GENERAL:-

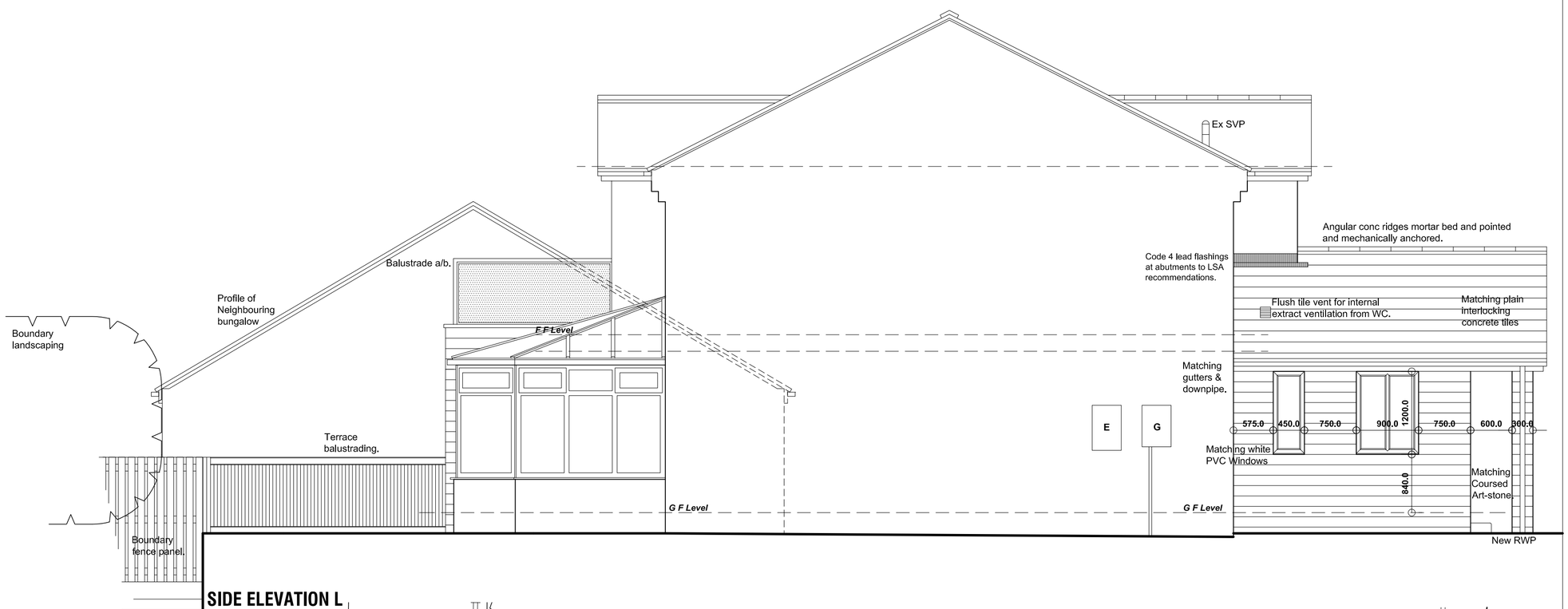
FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below all adjacent drainage. All foundations and excavation works to be subject to inspection by LA Building Control Officer including 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.

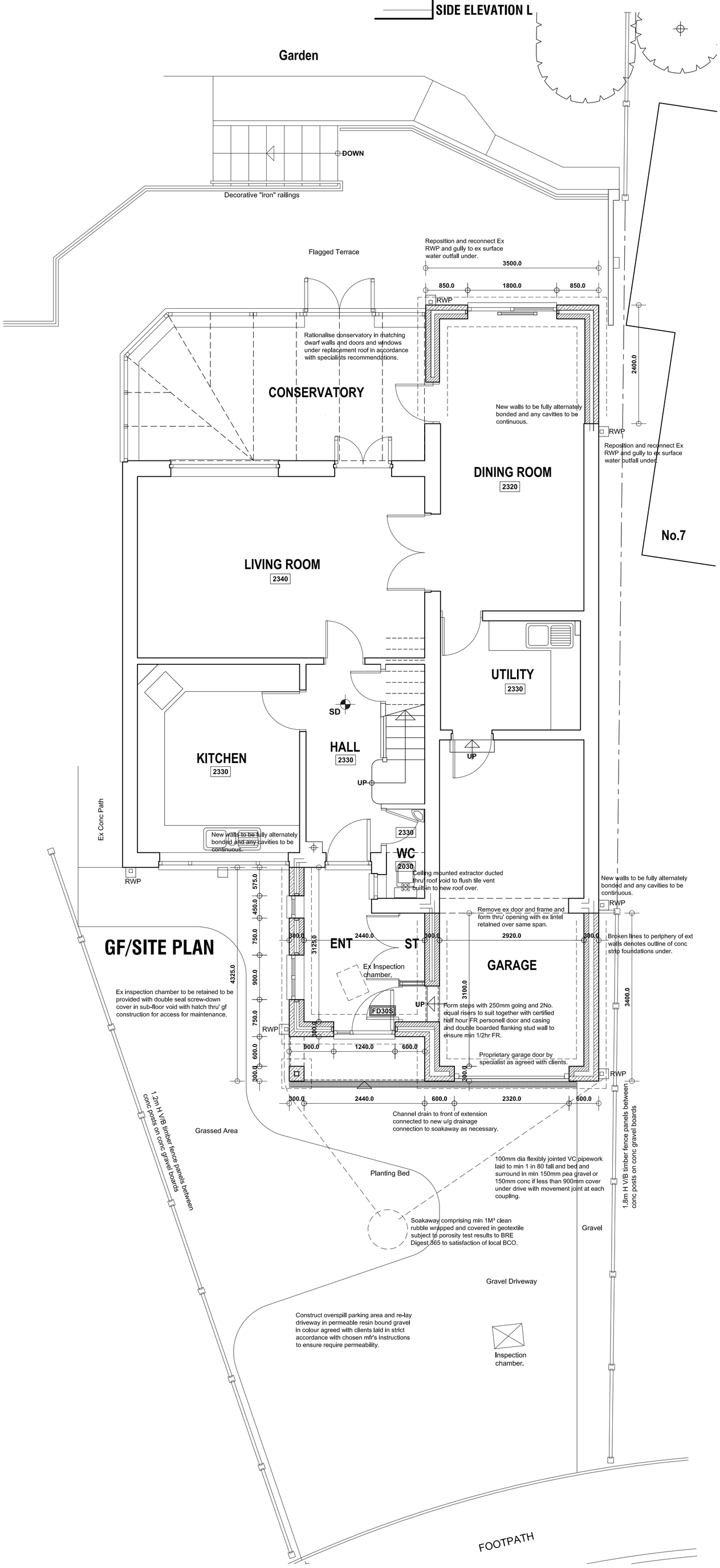
DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC`s to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintols, meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 100mm coursed art-stone to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. New build to front to have 100mm structural cavity with 50mm partial fill Kingspan Kooltherm K8 cavity insulation, to achieve overall U-Value to wall of approx 0.26W/m²°c. To rear where existing walls projected cavity to match existing to include 65mm Kingpan Kooltherm K106 cavity board insulation to suit and leave 10mm residual cavity and achieve same u-value as before. 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 lintels over all openings to be NAYLOR R6 conc lintel with NAYLOR P100 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.

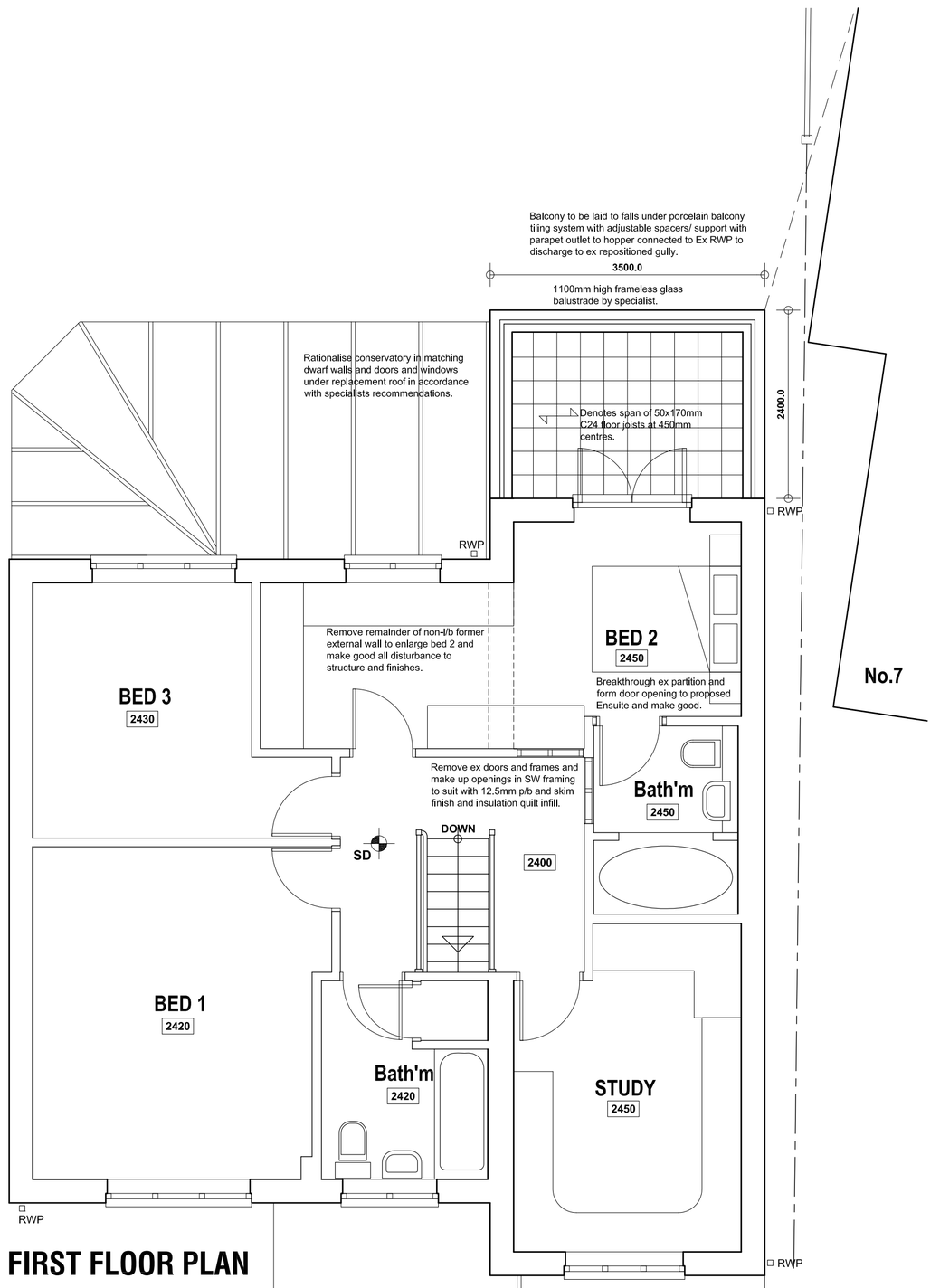


SIDE ELEVATION L



GF/SITE PLAN

Ex inspection chamber to be retained to be provided with double seal screw-down cover in sub-floor void with hatch thru' gf construction for access for maintenance.



FIRST FLOOR PLAN

UPPER FLOOR CONSTRUCTION:-
19mm t & g MR chipboard on specified floor joists as described elsewhere supported off new & existing load-bearing structures as shown. Proprietary joist hangers at any joists to trimmer/bearer connections.
SW strutting in 1No row at mid-point as spans generally between 2.5 and 4.5m long.
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 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:-
WC - 6 litres/second
Mechanical extract 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.

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.

Conditional Approval requested for the following:-

**** Structural calculations for:- Steel beam(s) suppporting balcony/ canopy structure in accordance with Structural Engr's details.***

**** Structural calc's & details for:- Trussed Rafters in accordance with Specialists Details.***

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

Revision	Date.	Description.
D	10/08/2017	Prepared for planning resubmission as agreed with clients.
C	10/07/2017	Revised to Clients alternative requirements.
B	20/02/2017	Privacy Screen/Balustrade clarified.
A	19/08/2016	Neighbouring property/boundary clarified.

PROPOSED ALTERATIONS & EXTENSIONS, 5 MITCHELL CLOSE, WORSBROUGH, BARNSLEY, S70 4RZ.

DETAILED PROPOSALS 1
Plans and Elevations 1.

Mr & Mrs Bywater.

Building Design Services

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Email: jealtd@btconnect.com

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Scale: 1:50 @ A1	Date: JUNE 2016
Ref: 201539	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm