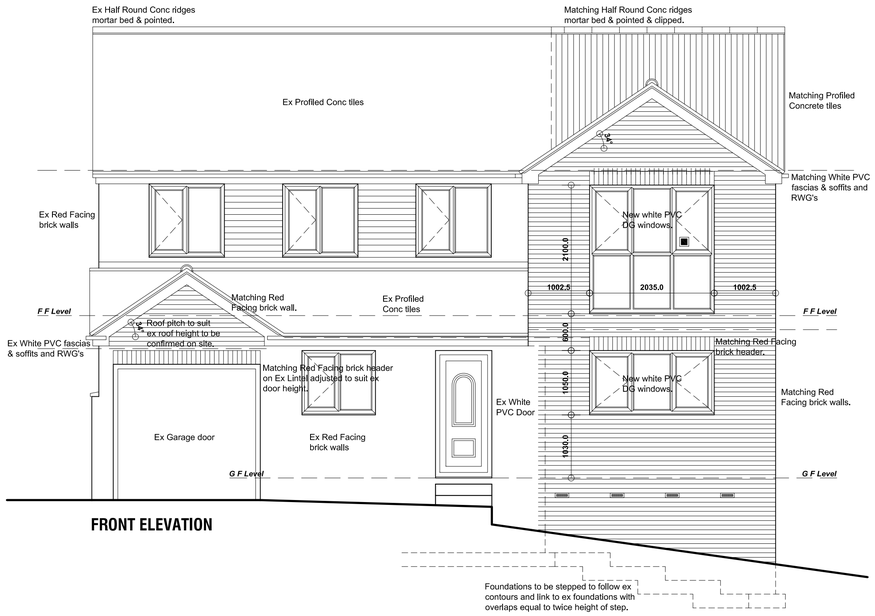
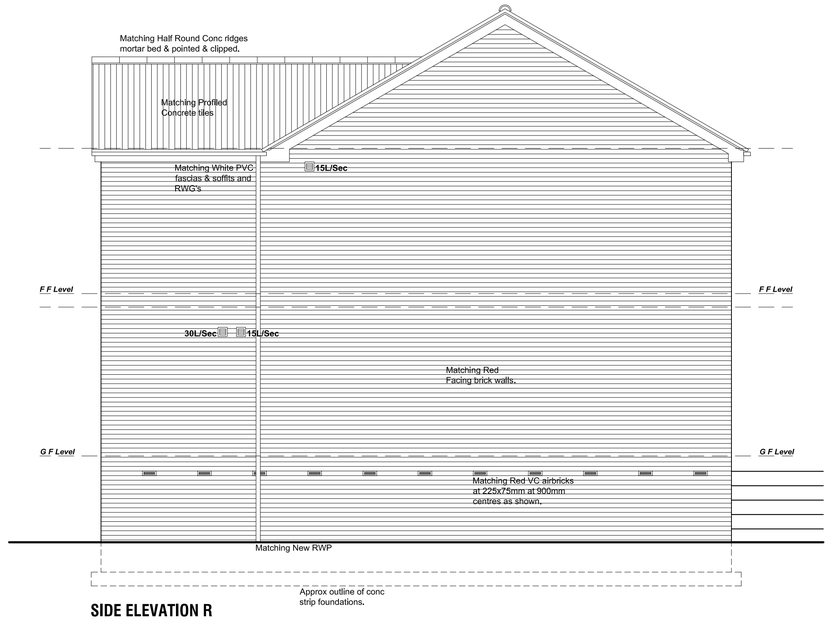


FRONT ELEVATION



SIDE ELEVATION R

REAR ELEVATION

SIDE ELEVATION L

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls and 450x225mm to "solid" Internal 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 previous extension for review prior to relevant works commencing and agreement of any remedial action deemed necessary..

WALLS BELOW DPC:-
Standard foundation blockwork, solid, with strength 7.5N/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 approved facing brick to match existing in every respect. Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. 75mm structural cavity to match existing with 65mm Kingspan K106 leaving 10mm residual cavity and giving approx 0.22w/m²k o/a u-value. 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:-
"Solid" Internal walls to be constructed in 100mm 5.0N/mm² solid lightweight blkwk with NAYLOR R6 conc lintels over any openings and dpc at floor level and at oversite level where linked to dpm and non L/B partitions to be constructed in 75x50mm SW framing 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.

LINTELS:-
Unless specified otherwise lintels over all openings to be CATNIC COUGAR open-backed insulated steel 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's recommendations, Provide tray DPC over as before. Openings with other particular lintel requirements indicated on the drawings.

UPPER FLOOR CONSTRUCTION:-
19mm t & g MR chipboard on specified floor joists as described elsewhere supported off new & existing load-bearing structures as shown/ described.
Proprietary joist hangers at any joists to trimmer/bearer connections.
38mm thick solid SW strutting in 1No row at mid-point floor spans.
Provide multiple joists trimmers as required and where specifically described on plans and sections.
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 and doors 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 any 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:-
Utility - 30 Litres/Second;
Bathrooms - 15 L/Sec;
WC's - 6 L/Sec
Mechanical extract to be manually activated generally except in windowless accommodation where it is to be wired thru' lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

SD/HD

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.
All new and any replacement 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).

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks & 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 and all SVP's to be ventilated either to ext air via durable wire cage at least 900mm above any opening light within 3.0m or air admittance valve fitted above highest connected appliance and where encased boxing to be suitably ventilated for replacement air.
Rozding 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 and extended as necessary and to operate from a new high efficiency gas fired combination boiler with min 86% SEDBUK.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit to boiler to also have interlock and thermostatic radiator valves to all radiators
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Any non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustable 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 and altered 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.

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Revision	Date.	Description.

PROPOSED EXTENSIONS & ALTERATIONS, 10 LEDBURY ROAD, SMITHIES, BARNSLEY, S71 1XE.

DETAILED PROPOSALS 2
Elevations.

Mr & Mrs Crookes.

Building Design Services

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Email: jealtd@btconnect.com

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Scale: 1:50 @ A1	Date: FEB 2017
Ref: 201611	Drwg No: 03

0 cm | 2 cm | 4 cm | 6 cm