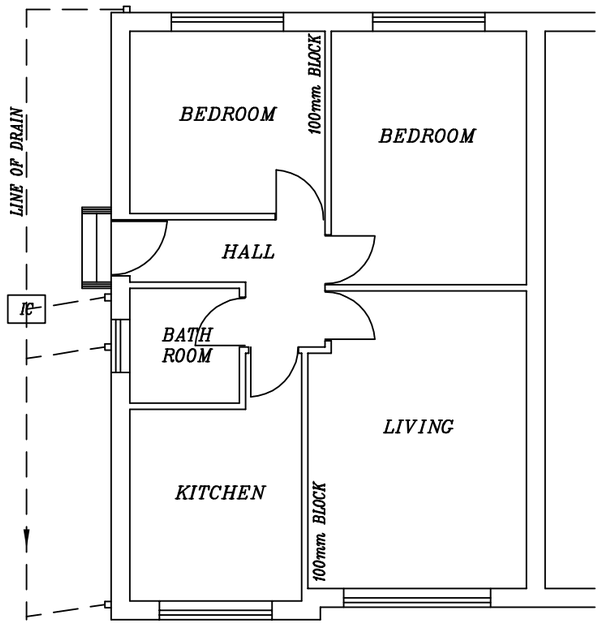
INFILL EXISTING REAR BEDROOM WINDOW OPENING WITH ENGINEERING BRICKS

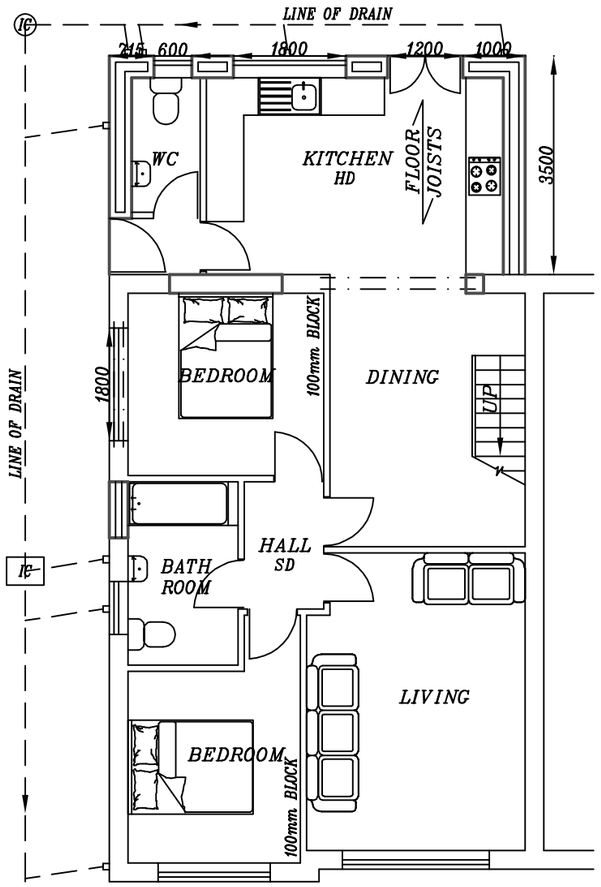
2No. 150x100mm RC LINTELS OVER PROPOSED SIDE ELEVATION BEDROOM WINDOW OPENING

INFILL EXISTING DOOR OPENING – SEE WALL NOTES OPPOSITE

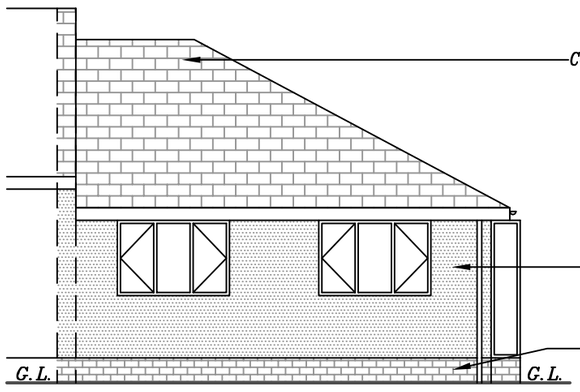
2No. 203x133x30UB's BOLTED TOGETHER ON CONCRETE PADSTONES WITH 30mins FIRE RESISTANCE OVER PROPOSED DINING KITCHEN OPENING



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

1. FOUNDATIONS:

650x200mm CONCRETE STRIP FOUNDATIONS AT DEPTH TO SUIT. MIN. 900mm.
FOUNDATIONS TO INVERT LEVEL OF DRAINS.

2. EXTERNAL WALLS:

100mm BRICK/DASHING TO OUTER LEAF. 150mm CAVITY RETAINING CLEAR 50mm SPACE. 100mm KINGSPAN THERMAWALL TW50 PARTIAL FILL CAVITY WALL INSULATION. 100mm CONCRETE BLOCKS (7N/mm2) TO INNER LEAF. 12.5mm KNAUF PLASTERBOARD. STAIFIX S/S WALL TIES 250mm HRT4 WITH RETAINING CLIPS. WALL TIES PLACED 750mm HORIZONTALLY, 450mm VERTICALLY & WITHIN 250mm OF ALL OPENINGS.
U-VALUE: 0.18W/m2K. 150x100mm RC LINTELS TO ALL WINDOW AND DOOR OPENINGS. 215x100mm RC LINTELS TO OPENINGS GREATER THAN 1500mm. CAVITY TRAYS ABOVE ALL NEW LINTELS WITH WEEP HOLES @ENDS. PROPOSED WALLS TO BE BLOCK BONDED INTO EXISTING WALLS.

3. ROOF:

CONCRETE TILES TO MATCH EXISTING ROOF INCLUDING BATTEN SPACE. MARLEY 1F UNDERSLATERS FELT OVER 150x50mm C16 RAFTERS @400mm c/c. 150mm CROWN WOOL LAID B/W CEILING JOISTS. 150mm CROWN WOOL LAID OVER CEILING JOISTS. CROWN WOOL TO LINK WITH WALL INSULATION TO AVOID THERMAL BRIDGE. CONTINUOUS ROLL EAVES PANEL TO ADD VENTILATION. VENTILATED SOFTFIT STRIP. RAFTERS SPIKE TO 100x50mm WALL PLATE. WALL PLATE TO BE STRAPPED TO WALL WITH 30x5mm GALV. MILD STEEL STRAPS @1000mm c/c SCREWED AND PLUGGED TO BLOCKWORK.
U-VALUE: 0.15W/m2K. CAVITY TRAY ON ABUTMENT OF LEAN TO ROOF. HIGH LEVEL VENTILATION TO LEAN TO ROOF.

4.1. SUSPENDED TIMBER FLOOR:

22mm TONGUE AND GROOVED FLOOR BOARDS. 200mm ROCKWOOL FLEXI SUPPORTED ON INSULATION SUPPORT NET B/W 200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. VENTILATED VOID. FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL HANGERS.
U-VALUE: 0.18W/m2K.

4.2. TIMBER FLOOR VENTILATION:

AIR GRATES TO BE 225x150mm @1800mm c/c & WITHIN 450mm OF ANY WALL END. AIR GRATES TO BE DUCTED ACROSS CAVITY WITH CAVITY LINERS & HAVE DPC's OVER.

4.3. INTERMEDIATE TIMBER FLOOR:

22mm TONGUE AND GROOVED FLOOR BOARDS ON 200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. 200mm INSULATION QUILT B/W JOISTS. FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL HANGERS.

5. CEILINGS:

150x50mm SC3 CEILING JOISTS @400mm c/c. 12.5mm PLASTERBOARD WITH SKIM.

6. LATERAL RESTRAINT:

LATERAL RESTRAINT PROVIDED FROM ALL FLOOR JOISTS & ROOF RAFTERS PARALLEL TO EXISTING WALL BY 30x5x100mm GALV. MILD STEEL STRAPS AT MAX. 1800mm c/c FIXED OVER MIN. 3No. JOISTS.

7. PARTITIONS:

ALL PARTITIONS 100x50mm FRAMING @400mm c/c. 12.5mm KNAUF PLASTERBOARD WITH SKIM ON BOTH SIDES. WHERE PARTITIONS DIRECTLY ABOVE JOISTS, 2No. JOISTS BOLTED TOGETHER & FIXED DIRECTLY UNDER PARTITION LINE. 100mm CROWN WOOL INSULATION TO PARTITIONS.

8. WINDOWS/VENTILATION:

DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm2 TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED.
U-VALUE: 1.4W/m2K.
EXTRACTOR FAN TO KITCHEN: 60l/sec.
EXTRACTOR FAN TO UTILITY: 30l/sec.
EXTRACTOR FAN TO BATHROOM: 15l/sec.

9. PLUMBING:

WC: 100mm PVC SOIL PIPE.
WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET GULLEY OR SOIL STACK.
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY OR SOIL STACK.

10. EXTERNAL DRAINAGE:

S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm CONCRETE. ANY DRAINS PASSING THROUGH WALLS TO HAVE 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING.
MIN. FALL TO FOUL: 1:40.
MIN FALL TO SURFACE WATER: 1:60.
RAIN WATER GUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.

11.1. ELECTRICS:

ALL ELECTRICAL WORK TO PART P (BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER.

PROPOSED 1-STOREY REAR EXTENSION AT 4 ASHWORTH PLACE, BRADFORD, BD6 1AJ, FOR MS J. HADWIN

SCALE: 1:100(A3)	DATE: MAR 2024	DRAWN BY: ZESHAN KHAWAJA
PLANNING/BUILD REGS		DRAWING NUMBER: 24/3087/JH1

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