



SUBSTRUCTURE

Excavating & Filling

Carry out all excavations as necessary in order to achieve the required formation levels for new foundations, retaining walls, floor structures, drainage trenches and external works, to achieve the finished levels shown on the Architects drawings. Dispose of all surplus materials arising from the above excavation work.

Concrete Foundations:
Mass concrete strip foundations for single leaf blockwork walls as detailed, are to be laid in C35 Grade ready mixed concrete. Strip foundations to be min. 150mm thick x 450mm wide, with a min. top cover of 450mm externally (final depth of foundations subject to agreement with KMC Building Control). Mass concrete pad foundations beneath columns to be constructed in accordance with Architect/Engineers details.

Foundation Walls:
Walls below ground to be built up in single skin of 215mm thick class 'A' concrete blockwork, to support continuous ashlar stone plinth as detailed. Lay min. 150mm thick hardcore bed for solid floor structure in well-consolidated sulphate free crushed stone, blinded with sand to receive DPM.

SUPERSTRUCTURE

New Solid Ground Floor:
To be 75mm thick sand/cement screed on 100mm thick Kingspan THERMAFLOOR TF70 rigid board flooring insulation on 100mm thick C25P mix concrete slab laid on Visqueen GAS BARRIER DPM, with lapped & taped joints, lapped with any vertical & horizontal DPC's in walls. DPM to be laid on sand blinded hardcore as previously described. Floor screed to incorporate under floor heating system by specialist installer.

Oak Frame:
Structural frame to be constructed in seasoned oak timber, to the sizes as indicated on the drawings and in accordance with the Engineers details and calculations, including all connection details.

Windows/Exterior Doors:
Manufactured to BS.1186:1988 in preservative treated timber for stain finish to match existing. Fitted with hermetically sealed argon-filled double-glazed units with a min. 16mm gap between panes (windows/doors to have a U-value not greater than 1.6 W/m²K). Patio doors to have trickle-vents with a min. 10000mm² opening. All glazing to be laminated or toughened safety glazing to BS.6206:1981. All glazing to comply with BS.6262:1982.

Pitched Roof (traditional):
 All roof timbers to be in C16 Grade timber. Roof to be surfaced with second-hand stone slates to match existing roof. Slates to be 225 mm x 25 mm tanglaid square. Ceilings on 50 x 18 mm tanglaid square batten-stitching on Tyvek breathable roofing membrane on 18mm WBP/ plywood decked square fixed screw by 175 x 75 mm s/w. rafters @ 400mm c/c. Rafters seated on and secured down on 100 x 50 mm s/w. waling, secured down to top of eaves. All roof timbers to be in C16 Grade timber. All roof timbers to be engineered. All roof timbers to be in C16 Grade timber. Incorporate 150mm thick Kingspan Kooltherm K107 Pitched Roof Knauf insulation between rafters. Ceilings to be underlaid with 32.5mm Kingspan Kooltherm K181 insulated plasterboard with 3mm skin finish on screw fixed to joists over Insulux 714 foil type vapour barrier. (Roof construction to give a U-value not greater than 0.18W/m²K).
 Build in 150mm high Code 4 lead flashings and cavity tray DPC at junction of new roof and existing wall where shown.

Patent Glazing:
Install proprietary patent glazing system rooflights to new roof where shown, with all components supplied by specialist manufacturer, including all glazing bars, glazing, flashings, cappings, trims etc in order to provide a watertight installation.

Recommendation:
Skyline or Rafterline system;
The Standard Patent Glazing Co Ltd
Flagship House
Forge Lane
Dewsbury
WF12 9EL
Tel 01924 461213

Roof Drainage:
New roof to drain to cast aluminium gutter, Ogee profile with black powder coat finish. Gutter supported on proprietary brackets secured to rafter ends as detailed. Matching 68mm dia. RWP secured on proprietary pipe clips to manufacturer's instructions, to discharge to vitrified clay trapped gully where shown on drawing, fitted with cast alloy grating.

Below Ground Drainage:
New surface water drains to connect to existing system via 110mm dia. Hepworth Plastidrain (or similar approved) pipes and fittings - all to BS EN 1401-1: 1998. Pipes to be laid to an even fall of min. 1:80 (sw.) & shall generally be laid with a 150mm granular bed & 150mm cover of selected fill. New foundations to be taken down below invert of existing drains in close proximity.

Heat Producing Appliances:
New garden room to be heated by under floor heating system by specialist installer, to be run off the existing gas-fired central heating system serving the property.

Electrical:
Existing general power & lighting circuits to be extended/modified to cater for the extension & alterations, to building owner requirements. All installation work to be carried out by qualified electricians fully conversant with BS 7671. All electrical work is to comply with the requirements of Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so, with an appropriate BS 7671 electrical installation certificate issued on completion.

This drawing has been prepared specifically for the purpose of obtaining Planning Permission and/or Building Regulation Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. The Permissions and/or Approvals are beyond the Architects control, and no guarantee that such will be granted is given or to be inferred by reason of the preparation of this drawing. Only figured dimensions are to be used. All dimensions to be checked on site. This drawing together with the design is the property and copyright of the Architect and must not be reproduced without prior written permission.

P02	Drawing updated for construction purposes	11.12.06	AS	AS
P01	Drawing originated for construction purposes	26.10.06	AS	AS
rev.	description	date	drawn	appvd



project Proposed garden room extension
at
18 North Road, Kirkburton
Huddersfield
for
Mr & Mrs Robinson

title	general arrangement as proposed
number	19026D-04-P02
scale	1:50
size	A1