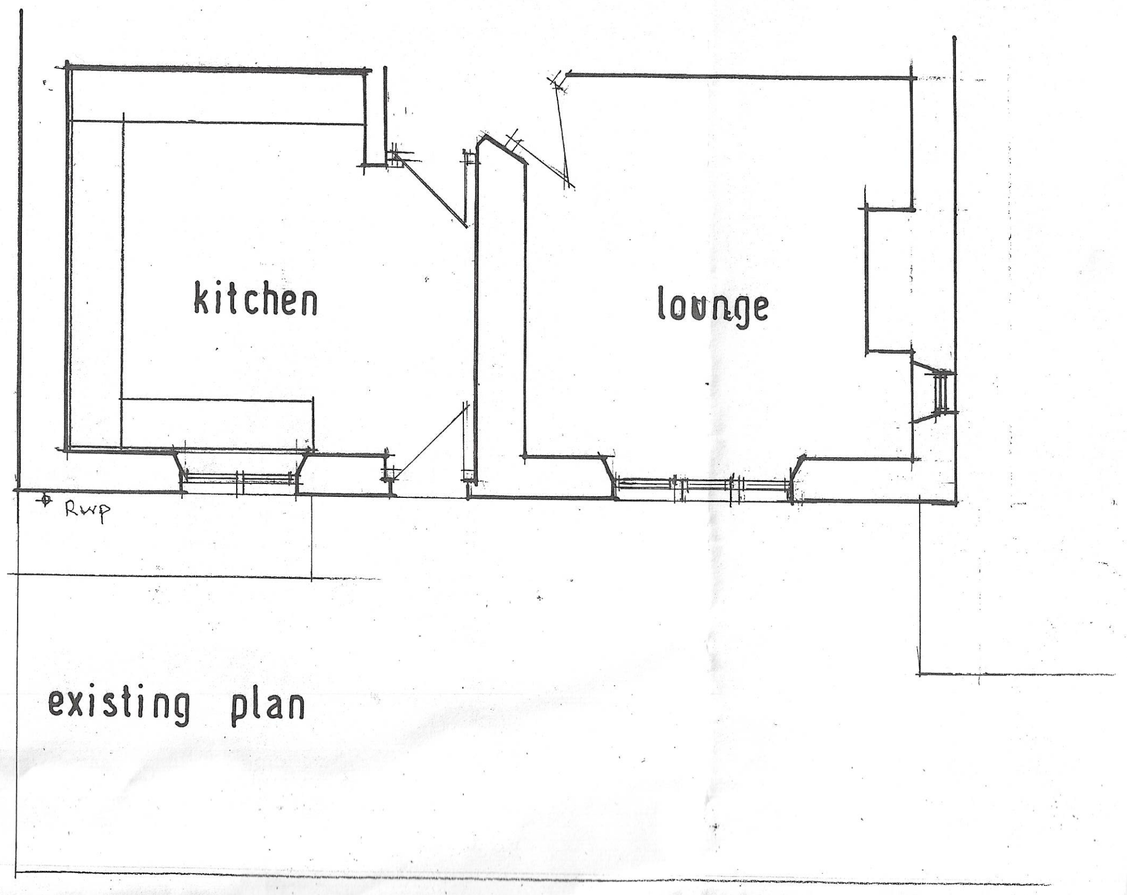
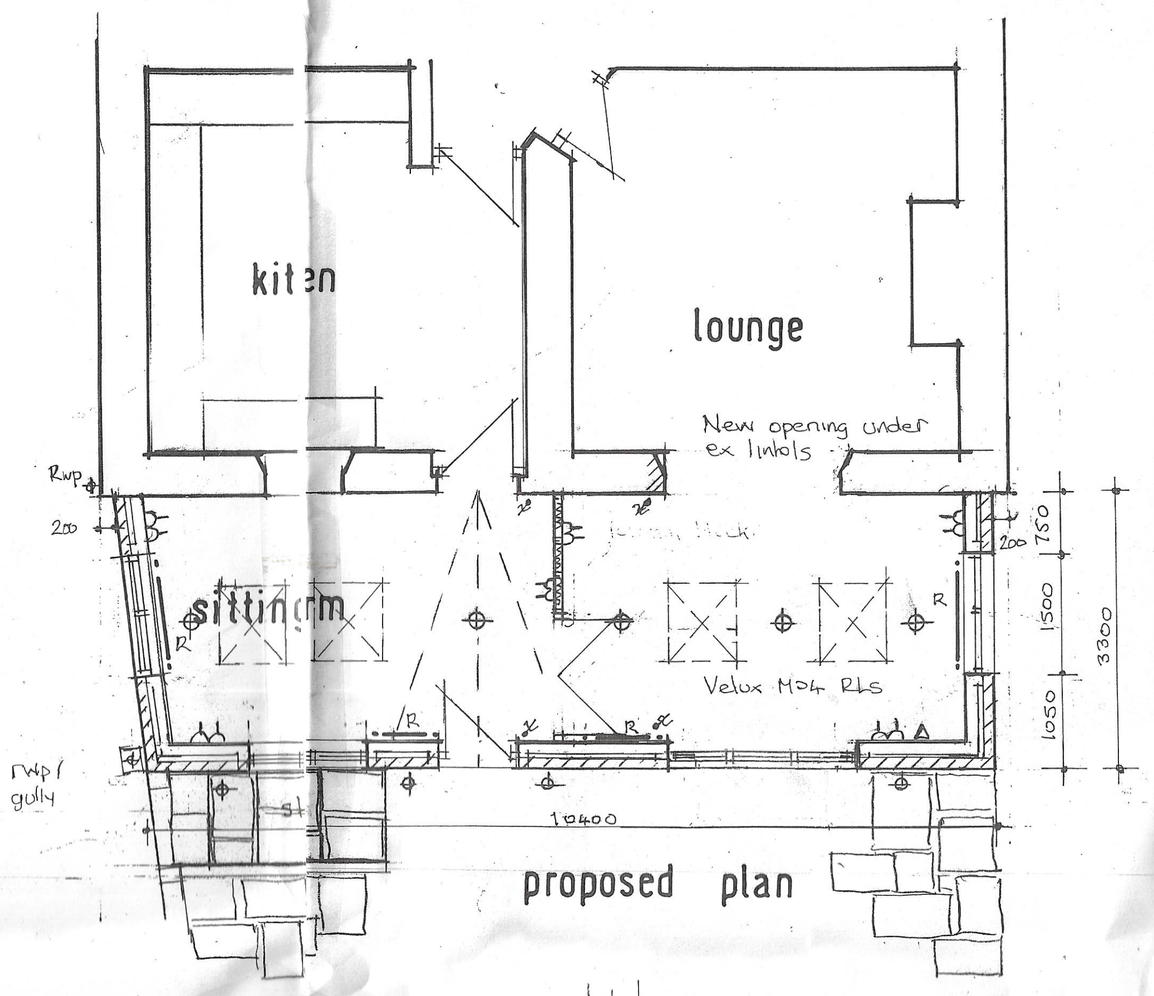
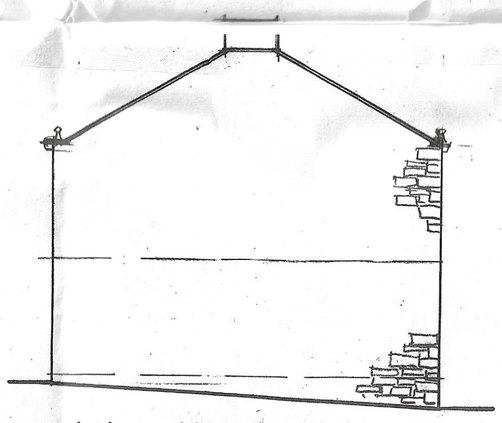


existing plan

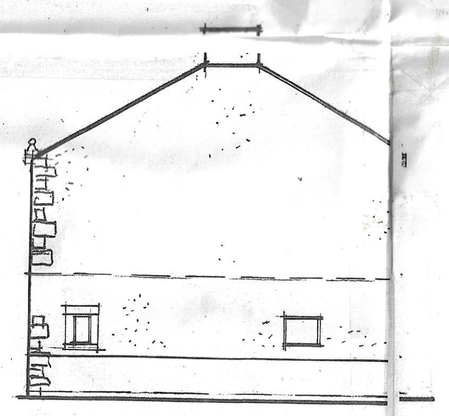


proposed plan

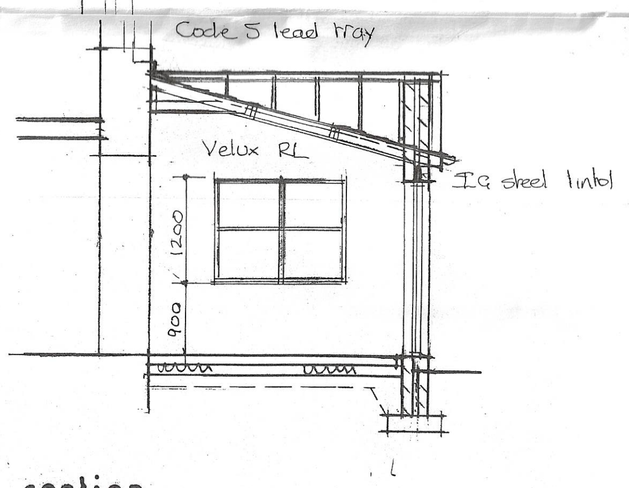
existing front elevation



existing side elevation

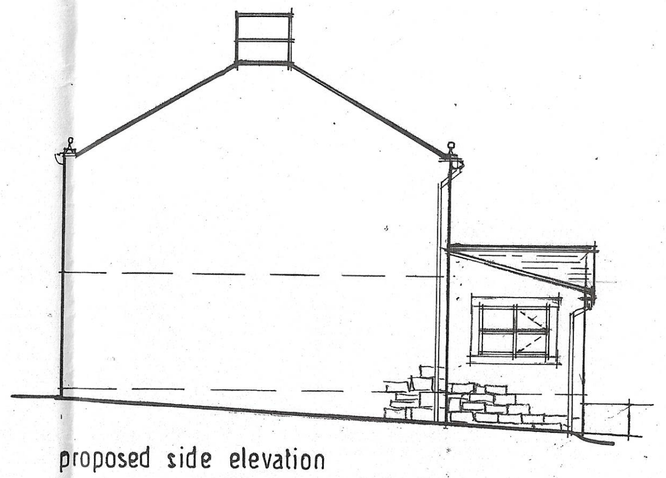


existing side elevation

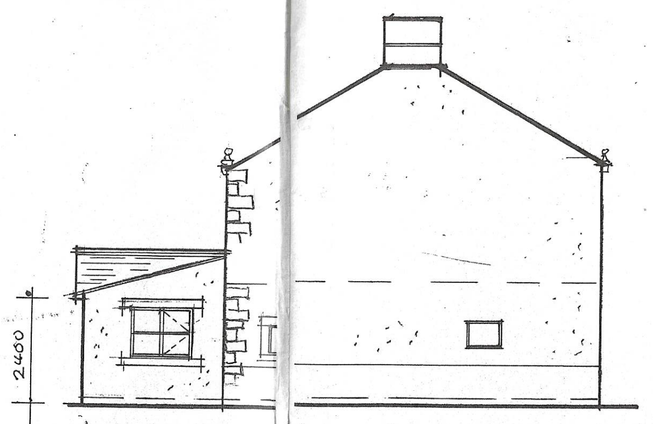


section

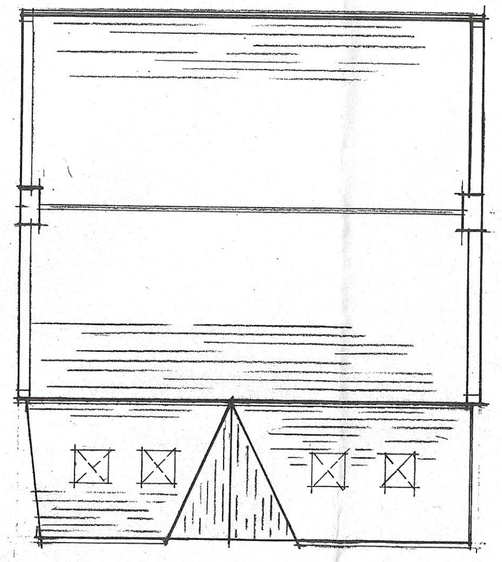
proposed front elevation



proposed side elevation



proposed side elevation



proposed roof plan

GENERAL
Remove existing upvc window frame to lounge, break out lounge opening under existing lintols and make good to walls and floors.
Remove window frame and mullions to kitchen window opening and make good.
New skirtings and architraves to match existing house.
Render front elevation above extension. (stone corbels and window surrounds to remain).
Existing front elevation within extension to be repointed as feature wall.
Make good to patio on completion of works for full width of extension approx 4.0 m in width from front face of farm house.
Form opening through garden wall with gate posts and steps up to patio.

ROOF CONSTRUCTION (Pitch 15 Degrees)
Second hand slates to match existing with Permavent Easy Slate system on 38 x 19 mm tanalised swd battens on Tyvek or similar breather felt on ex 150 x 50 mm C16 swd rafters at 400 mm cts nailed to 100 x 75 mm swd wall plates strapped to block walls with 30 x 5 mm galvanised ms straps. End 3 no rafters to be strapped into side gable cavities with 30 x 5 mm galvanised ms straps at approx 1000 mm cts. Form hip with 175 x 50 mm ridge, Code 5 lead valleys supported on 19 mm ply valley boards. Provide Redland or similar eaves vents and extension trays, and slate vents at top of roof slope.
100 mm Kingspan or similar rigid urethane insulation board between rafters with 50 mm air gap to underside of breather felt. 50 mm Kimgspan insulation and 10 mm plasterboard and skim to underside of rafters. Provide 4 no Velux Rooflights Type MO4 size 780 mm x 980 mm, complete with flashing kits. Double up rafters to side of rooflights, and trim around opening as required.
Provide Code 5 lead cavity tray and flashings at junction with existing house wall.
New gutters to match existing, fixed to fascia boards.
To have a minimum U value of 0.18 W/m2 K.

EXTERNAL WALLS
Outer skin coursed random stone to match existing with stone ~~heads and cills~~ surrounds to door and window openings, (concrete block rendered to SE side elevation) 50 mm clear cavity, 60 mm Kingspan TW50 insulation board fixed back to inner skin of 100 mm concrete block, with 37.5 mm Kingspan or similar thermalboard and skim.
IG insulated steel lintols or similar to be used over door and window openings.
Insulated dpcs to reveals.
Cavity to be filled with weak concrete to within 225 mm of ground level.
New walls to be tied to existing.
Provide double D stainless steel cavity ties at 750 mm cts horizontally, 450 mm vertically, and within 300 mm of openings.
To have a minimum U value of 0.28 W/m2 K.

FOUNDATIONS
Excavate to establish level and type of existing house foundations.
600 mm x 150 mm minimum concrete strip foundations with minimum cover of 500 mm to finished ground levels or to suit site conditions. Foundation to be taken below level of any existing drains.
Foundations to be to the satisfaction of the Local Authority Building Control Officer.

FLOOR CONSTRUCTION
100 mm concrete on 150 mm flooring grade polystyrene insulation board on1200 gauge visqueen dpm with minimum 450 mm over-laps and taped joints, on hardcore with sand blinding. Dpm in floor to be bonded to dpc in inner skin of external wall.
Provide 30 mm insulation around edge of floor to external walls.
Provide 100 mm dia pvc pipes through floor construction to provide ventilation to existing kitchen under-floor void. To achieve a U value of 0.22 W / m2 K.
To be to the satisfaction of the Local Authority Building Control Officer.

STUD PARTITION
Ex 100 x 50 mm swd studding with 100 mm Isowool quilt insulation between studs and plasterboard and skim to both sides.

WINDOWS / DOORS
Upvc double glazed window frames, external doors and side panels with 28 mm double glazed units 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 1750 mm above floor level.
Provide trickle vents 8000 sq mm to new window frames.
New softwood internal doors be Georgian pattern.
Any glazing to doors to be in toughened or laminated safety glass.
Windows and doors to have a minimum U value of 1.6 W/m2 K

DRAINAGE
All drainage works to be to the satisfaction of the Local Authority Building Control Officer
Excavate to locate and expose existing drains. Seal off redundant connections
New rwp, gulley and connection to existing drain, to be in 100 mm pvc or supersleve pipework.

ELECTRICAL
Rewire as required to provide power and lighting circuits as indicated to new room.
Electrical works 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 as indicated to suit new room layout, fitted with TRVs

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:

PROPOSED EXTENSION TO LOWER HIGHFIELD FARM, TINKLERS LANE, SLAIDBURN.

Scales: 1:50, 1:100 | 1 BC

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