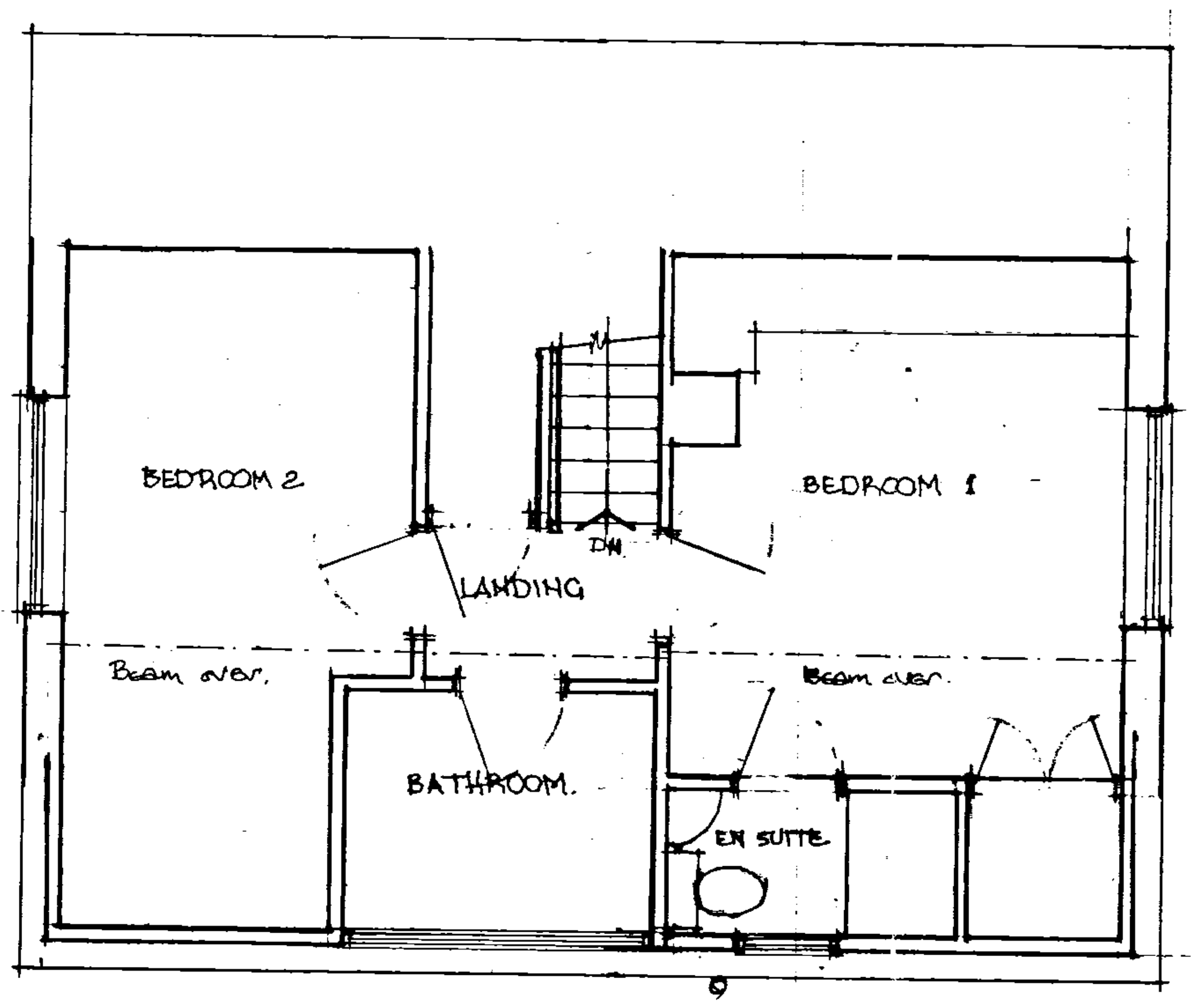
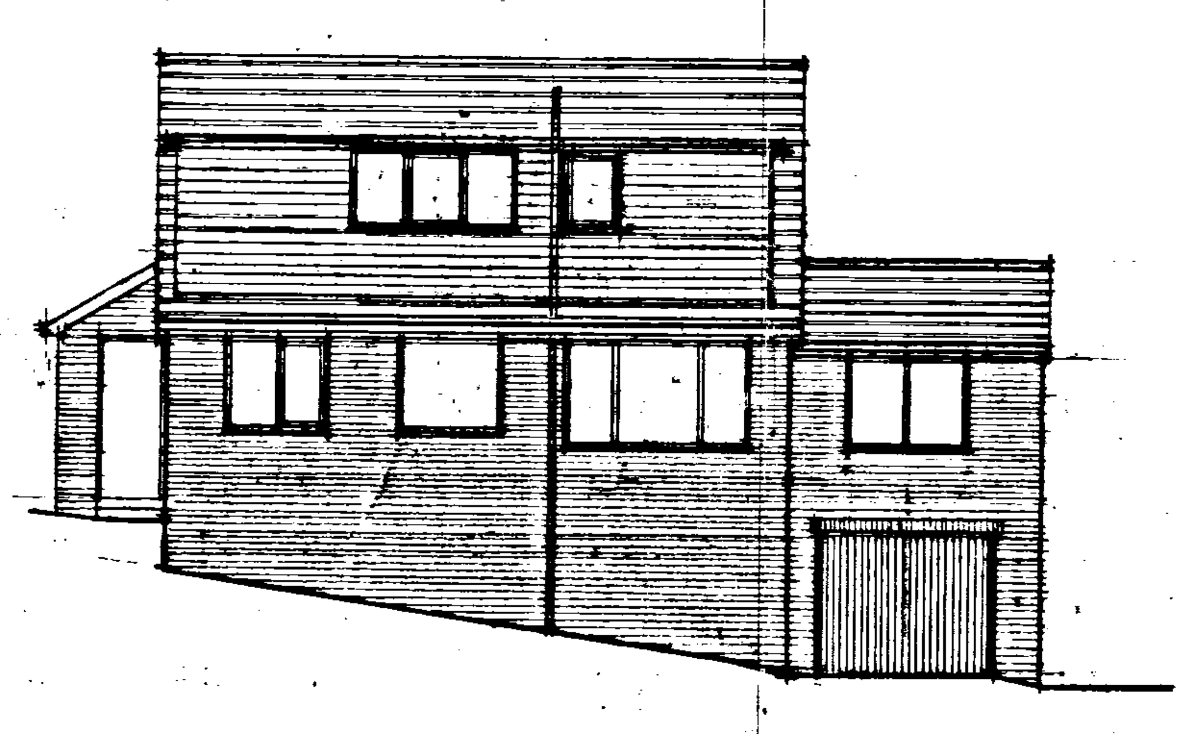
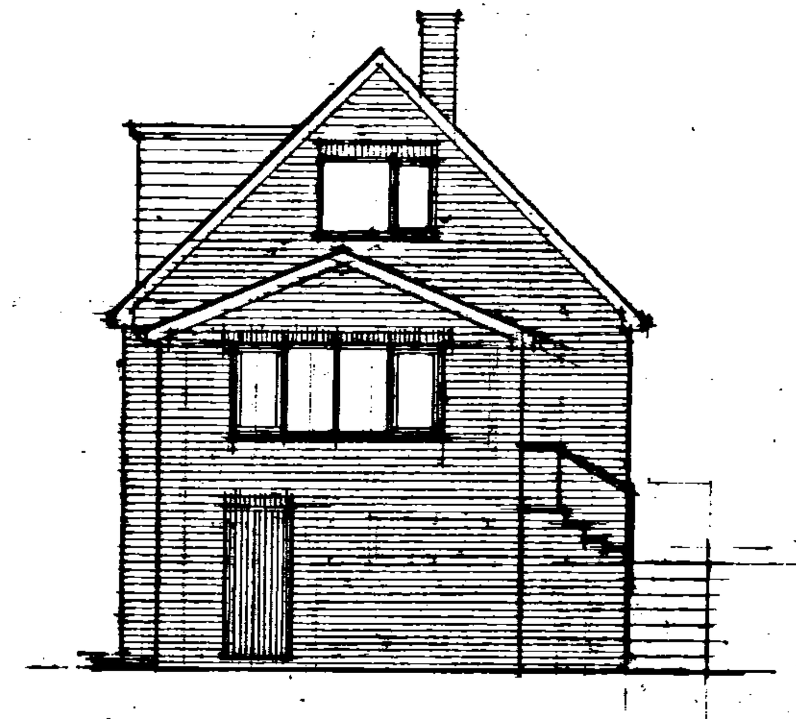
Approved for Planning 25th Jan. 2016
Application no 2015/62/93798/W.



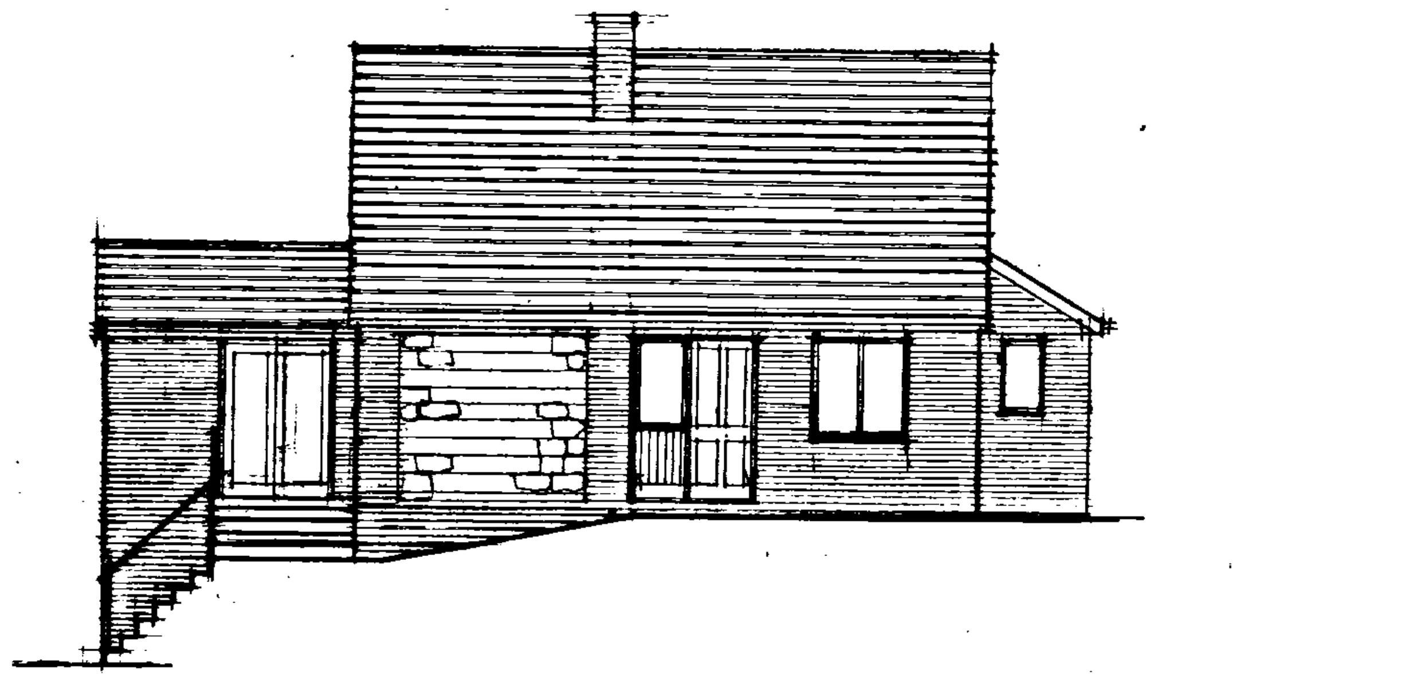
FIRST FLOOR PLAN



NORTH WEST ELEVATION

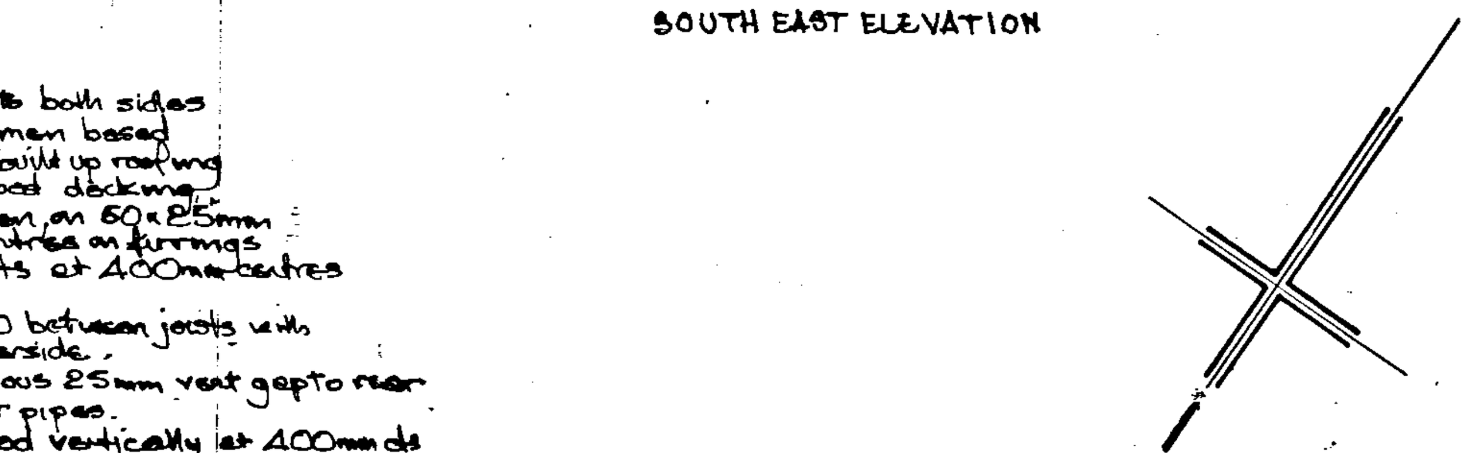


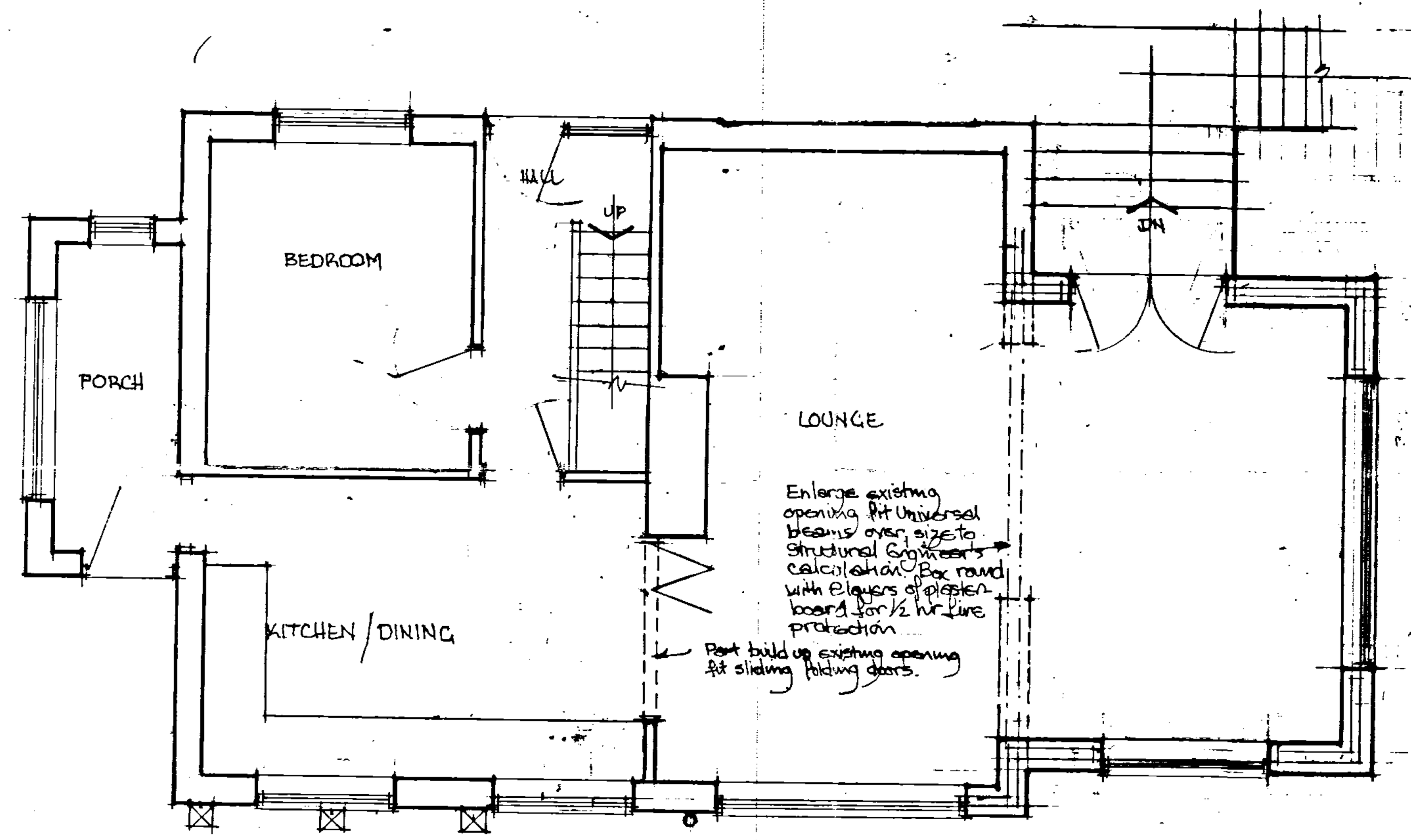
SOUTH WEST ELEVATION



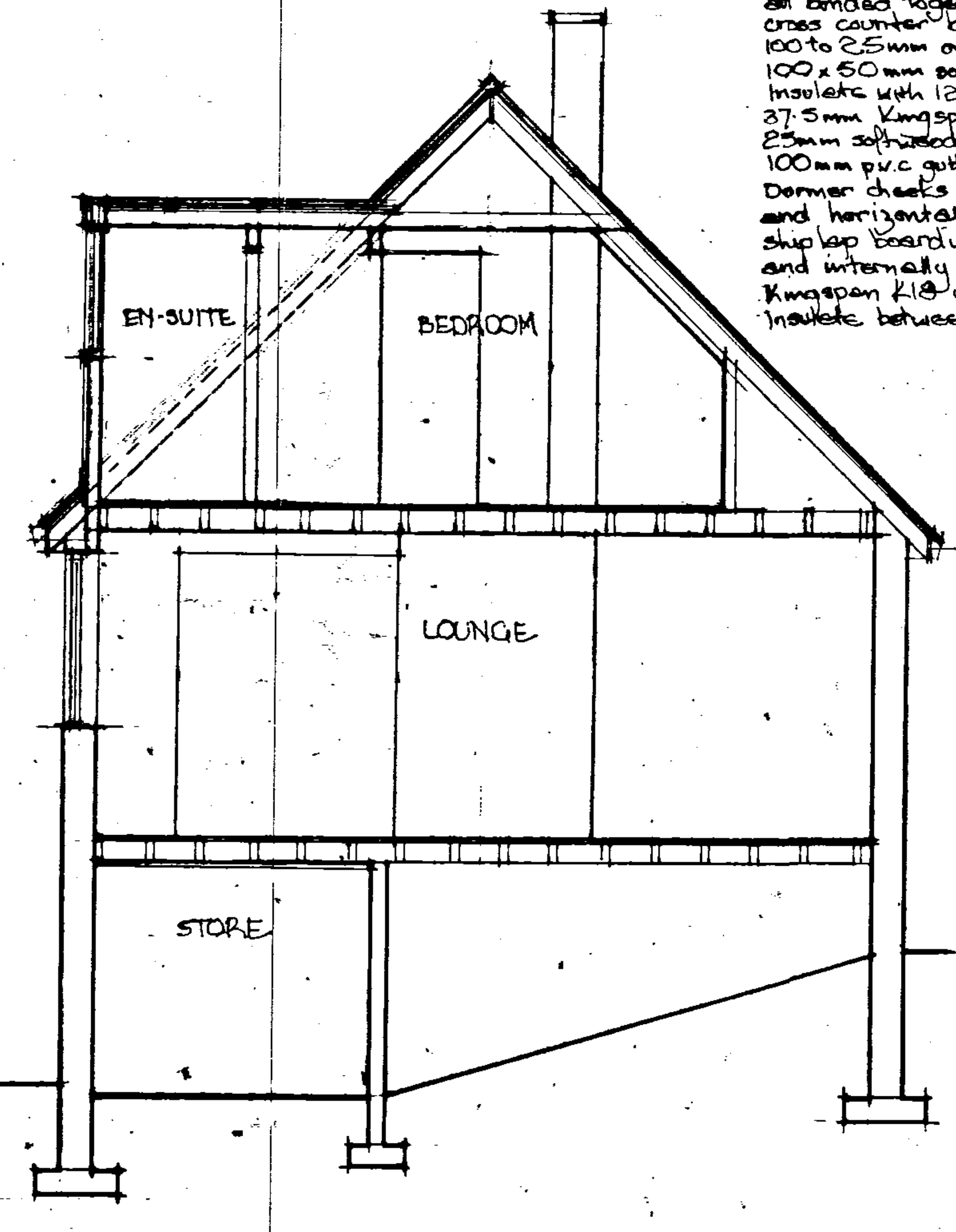
SOUTH EAST ELEVATION

DORMER: Extend existing dormer to both sides
Roof: 10mm stone chippings in bitumen based adhesive compound on 3 layers of built up roofing felt on 22mm exterior grade plywood decking all bonded together with hot bitumen, on 50 x 25mm cross counter battens at 400mm centres on firrings 100 to 25mm on 47 x 145mm joists at 400mm centres
100 x 50mm softwood wallplate
Insulate with 120mm 'Kingspan' TP10 between joists with 37.5mm Kingspan K18 fixed to underside.
25mm softwood fascia with continuous 25mm vent gap to rear
100mm p.v.c gutter, 75mm rainwater pipes.
Dormer cheeks: 100 x 50mm softwood vertically at 400mm c/s and horizontally at 600mm c/s, lined externally with UPVC shiplap boarding on 38 x 16mm battens and felt moisture barrier and internally with 'Visqueen' vapour barrier and 37.5mm Kingspan K18 insulating board.
Insulate between studs with 100mm Kingspan TP10.



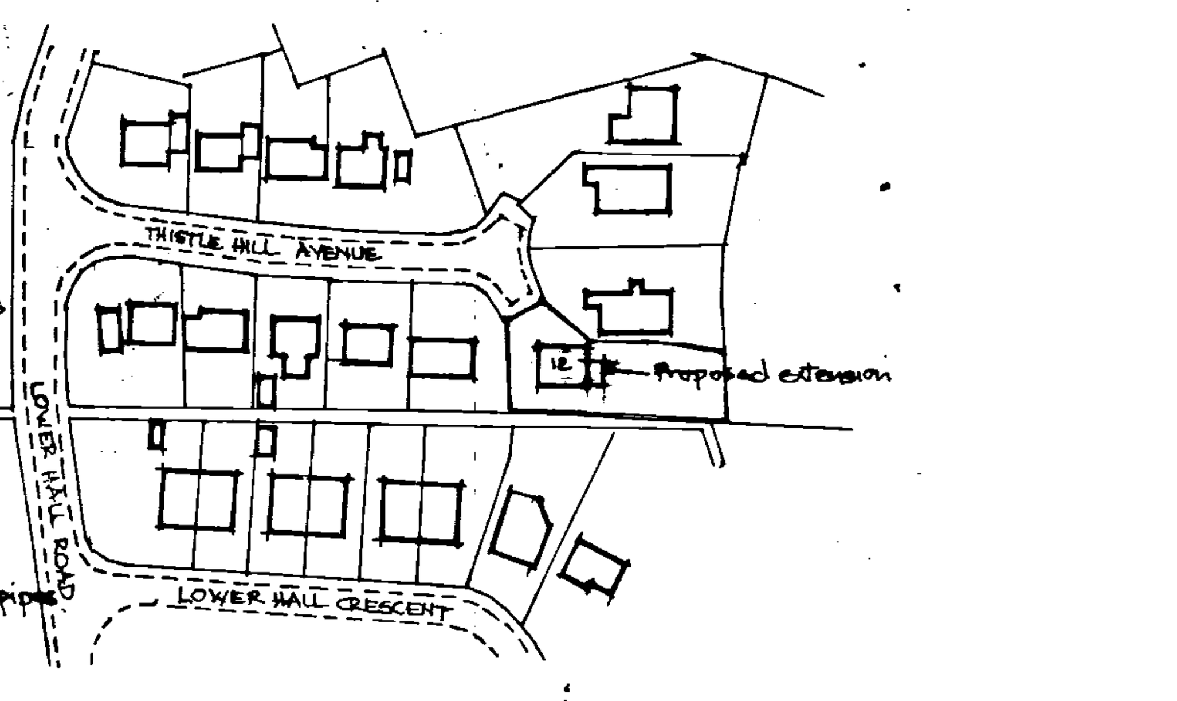


UPPER GROUND FLOOR PLAN



SECTION

EXTENSION.
ROOF: Tiles to match existing on 50 x 25mm tanalised softwood battens on 'Tyvek' or similar breathable felt on 38 x 100mm rafters at 400mm c/s, 75 x 225mm purlins 38 x 120mm ceiling joists at 400mm c/s
100 x 50mm tanalised softwood wall plate
Insulate with 100mm Rockwool or similar insulation quilt between ceiling joists with a further 170mm insulation quilt laid across.
Batten out small areas of sloping ceiling to allow for 100mm Kingspan T10 between rafters with free flow of air over and a further 37.5mm K18 fixed across face.
100mm ogee section p.v.c. gutters, 75mm diam. rainwater pipes
Where new roof abuts existing wall provide code 4 lead flashing with min 150mm upstand and cavity tray d.p.c over.
WALLS: External wall, outer leaf of brickwork to match existing with inner leaf of 100mm 'Thermalite' High Strength 7 blockwork or similar
Insulate with 50mm 'Kingspan' TW50 board with a 50mm clear cavity between insulation and outer leaf (not for garage)
Cavity closed around all openings and at eaves and verge by turning in inner leaf with d.p.c.
Provide thermal insulation to cavity closures to prevent cold bridging.
Stainless steel cavity wall ties to BS 1243 to be built in at 750mm c/s horizontally, 450mm c/s vertically and at 225mm c/s vertically at reveals.
Cavity to be filled up to ground level with weak mix concrete
Any blockwork below d.p.c's to be 7N. blocks.
650 x 175mm concrete strip foundation, depth to suitable bearing strata to Local Authority approval, with min. 600mm cover
Brick in and head, Catnic or similar combined lintels with 150mm end bearing, size to manufacturers recommendations for load and span
Lateral restraint to be provided to external walls at eaves and verge and upper ground floor ceiling and floor levels with 30 x 5 x 1100mm long galv. m.s. straps at 2m centres.
FLOORS: Upper ground floor, timber or wood based boards on 47 x 120mm joists at 400mm c/s with strutting at mid span
Insulate with 150mm Rockwool or similar insulation quilt between joists
'Fireline' boards to underside for ½ hr fire protection.
Garage floor: 125mm thick concrete slab laid to falls to door with 1200 gauge 'Visqueen' d.p.m on sand blinding and min. 150mm well compacted sulphate free hardcore
D.p.m. below floor slab to be lapped and jointed with d.p.c in wall.

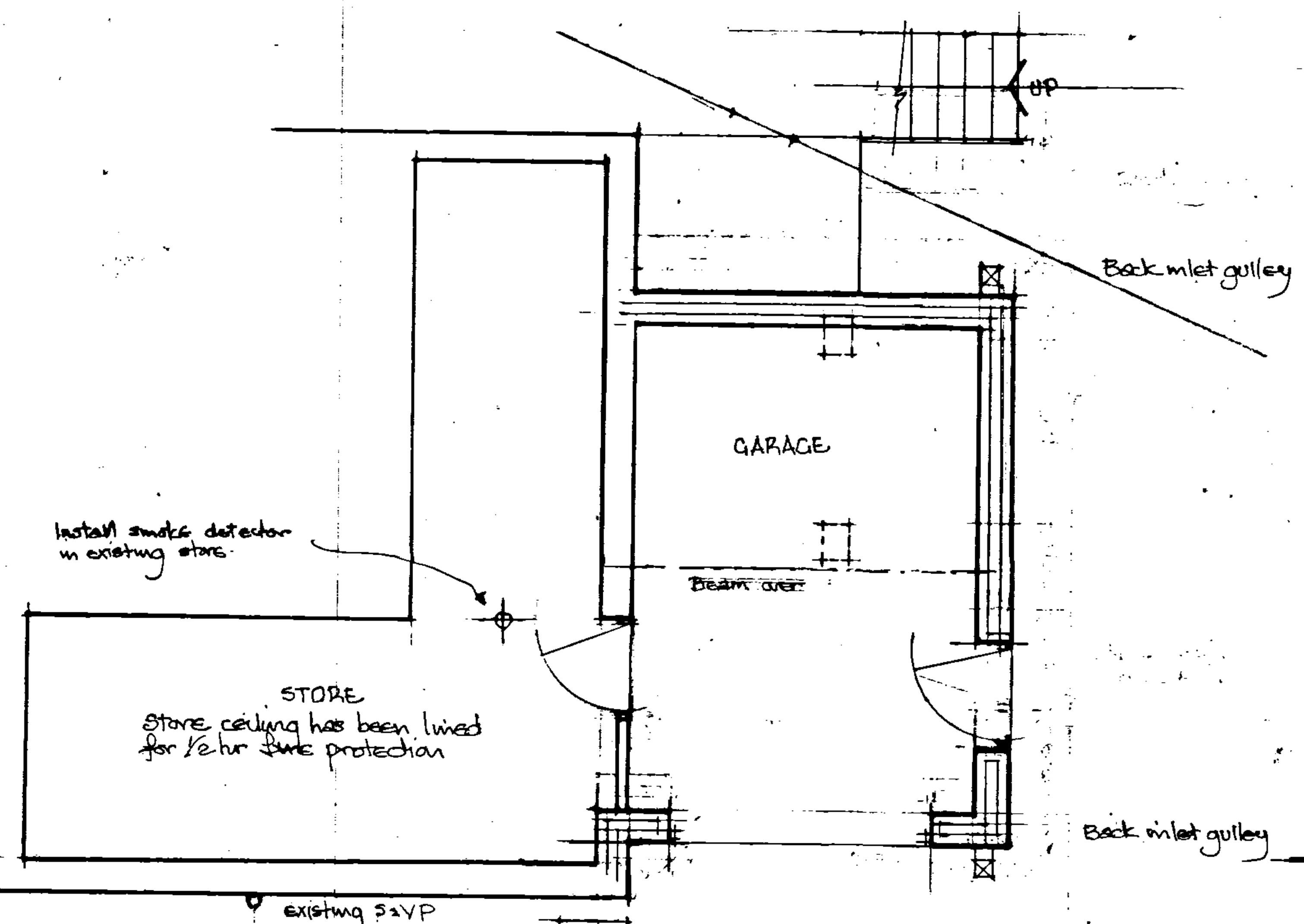


LOCATION PLAN
Scale 1:1250

VENTILATION: 16mm sealed air gap double glazed windows with soft coated low E' glass to provide natural ventilation to habitable rooms by opening lights equal in size to 1/20th of adjacent floor area
Provide trickle ventilation of 5,000mm² equivalent free area for habitable rooms
Any glazing to windows within 800mm of floor level and any glazing to doors within 1500mm of floor level to be laminated or toughened glass
ELECTRICAL: All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Electrical switches and sockets to be set not less than 450mm nor more than 1200mm above floor level
Incorporate energy efficient light fittings.
DRAINAGE: Above ground drainage to be in accordance with EN 12056
Below ground drainage to be in accordance with EN 752. New drainage pipework in 100mm flexible jointed vitrified clay pipes and fittings installed strictly in accordance with manufacturers recommendations

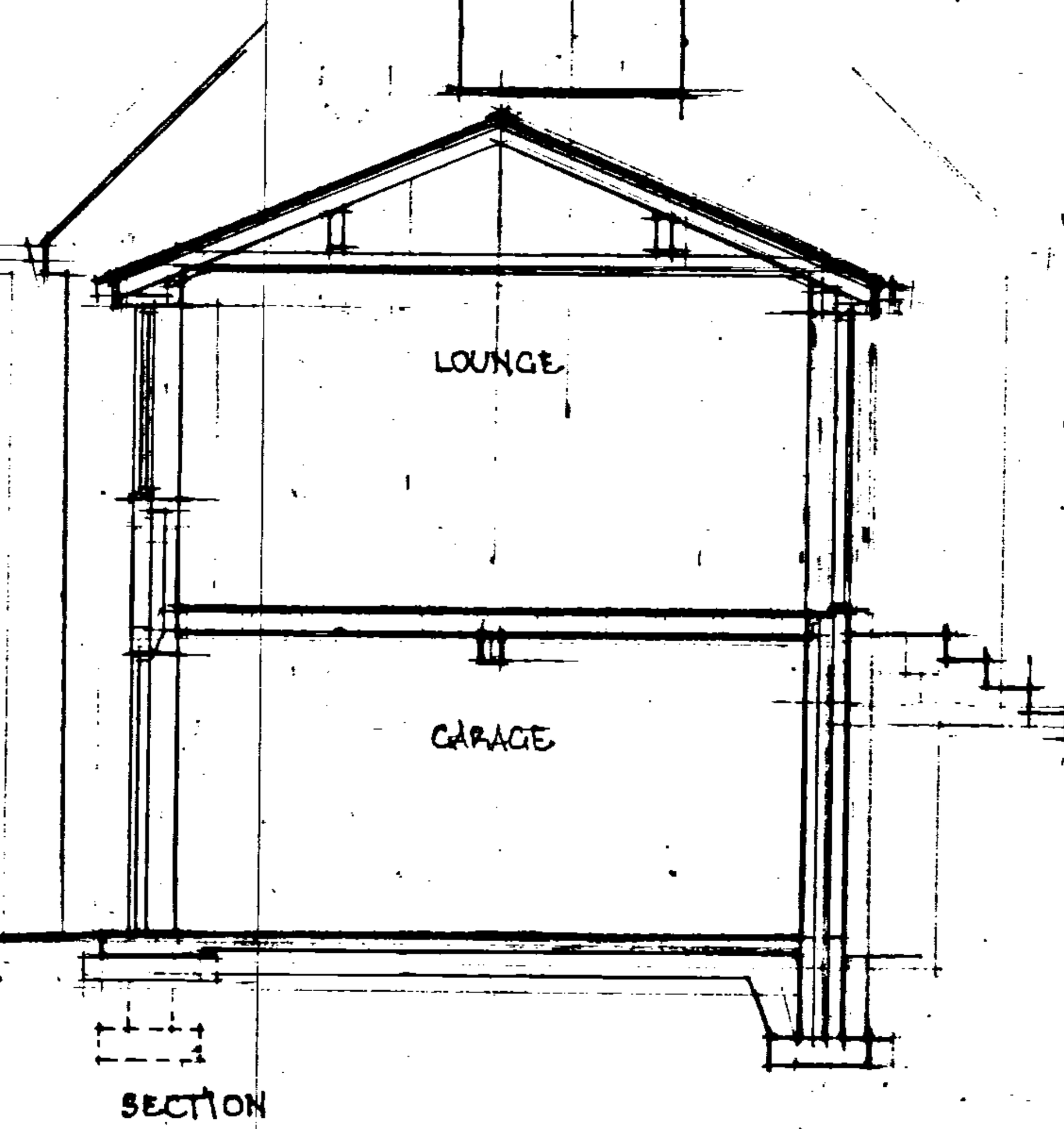
0m	**Scale 1:50**	4m
0m	**Scale 1:100**	8m
0m	**Scale 1:200**	16m
0m	**Scale 1:1250**	100m

[When to scale of original plan, bar = 8cm]



LOWER GROUND FLOOR PLAN

Existing manhole
assumed line of existing drain



SECTION

MR. & MRS. IAN TOMLINSON,
12 THISTLE HILL AVENUE,
LASCELLES HALL, HUDDERSFIELD. HD5 0AX.
PROPOSED EXTENSIONS.

SCALE 1:50 & 1:100

NOVEMBER 2015.
Revised Nov 16th 2015 Revised Oct 2016.

These drawings are for Planning and Building Control purposes only
These are not complete working drawings
Check and verify all drawings on site before commencing work
Comply in all respects with current Building Regulations whether or not specifically stated on these drawings
All materials and workmanship shall comply with current relevant British Standards.