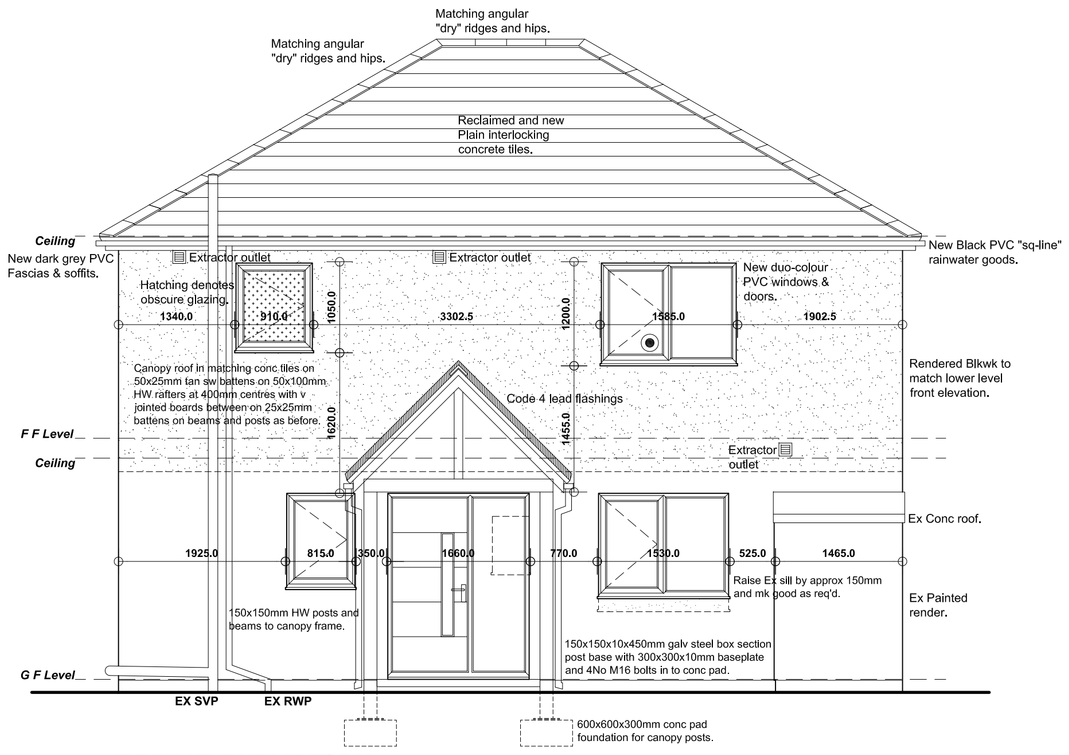
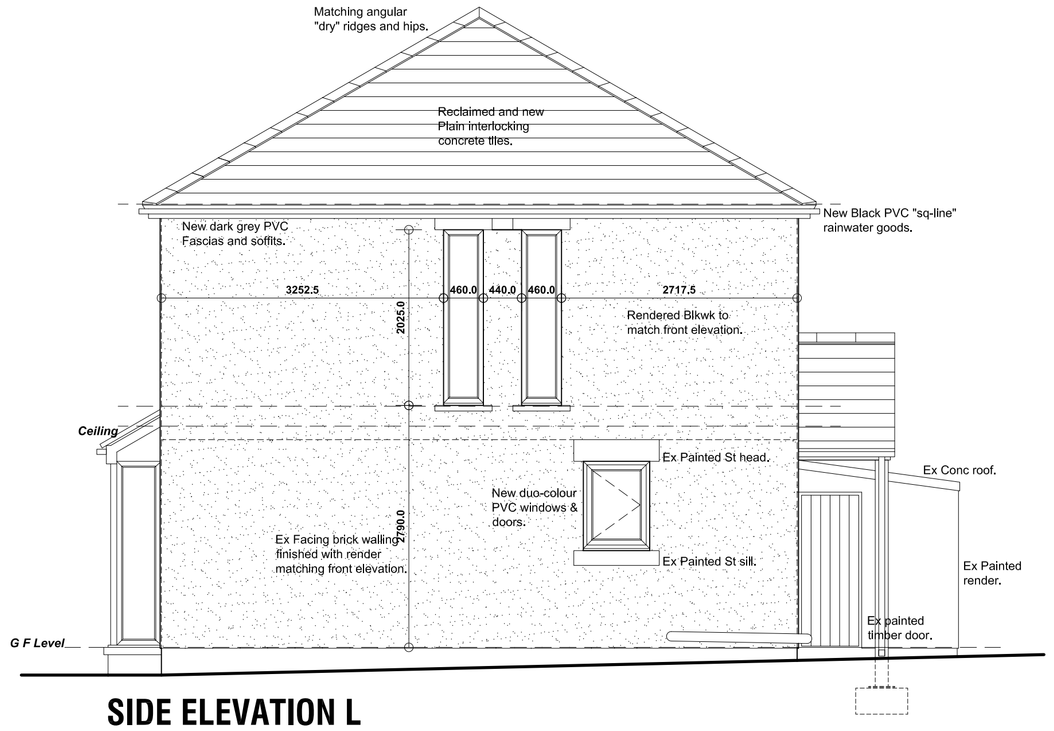
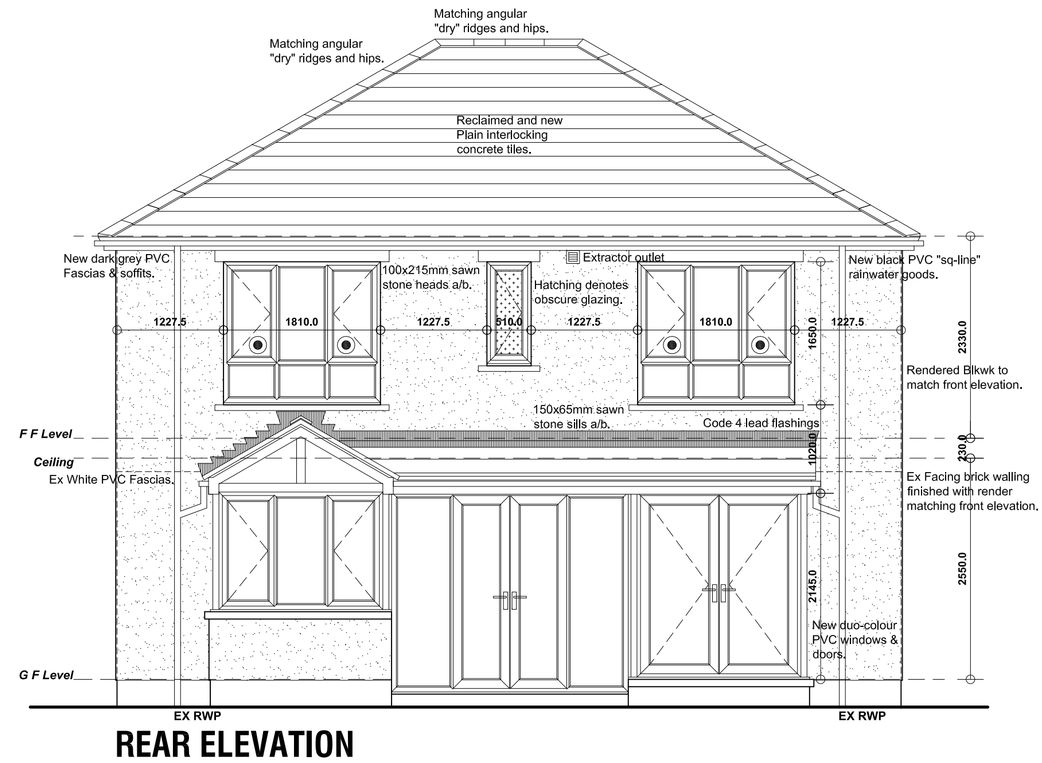


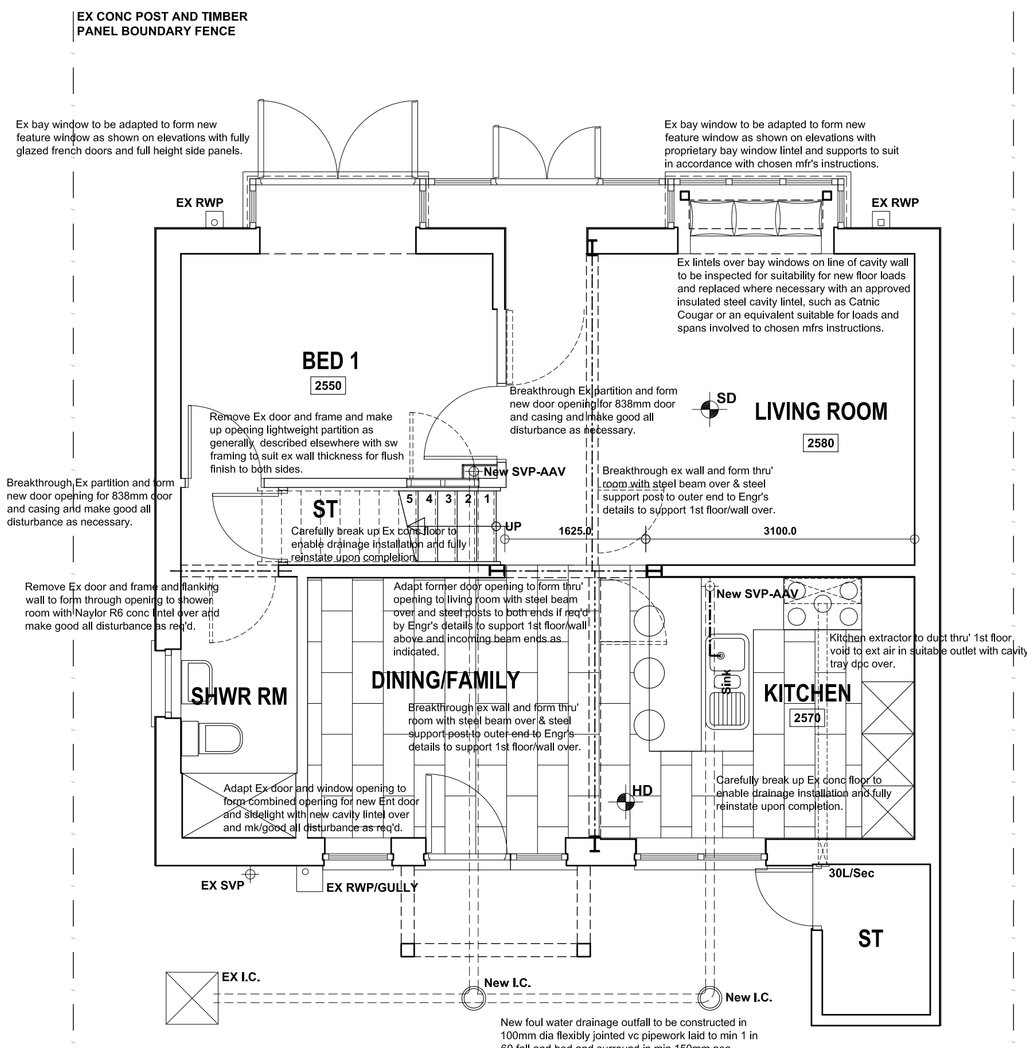
FRONT ELEVATION



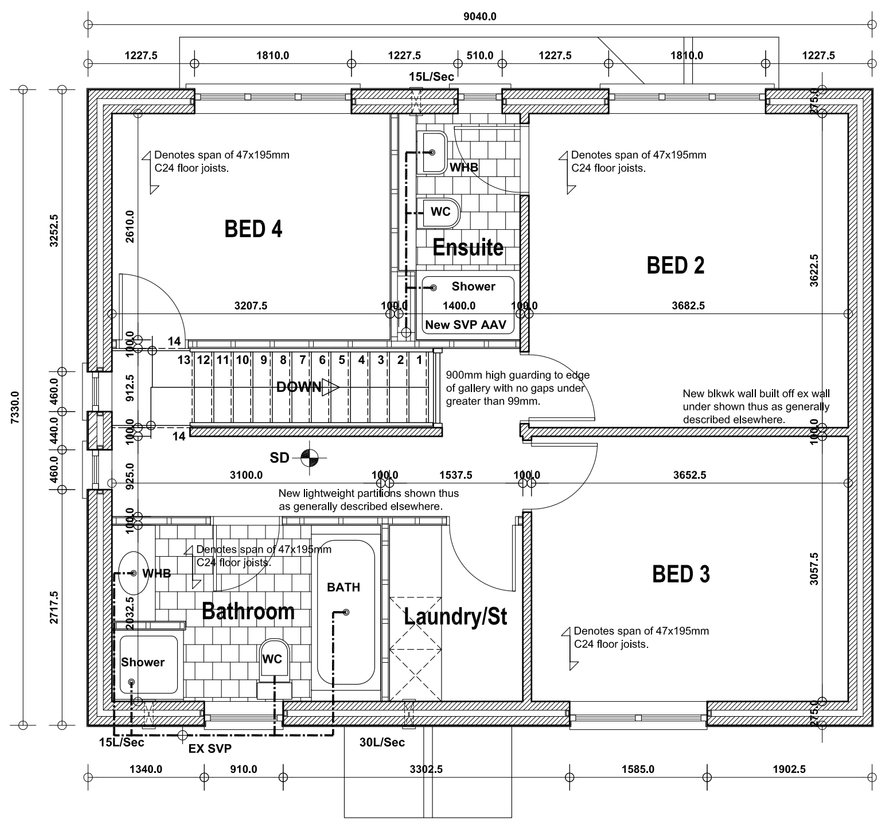
SIDE ELEVATION L



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL:-

EXTERNAL CAVITY WALLING:-
External leaf in 100mm solid aerated conc blkwk with matching render finish to coordinate with existing render finish to original front elevation. Internal leaf of 100mm 5.0N/mm² solid ultra-lightweight aerated conc blkwk such as Celcon Hi-Strength. Structural cavity to be equivalent to existing subject to existing and new leaf thicknesses and assumed to be approx 65mm with full fill mineral fibre cavity insulation such as Knauf Earthwool Driftherm 37 or an equivalent built-in as work proceeds, BBA certified, to achieve overall U-Value of approx 0.28W/m²°c when used in conjunction with insulated plasterboard dry lining to suit to achieve quoted o/a u-value in accordance with chosen mfr's instructions. 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 insulated steel lintels, or other equal and approved. BBA certified and suitable for the spans and loads supported with min 150mm end bearings in accordance with manuf'rs recommendations. Provide tray DPC over as before. Openings with particular lintel requirements indicated on the drawings.

INTERNAL WALLS:-
Loadbearing Internal walls to be constructed in 100mm solid ultra lightweight hi-strength aerated conc blkwk as before with NAYLOR R6 conc lintels over any openings and non L/B partitions typically to be constructed in 75x50mm SW framing with required 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:-
19mm t & g MR chipboard on timber floor joists as described elsewhere supported off new and existing loadbearing structures as shown. Proprietary joist hangers at joists to trimmer connections. SW strutting to centre of spans greater than 2.5m long and 2No rows of strutting at equal centres where any spans greater than 4.5m long. Provide double joists under parallel stud partitions and double up joists underneath baths.
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 & replacement windows to be high performance duo-colour PVC double glazed with HP DG units incorporating gas filled cavities & 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 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 -** 30L/Sec if in cooker hood or 60L/sec otherwise; **Bathroom/ Ensuite -** 15 litres/sec.
Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru' lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

FIRE SAFETY:-
SD/HD
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 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 Baths & 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.
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 proposals by a registered plumbing contractor. It is assumed that a replacement boiler will be required and if so this should have a min 86% SEDBUK and be a fan assisted balanced flue appliance of suitable capacity with integral interlock and combined timer and stat controls.
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.

Conditional Approval requested for the following:-

**** Structural calculations for:- Steel beam(s) suppporting first floor structures in accordance with Structural Engr's details.***

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

C	05/11/2020	Prepared for planning resubmission.
B	04/07/2020	Building Control comments clarified.
A	09/06/2020	Clients comments incorporated.

Revision	Date.	Description.

PROPOSED EXTENSION TO,
11 JACK CLOSE ORCHARD, ROYSTON,
BARNSLEY, S71 4QS.

DETAILED PROPOSALS 1
Plans& Elevations 1.

Mr & Mrs French.

Building Design Services

JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jealtd@btconnect.com

This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

Scale: 1:50 @ A1	Date: JUNE 2020
Ref: 201923	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm