

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to all new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked and below all adjacent drainage. Where steps required overlap to be at least twice height of change in level. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Foundation quality blockwork to GL/FL in cavity construction to suit with GEN 1 designated mix concrete filling up to lowest wall width DPC as indicated on section.

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 perpendicular weep holes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm facing brickwork to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with partial fill cavity insulation such as Kingspan Kooltherm, BBA certified, to achieve overall U-Value of approx 0.28W/m²c in strict accordance with 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 door and window openings with proprietary insulated combination dpc/closer such as Cavity Trays Cavi90 or other equal and approved to prevent cold bridging. 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 manufr's recommendations and schedule to be obtained before relevant work proceeds. Provide tray DPC over as before. Openings with particular lintel requirements indicated on the drawings.

DOORS AND WINDOWS:-
New doors and windows to Conservatory be proprietary high performance white PVCu "conservatory" system with all glazing in hermetically sealed double glazed units incorporating gas filled cavity & low-E glass to ensure max 1.4 W/m²c U-Value. Fully draft sealed opening lights where indicated for natural ventilation and incorporating background ventilators giving equivalent to 5000mm² opening area and supporting coordinated lightweight insulated roof system such as Solarframe Supalite or an equivalent in strict accordance with chosen Mfr's instructions..

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979.
All glazing to critical areas to be Kitemarked safety glass as follows:-
In windows with a sill level lower than 800mm above FL.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.

FIRE SAFETY:-
If not already present provide and installed self contained smoke alarms to positions indicated interconnected on exclusive mains circuit with battery back-up. Ensure FA units incorporate mains indicator light and manual test button. Any alarms to accommodation open to Kitchen to incorporate heat detection.

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 underfloor central heating system in Conservatory in accordance with chosen mfr's instructions.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic radiator valves and Room-stats to be linked in to ex system controls 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.

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.

INTERNAL WALLS:-
Internal walls generally to be non L/B partitions in 75x50mm or to suit ex wall width SW studs with head and sole plates and all necessary studs and noggins with 12.5mm Gyproc Wallboard 10 with skin 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.

CONSERVATORY FLOOR CONSTRUCTION:
25mm floor finish allowance on 75mm fibre reinforced cementsand screed with proprietary underfloor heating to chosen mfr's instructions on 75mm Kingspan Kooltherm K3 floor insulation board in conjunction with recommended perimeter insulation on approx 100mm conc floor slab with nominal central layer A142 mesh reinforcement on 1200G dpm with all joints lapped and taped and turned up at perimeters and linked to ex and new dpc's as necessary.

MECHANICAL VENTILATION:-
Provide the following extract rates:- Kitchen - 30L/Sec in cooker hood or 60L/Sec otherwise; Bathroom - 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.

Roof Construction:-
Profiled interlocking conc tiles to match existing on 50x25mm treated SW battens on breather membrane underlay such as PROCTOR ROOFSHIELD to Agreement cert no 993548 or equivalent laid in strict accordance with manufacturers recommendations on "Bob-tail" "Attic" Trussed rafters by Specialist at 600mm centres in accordance with BS5268. Full details to be submitted to and approved by Building Control Authority prior to relevant work proceeding. Provide and install all longitudinal diagonal and chevron bracing as recommended by Mfr's.

"Dry" angular ridge tile system to match tiles

To match existing to be verified on site.

To gables at verge & ceiling level provide & install 30x5mm galv MS restraint straps taken across min 3No. rafters and built into walls in association with all necessary packings and noggins at max 1.5M centres.

Matching "Squareline" white PVC gutters in conjunction with 63mm sq white PVC nwp's to positions indicated on Plans and Elevations and matching white PVC fascias and soffits.

Garage ceiling to be finished with 12.5mm pit & skim to act as diaphragm to external walls.

125mm concrete floor slab with powerfloat finish and nominal central layer A142 mesh reinforcement on 1200G dpm with all joints lapped and taped and turned up at perimeters and linked to wall width dpc as indicated on min 150mm well bladed and compacted hardcore base.

600x225mm Conc strip foundations to external walls on good ground with min 600 cover and under all adjacent drainage to satisfaction of Local BCO.

Provide 100x75mm treated SW wall plates at eaves fully bed in gauged mortar and strap fixed to wall at max 2m c/c.

Dpc min 150mm above GL in conjunction with cavity tray dpc as indicated.

2No. leafs foundation quality blkwk to GL with weak max conc cavity fill.

TYPICAL SECTION THRU' GARAGE

EXTERNAL WALLS - GARAGE:-
Outer leaf of 102.5mm matching facing brkwk, 50mm structural cavity and internal leaf of 100mm solid loadbearing blockwork of 4.2N/mm² compressive strength and approx density of 1375kg/m³. Stainless steel double drip triangular wall ties (Ancon HRT4, 225mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside.
Close cavities around all openings in external walls and build in BBA certified vertical DPC. Cavity to be closed at head of cavity wall.
All mortar to comply with Approved Document A paragraph 2C22 of Building Regulations.

WINDOWS:-
New windows to be high performance white PVCu with all glazing in hermetically sealed double glazed units incorporating laminated security glass outer pane, fully draft sealed opening lights where indicated for natural ventilation.

Adapt ex door opening to form new kitchen window as indicated with replacement insulated steel cavity lintel over to suit span and loads involved to chosen mfr's instructions and make good all disturbance.

New masonry to be fully alternately bonded to existing and cavities to be continuous to dwarf walls and infill of former window and provide and installed insulated vert dpc at junction with conservatory framing.

Lightweight partition wall as generally described elsewhere.

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Breakthrough ex wall to form door opening between Kit and Living with Naylor R6 conc lintel over and make good all disturbance.

Breakthrough ex wall to form door opening to Conservatory with Naylor R6 conc lintels over, close cavity all round and make good all disturbance.

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G F/SITE PLAN

A	26/10/2015	Clients comments clarified.
Revision	Date	Description

PROPOSED EXTENSIONS TO
77 LONG CAUSEWAY, MONK BRETTON,
BARNSELY, S71 2JJ.

DETAILED PROPOSALS 1
Plan and Section.

Mr. and Mrs. Bamforth.



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Scale: 1:50 @A1	Date: OCT 2015
Ref: 201511	Dwg No: 02

0 cm	2 cm	4 cm	6 cm
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LONG CAUSEWAY