

ROOF.

Tiles to match on laths and breathable roofing felt to B.S. 747 on 18mm exterior quality ply sheeting on 150mm x 50mm roof rafters at 400mm centres with 225mm x 75mm timber purlins with 100mm x 50mm ceiling joists at 400 mm centres with 100mm x 50mm wallplate (with 30mm x 5mm holding down straps at 1800mm centres) with 350mm fibreglass insulation (150mm between ceiling joists and 200mm above) with 12.5mm plasterboard and skim to underside .
Facia boards to be packed off to allow for a 25mm ventilation gap in soffitt boards and covered with fly proof mesh.
Roofwater to run to existing drainage system through 100mm diameter rainwater gutters with 65mm diameter rainwater pipes to externally roddable back inlet gullies.

SLOPING ROOF RAFTERS .

Insulate between rafters with 100mm kingspan roof insulation and underdraw with 50mm kingspan and underdraw with 12.5mm plasterboard and skim.
Allow for a 50mm ventilation gap between top of insulation and underside of roofing felt.
Facia boards to be packed off to allow for a 25mm ventilation gap in soffitt boards.

VENTILATION.

Windows to be U.P.V.C. with double glazed sealed units.
Windows to have opening lights equal to a minimum of 1/20th of floor area of room served.
New windows and doors to have Pilkington " k " thermal glass to achieve a u value of 1.6 w/m² C
Window frames to be fitted with nite vents capable of achieving 5000mm² ventilation .
Provide toughened safety glass to doors and low level windows.

MECHANICAL VENTILATION.

Bathrooms and en-suites to have mechanical ventilation capable of 60lr/sec. air changes.
Kitchens and utility room to have mechanical ventilation capable of 60lr/sec. air changes.
All fitted with timed over run clocks.

DRAINAGE.

Drains to be connected to existing drainage system as shown.
Drains to be run in 100mm diameter below ground quality plastic drain pipes.
All manholes to be as shown and to be in plastic with raising pieces as appropriate and with concrete lid and frame.

PARTITIONS.

Form new stud partitions as shown in 75mm x 50mm timber studs at 400mm centres lined both sides with 12.5mm plasterboard and skim.
Partitions to be insulated with 100mm fibreglass insulation quilt.

PROPOSED SIDE EXTENSION AND INTERNAL ALTERATIONS .

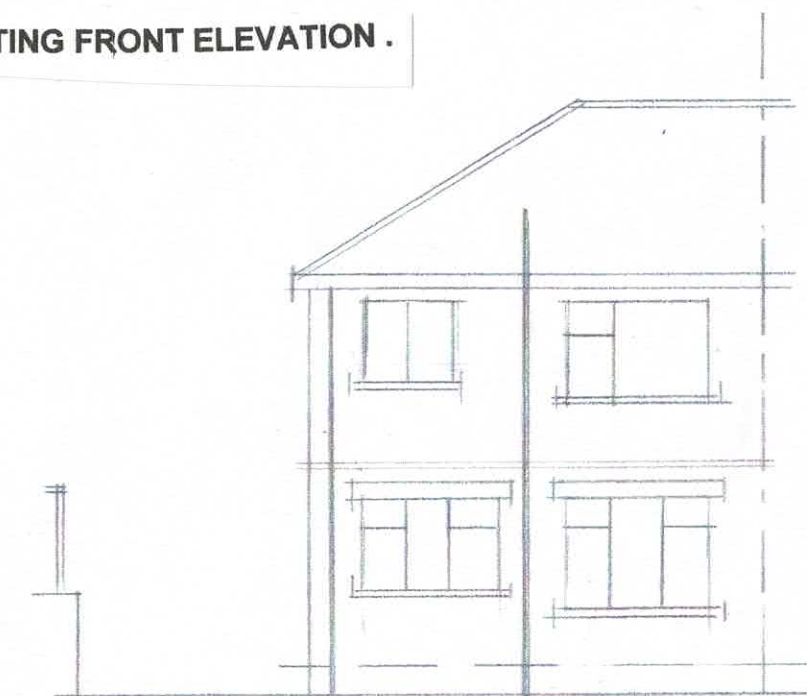
AT

5 , BELTON GROVE .
BIRCHENCLIFFE .
HUDDERSFIELD .

SCALE 1:50 & 1:100.

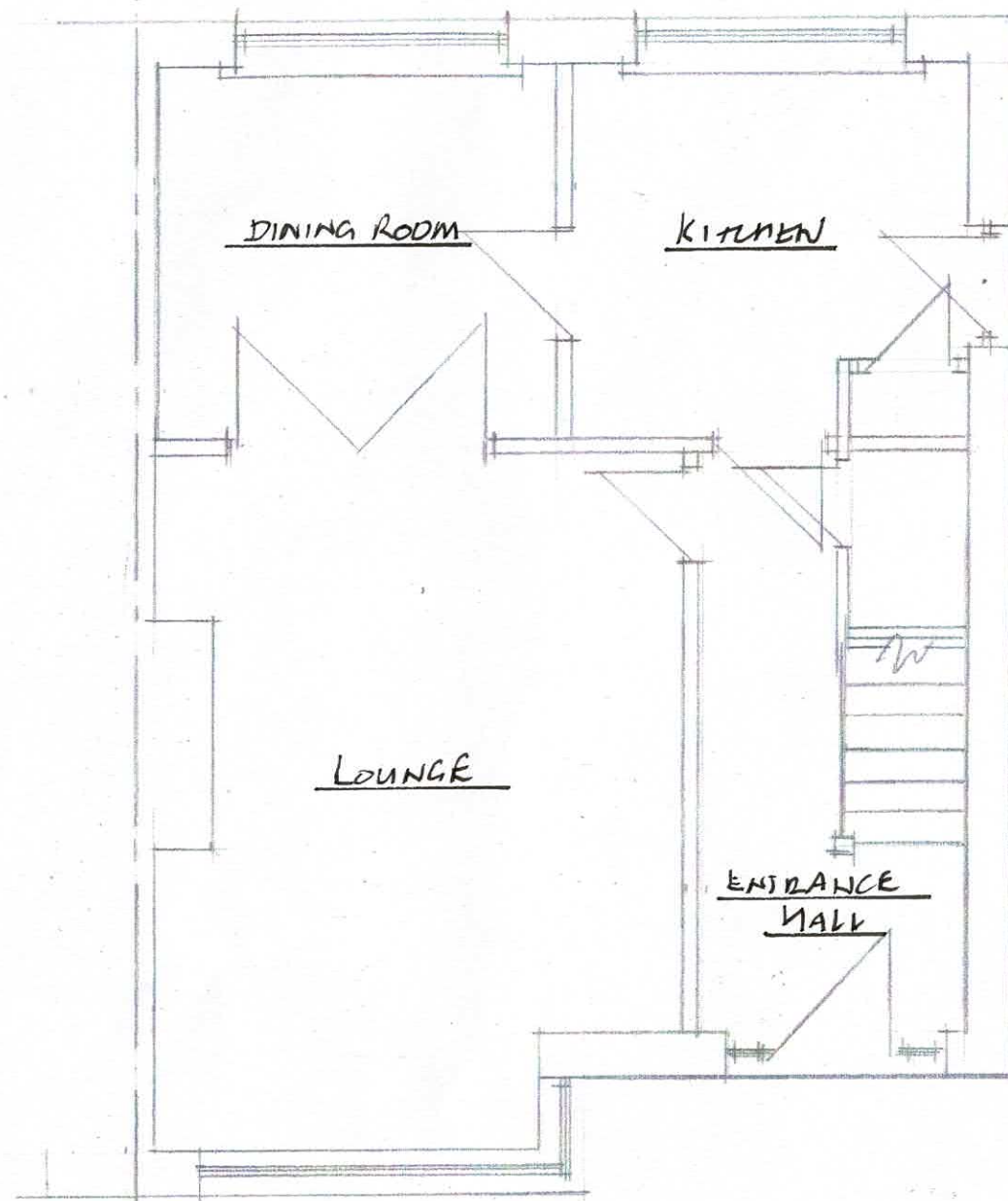
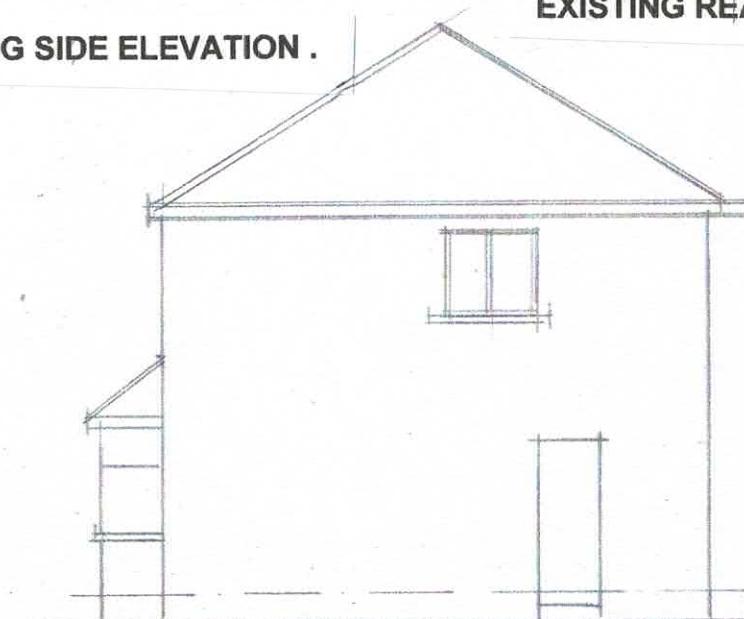


EXISTING FRONT ELEVATION .



EXISTING REAR ELEVATION .

EXISTING SIDE ELEVATION .



EXISTING GROUND FLOOR PLAN.