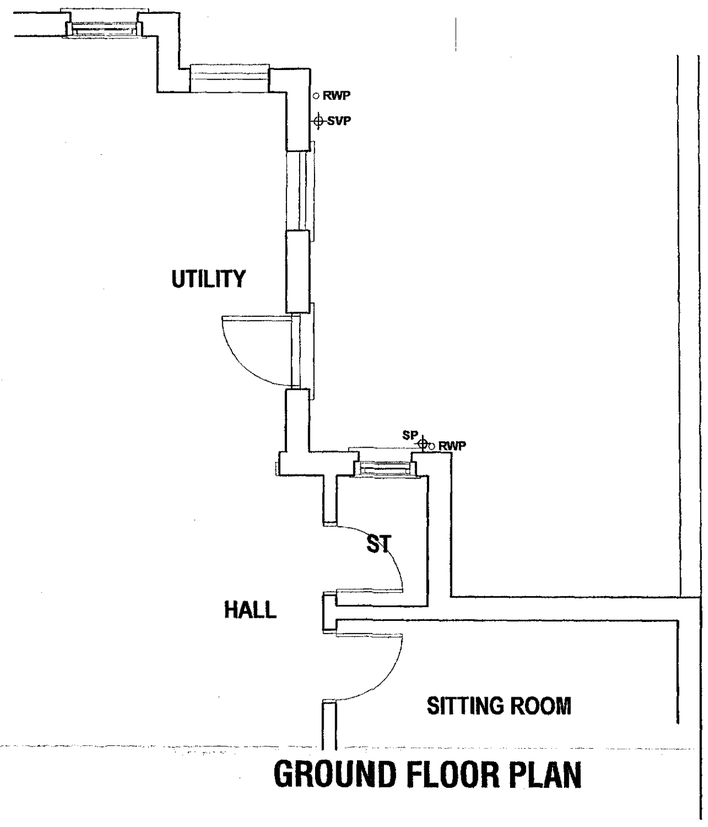
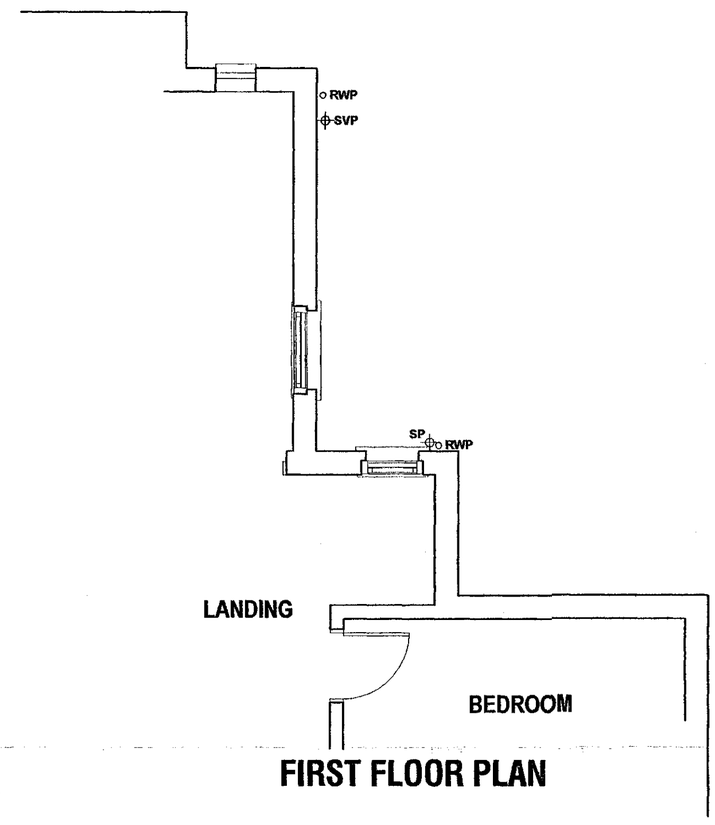
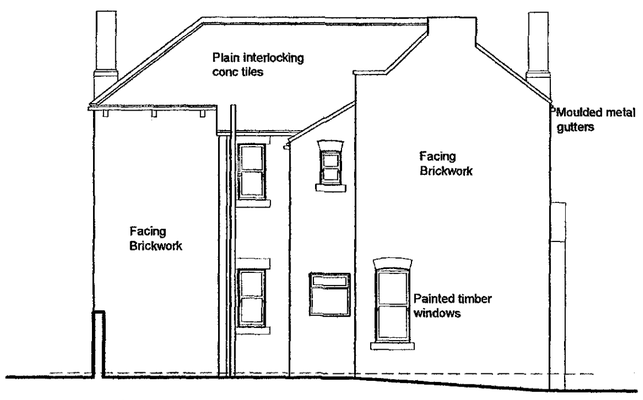
EXISTING ARRANGEMENTS



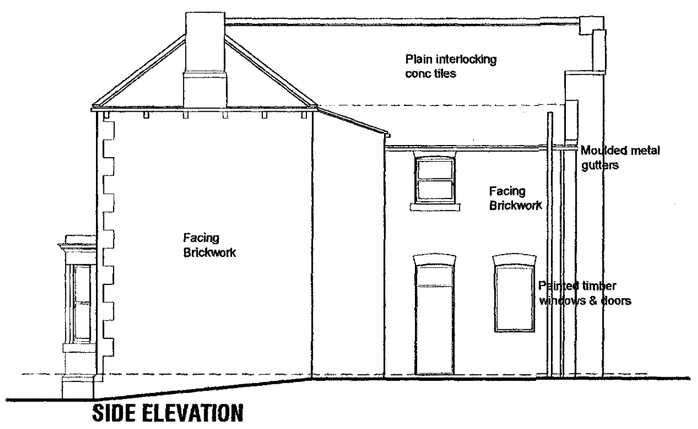
GROUND FLOOR PLAN



FIRST FLOOR PLAN

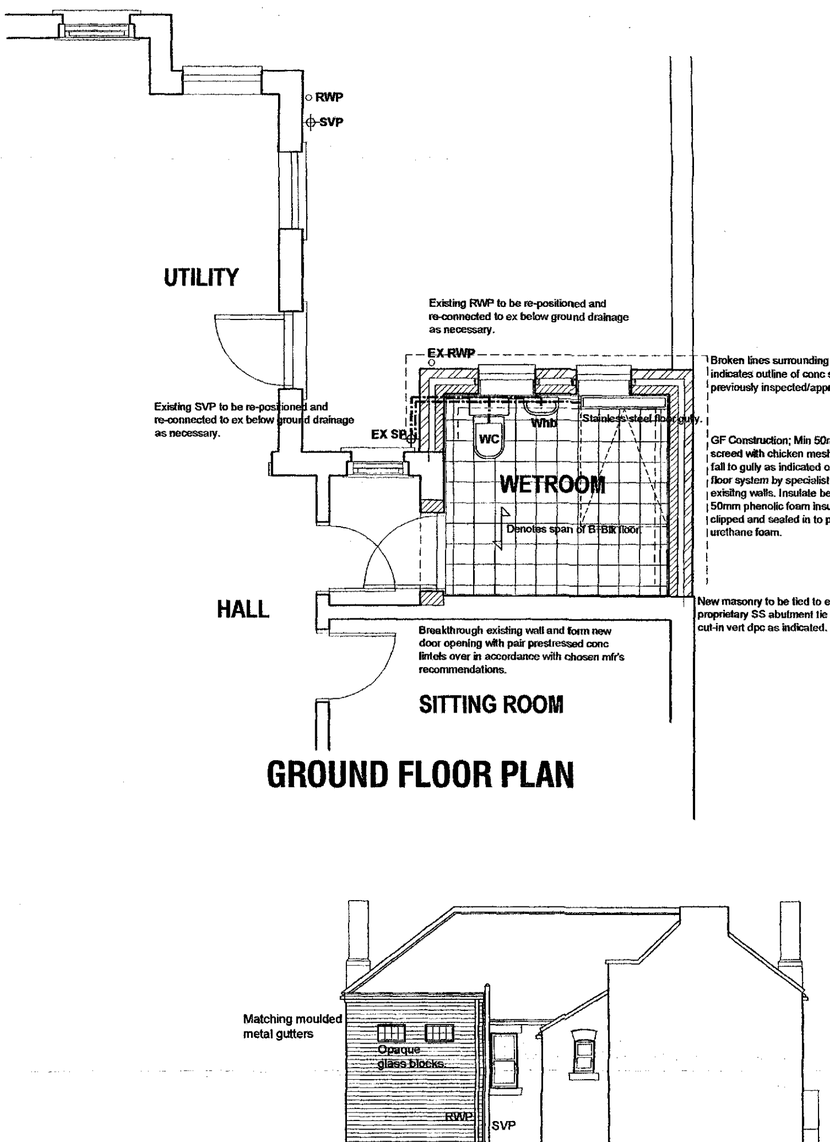


REAR ELEVATION

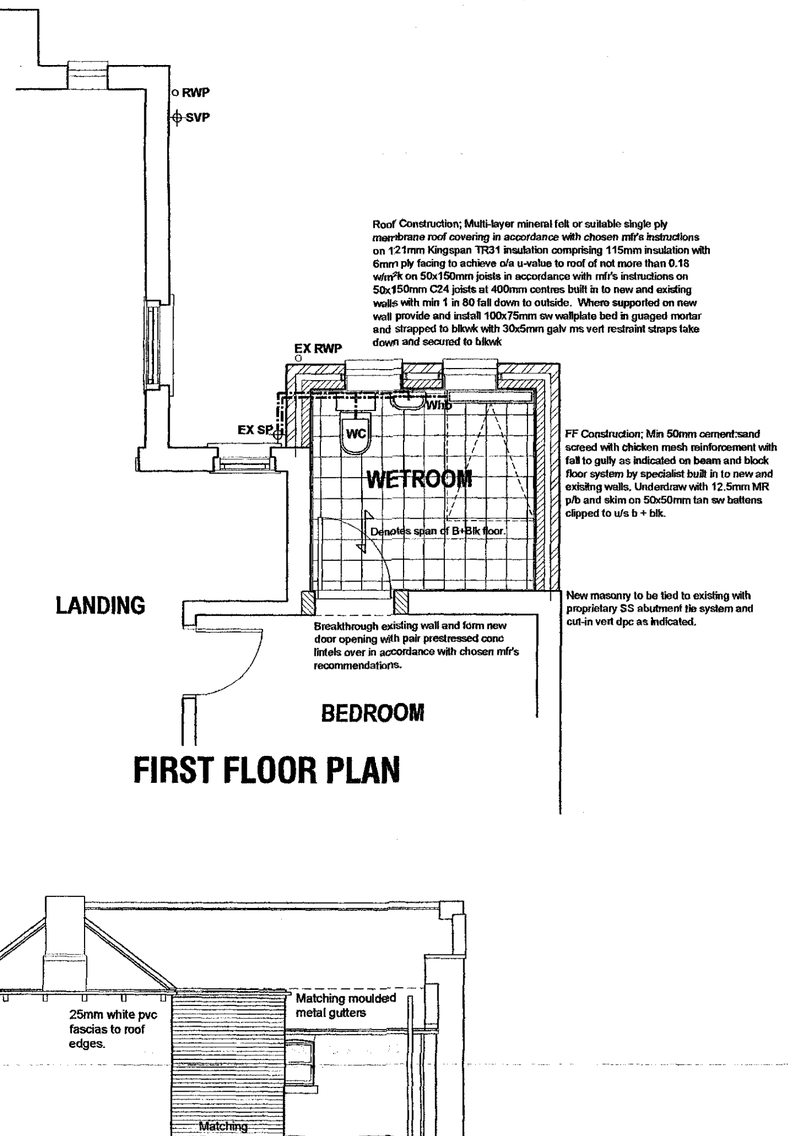


SIDE ELEVATION

PROPOSED ARRANGEMENTS

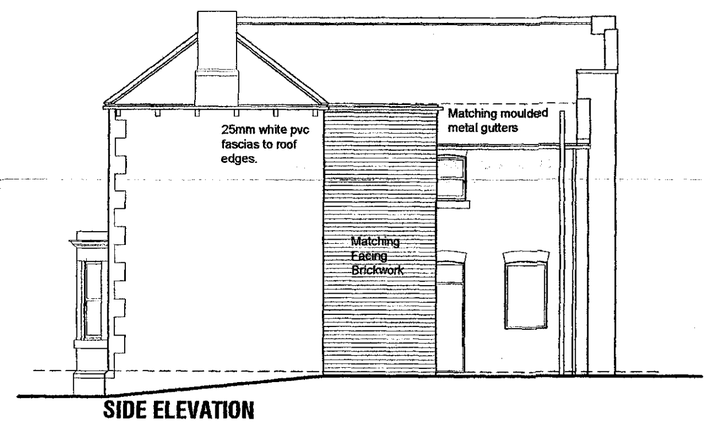


GROUND FLOOR PLAN



FIRST FLOOR PLAN

REAR ELEVATION



SIDE ELEVATION

GENERAL:-

EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm facing brick to match existing in every respect. Internal leaf of 100mm solid large format aerated conc blkwk of approx 460kg/m³ density and 0.11w/mK. Generally provide 75mm structural cavity with 75mm mineral fibre full fill cavity insulation built-in as work proceeds to achieve overall U-Value of not more than 0.28W/m²°c in accordance with chosen mfr's instructions to achieve specified 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.

LINTELS:-
All lintels unless specified otherwise 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 manufrs recommendations and schedule to be be obtained before relevant work proceeds. Provide tray DPC over as before. Openings with particular lintol requirements indicated on the drawings.

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.
Showers - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP above or min 200mm below any wc connection. Branch pipes in sub-floor suspended from soffit with suitable straps. 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 to enable provision of central heating system in extension by means of wall mounted radiators at positions agreed on site.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic radiator valves and to be linked in to ex system controls if/as necessary.
Any 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.

MECHANICAL VENTILATION:-
Provide the following extract rates:
Wetrooms - 15 litres/sec
Mechanical extract to be manually activated with dedicated local controls to suit.

INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and Domestic Services Compliance Guide and incorporate in at least 3 in 4 positions high efficacy light fittings with lamps giving min luminous efficacy of 45 lamp lumens/circuit-watt and a total output greater than 400 lamp lumens.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) and to be certified by qualified electrician operating under an approved "competent persons" scheme with copy certificate to be made available to Building Control for their records.

Revision	Date.	Description.
A	08/08/2013	Extension roof clarified.

PROPOSED EXTENSION TO
CLIFFE HOUSE, 7 HOUGH LANE,
WOMBWELL, BARNSLEY,
S73 0DP.

GENERAL ARRANGEMENTS
Existing & Proposed Plans & Elevations.

Mr. Finch.

Building Design Services

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Tel: 01226 754507
Email: jealtd@btconnect.com

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Scale: 1:50/1:100@A1	Date: AUG 2013
Ref: 201302	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm