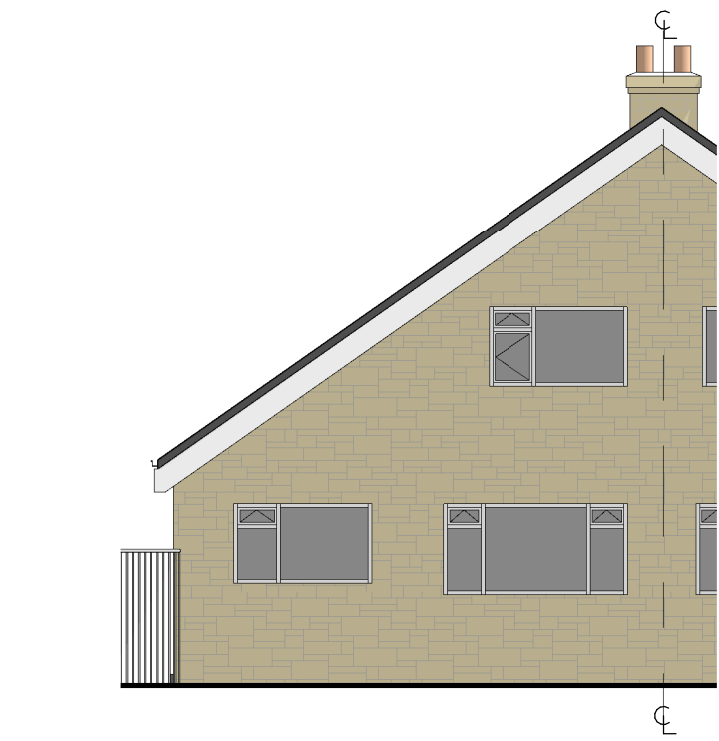




Rear Elevation E
1 : 100



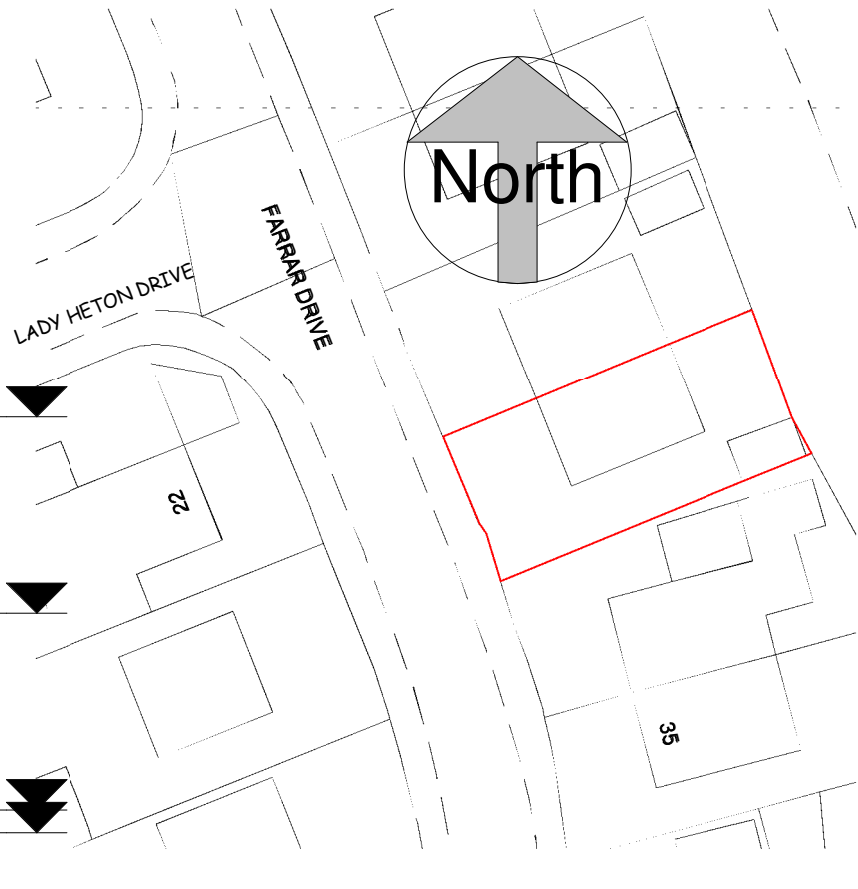
Side Elevation S
1 : 100



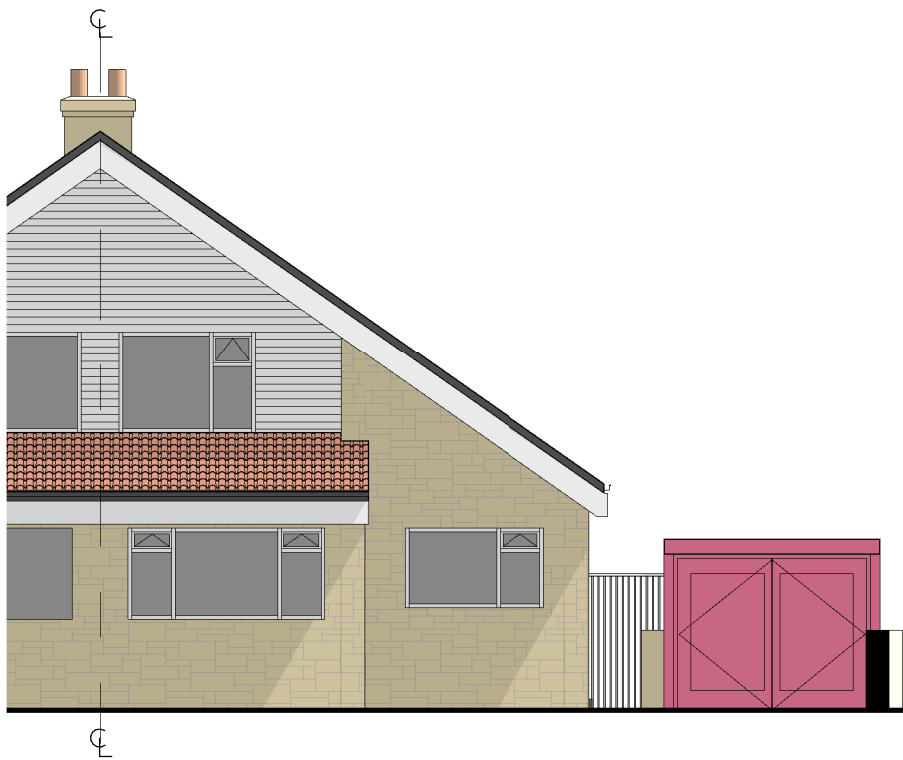
Rear Elevation E
1 : 100



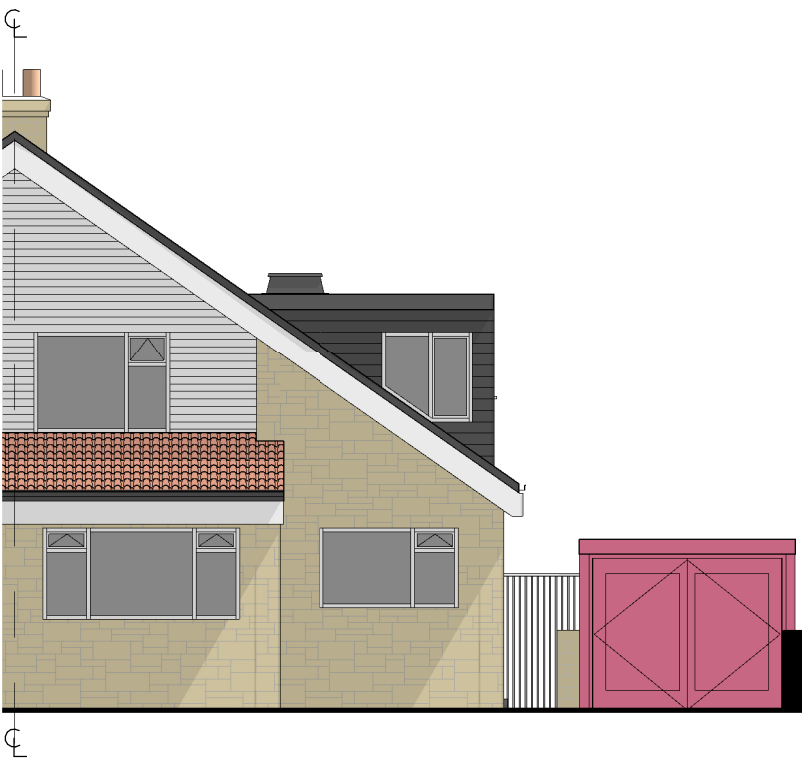
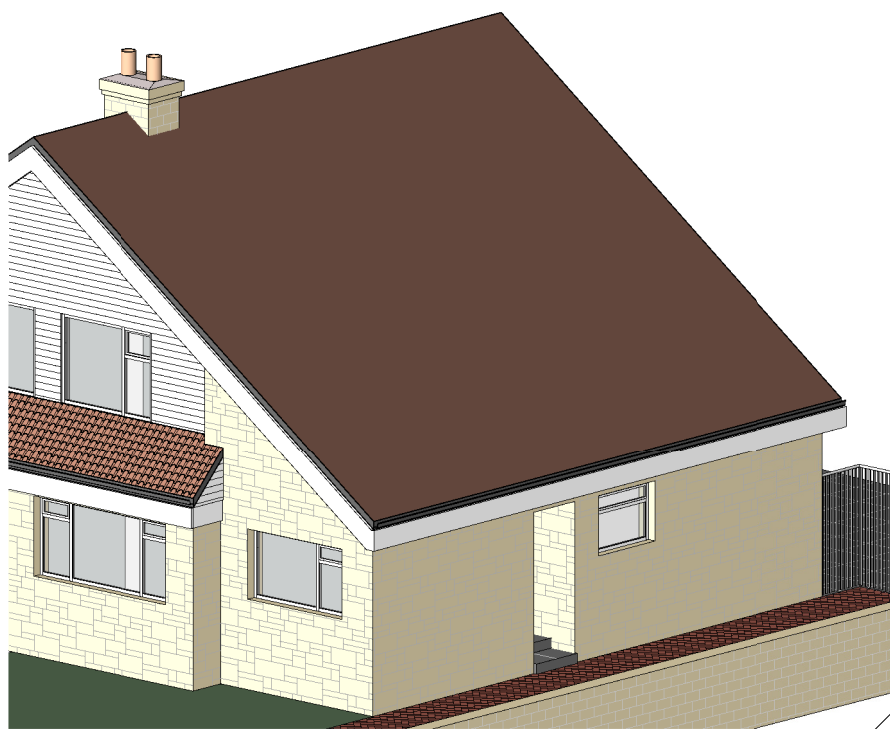
Side Elevation S
1 : 100



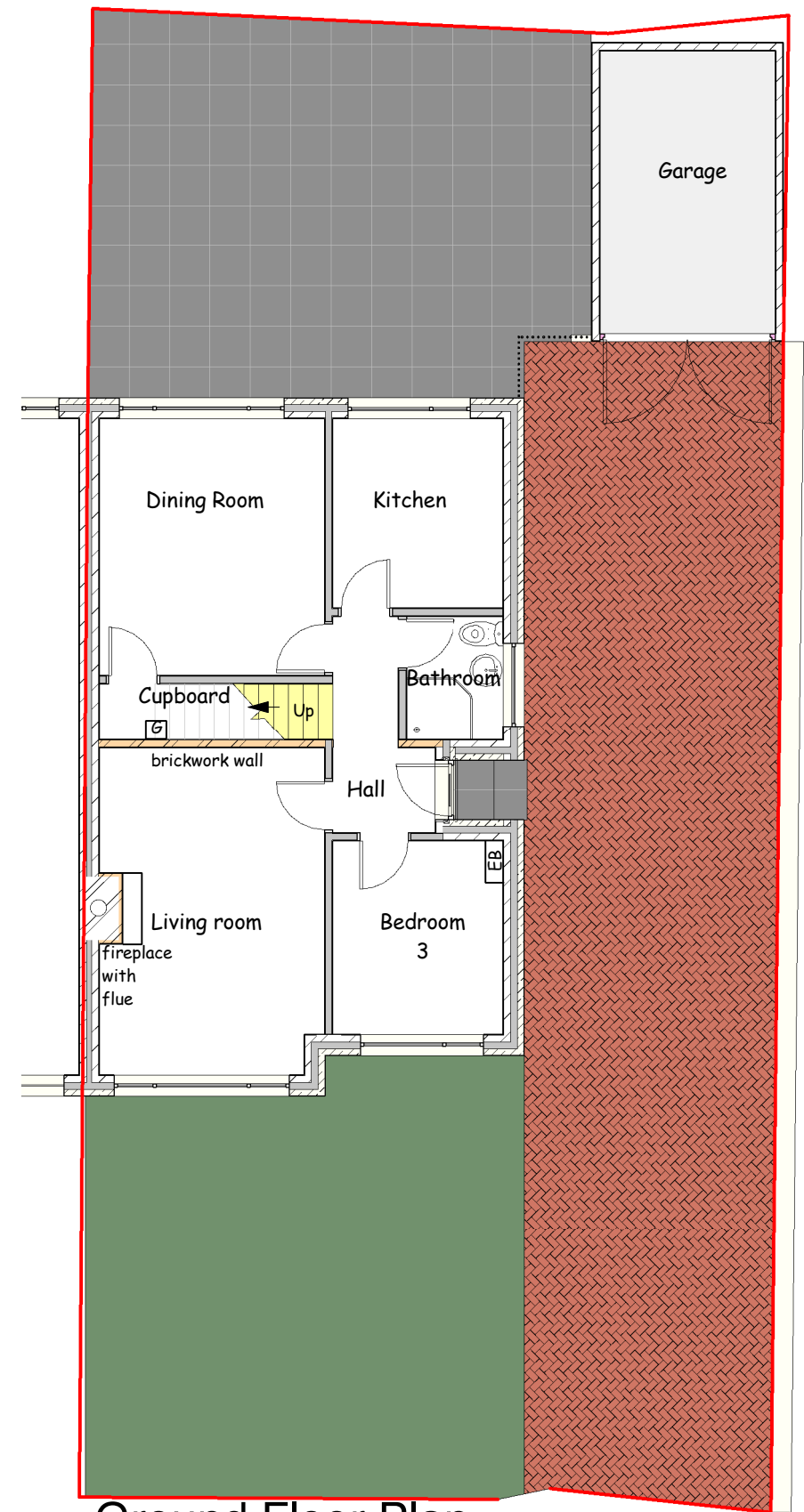
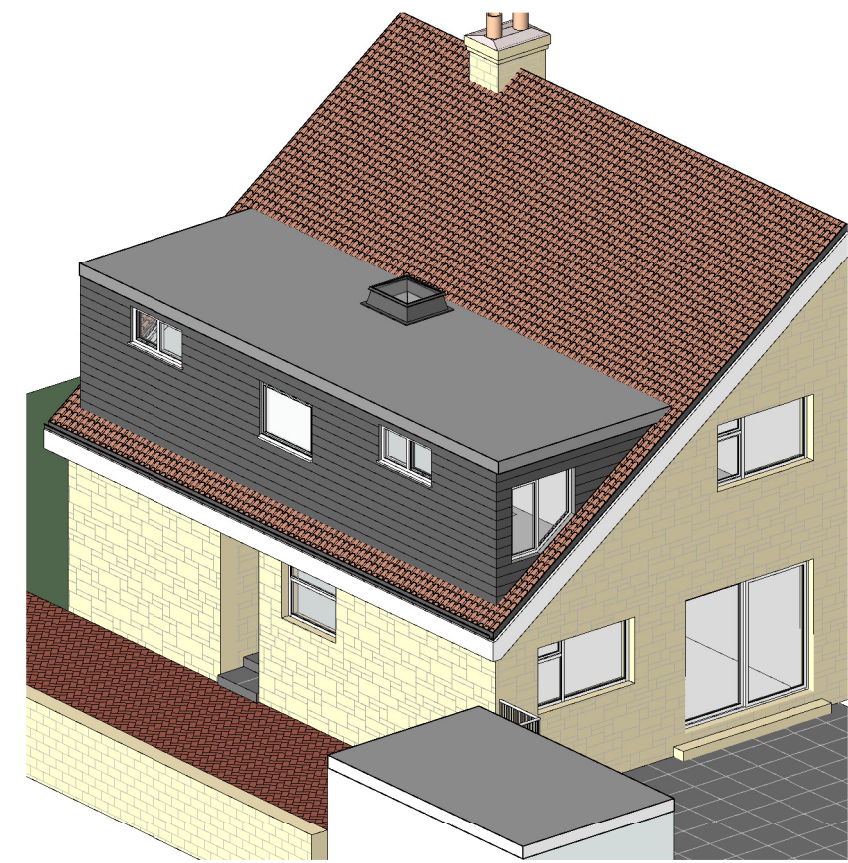
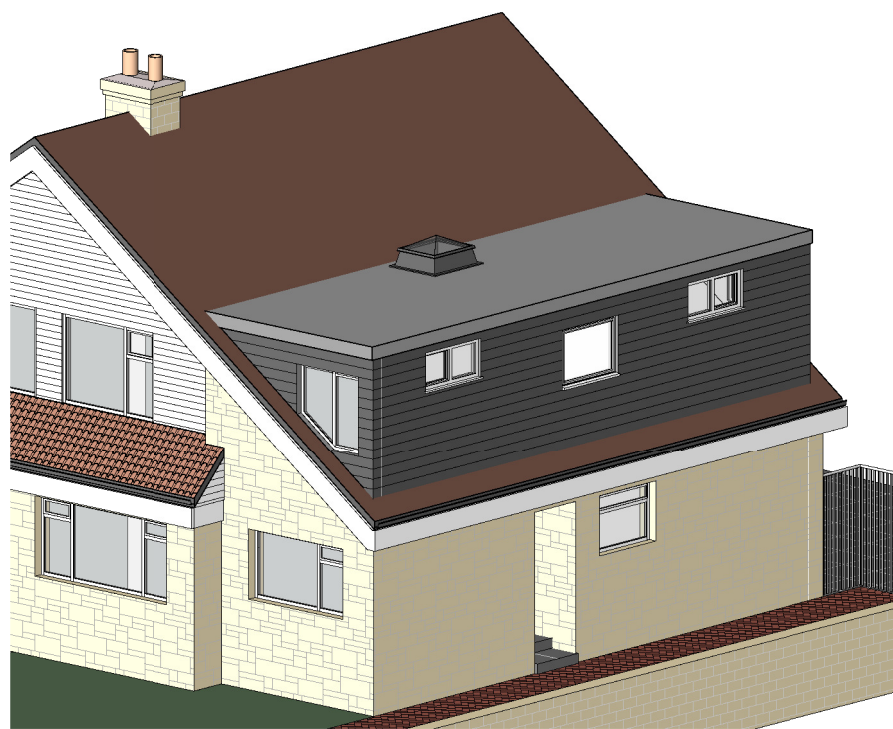
Block Plan
1 : 500



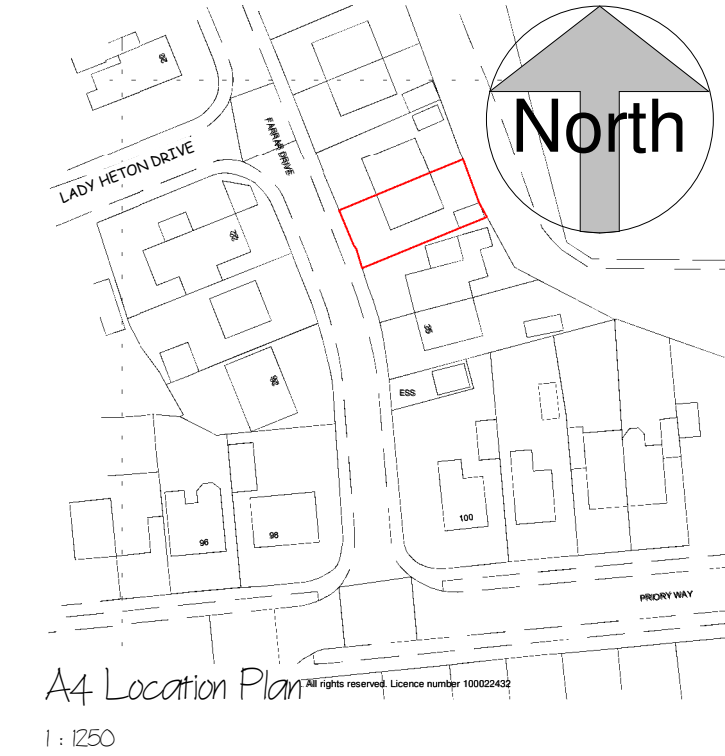
Front Elevation W
1 : 100



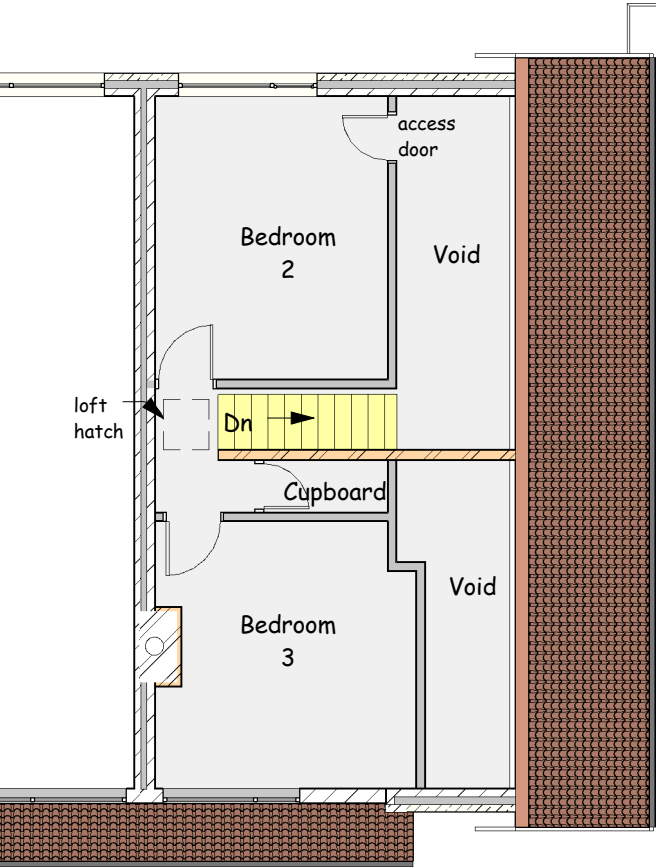
Front Elevation W
1 : 100



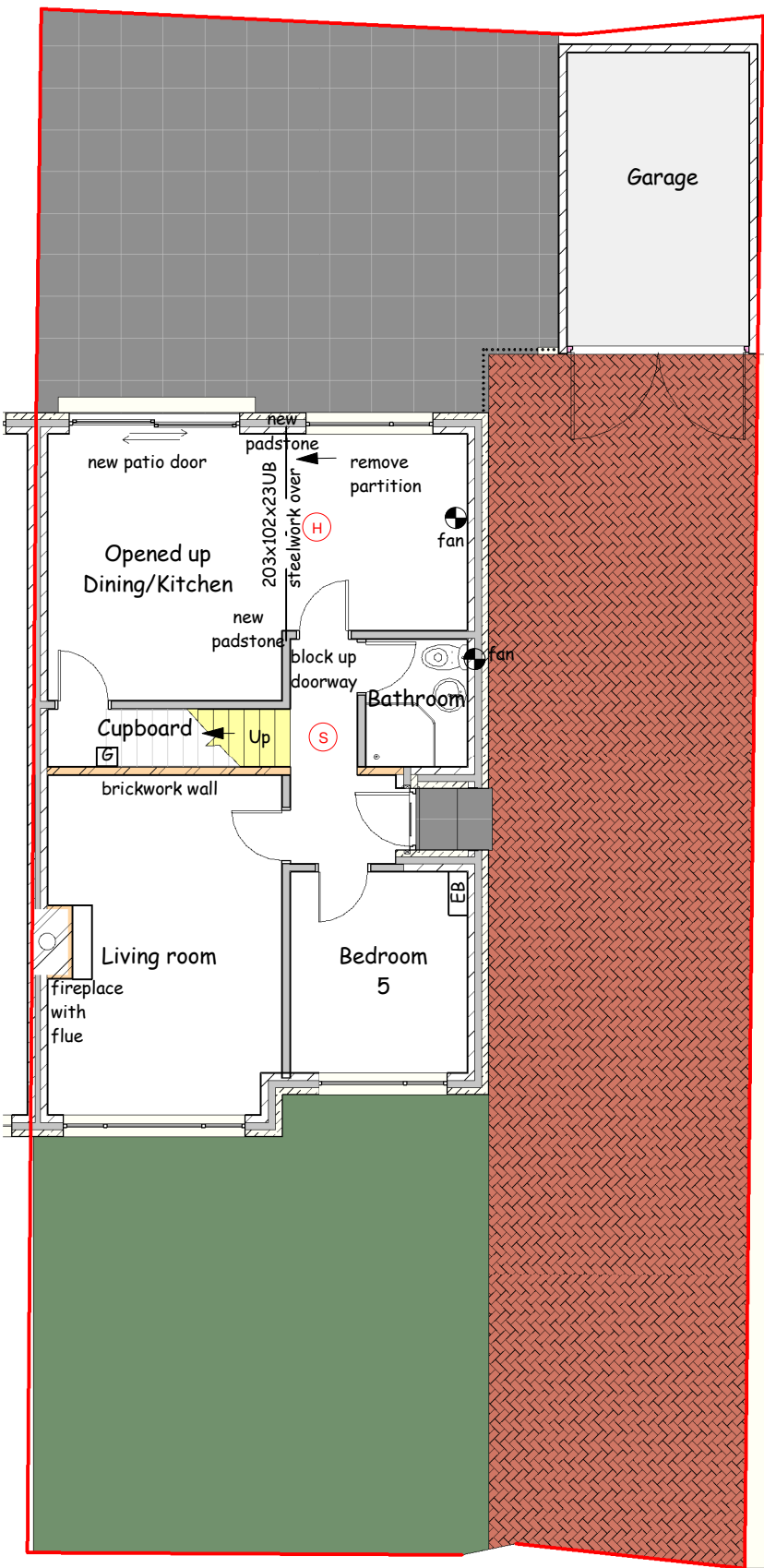
Ground Floor Plan
1 : 100



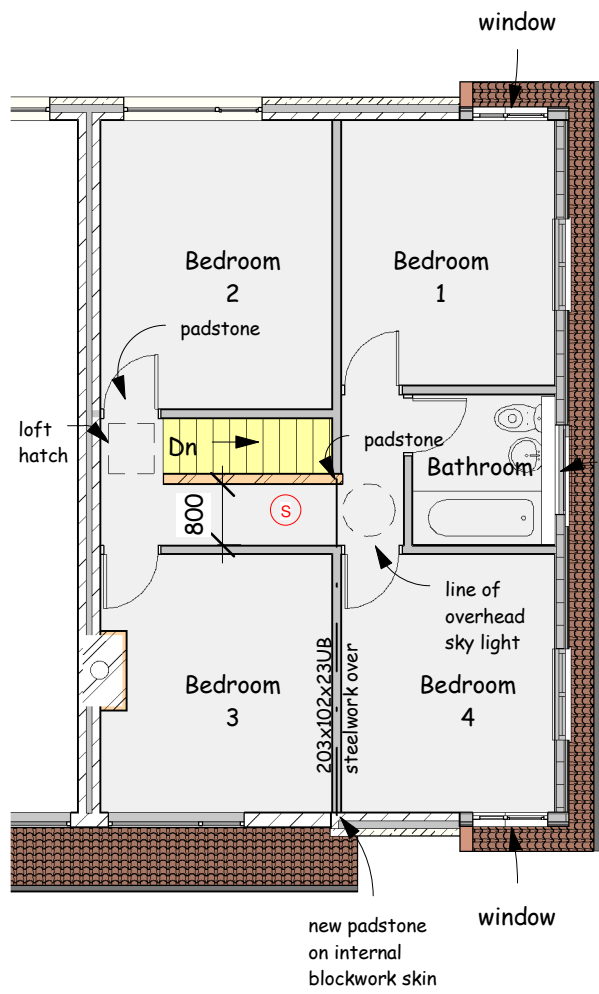
A4 Location Plan
1 : 1250



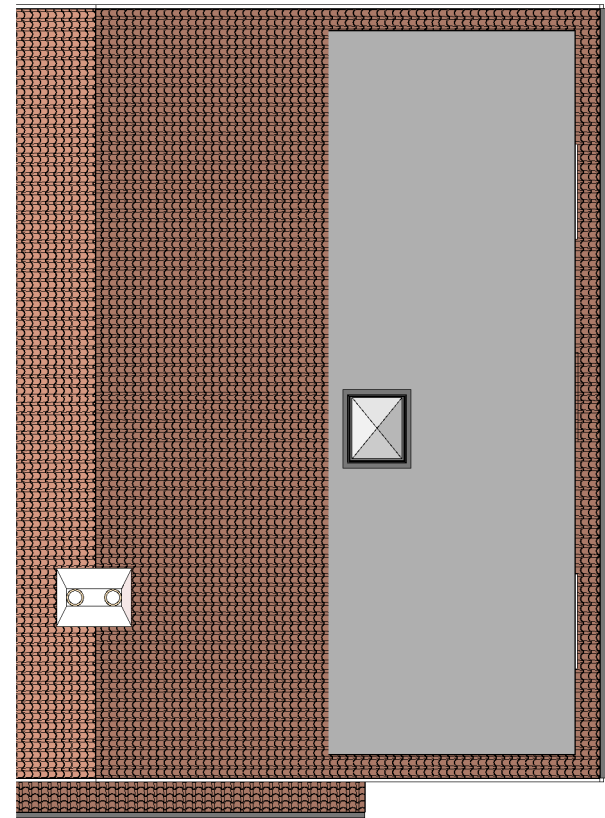
First Floor Plan
1 : 100



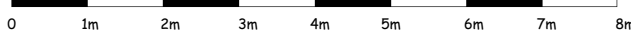
Ground Floor Plan
1 : 100



First Floor Plan
1 : 100



Roof Plan
1 : 100



scale 1 : 100 @ sheet size A1

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 and first floor and building up walls in the attic space to form a new dormer structure forming the new bedrooms and bathrooms and other alterations as indicated on the drawing at 31 Farrar Drive, Mirfield WF14 9EA.

Walls

Excavate in agreed positions (at either corner of the house and if required by the Building Inspector) to expose the existing foundations and ground conditions to confirm suitability for the additional loading from the proposed dormer construction.

Provide protection and remove the tiles sufficient to allow preparation of the walls below to receive the new construction.

New walls forming the dormer structure are to comprise 50mm x 100mm tanalised framework with 18mm WBP plywood lining, sarking and 25mm x 50mm tanalised laths at 400mm c/s, breather membrane and proprietary composite boarding (anthracite grey and client approved) cladding and trims. Full fill Kingspan insulation and lined with TW56. Ensure sarking and breather overlap the soakers and flashings of the side roofs.

Bond new construction to existing structure and make good to adjacent sloping roof structure.

On the ground floor provide protection and support and remove the diving wall to form the new Dining/Kitchen as indicated together with the enlarged opening for the slide/fold doors. Provide padstones and insert steelwork. Note that steel spans from the external rear wall to the corner of the brickwork stairs wall as there is no suitable foundation below the present door opening. This door opening to be infilled with timber partition.

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 noggin at 1200mm c/s vertically and with additional framing timbers at all junctions.

All partitions to have 75mm insulation fitted between the timbers and lined as in finishes.

Windows and Doors
As shown on the drawings in matching white uPVC, (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/m² K 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.

Provide and install also a set of slide/fold doors as agreed with the client.

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 150 C25 floor joists at 400c/s fitted between existing ceiling joists from the existing partition one end and new galvanised joist hangers built into the new extended wall the other. Floor will extend over present ceiling to external side wall and across new steel beam. Ensure physical link between new and existing floor joists.

Provide central strutting and doubled up under new partitions. Include for sound deadening quilt fitted between new joists.

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

Roof

Provide protection and remove the tiles sufficient to allow preparation of the walls below to receive the new masonry.

Provide 3 layer built up felt with 3G felt partially bonded base layer (or proprietary fiberglass system or single ply EPDM) on 22mm WBP ply deck on firrings to falls on 50mm x 150mm C25 (span 3 metres) roof joists at 400mm c/s from the existing purlin and new steelwork (as necessary) to the new dormer construction (doubled up top members and corners as good practice). Insulation shall be provided by full fill Kingspan Thermpitch TP10 tightly fitted between the joists and the underside lined with 25mm Kingspan Thermalwall TW56 and skimmed or quilt and allow for air space and ventilation as necessary in agreement with the Building Inspector.

Form around the perimeter of the dormer roof a welded drip to a small fascia trim (minimum depth) as necessary and ensure the new the roof covering extends into the existing tiling/ridge a minimum of 150mm. Provide and fit front fascia board and gutter.

Make good to the roof margins at the sides and ensure the sarking felt extends behind the code 4 lead flashings with soakers to the new built in cavity trays.

Timber Treatment
All structural and external timbers shall be tanalised to a net dry salt retention of 4.3kgs/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 (noggin, solid blockings, etc.) and the like to complete the works.

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 pointing 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 Bathroom 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 extended 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 the existing boiler to provide hot and cold water, radiators, towel rails, etc., to client agreement.

Plumbing to be by a Corgi registered installer.

Steelwork

Provide 1no 203 x 102 x 23 UB between the existing Dining Room and Kitchen to support the floor, partition and part of the new and existing roof structure above.

Provide 1no 203 x 102 x 23UB in the enlarged Bedroom to support part of the existing roof and new roof and this is to be checked on site as necessary.

The opening and steelwork sizes are to be confirmed with the builder before final sizing and installation and calculations submitted to the Local Authority for approval. The steelwork on the ground floor is to be agreed with the client and builder.

Steelwork to bear onto r.c. padstones, 300 long x 100/300wall width wide x 150 deep and is to be fire protected to min ½ hour fire resistance.

Drainage
The existing SVP at the side is to take all new connections from the toilet, en-suite, bathroom and kitchen and its position adjusted as necessary as indicated. It will be extended upwards and fixed to the new clad dormer extension.

The (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-siphonic re-sealing traps.

The new uPVC gutter on the dormer is to discharge to the remaining side gutters each side and to the rwp's adjusted as necessary.

Test all drainage on completion.

External Works

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

This drawing is copyright and must not be reproduced without written permission

Do not scale - Use figured dimensions only

PROJECT
Proposed Side Dormer Extension at 31 Farrar Drive,
Mirfield. WF14 9EA

CLIENT
Mr Trevor Hinchliffe, Serena Developments

DWG TITLE
Plans, Elevations and Views as Existing and
Proposed.

DWG NO.
2301 - 01

SCALE
1 : 100
1 : 500
1 : 1250

DATE
2/10/2023

DB | ARCHITECTS

31 Moor View, Meltham, Holmfirth, HD9 5RT

t:01484 850579 e:david.dbarchitects@virginmedia.com

