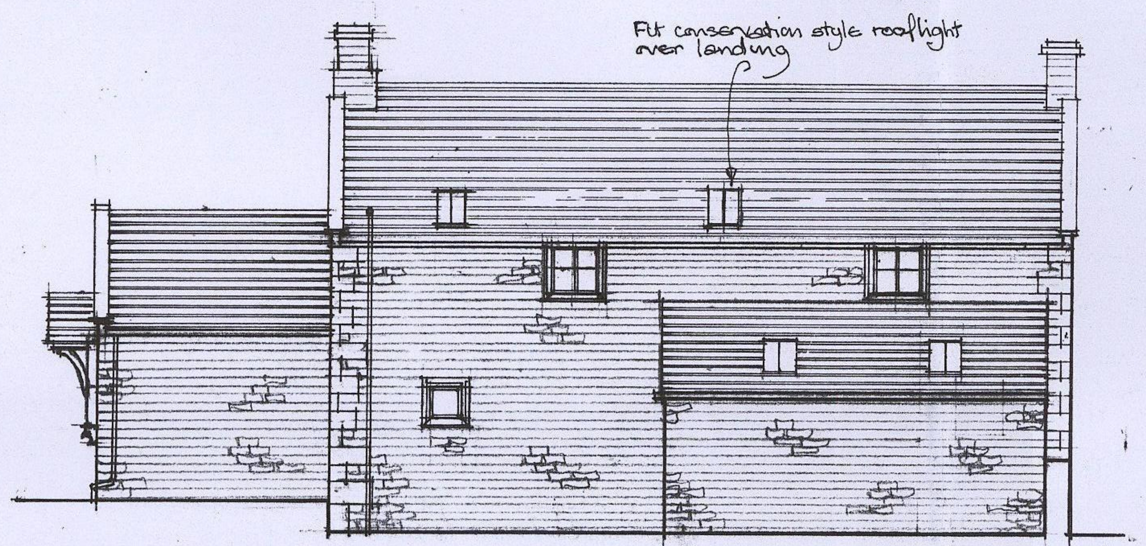
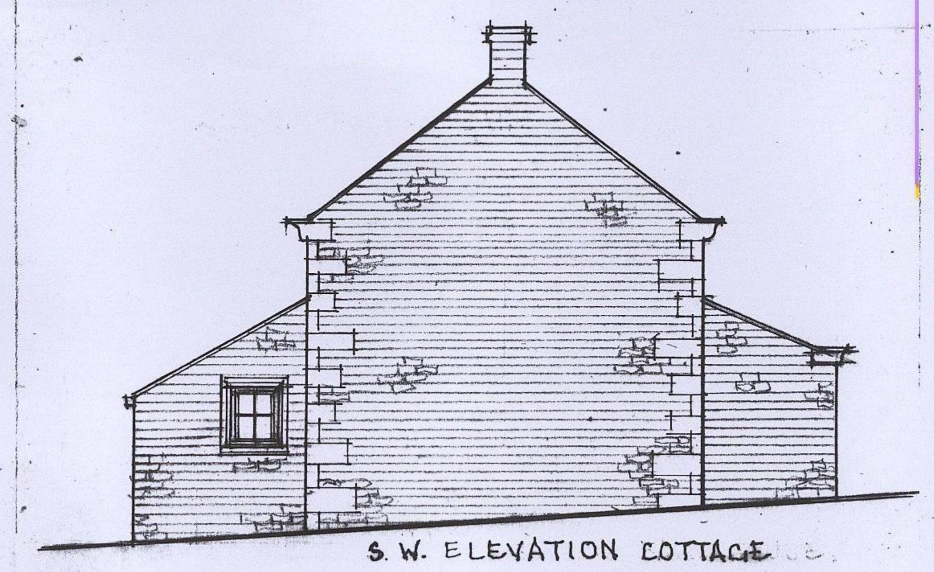
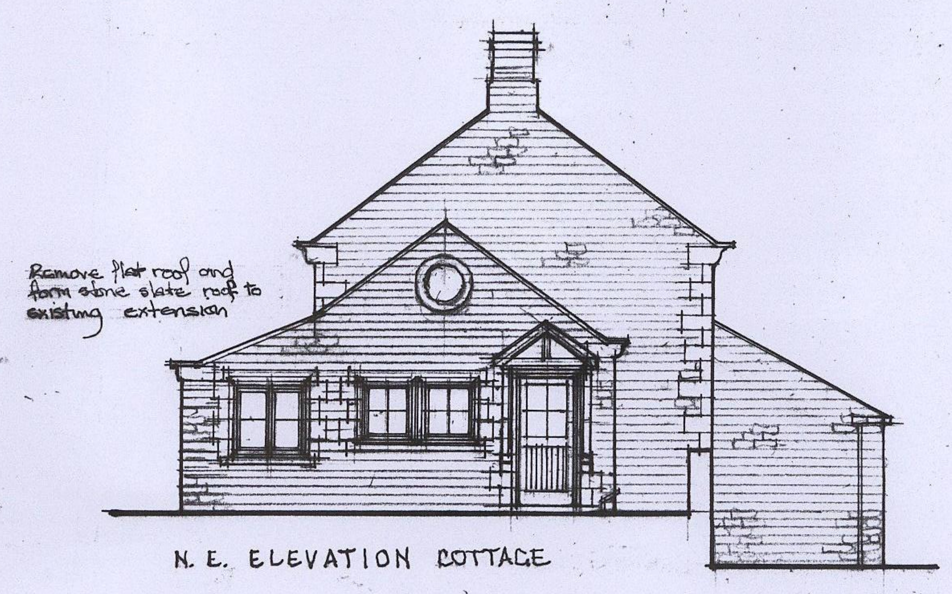


N.W. ELEVATION COTTAGE



S.W. ELEVATION COTTAGE

S.E ELEVATION COTTAGE



N.E. ELEVATION COTTAGE

ROOF: New roof to existing side kitchen extension.
Remove existing flat roof covering and form new pitched roof.
Stone slates on 50 x 25mm tanalised softwood battens on 'Tyvek' or similar breathable felt on 47 x 150 rafters at 400mm cts and 100 x 250mm purlins.
For front section with shallow pitch fit double battens on roofing felt and ply boarding.
Insulate above flat ceilings with 100mm Rockwool or similar insulation quilt between ceiling joists with a further 170mm insulation quilt laid across.
Insulate sloping ceilings with 115mm 'Kingspan' TP10 between rafters with free flow of air over and a further 37.5mm 'Kingspan' K18 fixed across face.
Where new roof abuts existing wall, provide code 4 lead flashing with min 150mm upstand and cavity tray d.p.c over.
100mm ogee section cast iron gutters, 75mm diam rainwater pipes.
Roof to rear extension as kitchen and to incorporate 2no conservation style rooflights.

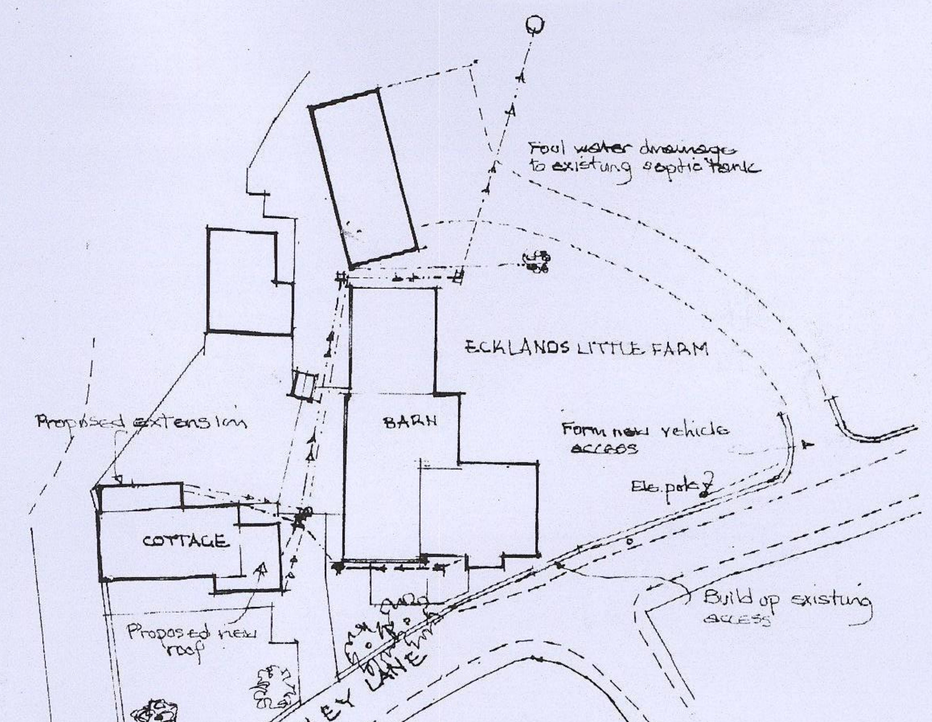
WALLS: All new external walls in coursed natural stone to match existing with inner leaf of 140mm Thermalite High Strength 7
Insulate with 50mm Kingspan TW50 board with a 50mm clear cavity between insulation and outer leaf.
Cavity closed around opening and at eaves and verge by turning in inner leaf with d.pc.
Provide thermal insulation to cavity closures to prevent cold bridging.
Stainless steel cavity wall ties to BS 1243 to be built in at 750mm cts horizontally 450mm cts vertically and at 225mm cts vertically at reveals
Cavity to be filled up to ground level with weak mix concrete
Walling below ground level to be trench blocks in 1:3 mortar
Any blockwork below d.p.c's to be in 7N blocks
700 x 175mm concrete strip foundation, depth to suitable bearing strata to Local Authority approval with min 600mm cover.
Fit chamfered stone head sill and jambs to new window.
140 x 140 mm Naylor or similar r.conc. lintel
Lateral restraint to be provided to external walls at eaves and verge with 30 x 5 x 1100mm long galv. m.s. straps at 2m centres.

FLOOR: Form new floor to whole of study, floor finish onto 100mm conc. floor slab on 85mm Kingspan TW70 insulation boards on 1200gauge 'Visqueen' d.p.m on min. 150mm well compacted sulphate free hardcore.
D.P.M. below floor slab to be lapped and jointed with d.p.c. to walls.

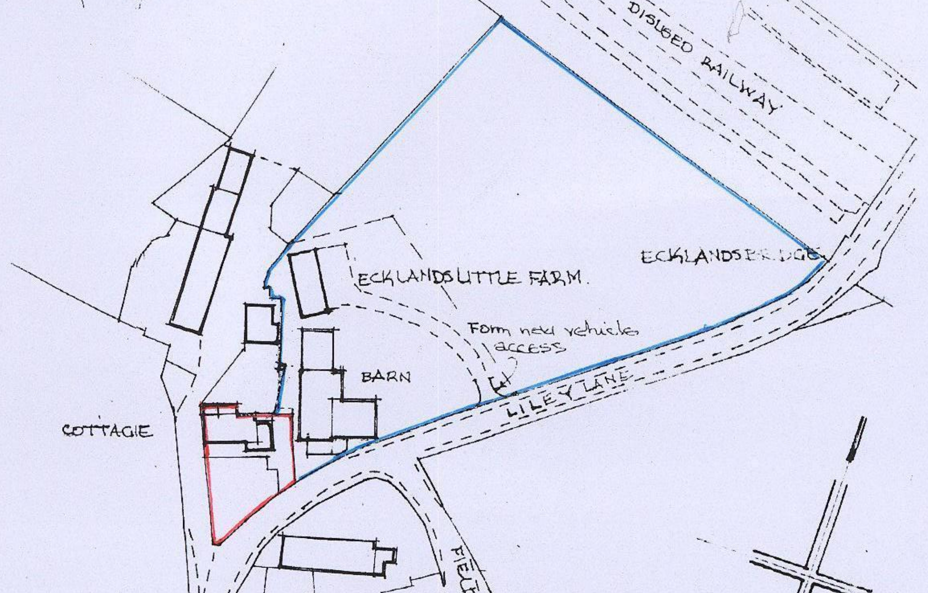
VENTILATION: 16mm sealed air gap double glazed windows with soft coated low 'E' glass to provide natural ventilation to room by opening lights equal in size to 1/20th of adjacent floor area.
As the cottage is a listed building provide trickle ventilation with special window catch.
Window to study to be fire escape window with unobstructed min. 0.33sq.m opening with min 450 in either direction. Max height to bottom of openable area 1100mm
Provide utility with mechanical extraction of not less than 30 litres per second.

ELECTRICAL: All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
Electrical switches and sockets to be set not less than 450mm nor more than 1200mm above floor level
Incorporate energy efficient light fittings

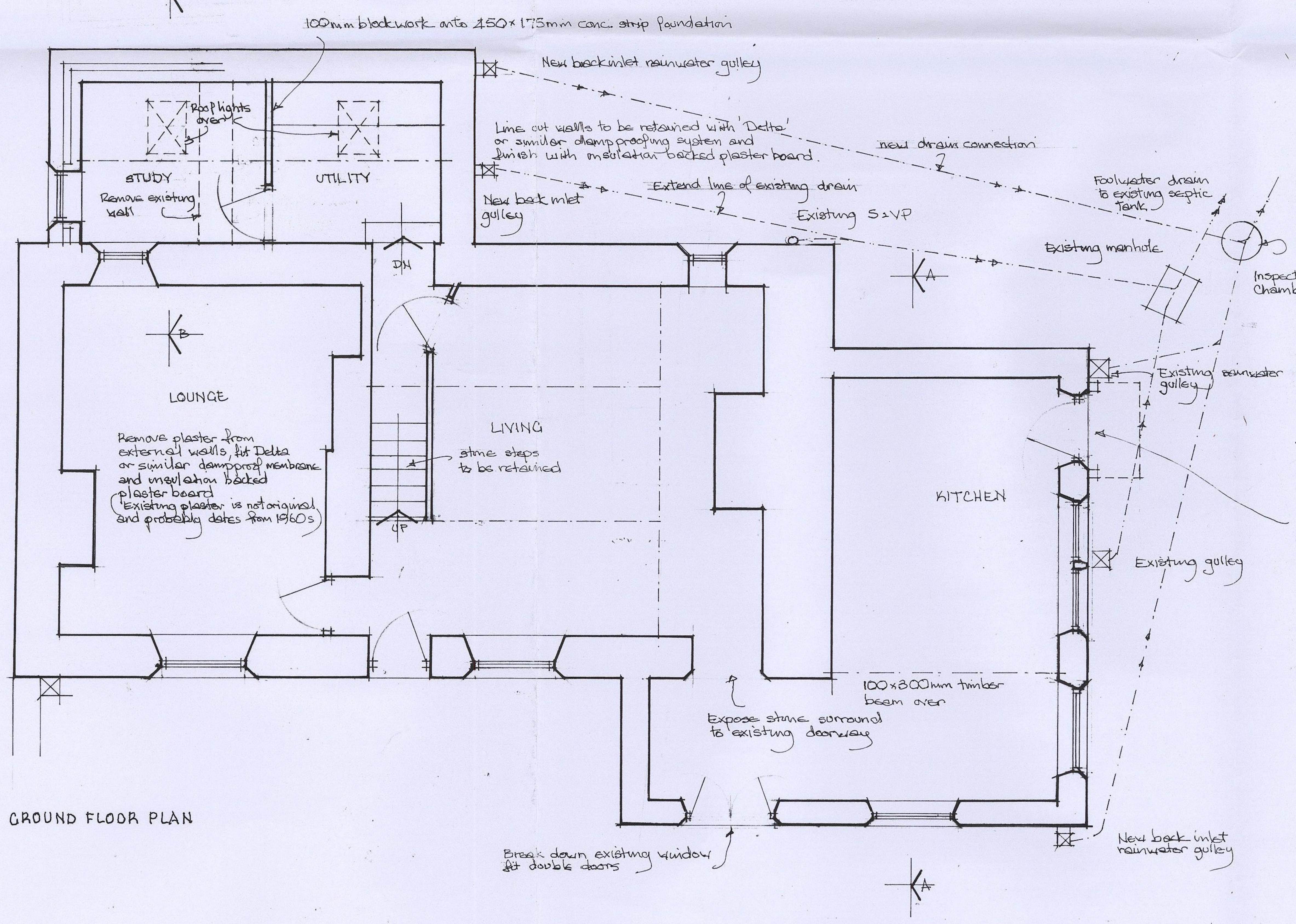
DRAINAGE: surface water to drain into existing soakaway system.
Above ground drainage to be in accordance with EN 12056
40mm diam. waste from sink with anti-syphon resealing traps with 75mm deep seals.
Below ground drainage to be in accordance with EN 752
New drainage pipework in 100mm flexible jointed vitrified clay pipes and fittings installed strictly in accordance with manufacturers recommendations.
New manholes to be constructed with 150mm conc. base in 215mm class B engineering brick or g.r.p. inspection chamber set in concrete with medium duty covers.



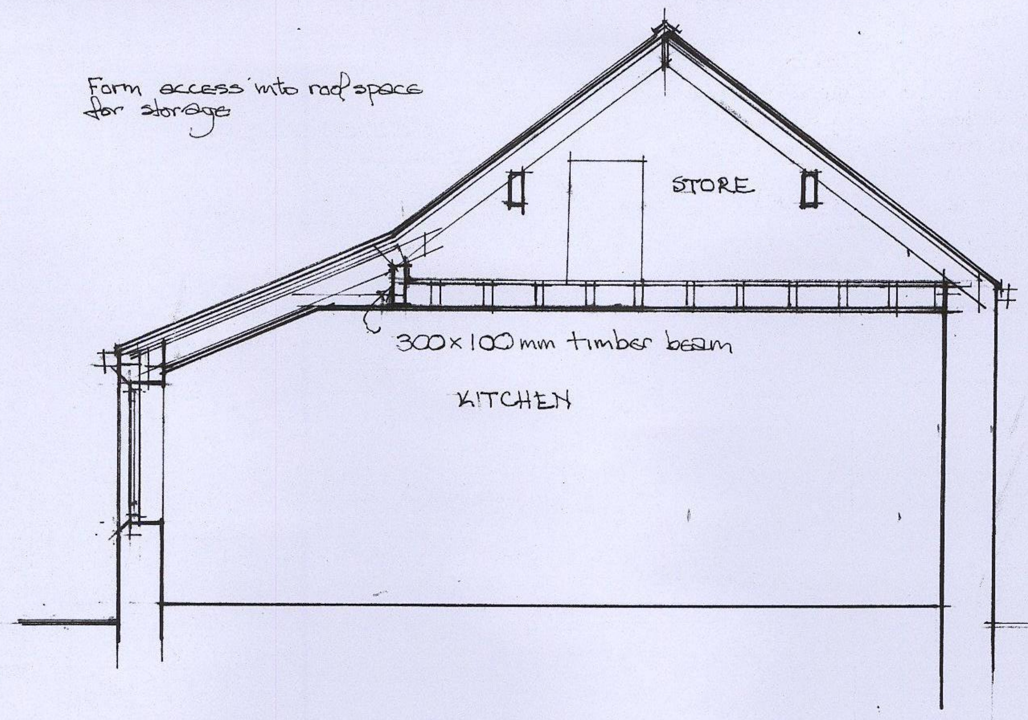
BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:1250



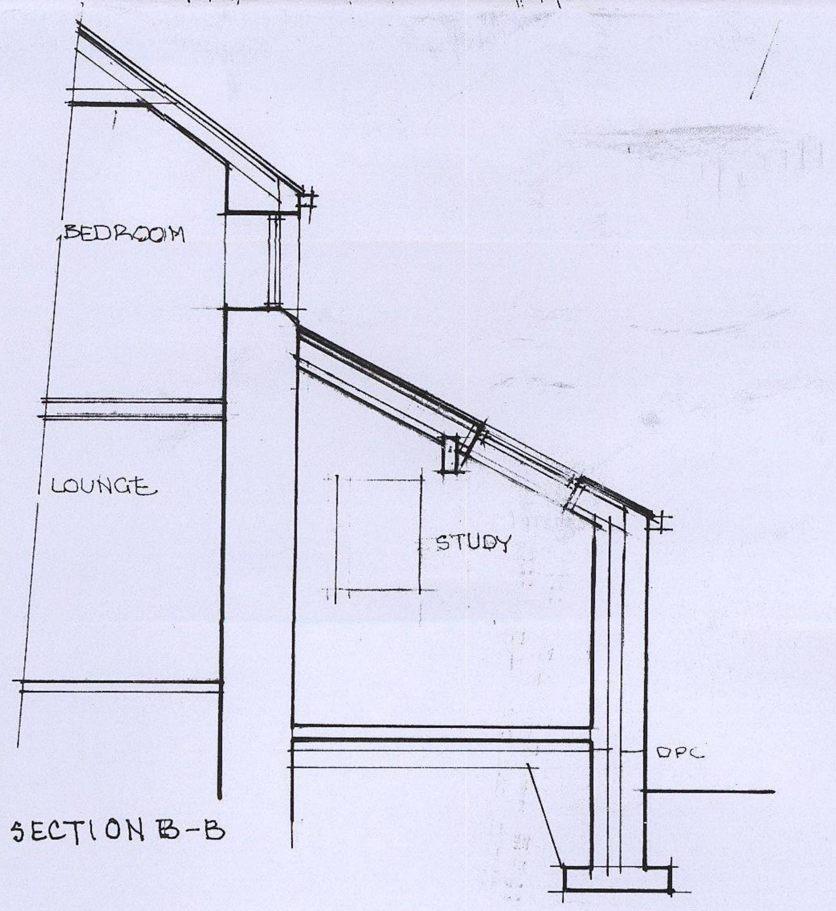
GROUND FLOOR PLAN



SECTION A-A

Fit chamfered stone head and 45° reveal stones to existing doorway
Form canopy in-oak with stone slate roof.

Fit chamfered stone heads and sills to existing windows and 45° reveal stones.



SECTION B-B

MR. & MRS. PAUL CUNSON,
ECKLANDS LITTLE FARM COTTAGE,
LILEY LANE, MILLHOUSE GREEN, PENISTONE.
PROPOSED ALTERATIONS AND EXTENSION.

SCALE 1:50 & 1:100

JULY 2015
Revised Dec 2015

CORPORATE MAIL ROOM
21 DEC 2015
Received by: