

FOUNDATIONS.

Traditional strip concrete footings 600mm wide x 200mm thick taken down to natural ground a minimum of 750mm deep. Foundations to be taken below invert level of any drains and drains to be lintolled over where passing through walls with 150mm x 100mm reinforced concrete heads.

Any drains under buildings to be encased in 150mm concrete.

WALLING.

Cavity wall construction comprising an outer leaf of stone to front with brick to rear and 'k' render to side and to replace existing pebbledash to remaining walls with an inner leaf of 100mm concrete blockwork with a 100mm cavity insulated with 70mm Kingspan Thermawall TW50 cavity insulation (to achieve a U value of 0.28 W/M2 oC) with 12.5 mm plasterboard and skim finish.

Foundation walling to be in solid foundation trench blockwork to within 150mm of adjacent ground levels.

D.P.C. to be provided to walls a minimum of 150mm of adjacent ground levels and to all horizontal and vertical openings (insulated). New walls to be adequately bonded to existing and cavities to be continuous.

Cavities to be sealed at eaves level.

Wallties to be stainless steel at 900mm centres horizontally and 450mm centres vertically and every block height at reveals.

LINTOLS.

Provide catnic lintols over all openings fitted in accordance with manufacturers details and calculations. Catnics to have extended lips to receive 150mm x 100mm stone heads with 100mm x 100mm stone cills.

GROUND FLOOR.

22mm T & G chipboard floor boarding with glued joints on 100mm kingspan insulation on 100 mm concrete on 1200 gauge visqueen d.p.m. (running through wall to outside to act as a radon barrier) linked to wall d.p.c. to form a continuous barrier to moisture.

VENTILATION.

Windows to be U.P.V.C. with double glazed sealed units.

Windows to have opening lights equal to a minimum of 1/20th of floor area of room served.

New windows and doors to have Pilkington "k" thermal glass to achieve a u value of 1.6 w/m2 C

Provide toughened safety glass to doors and low level windows.

Means of escape windows to be provided with fully openable windows of 750mm x 550mm wide openings.

STRUCTURAL STEEL SUPPORT BEAMS.

Remove existing walls as shown and support above with 203mm x 133mm x 30kg steel beams supported as shown on external walls and new concrete blockwork pillar.

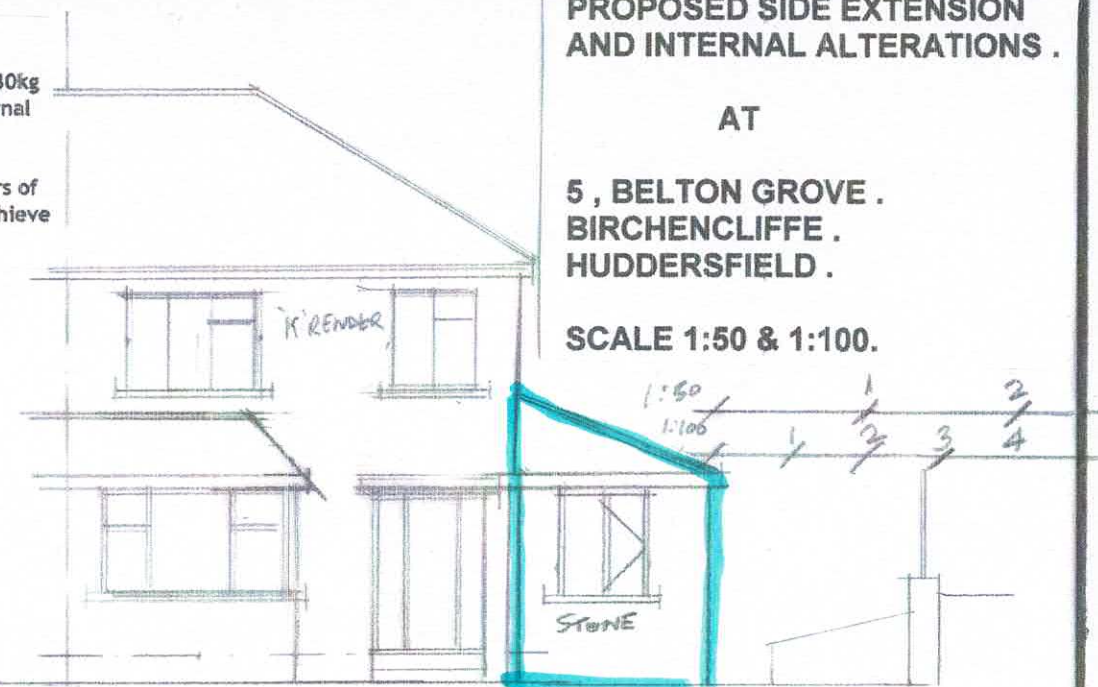
New steel beams to be encased in 2 layers of 12.5mm plasterboard and skimmed to achieve 1/2 hour fire resistance.

PROPOSED SIDE EXTENSION AND INTERNAL ALTERATIONS.

AT

5, BELTON GROVE.
BIRCHENCLIFFE.
HUDDERSFIELD.

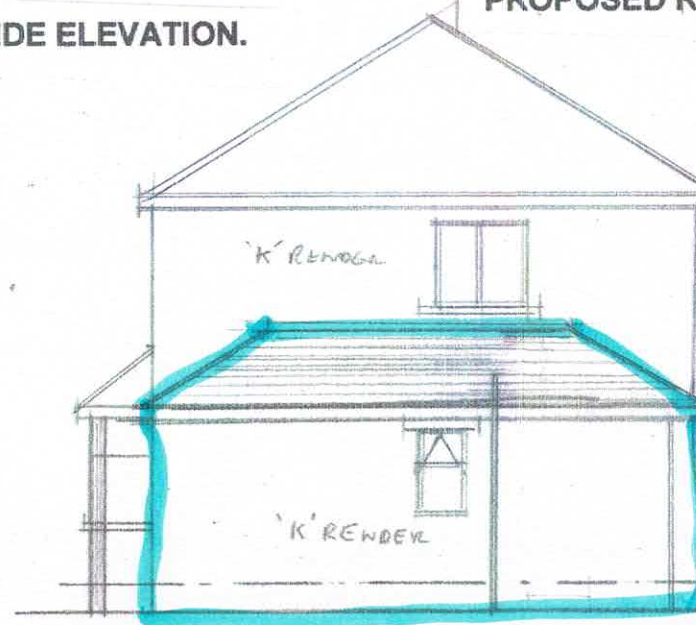
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PROPOSED FRONT ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

KITCHEN.

Actual layouts to be to clients requirements.

Kitchen sinks to have 38mm diameter wastes.

All fitted with anti vacume traps and connected to soil stack.

BATHROOM.

Actual layout to be to clients requirements.

W.C. to have a 100mm diameter waste running to existing 100mm diameter soil and vent stack.

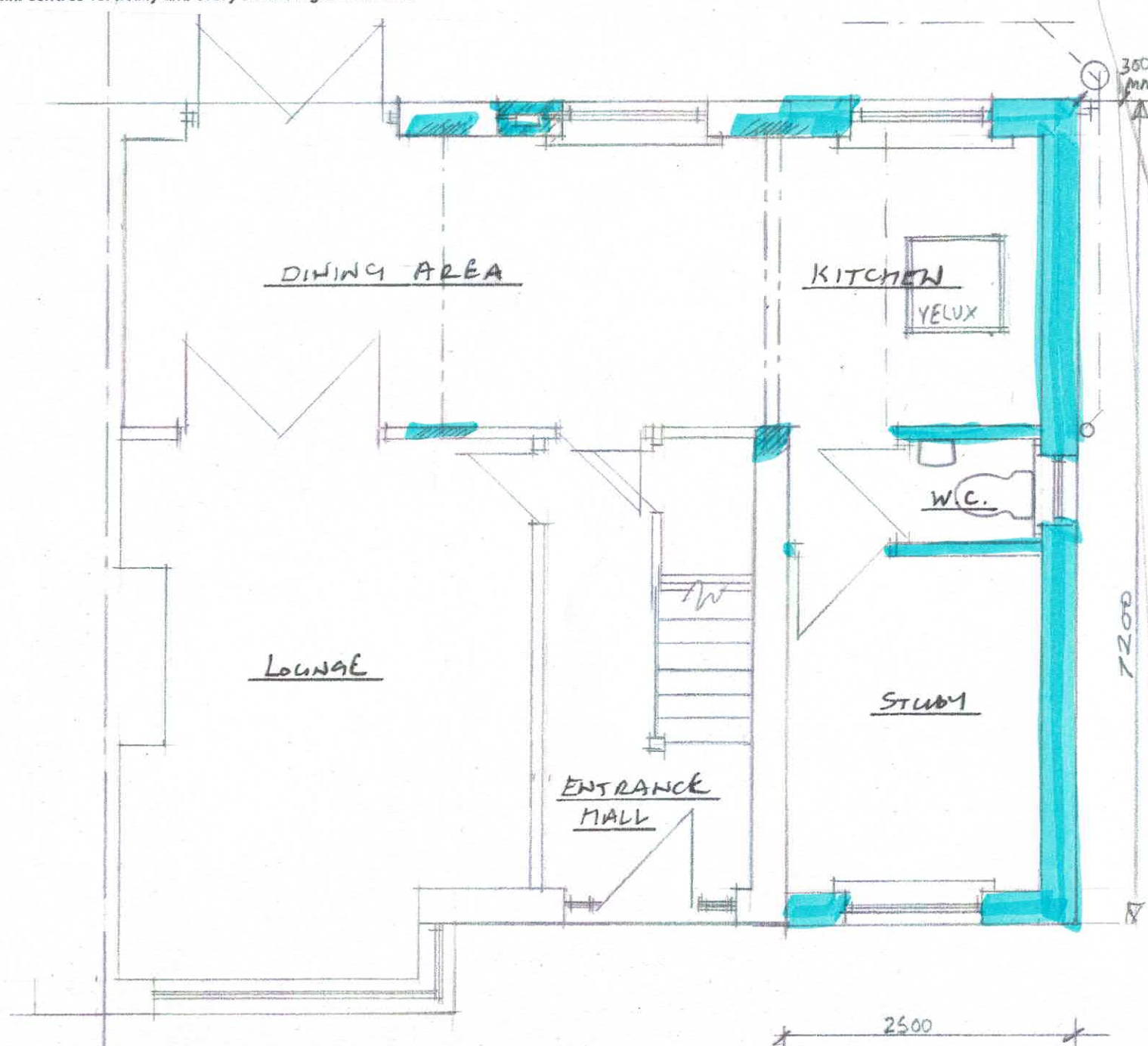
Bathroom sink to have 32mm diameter waste, and shower to have 38mm diameter wastes. All fitted with anti vacume traps and connected to soil stack.

HEATING AND ELECTRICAL.

Heating to be extended from existing central heating system.

Electrical installation to be designed, installed, inspected and tested by a person competent to do so in accordance with Part P of building regulations.

A completion certificate to be provided on completion.



PROPOSED GROUND FLOOR PLAN.