

New External Wall Construction:

102mm facing brickwork externally to match existing house, 90mm cavity with 40mm Kingspan Kooltherm K108 Cavity Board insulation within the cavity and against inner leaf of 100mm Thermalite Shield or similar insulating blockwork. 12mm lightweight plaster finish internally. Insulation-retaining type stainless steel cavity ties at 750mm centres horizontally & 450mm vertically, to BS 1243: 1978/BS 5628-3: 2001. At least one tie to be provided for each 300mm of height within 225mm of openings. The above specification attains a 'U' value of 0.27 W/m²K. Note: Overall rear wall thickness to match that of the existing wall. A minimum 25mm residual clear cavity width to be maintained between the cavity insulation and outer brickwork wall leaf, or inject cavity wall insulation to achieve the above 'U' value. To be to the approval of the Building Inspector.

Ventilation:

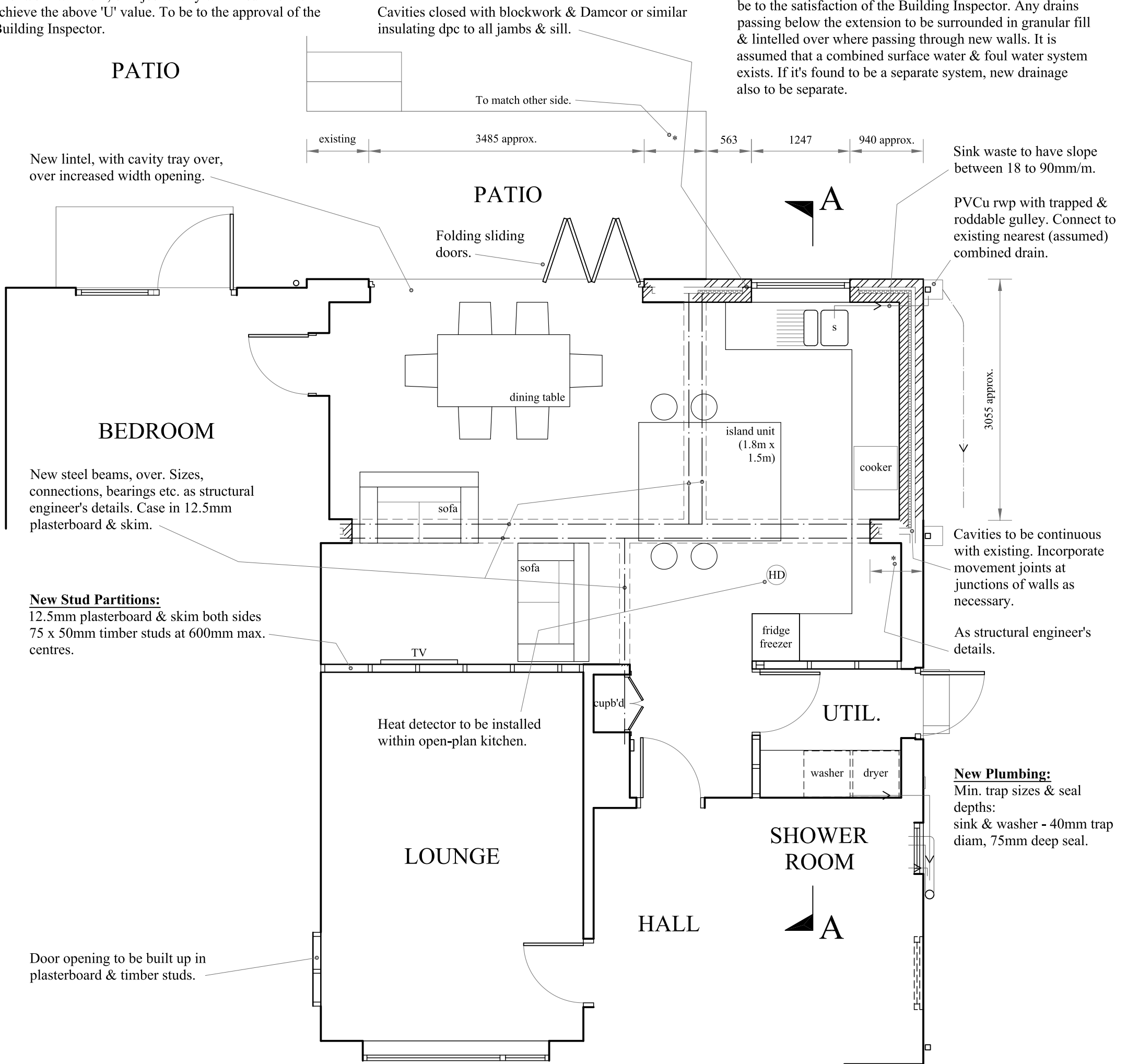
COMBINED LIVING / KITCHEN / DINING
Openable areas of folding sliding doors & window exceeds 1/20th of the overall floor area. Kitchen part to have an extract fan capable of min. intermittent extraction of 60 litres/sec (or 30 l/s adjacent a hob), with min. high rate for continuous extraction of 13 l/s. 5000mm² total min. equivalent area trickle vent to top of window frame head;
UTILITY
Extract fan capable of min. intermittent extraction of 30 litres/sec, with min. high rate for continuous extraction of 8 l/s.

Heating & Hot Water Systems:

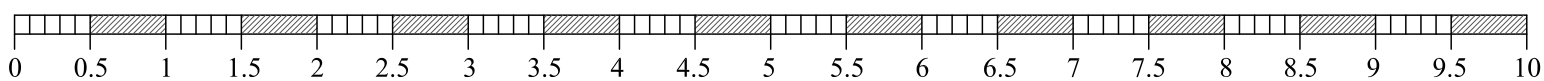
Gas central heating system to be extended to new area, or underfloor heating, to owner's requirements. Any new radiators to have thermostatic valves. If a new boiler is required, to be condensing type & to be commissioned in accordance with the Domestic Heating Compliance Guide. All gas-related work to be carried out by a Gas Safe registered installer. Any new hot water storage & supply systems to be designed & installed in accordance with BS 6700: 2006 or BS EN 12897: 2006. Workmanship in accordance with BS 8000-15: 1990.

Drainage:

Exact drainage layout to be determined on site & all work to be to the satisfaction of the Building Inspector. Any drains passing below the extension to be surrounded in granular fill & lintelled over where passing through new walls. It is assumed that a combined surface water & foul water system exists. If it's found to be a separate system, new drainage also to be separate.



PART GROUND FLOOR PLAN



SCALE (metres)

PAPER SIZE: A3

Note:

To be read in conjunction with structural engineer's details. Engineer's details to take precedence if any discrepancies with architectural drawings.

Proposed

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Project:	PROPOSED SINGLE STOREY REAR EXTENSION AND ALTERATIONS		
Address:	58 ALDER LANE, PARBOLD, WIGAN		
Client:	MS. K. BAKER		
SCALE:	1:50	DRWG NO.	20-1189-2
		DATE:	DEC. '20
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