code 4 lead flashing,
min 75mm upstand
under window, 150mm
upstand to face of wall

velux to be positioned at
15 degree angle

175x50mm sw bearer
bolted to wall with M12
chemical anchors at
450mm ctrs.
RAFTERS
BIRDSMOUTHED
OVER BEARER

Sandtoft 20/20 Rosemary style
concrete roof tiles to suit 15
degree pitch with 100mm headlap

175x50mm C24 rafters
at 400mm ctrs

rafters doubled up
either side of velux

75x50mm sw joists to
form flat ceiling

15°

existing soil pipe from bathroom
boxed in

gutter to
match
existing

100x50mm wall plate, rafters birdsmouthed
over wall plate

15mm fireline
plasterboard and skim
to Catnic BHD 100
lintols to provide 30
minutes fire
resistance.

spotlights to
soffit

1050

kitchen

dining

1050

25mm thick polyurethane insulation to
perimetre of floor slab to prevent cold
bridging

500

dpc level to match existing,
connected to vertical dpc in external
wall and connected to dpm to provide
continuous damp proof barrier. 2nd
dpc to outer leaf 150mm above g.l.

100mm concrete slab with self
levelling screed finish, on
500 guage polythene VCL, on
120mm Kingspan or similar
insulation, on
2000 guage visqueen dpm connected
to dpc in external wall, on
min 150mm thick sand blinded
hardcore.

900

min 600mm
wide
foundation

mass fill foundation

40 Hall Broome Gardens, Bolton

EXTENSION TO DWELLING

PROPOSED CROSS SECTION

Date: May 2016 Scale: 1:20@A3