GENERAL NOTES

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls and 450x225 to internal walls off good ground with at least 600mm cover subject to depth of existing foundations to be linked and any drainage in vicinity. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation blockwork, solid, with strength 5.0N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

DAMP PROOF COURSE:-
Provide horizontal DPC to externall cavity walls minimum 150mm above ground level linked and sealed to internal dpm's as indicated on sections to provide "basic" radon protection as described elsewhere.
Tray DPCs to be installed above all lintels, meter boxes & air bricks with perpend weepholes at max 450mm c/c.
Tray DPCs to rise min 150mm across cavity.
All DPC`s to be minimum 2000 gauge.

EXTERNAL CAVITY WALLING:-
External leaf to side extension generally to be 100mm solid l/weight blkwk with proprietary through-colour render finish to chosen mfrs instructions **in conjunction with front elevation of 150mm Reclaimed Coursed Natural Stone to match existing in every respect.** Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with 90mm partial fill Kingspan K108 cavity insulation, to achieve overall U-Value to wall of not 0.18W/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 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.

INTERNAL WALLS:-
Generally internal walls to be non l/b partitions to be constructed in 75x50mm SW framing with all necessary head and sole plates and studs and noggins with 12.5mm p/b and skim facings and mineral fibre insulation batt infill throughout of at least 10kg/m³ density.

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

WINDOWS AND DOORS:-
All windows & doors to be proprietary high performance approved dual colour PVC system with approved external finish colour as part of manufacture, double glazed , fully draft sealed and with opening lights as indicated giving min 1/20th floor area for natural ventilation.
Glazed Units:-
To be sealed units generally comprising float glass leafs, gas filled cavities "warm" spacers and inner panes of low-emissivity **"K Glass"** giving overall U-Value of not more than 1.2W/m²k to windows and doors.
Background ventilation to property to be provided by trickle ventilation throughout giving ventilation areas of 8000mm² to habitable rooms and 4000mm² to non-habitable rooms in accordance with Current Approved Doc F.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979.
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 external doors to be fully draft sealed.

MECHANICAL VENTILATION:-
Mechanical ventilation to be provided to all areas of sanitary accommodation. Bathroom to incorporate extractor fan giving 15 litres per second manually activated in rooms with windows and automatically operated in any windowless rooms via lighting circuit with at least 15mins overrun following deactivation. Doors to windowless rooms to have 10mm air gap under for replacement air.

FIRE SAFETY:-
SD/HD
Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit and provided with battery back-up. Incorporate mains indicator light and manual test button. 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 living area and/or hallway/stair enclosure.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
WC & SVP - 100mm dia.
WC waste from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basin - 32mm dia or 40mm if greater than 1.7m away from SVP.
Bath - 40mm dia.
All wastes to have 75mm deep resealing traps.
SVP`s and wastes to WC`s to be in **black** PVC-U so that no light is visible through the pipe walls thereby discouraging damage by rodents.
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipes to be 100mm dia and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point and finished with a vermin proof cage which does not restrict the flow of air.
Where SVP terminates inside building an air admittance valve to be fitted BBA certified.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gulley to terminate below grate level but above water level.

Internal Lighting:-
Extension to have non-tradable low Energy Light fittings throughout by providing fixed lighting that only takes lamps having a luminous efficacy greater than 75 light source lumens per circuit-watt operated by local switching to suit.

Electrical work generally:-
All electrical work to be undertaken by a competent person operating under an accredited competent persons scheme generally in accordance with BS 7671: The Wiring Regulations including all necessary testing and certification with a copy of all certificates being issued to Building Control for info' record upon completion.

SOLID WASTE STORAGE:-
Provide hardstanding for storage of waste containers with paved access as shown on Site layout. Storage area sited so that it is discrete but also to ensure that carry distance to waste collection point specified by the Waste Collection Authority is kept to a minimum.

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.

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.

CONIFER HEDGE

EX BRICK BOUNDARY WALL

LIVING/DINING

KITCHEN

R/Light

R/Light

Adapt Ex window opening to form thru' opening to extension under Ex lintels over.

Ex surface water gully to be repositioned and reconnected to Ex U/G drainage as req'd.

5,215.04 mm

Ex Gully

Proprietary Ultra HP DG PVC Lantern over, such as Eurocell Skypod or similar with **Ambi-Aqua SC glazing with U-Value of 1.0W/M²K** and "lead" grey externally and white finish internally on suitable timber framed kerb on trimmers all round as previously described.

Heavy duty lintel over french doors to chosen mfrs instructions to suit span and loads involved including "point" loads from trimmers.

WC

BATH

BATHROOM

SUN-ROOM

SD

WHB

Naylor R6 or similar conc lintel over full width of bathroom pocket doorset as indicated.

13.49 sq m

2,471.13 mm

3,587.41 mm

2,587.41

Bolted and connected triple roof joist trimmers to perimeter of lantern as indicated.

L/B Blkwrk partition shown thus as generally described elsewhere.

Broken lines across cavity wall indicates position of clerestory glazing to side elevation.

Broken lines to periphery of ext walls denotes outline of conc strip foundations under.

15 L/SEC

New walls to be fully alternately bonded and any cavities to be continuous.

New foul water drainage outfall to Ex IC to be constructed in 100mm dia flexibly jointed vc pipework laid to max available fall subject to depth of existing and bed and surround in min 150mm pea gravel if more than 900mm cover under drive or conc surround with movement joints at each pipe union if less than 900mm cover, depending upon connection to existing system and available gradient. **Lintel over drain where passing through new wall with opening sealed with inert board.**

EX IC

Garden Rm

GARDEN

BINS

Ex 2.0M H Boundary wall/timber panels.

1002.5 | 1585.0 | 2627.5

5215.0

337.5 | 1585.0 | 665.0 | 712.5 = 2587.5

720.0 | 1500.0 | 720.0 = 2287.5 | 2137.5 = 2587.5

600.0 | 2615.0 | 1000.0 | 450.0 | 1225.0 | 600.0

300.0 | 2940.0 | 100.0 | 1525.0 | 350.0

643.75 | 643.75

300.0 | 600.0

900.0 | 797.5 | 890.0 = 2587.5

Revision	Date.	Description.
C	18/06/2024	FRONT ELEV CLARIFIED FOR PLANNING.
B	03/06/2024	BUILDING CONTROL QUERIES CLARIFIED.
A	26/03/2024	REVISED AS DISCUSSED WITH CLIENTS.

PROPOSED EXTENSION TO ROTHERWOOD LODGE, 1A CLAREL STREET, PENISTONE, S36 6AU.

DETAILED PROPOSALS 1
GF/Site Plan.

Mr & Mrs Heaversedge.

Building Design Services

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Scale: 1:20 @ A1 | Date: MARCH 2024

Ref: 202320 | Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm

GROUND FLOOR / SITE PLAN @ 1:20