

Windows.

Grey double glazed standard section aluminium windows, as indicated upon the plans and elevations. All windows to be double glazed (6/16/6) with Pilkington 'K' glass to inner sheet of double-glazing. Habitable rooms to have 1/10th of the floor area of glazing. To achieve a U-Value of 1.60 W/m²K or achieve over Band C or better. Provide escape windows to all first and second floor habitable rooms to be minimum clear opening of 750x450mm and a floor window sill height of minimum 800mm and a maximum 1100mm above finished floor level, all to comply with Part B of the Approved Document. For location of window opening lights refer to Main Elevation drawings.

aluminium window by specialist supplier

cut stone cill

dpc

existing stone face to remain

existing rubble fill with stone inner to remain

painted timber cill board

plasterboard and skim

blockwork lining

insulation board

cavity

General. All materials and workmanship to comply with the recommendations and requirements of all current relevant British Codes of Practice, British Standards and Building Regulations. All proprietary products to be utilised fully in accordance with the manufacturers instructions. All structural timber to be C16 or C24 graded in accordance with BS EN 1995-1-1:2004+A2:2014 with pressure impregnated treatment. Any discrepancies on the drawings to be reported to the Architect/Technologist prior to the commencement of construction. Written dimensions only to be taken. Do not scale any drawings.

Foundations.
All foundations in accordance with Structural Engineers details and specification.

Ground Floor Construction.

75mm thick sand/cement screed with mesh reinforcement on 500 gauge visqueen separating layer on 150mm thick Ecotherm Eco-Versal floor insulation fitted in strict accordance with manufacturers printed instructions to achieve U value of 0.22 W/m²K on 150mm thick reinforced concrete slab on 1200g visqueen dpm on 40mm thick sand blinding on 150mm thick compacted hardcore on well compacted substrate. All dependent upon existing ground level.

Ground Floor Construction. Floor insulation be taken up to edge of floor to prevent cold bridging. Note: The structural engineers sizing for the concrete floor slab are to take preference over the above specification.

Second Floor:
22mm t&g grade C4 (M0) chipboard onto 220 x 50mm softwood joists at 400mm c/c finished on underside with 12.5mm plasterboard and plaster finish. Where joists have a span in excess of 2.5m, 1 row of herringbone bracing must be used fixed at mid point of span, over 4.5m, 2 no. rows of strutting to be used. Joists running parallel to external walls to have gals. min. straps fixed to 3 joists and built into masonry at max 2m c/c. 200mm thick rockwool insulation quilt laid between all joists.

First Floor:
75mm sand/cement concrete screed incorporating underfloor heating, separating layer on
75mm insulation board on beam/block floor fixed and designed by specialist manufacturer,
FINISHED UNDESIDE WITH TREATED SW BATTENS SUPPORTING PLASTERBOARD AND SKIM
NOTE - Provide a full perimeter insulated upstand.

CEILING.
Flat ceilings to have 150mm of fibreglass insulation between joists and 150mm over giving a total thickness of 300mm. Finish on with 12.5mm plaster and skim.
Sloping ceilings to have insulation to be 100mm kingspan or similar between rafters (50mm air gap over) finished underside with 65mm insulated plasterboard and skim.
Roof to achieve a U Value of 0.18 W/m²k.

Ventilation.
All habitable rooms, and rooms containing a w.c. to have vent openings equal to 1/20th of the room floor area. Kitchens to be fitted with a mechanical extract fan capable of an extract rate of not less than 40 litres per second, operated intermittently. Bathroom, Ensuite and W.C., to have a mechanical extract fan capable of an extract rate of not less than 15 litres per second, wired to separate isolator switch and incorporating a 15 minute over run. Utility to be fitted with a mechanical extract fan capable of an extract rate of not less than 30 litres per second, operated intermittently. All windows to be fitted with slot type background vents. Background ventilator should be located in all rooms with external walls, with at least one in each habitable room and 250mm² in each wet room. Bathroom, W.C., Ensuite, Utility and Kitchen mechanical extract fan to be in accordance with approved document F1 and to be BS 5925:1991 code of practice and design for natural ventilation.

Roof Cover and Structure 'Warm Roof' Design.
Standing seam zinc and new slates to match existing and to be fixed strictly in accordance with manufacturers recommendations. Provide minimum ventilation requirements defined by Approved Document A, all on a 100mm x 100mm treated batten at gauge to suit slate size and slope. Manufacturers recommendations on roof coverings are provided on page 147.
150x47mm Celotex G24 joints at no max. 400mm centres (to be confirmed by Structural Engineer) with 100mm Celotex GA4000 insulation fixed in between joints, with 50mm air gap over 305x1200mm galvanised mild steel straps at 900mm maximum centres strapped to rafters. The rafters to be covered with 150x47mm Celotex G24 joints at no max. 400mm centres. 150x47mm Celotex GA4000 insulation batted plasterboard all joints staggered and taped with a 3-5mm skin finish on Alfireflex 212 air leakage barrier, all fixed through to the underside of the rafters. The complete system to give a minimum 'U' value of 0.18 W/m2K. All Alfireflex 212 to be fitted in accordance with manufacturers printed instructions. Rafter size, centres, spans and support to prevent roof spread etc to be confirmed by the Structural Engineer.

Flashing and Cavity Trays.
At all abutments code 4 lead flashing with a min 150mm upstand bedded with Timloc or similar cavity trays and dressed down min. 150mm over zinc roof covering. Weep holes to be formed at 900mm max. centres to outer leaf of external wall construction over cavity tray/linstic positions, or at lowest level of cavity tray for stepped cavity trays. All lead flashing to receive 2 coats of patination oil prior to installation. All new leadwork to be installed in accordance with the Lead Sheet Association 'A Guide To Good Building Practice' volumes 1, 2, and 3.

All movement joints are to be in accordance with the structural engineers details and recommendations, and to CP 121 Part 1.

Lintels and Steelwork. All lintels to be fully insulated IG proprietary galvanised mild steel with cavity trays above same all to be given half hour fire resistance. All steel lintels to have a minimum end bearing of 150mm with cavity trays over. All steelwork to structural engineers details and recommendations. Provide concrete/IG internal Box lintels with a minimum end bearing of 150mm to both sides to all internal door openings, where required.

ESCAPE WINDOW
Escape window to bedrooms in accordance with part B i.e the window is to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

SV fascia ventilator ref: SV604E strip for use at eaves, ventilators to have internal pin arrangement for resistance to driving rain and large insects, all supplied by Glidewell Limited and installed in accordance with their printed instructions, to provide 25mm continuous ventilation gap at eaves. Provide MR50 Monovent lean-to continuous ventilation at abutment with existing stone wall to provide a ventilation gap of 5000mm²m, supplied by Glidewell Limited and installed in accordance with their printed instructions. Refers to be doubled up with MR50 Monovent lean-to continuous ventilation. New rooflights to be fitted with all fixings and fittings by Velux (or similar approved) and installed in strict accordance with their printed instructions. All top, side and bottom flashings together with the two piece tray system to form a barrier against the ingress of water and that can be dispersed into the guttering system below in a controlled manner.

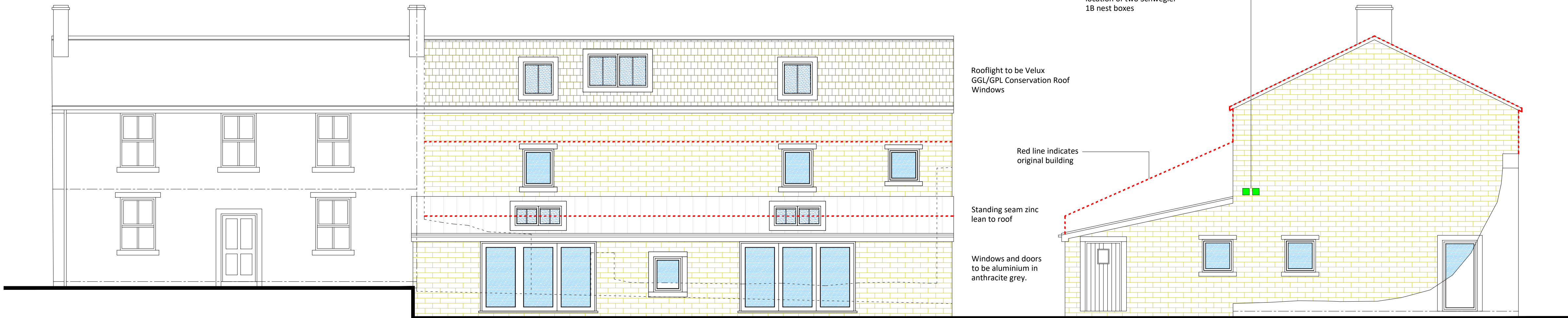
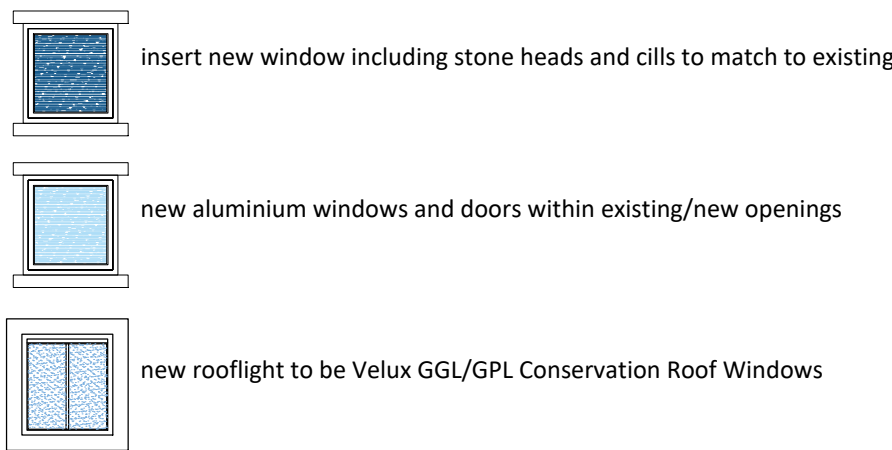
External Walls New.

Re-use existing 100mm stonework (lime mortar), 110mm cavity inc. 60mm Kingspan Tw60 cavity insulation, and 100mm 4.2N/m² g/sq. blockwork. 225mm s/s double triangle wall ties @ 750mm hor. ctrs & 450mm vert. ctrs, reduced to 300mm ctrs @ openings. Blockwork to have 9.5mm plasterboard and finish on backs. External walls to achieve max 'U' value of 0.35 w/sq.m.C.

Horizontal DPC to be installed min. 175mm above finished external ground level.

Below ground floor level to be foundation class dense concrete blockwork to within 150mm of ground level. Cavity filled with weak mix concrete to ground level, bevelled to fall to weep holes @ approx. 800mm ctrs. Lintels to be Catnic Cougars or similar.

SIDE ELEVATION



SIDE ELEVATION

PROPOSED EXTENSION AND INTERNAL ALTERATION AT BRANCH ROAD FARM, BRANCH ROAD.
LITTLEBOUROUGH. WEST YORKSHIRE. FOR MR AND MRS WILDMAN.

Drawing Title	Job No.	Sheet No.	Revisions
BUILDING REGULATION ELEVATIONS	W1050	06	B
This drawing is copyright	Scale 1:75@A1	Date 21/03/22	Drawn NSH