

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

EXISTING SIDE ELEVATION

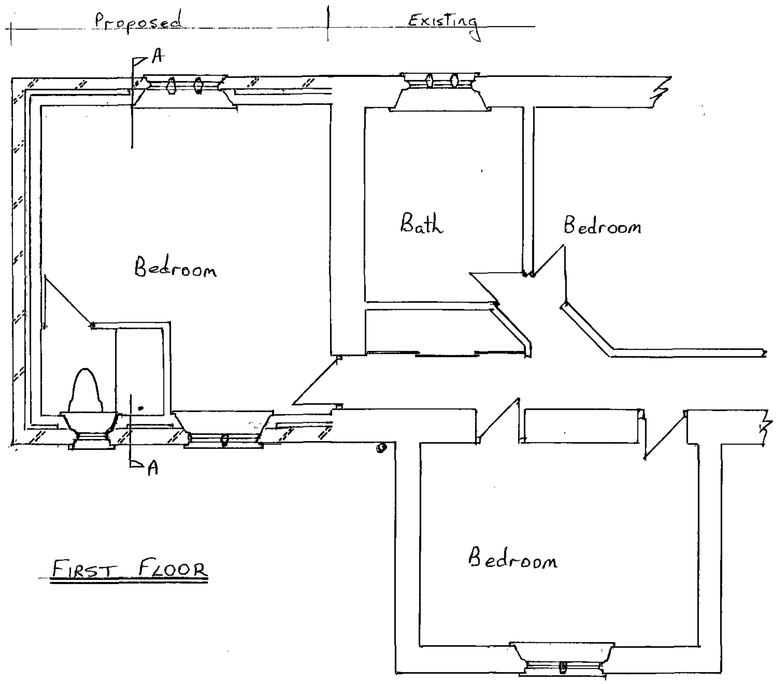
PROPOSED SIDE ELEVATION

PROPOSED

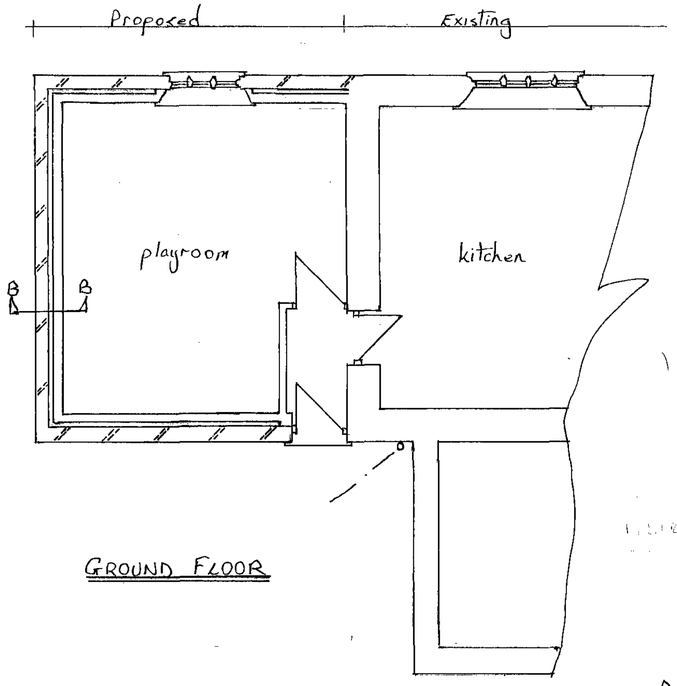
TWO STOREY EXTENSION

LENDEN FARM COTTAGE, NORSBR' DALE

SCALE 1:50 & 1:100

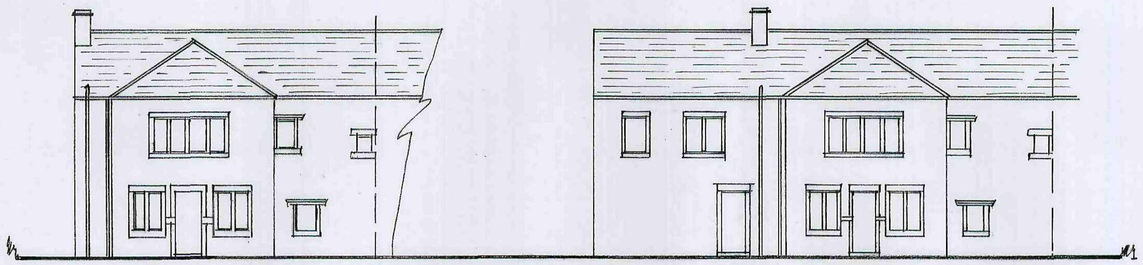


FIRST FLOOR



GROUND FLOOR

DRG 1



EXISTING REAR ELEVATION

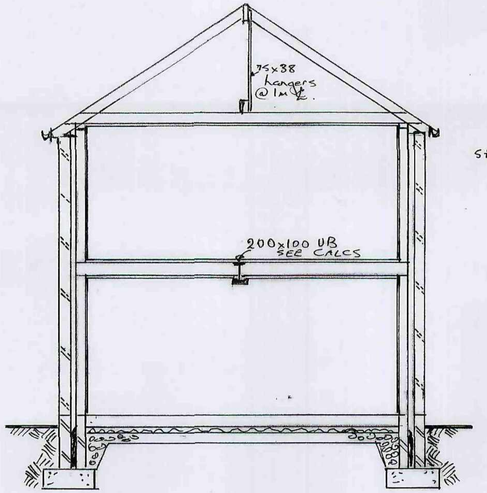
PROPOSED REAR ELEVATION

PROPOSED

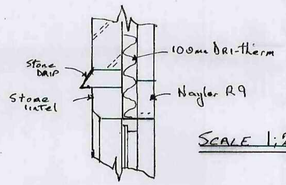
TWO STOREY EXTENSION

LENDEN FARM COTTAGE, WORSBR' DALE

SCALE 1:50 & 1:100

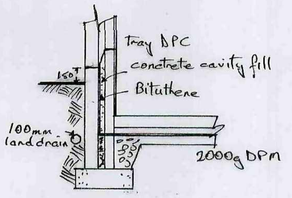


SECTION A-A

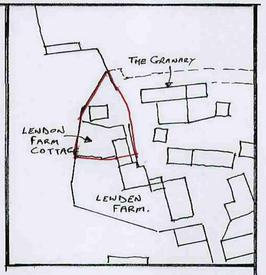


SCALE 1:20

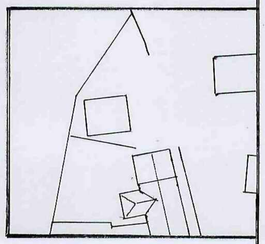
Head Detail to windows



SECTION B-B



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

Roof: Stone slate to match existing on 50 x 25mm tile battens on Tyvek felt on 150 x 50mm rafters (max span 3.1m)and ceiling joists @ 400mm centres with 225 x 75 hip rafters and 175 x 50mm ridge board. Provide 100 x100mm dragon ties to foot of hip rafters. Provide 100 x50mm ties to foot of rafters where rafters are at right angles to ceiling joists and fastened over 3No ceiling joists. Provide 12mm plbd and skim ceiling with 150mm fibreglass layed between joists & 150mm laid across joists. Provide 150 x 25mm fascia to match existing with.
Provide 100mm half round gutters to discharge to existing RWP.

Walls: 200mm matching coarse sawn stone, 100mm Dri-therm insulation, 100mm blockwork with 2 coat carlite plaster internally. Provide 5 no 250mm stainless steel wall ties per yard square and every 225mm to reveals, provide thermabate cavity closers to all openings with stone heads cills and mullions to match existing with Naylor R9 lintels over to support inner leaf min 150mm bearing, new walls to be tooth bonded to existing every course with cavities continuous where applicable. Provide 300mm DPC 150mm above ground level taken across cavity with 225mm tray DPC over linked to DPM/radon barrier under floor. All walls below DPC to be in class B eng bkwk. Provide concrete cavity fill to within 300mm of DPC. Any drains passing through walls to be linteled over with Naylor concrete lintels.
Internal walls to be 100mm timber studs with 100mm fibre glass and 12.5mm fire line plbd and skim both sides.

Foundations: 900 x 225mm deep concrete foundations with minimum cover of 600mm subject to satisfaction of BCO on site, all foundations to be taken below any drains.

Ground Floor: 150mm concrete laid on 100mm Kingspan floor insulation, on 2000g DPM/ radon Barrier linked to DPC in wall on sand blinding on 225 limestone hardcore.

First Floor: Provide 19mm t & g boarding on 150 x 50mm joists at 400mm centres with150mm fibreglass and12mm plbd and skim ceiling. Provide 204 x100 UB (see Calcs) mid span of joists with ½ hour fire protection.

General: new windows to be double glazed with 'K' glass with 20mm cavity and to have opening lights equal to 5% of the floor area of extension (with min of 850mm x 500mm for escape) and fitted with trickle vents equal to 8000mm^2,any glazing within 0.8m of floor and in doors and side panels to be safety glass. Provide fan to toilet / shower room ducted through wall to external air, with extraction rate of 15 l/sec fan to have 15 min overrun. Provide 38 x 16mm M.S. anchor ties to ceiling and first floor where parallel to walls and situated at 2m centres and fixed over 3no joists with packing pieces between first joists and wall and struts between joists. Provide M.S. holding down straps to wall plate at 1m centres and taken down wall min 900mm. Provide 2 No Naylor R9 lintels over new door opening to new door from existing to extension. All new electrical work to comply with the Building regulations and carried out by an approved person under a competent persons scheme.
Provide new Mains wired smoke alarms with battery backup interlinked and wired from independent fused circuit, one to Hallway on ground floor and above landing at first floor.
Provide 32mm waste to WB's and 40mm wastes to shower and sink all with anti-vac traps and to discharge to existing 100mm SVP.
Existing heating system to be extended into extension, new radiator to have TVR fitted as per existing house. 30% of extension lighting to be low energy light fittings.

ALL MEASUREMENTS, FIXTURES AND FITTINGS TO BE CHECKED BY BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.