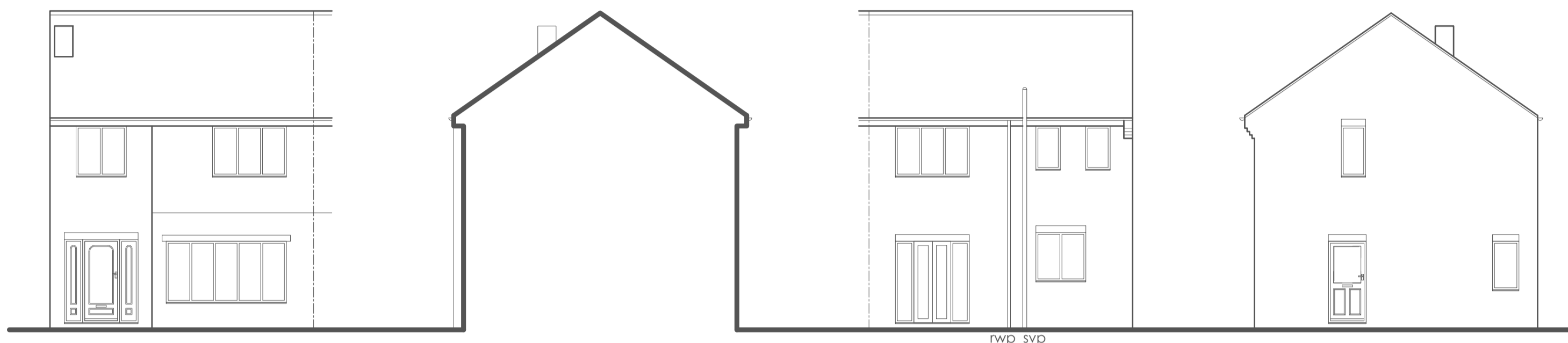
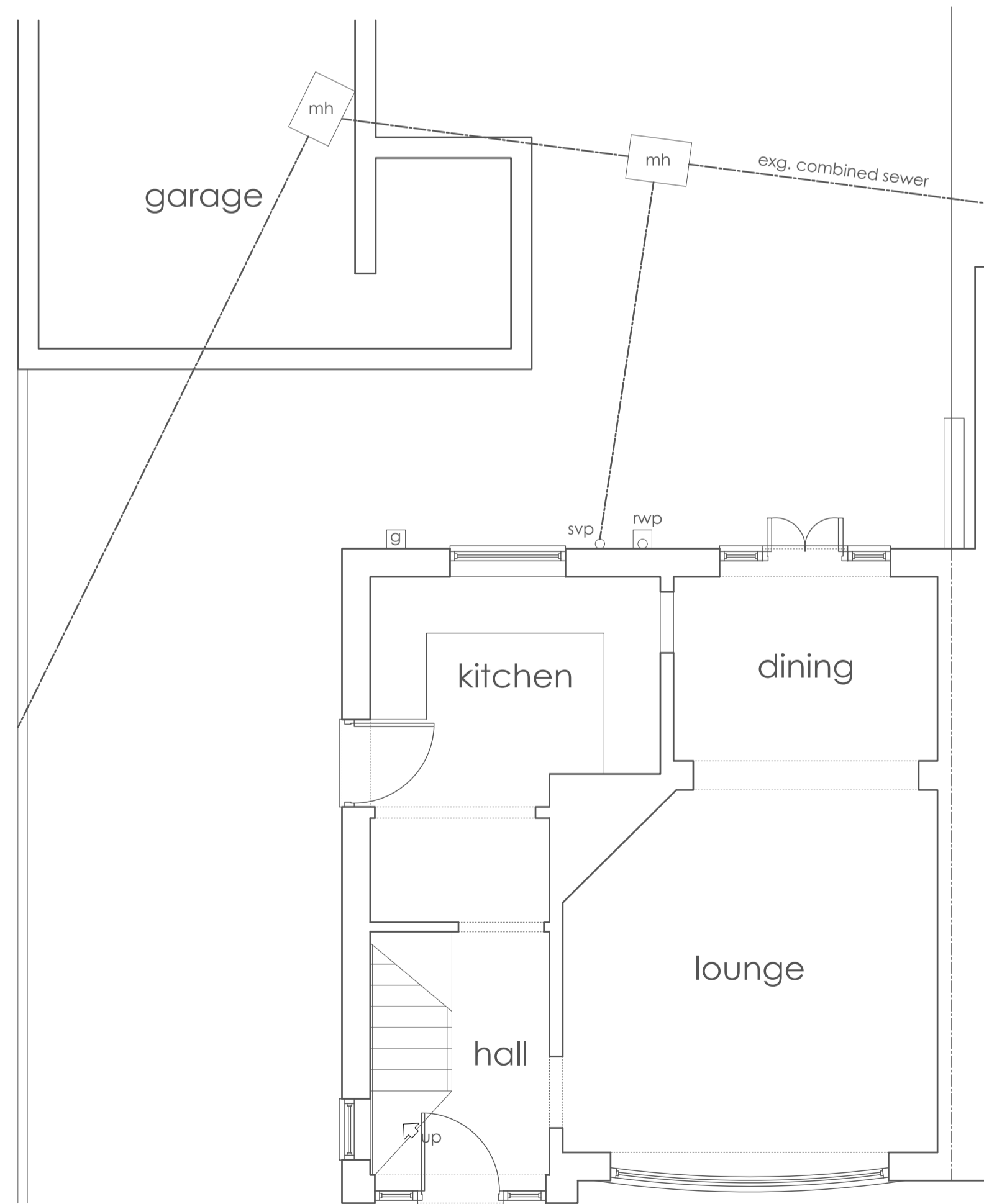


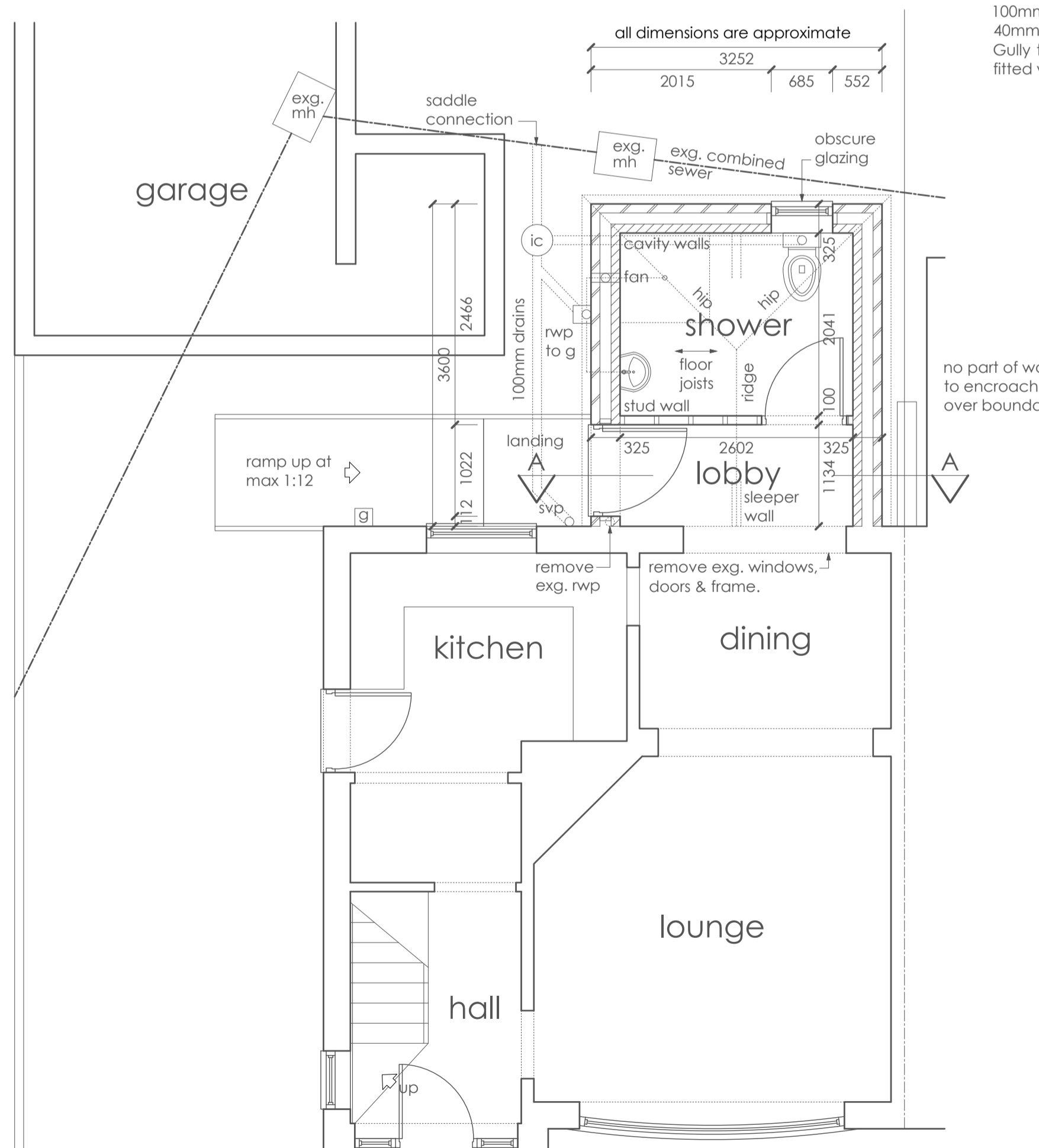
front side
ELEVATIONS AS PROPOSED



front side
ELEVATIONS AS EXISTING



GROUND FLOOR PLAN
AS EXISTING



GROUND FLOOR PLAN
AS PROPOSED

PITCHED ROOF CONSTRUCTION
Concrete interlocking roof tiles to match existing on horizontal tanalised SW roofing battens on Kingspan nilvent breathable membrane. Matching ridge tiles. Lead flashing at wall/roof junction with min. 150mm upstand. 100mm gutters to 65mm RWP on UPVC fasciaboards and soffits. Roof to be formed at 30 degrees in a traditional construction comprising of 50x100mm rafters and 50x120mm ceiling joists all at max. 400mm cts. 25x200mm ridgeboard. 50x200mm hipboards. Dragon ties at corners. 100x50mm SW wallplates. All timber to be C24 grade and all members to be birdsmouthed at junctions. 5x30mm mild steel anchor straps at max. 2.0m cts at eaves level (holding down straps). Flat ceilings with 12mm plasterboard and skim with 300mm of Rockwool roll insulation quilt above to achieve u value 0.15w/m2.k. Eaves trays to maintain min. 50mm airgap above quilt at all points. Any loft access hatch to be insulated above and with draught sealants at edges.

EXTERNAL WALL CONSTRUCTION
Cavity walls to comprise of 100mm facing brickwork to match existing. 125mm cavity with 75mm Kingspan kooltherm K108 insulation board, 100mm thermalite aircrete turbo or shield blockwork and 12mm plasterboard on dabs with skim finish internally all to achieve u value 0.18w/m2.k. Cavities closed at head in calcium silicate board. IG lintels above openings type L1/S110 with min. 150mm end bearings. 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.

INTERNAL WALLS
Internal stud wall in 50x100mm SW studs with head and base plates and horizontal noggins with 12mm plasterboard both sides with skim finish with min. 25mm mineral wool sound deadening quilt between.

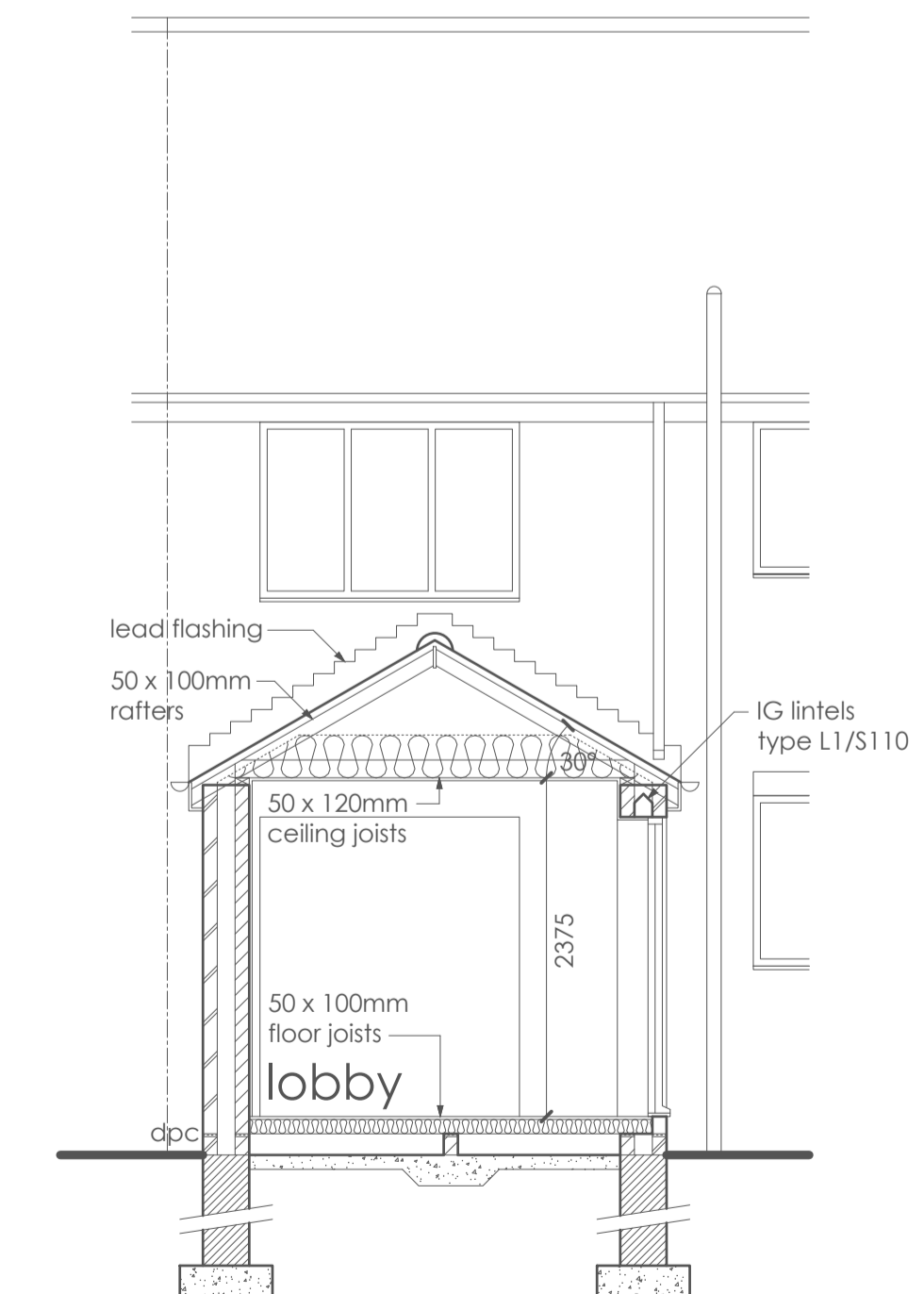
WINDOWS AND DOORS
UPVC Window and door all with 16mm double glazed units with inner panes of low e glass to achieve u value 1.4w/m2.k. Total area of new external openings not to exceed 25% of new floor area plus area of existing openings no longer exposed. Trickle ventilators to all rooms and to give min. 10000 sq. mm ventilation to habitable rooms. Opening windows as shown and to be min. 1/20 of floor area of habitable rooms. Obscure glazing to Shower room window. Toughened glass to all door glazing. Internal door to match existing in SW casings (900mm wide).

EXTERNAL WORKS
Provide 900mm wide ramped access at max. 1:12 gradient with 1.2m long level landings at top and bottom. 900mm high handrail to side.

GROUND FLOOR 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 wall with DPC. Min. 150mm high void ventilated at max. 1.2m cts with 65x215mm airgrates. 100mm oversite concrete thickened out below sleeper wall to 225mm thick (on hardcore locally).

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 650x225mm 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.

PLUMBING
100mm WC waste, 40mm shower and 32mm washbasin waste all with deep seal traps. Any 40mm waste over 3.0m or 32mm waste over 1.7m to be fitted with an anti syphonage trap. Gully to be trapped. 100mm SVP terminating min air gap above any opening within 3.0m fitted with age terminal.



SECTION A : A



LOCATION PLAN scale 1:1250



BLOCK PLAN scale 1:500

EXTERNAL DRAINAGE
100mm drain pipes laid at max. 1:40 falls in flexible jointed pipes laid in pea gravel channels to connect to existing drains. Inspection chamber at junctions. All drains under building to have conc. lintels where passing through walls with min. 50mm clearance all round. Contractor to determine exact position of existing drains prior to any works commencing to ensure that adequate connection and falls are achievable. saddle connection to existing combined sewer further to approval by and satisfaction to the satisfaction of Yorkshire water.

MECHANICAL VENTILATION
Provide intermittent mechanical extract ventilators to Shower room to extract at a rate not less than 15 litres per second ducted through walls to external air inlet/outlet grille or through roof void to tile ventilator.

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 gas safe approved competent contractor.

all works must comply with the health & safety CDM regulations 2015

**m ward architectural
drawing services**

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Proposed extension to rear at 9
Chiltern Avenue, Knottingley,
WF11 8EH.

date AUG 2023 scales 1:50 1:100 (@ A1) dwg. no. 3047