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 2022

Ref: 202125 | Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm

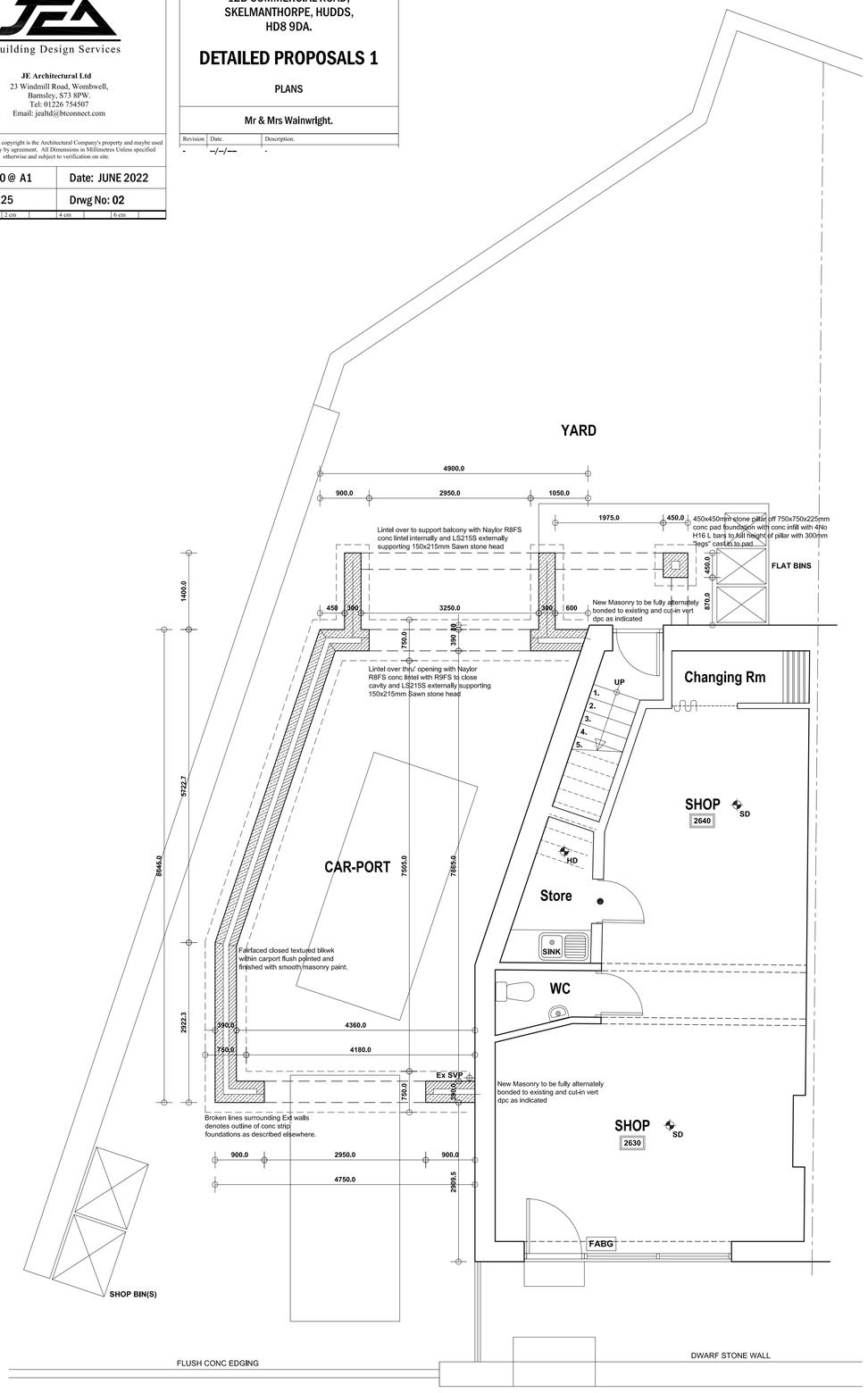
12B COMMERCIAL ROAD,
SKELMANTHORPE, HUDDS,
HD8 9DA.

DETAILED PROPOSALS 1

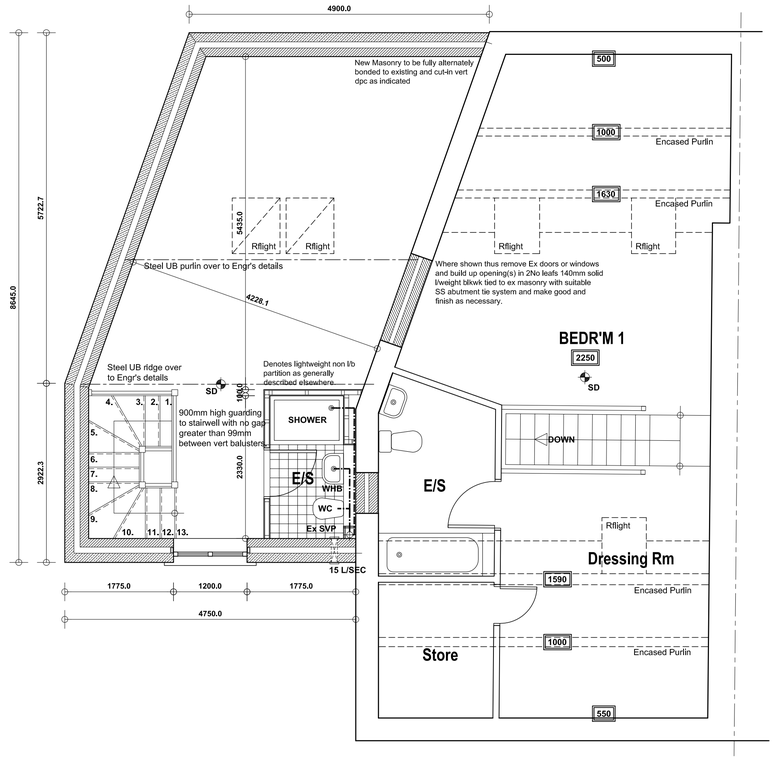
PLANS

Mr & Mrs Wainwright.

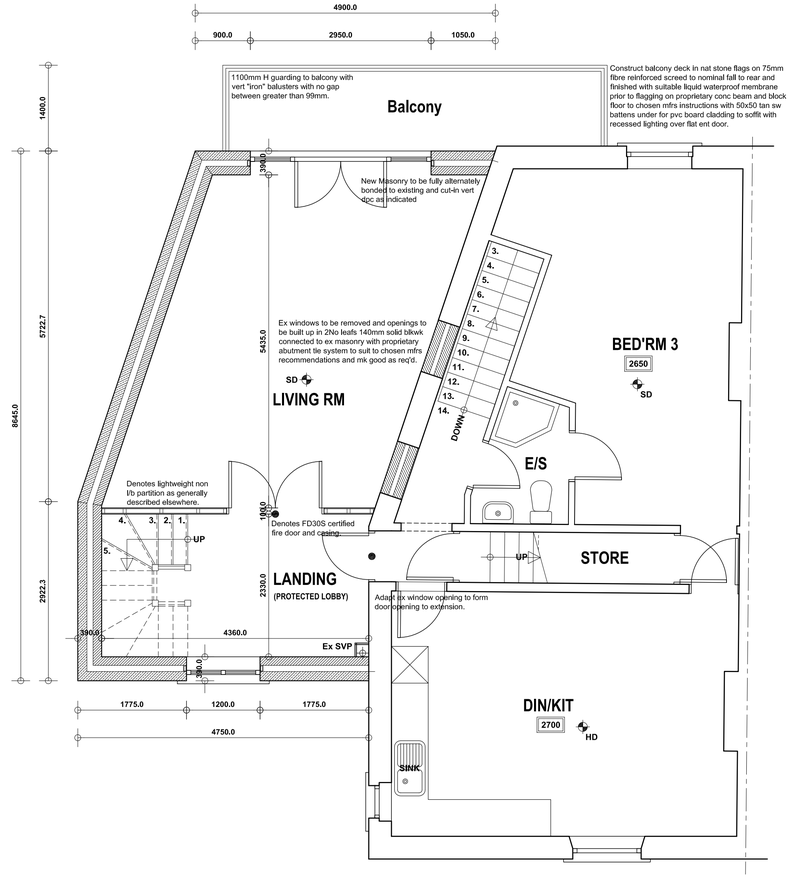
Revision	Date.	Description.
-	--/--/---	-



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS:-
Foundations to be constructed at 750x225mm to new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Any specific foundation details described on plans and sections. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Foundation quality aerated conc blockwork, solid, with strength of at least 7.3N/mm². Any 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 150mm reclaimed coursed nat stone to match existing in every respect. Internal leaf of 140mm 7.3N/mm² solid aerated conc blkwk. Generally provide 100mm structural cavity with 95mm full fill Xtratherm or similar cavity insulation built-in as work proceeds, BBA certified, to achieve overall U-Value of approx 0.18W/m²°c. 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 galv 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 manufacturers recommendations. Provide tray DPC over as before. Openings with particular lintel requirements indicated on the drawings.

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 any joists to trimmer/bearer connections. SW strutting to centre of spans greater than 2.5m long and 2No rows of strutting at equal centres where 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 & any replacement windows to be high performance painted timber to match existing in every respect, double glazed with HP DG units incorporating warm spacers, gas filled cavities & low-E glass to ensure max 1.4 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 EN 1279 and all relevant sections/ requirements.
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.

FIRE SAFETY:-
SD/HD
If not already present provide and install self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up and to 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 with at least 1No detector at each floor level. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.
All new first floor windows to habitable rooms and any inner rooms to be provided with an escape window 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).
All loadbearing elements of structure such as floor/wall supports & any beams to have integrated or be encased to achieve min half hour fire resistance.

ABOVE GROUND DRAINAGE:-
All replacement or new sanitary fittings to have pvc wastes of the following sizes;
WC's & SVP'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 ex SVP's above or at least 200mm below any WC entry.
SVP's to terminate in either suitable air admittance valve or vent to ext air via vermin proof terminal min 900mm above any opening light within 3.0M
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 gully to terminate below grate level but above water level.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted and expanded to suit with new radiators where necessary with TRV's and generally controlled via existing combined timer and stat control and boiler interlock. Space heating control system to comply with regulation G3, and relevant British Standards and Codes of Practice and give both thermostatic and timed control via existing control gear checked for suitability and upgraded if necesary.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998 and be adapted/upgraded by "Gas-Safe" registered engineer.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Engr's appraisal of existing system and any recommendations to be confirmed prior to relevant work proceeding.

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.