



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

ELECTRICS

All works must be carried out by a suitably qualified person who must ensure that existing electrical installation can carry the additional loads or upgrade system as necessary and to be carried out with the correct protective measures and earthing and bonding requirements and provide a relevant compliance certificate upon completion. Sufficient information must be provided to client to operate, maintain and alter the installation safely. Internal light fittings to be installed to take lamps having a luminous efficacy more than 45 lumens per circuit watt. Any external light fittings should have lamp capacity not exceeding 150 watts which automatically switch off when there is enough daylight and when not required at night or the light fittings should have sockets only capable of using lamps with efficacy more than 45 lumens per circuit watt.

SMOKE DETECTION

Ensure there are adequate interlinked mains smoke alarms/detectors on each storey wired on a separate electrical circuit back to distribution board and positioned max. 3.0m from any bedroom door and max. 7.0m from any other habitable room door.

ROOF CONSTRUCTION

Concrete interlocking roof tiles to match existing on tanalised SW horizontal roofing battens on breathable roofing felt. Matching ridge and verge tiles. Valleys formed in SW layboards with lead soakers. 100mm gutters to 45mm RWP on UPVC fasciaboard and soffits. Roof to be formed at same roof pitch as existing at approximately 35 degrees (to be checked by contractor on site) in a traditional construction comprising of 50x150mm rafters at max. 400mm cts. Ridge beam to be designed by structural engineer. 50x100mm SW wallplates. All timbers to be C16 grade and all junctions to be birdsmouthed. 5x30mm mild steel anchor straps at max. 2.0m cts at eaves level (holding down straps) and gable (at rafter and ceiling levels). Sloping ceilings with 100mm Kingspan kooltherm K107 between rafters (with 50mm airgap above) and 50mm Kingspan kooltherm K118 insulation below rafters with attached 12mm plasterboard with skim finish all to achieve u value 0.16 w/m2.k.

WALL CONSTRUCTIONS

Cavity walls to comprise of 100mm facing brickwork to match existing, 100mm cavity and 100mm blockwork internally. 12mm plasterboard with skim finish internally and cavities partially filled with 50mm Kingspan kooltherm K108 insulation all to achieve u value 0.28w/m2.k. Cavities closed at head in calcium silicate board. IG lintels above window openings type L1/S100 with min. 150mm end bearings. Cills and reveals closed in fire resistant insulated cavity closers. Stainless steel vertical twist cavity wall ties spaced 750mm horizontally, 450mm vertically (doubled at openings) and staggered. DPC to all cills, jambs and heads. Steel beams and angles to be designed by a structural engineer and encased in 12mm plasterboard with skim finish internally and supalux board externally all to achieve half hour fire resistance. All works to be well bonded and all cavities to be continuous. Stud walls in 50x75mm SW studs with head and base plates and horizontal noggins with 12mm plasterboard both sides with skim finish with sound deadening quilt between.

WINDOWS AND DOOR

UPVC windows with double glazed units with inner panes of low e glass to achieve u value 1.6w/m2.k. Total area of new external opening not to exceed 25% of new floor area. Opening windows as shown and to be min. 1/20th of floor area of habitable rooms. Bedroom also to have escape opening with min. clear area of 0.33 sq. m and min. clear width and height of 0.45m with bottom of opening at max. 1.1m above floor level. Trickle ventilators to give background ventilation to give min. 5000 sq. mm. Internal door to match existing in SW casings.

FIRST FLOOR CONSTRUCTION

18mm 1&g moisture resistant chipboard floor decking on min. 50x150mm C16 grade floor joists all at max. 400mm cts. SW strutting at centre of span. 5x30mm mild steel anchor straps at max. 2.0m cts to joists running parallel with external walls. Ceilings within dwelling in 12mm plasterboard with skim finish with 100mm sound deadening quilt between joists and ceiling above external lobby in 12mm supalux board to achieve half hour fire resistance with 100mm Kingspan kooltherm K103 insulation between joists to achieve u value 0.22w/m2.k.

STAIRCASE

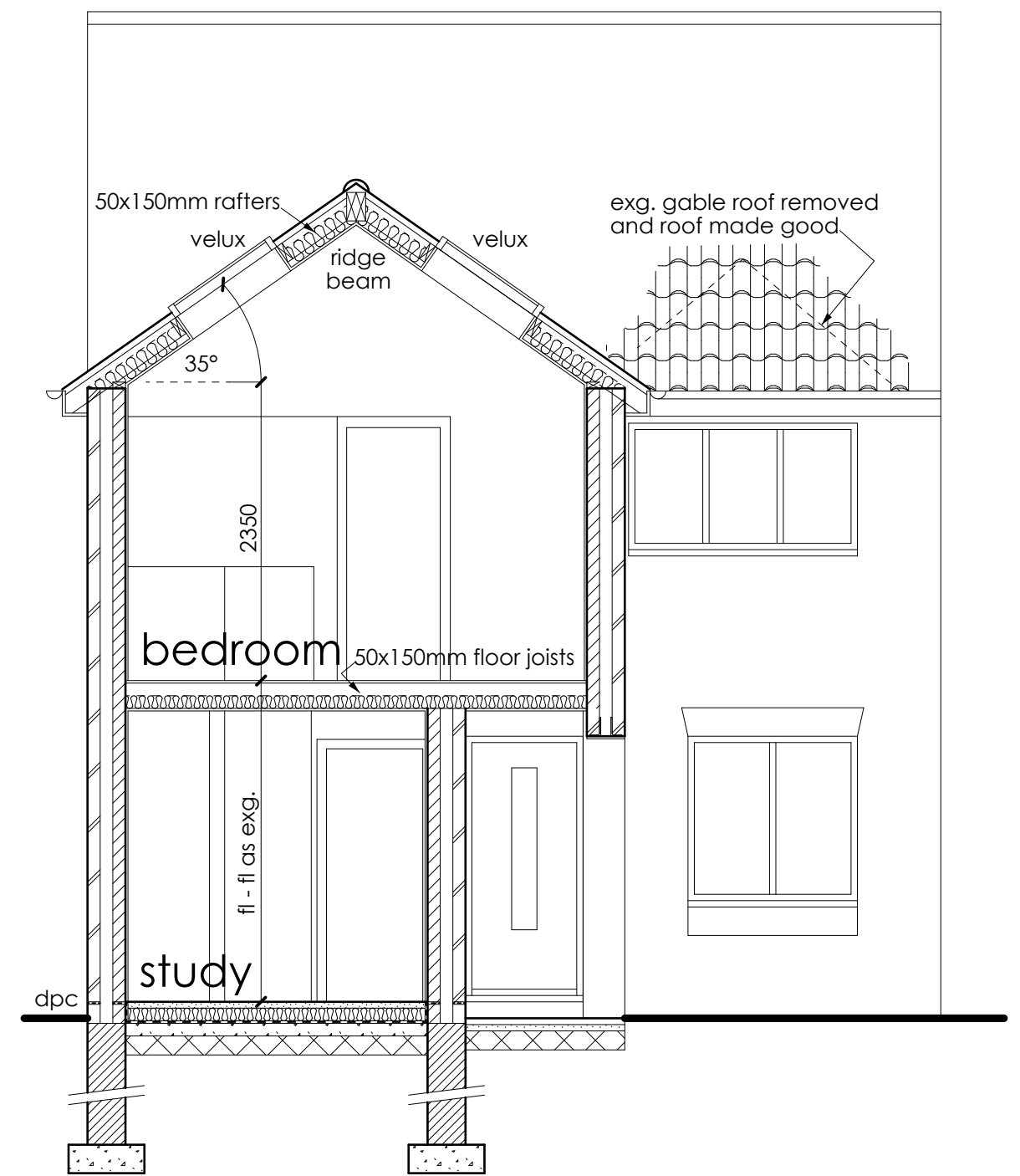
Spiral staircase with 600mm wide flights with 13 no. risers of approx. 195mm and 225mm goings with min. 50mm at spread. Exact floor to floor to be measured on site and risers altered to suit. Max. stair pitch of 42°. Handrail to one side and landing 900mm high with all balustrades constructed so that a 100mm sphere cannot pass through.

GROUND FLOOR CONSTRUCTION

50mm screed on separation layer on 100mm Kingspan kooltherm K103 insulation to achieve u value 0.22w/m2.k. on 1200g visqueen DPM lapped up edges to DPC on 100mm concrete slab on min. 150mm well consolidated sulphate free hardcore base.

MECHANICAL VENTILATION

Provide mechanical extractor fan to Shower to extract at a rate not less than 15 litres per second ducted through wall to external grille linked to light switch with a 15 minutes overrun.



SECTION A : A

FOUNDATIONS

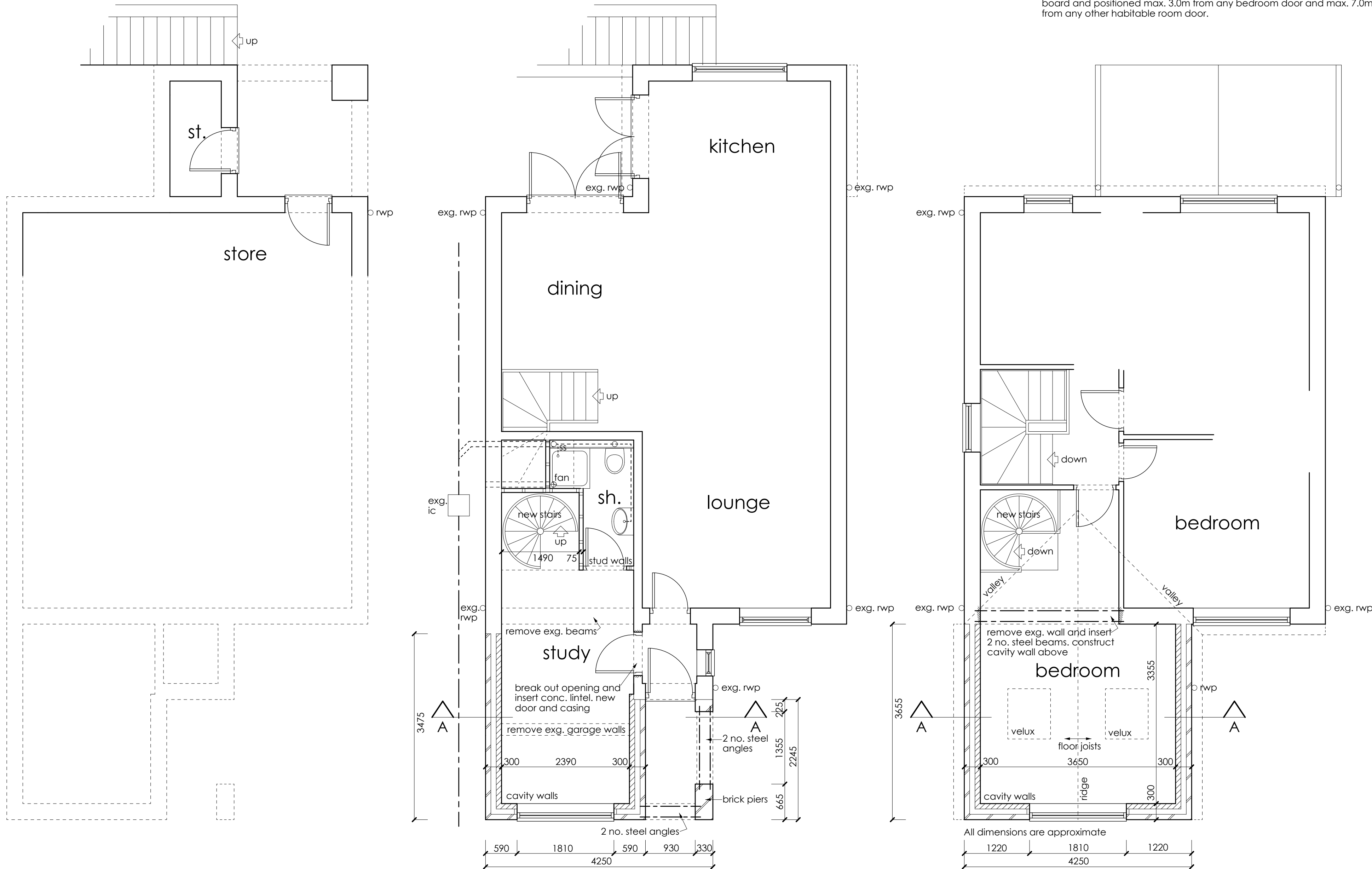
trial hole to be dug by contractor prior to any works commencing to determine type of foundation to existing house. If strip foundations are found and ground conditions are suitable then construct new works on 600x225mm concrete strip foundations at depths to suit site conditions and to the satisfaction of the building inspector. However should ground conditions be found unsuitable for strip foundations or existing house found to be constructed on a different foundation type then an alternative method of foundation must be incorporated and designed by a structural engineer. Existing foundation to be assessed and upgraded if necessary

FOUL DRAINAGE

100mm WC waste. 40mm shower waste and 32mm washbasin waste all with deep seal traps to 100mm Stub stack with air transmittance valve. New drains in 100mm flexible jointed pipes laid in pea gravel channels to max. 1:40 falls to connect to existing onsite foul drains. Contractor to determine exact position of existing foul drains and ensure prior to any works commencing that adequate connection and falls are achievable. Drain under building to be encased in concrete and concrete lintels provided where passing through wall with min. 50mm clearance all round.

HEATING

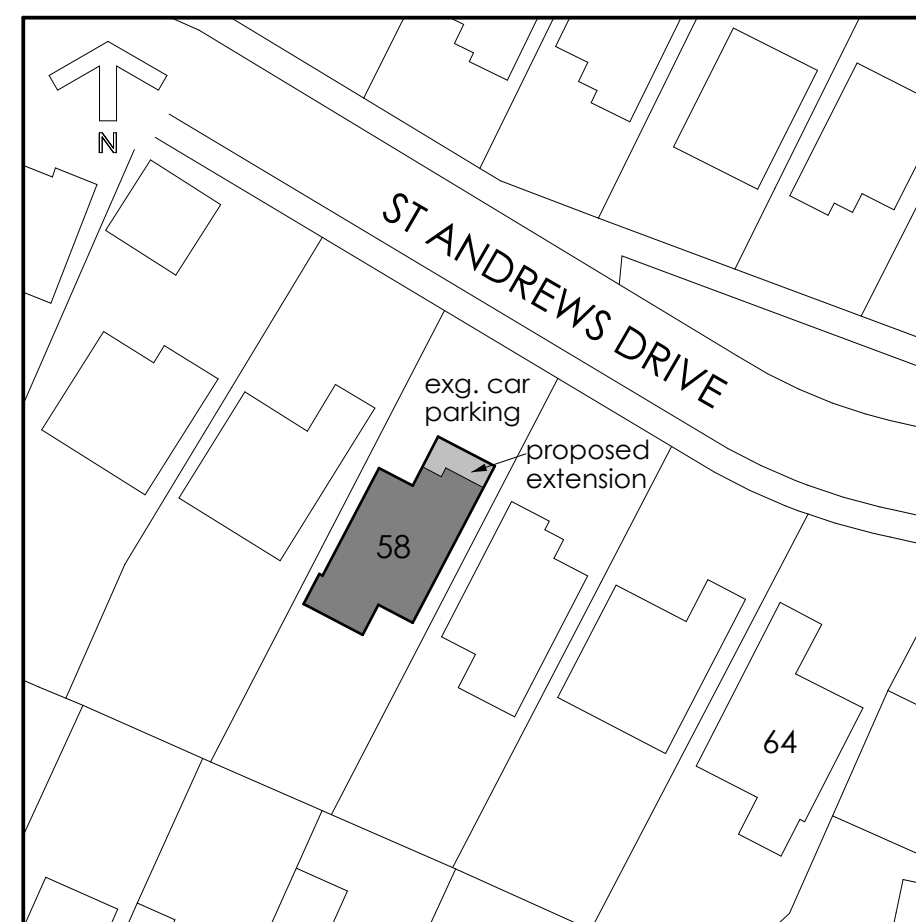
New radiators to be fitted with thermostatic control devices. All pipework to unheated areas to be wrapped in flameproof lagging. All works to be designed and carried out by a Gas safe approved competent contractor to current Gas safe Regulations.



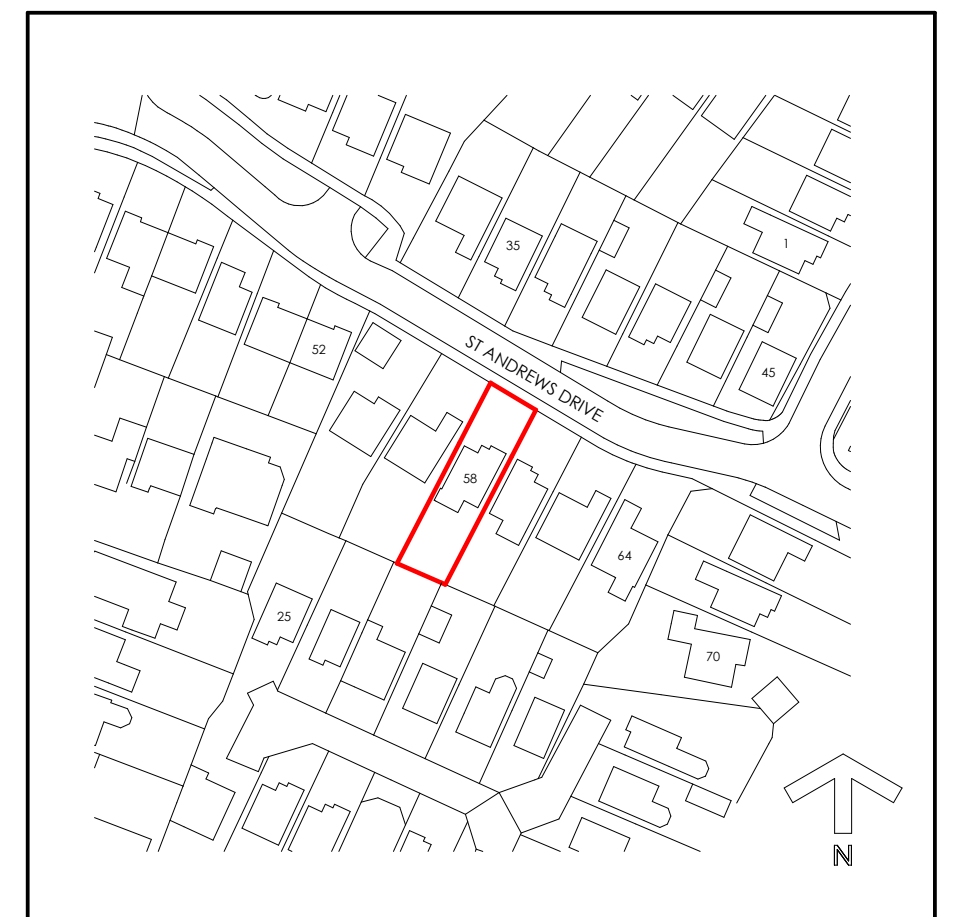
LOWER GROUND FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN



BLOCK PLAN scale 1:500



LOCATION PLAN scale 1:1250

All works are subject to the Health & Safety CDM Regulations 2015.

**m ward architectural
drawing services**

94 Ferrybridge Road, Castleford, West Yorks, WF10 4JR
tel. 01977 513891 e mail mwardarchitect@aol.com

Plans as proposed at 58 St
Andrews Drive, Darton, S75 5LX
for Mr and Mrs Chris Ferguson

date NOV 2018 scales 1:50 1:100 (@ A1) dwg. no. 2482.02