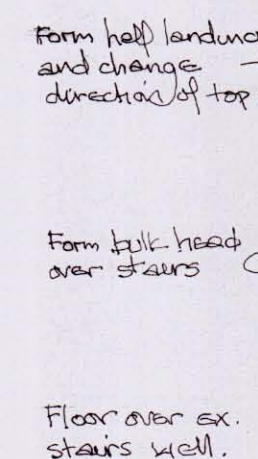


FIRE PROTECTION: Interlinked smoke alarms to be positioned in ground floor hall and first floor landing. All to be mains operated with battery backup and on a separate fused spur hard wired to mains.

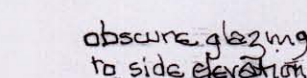
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FIRST FLOOR PLAN

FLOOR over existing stairs well, timber or wood based boards, mass per unit area 15 kg/m^2 onto $47 \times 120 \text{ mm}$ joists at 400 mm cts with strutting at mid span double joists for trimming around stairs. Ceiling, single layer of plaster-board mass per unit 10 kg/m^2 with normal fixings.

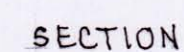
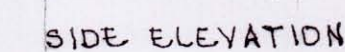
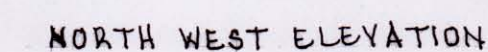
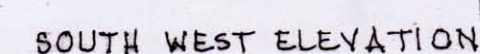
Absorbent layer 100 mm mineral wool laid in cavity 10 kg/m^2 for sound insulation.



GROUND FLOOR PLAN

DRAINAGE: Above ground drainage to be in accordance with EN12056
100mm diam connector from WC pan into 100x100x100mm junction at 5 x P
Also drain waste from bath, showers and sinks, 50mm diam. waste.
From hand wash basins. All fittings to have anti-airphon resealing traps with
75mm deep seals
No connection to be made, to soil pipes within 200mm below WC connection
and vent pipes to terminate 900mm above openings within 3m
Below ground drainage to be in accordance with EN 752
New drainage pipework in 100mm flexible jointed vitrified clay pipes
and fittings installed strictly in accordance with manufacturers recommendations
New manholes to be constructed in 600mm dia. base in 215mm class B
engineering brick or g.r.p. inspection chambers set in concrete with
medium duty cover

NORTH EAST ELEVATION



WALLS: All new external walling in coursed, second hand stone to match existing with inner leaf of 140mm Thermalite, or similar blackwork insulative with 50mm mineral wool cavity TWB board with a 50mm clear cavity between external and inner leaf.

Cavity closed around all openings by turning in inner leaf with d.p.c.

Provide thermal insulation to cavity closures to prevent cold bridging.

Stainless steel cavity wall ties to BS 1243 to be built in at 750mm cts horizontally 150mm cts vertically and at 285mm cts vertically at reveals.

Cavity to be filled up to ground level with weak mix concrete.

Any blockwork below d.p.c. to be in TN blocks.

650 x 175mm concrete strip foundation, depth to suitable bearing strata to Local Authority approval with min 600mm cover.

Where new windows are formed or enlarged fit 150mm stone heads, 100mm stone mullions, jambs and sills. Fit 2 no Naglar or similar r.c.m. lintels to the rear, size to manufacturers recommendation for load and span.

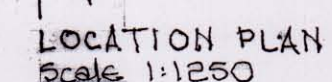
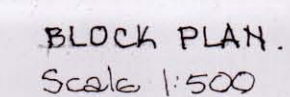
Lateral restraint to be provided to external walls at eaves with 30 x 5 x 100mm long galv. m.s. straps at 2m centres.

Internal non-load bearing partitions in 75mm timber studing with two layers of plasterboard each side, mass per sheet 10kg / m² or one layer of plasterboard per side with 25mm mineral wool in cavity for sound insulation.

ROOF to extension is : stone slates to match main house
roof on 80 x 25mm tanalised softwood battens at 120mm
or similar breakeable bit on 41 x 150 mm C24 rafters
at 400mm c/s. Oak ridge purlin to structural engineers
spec. slates, 100 x 50mm tanalised softwood wall plate
insulated with 120mm Kingspan TSI02 softwood rafters with
free flow of air over and further 57.5mm Kingspan K18
fixed across face.
Where roof abuts wall provide c/d lead flashing with
min 150mm upstand and cavity tray d/c over
100mm gage steel traditional gutters, 75mm diam
rain water pipes.

Form extension in stone with stone mullions, heads, sills and jambs
insulate to rear of mullions and line with oak

Form ceiling over landing, bedroom 3 and bathroom with 47x145 mm joists at 400mm c/s. with plasterboard and skin. Insulate with 100mm Rockwool or similar insulation quilt between ceiling joists with a further 170mm insulation quilt laid across.



MR. & MRS. M. COWIE
PROPOSED EXTENSION & ALTERATIONS
HIGHFIELD FARM, BIRDSEDGE LANE,
BIRDSEDGE, HUDDERSFIELD, HD8 8XR.

SCALE 1:50 & 1:100

NOVEMBER 2015
Revised Feb 2018
~~Revised June 2018~~ Revised Aug. 2018

Revised June 2010 Amended May 2012

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 respects with current Building Regulations
Whether or not specifically stated in these drawings
All materials and workmanship shall comply with current relevant British Standards.