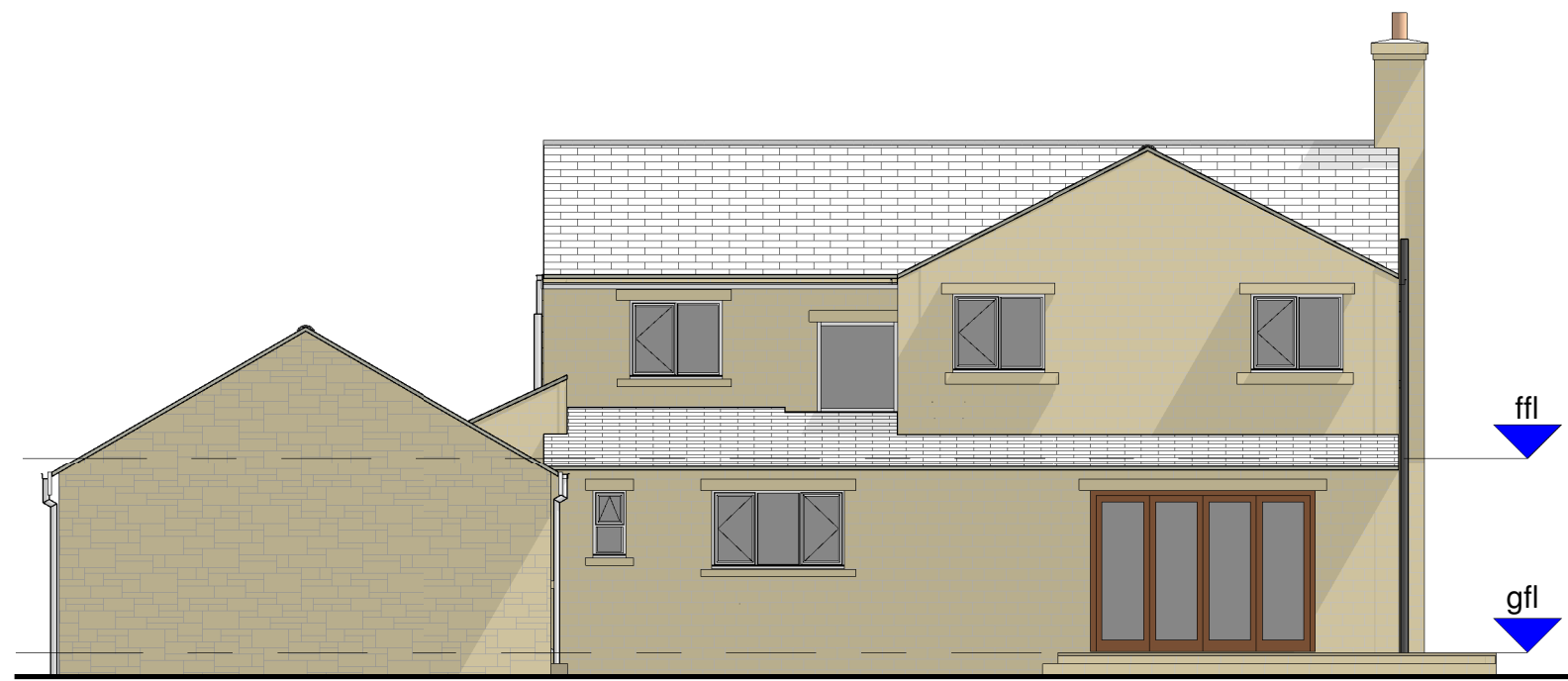




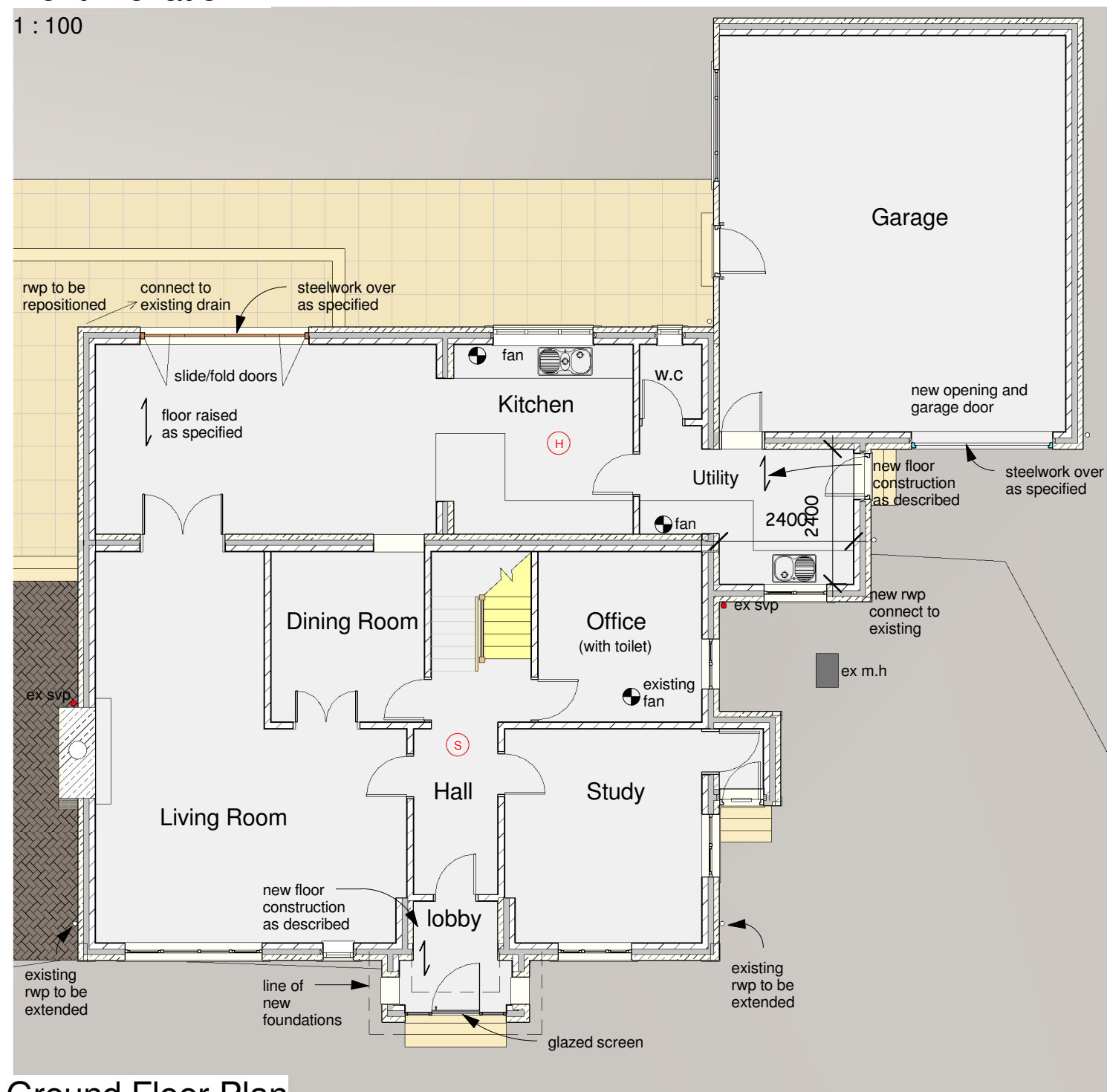
Side Elevation S
1 : 100



Rear Elevation W
1 : 100



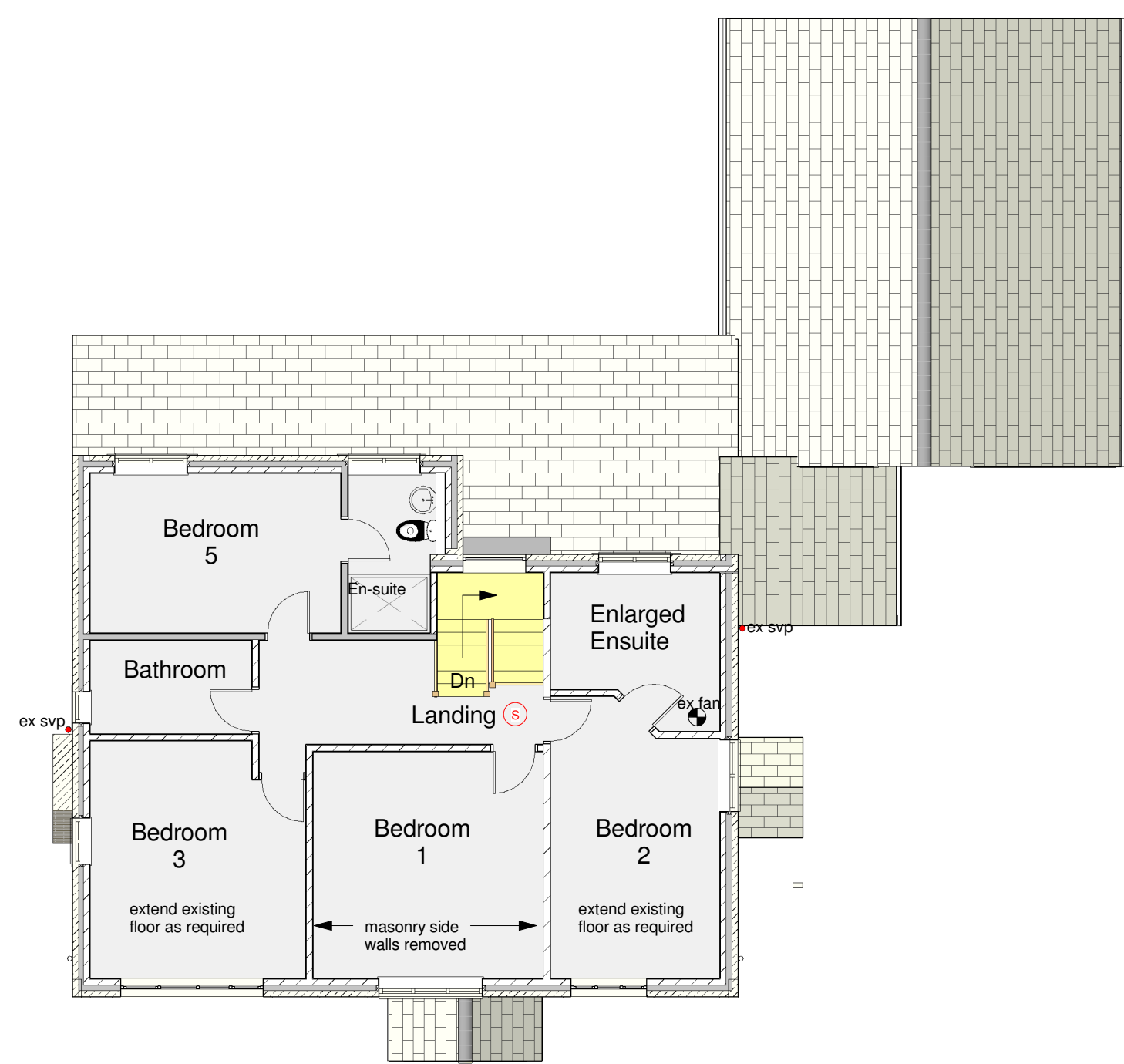
Front Elevation E
1 : 100



Ground Floor Plan
1 : 100



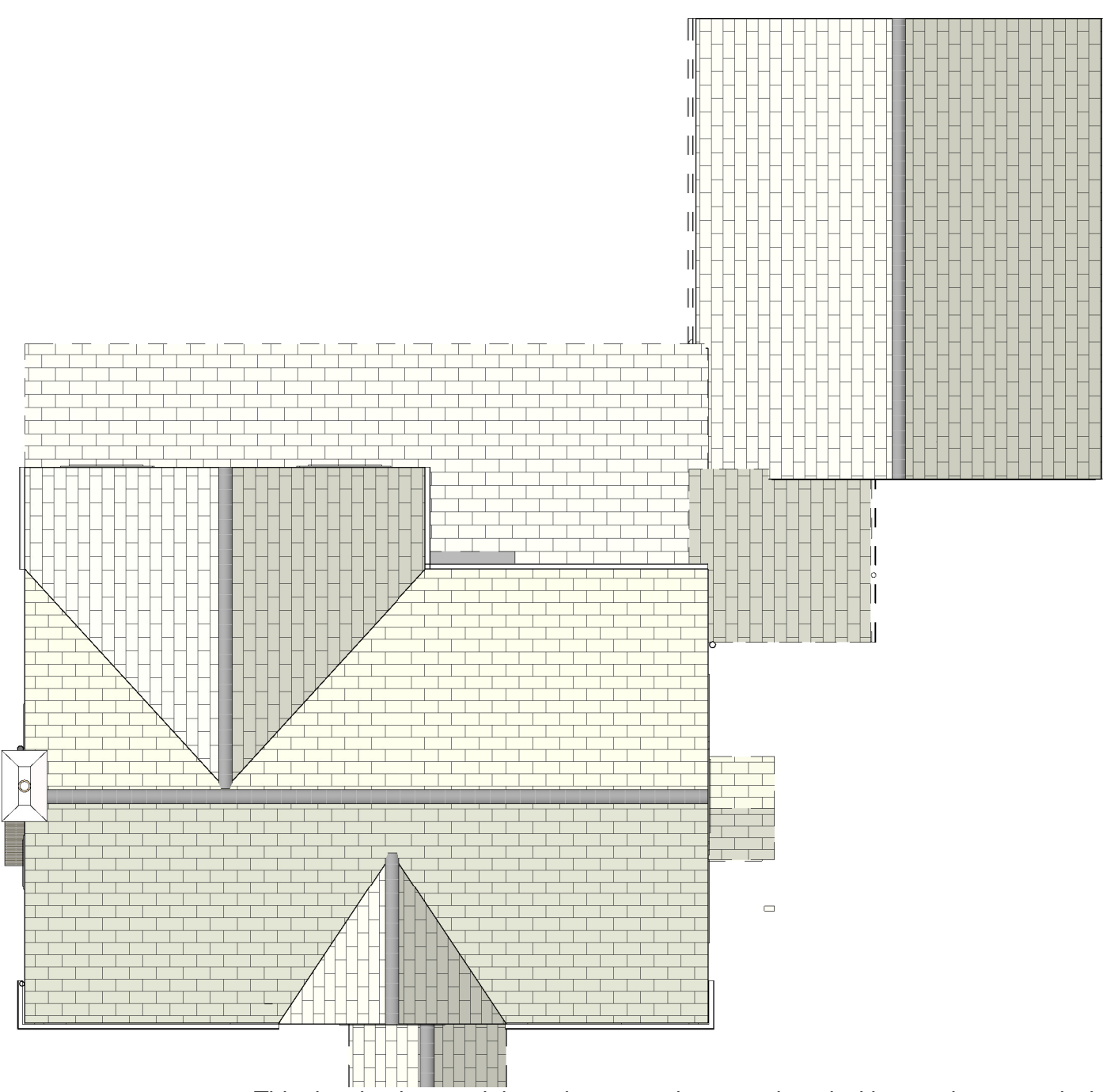
Side Elevation N
1 : 100



First Floor Plan
1 : 100



Roof Plan
1 : 100



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Do not scale - Use figured dimensions only

Windows and External Doors
Windows and doors shall be matching mPVC and of the pattern indicated on the drawings (and as agreed with the client). Windows shall have 10K trickle vents and low 'K' double glazing and to be agreed with the client and shall include side hung casements. (min opening 450 x 900).

In agreement with the client provide and install a new slide and lock door and a new garage door.

Glass and glazing to comply with BS 6206 and BS 6262 and safety glass (Part K4) as appropriate. Minimum opening area to be 1/20 of the floor area.

Roof
The existing roof is to be stripped back and any good tiles saved for re-use.

The roof to the main house comprises new and re-used blue slate, clipped to verges and laid on 25x50 tan, laths on counter battens on 'tyvek' breathable membrane on proprietary gang nail trusses at 600c/s and fully fixed. (6x25x900mm galvanised mild steel long straps at max. 1200 c/s and 600c/s strapped to 50x100 tan, wall plate strapped to blockwork). The whole roof structure is to be designed by the timber truss supplier (who preferably shall be a TRADA registered). Calculations to be sent to the Local Authority for approval prior to erection. Provide lateral restraint comprising 6x25x2000 long galvanised mild steel straps across three trusses on solid blockings to each gable end at 2m c/s.
Pick up the existing roof return above the entrance porch or provide new with make up trusses to form new roof and form valleys gutters from 22 x 250 WBP ply on sarking felt with upstands, felt lined and covered in code 4 lead in 1200mm long pieces fixed with copper nails to discharge to new gutters and including formed lead ridge soaker.
To the front porch and side extension provide and fit matching roof slates on 25x50 tan, laths on counter battens on 'tyvek' breathable membrane on 50mm x 100mm C16 rafters at 400c/s from 50mm x 100mm timber lath, resin anchored to existing wall and down to new wall plates and (for the porch) a 50mm x 125mm ridge piece built into existing wall and supported from new.

Porch to be open construction with a 600mm long 50mm x 100mm ceiling joist fixed across and just below the ridge piece and to the side extension 50mm x 100mm ceiling joists from wall plate to timber lath fixed to existing wall.

All wall plates secured to blockwork by 6x25x900mm long galvanised straps at max. 1200 c/s and fully nailed). All roofs insulated with full fill Kingspan insulation.

Install lateral restraint to both roof constructions on agreement with the Building Inspector.

The ridge pieces shall match and the eaves and ridges shall be bedded and pointed in cement mortar. (In agreement a proprietary dry fix system is to be used).
The eaves shall have a plastic reinforced continuous tray, set under the 'tyvek', 300mm wide to discharge into the new matching guttering on matching fascias and soffit.

Fit code 4 lead flashings at the junctions of all new pitched roofs to newly installed cavity trays.

Steelwork
There are 2 steel composite beams, one above the new garage door and one above the slide/fold doors and both have a maximum span of 3 metres and comprise a 10mm mild steel plate stitch welded to the u/side of a 178 x 102 x 21.5 steel joist.

Steelwork to be painted two coats of red lead and supported on reinforced concrete padstones 450 long x 100 wide x 150 deep (and fire protected to min ½ hour by plastered finish).

Openings and steelwork sizes to be confirmed before installation and calculations submitted to Kirklees MC Building Control for approval.

Joinery and Internal Finishes
Provide and fit, to client choice, new doors and frames, ironmongery, new skirtings, architraves, cill boards, boxings and all necessary joinery to complete the works.

Plaster finishes are, to new blockwork walling, skim finish on 12.5mm plasterboard on adhesive dabs, to stud partitions and ceilings skim finish on 12.5mm plasterboard and to masonry gable allow for a parging coat prior to skim finish on 12.5m plasterboard on adhesive dabs.
Allow for water resistant boards to the Bathroom and En-suites and any sloping ceilings below rafters to be skim finish on TW56 pre-insulated plasterboard.

Make good to reveals and soffits where disturbed at the new openings.

Plumbing, Heating and Electrical
The electrical layout for power and lighting shall be provided subject to client layout and to the latest edition of the IEE codes and switches and sockets to be between 450 and 1200 from floor level and low energy discharge lamps shall be installed throughout the new works.

Smoke detectors are to be installed in the hall and landing (2no) together with a heat detector in the kitchen and shall be hard wired back to the consumer unit.

Fans are to be fitted to the new En-suites/Bathrooms to provide 15l/min and at the Kitchen canopy hob unit to provide 30l/min and Utility to provide 30l/min.
Electrical layout to be by a competent Part P qualified person.
Domestic space and water heating shall be extended from the present system in agreement with the client. The present boiler is to be checked and replaced as necessary due to the size of the new extension. Any new boiler fitted shall be 90% efficient condensing to be agreed with the Building Inspector and in liaison with the Plumber.
Extend the existing hot and cold water services as necessary to serve the new layout.
Plumbing installation by a corgi registered installer.

Drainage
The present soil and vent pipes are centrally placed on each gable end and new connections are to be made from the new En-suites as indicated. The new centrally placed En-suite shall have a soil branch terminating in an air admittance valve and run under the floor to connect with the existing SVP.

The layout and installation of the drainage is to comply with BS 8301:1985. Underground drainage to be uPVC to BS4660:1978 and above ground drainage layout and installation is to comply with BS5572:1973 and of uPVC pipework serving fittings as shown on the drawings and laid strictly in accordance with the manufacturers written recommendations to minimum falls and to the satisfaction of the Local Authority.

The hot water supply temperature to the bath is to be limited to a maximum of 48 degrees Centigrade by use of an in-line blending valve or other appropriate temperature control device compliant with the relevant European Standard such as BS EN1111:1999.

No connection to the soil pipes within 200mm for a toilet branch, for 38dia wastes from shower trays and bath, 32dia wastes from wash hand basins, all with anti-syphonic re-sealing traps and include for AAV to central stub stack to En-suite.
Existing rwp's on the front are to be extended up to connect to the new guttering. The guttering to the front central gable return is to discharge via short rwp's to the roof finish.

The front porch guttering each side is to discharge to rwp's each side to connect adjacent surface water drains.

The rwp to the side extension adjacent to the garage is to be connected into the drain run in the driveway.

The rwp to the rear and adjacent to the garage is to be extended up to the new guttering.

Test all drainage on completion.

External Works
Make good to 'tarmac' driveway and paths around the house and leave the site clean and tidy.

Project
Proposed First Floor and Rear Extension at Abbey Lodge,
Abbey Close, Dunford Road, Holmfirth HD9 2RT

Client
Mr Stepien

Dwg Title
Plans, Elevations and Views as Proposed

Dwg No.
1914 - 02
Rev B

Scale
1 : 100

Date
20/09/2019

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