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 approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/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 100mm solid lightweight blkwk with proprietary through colour render finish to chosen mfrs instructions. Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. 100mm structural cavity between leafs with 90mm Kingspan K106 cavity insulation built-in as work proceeds, BBA certified, to help 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 Cavity90 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.

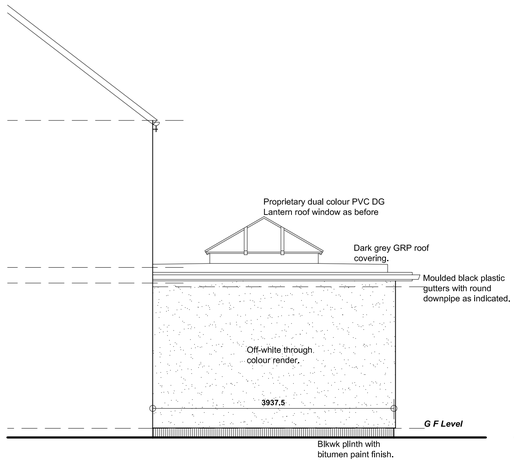
WINDOWS AND DOORS:-
New and any replacement windows and doors to be high performance dual-colour PVCu system, double glazed with HP DG units incorporating gas filled cavities & low-E glass to ensure **max 1.2 W/M²°C U-Value**, fully draft sealed, with opening lights where indicated giving min 1/20th 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.
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.

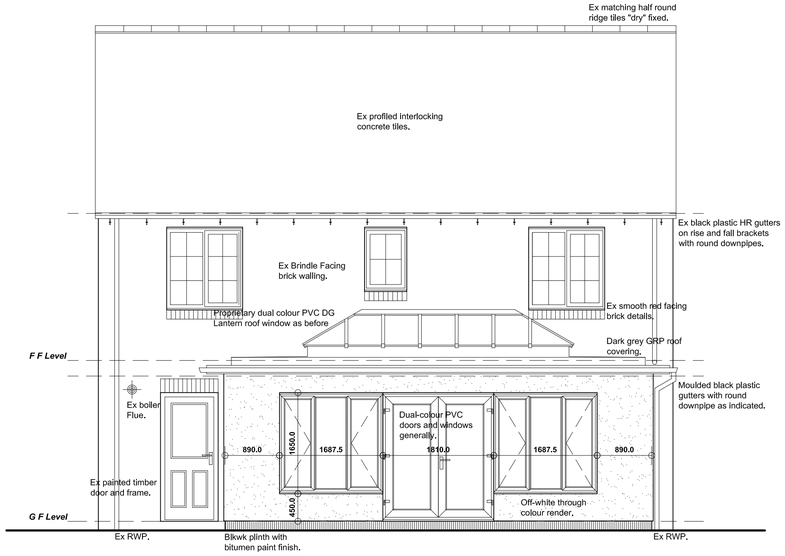
SD/HD

FIRE SAFETY:-
Existing smoke alarm system to be expanded where indicated with self contained smoke alarms, interconnected, and all wired on existing exclusive mains circuit with battery back-up. Alarms to incorporate mains indicator light and manual test button. Ensure smoke alarms are 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 or other accommodation.
Any replacement/new 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).

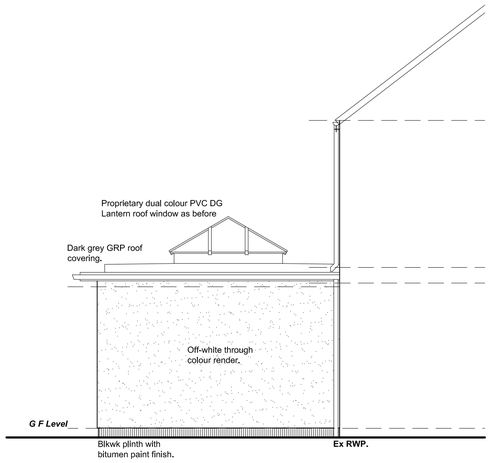
HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a registered plumbing contractor.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic rad valves.
All non-room sealed 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.



SIDE ELEVATION L



REAR ELEVATION



SIDE ELEVATION R

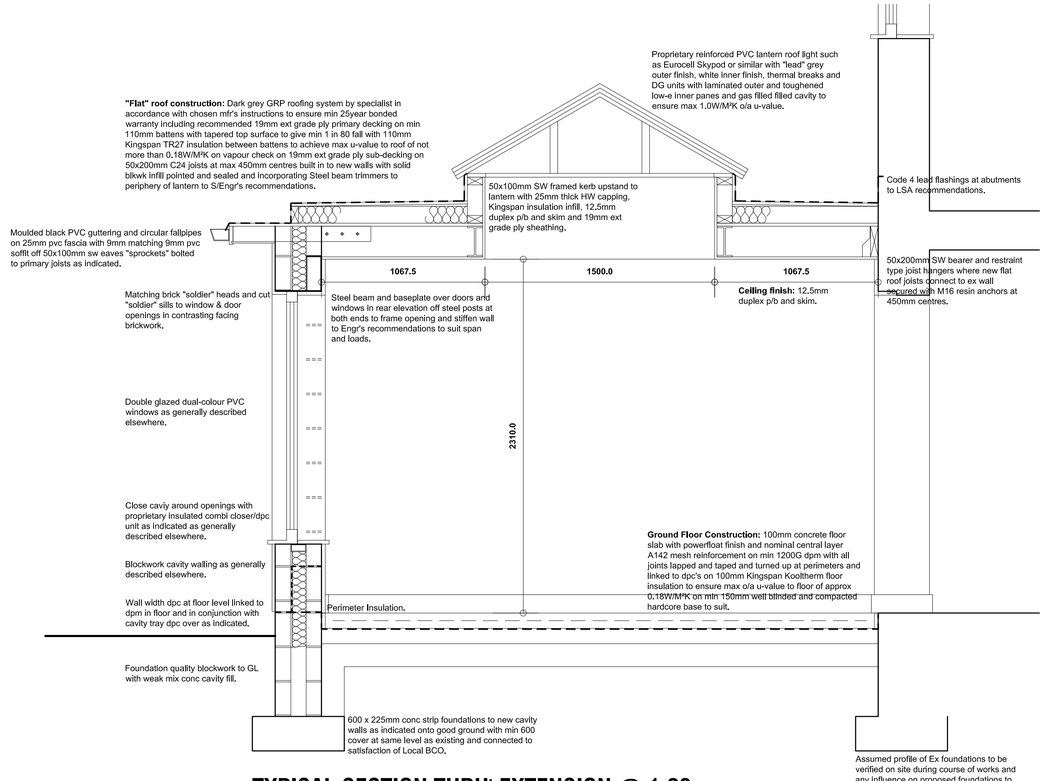
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.

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.

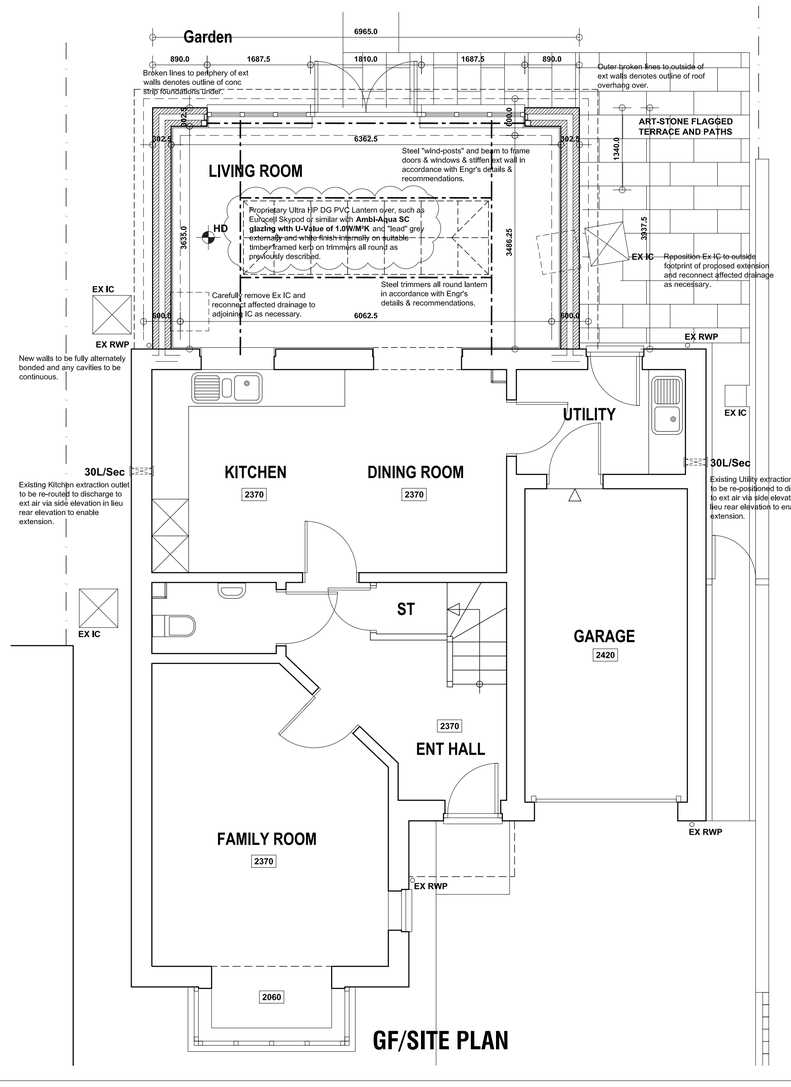
Conditional Approval requested for the following:-

**** Structural calculations & 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.



TYPICAL SECTION THRU' EXTENSION @ 1:20



GF/SITE PLAN

Revision	Date	Description.
D	16/08/2019	Windows and door finishes clarified.
C	09/08/2019	Building Control Queries clarified.
B	13/05/2019	Revised to clients requirements.
A	07/05/2019	Prepared for LA App's/ Enquiries.

PROPOSED EXTENSION TO 7 LOW ROCHA GROVE, MILLHOUSE GREEN, SHEFFIELD, S36 9AN.

DETAILED PROPOSALS

Plans, Elevations & Section.

Mr & Mrs Taylor.

Building Design Services

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

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Scale: 1:20/50 @ A1	Date: MARCH 2019
Ref: 201822	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm