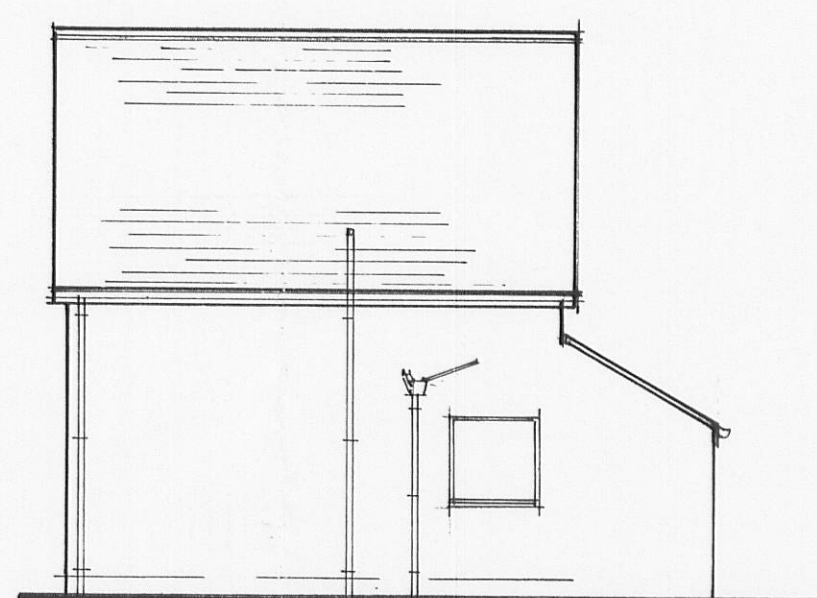
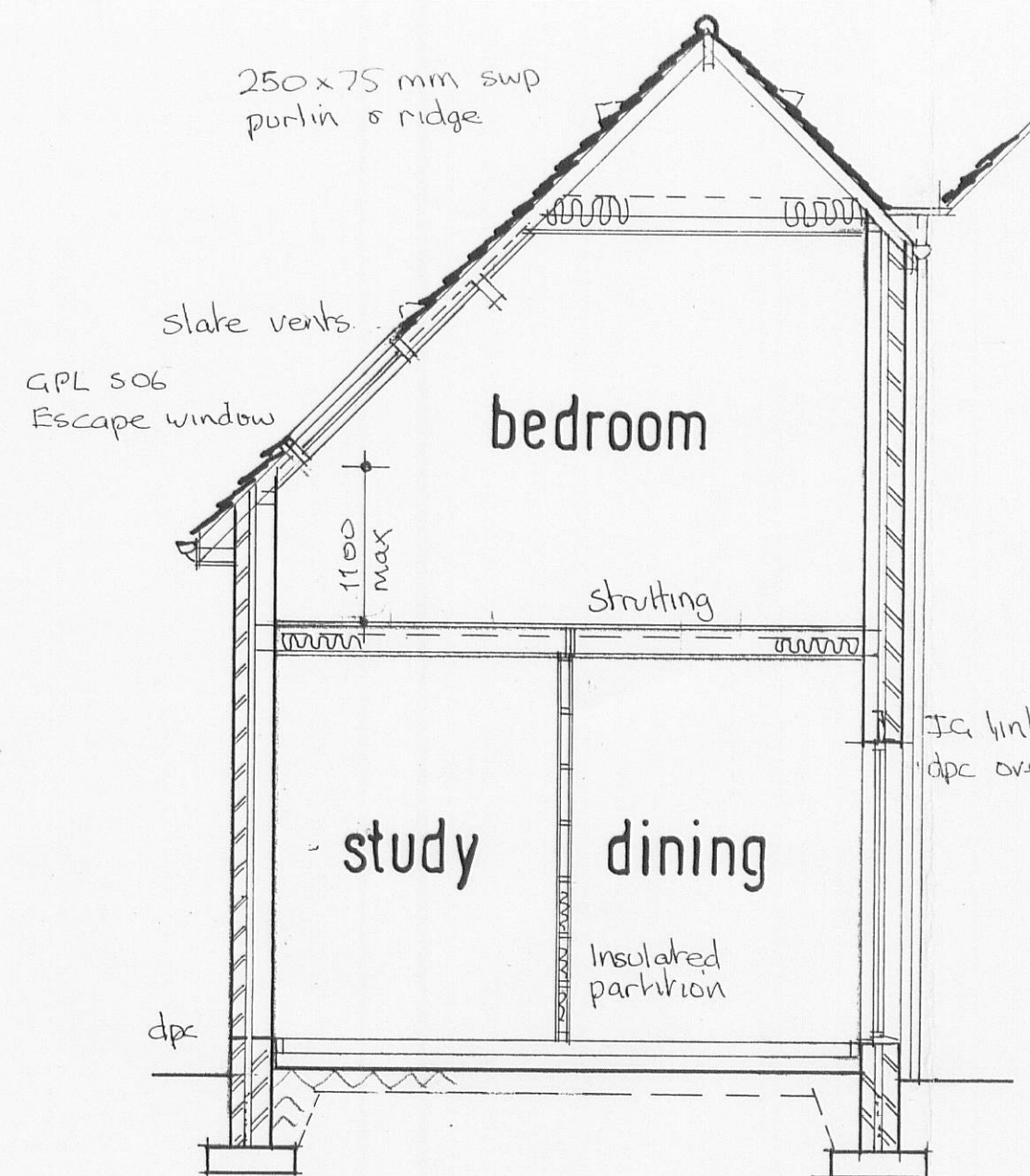




existing rear elevation



existing side elevation



section

ROOF CONSTRUCTION

Second hand slates to match existing on 38 x 19 mm tanalised swd battens on breather felt on 100 x 50 mm swd rafters on swd 250 x 75 mm purlin as indicated. 100 x 75 mm swd wall plates strapped to block walls with galvanised ms straps. Redland or similar eaves vents and extension trays and slate vents at top of roof slope. 250 mm quilt insulation in 2no layers of 100 mm and 150 mm. 10 mm vapour check plasterboard and skim ceiling to 100 x 50 mm ceiling joists at 400 mm cts. 100 mm pvc gutters fixed to swd fascia boards.. 50 mm Kingspan insulation between rafters with 50 mm air gap to underside of breather felt and 57.5 mm Kingspan thermalbord and skim to sloping ceiling. End 3 no rafters and ceiling joists to be strapped into cavity with 30 x 5 mm galvanised ms straps. Provide Velux GPL S06 Escape rooflight to bedroom. Double up rafters to side of rooflight.

WINDOWS

Upvc double glazed window frames, with 28mm double glazed windows and K glass. Openers as indicated to be not less than 1:20th floor area of rooms. Some part of opener to be not less than 1750mm above floor level. Provide controllable trickle vents 5000 sq mm to study and dining area windows.

DOORS

Any glazing to doors to be in laminated safety glass. External doors to be double glazed.

ELECTRICAL

Rewire as required to provide power and lighting circuits. Provide extract fans to new bathroom and wc with extract rates of 15 litres/sec. Fans to operate with light switch and have 15 minute over-run timers. Provide mains wired smoke detectors to landing and hall, as indicated on dwg, linked together. Electrical work to be carried out by Competent Persons as defined under the Part P self certification scheme, and certification to be provided to local authority.

HEATING

Extend existing central heating installation to provide radiators to all rooms, fitted with TRVs

EXTERNAL WALLS

Outer skin facing brickwork to match existing. 50 mm clear cavity, 60 mm Kingspan TW50 insulation board fixed back to inner skin of 100 mm concrete block, plastered. Brick or dense block to be used below dpc level and cavity to be filled to within 150 mm of ground level. 1G steel lintols type L1/HD 100 to be used over openings. (dpcs over lintols). Insulated dpcs to reveals. Double D stainless steel cavity ties at max 750 mm horizontal cts, 450 mm vertical cts, and within 300 mm of openings. New walls to be bonded to existing and cavities to be continuous.

FIRST FLOOR CONSTRUCTION

22 mm moisture resistant t and g chipboard on 200 x 50 mm SC3 swd floor joists at 400 mm cts with strutting at centre span. 100 mm Gyproc Iso wool quilt insulation between floor joists (density 10 kg/m3) 12.5mm Gypsum wallboard and skim ceiling. End 3no floor joists to be strapped into cavity with 30 x 5 mm galvanised ms straps at centre span.

GROUND FLOOR CONSTRUCTION

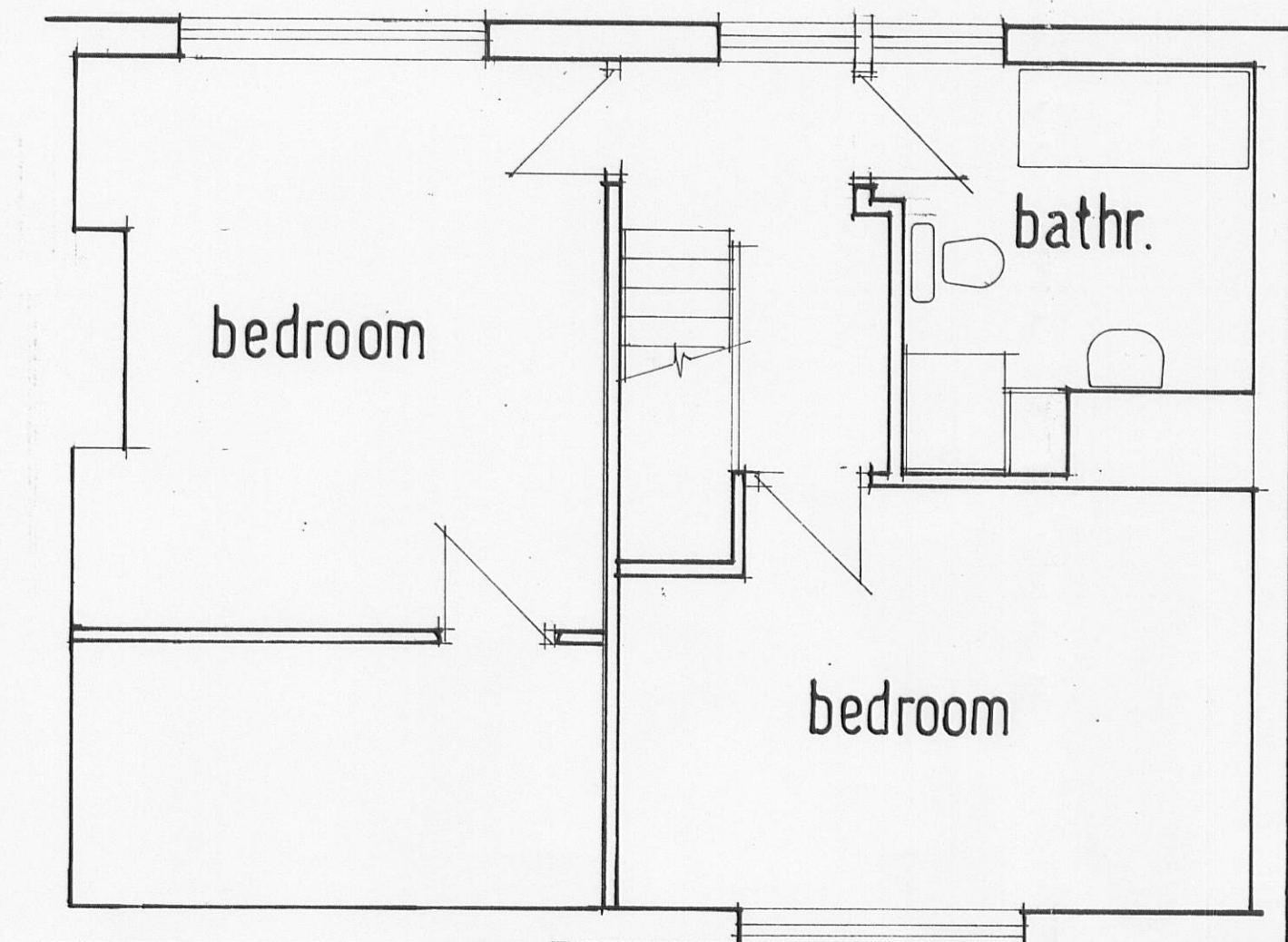
100mm concrete slab on 120 mm flooring grade polystyrene insulation on 1200 gauge visqueen dpm on minimum 150 mm well compacted hardcore with sand blinding. Dpm in floor slab to be bonded to dpc in internal skin of external walls. 30 mm insulation around edge of floor slab to external walls.

FOUNDATIONS

600 mm wide x 200 mm thick concrete strip foundations to have a minimum cover of 500 mm to finished ground levels, or to suit site conditions. Provide a layer of A193 steel mesh reinforcement to strip foundations.

DRAINAGE

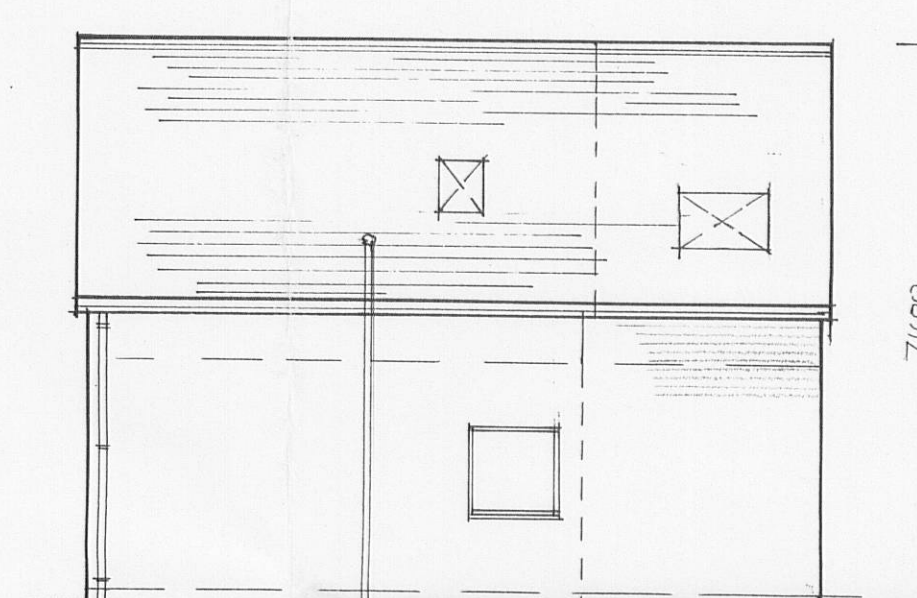
All drainage works to be to the satisfaction of the Local Authority. New drains to be in 100 mm supersleve pipework, connected to existing drains. Expose existing drains, and replace as necessary, any drains passing under building to be surrounded in stone and sleeved and bridged over with concrete lintols where passing through footings. Wastes to run between new floor joists where necessary and existing fittings to have 76mm self venting traps. New 100 mm svp. See layout . 63mm pvc rvps to gullies.



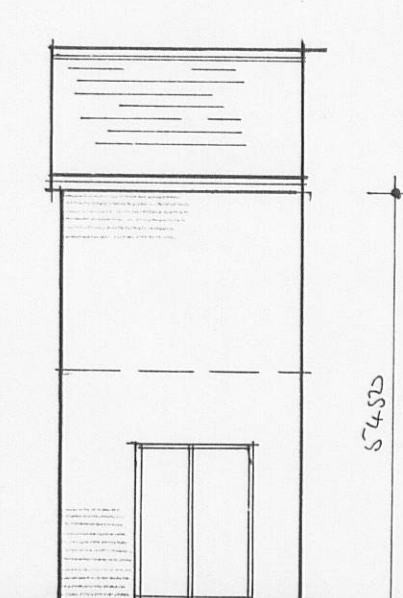
existing first floor plan



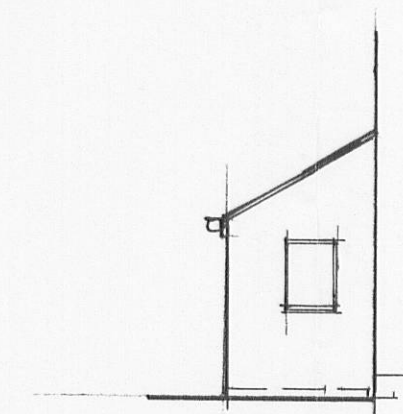
proposed rear elevation



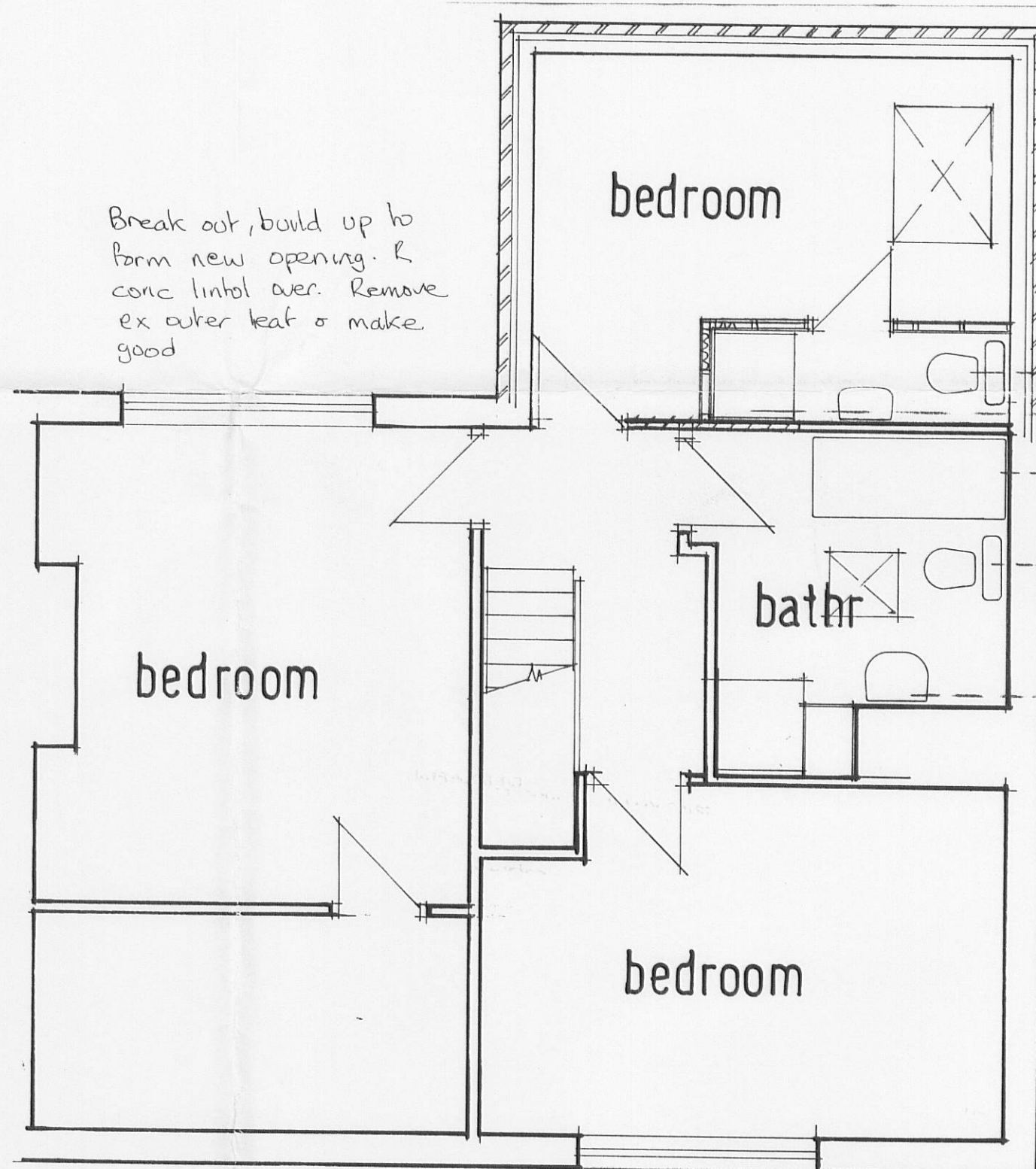
proposed side elevation



proposed side elevation

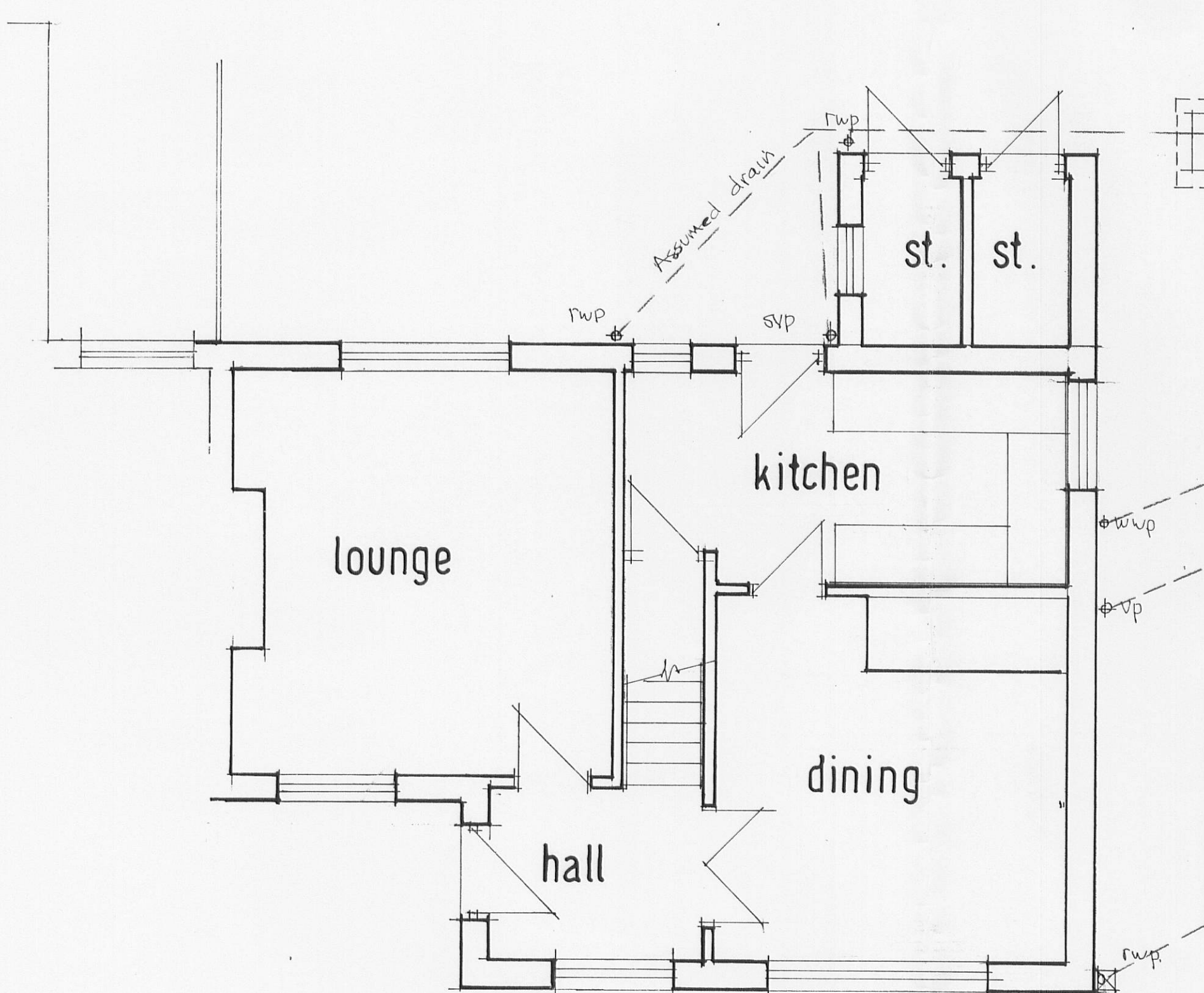


ex side elevation

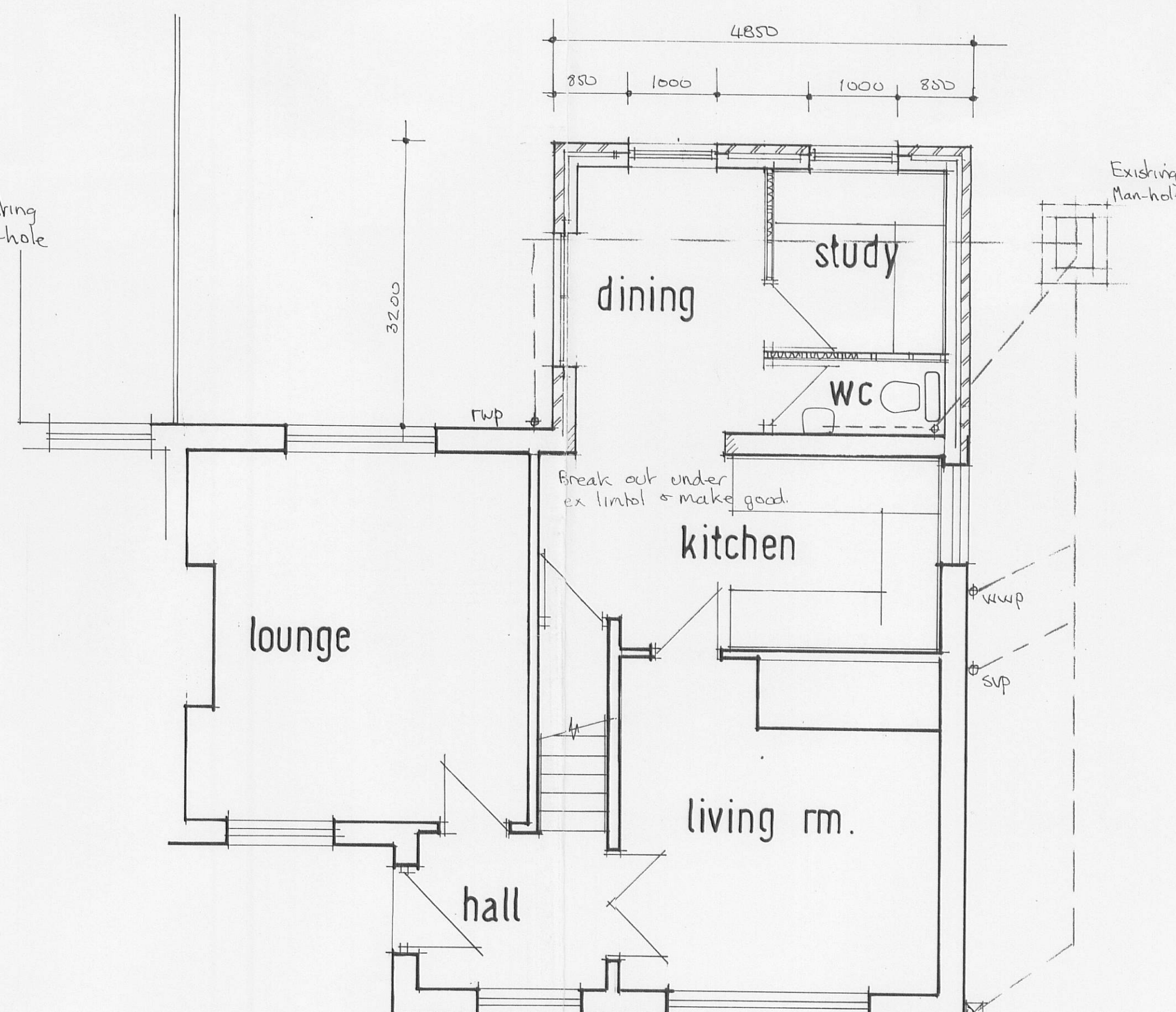


proposed first floor plan

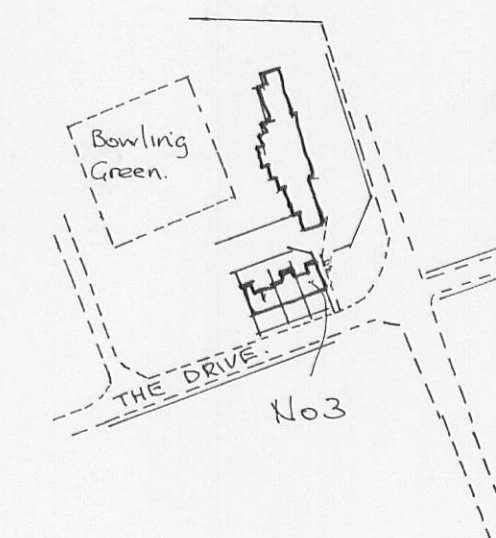
320070596P



existing ground floor plan



proposed ground floor plan



location plan 1:1250

Title:

PROPOSED EXTENSION TO NO. 3
THE DRIVE, BROCKHALL VILLAGE,
LANGHO.

Scales: 1:100 , 1:50.

REV 'A'

Chris Astin

Building Design Services
Domestic, Commercial and Industrial

Plans prepared for:

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