

**GROUND FLOOR PLAN**

**GENERAL:-**

**FOUNDATIONS:-**  
 Foundation to be constructed as 750mm wide trench fill to new cavity walls as shown on plans/ section off good ground and taken down to a suitable level 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/mm<sup>2</sup>. 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 rises and brushed off. Internal leaf of 190mm 4.2N/mm<sup>2</sup> solid lightweight fairfaced conc blkww, flush pointed in preparation for masonry paint finish, if req'd. Generally provide 60mm structural cavity to give matching overall wall width. 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 and at head of cavity wall. Provide and install all necessary dpc's as specified before.

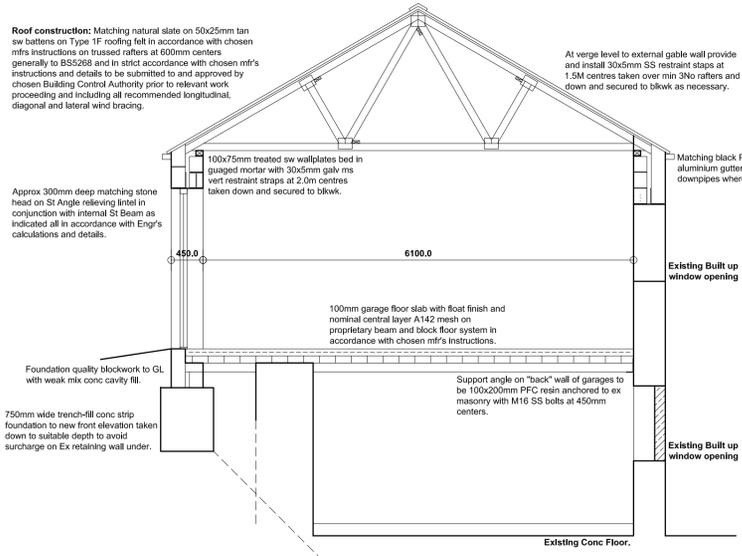
**INTERNAL WALLS:-**  
 Loadbearing Internal walls to be constructed in 100mm solid 4.2N/mm<sup>2</sup> lightweight fairfaced conc blkww with NAYLOR R6 conc lintels over any openings and flush pointed in preparation for masonry paint finish if required by clients.

**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.

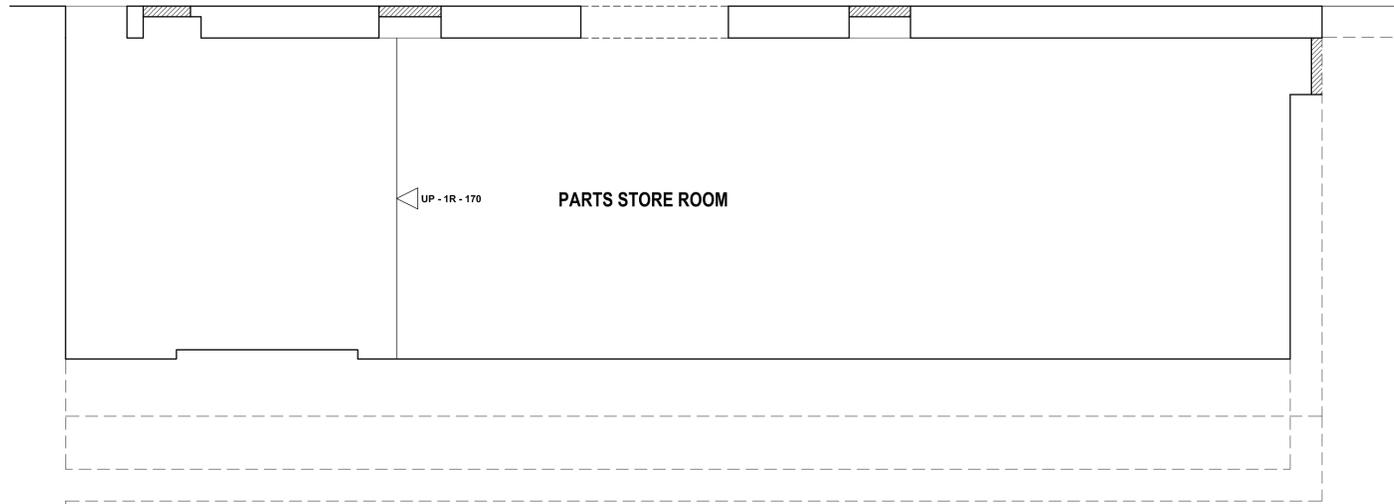
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" ( BS7671 ), by qualified/ certified electrician operating under an approved "competent persons" scheme.

**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.

OUTLINE OF PREVIOUSLY APPROVED EXTENSION FOR ILLUSTRATIVE PURPOSES



**TYPICAL SECTION (GARAGES)**



**LOWER GROUND FLOOR PLAN**

Revision	Date	Description

**NEW CHAPEL FARM,  
 CHAPEL LANE, PENISTONE,  
 SHEFFIELD, S36 6AQ.**

**DETAILED PROPOSALS 1  
 Outbuilding - Plans & Section.**

Mr & Mrs Milnes.

**JEA**  
 Building Design Services

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Scale: 1:50@A1 Date: MARCH 2025  
 Ref: 202324 Drwg No: 11

0 cm 2 cm 4 cm 6 cm