

Soil Pipe:
New 100mm diameter soil and
vent pipe with connection to
existing drain run. Terminate
using sturdy wire cage min
900mm above any opening light.

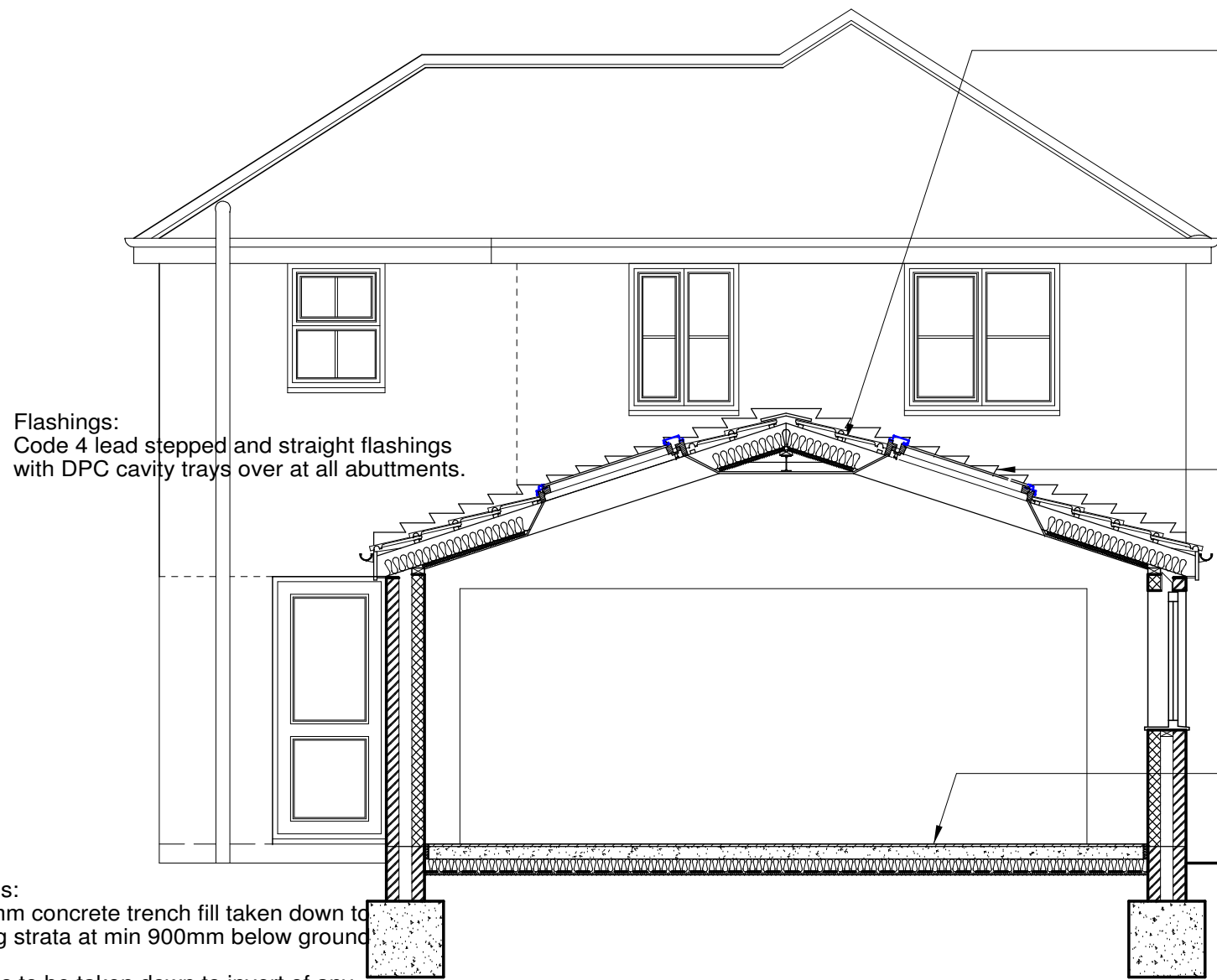
PROPOSED REAR ELEVATION - NORTH WEST



PROPOSED SIDE ELEVATION - NORTH EAST



PROPOSED FRONT ELEVATION - SOUTH EAST



Flashings:
Code 4 lead stepped and straight flashings
with DPC cavity trays over at all abutments.

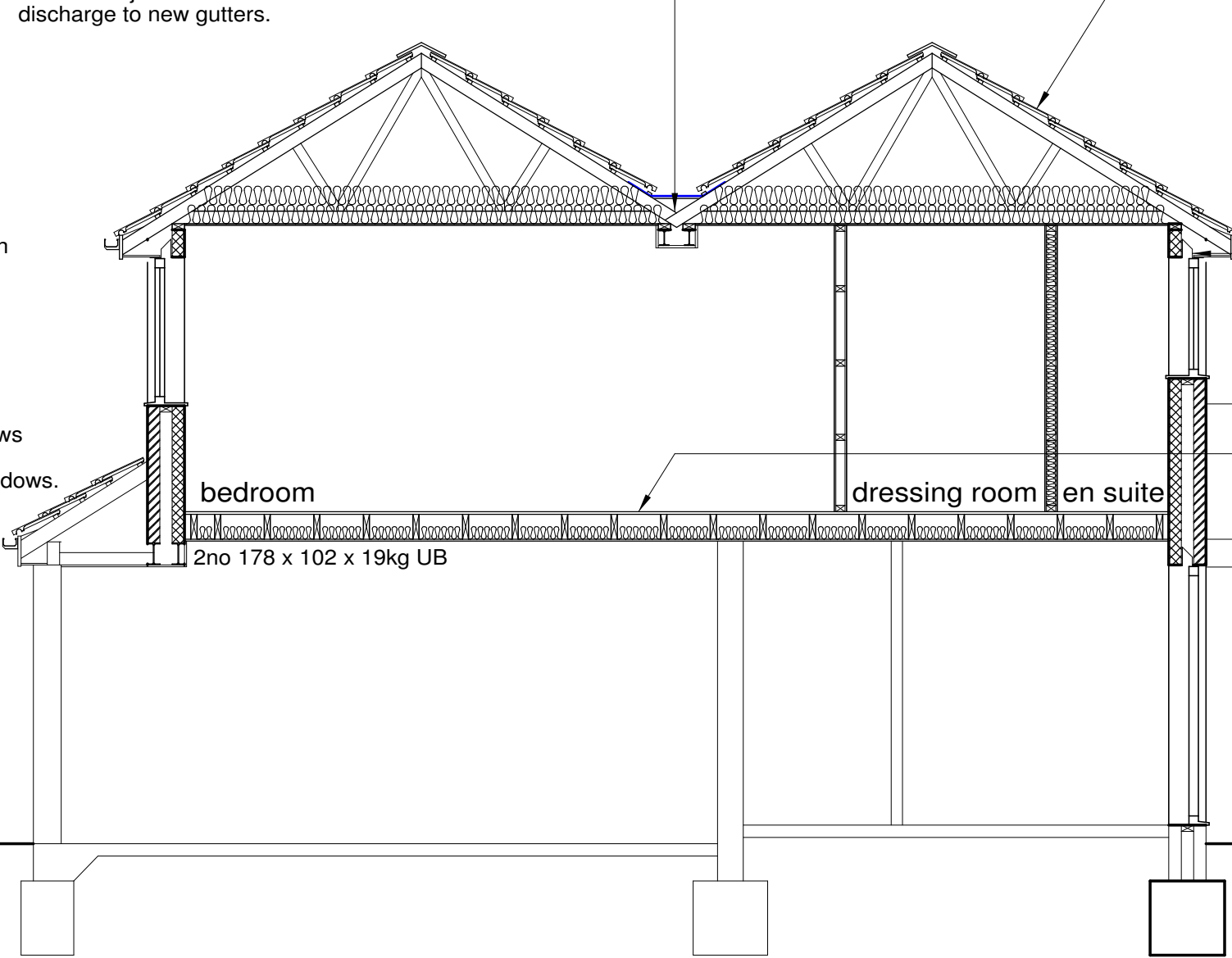
Vaulted Roof Construction:
Marley Modern tiles on 38 x 25mm
tanalised battens on Du Pont Tyvek
breathable roof membrane.
Membrane to drape minimum 15mm
between rafters in accordance with
manufacturers specification.
175 x 50mm rafters @ 400 centres
supported on 127 x 76 x 13kg UB
ridge beam.
Rafter feet to be fixed using galvanised
truss shoes to 100 x 50 wall plates.
Wall plates bedded on and strapped
to blockwork @ 2000mm centres
200mm UPVC fascias with UPVC
soffits with 175mm UPVC barge
boards
120mm Celotex R rigid board insulation
fixed tight between rafters and rafters
underdrawn in 25mm Celotex R fixed
across rafters. 12.5mm plasterboard
fixed through insulation and finished
with 3mm plaster skim.

Velux Windows:
3no Velux GGL MK06 2070 roof windows
780 x 1180mm with EDW flashing kits.
Double up rafters at sides of Velux windows.

Ground Floor Construction:
18mm Asphalt on 100mm concrete
slab on 100mm Celotex RR or
equivalent floor insulation on
1200 gauge DPM lapped into
DPC on 25mm sand blinding
on consolidated hardcore.
NB 25mm insulation to edge
of floor slab.
All existing sub floor ventilation
to be maintained by ducting
through new slab using 65mm
diameter pipe to new air bricks
and sleeves at new external wall.

Foundations:
600 x 600mm concrete trench fill taken down to
firm bearing strata at min 900mm below ground
level.
Foundations to be taken down to invert of any
drain within 1000m of excavation.

PROPOSED SECTION A-A



bedroom
2no 178 x 102 x 19kg UB

dressing room en suite

Roof Construction: Unvented Cold Roof
Tiles to match existing on 38 x 25mm tanalised
battens on Du Pont Tyvek breathable roof membrane
on pre formed raised tie roof trusses @ 600mm
centres, braced using treated 100 x 25 timber all in
accordance with current British Standards. Gable wall
strapped across min 3no trusses at ceiling tie and
rafter level using 1200 x 100 x 30mm galvanised
straps @ 1200 centres
100 x 50 wall plates bedded on and strapped to
blockwork @ 2000mm centres
200mm UPVC fascias with UPVC soffits all
round.
300mm Rockwool insulation laid in 2no layers between
and across ceiling joists - pack eaves with insulation.
Ceiling joists underdrawn 12.5mm plasterboard and
skim.

Lintols:
Caticnic CG90/100 lintols to all openings with
brickwork above - min 150mm end bearing.
Caticnic CGE90/100 lintols to all openings at closed
eaves - min 150 end bearing.

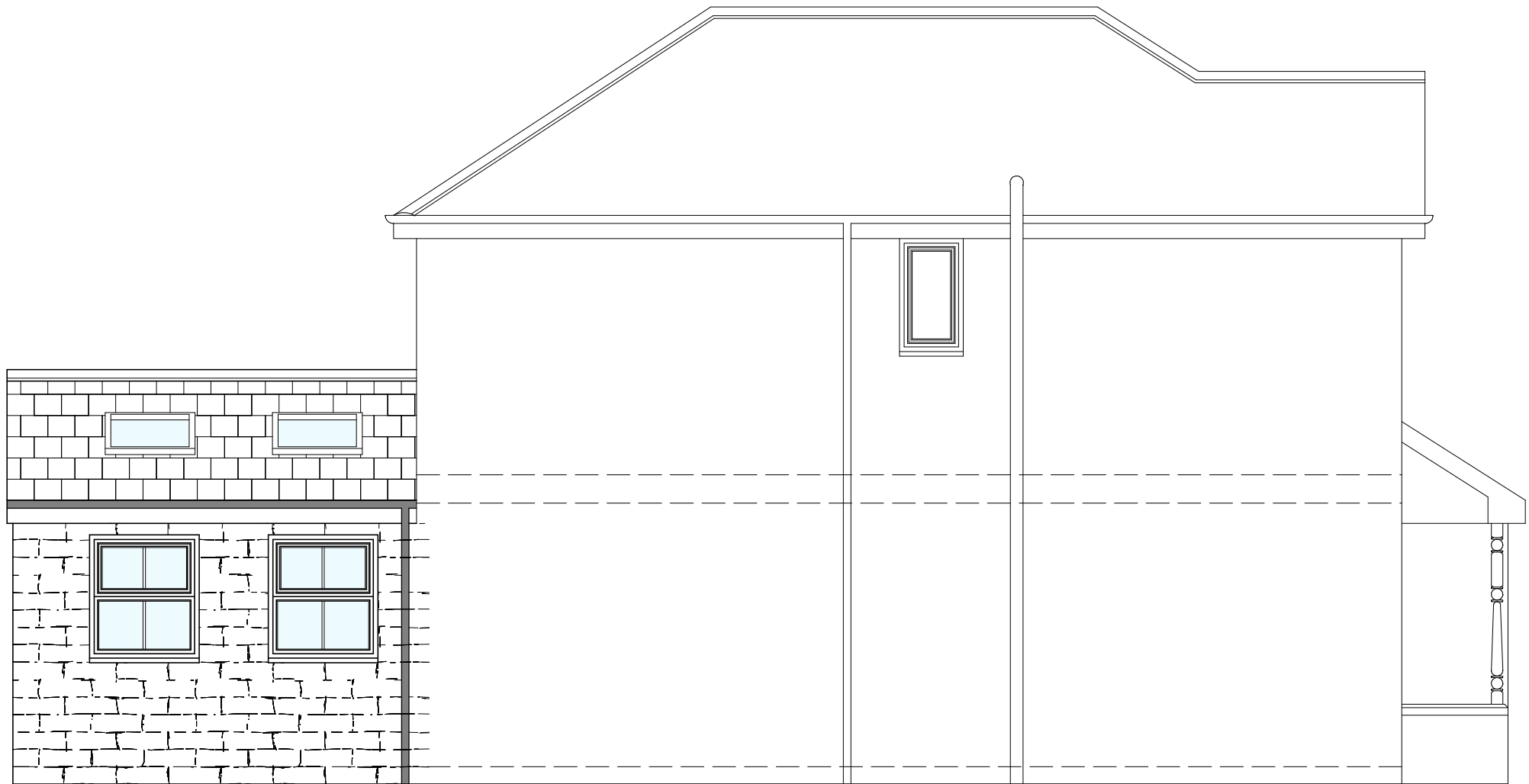
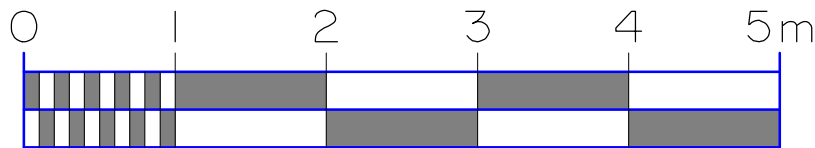
First Floor Construction:
18mm tongue and groove moisture
resistant flooring grade chipboard
or softwood floorboards to clients
discretion on 175 x 50mm joists
@ 400 centres
Underdraw joists in 12.5mm
plasterboard and skim.
100mm Rockwool sound deadening
quilt laid between joists between
habitable rooms at first and ground.
floor
150mm Celotex rigid board insulation
cut tight between joists between
bedroom and garage

Windows: and Doors
All new windows to be double glazed
and have trickle vents not less than
8000mm²
Double glazing to be 4 - 20 - 4 with
soft coating to glass to inner pane,
Argon filled with U value of
min 1.2w/M²K

Safety Glazing:
All door, windows adjacent to doors
and all glazing below 800mm above
floor level to be glazed using
toughened glass to comply with
current British Standards.

Structural Steel:
All structural steel to be encased in a minimum
of 18mm Gypsum plaster to give minimum half
hour fire protection.

Contaminated Land:
Contractor to comply with any Local conditions
regarding Landfill/Radon contaminated land.
Proprietary Radon/Methane barriers and vent
systems installed where required by Building
Control and to comply with any Planning
Conditions



PROPOSED SIDE ELEVATION - SOUTH WEST



EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION

EXISTING ELEVATIONS 1:100 @ A1

C			
B			
A			
DRAWN	BB	SCALE 1:50 @ A1	DATE Jan 2018
CUSTOMER			
Mr and Mrs Yates			
PROJECT			
Extensions			
LOCATION			
2 Earls Way, Glossop			
BC Design & Associates 22 Printers Park Hollingworth Cheshire SK14 8QH Tel: 07920064307 barry.binns@gmail.com			
JOB No. 17/1076 - Sections & Elevations			REV.