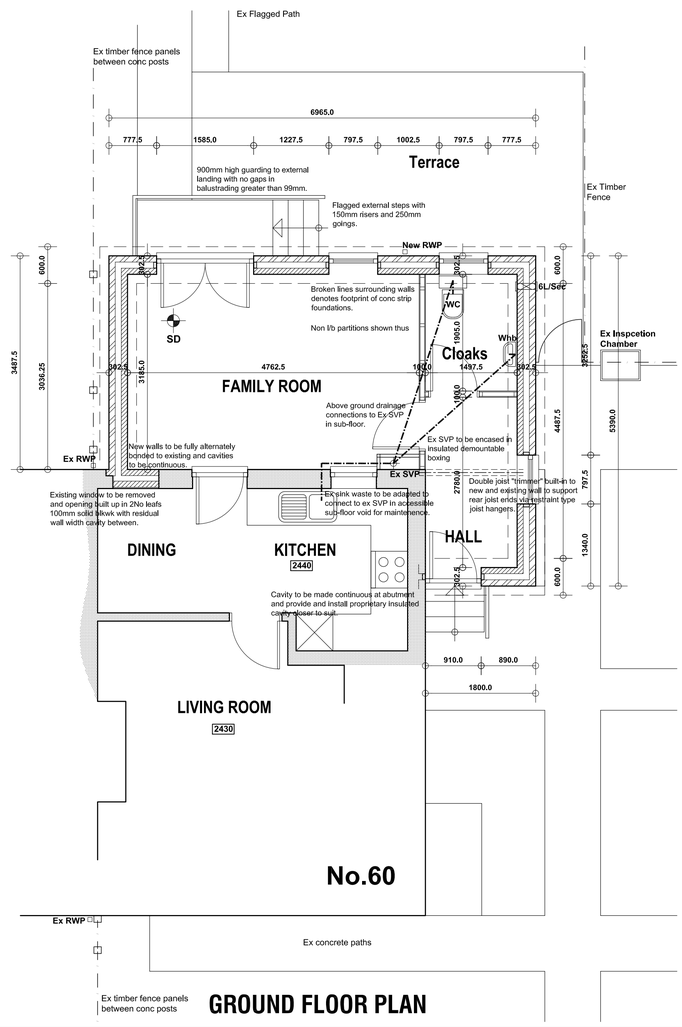


REAR ELEVATION

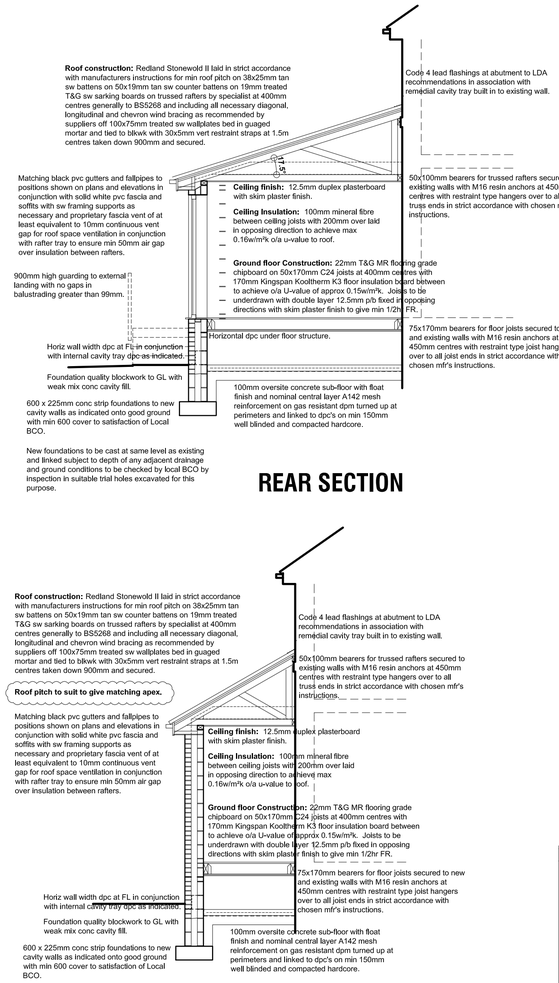


SITE PLAN

ROCKLEY AVENUE.



GROUND FLOOR PLAN



REAR SECTION

SIDE SECTION

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. All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC finished inclined down towards outside.

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 to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm facing brick to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with 100mm CavityTherm full fill cavity insulation built-in as work proceeds to be BBA certified, to achieve overall U-Value of approx 0.17W/m²c in accordance with mfr's instructions to achieve specified 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 lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufr's recommendations and schedule to be be obtained before relevant work proceeds. Provide tray DPC over as before. Openings with particular lintol requirements indicated on the drawings.

INTERNAL WALLS:-
Internal walls generally to be non L/B partitions in 75x50 SW studs with head and sole plates and all necessary studs and noggins with 12.5mm *Gyproc Wallboard 10* with skim finish to both sides and full fill mineral fibre insulation to cavity with min 10kg/m³ density. Provide double joists under stud partitions where running parallel with floor joists.

WINDOWS AND DOORS:-
All new windows and doors to be high performance white PVCu to match existing, double glazed with HP DG units incorporating 16mm gas filled cavity & 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 of combined family room and dining room for natural "purge" ventilation. Trickle vents to be provided to give min 8000mm² to family room and between family room and dining room.

GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.
Obscure glazing to WC.
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 **FIRE SAFETY:-**
Provide self contained smoke alarm in extension, interconnected on existing exclusive mains circuit with battery back-up. Ensure FA units incorporate mains indicator light and manual test button.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sink - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to existing black pvc SVP above or min 200mm below WC entry in sub-floor suspended from soffit with suitable straps. 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 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 "GAS-SAFE" plumbing contractor to enable provision of central heating system in extension in accordance with chosen mfr's instructions.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic radiator valves and to be linked in to ex system controls if/as necessary.
Any 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.

MECHANICAL VENTILATION:-
Provide the following extract rates; **Cloakroom** - 6 litres/sec.
Mechanical extract to be manually activated with dedicated local controls to suit.

INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and Domestic Services Compliance Guide and incorporate in at least 3 in 4 positions high efficacy light fittings giving min luminous efficacy of 45 lamp lumens/circuit-watt and a total output greater than 400 lamp lumens.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) and to be certified by qualified electrician operating under an approved "competent persons" scheme with copy certificate to be made available to Building Control for their records.

Conditional Approval requested for the following:-

**** Structural calculations for:- Trussed Rafters by Specialist.***

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

JE Building Design Services

JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jeald@btconnect.com

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Revision	Date.	Description.
-	--/--/—	-

PROPOSED EXTENSION TO 60 ROCKLEY AVENUE, BIRDWELL, BARNSLEY, S70 5QY.

PROPOSALS
Plans, Sections and Elevations.

Mr S Hoyland.

Scale: 1:50/1:100@ A1	Date: APRIL 2013
Ref: 201224	Drwg No: 03

0 cm | 2 cm | 4 cm | 6 cm