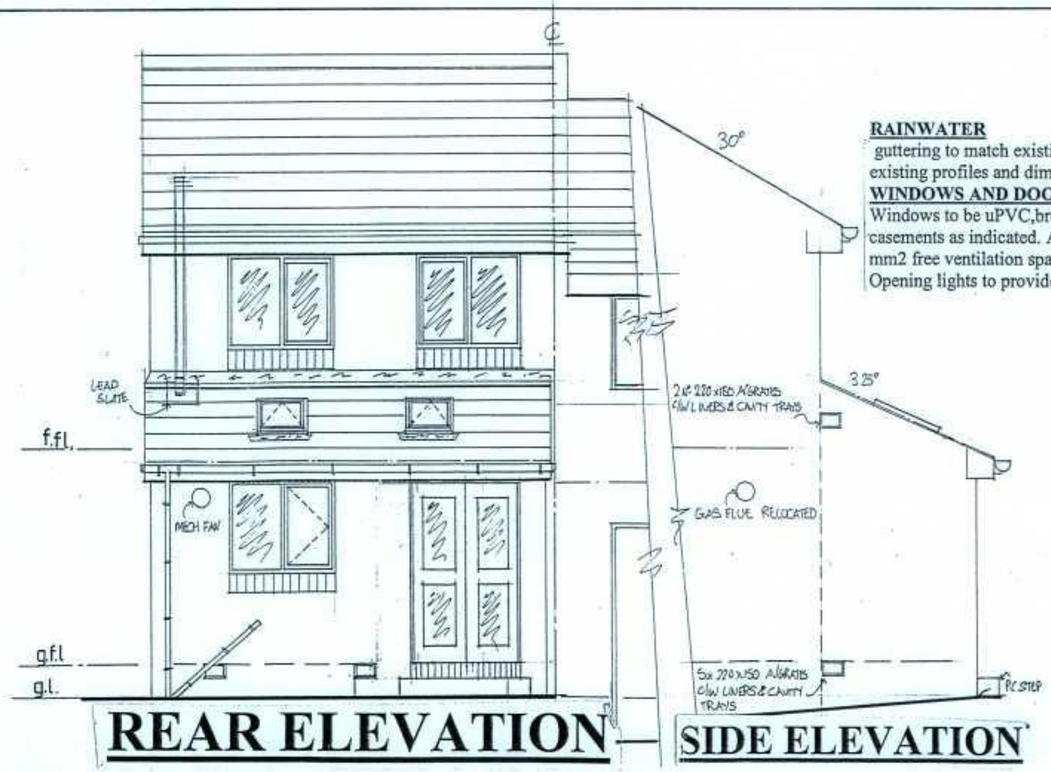
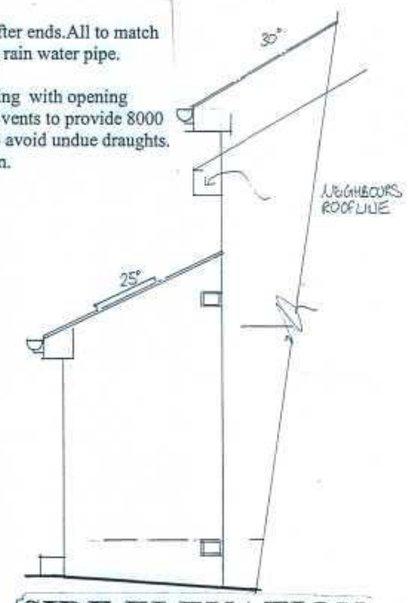


REAR ELEVATION

SIDE ELEVATION

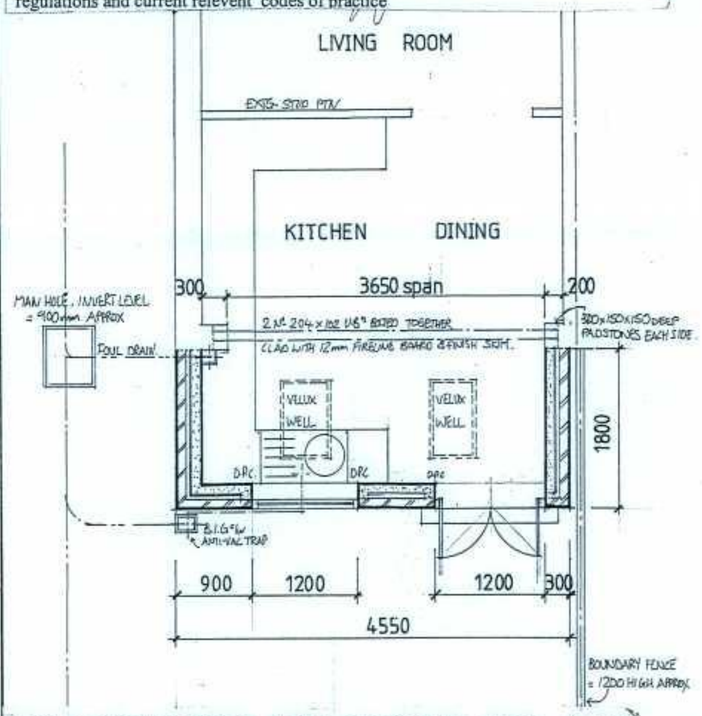
RAINWATER
guttering to match existing, on facia boards fixed back to rafter ends.All to match existing profiles and dimensions. Gutters to run into existing rain water pipe.

WINDOWS AND DOORS
Windows to be uPVC,brown style and design to match existing with opening casements as indicated. All windows to be fitted with trickle vents to provide 8000 mm2 free ventilation space fitted with hit and miss closers to avoid undue draughts. Opening lights to provide 1/20th floor area of the room as min.

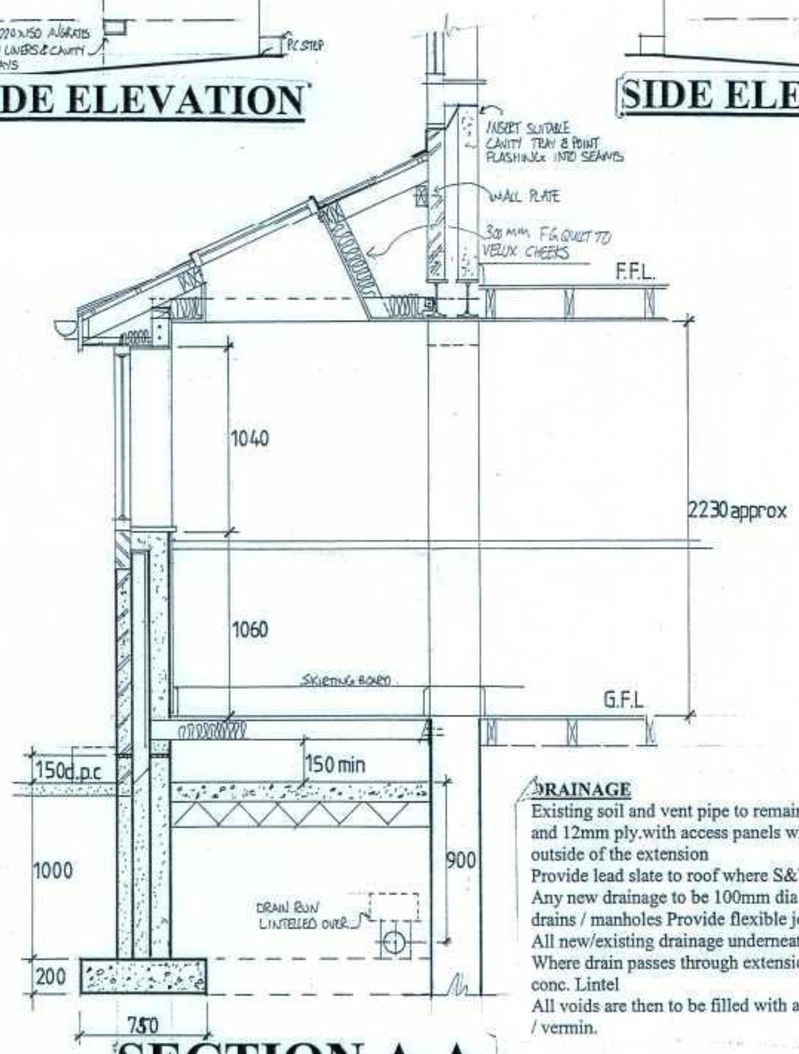


SIDE ELEVATION

Where materials are not specified they are to be of a suitable standard for the purpose intended
All works are to be in accordance with the good building practice and BS8000 Workmanship on building sites to the extent that recommendations define the quality of finished works .
All products to be handled,stored prepared, used or fixed to strict instructions and accordance with manufacturers current recommendations and/or instructions
All works to be constructed in strict accordance with latest requirements of building regulations and current relevent codes of practice



GROUND FLOOR PLAN



SECTION A-A

DRAINAGE
Existing soil and vent pipe to remain and boxed in using 25mm x 25mm s.wood frame and 12mm ply.with access panels where applicable or relocated to a suitable position outside of the extension
Provide lead slate to roof where S&VP exits the extension roof .
Any new drainage to be 100mm dia Hepsleeve laid to falls and connecting to existing drains / manholes Provide flexible joints at any new connections as necessary
All new/existing drainage underneath extension to be encased in 150 mm concrete
Where drain passes through extension wall span over with 100 x 150 mm deep P.C conc. Lintel
All voids are then to be filled with a compressible material to prevent the entry of fill / vermin.

EXCAVATION AND SITE CLEARANCE
Remove any debris from site and strip vegetation matter down to reduced levels
As specified and remove any surplus material from site.
Excavate garden to the rear as per floor plan and construct new garden retaining wall from 100 mm solid concrete blockwork and one leaf of brickwork

FOUNDATIONS
Strip concrete foundations taken down to existing (1000mm min)
Footing size 750mm x 200mm deep
Note: Existing drain runs to be lintelled over. (Invert level =850 mm approx.)

EXTENSION WALLS
Solid concrete blockwork below ground level. D.P.C 150mm min above external ground level.
Outer leaf: Brickwork colour and texture to match existing complete with soildier brickwork to Kitchen sill. D.P.C'S to be provided at all cavity closings/reveals.
Inner leaf: Comprising 50mm clear continuous cavity + 45mm Kingspan TW50 insulation and 100mm blockwork to provide a max "U" Value of 0.35w/m k
Cavity wall ties to be stainless steel vertical twist type , provided @ 450mm vertical x 750mm horizontal centres and 225mm vertical spacing to reveals.
Cavity trays over all external lintels and bridged cavities
Provide proprietary CAVITY TRAYS type w weephole vents 2 per cavity tray as min.

FLOOR
GROUND FLOOR (To line through with existing)
150MM CLEAN Hardcore over ground floor area . Lay 40mm sand blinding. Lay 1200 gauge D.P.M.
Lay 100mm site concrete
D.P.M turned up at edges and level with wall D.P.C
Allow 150mm min between site concrete and underside of floor joists.
19mm Weyroc tongue and grooved flooring laid over 100mm x 50mm softwood joists @ 400 mm max. centres and built into external walls.or hung on galvanised m/steel joist hangers. Complete with 90 mm kingspan between joists.
Note: Floor to line through with existing.

EXTENSION ROOF/CEILING
Lay Roman style concrete tiles colour,texture and size to match existing fixed through to 38mm x 25mm tanalised treated battens. Battens to be fixed at required gauge over vapour permeable roofing membrane to BS747 with 300mm lap as minimum.
100 x 50mm rafters @ 350mm centres secured to 100mm x 75mm wallplates both ends.
Where appropriate use hangers and spreaders @ 1200mm centres to add additional support to ceiling.
100mm x 50mm ceiling joists secured to wall plates @ 350mm centres c/with 300 mm f.glass quilt between joists.
Wallplates to be strapped to masonary @ 1200mm centres with 30x 5 x 1200 mm mild steel anchor straps, also be rawl bolted to the existing wall.
Clad ceiling with Gyproc 12.5mm plasterboard and joints to be taped to receive a 2mm carlite finish skim.
Install 2 No Velux roof lights to Manufacturers instructions and double up rafters each sides, trim out top and bottom c/with lead flashing /soakers.Frame out with 75 mm x 50 mm s.w frame with 12.5 mm plaster board and taped joists to receive a 2mm carlite finish skim and insulate with 300mm f.glass quilt

ALL STRUCTURAL CALCULATIONS FOR THE BEAM SIZES ARE TO BE SUBMITTED AND APPROVED BY THE LOCAL AUTHORITY BUILDING CONTROL PRIOR TO THE COMMENCEMENT OF WORK ON SITE.
ALL WRITTEN DIMENSIONS TO BE CHECKED ON SITE – DONOT SCALE FROM THIS DRAWING IF IN DOUBT ASK

REVISED DATE - 6 JUN 2006 OF RECEIPT
REVISED DATE - 5 JUN 2006 OF RECEIPT
KIRKLEES COUNCIL 16 MAY 2006 RECEIVED

PROPOSED REAR EXTENSION

FOR:
MR BOUGHEY

AT: 20 CAPAS . HEIGHTWAY (PLOT2.)
HECKMONDWIKE
WF16 0DW

AGENT: PAUL MANSQUE
21 SANDAL MAGNA
SHELF
HALIFAX
HX3 7QD

SCALE 1:50 & 1:25 | APRIL 06.