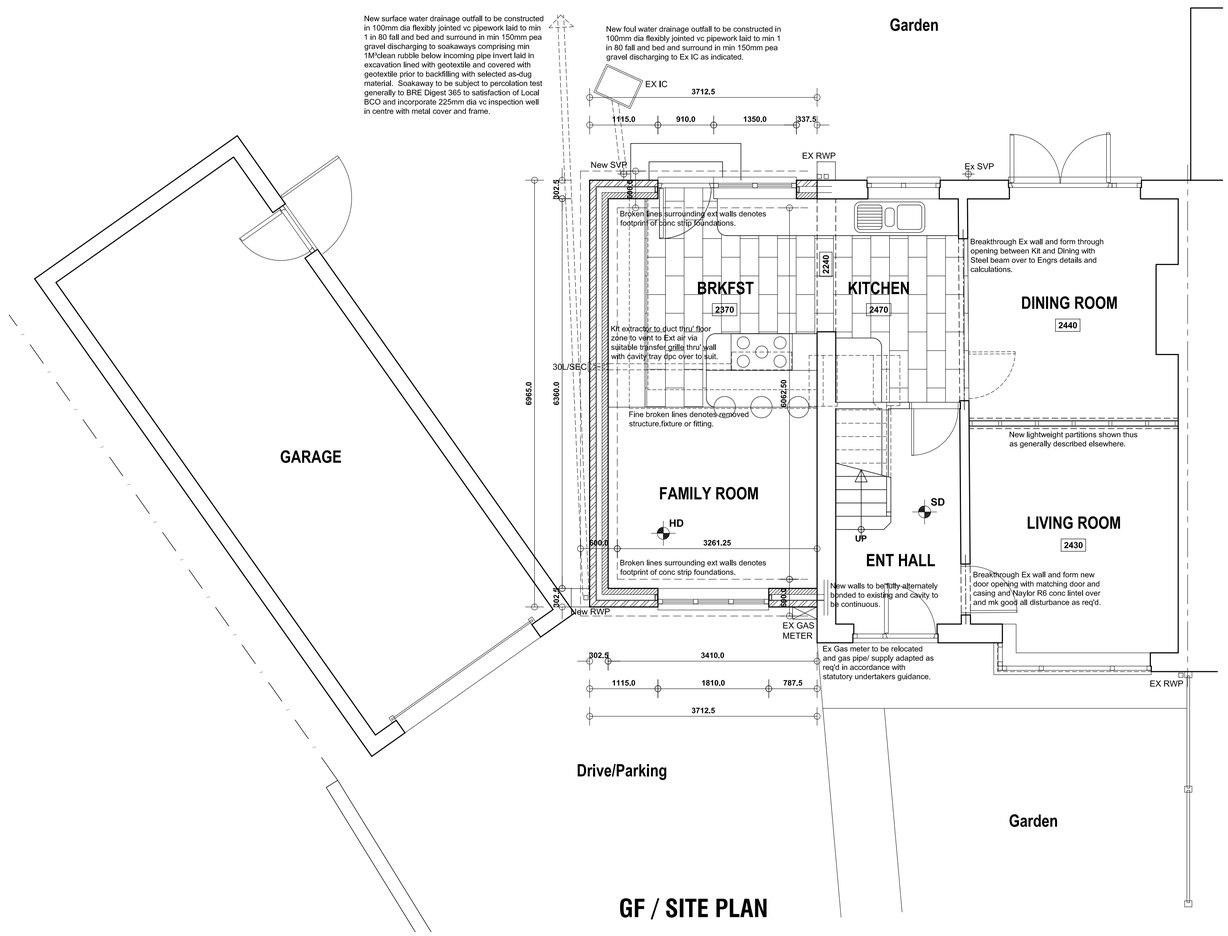
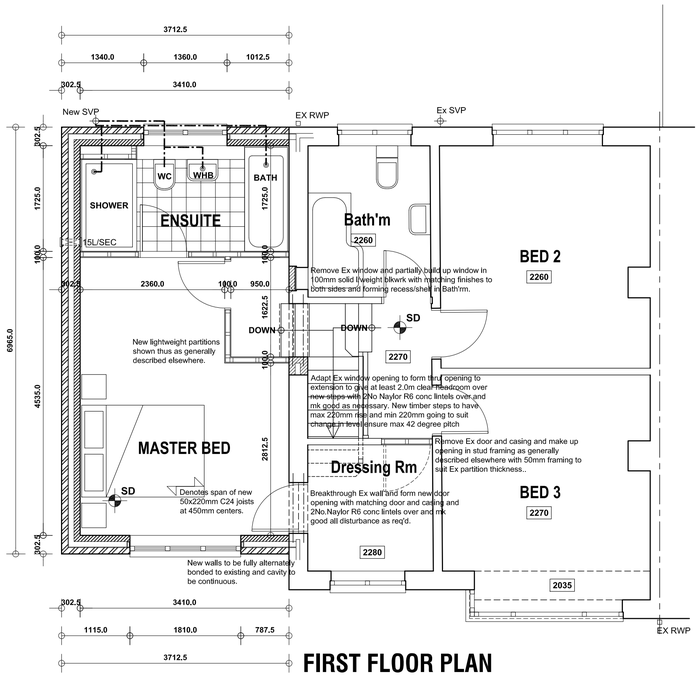
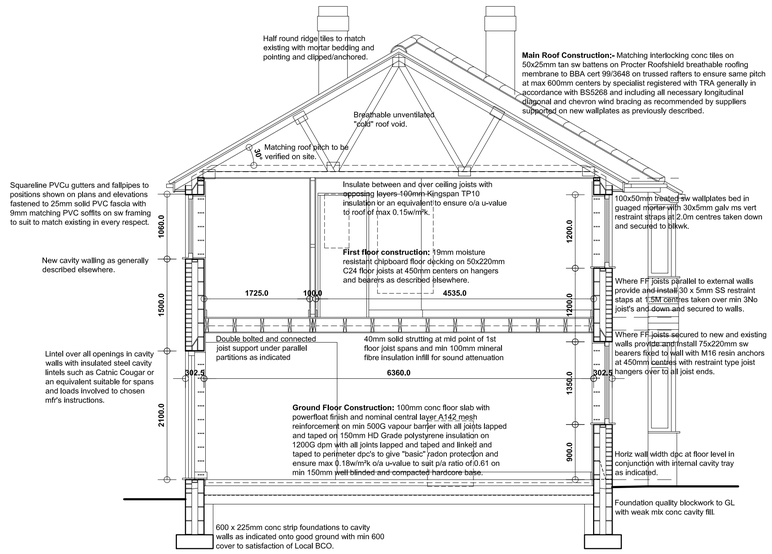


GF / SITE PLAN



FIRST FLOOR PLAN



TYPICAL SECTION

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 inspection and approval of Local Authority Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality lightweight conc blockwork, solid, of at least 4,2N/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 102.5mm approved facing brickwork to match existing in every respect. Internal leaf of 100mm solid lightweight conc blkwk of 0.19 k-value. Generally provide 100mm structural cavity with 90mm Kingspan Kooltherm K106 cavity insulation or an equivalent built-in as work proceeds. BBA certified, to achieve overall U-Value of approx 0.18W/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 Cav460 WCA 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 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 manufrs recommendations. 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 to be constructed in 75x50mm SW framing 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,

UPPER FLOOR CONSTRUCTION:-
19mm t & g MR chipboard on timber floor joists as described elsewhere supported off new and existing loadbearing structures as shown.
Proprietary joist hangers at joists to trimmer/bearer connections.
SW strutting to centre of spans greater than 2.5m long and 2No rows of strutting at equal centres where spans greater than 4.5m long.
Provide double joists under parallel stud partitions and double up joists underneath baths.
Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to recieve straps.
Provide full perimeter edge support to floor boarding in joists or noggins.

WINDOWS AND DOORS:-
All new & replacement windows & doors to be high performance white PVC to match existing, double glazed with HP DG units incorporating warm spacers, gas filled cavities & low-E glass to ensure max 1,4 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 8000mm² to habitable rooms and 4000mm² to all other rooms except kitchen diner to have at least 3No 8000mm² trickle vents.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to relevant parts of 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.

MECHANICAL VENTILATION:-
Provide the following extract rates:- **Kitchen** - 30L/Sec if in cooker hood or 60L/sec otherwise; **E/S Bathroom** - 15 litres/sec, Mechanical extract to be manually activated generally except in any windowless accomodation, where it is to be wired thru' lighting circuit for auto activation with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air. Mechanical and passive ventilation systems to be tested and commissioned as appropriate and certificates copied to Building Control and to Building Owner with associated operating and maintenance instructions.

FIRE SAFETY:-
SD/HD
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. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.
All new and any replacement 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:
SVP's & WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks & 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 whlch 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:-
Dwelling incorporates central heating system throughout with radiators in all rooms with TRV's operating from a high efficiency gas fired balanced flue boiler to be checked for suitability for additional demands of extension and if necessary replaced with upgraded boiler of min 89,6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to be checked to ensure compliance with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via suitable programmable control unit and room stats in suitable positions to suit the recommended zoning of the overall system.
Gas appliances 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/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in all positions high efficacy lightlng fittings with lamps giving min luminous efficacy of 75 ligth source lumens per circuit-watt.

All new electrlcal work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) by qualified/ certified electrician operating under an approved "competent persons" scheme.

Conditional Approval requested for the following:-

**** Structural calculations & details from Structural Engineers.***

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

UPDATED BUILDING REGS (BUILDING SAFETY ACT) & CDM:-
New guidance applies to Building Regulations in relation to the Building Safety Act and domestic clients are required to engage a Principal Contractor and/or a Principal Designer(s) to oversee building regs' compliance and the health and safety implications of the works to their house and coordinate any constructional changes during the works.

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Revision	Date.	Description.

12 CORONATION CRESCENT,
BIRDWELL, BARNSLEY,
S70 5RN.

DETAILED PROPOSALS 1
Plans and Typlcal Sectlon.

Mr & Mrs Willlams.

Building Design Services

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

Scale: 1:50 @ A1	Date: MARCH 2025
Ref: 202416	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm