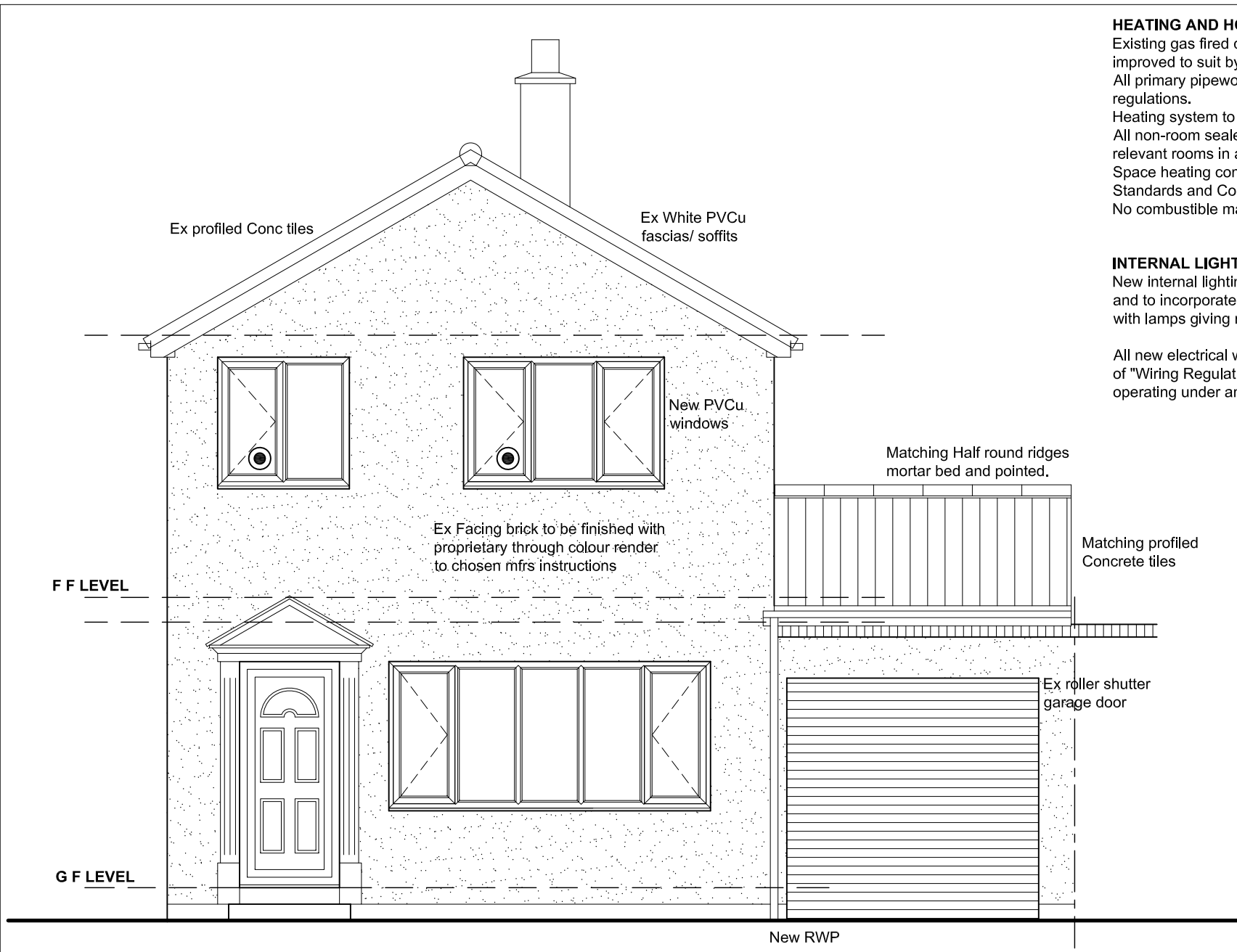


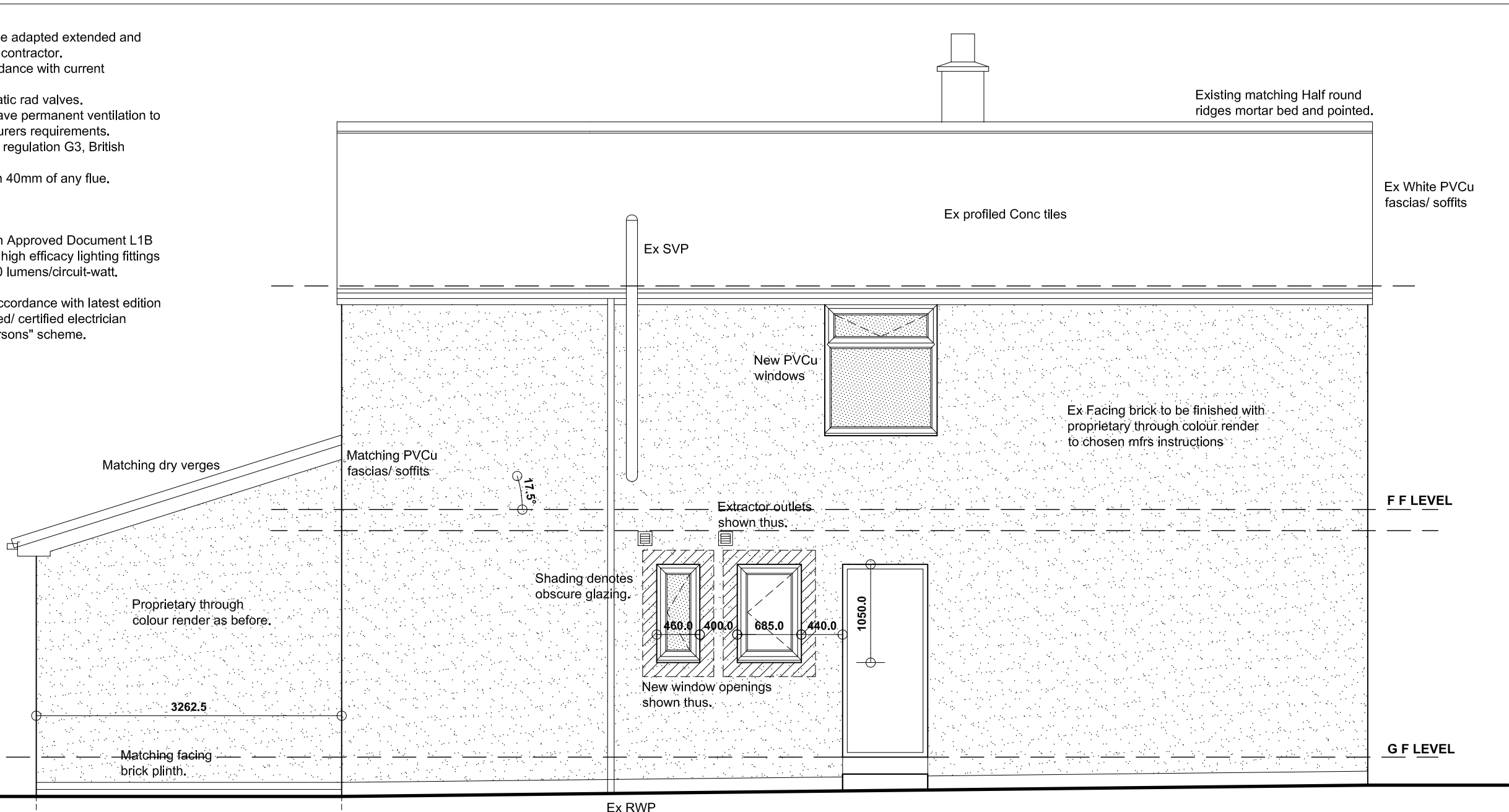


FRONT ELEVATION

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a "GAS-SAFE" 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.
Non 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.



SIDE ELEVATION L

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new ext walls & at 450x225mm to sleeper walls off good ground with at least 600mm cover below any adjacent drainage. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

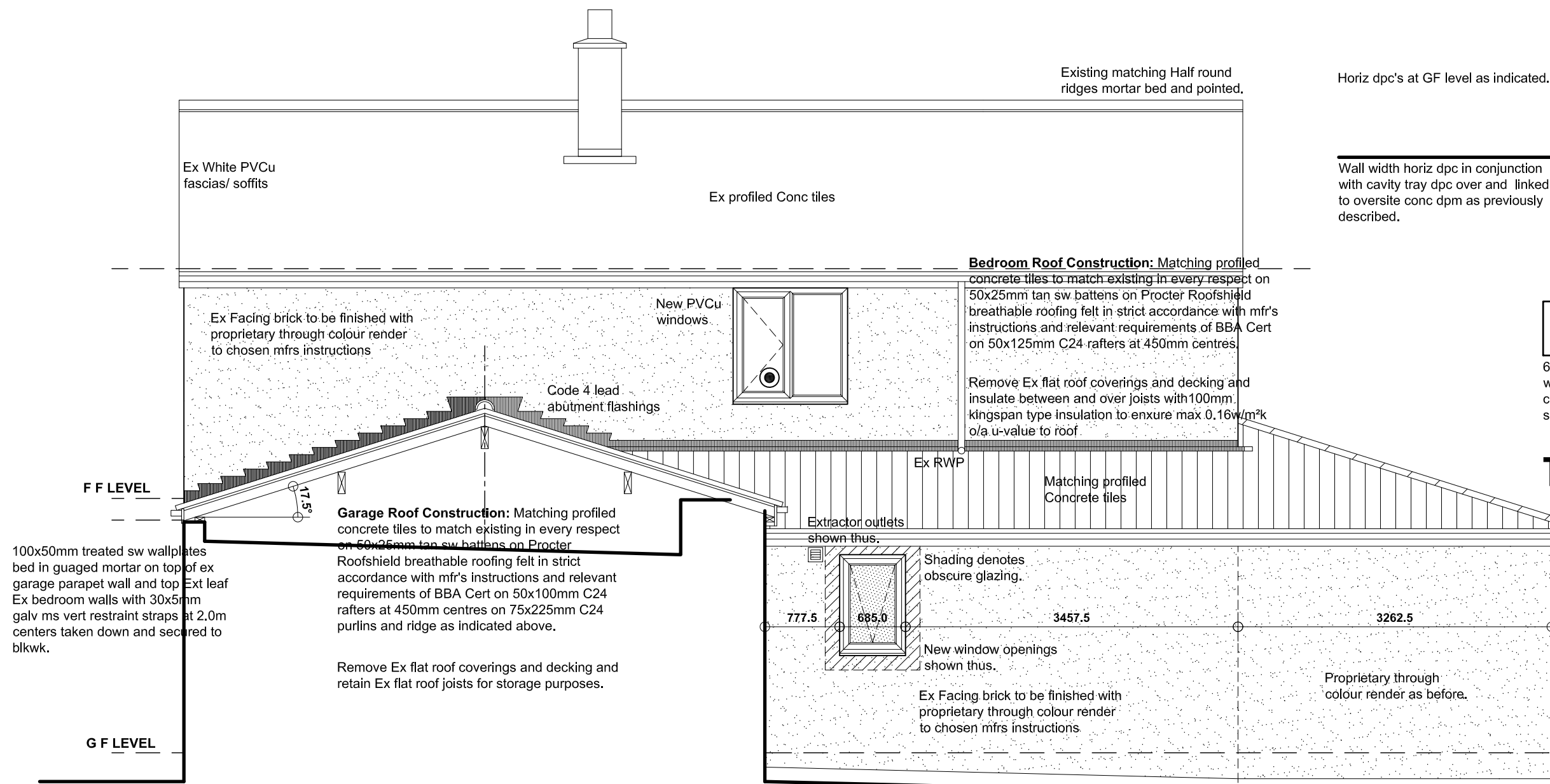
WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/mm². Any cavity walls to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

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 lintels, meter boxes and air bricks with perpand weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

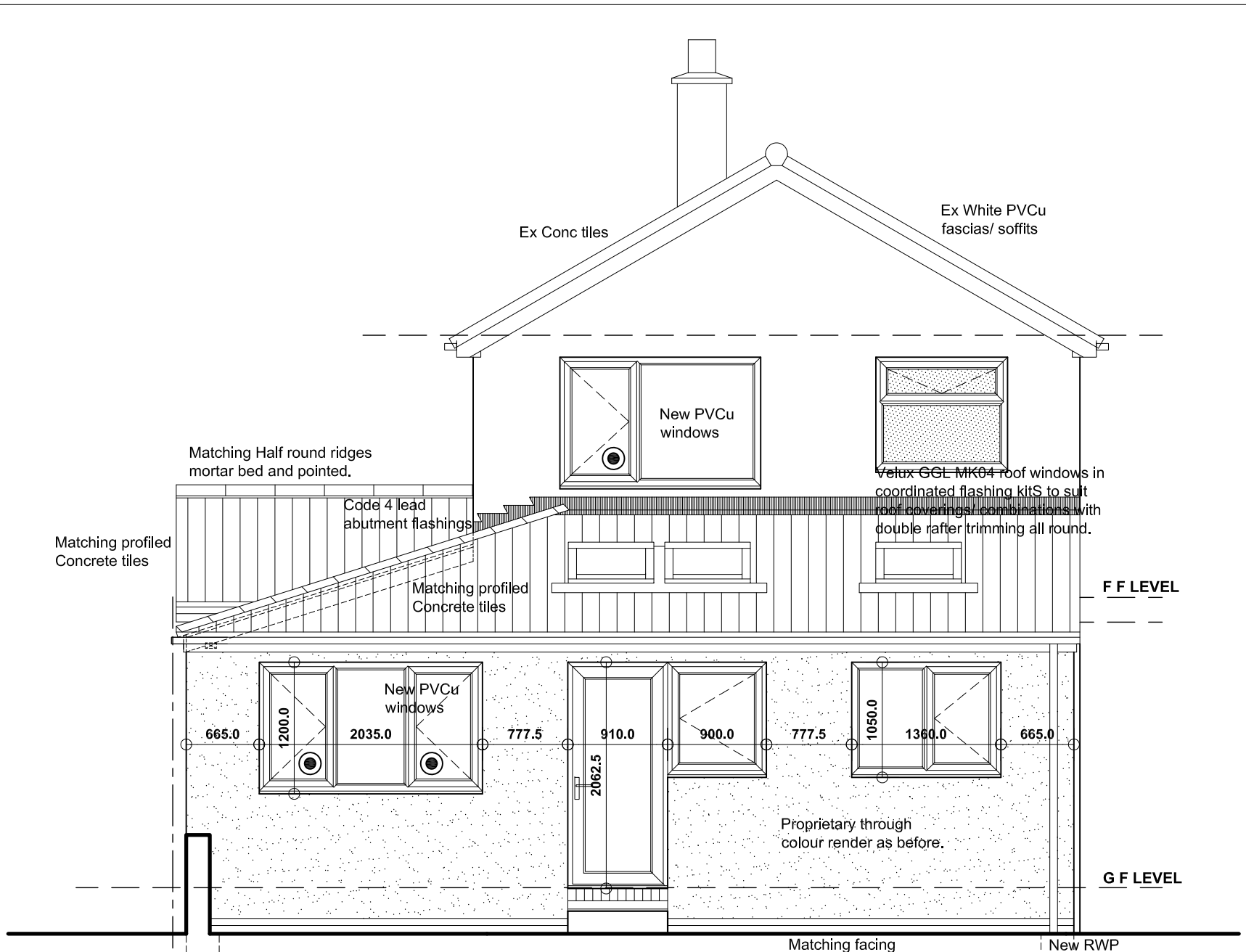
EXTERNAL CAVITY WALLING:-
External leaf in 100mm lightweight blk/wk with proprietary through colour render finish. Internal leaf of 100mm 4.2N/mm² solid lightweight concrete blockwork. Generally provide approx 100mm structural cavity with 50mm partial fill Kingspan cavity insulation, to achieve overall U-Value to wall of max 0.28W/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.

LINTELS:-
Unless specified otherwise lintels over all openings to be insulated open backed steel lintels, such as Catnic Cougar or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manuf's recommendations. Openings with any other particular lintel requirements indicated on the drawings.

INTERNAL WALLS:-
Internal non L/B partitions to be 75x50mm 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/m³ density. Provide double joists under stud partitions where running parallel with floor joists.



SIDE ELEVATION R



REAR ELEVATION

Roof construction (Rear Extens'n): Matching interlocking conc tiles or an equivalent on 50x25mm tan sw battens on 50x25mm tan sw counter battens on Procter Roofshield breathable roofing membrane in strict accordance with mfr's instructions and BBA cert requirements on 50x150mm C24 rafters at 450mm centres over and secured to wallplates and purlins specified below.

Velux GGL MK04 roof windows in coordinated flashing kits to suit roof coverings combinations shown on elev's with double rafter trimming all round as indicated.

Insulate between rafters with 150mm Kingspan TP10 insulation and underdraw with 37.5mm Kingspan K18 insulated p/b with skim finish and integral vapour check to achieve o/a U-value to roof of not more than 0.16W/m²K.

100x50mm treated sw wallplates bed in gauged mortar with 30x5mm galv ms vert restraint straps at 2.0m centers taken down and secured to blk/wk.

Close cavity around openings with proprietary insulated combi closer/dpc unit as indicated as generally described elsewhere.

Ground Floor Construction: 19mm T & G M/R flooring grade chipboard decking on 50x100mm C24 joists at 450mm centres with 100mm Kingspan Koolltherm floor insulation suspended between on coordinated clips and sealed to sides of joists to ensure max o/a u-value to floor of approx 0.22W/M²K with all joists ends built in to walls in to pockets form/cut to suit and fully infilled with cut masonry and pointed/sealed.

Vent sub floor with 225x75mm air bricks ducted thru ext walls with tray dpc over at 900mm centres & 450mm from corners.

Honeycomb brick sleeper walls in sub-floor void where shown/ dimensioned on floor plan.

Foundation quality blockwork to GL with weak mix conc cavity fill.

450x225mm conc strip foundations to sleeper walls as indicated onto good ground with min 600 cover at same level as existing foundations and/or below any drainage in vicinity to satisfaction of Local BCO.

600 x 225mm conc strip foundations to new cavity walls as indicated onto good ground with min 600 cover at same level as existing and connected to satisfaction of Local BCO.

Assumed profile of Ex foundations to be verified on site during course of works and any influence on proposed foundations to be agreed with Local BCO.

TYPICAL SECTION THRU' REAR EXT'N @ 1:20

18/03/2022 PREPARED FOR LA APPS INC CLIENTS REV5

PROPOSED EXTENSION & ALTERATIONS, 7 GRANTLEY CLOSE, WOMBWELL, BARNLEY, S73 OSP.

DETAILED PROPOSALS Plans, Section & Elevations.

Mrs T Arnold.

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

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Scale: 1:20/50 @ A1 Date: MARCH 2022

Ref: 202118 Drwg No: 02