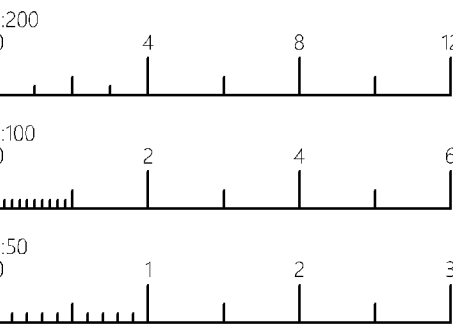
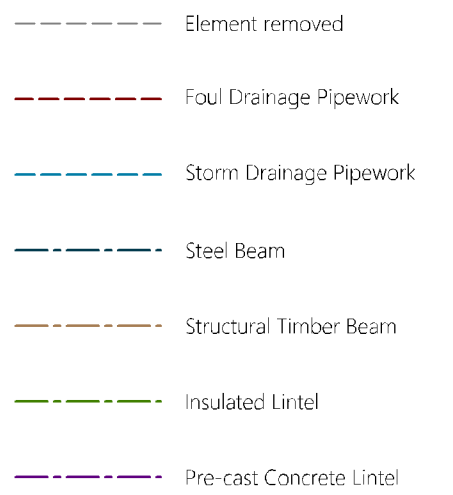


NOTES

1. This drawing is to be read in conjunction with all other relevant drawings. Any discrepancies, errors or omissions to be brought to the attention of JBA.

2. All dimensions to be checked before commencement of work or production of shop drawings.

3. The drawings and written material herein constitute original work of JBA and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published in part or whole or used in any way without the express written consent of JBA.



REVISION NO	DESCR.	DATE
A	- Client Amendments	06/03/24
B	- Client Amendments	12/03/24
C	- Client Amendments	03/07/24
D	- Client Amendments	23/08/24
E	- Client Amendments	18/10/24
F	- B. Reg Amendments	05/11/24
G	- Addition of engs. calcs	05/11/24
P2	- Phase 2 amends	25/06/25
P2A	- Phase 2 amends	11/07/2025
P2B	- Phase 2 amends	30/07/25

FOR CONSTRUCTION

INCEPTION DATE

05/02/2024

STAGE

Construction Drawing

SCALE SHEET SIZE

1:10, 1:50, 1:200

A1

PROJECT BRIEF

Proposed single storey rear/side extension and internal alterations

SITE ADDRESS

Church Broughton Methodist Chapel
Chapel Lane,
Church Broughton,
DE65 5BB

CLIENT

Church Broughton Parish Council

PROJECT ID DRWG NO REV

23009

C101

P2B

SPECIFICATION

EXTG EXTERNAL WALLS

Extg solid walls battered out using 25x47mm timber battens on DPM strips at 600mm ctrs, 72.5mm Kooltherm K118 insulated, 12.5mm plasterboard + skim. Board joints lapped and taped as per manufacturers details to form VCL.

Internal Walls - Stud work shall be 100mm x 50mm studs at 450 C/C and 12.5mm plasterboard each side with 75mm rockwool in-between studs, minimum density of 10kg/m3.

Acoustic wall paneling to provide sound clamping to walls and ceilings in Main Hall and Small Hall to client spec.

DRAINAGE

Provide R.C lintels to bridge walls over all drainage. Construct manholes with polypipe or similar PVCu chambers with concrete bed & surround & C.I cover and frame. Where possible, proposed drainage to connect to extg network. All existing pipes are to be checked to ensure continuous, free flowing passage.

Rainwater system to match existing, 68mm rainwater down pipes to existing combine system to LA Approval.

KITCHEN

Existing kitchen to be stripped out and disposed of. Existing services to be capped off or re-used as appropriate.

SANITARY PIPEWORK

New waste connections to existing s/w where applicable or new air admittance valves with rodding eye and access point at base. Ensure head of drainage run is vented via a s/w, min. 900mm above any adjacent openings. All above ground drainage to comply with BS EN 16057.

Sink 40mm waste and 76mm trap
Wash basin 32mm waste and 76mm trap
WC and cistern 100mm branch connection

New 100mm PVCu soil & vent pipe fitted with access plate at base & bird proof terminal. Soil & vent pipes that are within 3m of an opening window must terminate at least 900mm above the eaves or use an external air admittance valve. Provide vent pipes as shown on drawings. No waste pipe is to connect into the s/w area opposite & min. 200mm below WC inlet. Provide access points at all changes of direction. Construct ducts with timber framework, 2x15mm plasterboard lining with staggered joints, 3mm plaster skim & fibreglass quilt infill. All sanitary pipework in accordance with BS55172.

EXISTING GROUND FLOORS

Existing carpet to be removed in Small Hall and floor made good with self-levelling compound suitable for proposed finish to make finished floor level throughout. Existing wooden floors in Main Hall to be treated for wet rot, dry rot and wood boring insects. Floor finish specified on drawing G001P2. Finished floor to be level throughout.

OPENINGS

(If required due to presence of cavities) All cavities to be closed around openings with proprietary insulated cavity closers incorporating a dpc. Lintels to be factory insulated IG or similar with minimum 150mm end bearings with stop ends. Lintels to specialist design where indicated. All cavities to be closed at eaves with supalux or similar board.

EXTG ROOF

Existing roof to be refurbished as specified on drawing G01P2 to include ventilated ridge tiles. New ceiling to be constructed using easi-joints or equivalent approx. 300mm deep (to be specified by joist supplier), and insulated with 300mm mineral wool under existing ceiling which is to remain in place and new plasterboard + skim in Main Hall, Small Hall, Kitchen and Store.

Existing lean-to roof to be insulated at ceiling joists with a layer of 200mm mineral wool between the ceiling joists and a layer of 200mm counter laid on top to achieve minimum u-value of 0.15w/m2k.

WINDOWS & VENTILATION

All external windows and doors removed and replaced using double glazed windows to client's specification, style to match as closely as possible to old Chapel, client to confirm prior to manufacturing. Windows to achieve a min. Window Energy Rating Band B, replacement doors with more than 60% area glazed to achieve min. Doorset Energy Rating Band C and all other replacement doors Doorset Energy Rating Band B. (BFR Certification, or similar, will be required for all windows upon issuing final certificate). Ensure opening lights equal 5% of total floor area or 1/20th of floor area to provide adequate natural ventilation. (Small Hall 28sqm, 14sqm opening, Main Hall 40.4sqm, 2sqm opening)

All new windows must be equipped with trickle vents positioned at a min. height of 1700mm above the floor level. Apply draught seals to all windows, doors, and rooflights. All glazed external doors to be min. level 4 glass to clients specification.

For glazing in doors and sidelights located less than 1500mm above the finished floor level, within 300mm horizontally of doors and glazing below 800mm above the finished floor level, use laminated or toughened glass that complies with BS6206:1981 + BS EN 12600:2002.

Ensure that controls for all operable windows and skylights are conveniently located for safe opening, closing, or adjustment. All window frames to comply with BS publication PAS24:2016 or a better standard. All window frames to be mechanically fixed to the building structure, frames to have drained & vented cavities, incorporate trickle vents and are to be pointed internally & externally with mastic sealant. Replacement windows to include openers.

EXTRACT VENTILATION

Mechanical ventilation to be equivalent to:
Kitchen Extractor fan, 60 l/s or cooker hood capable of min. 30 l/s
WC Extractor fan, 30 l/s (with 15 minute over run and connected to light switch)

The amount of background ventilation required in accordance to Approved Doc F, table 1.1. All ducts to be rigid pipework where possible, insulated where passing through roof voids etc and be ducted to outside air. Mechanical extract ventilation to be linked to the light switch unless an opening light is provided. Extractor systems with closing mechanisms to minimise heat loss.

Room Minimum equivalent area of background ventilators:

Habitable rooms - 8000mm2
Kitchen - 8000mm2
Sanitary accommodation - No minimum

EXTERNAL DOORS

Composite/Aluminum doors and frames with more than 60% area glazed to achieve min. Doorset Energy Rating Band C and all other replacement doors Doorset Energy Rating Band B, style as indicated on drawings. All doorsets to meet the security requirement of BS PAS24:2012 or better (Timber doorsets to Appendix B of Approved Document Part Q 2015) & rating provided by BRC.

ELECTRICAL SPECIFICATION

TO BE READ IN CONJUNCTION WITH THE GENERAL SPECIFICATION AND M+E DRAWING

Existing system is 3-phase and to be fully checked and rewired.

It is the intent that all sockets, switches and devices be centered on all finished surfaces, horizontally and vertically unless noted otherwise and to finish above the timber panelling where there is timber panelling. All fixtures heights indicated are above finish floor and are to the underside of the junction box unless noted otherwise. If on site conditions arise that make centering impossible, consult the Client or Architect for guidance on final placement.

All work is to be in accordance with current Electricity Board's & I.E.E. regulations. Complete electrical system is to be designed & installed in accordance with the technical rules noted in BS 7671:2001 or guidance given in installation manuals such as IEE 18th edition Wiring Guidance & Building regulation Part P. The electrical installation shall be designed, installed & certified by an approved IEE qualified contractor. Electrician certification certificate & Installation Test certificate is to be provided to the local authority. All light switches & power points are to be positioned between 450mm & 1200mm above floor level to each floor. Provide LED energy efficient lighting to all fixtures. Energy efficient lamps to have a luminous efficacy equal to or greater than 45 lumens per circuit watt. All external lighting is to be deactivated by PIR & photocell daylight sensors and have a maximum rating of 150 Watt. Consumer switch units to be located between 1350mm-1450mm above finished floor level and fitted with a child proof cover.

- Install all sockets at min 450mm, max 1200mm a.f.f. vertically U.N.O.
- Install all above counter sockets 150mm from finished worked top level U.N.O.
- Install all switches vertically with centerline at 1000mm a.f.f. to U/S of switch U.N.O
- All exposed switches and outlets to client specification.
- All external outlets to be IP66 with cover.
- No distinction is made on these plans between circuits requiring single, two-way, three-way and four-way switches, the electrical subcontractor is responsible for providing all necessary system components to achieve the lighting controls.
- Coordinate location of all electrical devices with any interior elevations.
- Alarm system specification and placement to clients specification

- Electric towel radiator to be installed in AWC to provide background heating.

SMOKE ALARMS

Fire alarm and detection systems are to be fully detailed and designed by a specialist or the contractor in accordance the relevant British Standard documentation. JBA drawings are indicative only for the purpose of Building Regulation Compliance.

Detectors/Alarm heads should be positioned in circulation spaces so that:

- There is at least one smoke detector/alarm head per storey.
- Smoke detector/alarm heads are positioned within all the main hall areas and circulation spaces.
- All doors to habitable spaces are within 7.5m of a detector/alarm head.
- They are positioned more than 300mm from any walls or light fittings. (If this is not possible in the case of light fittings, it must be proven that the light fitting will not adversely affect the operation of the detector).

The smoke alarms should be connected to the mains supply either on a single independent circuit or a single regularly used local lighting circuit. There should be a means of isolating the power to the smoke alarms without isolating the lighting.

The electrical installation should be in accordance with approved document P.

Fire alarm/fire detection system to be installed to BS 5839-1:2017.

DISABLED ACCESS

Principle entrance and other entrances to incorporate leveled or ramped wheelchair thresholds. Door widths to ground floor to be 838mm wide doors AND ACHIEVE 775 CLEAR OPENING, all other doors to have minimum 765mm width. Principle entrance to have minimum 1200 x 900mm leveled access. Building footpaths to be agreed with client.

HEATING

Hot water cylinders to be provided under sinks in kitchen. On-demand water heaters in WC and lobby. Dual heating/air-conditioning unit to each room to manufacturers details.

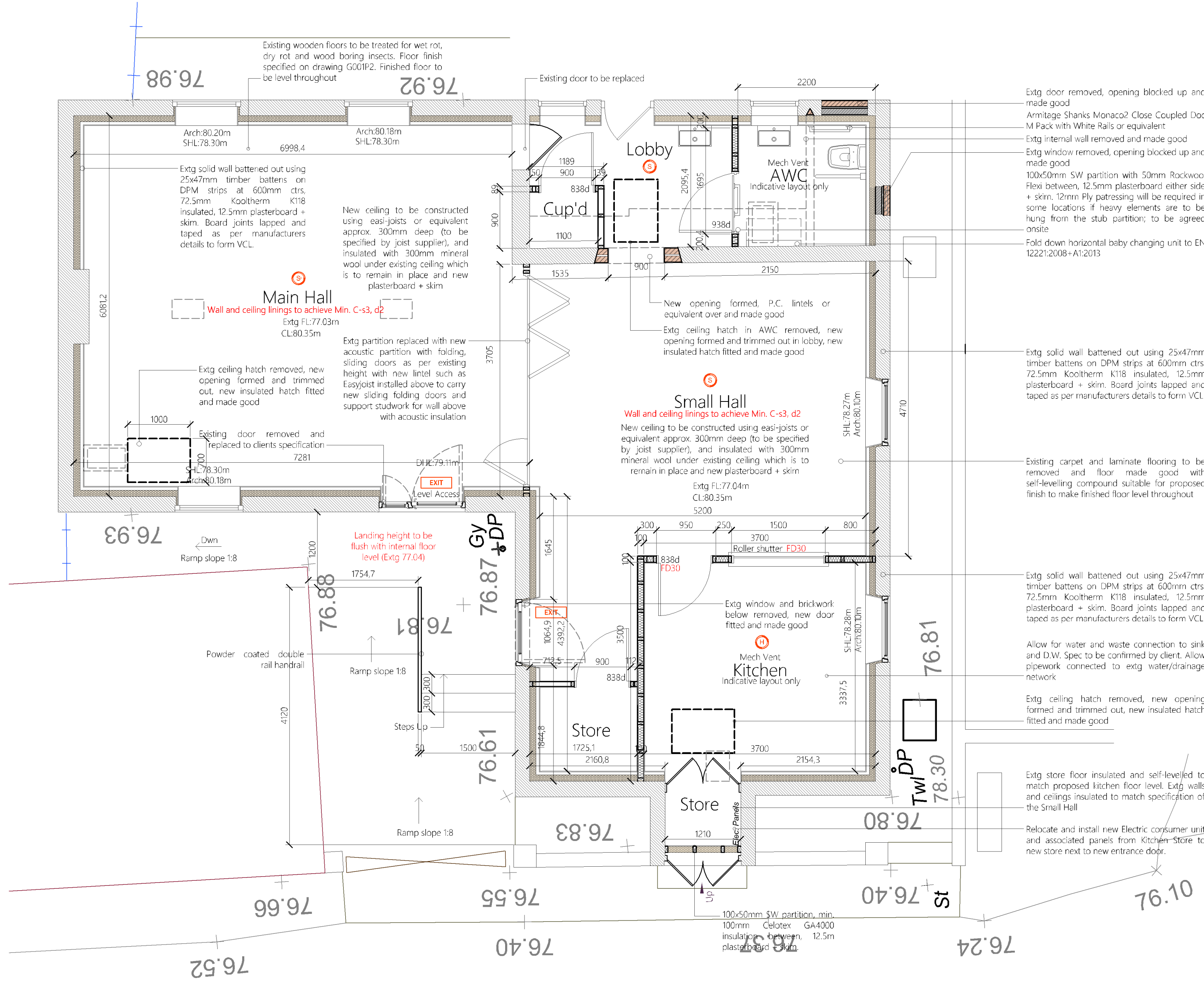
GENERAL

The 'U' values of the units have been designed to comply with the elemental 'U' value method. All works and materials are to comply with current Building Regulations, Codes of Practice and British Standard Specification. All work is to be carried out in good workmanlike manner, consistent with good building practice. Heating and hot water systems to be commissioned on completion and certificate to be issued to main contractor and building control department. All operating and maintenance instructions to be passed on to owner. Contractor to issue a testing certificate for all heating appliances on completion and a robust, indelibly marked notice plates are to be fixed in an unobtrusive position within the building giving essential information.

NOTE

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. DO NOT SCALE THIS DRAWING - Use only figured dimensions - Contractors must verify all dimensions on site before commencing work or preparing shop drawings. Report any discrepancies to JBA. Drawings to be checked against Engineers Calculations, Energy Assessors Recommendations, Accredited Construction Details (ACD) before commencement on site for any additional changes or discrepancies.

The project is subject to The CDM Regulations 2015, the client has duties under these regulations to make suitable arrangements for managing the project; involving: appointing other duty holders, ensuring sufficient time and resources are allocated. Notifying project to HSE (form F10) and check that construction phase plan is completed prior to work commencement. Provide any relevant information to other duty holders and ensure that welfare facilities are provided.



1 GROUND FLOOR PLAN
SCALE: 1:50

