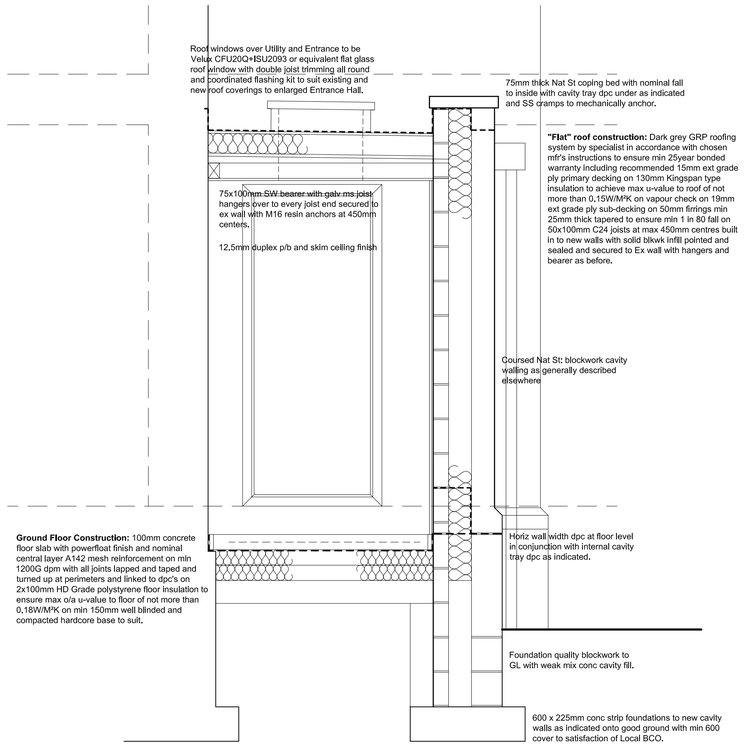
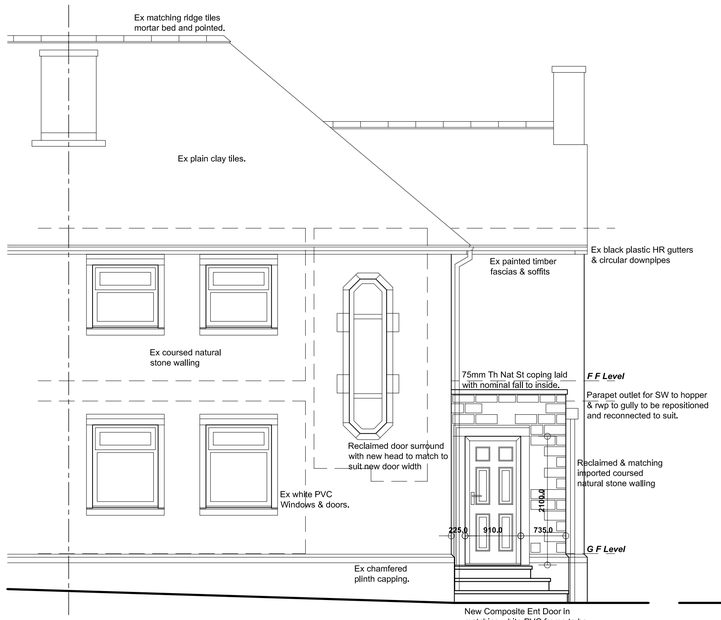
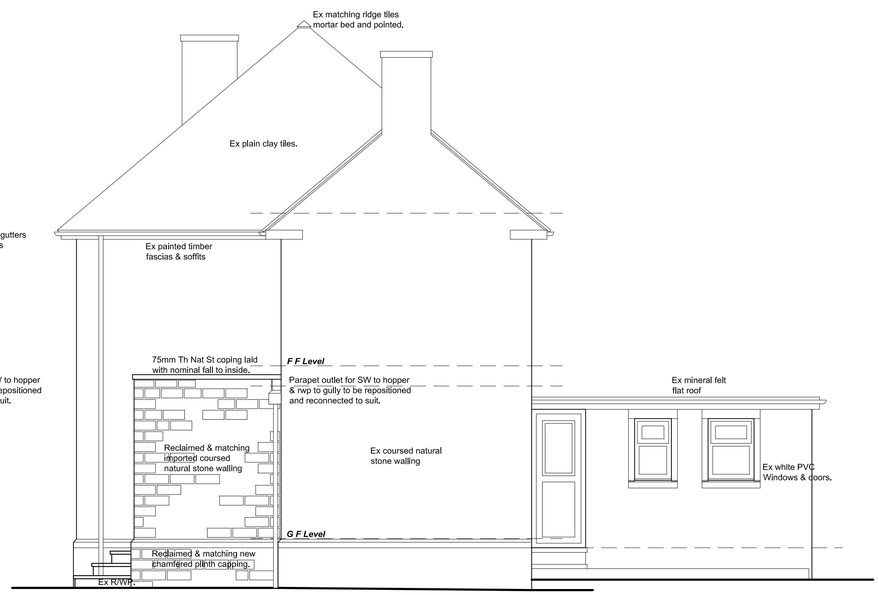


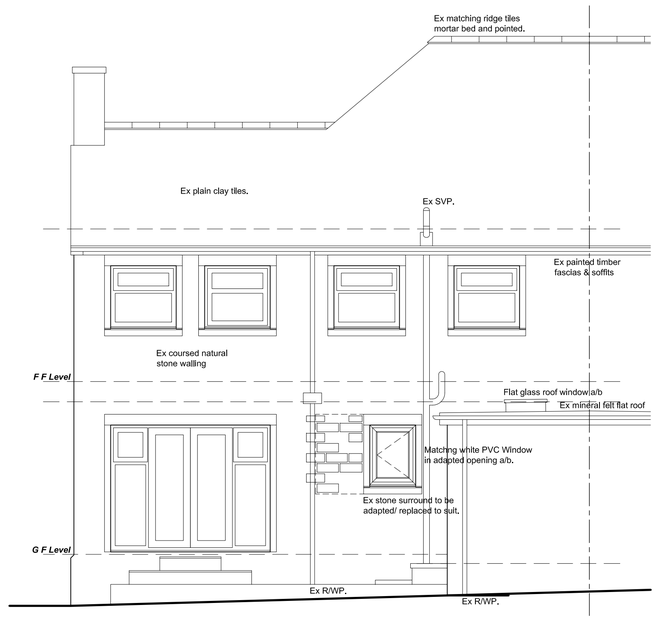
TYPICAL SECTION



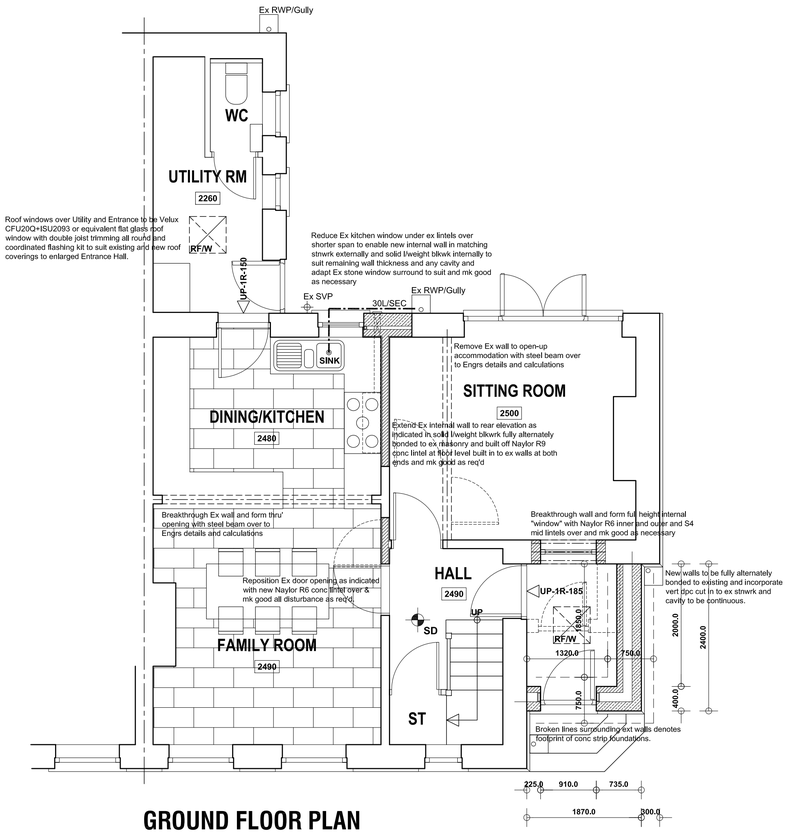
FRONT (S) ELEVATION



END (E) ELEVATION



REAR (N) ELEVATION



GROUND FLOOR PLAN

GENERAL:-

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. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality aerated conc 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 at least 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 at least 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 150mm reclaimed and matching imported coursed natural stone to match existing in every respect. Internal leaf of 100mm 7N/mm² solid aerated conc blkwk of 0.18 k-value. Generally provide 150mm structural cavity with 150mm full fill mineral fibre cavity insulation batts such as Rockwool Nyrock 032 or an equivalent built-in as work proceeds, BBA certified, to achieve overall U-Value of max 0.18W/m²c. 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 cavity lintels, 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 particular lintol requirements indicated on the drawings.

INTERNAL WALLS:-
Internal wall between Kitchen and Sitting Room to be constructed in 100mm solid 7.0N/mm² solid lightweight blkwk off Naylor R9 conc lintel at GF level built in to Ex walls at both end and any non L/B partitions to be constructed in 75x50mm SW framing with 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/m² density. Provide double joists under stud partitions where running parallel with floor joists.

WINDOWS AND DOORS:-
All new & any replacement windows & doors to be high performance white PVC to match existing, double glazed with HP DG units incorporating warm spacers, gas filled cavities & low-E glass to ensure max 1.2 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 8000mm² to habitable rooms and 4000mm² to all other rooms except any dining kitchen to have at least 3No 8000mm² trickle vents.

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. 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. Mechanical and passive ventilation systems to be tested and commisioned as appropriate and commisioning certificates copied to Building Control and to Building Owner with associated operating and maintenance instructions.

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 with at least 1No detector/alarm on 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 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:-
Any new/replacement sanitary fittings to have pvc wastes of the following sizes:
SVP's & WC's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks & 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 if necessary by a registered 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 L1 and to incorporate throughout 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.

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

2 RUSSETT GROVE,
HUDDERSFIELD,
HD4 6QL.

DETAILED PROPOSALS

Plan, Section and Elevations.

Mr & Mrs Sheard.

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: 1:20/50 @ A1	Date: FEB 2023
Ref: 202204	Drwg No: 02

0 cm 2 cm 4 cm 6 cm