

GENERAL:-

FOUNDATIONS:-
 Pad foundations to posts supporting first floor extension in Ex Garage and Utility in accordance with Structural Engineers details and calculations. Generally foundations and excavation works to be subject to the inspection and approval of Local Authority Building Control Officer.

EXTERNAL CAVITY WALLING:-
 External leaf in 102.5mm approved facing brickwork to match existing in every respect. Internal leaf of 100mm min 4.2N/m² solid lightweight conc blk/wk. Generally provide 100mm structural cavity with 30mm cavity insulation such as Kingspan K106 or an equivalent built-in as work proceeds, BBA certified, to achieve overall U-Value of approx 0.18W/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 Cav60 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 above.

LINTELS:-
 All lintels, unless specified otherwise, to be CATNIX COUGAR insulated steel cavity lintels, or other equal and approved, BSA certified and suitable for the span and loads supported with min 150mm net bearings in accordance with manufacturer's recommendations. Provide tray DPC over as before. Any openings with particular lintel 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 nogginns with 12.5mm Gyproc Waboard 10 with skim finish to both sides and full fill mineral fibre insulation with min 10kg/m² density. Provide double joists under stud partitions where running parallel with floor joists.

WINDOWS AND DOORS:-
 New 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/m²K U-Value, fully draft sealed, opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided generally to give min 8000mm² to habitable rooms and 4000mm² to all other rooms except any combined living kitchen diner to have at least 3No 8000mm² trickle vents.
 Any NEW doors at ground floor level or any other easily accessible positions to be designed and installed in accordance with the requirements of BS publication PAS24, 2012 or other equivalent standard to ensure adequate security/ protection of property from un-authorised access.

GLAZING:-
 All glazing to comply with Approved Document K of Building Regs and to BS EN 572 and all relevant parts BS EN 1279.
 Obscure glazing to all bathrooms and WCs.
 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 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:- Bath/Show Rm's - 15 L/Sec.
 Mechanical extract to be manually activated generally or, in any windowless accommodation, to be wired thru lighting circuit 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:-
 Provide and install new self contained smoke alarms where indicated, interconnected, and all wired on existing mains circuit with battery back-up. Incorporate mains indicator light and manual test button.
 Smoke alarms to be provided as indicated and at least 1No at 1st floor level, no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open-plan and/or open to the hallway/stair enclosure.
 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 new and any replacement sanitary fittings to have pvc wastes of the following sizes:
 SVP's & WCs - 100mm dia in black pvc.
 Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
 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. Rooding 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 gully to terminate below grate level but above water level.

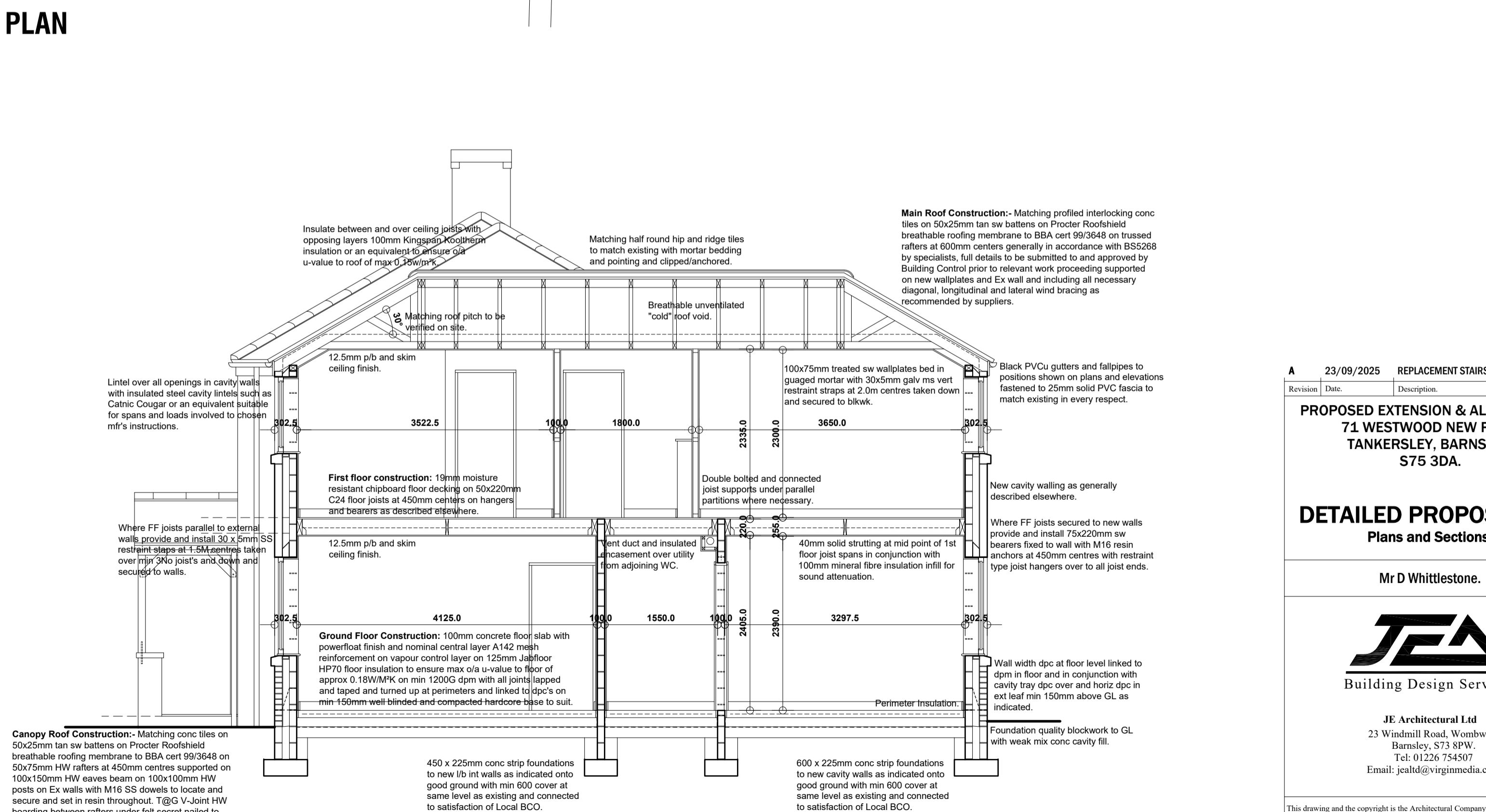
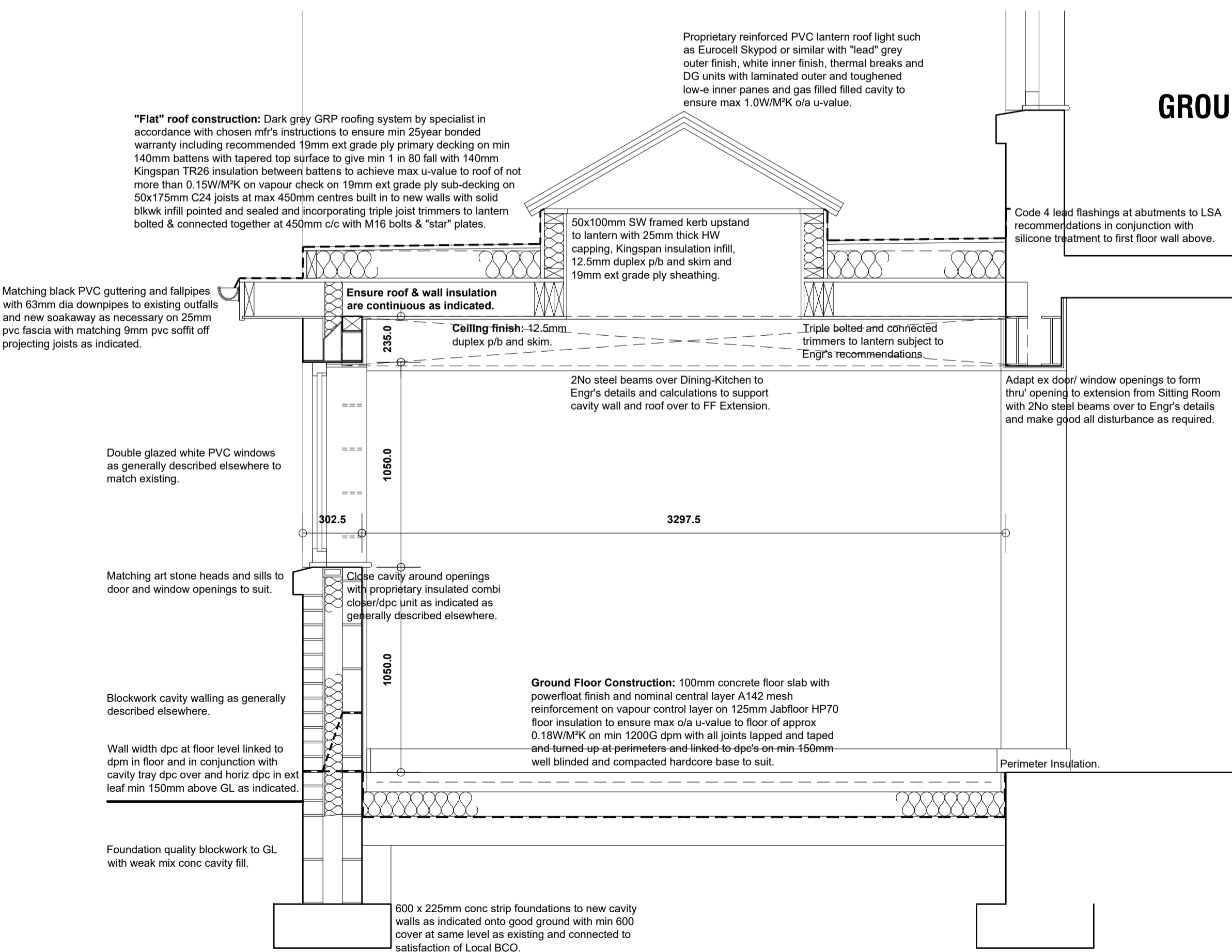
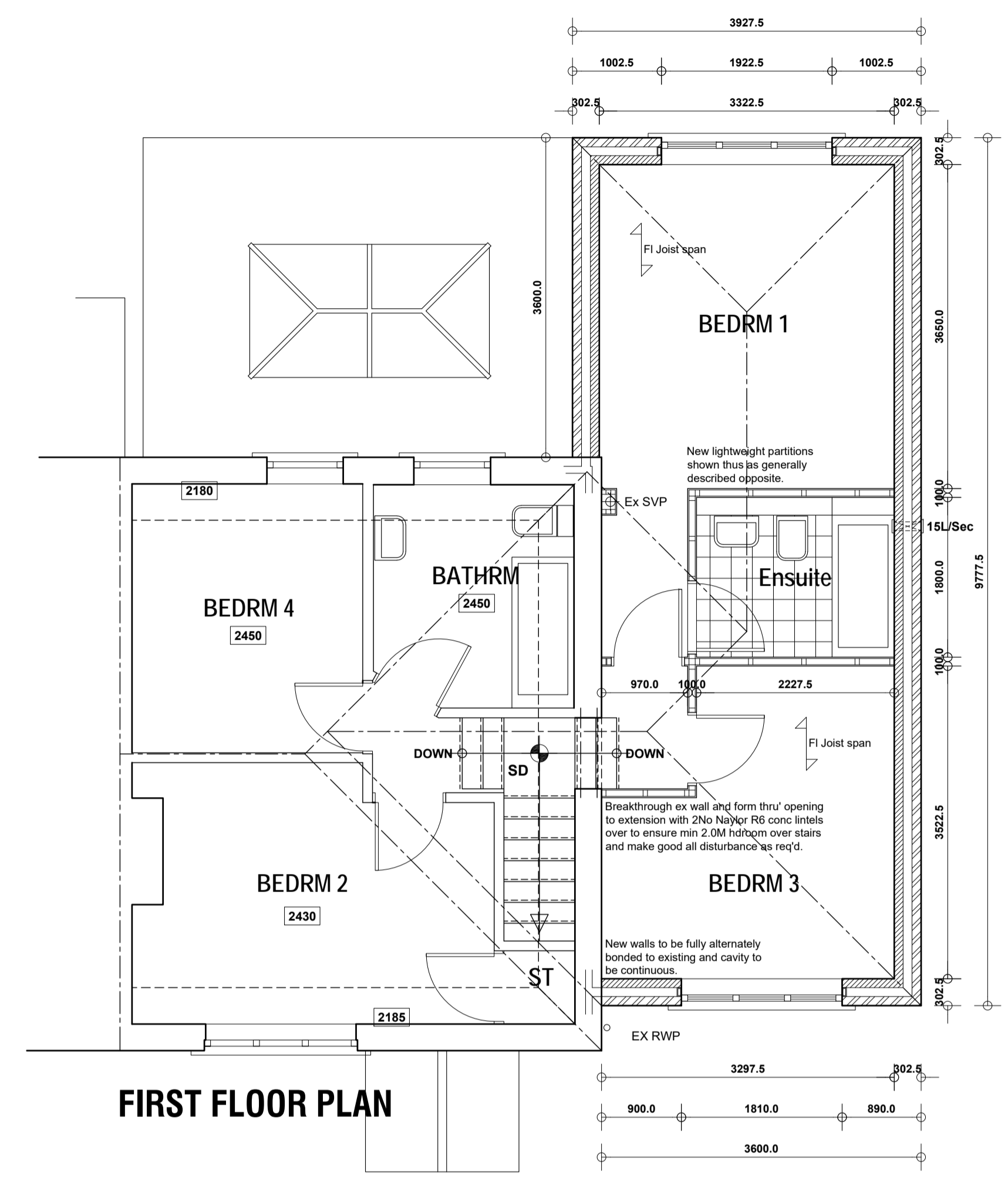
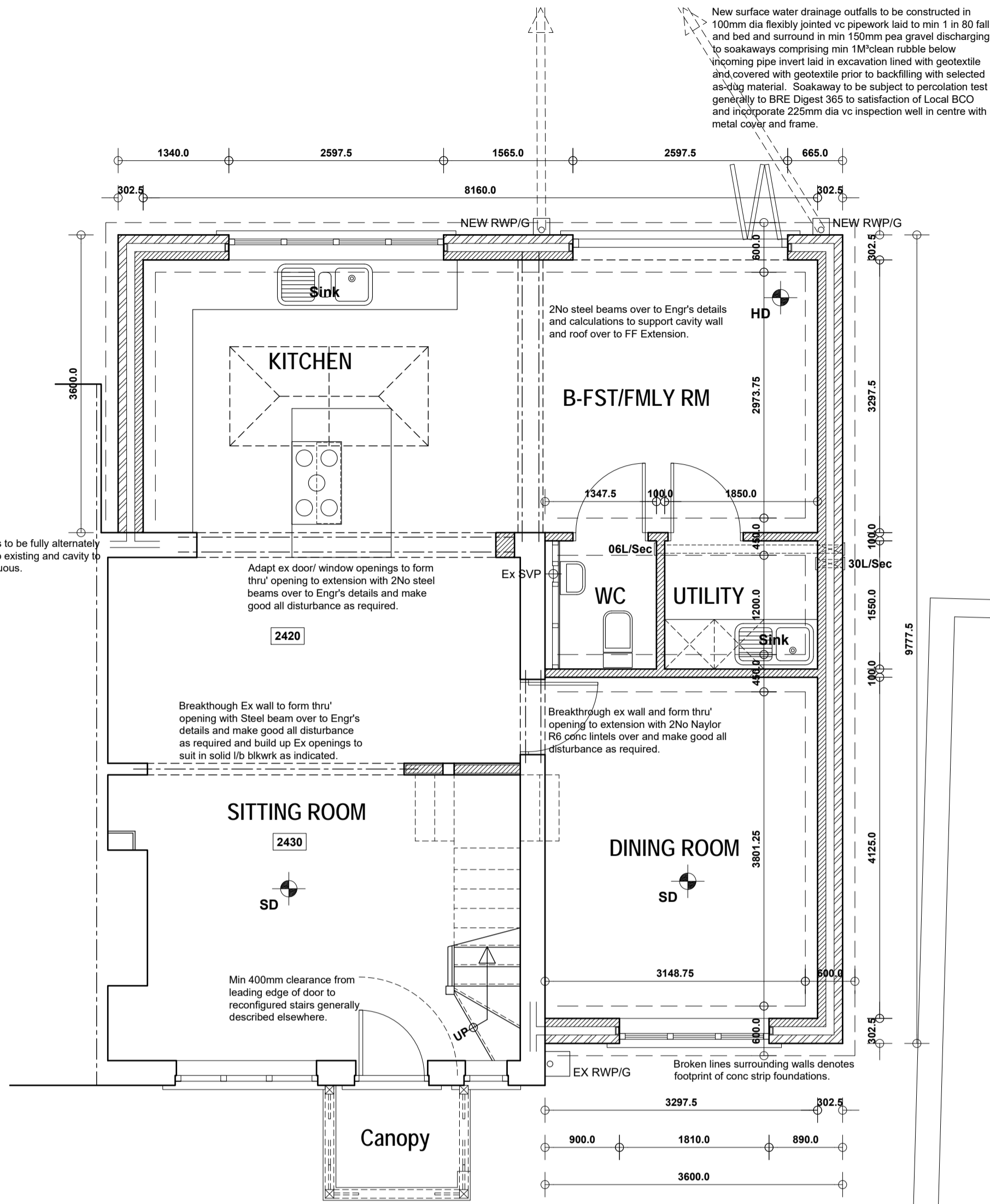
HEATING AND HOT WATER:-
 Dwelling incorporates central heating system throughout with radiators in all rooms with TRV's operating from a high efficiency gas fired balanced flue boiler to be checked for suitability for additional demands of extension and if necessary replaced with upgraded boiler of min 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 L1 of the current Building Regulations.
 No combustible material to be installed within 40mm of any flue.
 Full details to be subject to Mechanical Eng'r'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 L1 and to incorporate in all positions high efficacy lighting fittings with lamps giving min luminous efficacy of 75 light source lumens/circuit-watt with local control switching.

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.

STAIRCASE:-
 Purpose made replacement staircase to be agreed with clients to comply generally with Approved Document K of Building Regs. Refer to plans for specific details regarding number of rises and goings. Max pitch to be 42°. Stair to incorporate 13No equal risers of approx 233.46mm to suit 2645mm total rise with 235mm goings and min 50mm winders (All subject to site measure prior to manufacture). Handrail height 900mm above pitch line of stair. Guarding to landing and open side of flights to be 900mm high above floor level. Clear headroom to be 2m above pitch line of stairs. No gaps in guardings or balustrading more than 99mm.

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.



REVISIONS

Revision	Date	Description
A	23/09/2025	REPLACEMENT STAIRS CLARIFIED.

PROPOSED EXTENSION & ALTERATIONS
71 WESTWOOD NEW ROAD
TANKERSLEY, BARNLEY, S75 3DA.

DETAILED PROPOSALS 1
 Plans and Sections.

Mr D Whittlestone.

JEA
 Building Design Services

JE Architectural Ltd
 23 Windmill Road, Wombwell,
 Barnley, S75 3PW.
 Tel: 01226 754507
 Email: jeald@virginmedia.com

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Scale: 1:20/50 @ A1 Date: SEPT 2025
 Ref: 202436 Dwg No: 02
 0 cm 2 cm 4 cm 6 cm