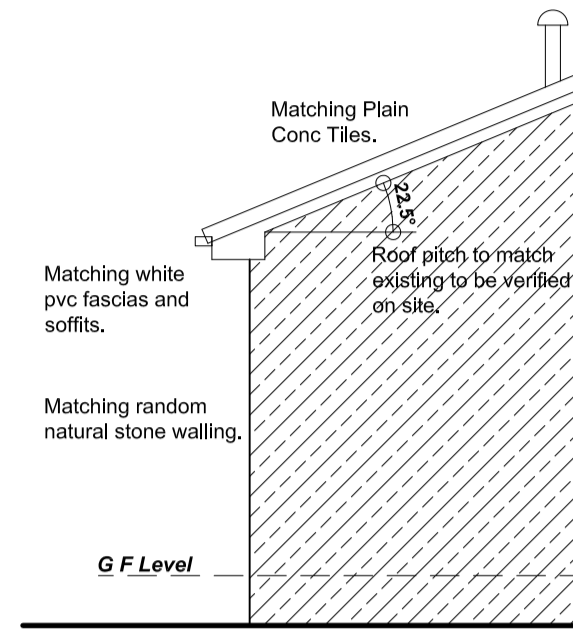
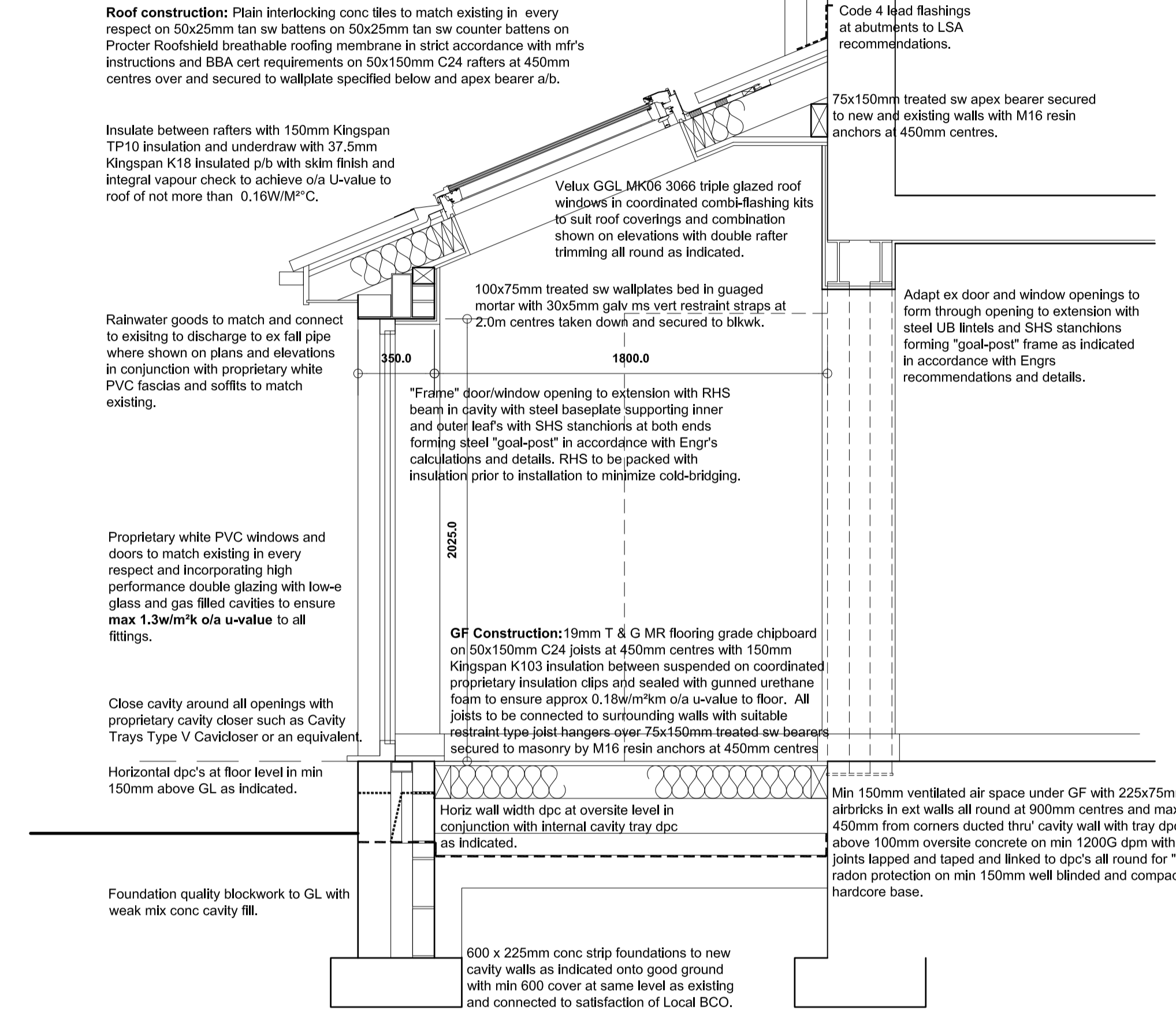


REAR ELEVATION



SIDE ELEVATION



TYPICAL SECTION @ 1:20

GENERAL:-

EXTERNAL CAVITY WALLING:-
 External leaf in 150mm reclaimed random natural stone to match existing in every respect. Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. 100mm structural cavity between leafs with 90mm partial fill PIR cavity insulation built-in as work proceeds, such as Kingspan K106 or an equivalent, to achieve overall U-value of approx 0.17W/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 Cav90 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. All mortar to comply with Paragraph 2C22 of Approved Document A, Building Regulations.

WINDOWS AND DOORS:-
 New door and windows to be high performance white PVCu such as Eurocel Aspect or an equivalent, double glazed with HP DG units incorporating gas filled cavities & low-E glass to ensure max 1.3 w/m²k U-Value. In conjunction with Triple Glazed Velux GGL roof windows specified elsewhere and achieving a u-value of 1.0w/m²k, fully draft sealed and fully opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 5000mm² to habitable rooms and 2500mm² to all other rooms.

GLAZING:-
 All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979 and BS EN 1279.
 Opaque glazing to all bathrooms and WC's.
 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:- Kitchen - 60 L/Sec or 30 litres/sec if in cooker hood. Utility - 30 L/S. Mechanical extract to be manually activated except in windowless accommodation where auto-activation req'd through lighting circuit with minimum 15 minute overrun following de-activation and min 10mm undercut to associated door for replacement air.

FIRE SAFETY:-
 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 buttons. 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. Ensure at least 1 No detector at each floor level.
 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: Any WC/SVP - 100mm dia; Sinks - 40mm dia; Any Whbs - 32mm dia if within 1.7m of connection to SVP 40mm dia otherwise, SVP and WC pipework to be in black pvc to deter vermin. 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 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:-
 Existing gas fired central heating system to be adapted extended and improved to suit by a registered plumbing contractor.
 All primary pipework to be insulated in accordance with current regulations.
 Heating system to be controlled by thermostatic rad valves.
 All 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.

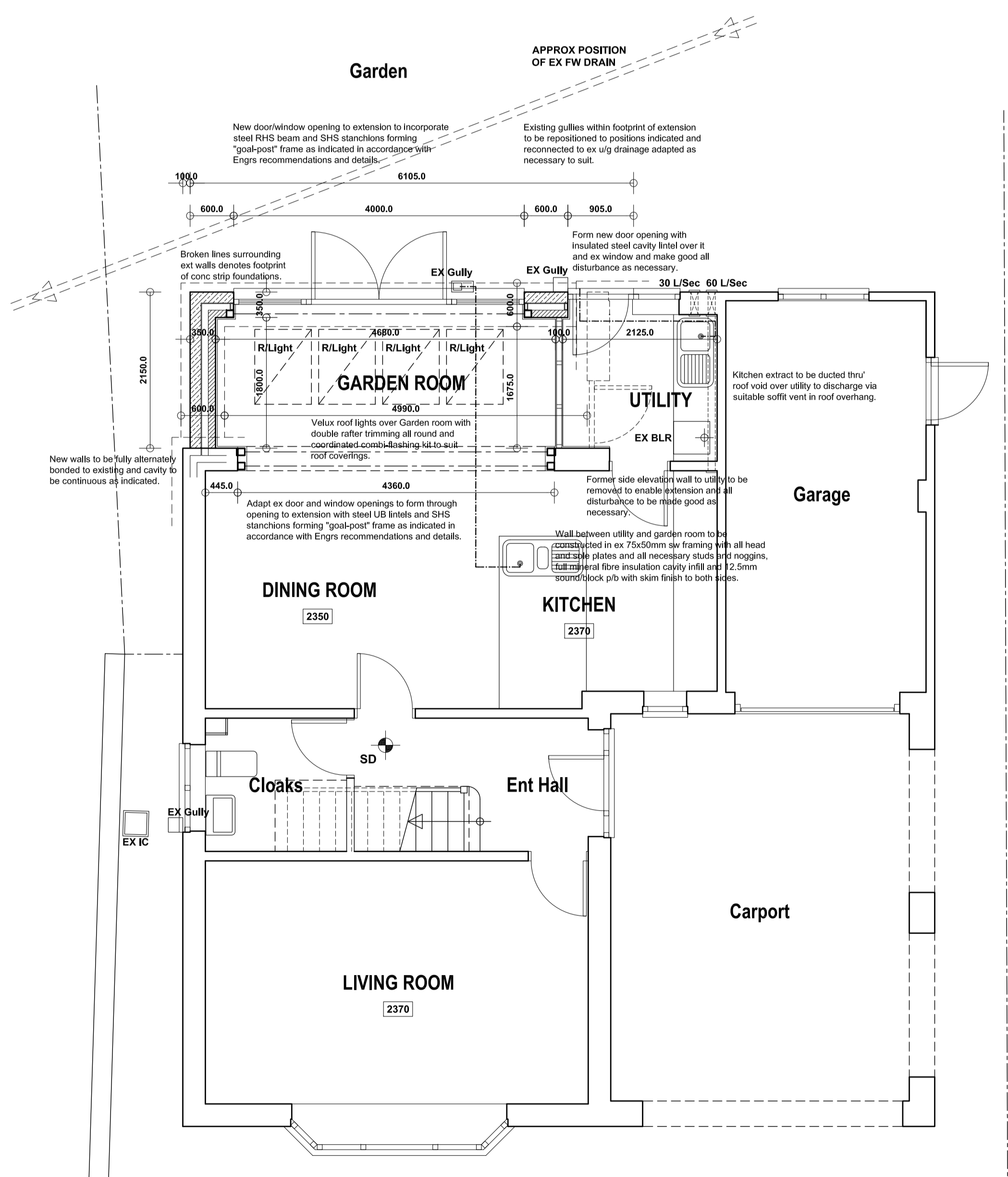
INTERNAL LIGHTING/ELECTRICS:-
 New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.

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.

Conditional Approval requested for the following:-

*Structural calculations for:- Steel "goal-post" frames to through opening and extension to Structural Engineers details/calculations.

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



GROUND FLOOR PLAN

Revision	Date	Description
PROPOSED EXTENSION, 11 WHINMOOR DRIVE, SILKSTONE, BARNDSLEY, S75 4NR.		
DETAILED PROPOSALS Plan, Section and Elevations.		
Mr & Mrs Bluett.		
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 8PW. Tel: 01226 754507 Email: jeald@btconnect.com		
This drawing and the copyright is the Architectural Company's property and may be used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.		
Scale: 1:20/50 @ A1		Date: MAY 2018
Ref: 201830	Drwg No: 02	
0 cm	2 cm	4 cm