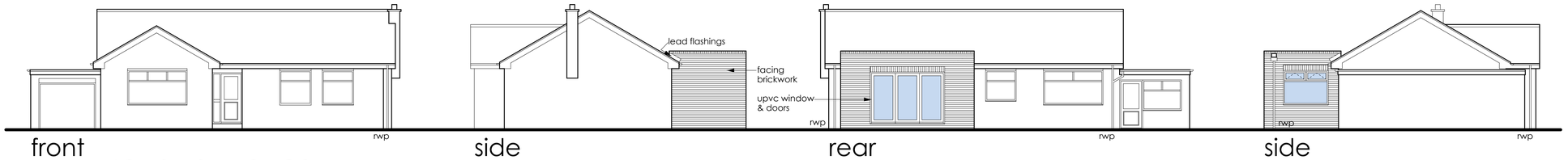
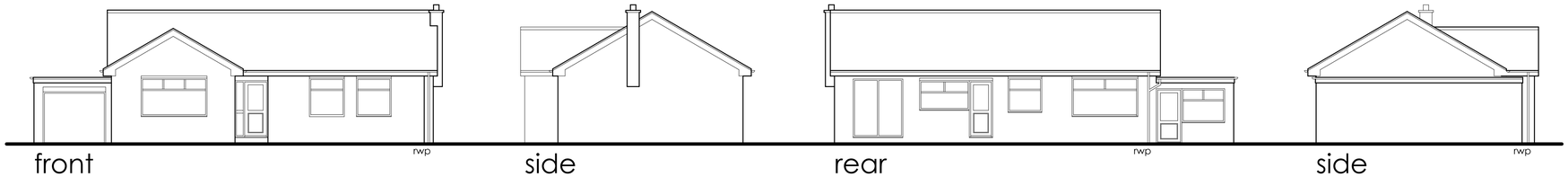


front
side
rear
side

ELEVATIONS AS PROPOSED



front
side
rear
side

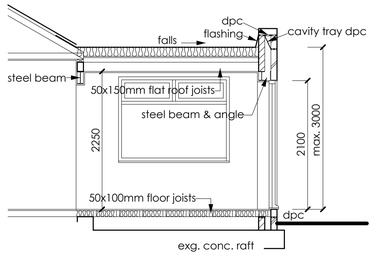
ELEVATIONS AS EXISTING

FLAT ROOF CONSTRUCTION
Single ply membrane lapped up adjacent walls min. 150mm and under adjacent roof covering min. 450mm fully adhered to 150mm Kingspan thermaroof TR27 to achieve u value 0.15w/m2.k. on vapour control layer on 18mm exterior grade plywood decking on min. 50mm thick SW firrings to create falls to opening in parapet wall. 50x150mm C24 grade flat roof joists at max. 400mm cts. Provide 2 no. joists to each side of roof windows. Velux flat roof windows fitted to manufacturers instructions with all necessary trimmers, flashings and soakers etc. 12mm plasterboard and skim ceiling. Hopper head to 65mm RWP.

EXTERNAL WALL CONSTRUCTION
Cavity walls to comprise of 100mm facing brickwork to match existing, 100mm cavity with 50mm Kingspan kooltherm K108 insulation board, 100mm medium density blockwork (max. density 0.51) and 25mm Kingspan K118 insulation internally with attached 12mm plasterboard with skim finish all to achieve u value 0.18w/m2.k. Cavities closed at head in calcium silicate board. IG lintelabove window type L1/S100. Steel beam and angle above bifold doors to be designed by structural engineer and encased in 12mm fireline board to achieve half hour fire resistance. Weep holes above lintels at max. 450mm cts. Cills and reveals closed in fire resistant insulated cavity closers. Stainless steel cavity wall ties spaced 750mm horizontally, 450mm vertically (doubled at openings) and staggered. DPC min. 150mm above ground level and to all cills, jambs and heads. Foundation blocks below ground (7N). All works to be well bonded and all cavities to be continuous. Parapet walls with brick cappings on full width DPC to cavity tray dpcs.
Steel beam to be designed by structural engineer and encased in 12mm fireline board to achieve half hour fire resistance.

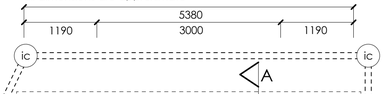
WINDOWS AND DOORS
UPVC window, Velux flat roof windows (1000x1000mm) and bifold doors with 16mm double glazed units with inner panes of low e glass to achieve u value 1.4w/m2.k. Trickle ventilators to give min. 10000 sq. mm ventilation to combined rooms (min. 3 no.vents). Openings to be min. 1/20th of floor area of habitable space. New openings not to exceed area of existing external openings to be removed plus 25% of new floor area. Toughened glass to all bifold door glazing.

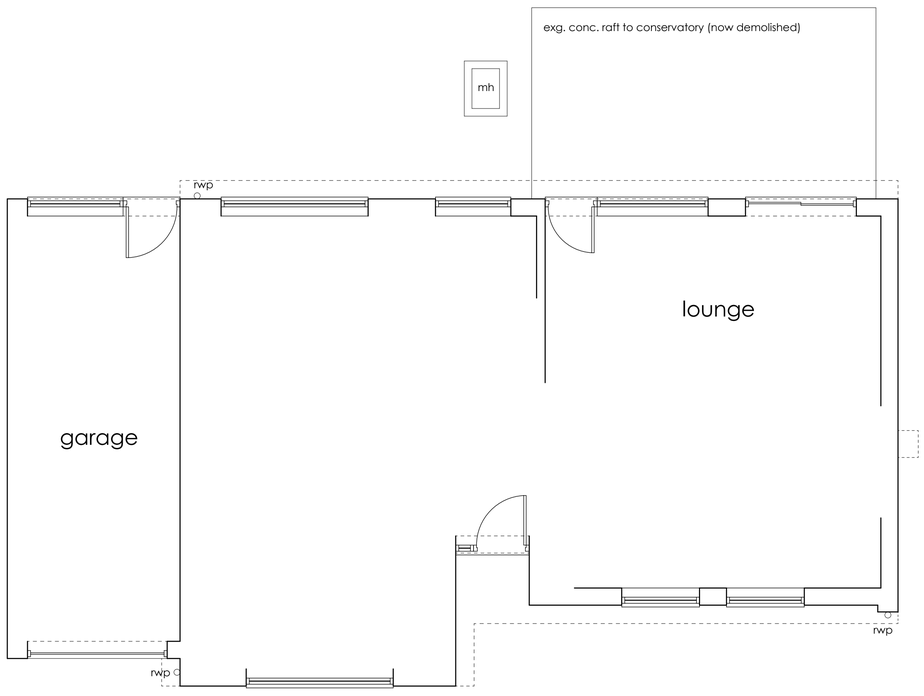
GROUND FLOOR/FOUNDATION CONSTRUCTION
18mm t & g moisture resistant chipboard floor decking on min. 50x100mm C24 grade floor joists at max. 400mm cts. 100mm Kingspan kooltherm K103 insulation between joists to achieve u value 0.18w/m2.k. 100mm honeycomb brick sleeper walls with DPC. Min. 150mm high void ventilated at max. 1.2m cts with 65x215mm airgrates. Existing concrete raft to be utilised and approved by a structural engineer prior to any works commencing.



SECTION A : A

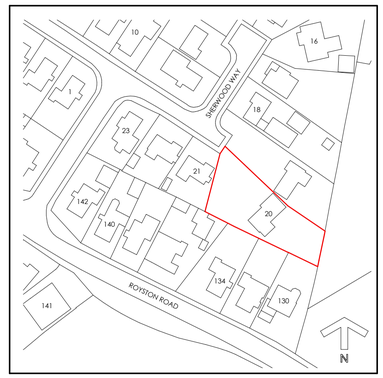
all dimensions are approximate





PLAN AS EXISTING

PLAN AS PROPOSED



LOCATION PLAN scale 1:1250

BLOCK PLAN scale 1:500

SURFACEWATER DRAINAGE
100mm drain pipes laid at max. 1:40 falls in flexible jointed pipes laid in pea gravel channels to connect to existing surfacewater drains. Inspection chambers at junction/change of directions. Contractor to determine exact position of existing surfacewater drains prior to any works commencing to ensure that adequate connection and falls are possible.

ELECTRICS
All works must be carried out by a suitably qualified person who must ensure that the 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 with lamps with a luminous efficacy more than 40 lumens per circuit watt. 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 40 lumens per circuit watt.

HEATING/HOT WATER
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 competent gas safe approved contractor.

SMOKE DETECTION
Provide interlinked smoke alarms/detectors 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.

all works must comply with 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

Proposed single storey extension to rear at 20 Sherwood Way, Cudworth, S72 8BH.

date MAY 2024 scales 1:50 1:100 (@ A1) dwg. no. 3147