

ROOF

The roof to be at the same pitch as the adjacent properties (approximately 40 degrees) with blue slates and stone verges to match on 38mm x 20mm tanalised battens on Tyvec or similar approved breathable felt on attic truss rafters at 600mm centres. Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters tied to gable walls at ceiling and verge level with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 rafters and block out between extended down the cavity 450mm at 1.5m centres, ceiling underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles. Sloping roof and dwarf walls to be insulated with 75mm Kingspan between rafters and 50mm Kingspan over the face with 50mm air space over insulation. The 150mm timber eaves gutter to be supported by stone corbels with 70mm downpipe in black upvc to match adjacent.

EXTERNAL WALLS

To be cavity wall construction with external leaf of natural stone 150mm sawn bed from Stancliffe Stone Co. quarry to all sides, 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to the internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing cavities closed with Thermabate or similar approved cavity closer.

WINDOWS & VENTILATION

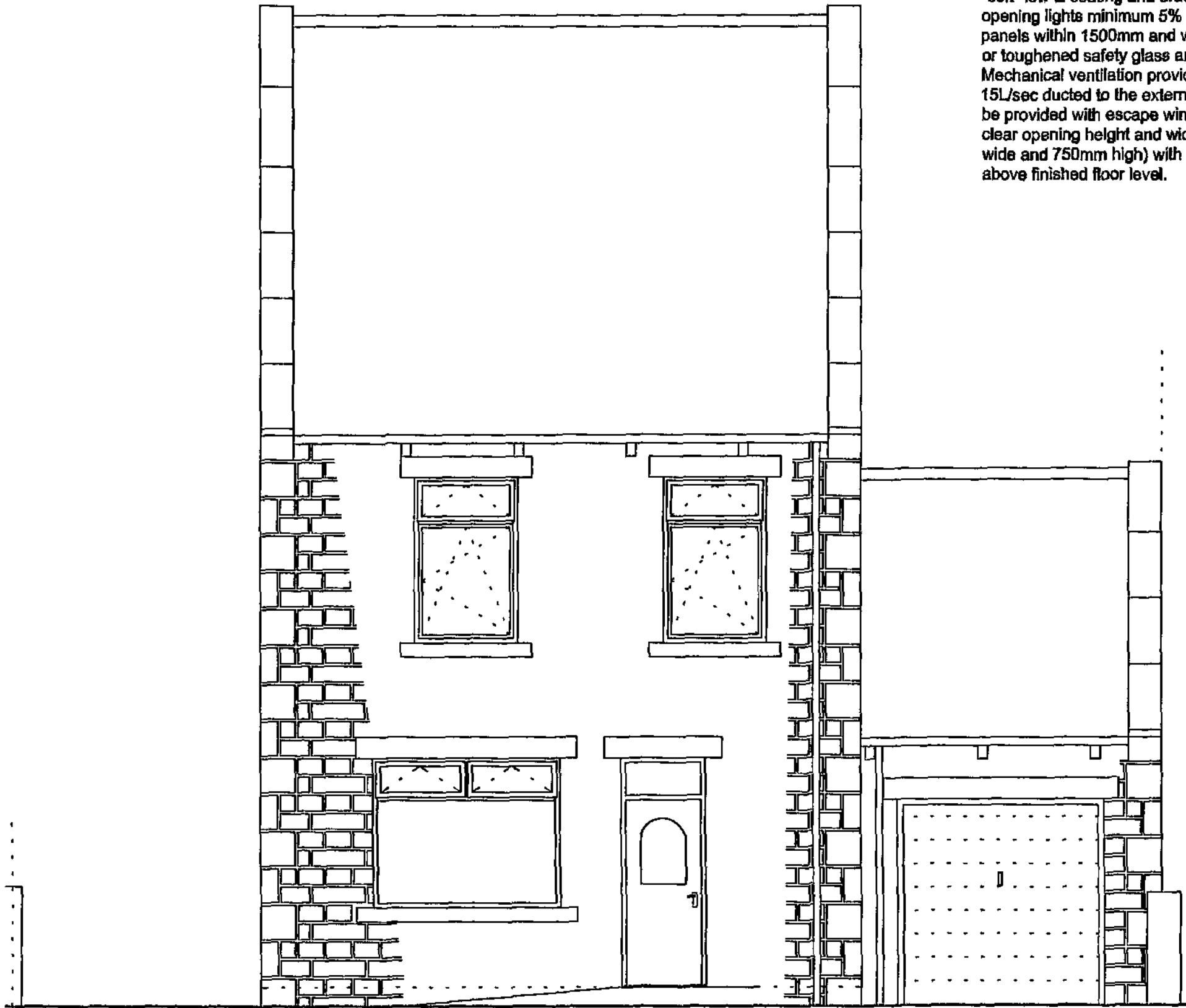
The windows and doors are to be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm² and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and bathrooms of 60L/sec and 15L/sec ducted to the external air. All first floor windows to habitable rooms to be provided with escape windows a minimum area 0.33m² with a minimum clear opening height and width of 450mm (ie. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.

GENERAL

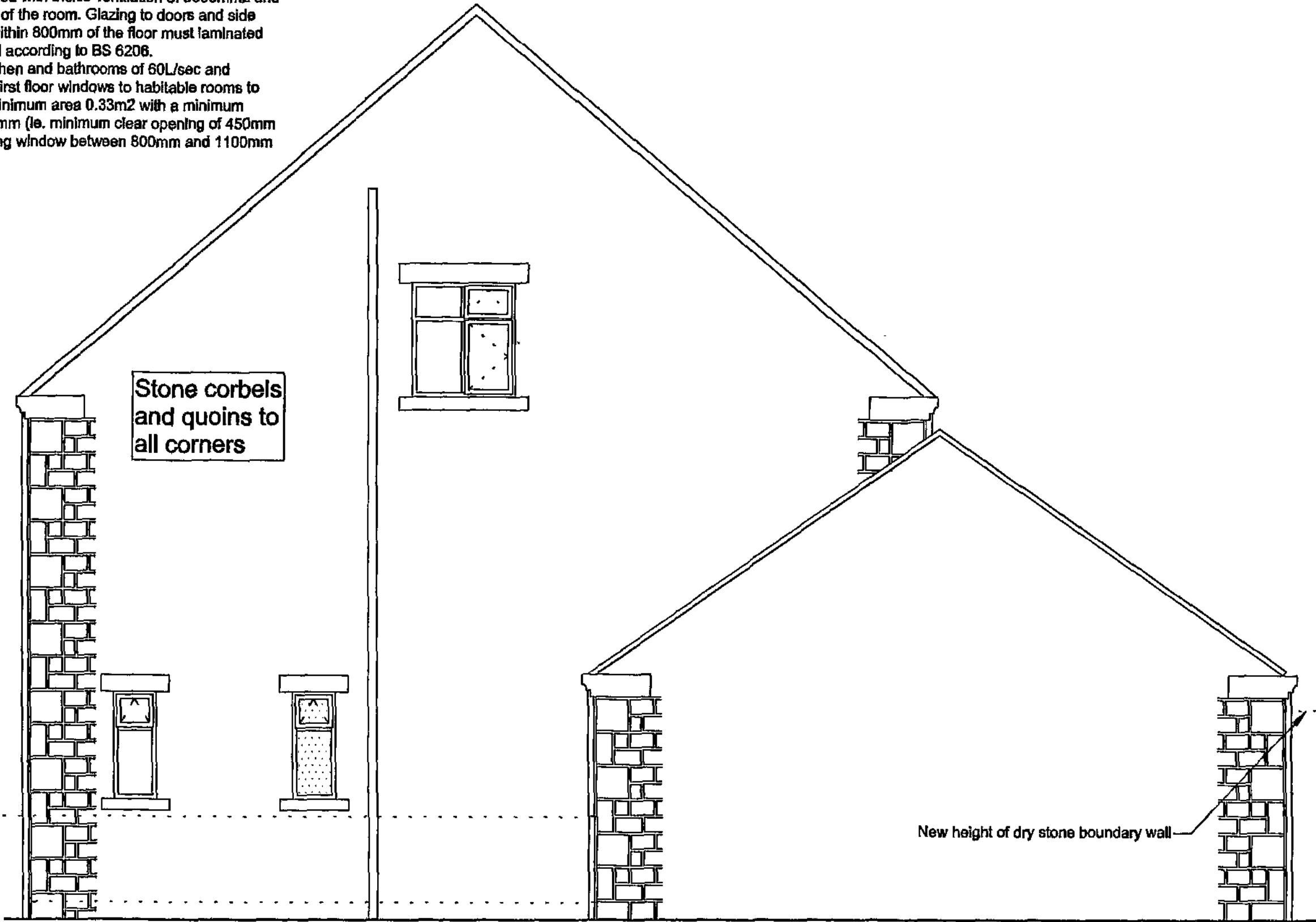
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manner in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work. The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

DRAINAGE

The drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipes are to extended a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink, baths and shower and 35mm to wash basins, all to be fitted with deep seal anti-vac traps. The foul drainage is to be taken to a sewer in the adjacent road and the surface water taken to a soakaway if the ground conditions are suitable.



Front Elevation



Side Elevation A

DISABLED ACCESS

To be a ramped approach to main side entrance a minimum 900mm wide with a gradient not steeper than 1 in 15 with 1.2m unobstructed landings at top and bottom and with 100mm raised curb to edge of ramp and top landing. Handrail to be fixed to the wall of the building 900mm above the line of the ramp and extend 300mm beyond the top and bottom. The main entrance is to have a minimum clear opening of 800mm i.e. 850mm door leaf & 1000mm door set with internal doors having a clear width of 750mm. The disable WC compartment to be within the entrance hall in accordance with Approved Document M of the Building Regulations. Heights of switches, door bell, etc. to be not higher than 1200mm above finished floor level, and socket outlets, TV points, etc. to be not lower than 450mm above the finished floor level.

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Address Adj 167 Manchester Road
Thurstone
Penistone
Project Front & Side Elevations
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