

GENERAL:-

FOUNDATIONS:-

Foundation to be constructed at 750x225mm to new gable cavity walls as shown on plans off good ground with at least 600mm cover subject to ground conditions and to avoid surcharge upon adjoining existing retaining wall. 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 4.2N/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 lintels, 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 200mm bed reclaimed coursed nat stone to match existing in every respect including lime/grit sand mortar mix flush to arsees and brushed off. Internal leaf of 100mm 7.0N/mm² solid lightweight conc blk/wk. Generally provide 150mm structural cavity with 100mm full fill cavity insulation board such as Kingspan Kooltherm K106 or an equivalent built-in as work proceeds. BBA certified, to achieve overall U-Value of approx 0.18W/m²°C. Stainless steel cavity wall safety lies 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 Cavi90 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:-

All lintels to external walls, unless specified otherwise, to be Naylor R9 internally and Naylor LS215 SS externally, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with chosen mfr's recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings.

INTERNAL WALLS:-

Loadbearing Internal walls to be constructed in 100mm solid 7.0N/mm² lightweight conc blk/wk with NAYLOR R6 conc lintels over any openings and dpc at oversite level linked to dpm.

WINDOWS AND DOORS:-

All new & replacement windows and doors unless specified otherwise to be high performance painted timber system in accordance with chosen mfr's recommendations and FENSA certification, double glazed with HP Double Glazed units incorporating gas filled cavities & low-E glass to ensure max 1.2 W/m²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 8000mm² to habitable rooms, 4000mm² to all other rooms and at least 3No 8000mm² vents to family-kitchen.

GLAZING:-

All glazing to comply with Approved Document K of Building Regs and to all relevant parts of BS EN 1219. 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.

MECHANICAL VENTILATION:-

Provide the following extract rates:-
Kitchen - 60L/sec or 30L/Sec if in cooker hood.
Utility - 30L/sec.
Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru' lighting circuit for automatic activation with min 15 minute overrun following de-activation in conjunction with 10mm undercut to room door for replacement air.

FIRE SAFETY:-

Provide and install self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided where indicated and no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to other accommodation or hallway/stair enclosure.

ABOVE GROUND DRAINAGE:-

All sanitary fittings to have pvc wastes of the following sizes:
Any SVP's and WC's - 100mm dia in black pvc.
Any Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks & any 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.
Footing 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.

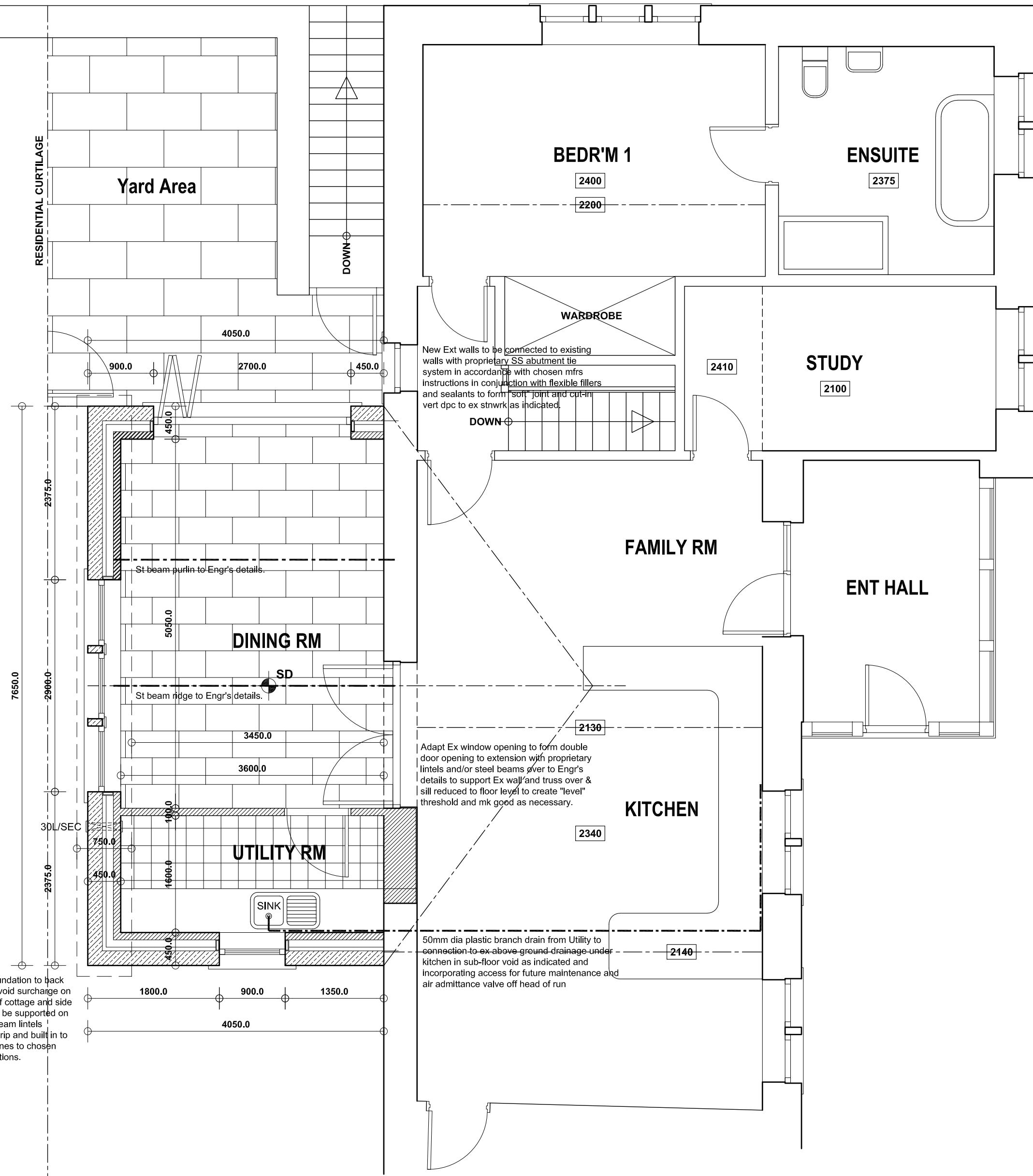
HEATING AND HOT WATER:-

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.

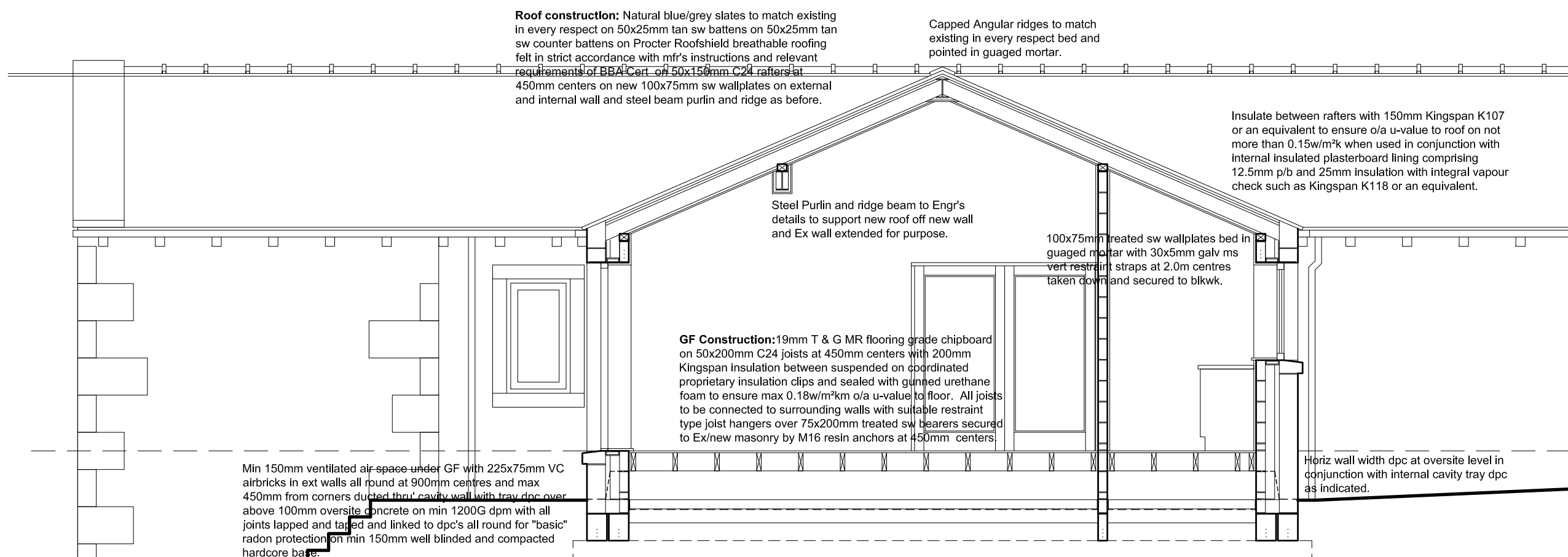
INTERNAL LIGHTING/ ELECTRICS:-

New internal lighting to be in accordance with Approved Document L1 and to incorporate high efficacy lighting fittings with lamps giving min luminous efficacy of 75 light source 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.

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.



750x225mm conc strip foundation to back wall at suitable depth to avoid surcharge on ex retaining wall to back of cottage and side and internal cross walls to be supported on proprietary conc ground beam lintels spanning between conc strip and built in to ex wall on suitable padstones to chosen mfr's/ eng's recommendations.



TYPICAL SECTION (EXTENSION)

LOWER GROUND FLOOR PLAN

B
A
21/10/2024
15/05/2024
SEPARATED AS DISCUSSED WITH PLANNING.
REVISED AS DISCUSSED WITH CLIENTS.

Revision Date Description

HADFIELD HOUSE, NEW CHAPEL FARM,
CHAPEL LANE, PENISTONE,
SHEFFIELD, S36 6AQ.

DETAILED PROPOSALS 1
Plans & Sections 1.

Mr & Mrs Milnes.

JEA
Building Design Services

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Scale: 1:50@A1 Date: MARCH 2024

Ref: 202324 Drwg No: 02

0 cm 12 cm 4 cm 16 cm