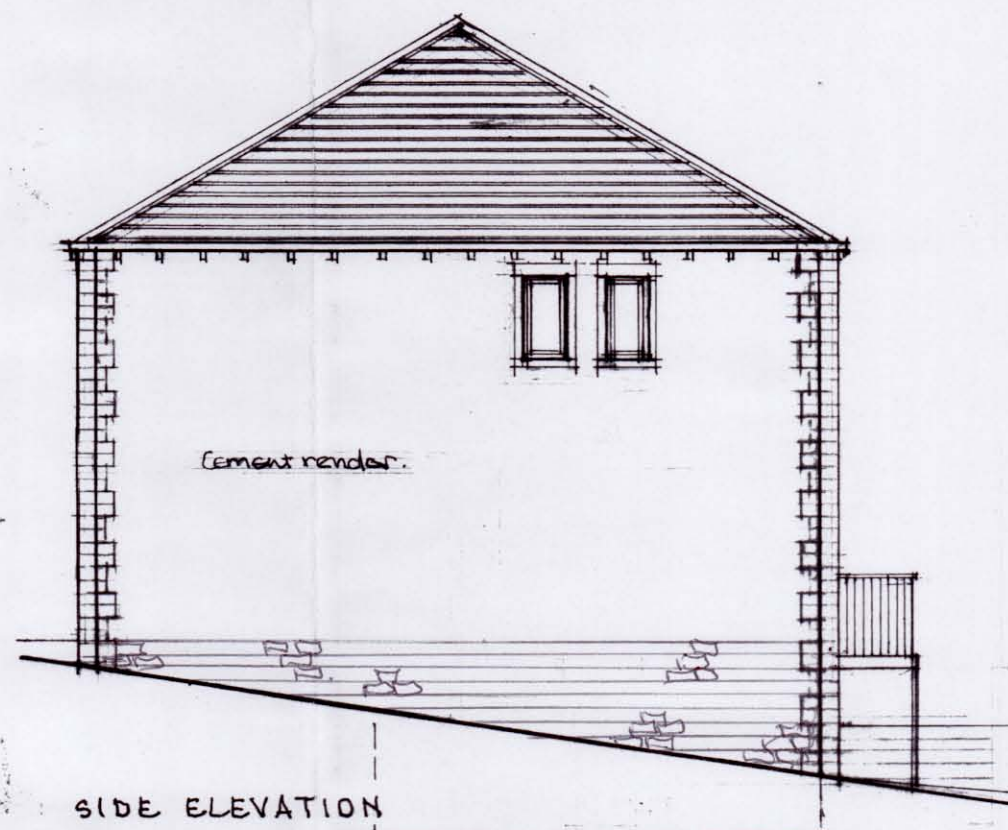


Blackwork with cement render to outer leaf of side elevation
 WALLS: External wall, outer leaf of coursed natural stone with inner leaf of 100mm Thermalite (high strength) blockwork or similar.
 Insulate with 50mm Kingspan TV 50 board with a 50mm clear cavity between insulation and outer leaf.
 Cavity closed around all openings and at eaves by tanning in inner leaf with polycarbonate thermal insulation to cavity closures to prevent cold bridging.
 Stainless steel cavity wall ties to BS 1243 to be built in at 750mm c/c horizontally, 450mm c/c vertically and at 225mm c/c vertically at reveals.
 Cavity to be filled up to ground level with weak mix concrete.
 Any blockwork below d.p.s. to be in 7N block class.
 600 x 175mm concrete strip foundation, depth to suitable bearing strata to Local Authority approval with min 600mm cover.
 Internal partitions in 75mm timber studwork with two layers of plasterboard each side, mass per sheet 10 kg/m² on one layer of plasterboard per side with 25mm mineral wool in cavity for sound insulation.
 Ceiling or similar composite limits over door and window openings with 150mm end bearing, size to manufacturer's recommendation for load & span.

VENTILATION: 16mm sealed air gap double glazed windows with soft coated low-E glass to provide natural ventilation to all rooms by opening lights equal in size to 1/60th of adjacent floor area.
 Provide trickle ventilation of 6,000mm² equivalent free area for habitable rooms and 2,500mm² for shower room.
 En-suite shower room to have mechanical extract ventilation capable of extracting at a rate of not less than 15 litres per second.
 Any glazing to windows within 800mm of floor level and any glazing to doors within 1500mm of floor level to be laminated or toughened glass.
 Bedrooms to have two escape windows with unobstructed min 0.33qm opening with min 450mm in either direction.
 Max height to bottom of operable area 1100mm.
 ELECTRICAL: All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Electrical switches and sockets to be set not less than 450mm nor more than 1250mm above floor level.
 Incorporate energy efficient light fittings.



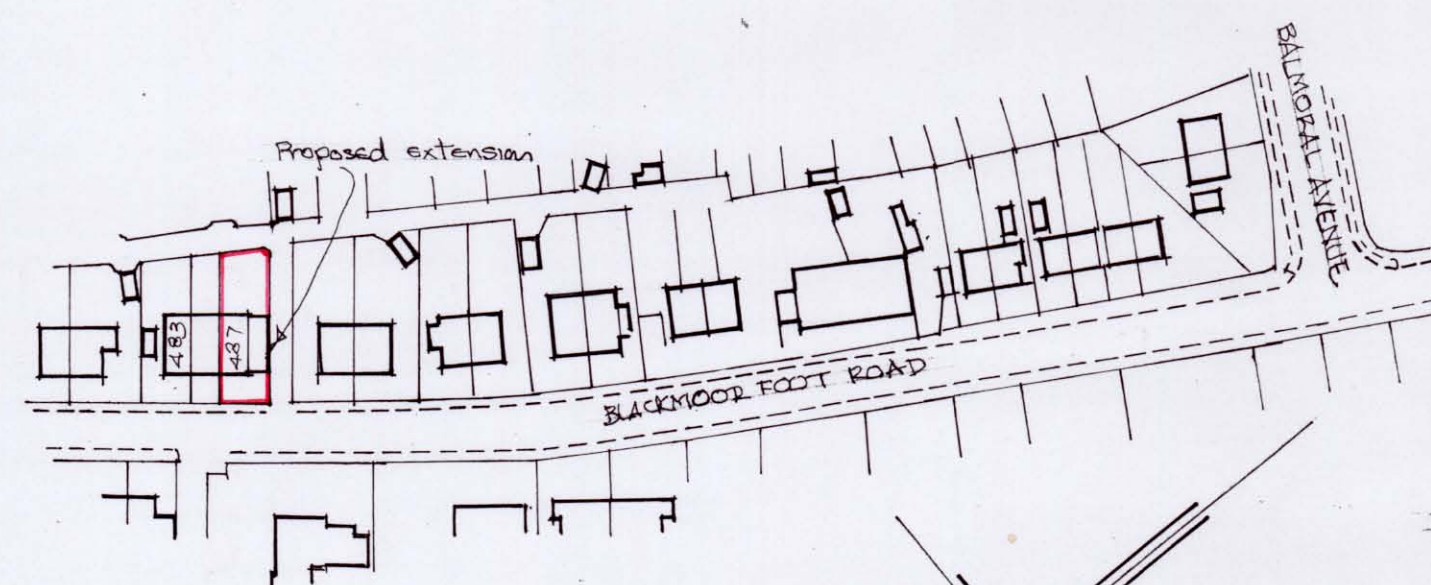
FRONT ELEVATION



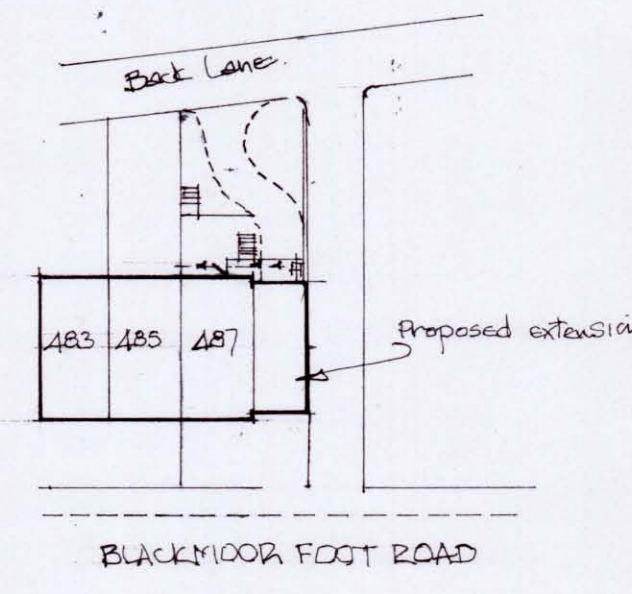
SIDE ELEVATION



REAR ELEVATION

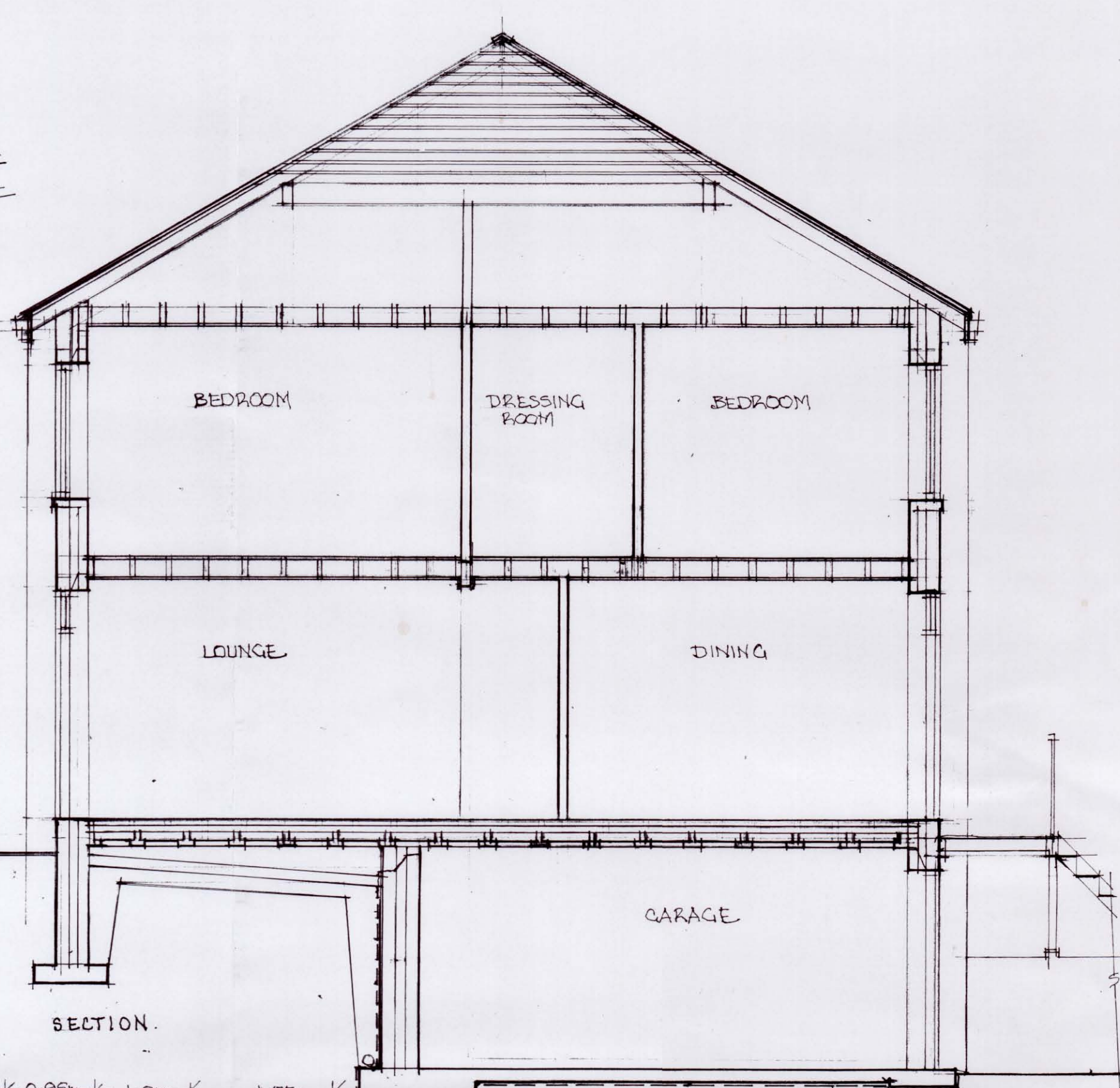


LOCATION PLAN
Scale 1:1250



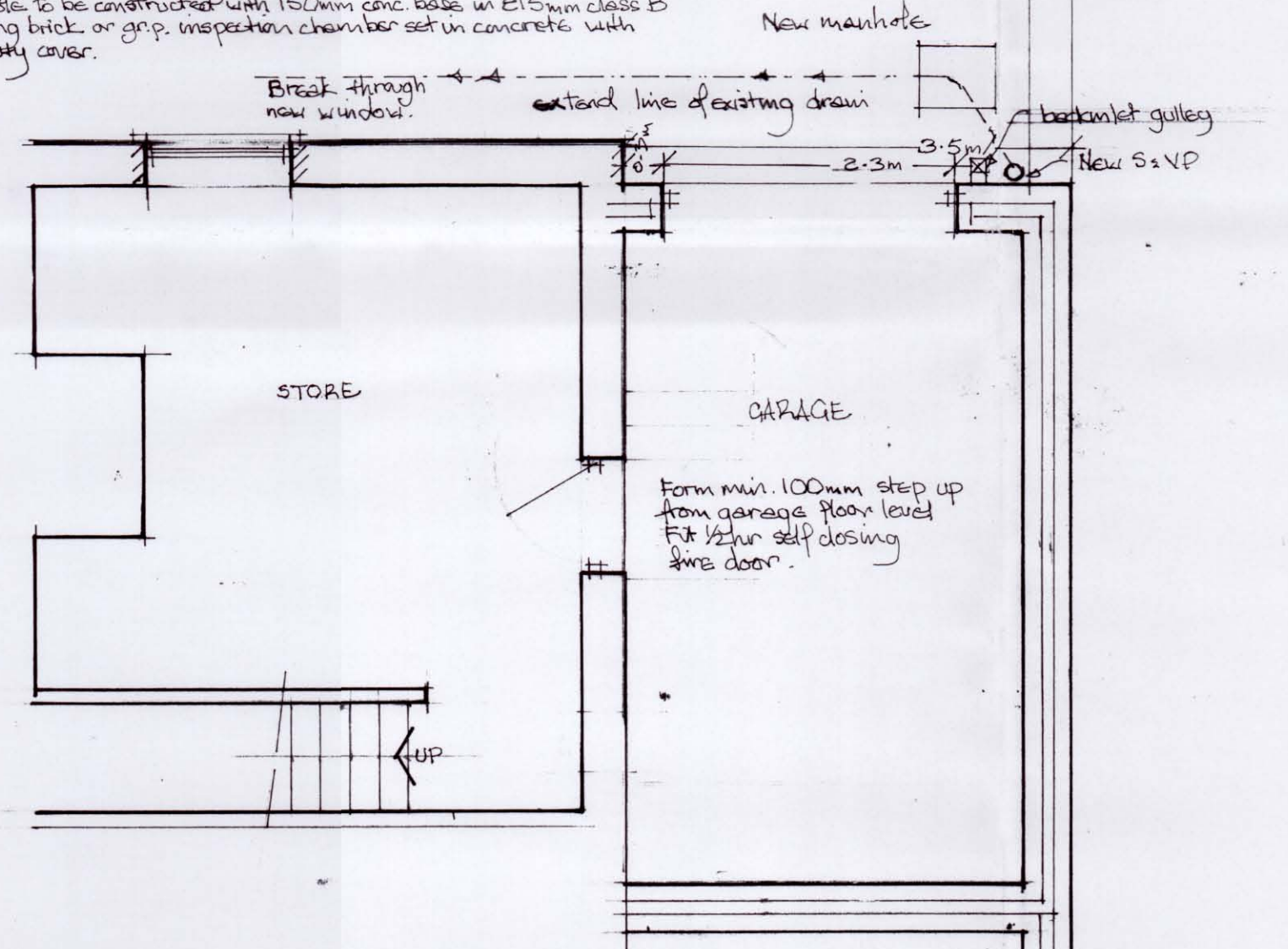
BLOCK PLAN
Scale 1:500

Form raised accessway in treated external boarding on 47 x 97mm joists at 400mm c/c onto 75 x 225mm edge beam supported on 100 x 100 mm metal posts. Form balustrade to a height of 1.1m no opening in balustrade to exceed 99mm.



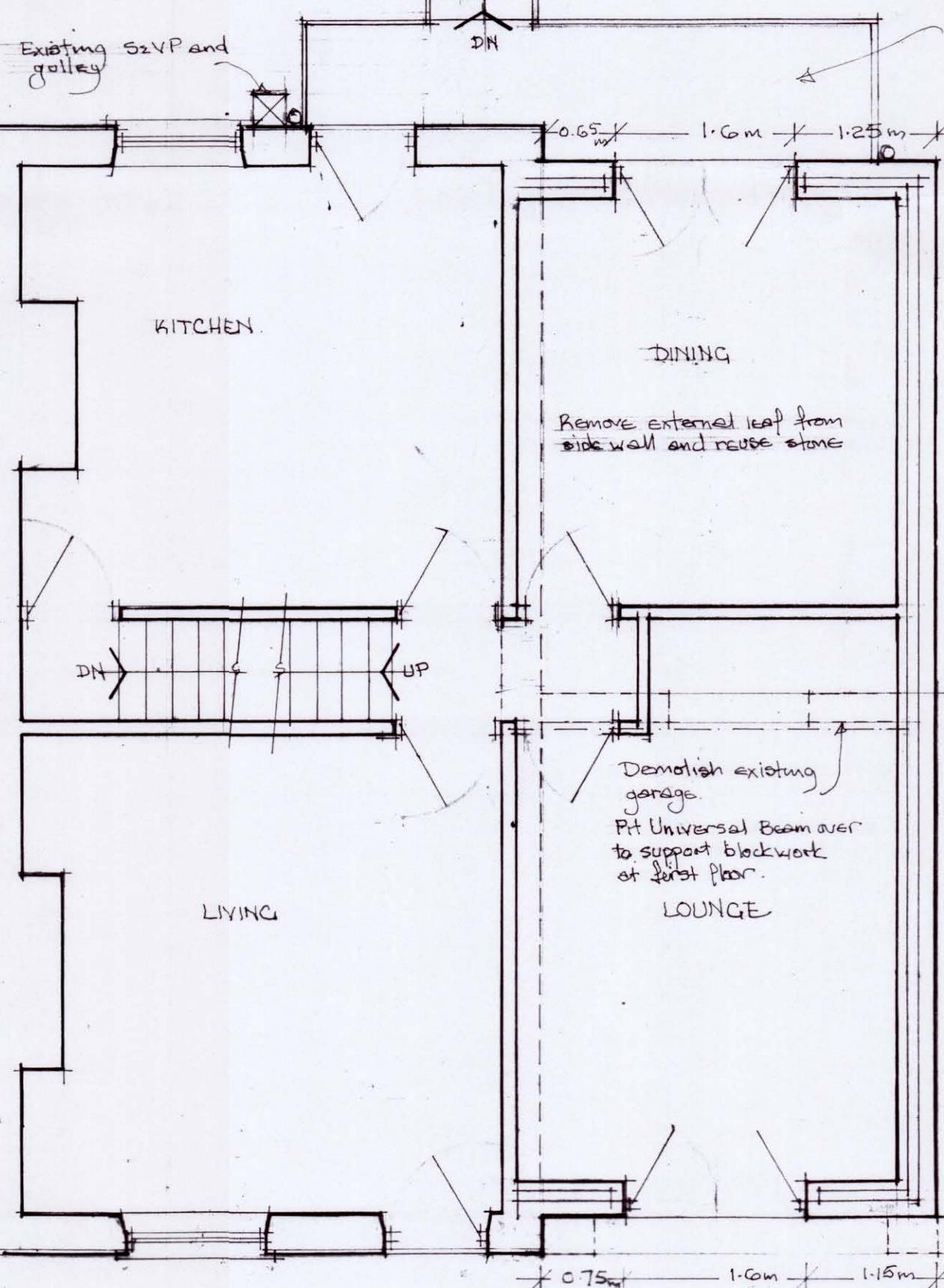
SECTION

DRAINAGE: Above ground drainage to be in accordance with EN 12052.
 100mm diam. collector from WC pan into 100 x 100mm junction at SVP.
 40mm diam. waste from shower, 32mm diam. waste from handwash basin.
 All fittings to have anti-siphon resealing device with 75mm deep seals.
 No connection to be made to soil pipe within 250mm below VJ connection and vent pipe to terminate 900mm above openings within 3m.
 Below ground drainage to be in accordance with EN 752.
 New drainage, present in 100mm flexible jointed vitrified clay pipes and fittings, installed strictly in accordance with manufacturer's recommendations.
 New manhole to be constructed with 150mm conc. base in C15mm class B engineering brick or g.p. inspection chamber set in concrete with medium duty cover.



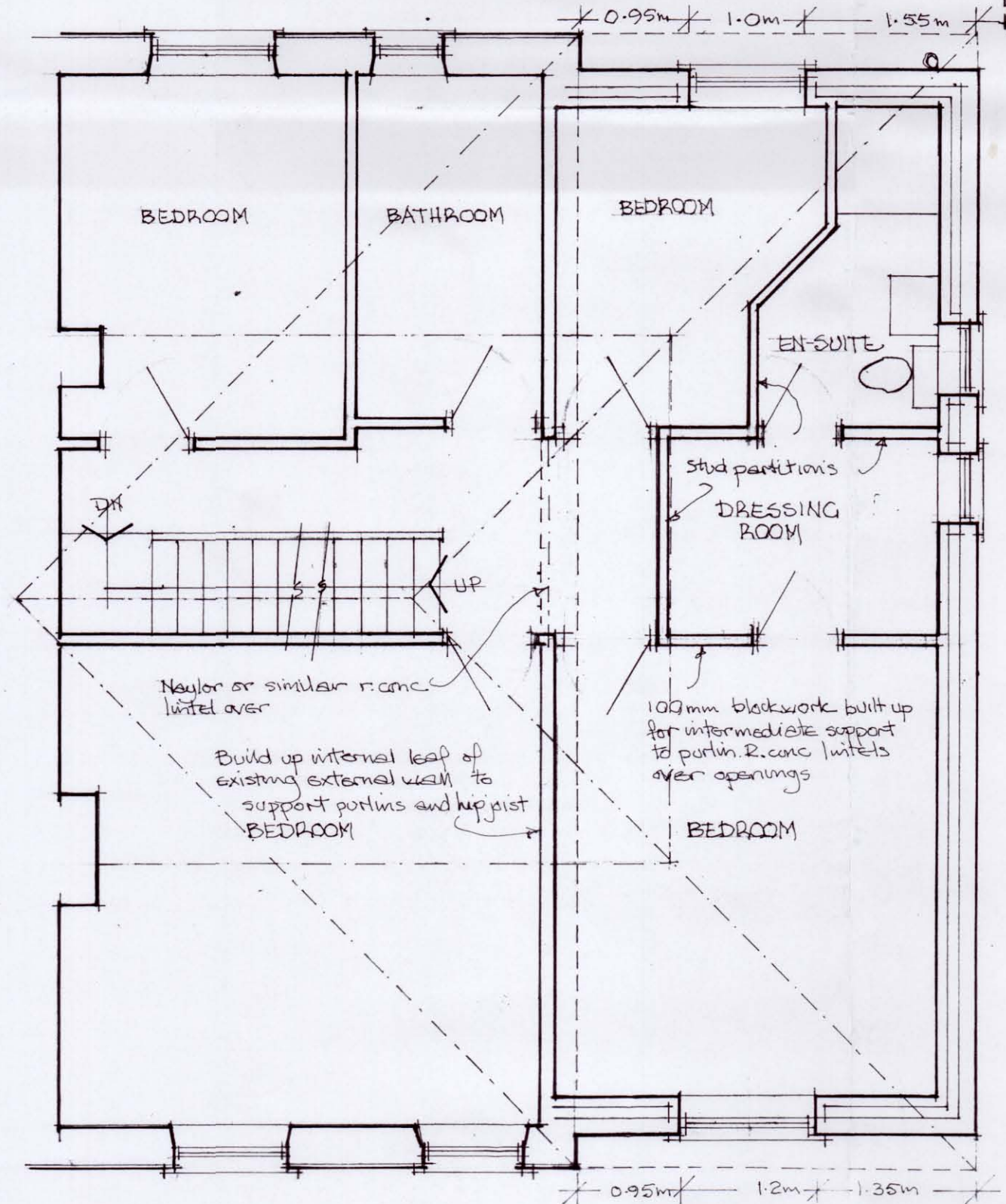
LOWER GROUND FLOOR

GARAGE FLOOR: 125mm thick concrete slab laid to falls to door on 1200 gauge Viquiplex d.p.m. on min 150mm well compacted subgrade, free hardcore.
 D.p.m. below floor slab to be lapped and jointed with vertical d.p.m. and d.p.c. in walls.



UPPER GROUND FLOOR

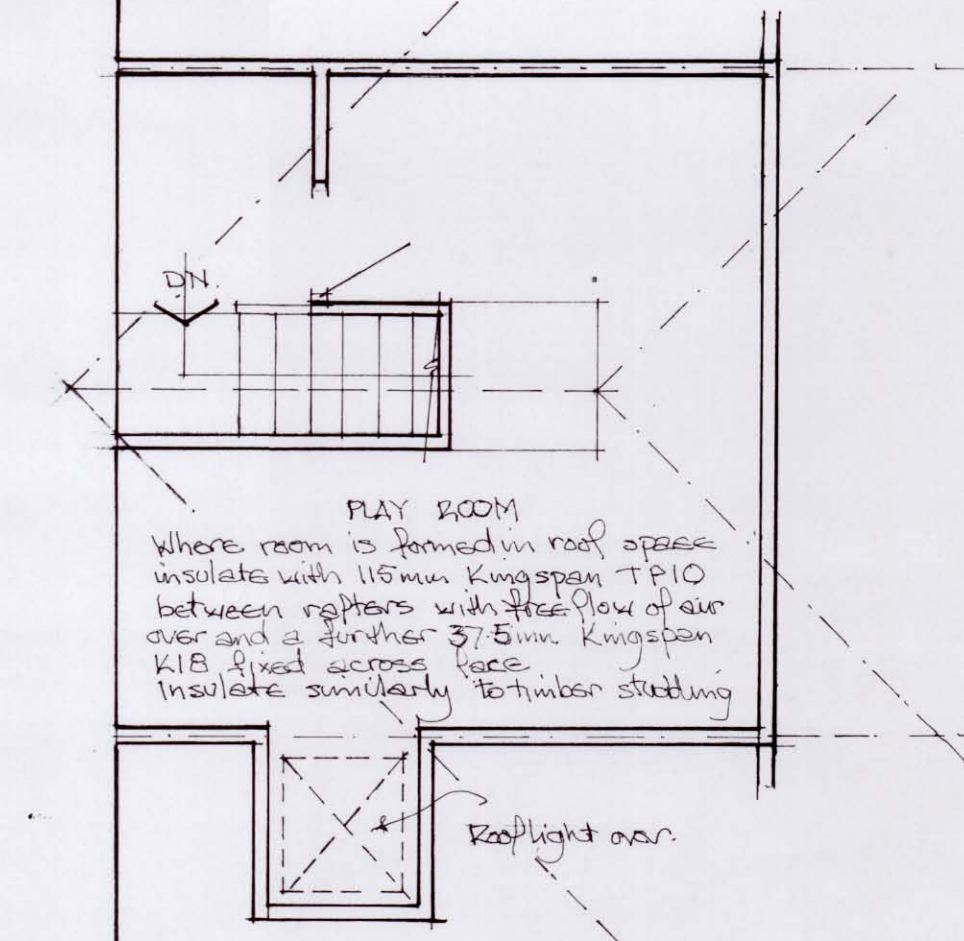
FLOORS: First and second floors Timber or wood based board mass per unit area 15 kg/m² onto 50 x 170mm joist at 400mm c/c for first floor and 75 x 195mm joists at 400mm c/c for second floor.
 Ceilings: Single layer of plasterboard, mass per unit 10 kg/m² with normal fixings.
 Absorbent layer 100mm mineral wool laid in cavity 100mm for sound insulation.
 Ground floor: 65mm conc. screed onto 95mm Kingspan TV 50 floor insulation.
 First floor: 50mm conc. screed onto 95mm Kingspan TV 50 floor insulation.
 Beam size to manufacturer's recommendation for load and span.



FIRST FLOOR

ROOF: Blue slates to match existing on 55 x 25mm tenonised softwood battens on 47 x 97mm or similar breakable felt on 47 x 125mm rafters at 400mm c/c.
 75 x 200mm purlins, 500 x 75mm hip joists, 47 x 170mm ceiling joists at 400mm c/c.
 100 x 50mm tenonised softwood wall plate.
 Insulate with 100mm Rockwool or similar insulation quilt between ceiling joists with a further 170mm insulation quilt laid across.
 60mm gutters to be continuous with existing 75mm drain rain-water pipes.

Form reinforced blackwork retaining wall to structural engineer's design and calculations.
 Backfill with material to allow water to drain, with land drain at base.
 Provide vertical d.p.m. with Bituthene or similar and protect with Servipak.
 Vertical d.p.m. to be lapped and jointed with horizontal d.p.m. below floor slab.



ATTIC PLAN

STAIRCASE: Form stairs to second floor with 2m min clear headroom above each line.
 800mm unobstructed width of stairway, max pitch of flight 42°.
 Equal risers of 200mm max with 225mm girth of tread.
 Form handrail and balustrade, 150mm high, 900mm above pitch line and 900mm high balustrade to landings.
 No openings in balustrade to exceed 99mm.
 FIRE PROTECTION: Interlinked smoke alarms to be positioned in inner hall at ground floor and on first and second floor landings.
 All to be made operated with battery backup and on a separate fused spur hard wired to mains.
 All bedroom doors and all doors off ground floor inner hall to be 22mm fire doors.

MR. I.R. & MR. P.P. GLEDHILL
 PROPOSED SIDE EXTENSION.
 487 BLACKMOOR FOOT ROAD.
 CROSLAND MOOR, HUDDERSFIELD.

SCALE 1:50 & 1:100

JANUARY 2014.
 Revised Feb 2014.
 Notes added Aug 2015 Revised Aug. 2017

These drawings are for Planning and Building Control purposes only.
 These are not complete working drawings.
 Check and verify all drawings on site before commencing work.
 Comply in all respect with current Building Regulations.
 Whether or not specifically stated on these drawings.
 All materials and workmanship shall comply with current relevant British Standards.