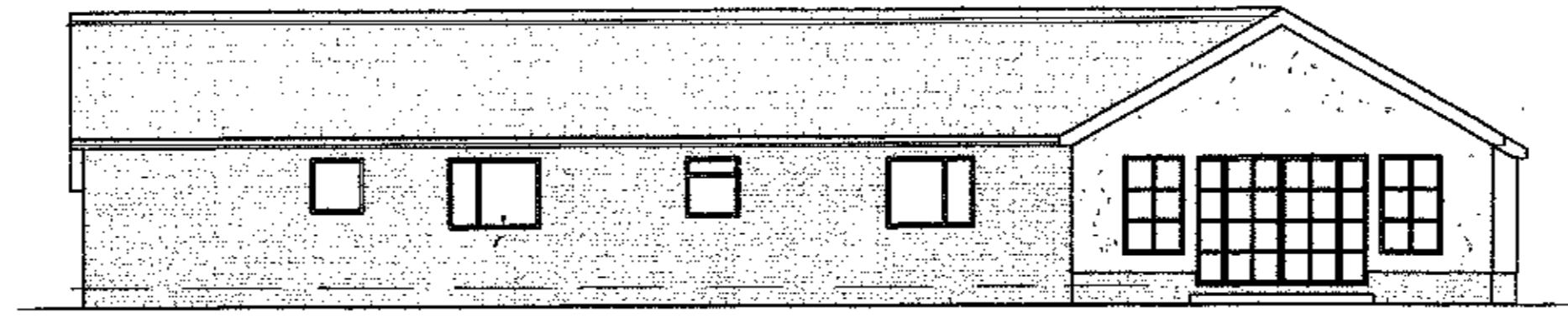
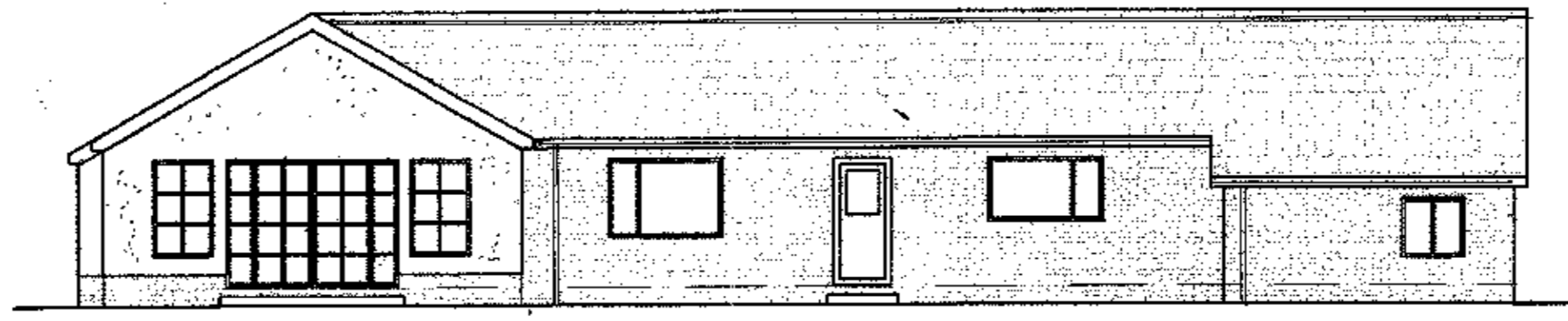
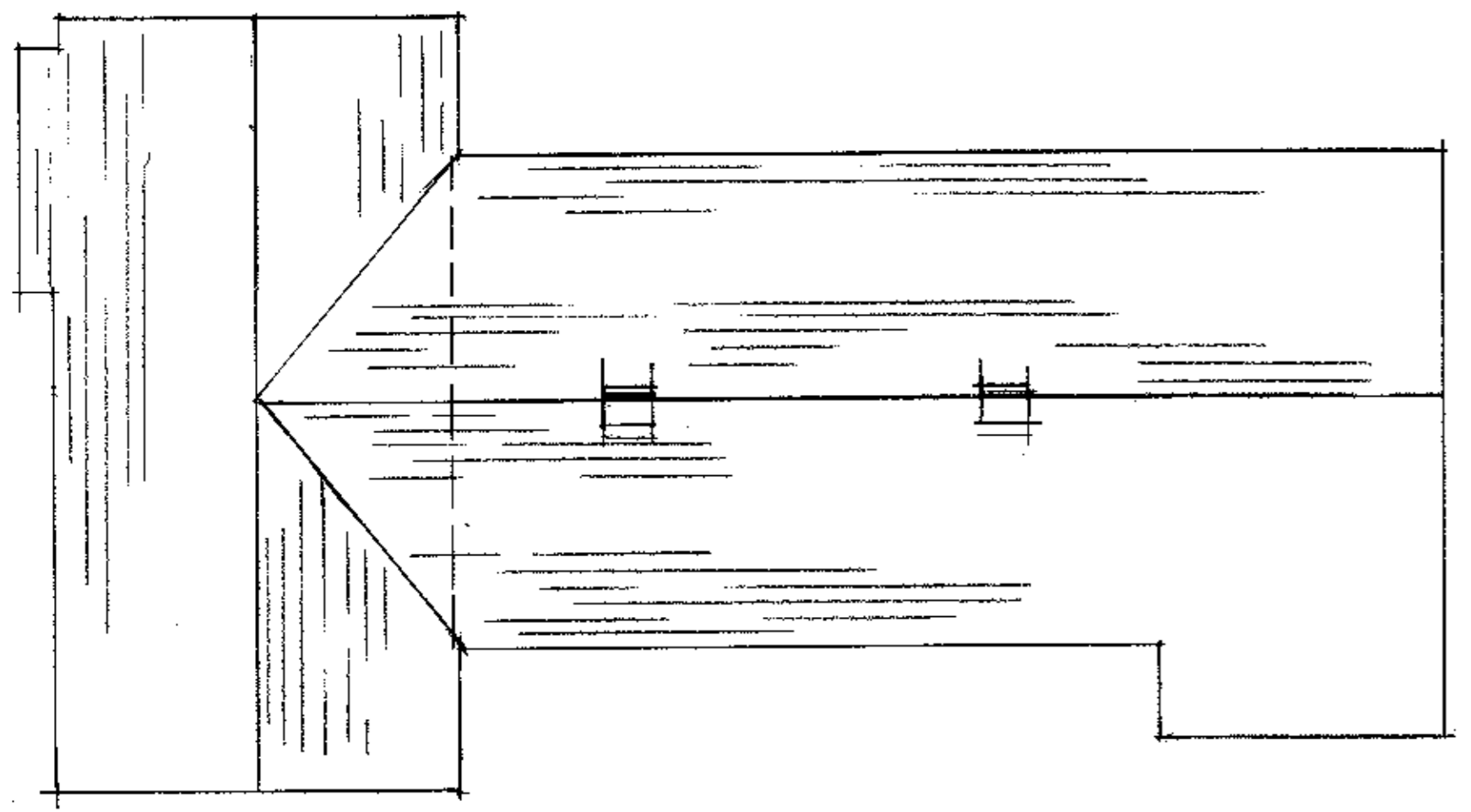
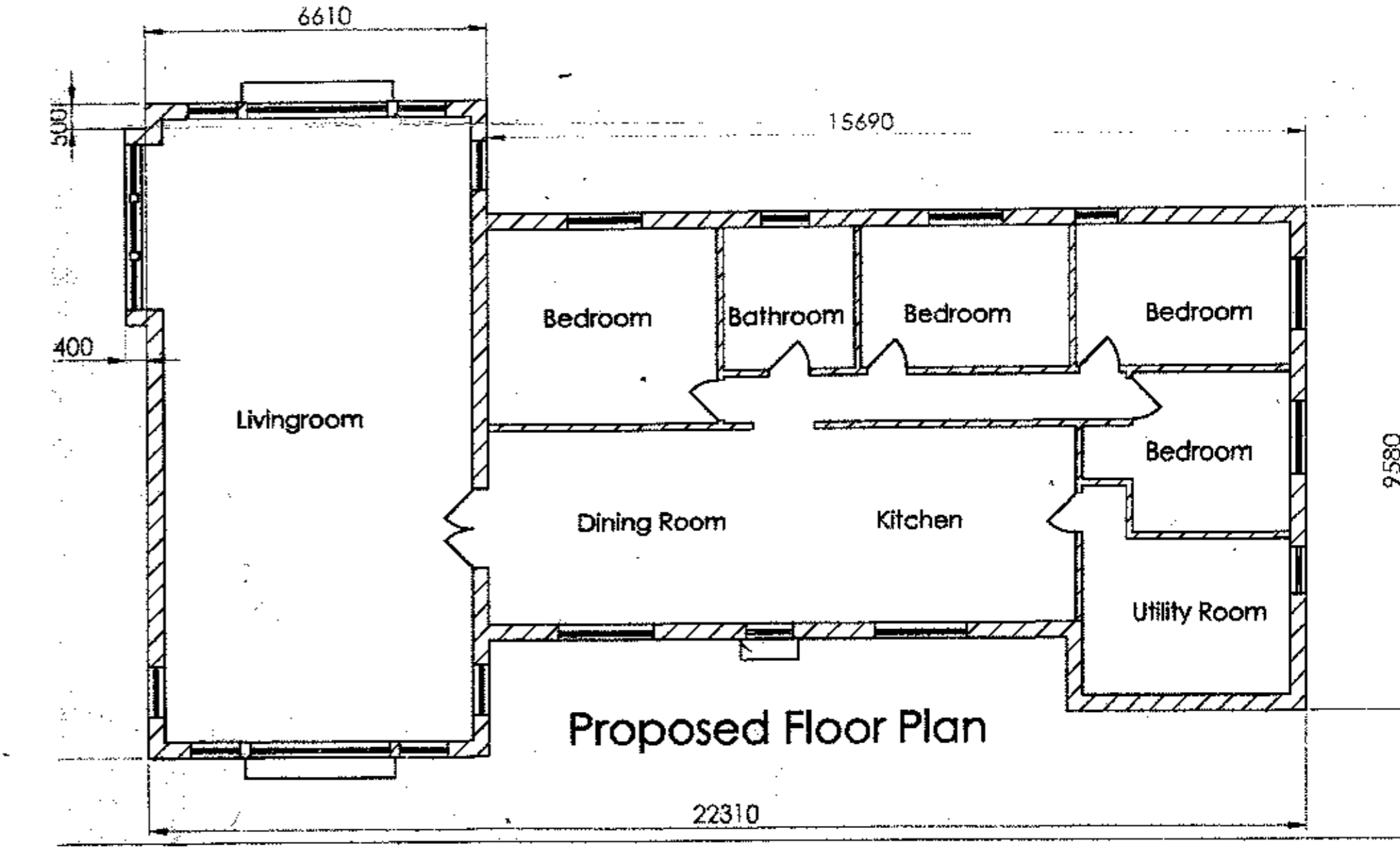
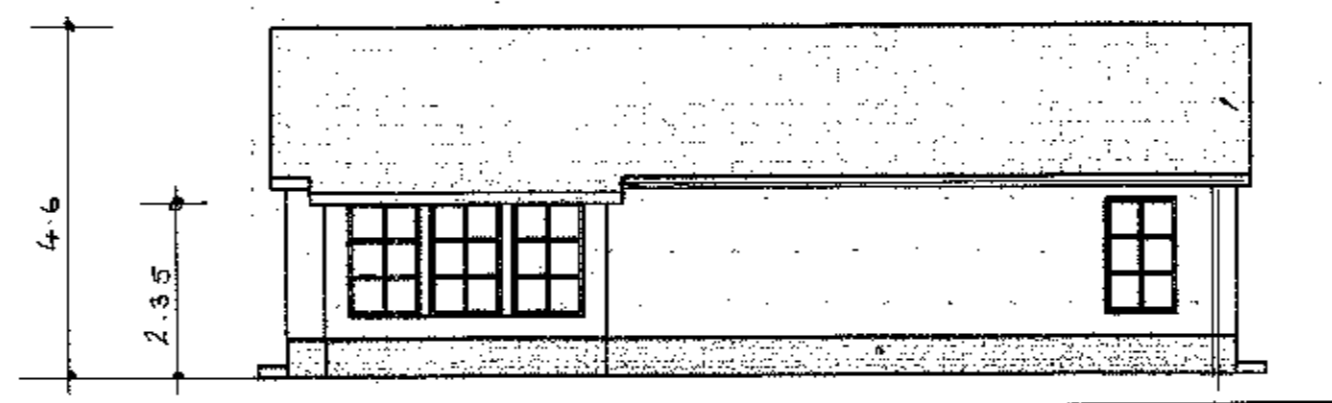
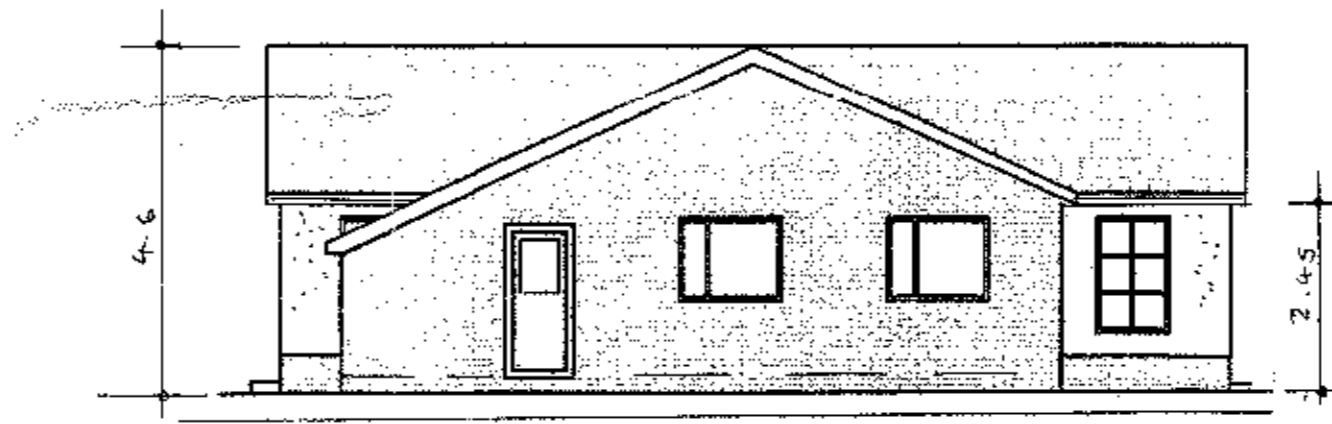
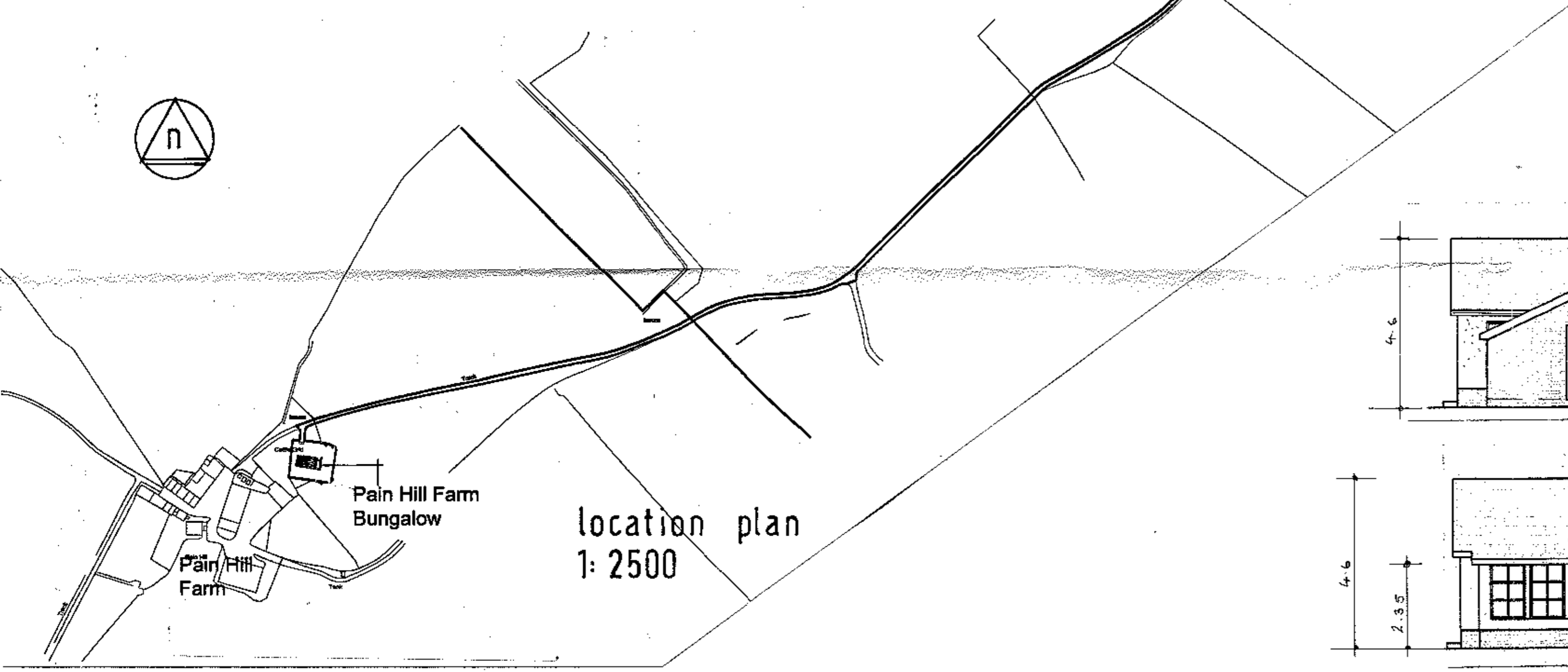
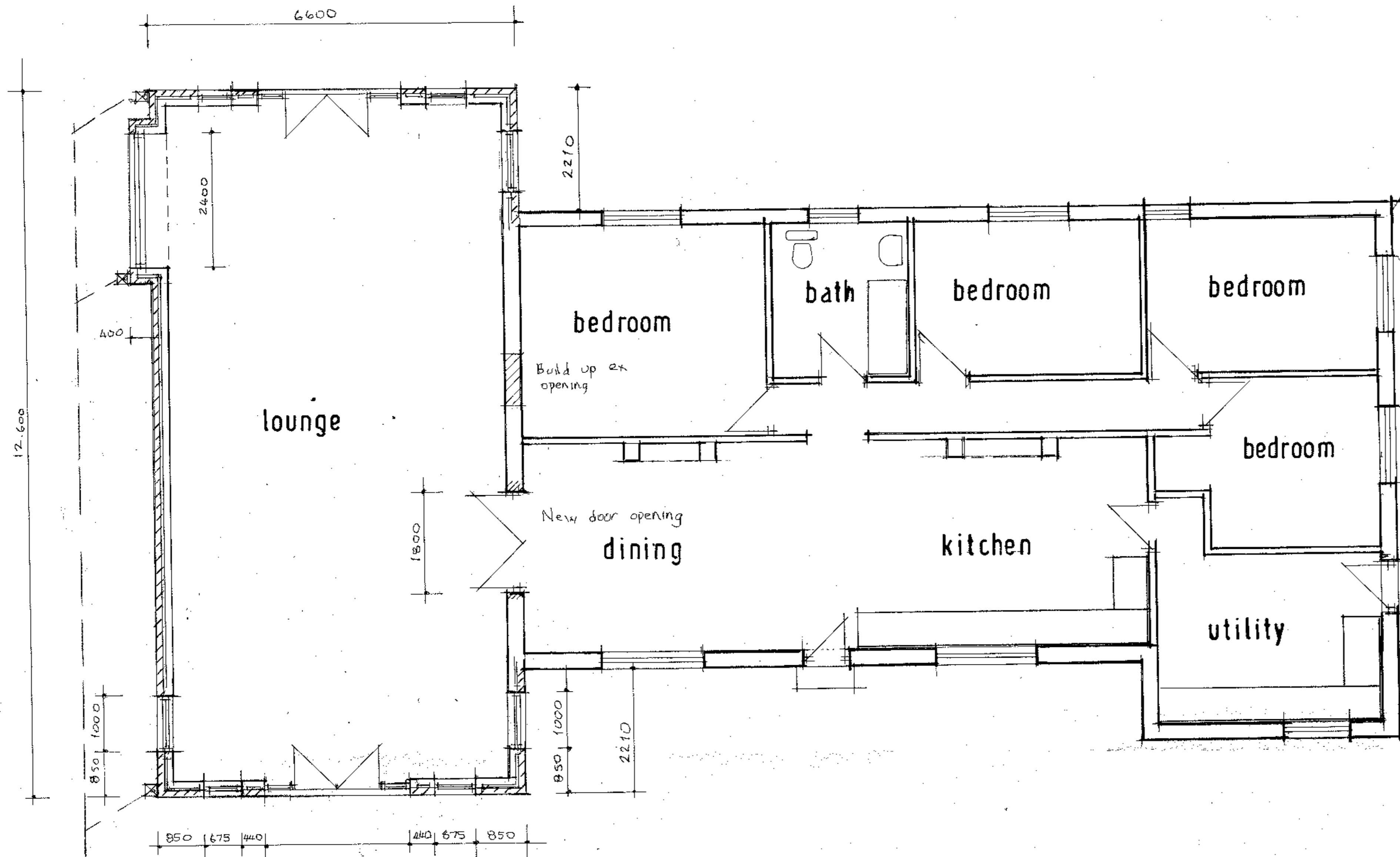


existing elevations

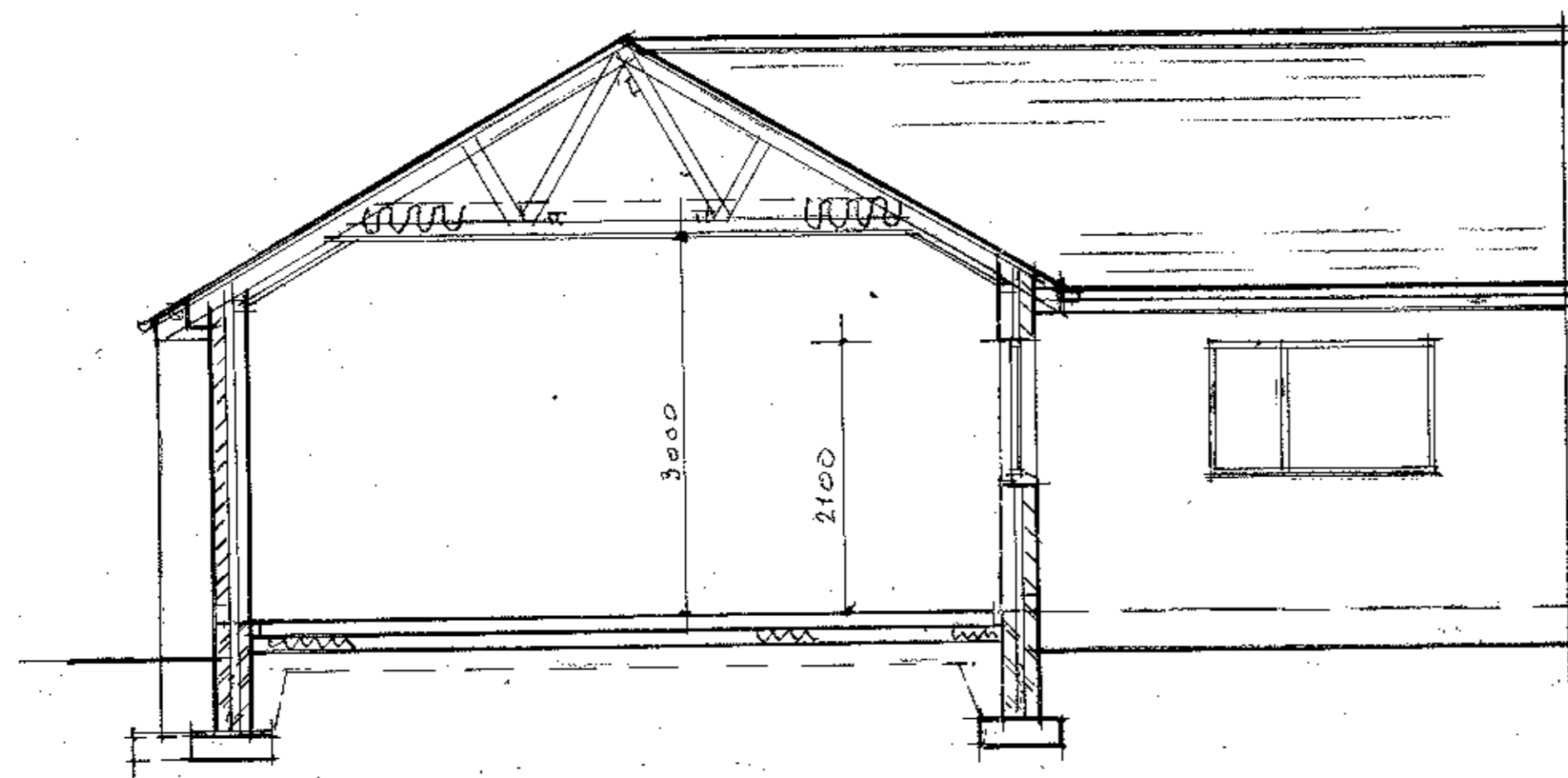


proposed elevations

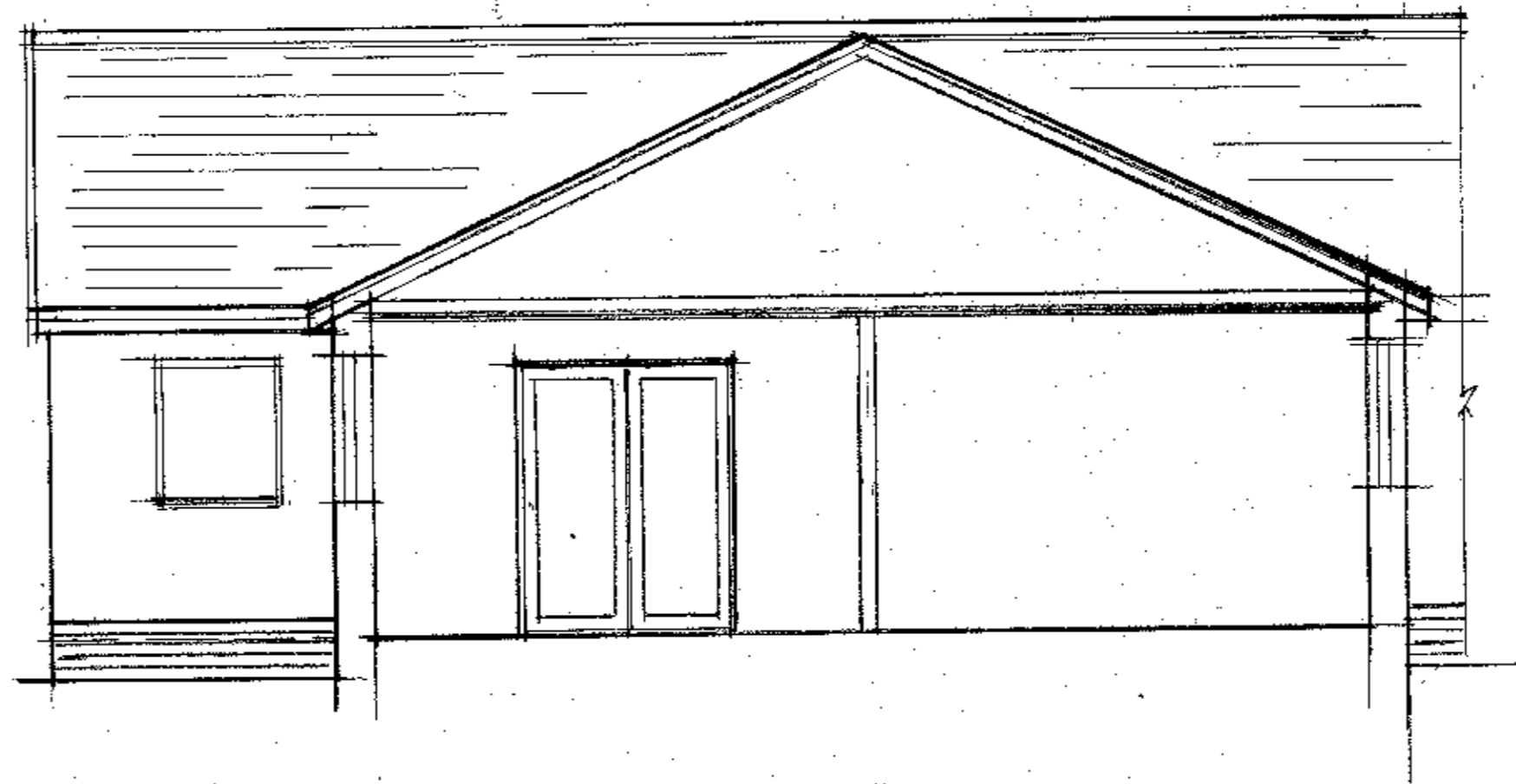
PROPOSED EXTENSION TO PAIN HILL FARM BUNGALOW,
PAIN HILL FARM,
SLAIDBURN, CLITHEROE. BB7 3AH
 Scale 1; 100.



proposed plan



proposed section



existing section

SPECIFICATION

ROOF CONSTRUCTION (pitch 30 degrees)
 Smooth roofing tiles to match existing on 50 x 25 mm tanalised swd battens (to BS 4478) on breather felt laid to BS5534 pt 1, on roof trusses (designed in accordance with CP112 Pt.3) at 600 mm cts, with truss clips to 100 x 75 mm swd wall plates strapped to block walls with 30 x 5 mm galvanised ms straps (to BS2989) at approx 1200 mm cts. Provide reducing trusses over existing roof. 100 x 25 mm binders and bracing in accordance with BS5268 and truss manufacturers recommendations and truss design certificate to be provided to Local Authority. Redland or similar eaves vents and extension trays and vents to ridge. 300 mm quilt insulation in 2 no layers of 150 mm to roof void. End 3 no roof trusses to be strapped into cavity with 30 x 5 mm galvanised mild steel straps at rafter back and ceiling tie level at approx 1000 mm cts. Provide new Code 5 lead valleys supported on 19 mm ply valley boards.
FLAT CEILING 12.5 mm plasterboard and skim with 300 mm quilt insulation in 2 layers of 150 mm quilt.
SLOPING CEILING 100 mm Kingspan rigid urethane insulation between bottom chord of truss and 50 mm Kingspan and 12.5 mm plasterboard and skim to underside. (batten underside of truss if required to give 50 mm air gap from top of insulation to underside of breather felt.
 Ply or upvc soffit boards
 100 mm upvc gutters, fixed to swd or upvc fascia boards.
 Provide roof access hatches, as required, with insulated door and draught seals to frame.
 To have a minimum U value of 0.18 W/m2K

EXTERNAL WALLS
 Outer skin facing brick /render, 50 mm clear cavity, 75 mm Kingspan TW50 insulation board fixed back to inner skin of 100 mm concrete block, plastered. Expansion joints as required. Brick or dense block to be used below dpc level and cavity to be filled with weak concrete to within 225 mm of ground level. IG or similar insulated steel lintols over openings. Insulated dpes to reveals. Dpes over lintols to front and rear gable window and door openings.
 Stainless steel Double D cavity ties at max horizontal cts of 750 mm, and vertical cts of 450 mm, and within 300 mm of openings. Walls to be plastered internally.
 To have a minimum U value of 0.28 W/m2K

FOUNDATIONS
 Excavate as required to expose existing foundations
 Excavate down to good ground level and lay new strip foundations, to be 600 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. Strip foundations to have a layer of A193 reinforcement mesh.
 All to the satisfaction of Local Authority Building Control Officer.

GROUND FLOOR CONSTRUCTION
 125 mm concrete floor slab on vapour barrier on 100 mm Kingspan rigid urethane insulation board (or 200 mm flooring grade polystyrene) on 1200 gauge visqueen dpm with 450 mm over laps and taped joints, on minimum 150 mm well compacted hardcore, with sand blinding.
 30 mm insulation around edge of floor slab to external walls and garage walls.
 Dpm in floor to be bonded to dpc in internal skin of external walls.
 To have a minimum U value of 0.2 W/m2K

OPENINGS
 Remove bedroom window, build up opening and make good to match existing.
 Break out to form new door opening to living room and support over with steel lintol and make good as required to floor and reveals.

DRAINAGE
 All drainage works to be to the satisfaction of the Local Authority Building Control Officer. Excavate to locate any existing drains, and seal off redundant connections as necessary. Provide new rwps and gullies and connect to existing surface water drains or soak-aways.
 Any drains passing under new extension to be bridged over with r. concrete lintols and packed with sand and surrounded with stone under building.
 New GRP inspection chambers as determined on site.

WINDOWS/ DOORS
 Upvc double glazed window frames, with 28 mm double glazed units and K glass. Window boards or tiled cills as required.
 Openers as indicated to be not less than 1: 20th floor area of rooms. Some part of opener to be not less than 1750 mm above floor level. Provide trickle vents 8000 sq mm to new window frames
 Any glazing to doors and side screens, to be in toughened or laminated safety glass.
 External doors to be doubled glazed.
 To have a minimum U value of 1.2 W/m2 K
 New internal doors through to living room

ELECTRICAL
 Rewire as required to provide power and lighting circuits to new extension.
 Provide energy efficient light bulbs to new fittings.
 Provide mains wired smoke detector to living room.
 Electrical works to be carried out by Competent Persons as defined under the Part P Building Regulations, and certification to be provided to the Local Authority Building Control Officer.

HEATING
 Extend existing central heating system to provide radiators to suit new layout.
 Radiators to be fitted with TRVs.

PROPOSED EXTENSION TO PAIN HILL FARM BUNGALOW,
PAIN HILL FARM,
SLAIDBURN, CLITHEROE. BB7 3AH
 Scale 1;50.