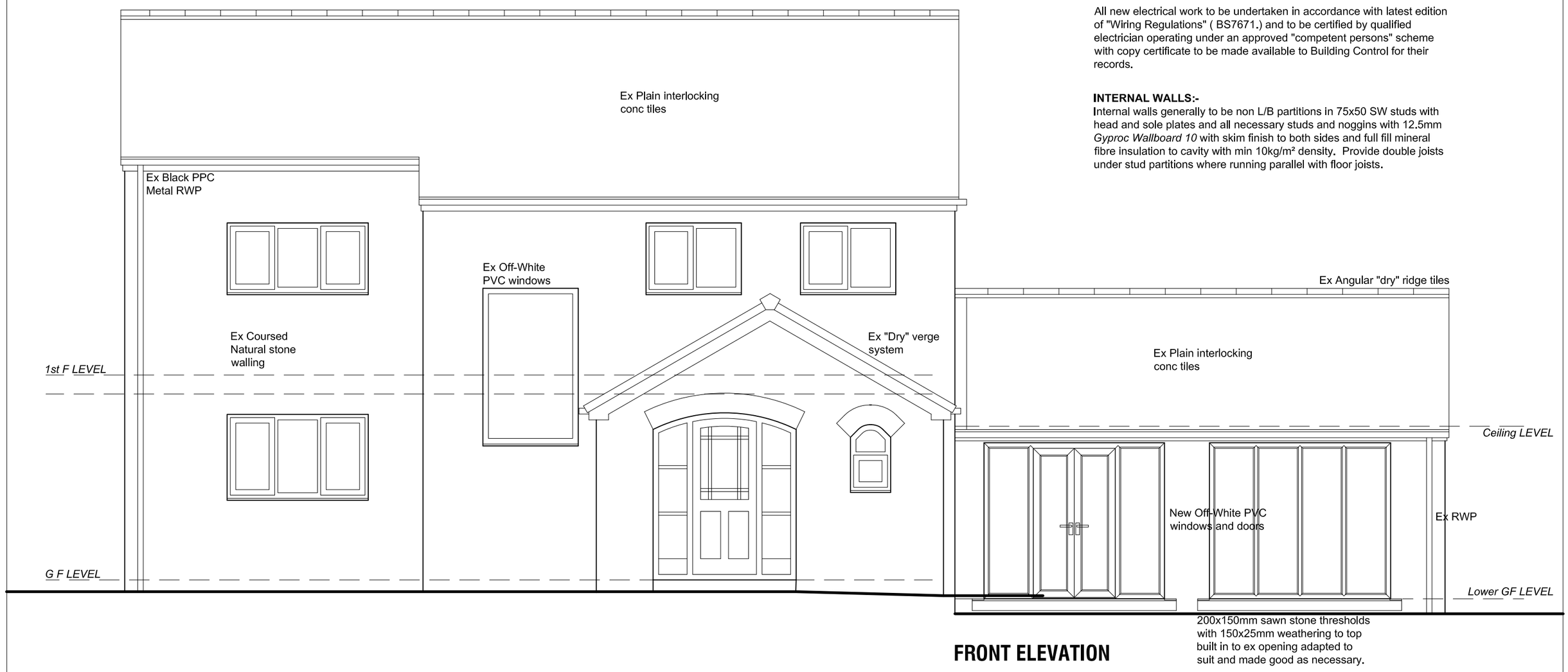
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and Domestic Services Compliance Guide and incorporate in at least 3 in 4 positions high efficacy light fittings with lamps giving min luminous efficacy of 45 lamp lumens/circuit-watt and a total output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

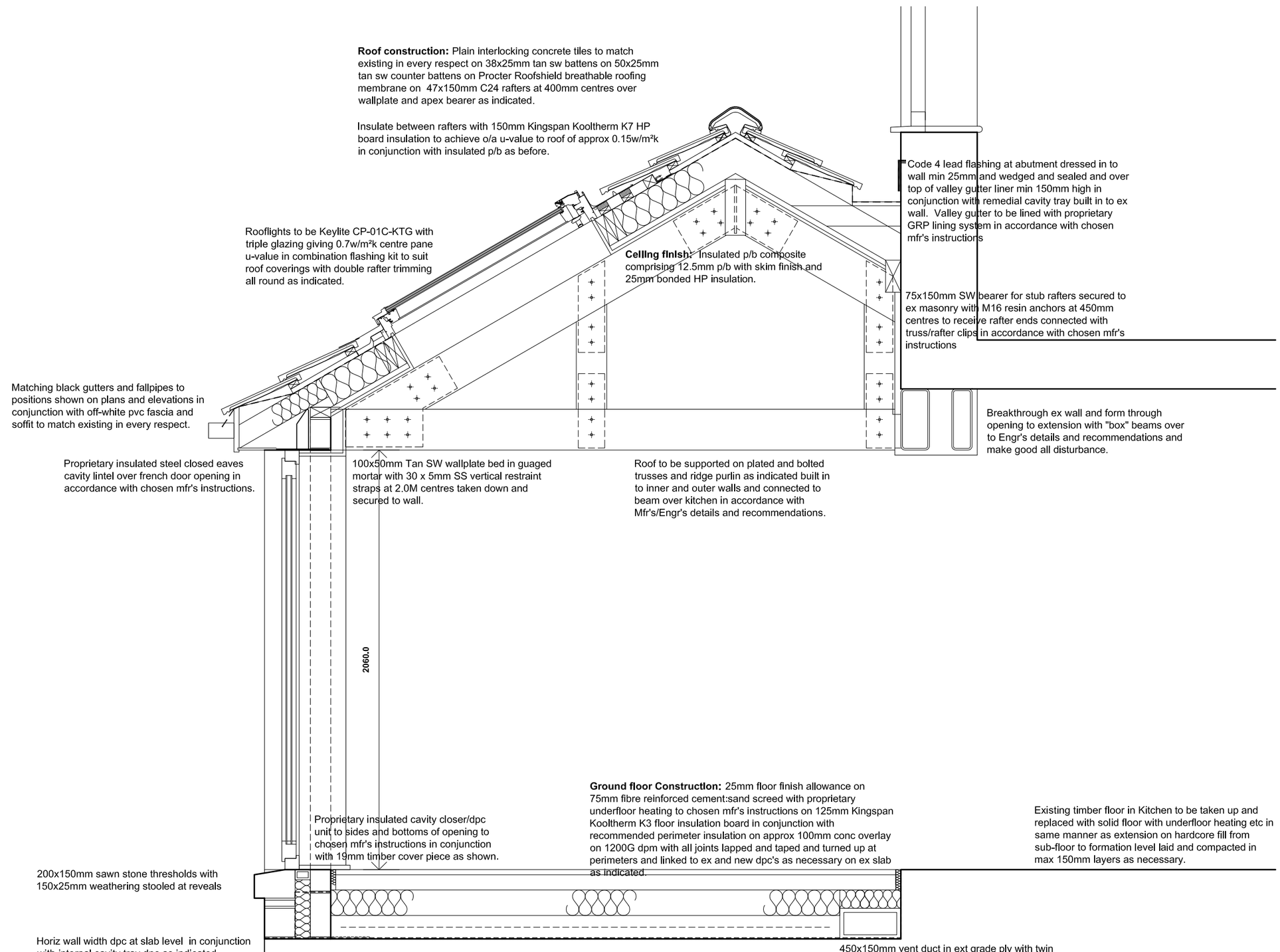
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) and to be certified by qualified electrician operating under an approved "competent persons" scheme with copy certificate to be made available to Building Control for their records.

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/m² density. Provide double joists under stud partitions where running parallel with floor joists.



200x150mm sawn stone thresholds with 150x25mm weathering to top built in to ex opening adapted to suit and made good as necessary.

FRONT ELEVATION



Roof construction: Plain interlocking concrete tiles to match existing in every respect on 38x25mm tan sw battens on 50x25mm tan sw counter battens on Procter Roofshield breathable roofing membrane on 47x150mm C24 rafters at 400mm centres over wallplate and apex bearer as indicated.

Insulate between rafters with 150mm Kingspan Kooltherm K7 HP board insulation to achieve o/a u-value to roof of approx 0.15w/m²k in conjunction with insulated p/b as before.

Rooflights to be Keylite CP-01C-KTG with triple glazing giving 0.7w/m²k centre pane u-value in combination flashing kit to suit roof coverings with double rafter trimming all round as indicated.

Ceiling finish: Insulated p/b composite comprising 12.5mm p/b with skim finish and 25mm bonded HP insulation.

Code 4 lead flashing at abutment dressed in to wall min 25mm and wedged and sealed and over top of valley gutter liner min 150mm high in conjunction with remedial cavity tray built in to ex wall. Valley gutter to be lined with proprietary GRP lining system in accordance with chosen mfr's instructions

75x150mm SW bearer for stub rafters secured to ex masonry with M16 resin anchors at 450mm centres to receive rafter ends connected with truss/rafter clips in accordance with chosen mfr's instructions

Matching black gutters and fallpipes to positions shown on plans and elevations in conjunction with off-white pvc fascia and soffit to match existing in every respect.

Breakthrough ex wall and form through opening to extension with "box" beams over to Engr's details and recommendations and make good all disturbance.

Proprietary insulated steel closed eaves cavity lintel over french door opening in accordance with chosen mfr's instructions.

100x50mm Tan SW wallplate bed in guaged mortar with 30 x 5mm SS vertical restraint straps at 2.0M centres taken down and secured to wall.

Roof to be supported on plated and bolted trusses and ridge purlin as indicated built in to inner and outer walls and connected to beam over kitchen in accordance with Mfr's/Engr's details and recommendations.

Proprietary insulated cavity closer/dpc unit to sides and bottoms of opening to chosen mfr's instructions in conjunction with 19mm timber cover piece as shown.

Ground floor Construction: 25mm floor finish allowance on 75mm fibre reinforced cement:sand screed with proprietary underfloor heating to chosen mfr's instructions on 125mm Kingspan Kooltherm K3 floor insulation board in conjunction with recommended perimeter insulation on approx 100mm conc overlay on 1200G dpm with all joints lapped and taped and turned up at perimeters and linked to ex and new dpc's as necessary on ex slab as indicated.

Existing timber floor in Kitchen to be taken up and replaced with solid floor with underfloor heating etc in same manner as extension on hardcore fill from sub-floor to formation level laid and compacted in max 150mm layers as necessary.

200x150mm sawn stone thresholds with 150x25mm weathering stooled at reveals

Horiz wall width dpc at slab level in conjunction with internal cavity tray dpc as indicated.

450x150mm vent duct in ext grade ply with twin 225x150mm buff airbricks to both ends to proved airflow to ex sub-floor vents to rear elevation to living room.

Existing foundations to be exposed for inspection by Local BCO to confirm suitability and agree any necessary remedial action.

TYPICAL SECTION @ 1:20

Revision	Date.	Description.
A	16/06/2015	Clients requirements.

PROPOSED EXTENSION TO 10 WHINMOOR VIEW, SILKSTONE, BARNSLEY, S75 4LL.

DETAILED PROPOSALS 2

Section and Elevations 2.

Matthew Ellis and Kate Gledhill.

Building Design Services

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Scale: 1:50/20 @ A1	Date: JUNE 2015
Ref: 201431	Drwg No: 03

0 cm 2 cm 4 cm 6 cm