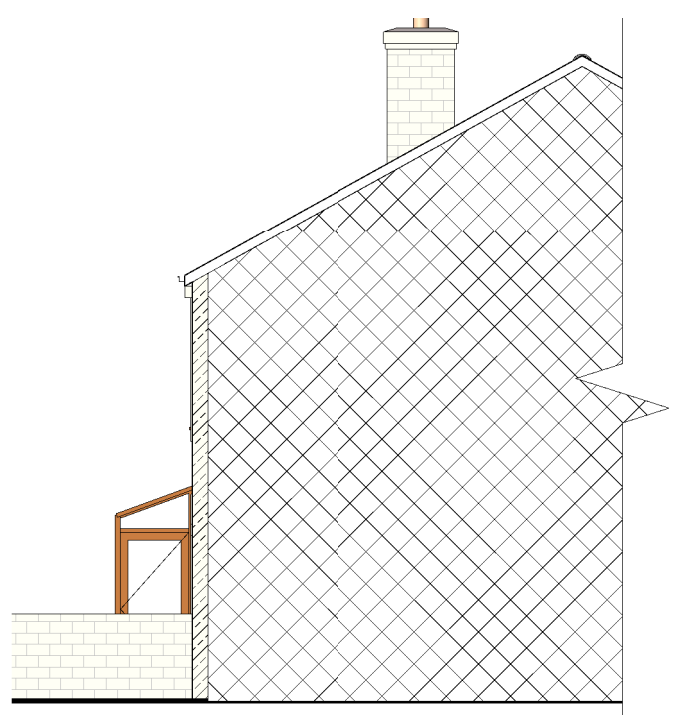
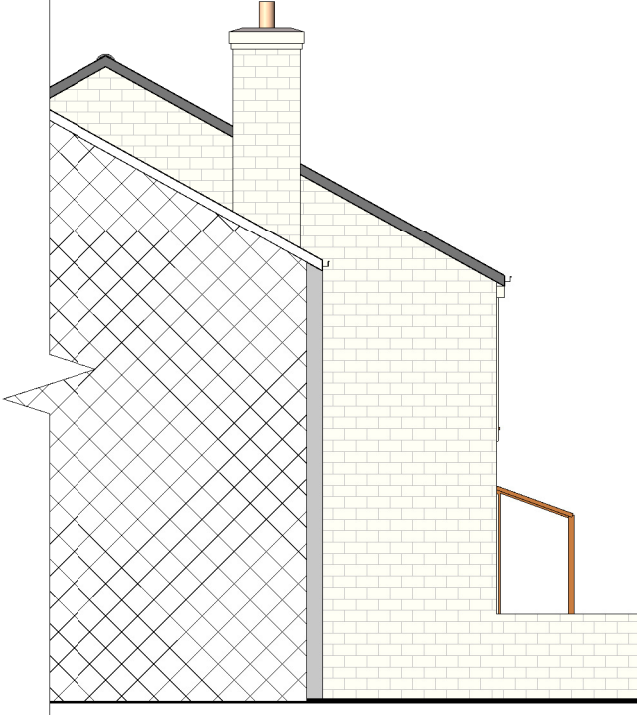
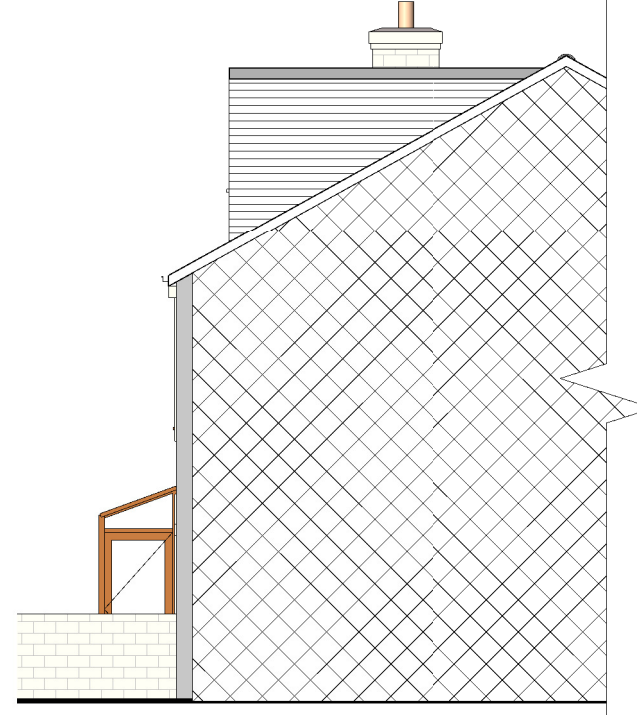




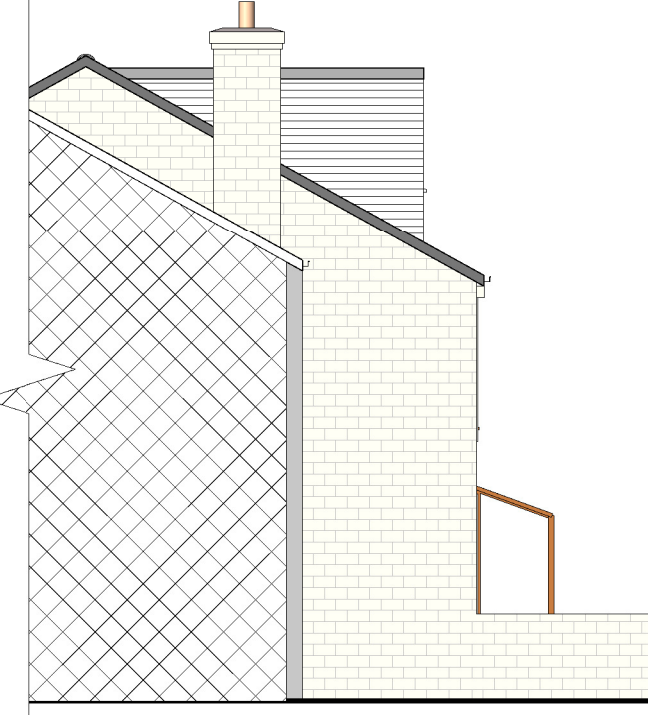
Passage Elevation S
1 : 100



Side Elevation N
1 : 100



Passage Elevation S
1 : 100



Side Elevation N
1 : 100



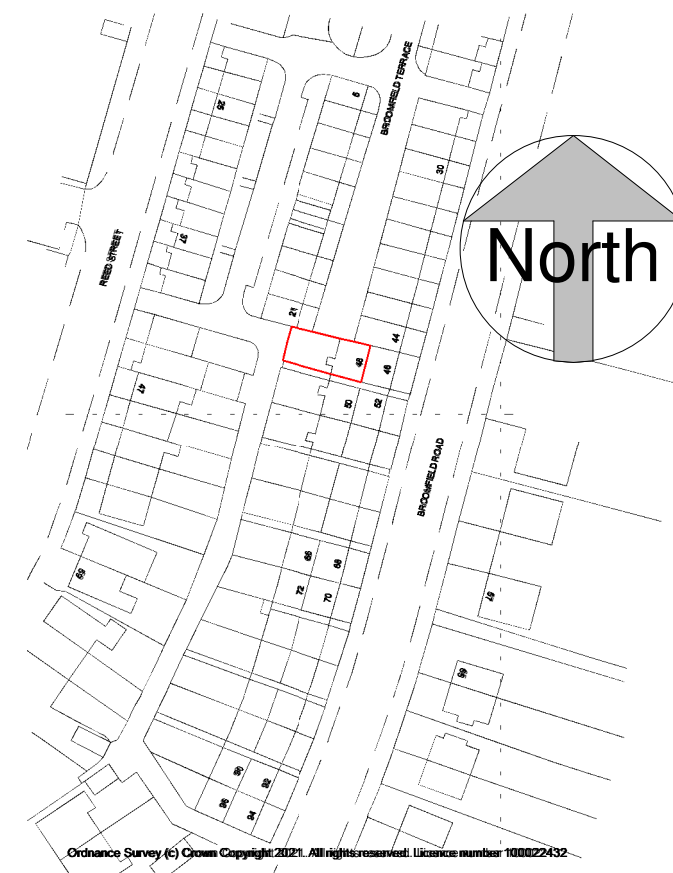
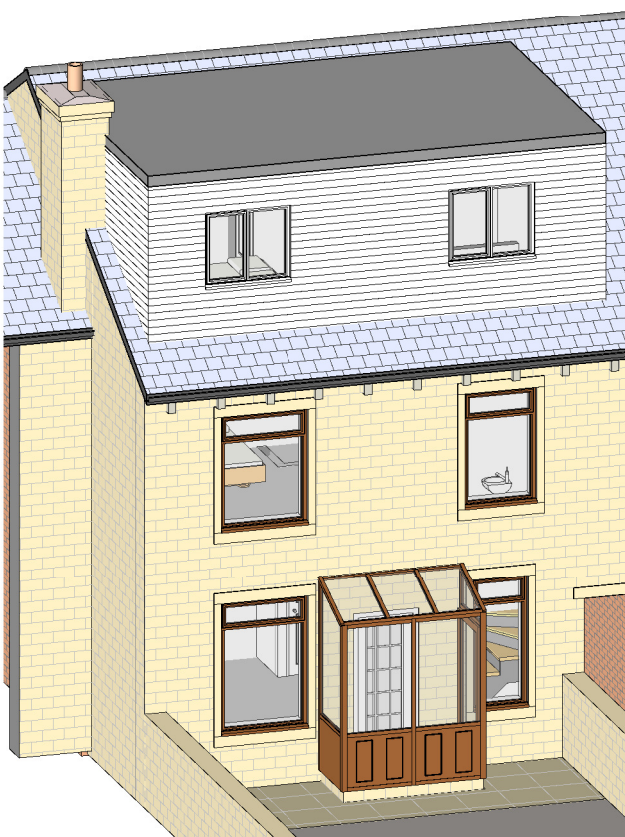
Front Elevation W
1 : 100



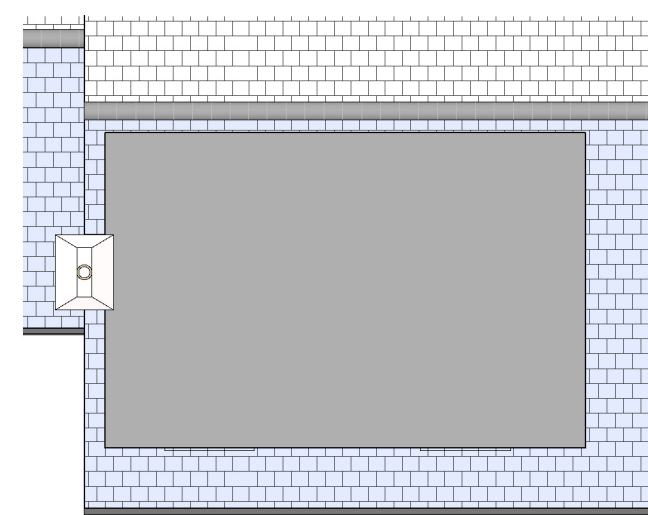
Proposed
Existing



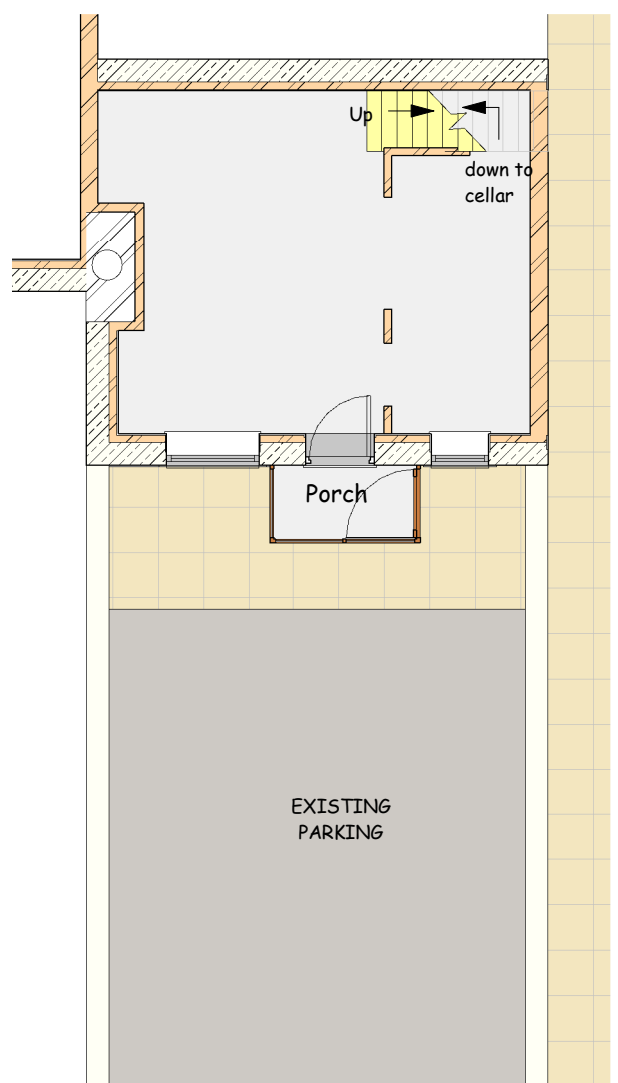
Front Elevation W
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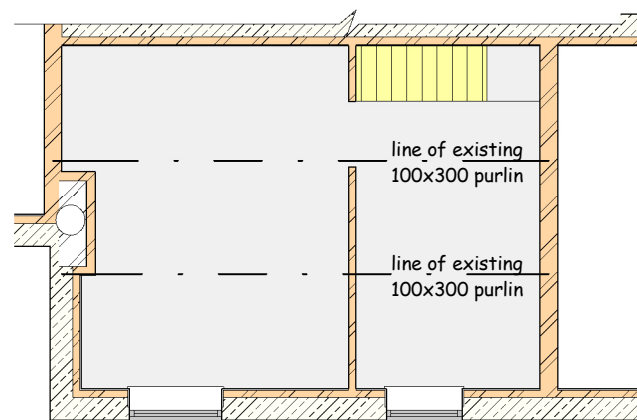
A4 Location Plan
1 : 1250



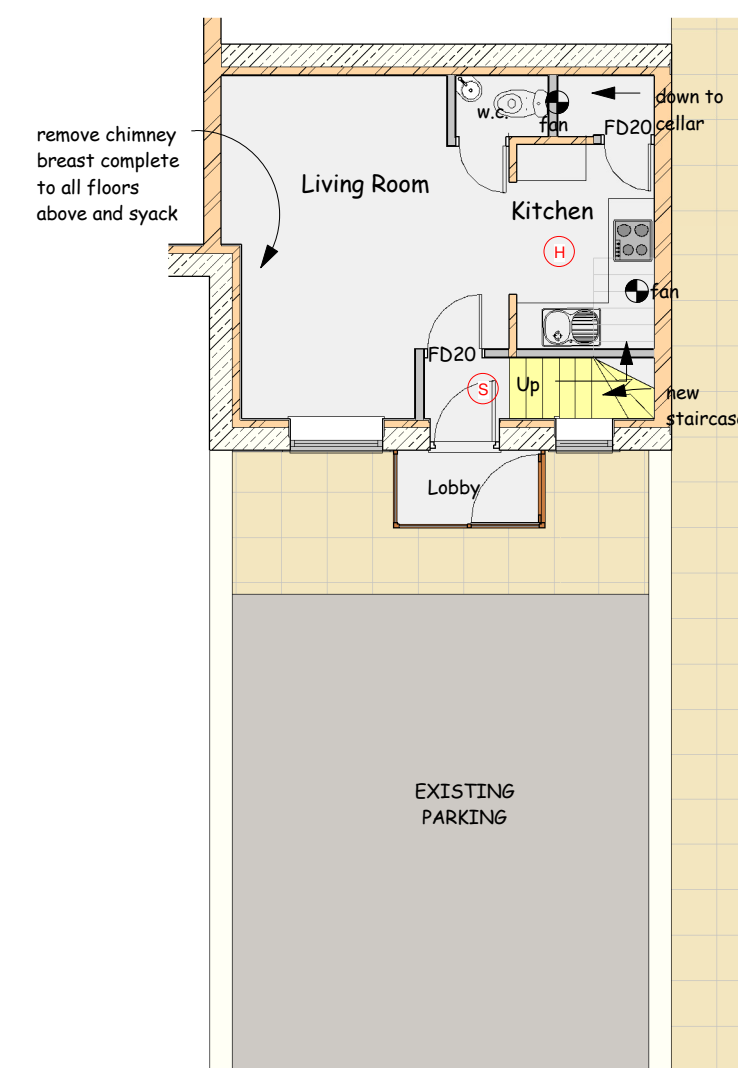
Roof Plan
1 : 100



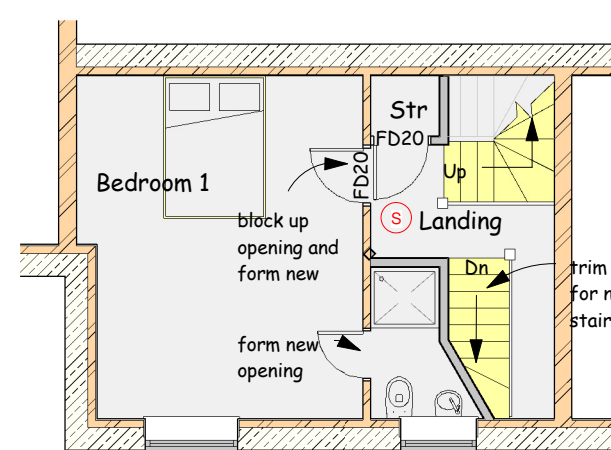
Ground Floor Plan
1 : 100



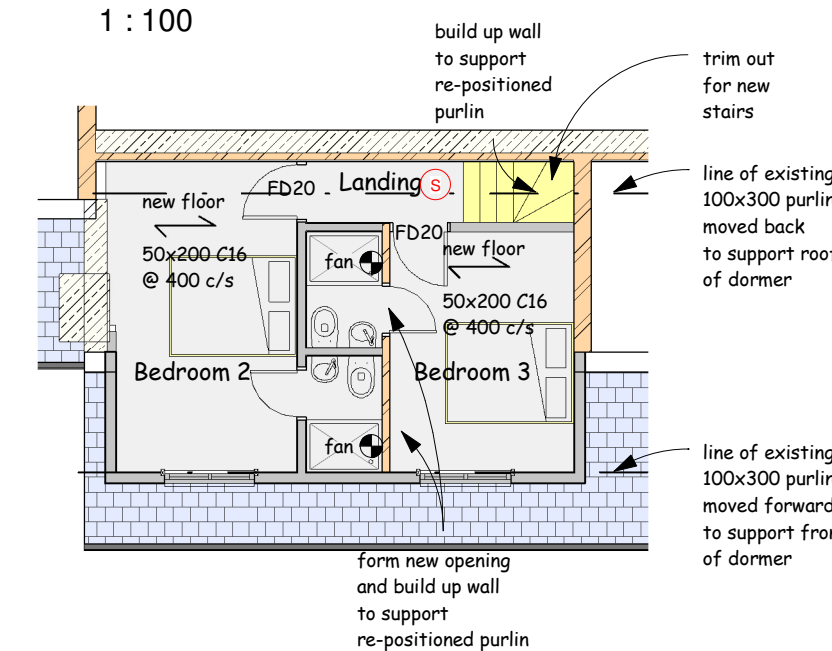
First Floor Plan
1 : 100



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100



Attic Plan
1 : 100

scale 1 : 100 @ sheet size A1

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Do not scale - Use figured dimensions only

OUTLINE SPECIFICATION and SCHEDULE of WORKS

This drawing, Outline Specification and Schedule of Works is for approval under the current Building Regulations and for the guidance of the Building Contractor undertaking the project.

The works are to be carried out competently, with proper materials and in a workmanlike manner in accordance with BS 8000 and shall comply in all respects with the Building Regulations, British Standards, B S Codes of Practice, Statutory Undertakings and the Building Inspector.

The Contractor should have a full knowledge of standard and safe working practices in the construction industry and in particular the need to ensure the structural stability of the house particularly when building new walls from the existing structure and forming openings and inserting steelwork that may be required.

The project comprises the formation of openings in existing walls on the ground floor and first floor and building up walls in the attic space to support the existing purlins which are to be repositioned together with new partition walls and forming opening for new stairs on the first floor and providing a new attic floor and the erection of a new dormer structure forming the bedrooms and bathrooms and other alterations as indicated on the drawing.

Walls

On the ground and floor and the attic provide protection and support and remove the chimney breast and chimney complete and make good.

On the ground floor block up openings and form new as indicated with concrete lintels and form new timber partitions.

On the first floor block up openings and form new as indicated with concrete lintels and form new timber partitions.

In the attic build up the masonry wall as indicated and extend it to support the existing spliced purlins that have been repositioned to support the new dormer structure and form new timber partitions.

On the first floor provide protection and re-locate the cylinder and associated pipework as detailed later and remove the walls and doors to the cupboard above the stairs and forming part of the bulkhead above and make good.

The new internal stud walls as indicated on the drawings are to be constructed from 50mm x 75mm timber framing at 400mm c/s from continuous sole and head plates with noggins at 1200mm c/s vertically and with additional framing timbers at all junctions.

Adjacent to the gable and party wall to be fixed at 600c/s.

All partitions to have 75mm Kingspan Thermawall TW95 tightly fitted between the timbers and lined as described in finishes.

Following the removal of part of the existing roof structure construct the new full width dormer from the front purlin, brought forward to suit (minimum 900mm from the eaves) at the front and fixed to the existing side walls and comprising 50mm x 100mm sw framework at 400mm c/s from sole plates fixed to the purlin and the side wall masonry and fixed as necessary. Allow for new rafters each side from the repositioned purlins to form pitched sides.

Double up corners and surrounds to windows and doubled up top members ready to receive the roof structure and to have 100mm Kingspan Thermawall TW95 tightly fitted between the timbers and lined as described in finishes.

Cladding shall be white coloured uPVC horizontal cladding (in agreement with the client and in accordance with any planning conditions) and comprise the boarding on breather felt on laths on 18mm WBP ply lining board, screw fixed to the timber framework.

Ensure that the breather membrane runs above the remaining roof sarking felt and allow for soakers to be fitted below the trimmed boarding above the roof line as described later.

Windows and Doors

As shown on the drawings in white mPVC, (to client choice) Argon filled and shall have 10K trickle vents and soft E coating to inner pane double glazing (20 air gap) and shall have side hung casement lights. U value 1.4 W/m²K and manufacturer's certificate required.

Window sizes are as shown on the drawings together with positions and widths and shall have side, top and bottom fastenings and to be lockable, glazed from the inside. 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.

Internal doors and ironmongery are to be of an agreed client approved style. All doors hung with 1½ pairs good quality hinges.

Floors

Provide 22mm flooring grade chipboard with glued joints on 50mm x 200 (for span 3.8 metres) and 50mm x 150mm (for span 2.4 metres) C16 floor joists at 400c/s from galvanised joist hangers built into walls each side.

Provide central strutting and doubled up under partitions and trimming to new stairs opening.

Make good to all other floors disturbed by the works and ensure new floors run through level.

Roof

Provide 3 layer built up felt with 36 felt partially bonded base layer (or proprietary system or single ply EPDM) on 18mm WBP ply deck on 50mm x 150mm C16 (span 3 metres) roof joists at 400mm c/s to falls as necessary from the dormer framework and back up to the repositioned upper purlin.

Roof structure to be a minimum of 150mm below the ridge tile. Form around the perimeter of the dormer roof a welled drip to a small fascia trim (minimum depth) as necessary and ensure the new roof covering extends into the existing tiling/ridge a minimum of 150mm.

Provide and fit front fascia board and gutter.

Provide code 4 lead flashings and soakers as necessary at the junction of the boarding and remaining side roofs.

Make good to the remaining roof margin at the sides and ensure the sarking felt extends into the side dormer and behind the breather membrane and point as necessary and ditto the party side and at the front ensure the breather membrane extends above the remaining sarking felt and the tile margin which remains.

Insulation shall be provided by full fill Kingspan Thermagitch TP10 tightly fitted between the rafters and the underside lined with 25mm Kingspan Thermawall TW56 and skimmed. Include TW56 to dormer lining in agreement with the client and Building Inspector.

Timber Treatment

All structural and external timbers shall be tanalised to a net dry salt retention of 4.3kg/m³ either by the double vacuum process using organic solvent to BS5707 or vacuum/pressure process with water borne preservative to BS4072 and all cut ends of timbers to be re-treated as recommended by the preservative manufacture.

Joinery, Internal Finishes and Decorations

Provide and install mdf skirtings, architraves and cill boards together with all necessary joinery items (noggins, solid blockings, etc.) and the like to complete the works. Note fire doors to be installed throughout around the protected stairs designated FD20.

Plaster finishes comprise, to brickwork and blockwork a skim finish on 12.5mm plaster boards on adhesive dabs, to existing masonry a sand and cement parging coat prior to boarding as described and to timber stud walls and ceilings (all insulated as described), skim finish on 12.5mm boards. (Water resistant in wet areas).

Electrical, Plumbing and Heating Services

The electrical layout for power and lighting shall be provided subject to an agreed layout with the client 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 and commissioning certificates as regulation J4 to be provided.

Fans are to be fitted to the new En-suite Bathrooms to provide 15l/sec and to be linked to light fitting with over-run. To the Kitchen 30l/sec at the canopy extract.

Fit smoke detectors to Hall and landing and new landing and a heat detector to the Kitchen

Electrical installation to be by a competent Part P qualified electrician. Domestic space and water heating shall be provided subject to client agreement and layout from a new condensation boiler to provide hot and cold water, radiators, towel rails, etc., to client agreement.

Plumbing to be by a Corgi registered installer.

Stairs

From ground to first floor provide a new single winder staircase and from first to attic floor provide a new double winder staircase in agreement with the client

Stairs to be in softwood and as indicated on the drawing with each tread to have a going of 225mm (a nosing of 25mm) and a rise of 200mm. Minimum headroom clearance 2000mm vertically, 1500mm in line with string.

The minimum unobstructed width to be 800mm with h/w handrails at 900mm above pitch line with h/w infill balustrading (installed with a maximum gap of 99mm)

Drainage

The existing SVP at the front is to take all new connections from the bathrooms and kitchen. The new toilet adjacent to the cellar shall have the soil branch from a stub stack with AAV and run around the perimeter of the kitchen in agreement with the Building Inspector.

(100mm dia) above ground drainage layout and installation is to comply with BS5572:1973 and of uPVC pipework serving fittings as shown on the drawings.

No connections to soil pipes within 200mm for 40dia waste from bath, sinks and showers and 32dia waste from wash basins, all with anti-syphonic re-sealing traps.

The new uPVC gutter on the dormer is to discharge to the remaining front gutter.

Test all drainage on completion.

External Works

Make good to all disturbed and leave the site clean and tidy on completion.

The parking area to the front is to be levelled and surfaced with a porous finish such as gravel.

Project
Proposed Dormer Extension to Property at 48 Broomfield Road, Marsh, Huddersfield HD1 4QD

Client
Joseph Rainey

Dwg Title
Plans, Elevations and Views as Existing and Proposed

Dwg No.
2110 - 01

Scale
1 : 100
1 : 1250

Date
2/03/2021

DB ARCHITECTS

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