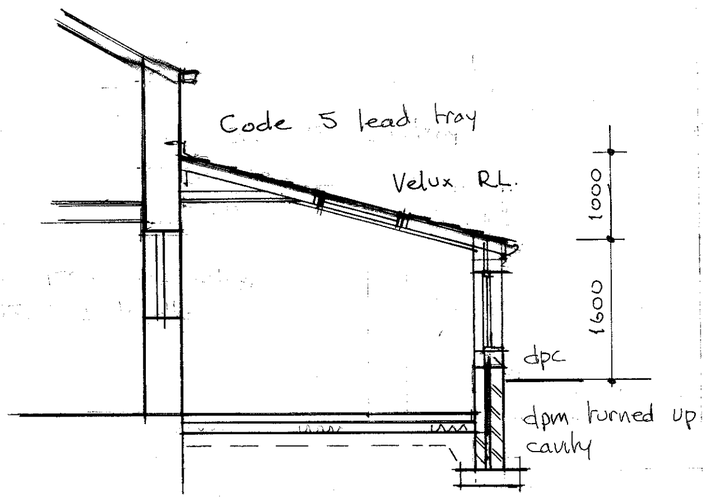
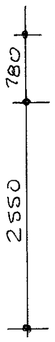
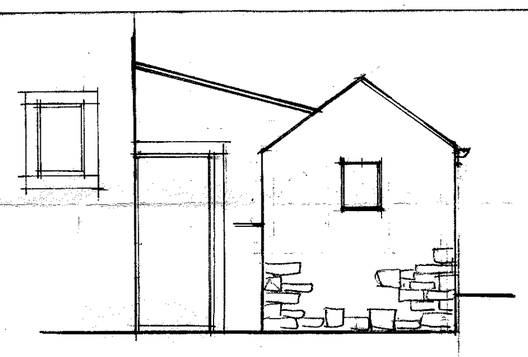
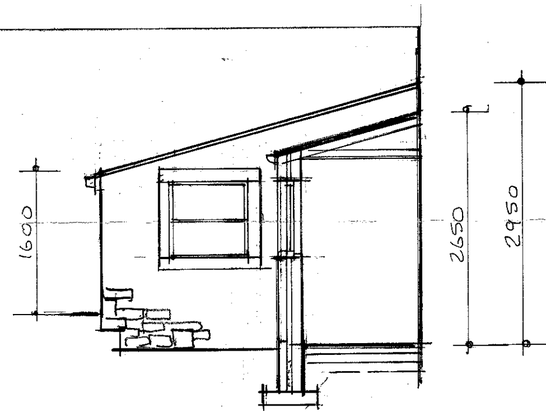


proposed section



proposed rear elevation





proposed side elevations

SPECIFICATION

ROOF CONSTRUCTION TO EXTENSIONS (Minimum pitch 15 degrees)
Blue slate roofing on Permavent Easy Slate system on 38 x 19 mm tanalised swd battens on Tyvek or similar breather felt on 150 x 50 mm C16 swd rafters at 400 cts . 100 mm Kingspan rigid urethane insulation board between rafters with 50 mm air gap to underside of breather felt and 50 mm Kingspan insulation to underside of rafters, 10 mm plasterboard and skim ceiling. 100 x 75 mm swd wall plates strapped to block walls with 30 x 5 mm ms straps at approx. 1200 mm cts. Redland or similar eaves vents and extension trays, and slate vents at top of roof slope. Provide Velux rooflights as indicated complete with flashing kits Double up rafters to sides of rooflight and lead trays and trim around opening as required.
End 3 no rafters to be strapped into gable cavities at approx. 1100 mm cts with 30 x 5 mm galvanised ms straps.
Code 5 lead cavity tray and flashings to existing house wall.
Form tray in Code 5 lead in front of existing bedroom windows. Tray to be formed in 19 mm wbp on noggins between rafters and fixed to sides of adjacent rafters.. Lead to be turned up sides of tray and tucked under adjacent slates.
Gutters to match existing on swd or pvc fascia boards,
(to achieve a U value of 0.18 W / m2 K).

EXISTING ROOF
Carry out any essential repairs.
Under-draw existing ceilings with 62.5 mm rigid urethane backed thermalboard and skim.
Provide sun tubes or rooflights over new internal bathrooms.

EXTERNAL WALLS
Outer skin second hand stone to match existing, 50 mm clear cavity, 60 mm Kingspan or similar rigid urethane 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. IG insulated steel lintols over door and window openings (dpcs over lintols over side door and window openings). Double D stainless steel cavity ties at 750 mm horizontal cts and 450 mm vertical cts and within 300 mm of openings. Stone heads and jambs to match existing.
Insulated dpcs to reveals.
New walls to be bonded to existing and cavities to be continuous.
Provide Bituthene or similar vertical dpc to rear wall bonded to cavity tray and dpm in floor. (to achieve a U value of 0.28 W / m2 K)

FLOOR CONSTRUCTION
100 mm concrete floor slab on 150 mm flooring grade polystyrene insulation board (or 80 mm Kingspan rigid urethane insulation with vapour barrier) on 1200 gauge visqueen dpm on sand blinding on hardcore or existing floor slab. 30 mm insulation around perimeter of floor against external walls. Dpm in floor to be bonded to vertical dpc along rear wall and dpc in in inner skin of external side walls.
(to achieve a U value of 0.2 W / m2 K)

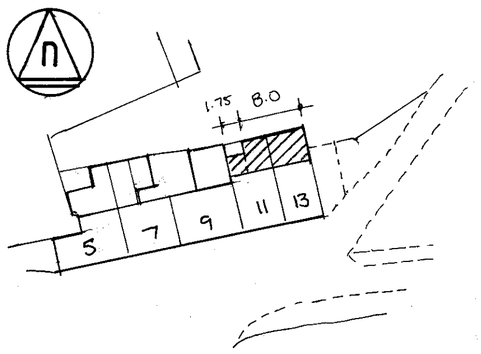
DRAINAGE
All drainage works to be to the satisfaction of the Local Authority Building Control Officer.
Excavate to locate existing drains and replace as necessary.
Any drains passing under new extension to be bridged over with concrete lintols and packed with polystyrene or sand where passing through footings.
Seal off redundant drain connections.
Provide new svps andgullies and connect to existing foul drain.
Provide new bathroom fittings and wastes and connect to 100 mm dia svps. All fittings to have 76 mm deep seal traps.
Provide new GRP inspection chambers as determined on site.
New drain connections to be in 100 mm pvc or supersleve pipework.

WINDOWS / EXTERNAL DOORS
New hardwood double glazed window frames with 28 mm dg units and K glass.
Opening lights to be not less than 1/20 th floor area of room, some part of opening to be 1750 mm above floor level. Provide trickle vent of 8000 sq mm to window frames.
Hardwood boarded external doors.
Glazing to doors to be in toughened or laminated safety glass.
(to have a U value of 1.6 W / m2 K).

NEW PARTITIONS
100 x 50 mm swd stud partitions with 100 mm Gyproc Isowool quilt insulation (density 10kg/ m3) between studding, 12.5 mm Gypsum Wallboard and skim to both sides.

ELECTRICAL
Rewire as required to provide power and lighting circuits.
Provide extract fan with extract rate of 60 litres/sec to kitchen area.
Provide extract fans to bathrooms with extract rate of 15 litres/sec. Fans to operate with light switch and have over-run timers.
Provide mains wired smoke detectors as indicated linked together.
Provide new storage, convector or infra-red heating.
Electrical works to be carried out by Competent Persons as defined by the Part P Building Regulations and certification to be provided to the Local Authority.

HEATING/ HOT WATER etc
Provide new electric water heating.
Provide hot and cold water installation to new bathrooms and kitchens.



site plan 1:500
0 5 10 15 20

Note:
Any alterations to the specification or layout should be discussed with the Architect before work is carried out on site.
Contractor to check dimensions before commencing work, any discrepancies notified to the Engineer/Architect as soon as possible and to ensure all work complies with the material manufacturers recommendations.

Title:

11 - 13 GISBURN ROAD.
BOLTON BY BOWLAND
CLITHEROE BB7 4NP.

320180047P

Scales: 1:50

REV 'E'

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