GENERAL:-

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 all adjacent drainage. All foundations and excavation works to be subject to inspection by LA Building Control Officer including ex foundations in suitable trial holes to former conservatory and main house for review prior to relevant works commencing and agreement of any remedial action deemed necessary..

WALLS BELOW DPC:-
Standard foundation 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 102.5mm facing brick to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide approx 75mm structural cavity to match existing to be confirmed on site with full fill mineral fibre insulation such as Rockwool Cavity batts or equivalent built-in as work proceeds, BBA certified, to achieve overall U-Value of max 0.28W/m²°c. Where former conservatory and gable walls raised inside of wall to be lined with insulated p/b and skim in accordance with chosen mfr's instructions to achieve required o/a u-value to wall. 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.

LINTELS:-
Unless specified otherwise lintel over sliding folding doors to be NAYLOR R9 conc lintel with NAYLOR LG215 galv steel outer lintel, 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.

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/m³ density. Provide double joists under stud partitions where running parallel with floor joists.

UPPER FLOOR CONSTRUCTION:-
22mm t & g MR chipboard on "Attic" truss joists/ ties as described elsewhere supported off existing loadbearing structures as shown. Proprietary joist hangers at joists to trimmer/bearer connections. SW strutting in 2No rows at equal centres as spans greater than 4.5m long. Provide double joists /truss trimmers as require in accordance with truss mfr's recommendations. Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to recieve straps. Provide full perimeter edge support to floor boarding in joists or noggins.

WINDOWS AND DOORS:-
All new & any replacement windows to be high performance white PVC to match existing in every respect, double glazed with HP DG units incorporating 16mm gas filled cavity & low-E glass to ensure max 1.6 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 5000mm² to habitable rooms and 2500mm² to all other rooms.

GLAZING:-
All glazing to comply generally 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.

MECHANICAL VENTILATION:-
Provide the following extract rates:- **Kitchen - 60**L/sec or 30L/sec if incorporated in cooker hood ducted to external air; **Shower Room** - 15Litres/sec.
Mechanical extract to be manually activated generally and, in any windowless accomodation, to be wired thru' lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

FIRE SAFETY:-
If not already present provide 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 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 enclosure.

SD/HD

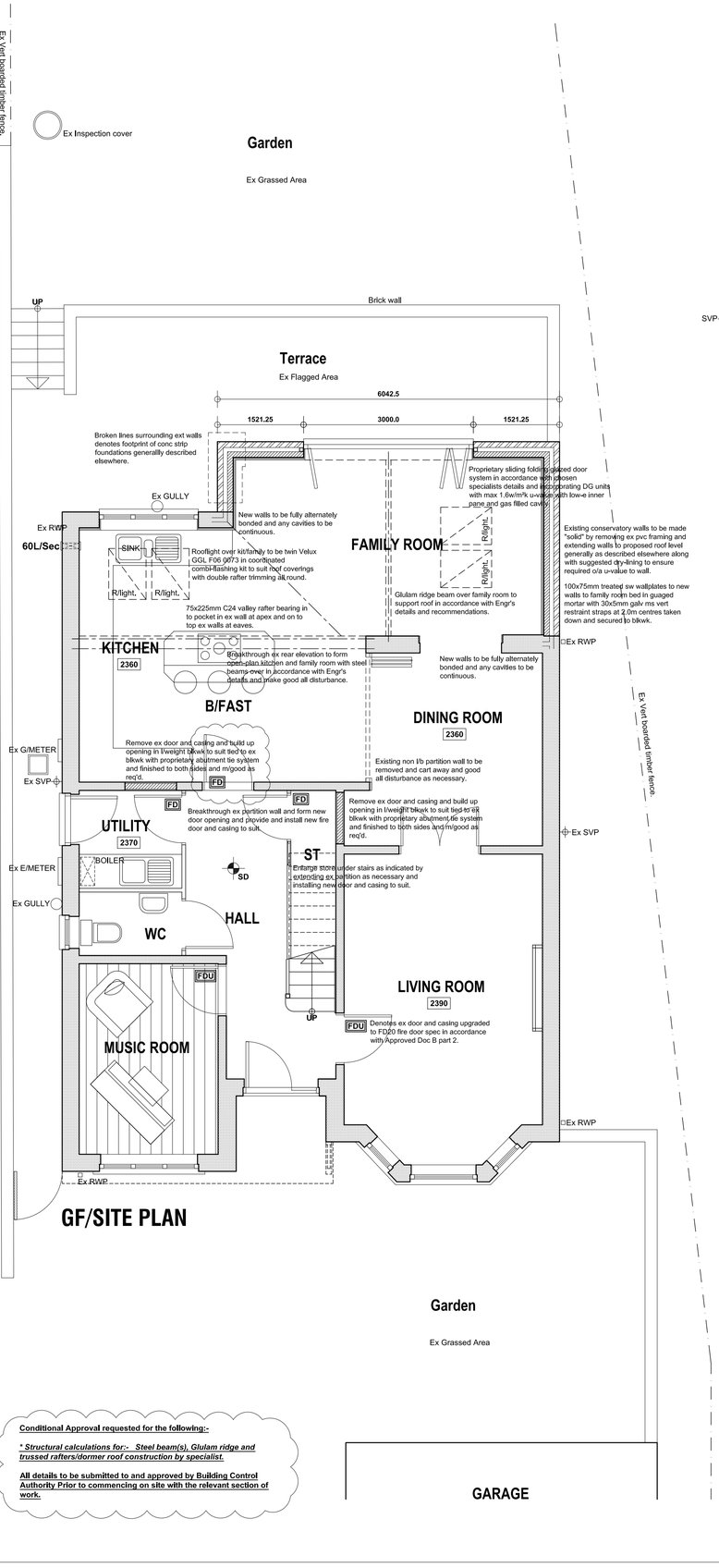
ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Shower - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to branch drains to connect to existing SVP's as shown on plans and elevations.
Rodding 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 gulley 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 "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.
No 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.

STAIRCASE:-
Purpose made staircase to comply generally with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of rises and goings. Max pitch to be 42°. Main stair - 13no equal risers of approx 207mm with 250mm goings (All subject to site measure prior to manufacture). , Handrail height 900mm above pitch line of stair. Guarding to landing to be 900mm high above floor level. Max clear gap in any part of balustrading to be 99mm. Clear headroom to be 2m above pitch line of stairs.

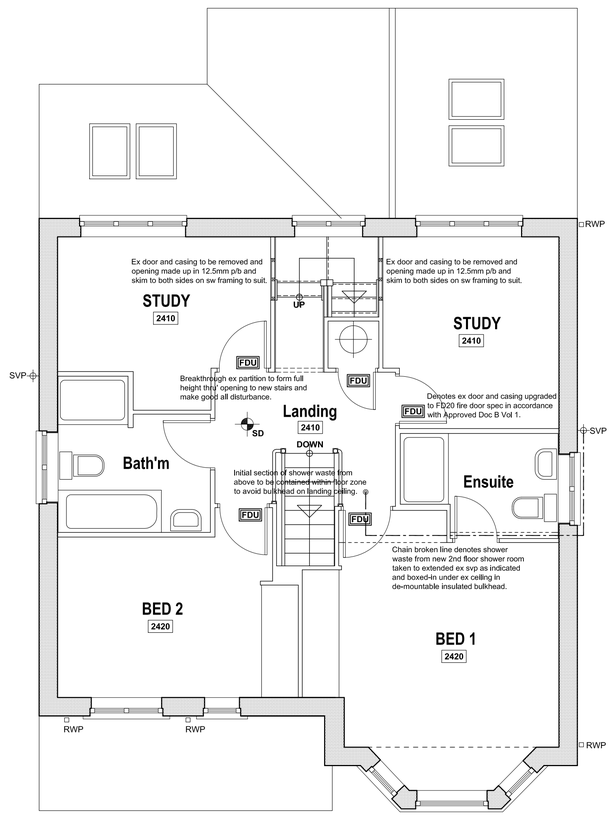


GF/SITE PLAN

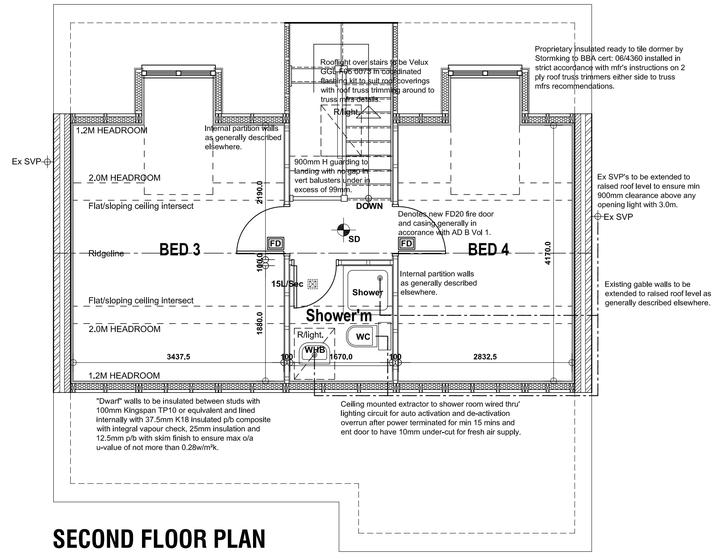
Conditional Approval requested for the following:-

**** Structural calculations for:- Steel beam(s), Glulam ridge and trussed rafters/dormer roof construction by specialist.***

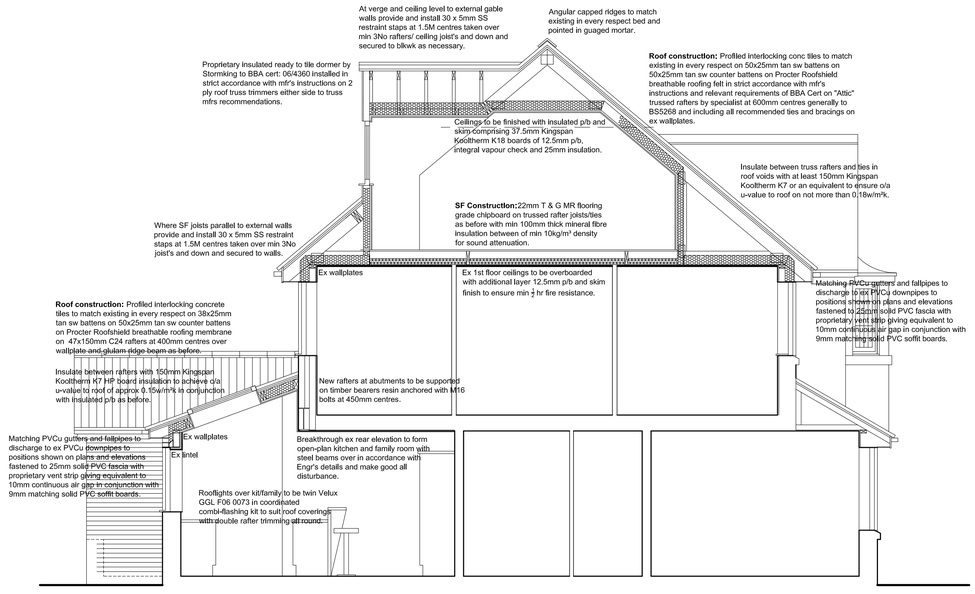
All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL SECTION

Revision	Date.	Description.
C	30/09/2014	Roof alteration condensed.
B	16/09/2014	B.Control queries clarified.
A	24/07/2014	Clients comments.

PROPOSED ALTERATIONS & EXTENSION, 57 WINDMILL ROAD, WOMBWELL, BARNSLEY, S73 8PW.

DETAILED PROPOSALS 1
Plans and Section.

Mr & Mrs Parr.

Building Design Services

JE Architectural Ltd
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Barnsley, S73 8PW.
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Email: jealtd@btconnect.com

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Scale: 1:50 @ A1 | Date: JUNE 2013

Ref: 201339 | Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm