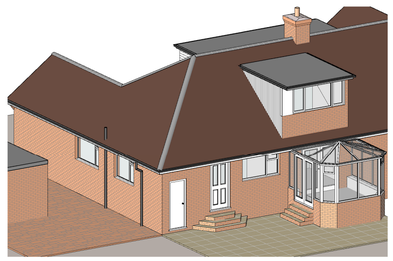
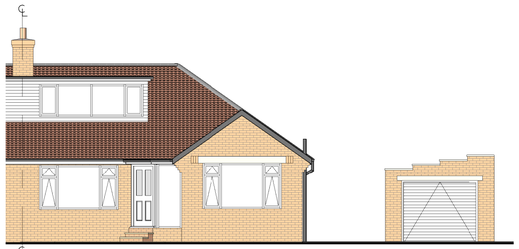


Side Elevation South
1 : 100

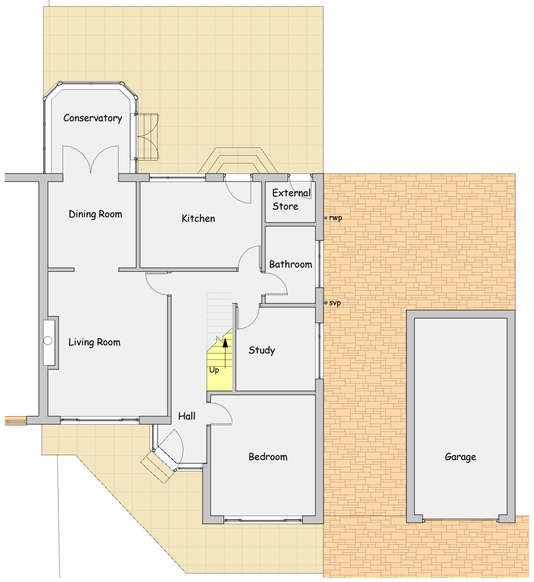




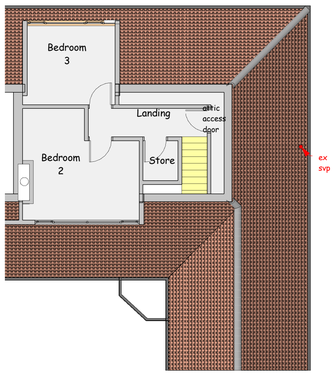
Rear Elevation East
1 : 100



Front Elevation West
1 : 100



Ground Floor Plan
1 : 100

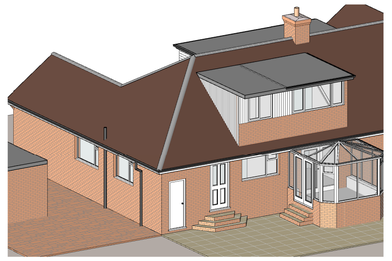


First Floor Plan
1 : 100

Proposed
Existing



Side Elevation South
1 : 100

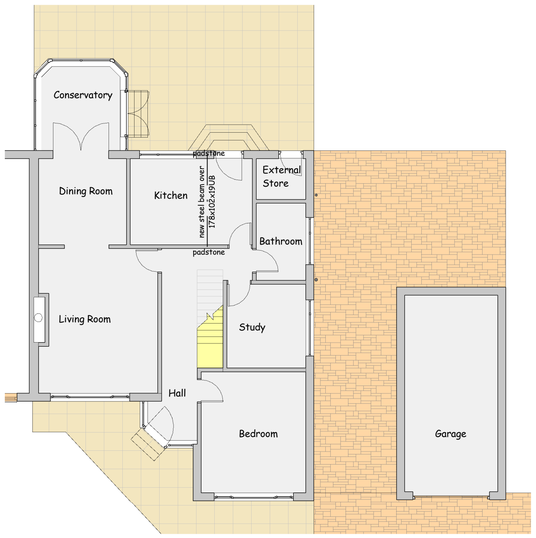




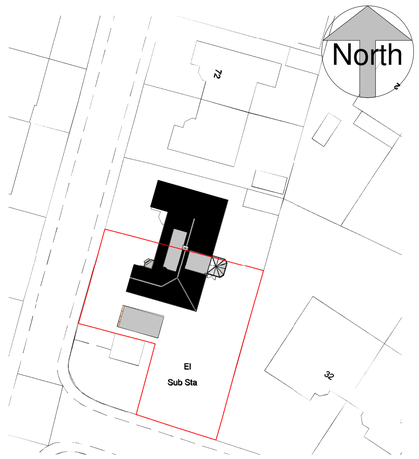
Rear Elevation East
1 : 100



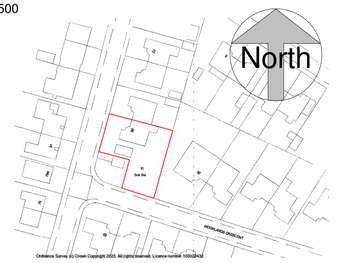
Front Elevation West
1 : 100



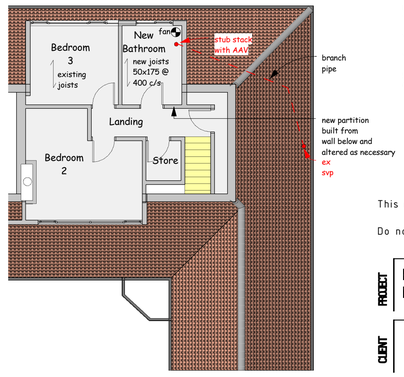
Ground Floor Plan
1 : 100



Block Plan
1 : 500



A4 Location Plan
1 : 1250



First Floor Plan
1 : 100

0 1m 2m 3m 4m 5m 6m 7m 8m

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 bungalow particularly when building new walls from the existing structure and inserting steelwork.

The project comprises the construction of a dormer extension to the rear of the bungalow and the installation of steelwork and new partitions as indicated on the drawing.

The property is 66 Moorland Road, Mount, Huddersfield HD3 3UG

Walls
On the ground floor provide protection and prepare the walls for the insertion of the steelwork in the kitchen and insert suitable reinforced concrete padstones of size 100mm wide x 300mm long x 150mm deep.

When the padstones are installed and ready, install the steel beam as described later.

On the first floor provide protection and remove part of the wall to the void at the side of the rear bedroom and externally remove the tiles and roof coverings and prepare to form dormer structure including the removal of the existing side cladding to the bedroom.

The dormer is to be constructed in the same position as the bedroom dormer adjacent in matching masonry course bonded with matching inner leaf and bonded to the new and existing timber structures.

Note that when the roof is removed the existing lower purlin will be cut as necessary and should be supported on the new partition built from the steelwork below. This partition to be formed in 50mm x 100mm sw framework at 400mm c/s from sole plates fixed to the steelwork and the purlin braced and secured with solid struts below.

Make good to rafters disturbed by the works ready for reinstatement.

Double up corners and surrounds to window and provide doubled up top members ready to receive the roof structure. Make good and construct partition to landing with new door and frame with doubled up framework to support new dormer roof.

Structure to have 100mm Kingspan Thermawall TW55 tightly fitted between the timbers and lined as described in finishes.
Cladding above the front brickwork and to the dormer sides shall be matching and in agreement with the client and in accordance with the planning conditions and comprise the boarding on breather felt on laths on 18mm WBP ply lining board, screw fixed to the timber framework.

Allow for soakers and flashing under side pitched roof at the side of the new dormer.

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.

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. Include insulation.

All partitions to have 75mm Kingspan Thermawall TW55 tightly fitted between the timbers and lined as described in finishes.

Steelwork
Install the steel beam in the kitchen comprising 1no 178 x 102 x 19 kgs UB.

The steelwork to be painted two coats red lead and supported on reinforced concrete padstones 300mm long x 100mm wide x 150mm deep and fire protected to min ½hour.

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

Floors
Provide 22mm flooring grade chipboard with glued joints on 50mm x 175mm C24 floor joists at 400c/s as indicated on the drawing. The new joists should be fitted between the existing rafters to allow the kitchen ceiling to be left undisturbed. Should the depth be excessive a smaller joist size may be chosen in agreement with the Building Inspector.

Allow for sound deadening quilt to new floor structure, central strutting and doubled up under partitions

Roof
Provide 3 layer built up felt with 3G felt partially bonded base layer (or proprietary system or single ply EPDM) on 18mm WBP ply deck on 50mm x 175mm C16 roof joists to falls as necessary from the dormer framework.

Form around the perimeter of the dormer roof a welted 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 matching front fascia board and gutter.

Insulation shall be provided by full fill Kingspan Thermapitch 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. (Check headroom.)
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 a side hung casement light. U value 1.4 W/m²K and manufacturer's certificate required.

Window size as shown on the drawing 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 door and ironmongery are to be of an agreed client approved style and door hung with 1½ pairs good quality hinges.

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 bourne 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.

Plaster finishes comprise, to timber stud walls and ceilings (all insulated as described), skim finish on 12.5mm boards. (Water resistant in wet areas). Note that the headroom is to be checked before allowing for the insulated ceiling boarding.

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.

A Fan is to be fitted to the new Bathroom to provide 15l/sec and to be linked to light fitting with over-run.

Check installation of smoke detectors to the Hall and Landing and new landing and a heat detector to the Kitchen which should be hard wired to the consumer unit. (if not already installed).

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 system to provide hot and cold water, radiators, towel rails, etc., to client agreement.

Plumbing to be by a Corgi registered installer.
Drainage
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.

The new fittings in the Bathroom are to be connected to the existing SVP at the side of the bungalow by providing a stub stack with AAV and a branch across the attic to the SVP.

Layout in Bathroom to be agreed with the client.

No connections to the sub stack within 200mm for 40dia waste for the shower or bath and 32dia waste from wash basins, all with anti-syphonic re-sealing traps.

The new uPVC gutters and downpipes as shown shall connect to the existing system.

Test all drainage on completion.

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

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Do not scale - Use figured dimensions only

PROJECT: Proposed Rear Dormer Extension at 66 Moorland Road, Mount, Huddersfield, HD3 3UG

CLIENT: Mr D Hayes

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

DWG NO.: 2324 - 01

SCALE: 1 : 100 / 1 : 500 / 1 : 1250

DATE: 29/06/2023

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