

ROOF CONSTRUCTIONS

Extension - Concrete interlocking roof tiles to match existing on horizontal fanalised SW roofing battens on Kingspan nilvent breathable membrane. Matching ridge tiles. Valleys formed in SW layboards with lead soakers. 100mm gutters connected to existing on UPVC fasciaboards and soffits. Roof to be formed at same roof pitch as existing at approximately 30 degrees in a traditional construction comprising of 50x100mm rafters and 50x100mm ceiling joists all at max. 400mm cts. 25x200mm ridgeboard and hipboards. 100x50mm SW wallplates. All timber to be C24 grade and all members to be birdsmouthed at junctions. 5x30mm mild steel anchor straps at max. 2.0m cts at eaves level (holding down straps). Flat ceiling with 12mm plasterboard and skim with 300mm of Rockwool roll insulation quilt above to achieve u value 0.15w/m2.k. Eaves trays to maintain min. 50mm airgap above quilt at all points.

Conversion - Provide 300mm of Rockwool roll insulation to existing roof void to achieve u value 0.15w/m2.k. Contractor to establish if breathable felt is present or if not provide tile ventilators at high level and eaves ventilators at low level at max. 2.0m cts to cross ventilate roof void. Maintain min. 50mm airgap above insulation at all points with eaves trays if necessary.

EXTERNAL WALL CONSTRUCTIONS

Extension - Cavity walls to comprise of 100mm facing brickwork to match existing. 100mm cavity with 75mm Kingspan kooltherm K108 insulation board. 100mm thermalite aircrete turbo or shield blockwork and 12mm plasterboard on dabs with skim finish internally all to achieve u value 0.18w/m2.k. Cavities closed at head in calcium silicate board. IG intels above openings type L1/S100 with min. 150mm end bearings. Cills and reveals closed in fire resistant insulated cavity closers. Stainless steel cavity wall ties spaced 750mm horizontally. 450mm vertically (doubled at openings) and staggered. DPC min. 150mm above ground level and to all cills, jambs and heads. Foundation blocks below ground (7N). All works to be well bonded and all cavities to be continuous.

Conversion - Wall infill to front to comprise of 215mm facing brick wall to match existing with DPC min. 150mm above ground level. Foundation blocks below ground (7N). All works to be well bonded. All external walls to be lined internally with 50x100mm SW studs with head and base plates and horizontal noggins with 75mm Kingspan kooltherm K112 insulation between studs and 40mm Kingspan kooltherm K118 insulation (with attached 12mm plasterboard with skim finish) fixed to studs to achieve u value 0.18w/m2.k. Provide min. 50mm cavity between existing walls and new studs with breather membrane adjacent to cavity to new studs.

INTERNAL WALLS

Internal stud walls in 50x100mm SW studs with head and base plates and horizontal noggins with 12mm plasterboard both sides with skim finish with min. 25mm mineral wool sound deadening quilt between.

WINDOWS AND DOORS

UPVC windows and doors all with 16mm double glazed units with inner panes of low e glass to achieve u value 1.4w/m2.k. Trickle ventilators to all rooms and to give min. 10000 sq. mm ventilation to habitable rooms. Opening windows as shown and to be min. 1/20 of floor area of habitable rooms. Obscure glazing to Shower room. Toughened glass to all door glazing and any window glazing within 0.3m horizontally of doors or 0.8m of floor. Internal doors to match existing in SW casings.

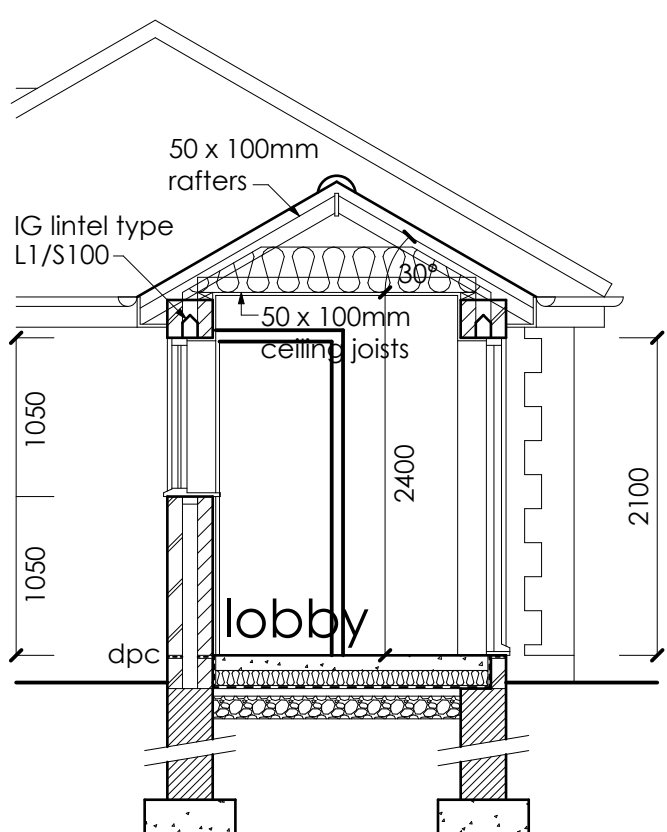
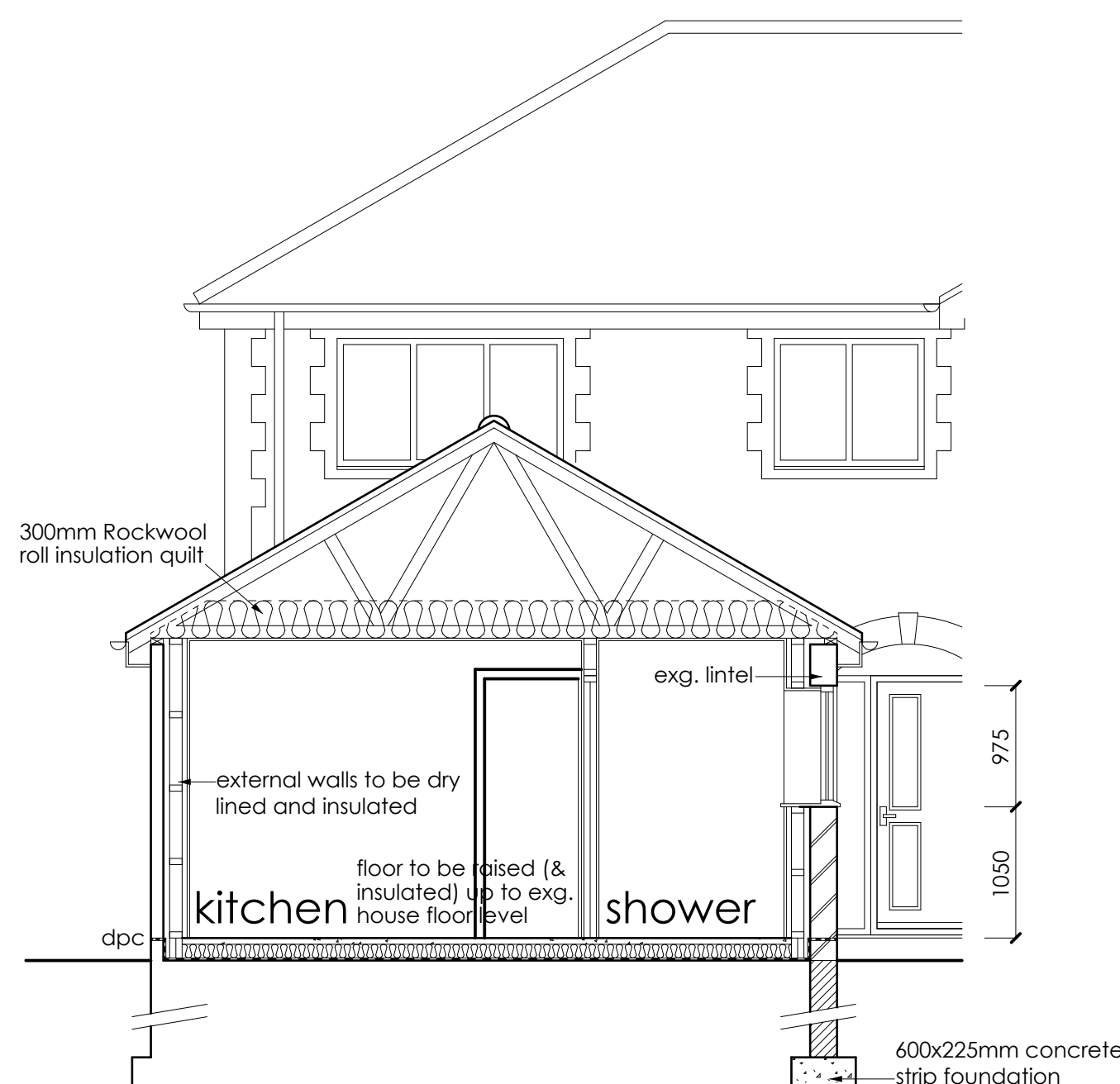
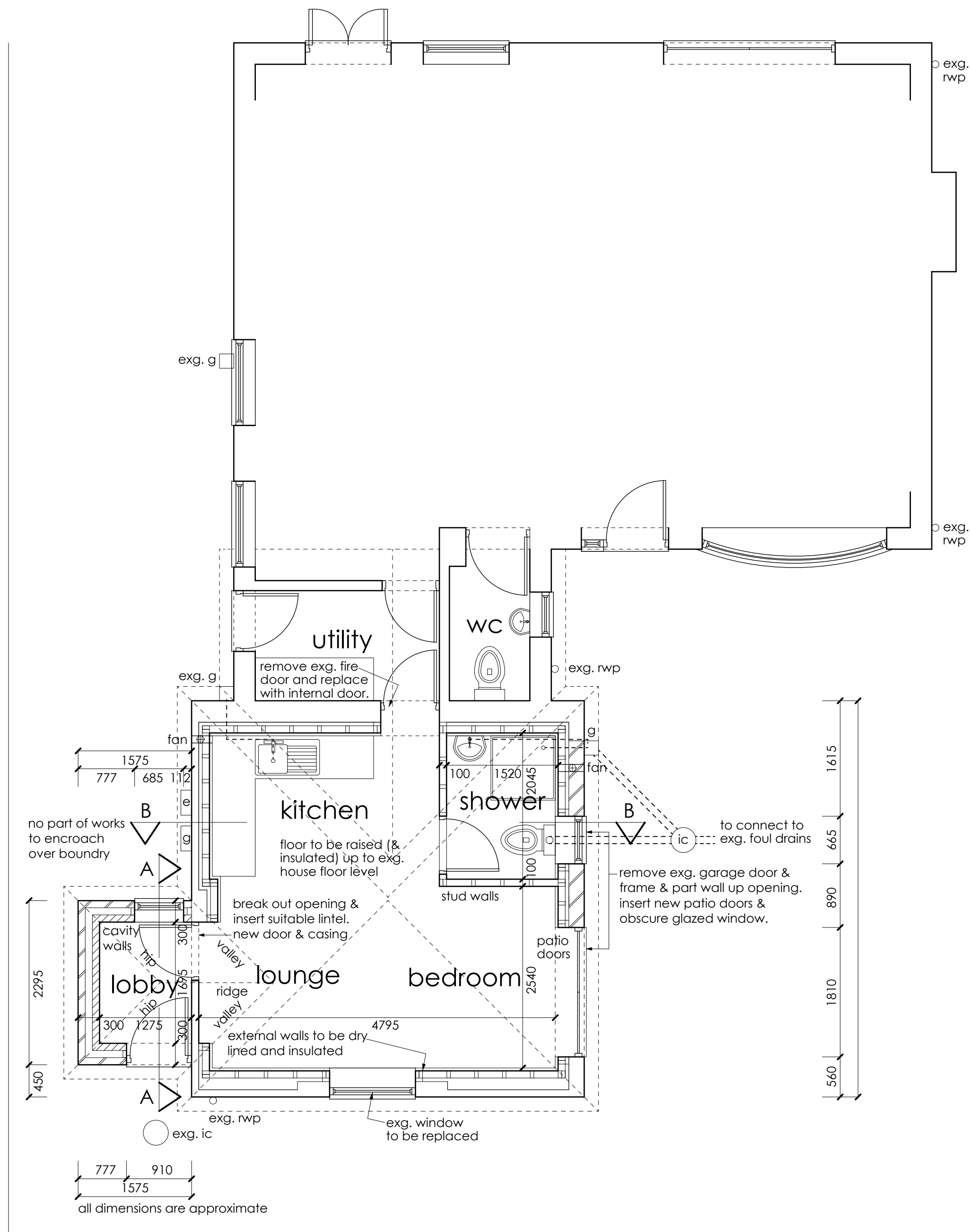
GROUND FLOOR CONSTRUCTION

Extension - 100mm concrete slab on separation layer on 100mm Kingspan kooltherm K103 insulation board to achieve u value 0.18w/m2.k. on 1200g visqueen DPM lapped to DPC on 50mm sand blinding on min. 150mm well consolidated sulphate free hardcore base.

Conversion - Min. 65mm screed on separation layer on 100mm Kingspan kooltherm K103 insulation board to achieve u value 0.18w/m2.k. on 1200g visqueen DPM lapped to DPC on existing garage concrete slab.

FOUNDATIONS

Trial hole to be dug by contractor prior to any works commencing to determine type of foundation to existing house. If strip foundations are found and ground conditions are suitable then construct new works on 600x225mm concrete strip foundations at depths to suit site conditions and to the satisfaction of the building inspector. However should ground conditions be found unsuitable for strip foundations or existing house found to be constructed on a different foundation type then an alternative method of foundation must be incorporated and designed by a structural engineer.



PLUMBING

100mm WC waste. 40mm shower and sink wastes and 32mm washbasin waste all with deep seal traps. Any 40mm waste over 3.0m or 32mm waste over 1.7m to be fitted with an anti syphonage trap. New 'trapped Gully. Cold and hot water to serve all sanitary fittings (as applicable).

EXTERNAL FOUL DRAINAGE

100mm drain pipes laid at max. 1:40 falls in flexible jointed pipes laid in pea gravel channels to connect to existing foul drains. Inspection chambers at junctions and change of directions. All to the satisfaction of Building Control. Contractor to determine exact position of existing drains prior to any works commencing to ensure that adequate connection and falls are achievable.

MECHANICAL VENTILATION

Provide intermittent mechanical extract ventilators to Kitchen to extract at a rate not less than 60 litres per second or 30 litres per second if incorporated within cooker hood and to Shower room to extract at a rate not less than 15 litres per second both ducted through walls to external air inlet/outlet grilles or through roof voids to tile ventilators.

ELECTRICS

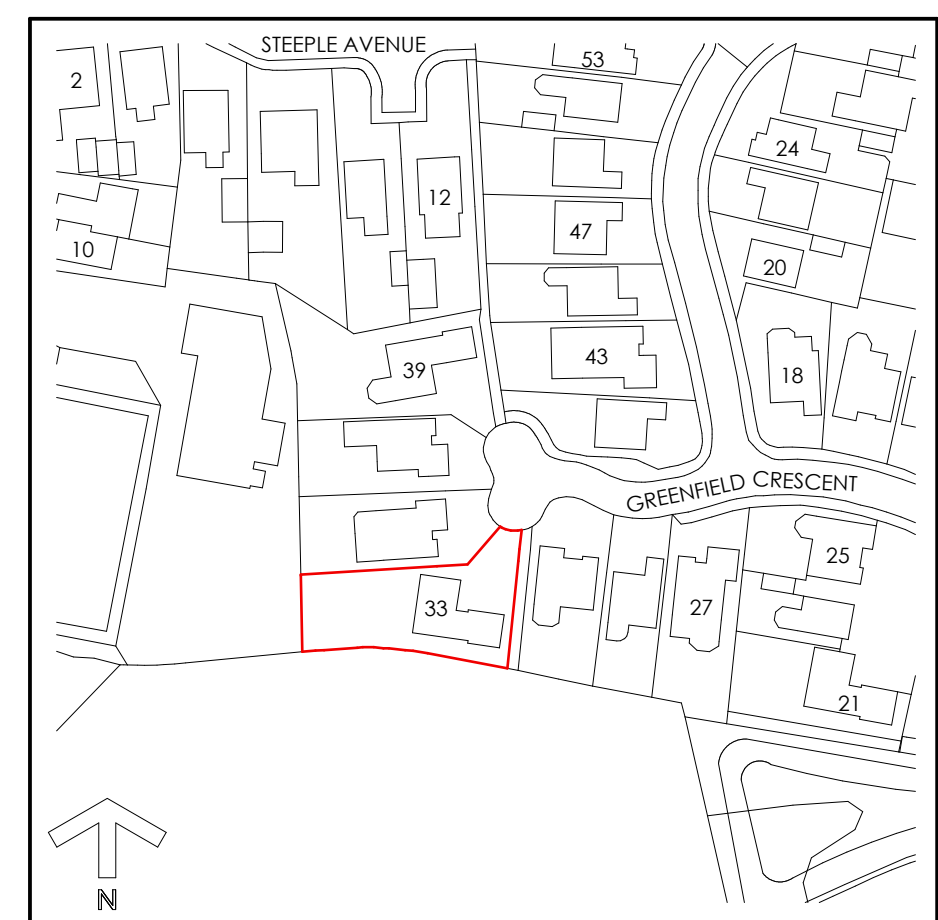
All works must be carried out by a suitably qualified person who must ensure that the existing electrical installation can carry the additional loads or upgrade system as necessary and to be carried out with the correct protective measures and earthing and bonding requirements and provide a relevant compliance certificate upon completion. Sufficient information must be provided to client to operate, maintain and alter the installation safely. Internal light fittings to be installed with lamps with a luminous efficacy more than 40 lumens per circuit watt. External light fittings should have lamp capacity not exceeding 150 watts which automatically switch off when there is enough daylight and when not required at night or the light fittings should have sockets only capable of using lamps with efficacy more than 40 lumens per circuit watt.

HEATING/HOT WATER

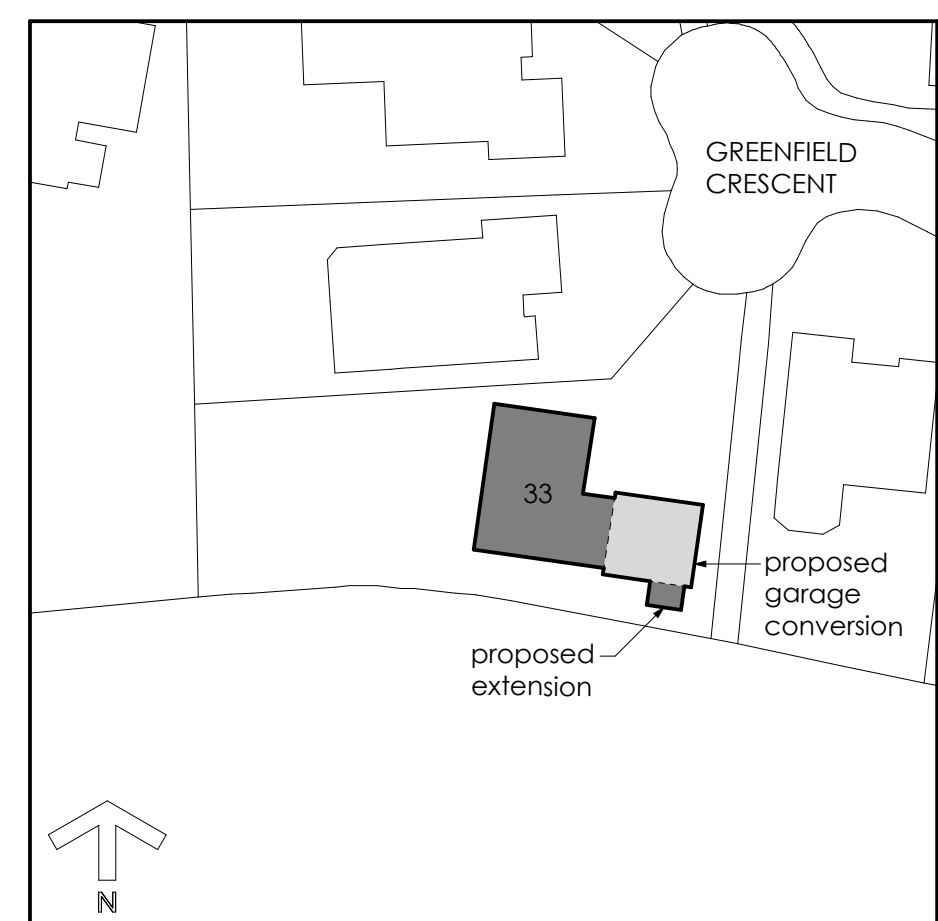
New radiators to be fitted with thermostatic control devices. All pipework to unheated areas to be wrapped in flameproof lagging. All works to be designed and carried out by a competent gas safe approved contractor.

SMOKE DETECTION

Provide interlinked smoke alarms/detectors positioned max. 3.0m from any bedroom door and max. 7.0m from any other habitable room door connected to existing house smoke detection system.



scale 1:1250



scale 1:500

all works must comply with the health & safety CDM regulations 2015

m ward architectural drawing services
 94 Ferrybridge Road, Castleford, West Yorks, WF10 4JR
 tel. 01977 513891 e mail mwardarchitect@aol.com
 Plans as proposed at 33
 Greenfield Crescent,
 Grangemoor, WF4 4WA for Mr &
 Mrs Mark Sergeant.
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