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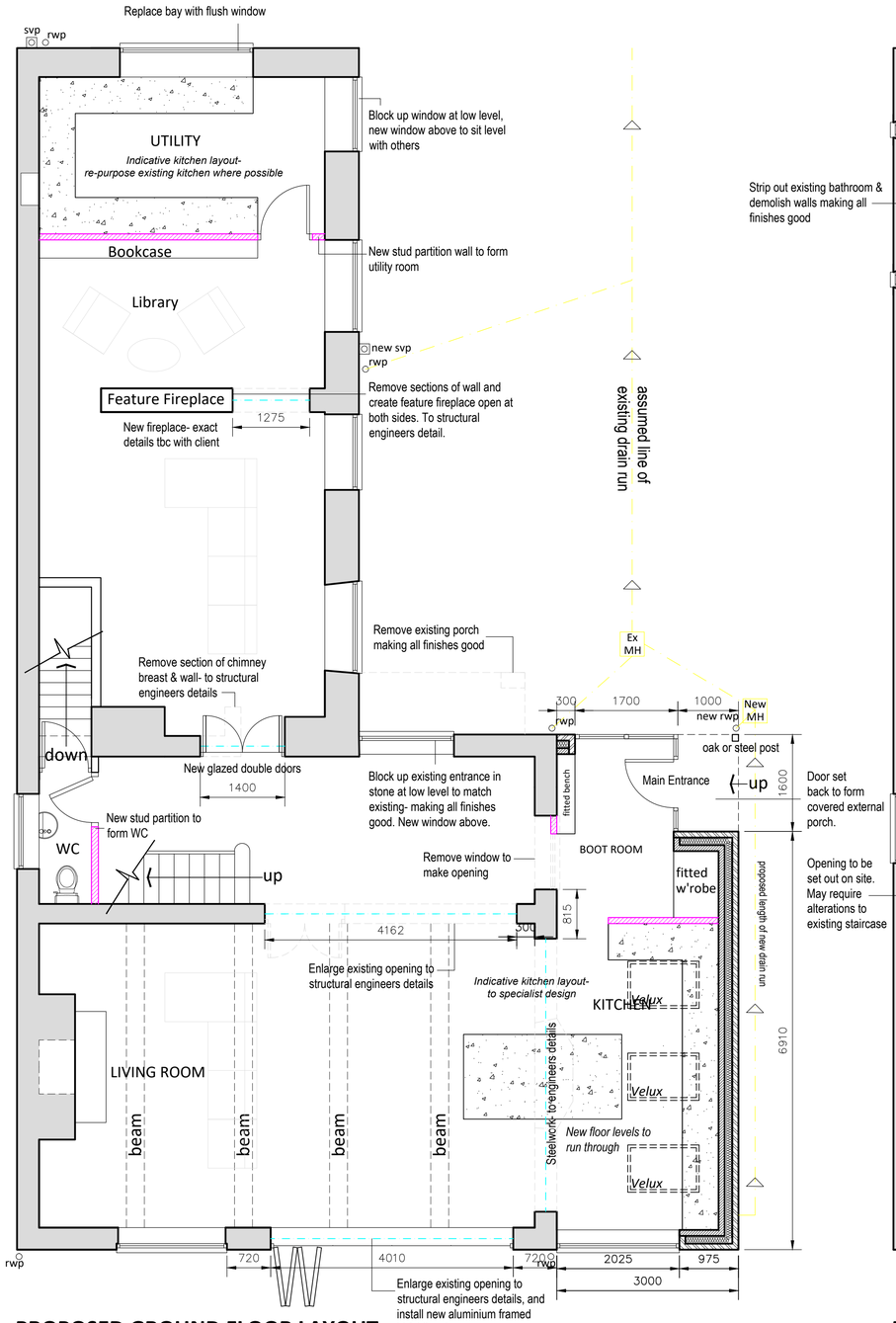
KEY
ALL MEASUREMENTS
SHOWN IN MILLIMETRES

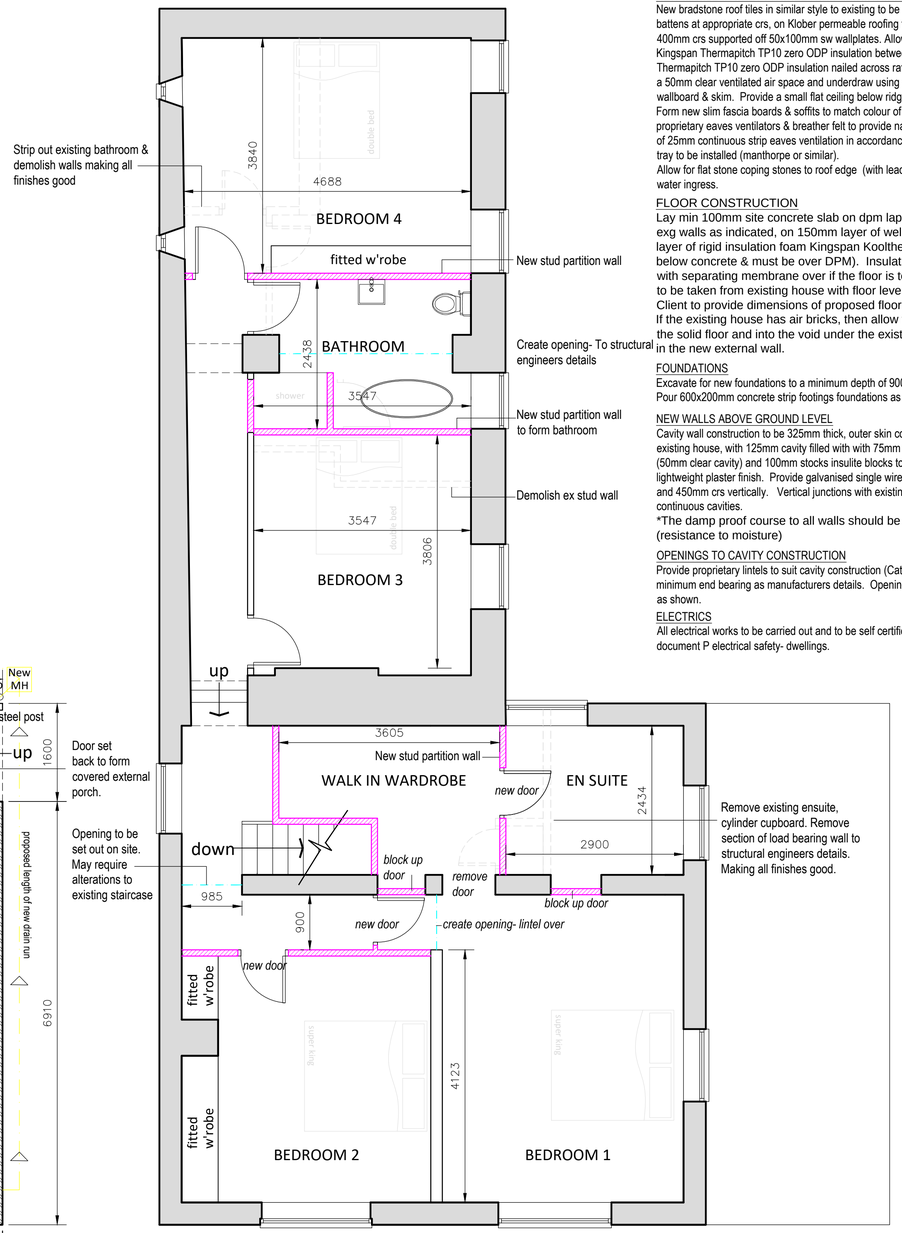
CELLAR 42m2
PROPOSED GROUND FLOOR GIFA 139m2
FIRST FLOOR 109m2

DO NOT SCALE IF IN DOUBT PLEASE ASK



PROPOSED GROUND FLOOR LAYOUT

SCALE 1:50



PROPOSED FIRST FLOOR LAYOUT

SCALE 1:50

Dashed line indicates walls to be removed with all finishes made good.
Assumed line of existing & proposed drain runs tbc on site. Allow for bridging over any exg drains where passing under new extension using precast concrete lintels to new wall construction.
Represents new internal walls- stud or block- to be agreed with main contractor.
All structural openings to be detailed by structural engineer

CONSTRUCTION NOTES

All works to be carried out in accordance with the latest edition of the Building Regulations and any amendments. Also any relevant British Standards & Codes of Practices.

NEW SINGLE STOREY PITCHED ROOF CONSTRUCTION
New bradstone roof tiles in similar style to existing to be nailed to new 38x25mm sw. roofing battens at appropriate crs, on Klober permeable roofing felt on 125x50mm SC3 sw. rafters @ 400mm crs supported off 50x100mm sw wallplates. Allow for insulating the roof by inserting 80mm Kingspan Thermapitch TP10 zero ODP insulation between rafters with 25mm Kingspan Thermapitch TP10 zero ODP insulation nailed across rafters (use Kingspan or equivalent), allowing a 50mm clear ventilated air space and underdraw using a vapour control layer & 12.5mm gyproc wallboard & skim. Provide a small flat ceiling below ridge to allow air flow under ridge also. Form new slim fascia boards & soffits to match colour of windows (aluminium cappings). Allow for proprietary eaves ventilators & breather felt to provide natural ventilation to provide the equivalent of 25mm continuous strip eaves ventilation in accordance with current building regs.Suitable cavity tray to be installed (manthorpe or similar).
Allow for flat stone coping stones to roof edge (with lead flashing and/or mortar fillet to prevent water ingress.

FLOOR CONSTRUCTION
Lay min 100mm site concrete slab on dpm lapped up at junctions with new & exg walls as indicated, on 150mm layer of well-consolidated hardcore & layer of rigid insulation foam Kingspan Kooltherm K3 120mm or similar (fitted below concrete & must be over DPM). Insulation joints to be tight butted with separating membrane over if the floor is to be screeded. Datum levels to be taken from existing house with floor levels to run through.
Client to provide dimensions of proposed floor inishes on site.
If the existing house has air bricks, then allow for ducting to allow air through the solid floor and into the void under the existing house and install air bricks in the new external wall.

FOUNDATIONS
Excavate for new foundations to a minimum depth of 900mm or to Building Inspectors approval. Pour 600x200mm concrete strip footings foundations as shown.

NEW WALLS ABOVE GROUND LEVEL
Cavity wall construction to be 325mm thick, outer skin consisiting of reclaimed stone to match existing house, with 125mm cavity filled with with 75mm Kingspan Kooltherm K108 or equivalent, (50mm clear cavity) and 100mm stocks insulite blocks to inner skin finished with 12.5mm lightweight plaster finish. Provide galvanised single wire wall ties at max. 750mm crs horizontally and 450mm crs vertically. Vertical junctions with existing structure to be formed allowing continuous cavities.
*The damp proof course to all walls should be in accordance with part C2 (resistance to moisture)

OPENINGS TO CAVITY CONSTRUCTION
Provide proprietary lintels to suit cavity construction (Catnic or similar approved) with 150mm minimum end bearing as manufacturers details. Openings to be closed vertically with stone return as shown.

ELECTRICS
All electrical works to be carried out and to be self certified in accordance with approved document P electrical safety- dwellings.

NEW ALUMINIUM DOORS & WINDOWS
Supply & fix aluminium framed double-glazed windows and doors to new openings as indicated, glazed using Pilkington Low E glass in 20mm sealed units to give at least 1.2 U value and fitted with trickle vents. Provide draught stripping to openable elements. Toughened glass to all glazing below 800mm from floor level. New composite door to utility room- exact style to client approval.

NEW STEEL BEAMS
Where indicated, fit new steel beams with new mass concrete padstones & brickwork piers - all in accordance with the structural engineer's details & calculations. Beams to to clad with 1no. layer of 12.5mm gyproc fireline board & skim to give 1 hrs fire rating.

INTERNAL FINISHES
Ceiling 13mm plasterboard (pb) & skim: stud walls 10mm pb & skim. Masonry walls 13mm plaster.
New skirtings & architraves as existing.

NEW DRAINAGE WORKS
Where any drains run through new walls allow for bridging using precast concrete lintels as necessary.

RAINWATER GOODS
New guttering to match existing connected to 68mm dia. upvc fall pipes as existing terminating at ground level over Hepworth gully comprising 158 B hopper, 148A low-back trap, connected to 100mm dia. clay supersleve drain laid to min. 1:80 gradient(or similar approved upvc pipes and fittings). All joints to utilise polypropylene couplings. Gully set within loose laid set in-situ concrete.
Otherwise as shown new 68mm dia. downpipes to discharge in existing rainwater guttering / pipes / gully's.

DRAINAGE & PLUMBING NOTES
Note: Existing drainage runs to be checked & confirmed by main contractor prior to commencement.
All drainage works to be in accordance with BS8301:1985. Main contractor to check connections as indicated.
Above ground pipe work to be securely clipped, with PVC clips, plugged and screwed to walls, 100mm pipes fixed at min. 1500 crs, 50mm pipes and less at 750mm crs. All hot and cold feeds in copper, fixed with brass saddle clips at min. 600mm crs.
Upvc wastes, 40mm dia, 75mm seal, except wc (100mm dia, 50mm seal).
Connect to new s&v stack. New s&v stack to be extended to terminate, with a plastic domical cage, 900mm above any entry into the building within 3000mm.
*Contractor to survey existing drain runs and present options to relocate existing soil stack.

MECHANICAL EXTRACT
A mechanical extract fan should be provided in the kitchen, downstairs WC, utility & first floor bathroom, en suite- giving an extract rate of 60 litres per second or 30 litres per second when incorporated in a cooker hood, and 15 litres per second in the bathroom in accordance with requirement F1, (Means of ventilation).

NEW VELUX WINDOWS
Supply & fix to positions as indicated on plan & elevations 3no. 780Wx1180H Automated Velux (or similar)windows with wall switch - all with flashings & linings - all to be in accordance with manufacturers recommendations, allowing for trimming & doubling up rafters and making good to all tiling / reveals.

REV	DATE	DETAILS	INITIAL
E	06.01.24	Removed bay window.	TD
D	06.01.24	Kitchen alterations.	TD
C	05.01.24	Kitchen alterations.	TD
B	05.01.24	Ground floor alterations	TD
A	05.01.24	First floor alterations.	TD

PROJECT 60-62 LINFIT LANE
KIRKBURTON
HUDDERSFIELD, HD8 0UB
CLIENT MR & MRS SMITH

TITLE PROPOSED LAYOUT

DRG No. HD8-03 SCALE 1:50 @ A1
DRN BY T.D DATE 03/12/24