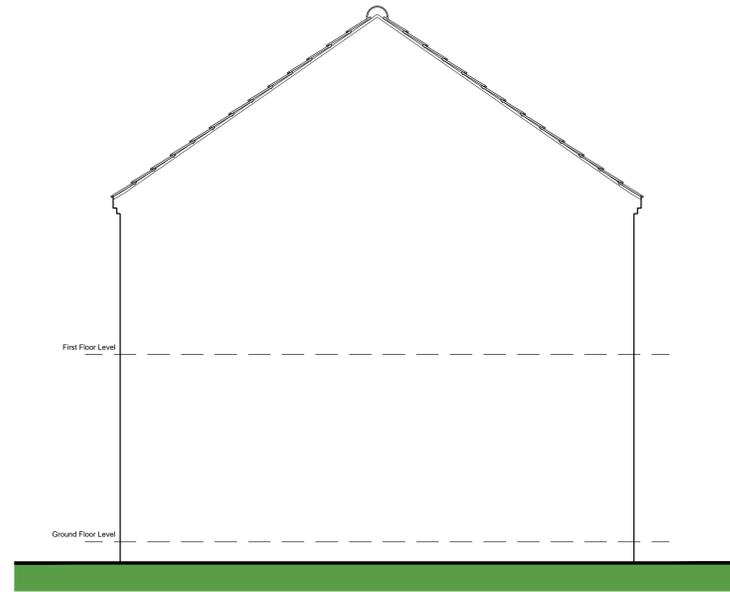


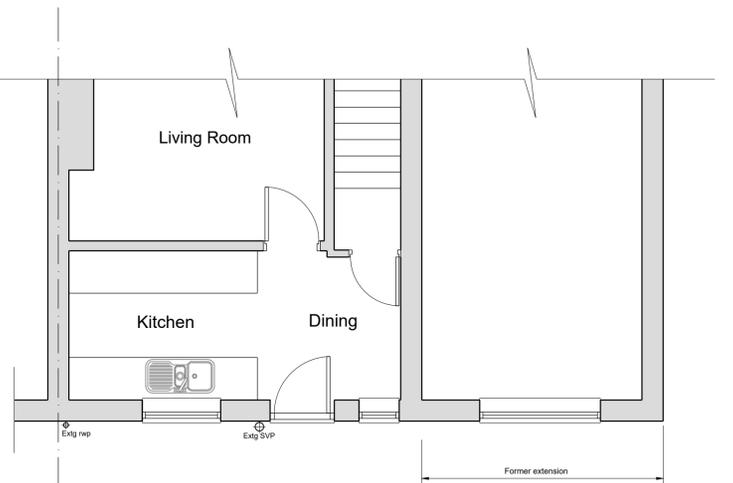
EXISTING REAR ELEVATION



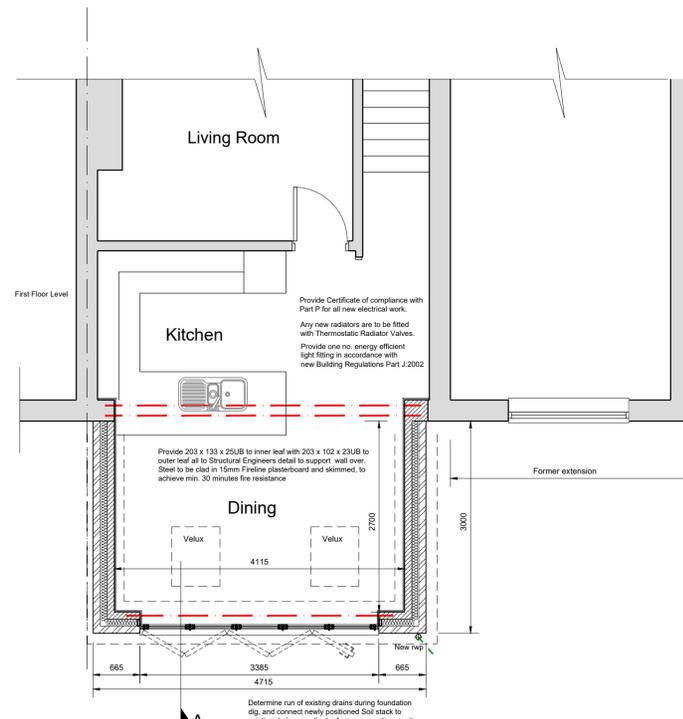
PROPOSED REAR ELEVATION



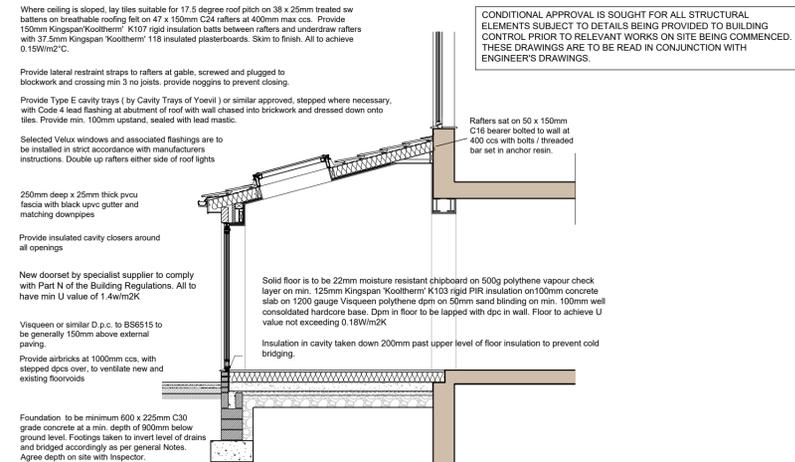
EXISTING SIDE ELEVATION



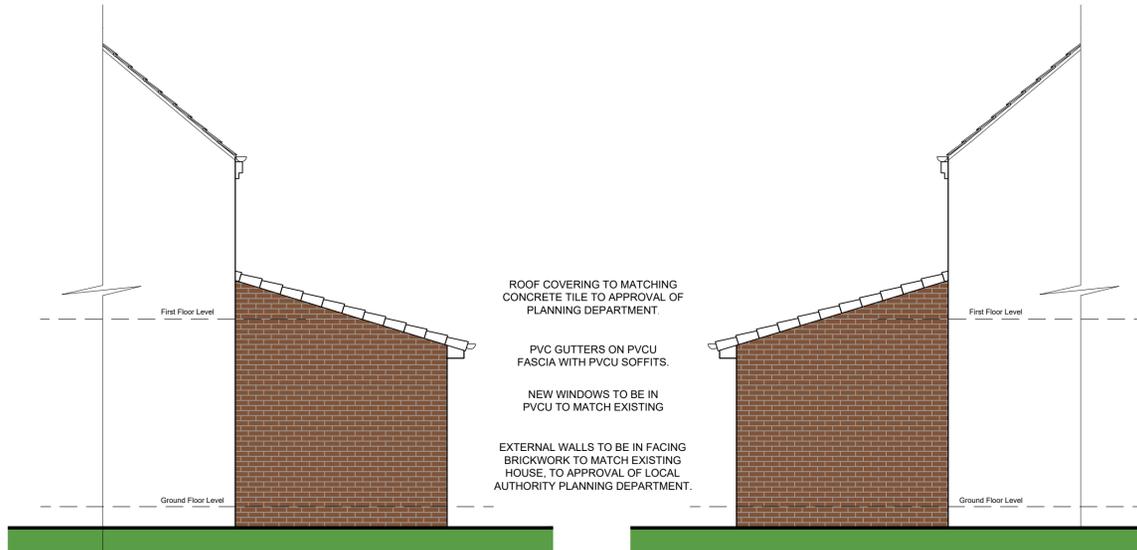
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

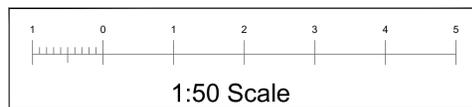


PROPOSED SECTION A-A



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



1:50 Scale

GENERAL NOTES:-

ROOF CONSTRUCTION:-
Where ceiling is sloped, lay tiles suitable for 17.5 degree roof pitch on 38 x 25mm treated sw battens on breathable roofing felt on 47 x 150mm C24 rafters at 400mm max cca. Provide 150mm Kingspan/Kooltherm K107 rigid insulation batts between rafters and underdraw rafters with 37.5mm Kingspan Kooltherm 116 insulated plasterboards. Skim to finish. All to achieve 0.15W/m2°C.

EXTERNAL WALLS:-
External leaf of 100mm fairfaced blockwork to match existing, 10mm residual cavity with 50mm Kingspan Kooltherm 105 PIR insulation batts installed and taped in strict accordance with manufacturer's instructions, with inner leaf of 100mm thick 4N/m2 blockwork. Provide Heiflix or similar stainless steel wall ties at 750mm ccs horizontally and 450mm vertical (225mm vertical cts at reveals). Line walls internally with 12.5mm plasterboards on dabs and skim to finish.

Wall to achieve U value not exceeding 0.18W/m2K
Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed. Cavities filled to GL with weak mix concrete and played off.
Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed.
Lintels to be IG or similar proprietary thermally broken mild steel with insulation material to the core, on 150mm min end bearings, with stepped dpc's over. Form weepholes at 900mm max centres to one third height of brick vertical mortar joint to brickwork directly over all openings & at external finished ground level. Install proprietary DPC to full bed width of outer and inner leaf of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Facings to be taken down minimum 150mm below ground.

GLAZING - WINDOWS AND DOORS:-
Windows and external doors to be PVCu, with sealed unit double glazing. All opening to be fully weatherstripped with integral compressible seals. Windows to be obscure glazed to bedrooms and where indicated on drawings. Glazing below 800mm above finished floor level to be laminated safety glass to inner panes to Part K. Glazing in doors and adjacent windows to be laminated or toughened to Part N.

FLOORS & CEILINGS:-
Solid floor is to be 22mm moisture resistant chipboard on 500g polythene vapour check layer on min. 125mm Kingspan Kooltherm K103 rigid PIR insulation on 100mm concrete slab on 1200 gauge Visqueen polythene dpm on 50mm sand blinding on min. 100mm well consolidated hardcore base. Dpm in floor to be lapped with dpc in wall. Floor to achieve U value not exceeding 0.18W/m2K.
Insulation in cavity taken down 200mm past upper level of floor insulation to prevent cold bridging.

VENTILATION:-
Mechanical ventilation is to be provided to kitchens, utilities, wc's, bathrooms by way of mechanical extract fans ducted to outside air, capable of 60L/sec extraction rate. Wcs without windows are to have overrun facility on fans. Fans in wet areas to be operated by light pull cord switch.
All windows to be fitted to the head of the opening light with a controllable & secure trickle ventilator having a total free area not less than 8000 sq mm to give background ventilation to habitable areas. Each window will have an opening light with some part of the ventilation opening at high level, at least 1.75m above floor level.

ABOVE GROUND DRAINAGE:-
The drainage will comply fully with BS 8301 : 1985 UPVC waste sizes are to be generally:-
Wc's - 100mm diameter with minimum 50mm seal, P or S trap to suit.
Sinks and Showers - 38mm diameter with 75mm deep anti-siphon trap.
Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof tile ventilator, flush with roof finish. All SVP ducts are to be filled with mineral wool insulation around the pipe and are to be encased in studwork.

BELOW GROUND DRAINAGE:-
Drainage layout for separate SW and FW systems to be as agreed with Local Authority. Access chambers and manholes comprising UPVC, clayware, brickwork or concrete ring as appropriate to depth and location with cover of strength class to suit.
All connection gulleys to RWIP's at ground level to be fully accessible to allow rodding of below ground drain.
Drainage and sewers to be laid no flatter than 1:80 All pipes to be minimum 100mm dia or sized to suit flow and gradient.
Pipes to be bedded on and surrounded to half bore in pea gravel or to suit manufacturer's recommendations. All drainage runs under ground supported slabs to be haunched with concrete to the same diam. as pipe. Install plank intel bridging to walls at pipe penetrations.



LOCATION PLAN 1/1250

NOTE:-
Do not scale, use figured dimensions only, all dims to be checked on site, any discrepancies to be reported to the author of this drawing, which is to be read in conjunction with all other available drawings.
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REV	DATE	REVISION



Client: MR & MRS SCHEWTSCHUK

Project: Proposed extension to rear of 27 BIRKSLAND MOOR, Birkenshaw, Bradford

Drawing Title: DETAILED DESIGN

Scale: 1:50 @ A1 Date: May 2024 Drawn by: KSF

Drawing Number: 24-FSK-26-01 Rev: -