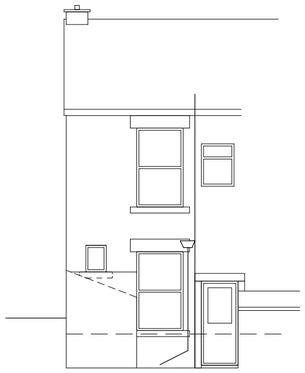
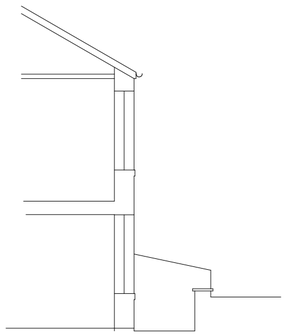
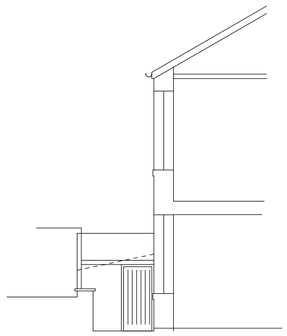


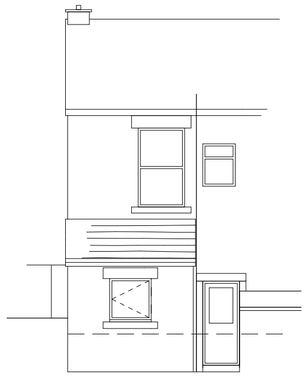
Existing rear elevation.



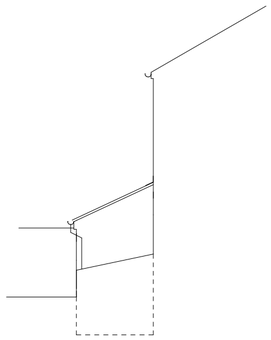
Section/side elevation.



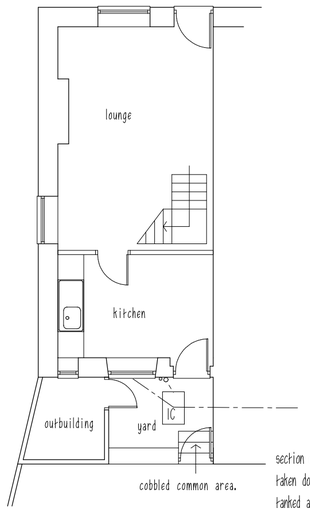
Section/side elevation.



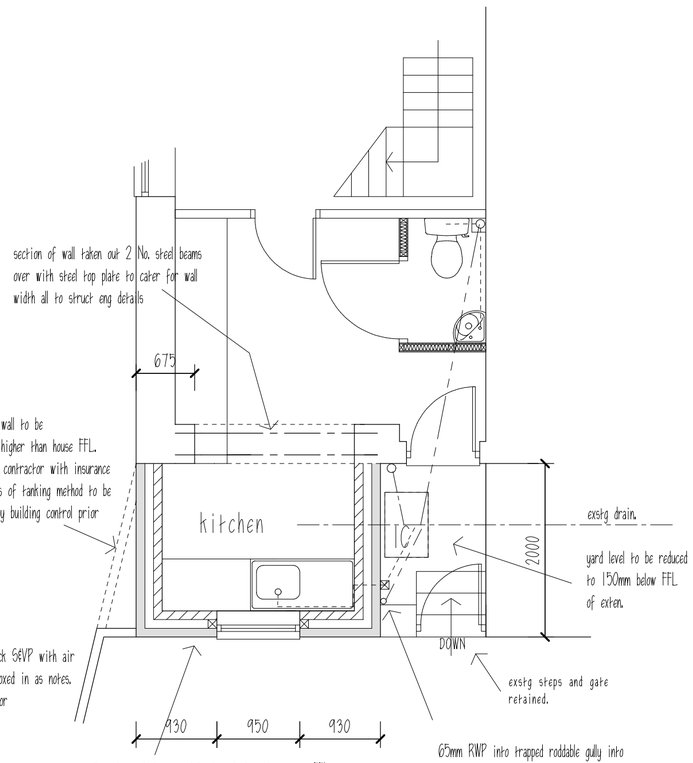
Proposed rear elevation.



Proposed side elevation.



Existing ground floor plan.



section of exstg stone wall taken down this section of wall to be tanked as adjacent field is higher than house FFL. Tanking to be by specialist contractor with insurance backed guarantees and details of tanking method to be submitted to and approved by building control prior to works start.

exstg drain.

yard level to be reduced to 150mm below FFL of exten.

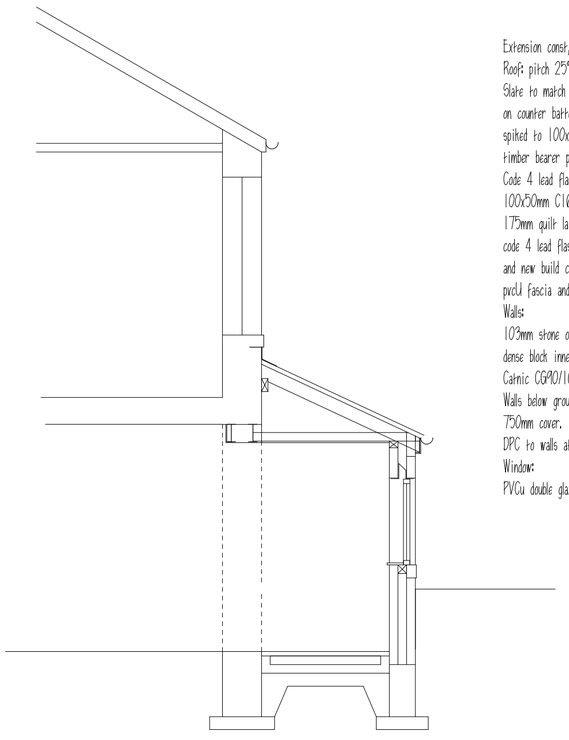
exstg steps and gate retained.

exstg IC retained
New WC: - 100mm WC waste and 38mm waste to whb, into new 100mm dia. short stack S&VP with air acceptance valve & rodding access at base, connected into exstg IC. via 100mm drain & boxed in as notes. WC compartment formed in stud ptn. with 900mm door and to have grab rails suitable for disabled useage.
Kitchen:- 38mm waste from sink into new roddable trapped gully into exstg IC as shown.
Exstg S&VP from 1st floor bathroom retained.

wall to be tanked as yard level is higher than exten. FFL. Tanking to be by specialist contractor with insurance backed guarantees and details of tanking method to be submitted to and approved by building control prior to works start.

65mm RWP into trapped roddable gully into new IC via 100mm drain.

Proposed ground floor plan.



Section/side elevation.

Extension consist:
Roof: pitch 25°
Slate to match exstg with min 100mm lap on 38x25mm battens on breathable membrane on counter battens on 150x50mm C16 timber rafters at max 450mm ctrs. rafters birds mouthed and spiked to 100x75mm timber wallplate strapped to int skin of new masonry wall and to continuous timber bearer plugged to exstg masonry as detail.
Code 4 lead flashings and soakers linked to cavity tray DPC where new roof meets exstg wall.
100x50mm C16 timber clg joists at 450mm max ctrs with 100mm quilt insulation laid between and 175mm quilt laid over at 90° then underdraw with 12.5mm p,bd & skim.
code 4 lead flashings and soakers linked to cav tray DPC to junction of exstg neighbours extension and new build cav wall.
pvcU fascia and soffit, gutter and down spout to match exstg.
Walls:
103mm stone outer leaf to match exstg. 100mm cavity with 50mm Kingspan insulation and 100mm med. dense block inner leaf with 12.5mm p,bd & skim on dabs int lining.
Catnic CG90/100 lintels or sim approved with cav tray DPC and stone outer as shown.
Walls below ground to be in thermalite trenchblock, down to strip conc founds min 600x150mm with 750mm cover.
DPC to walls at 150mm above relative GL linked to floor DPM, see note on plan re: tanked wall.
Window:
PVCu double glazed unit.

Floor:
50mm sand cement screed on 100mm conc slab on 100mm Kingspan insulation with return ends on visqueen DPM linked to DPC on 150mm sand blinded well compacted selected hardcore.

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PLANMART

Client:

Mrs Conway,
3 Regent St, Padfield, Glossop

Project:

Proposed single storey rear extension.

Title:

Existing and proposed plans and elevations

Scale: 1:100 & 1:50.	A2 sheet.
Drawn: MH	Date: June 2011.
Project no.: 2394	Drawing no.: 2394-3

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