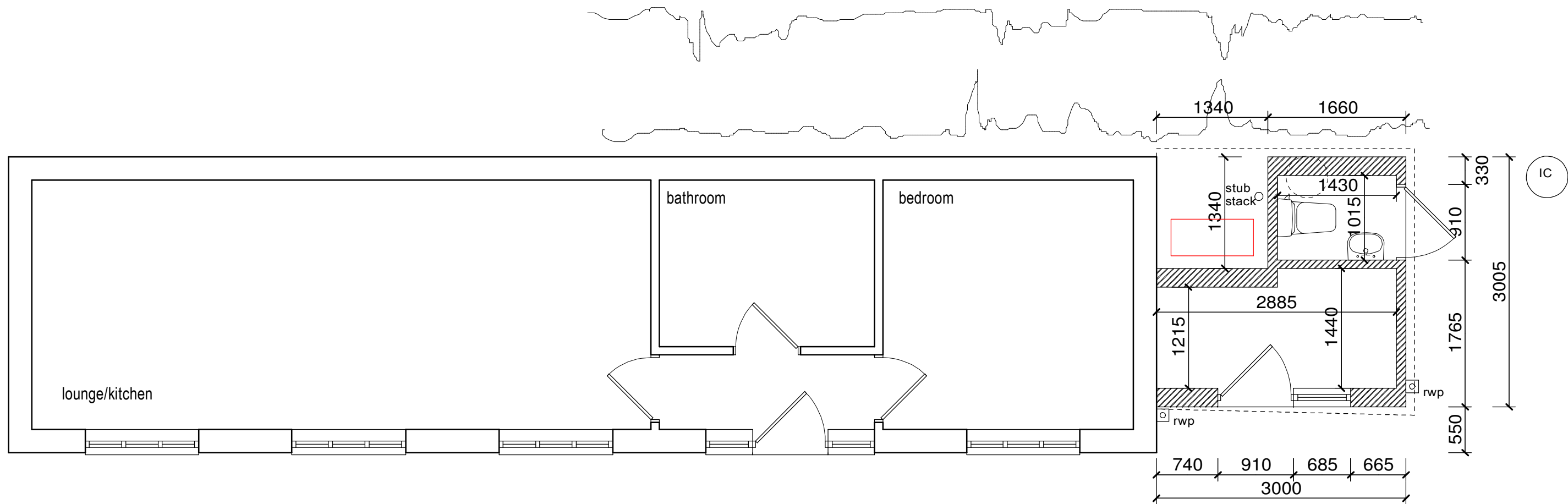
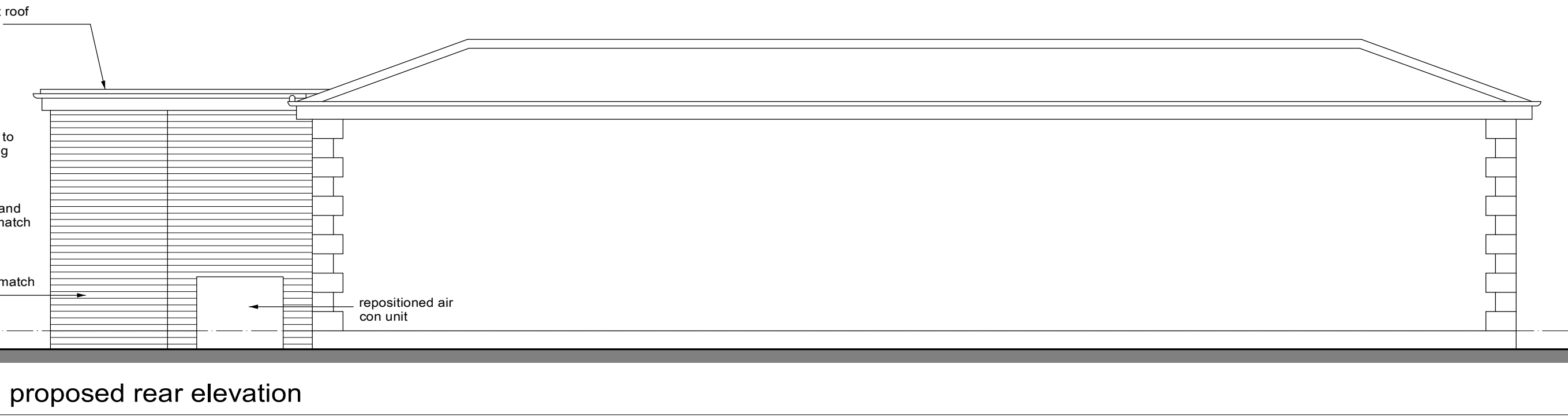




proposed ground floor plan

Foundations:
600 x 300mm 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 1000mm of excavation.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Ground Floor Construction:
100mm concrete slab with floated finish on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'K' glass to give a 'U' value of 1.4w/m²k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 'two opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up

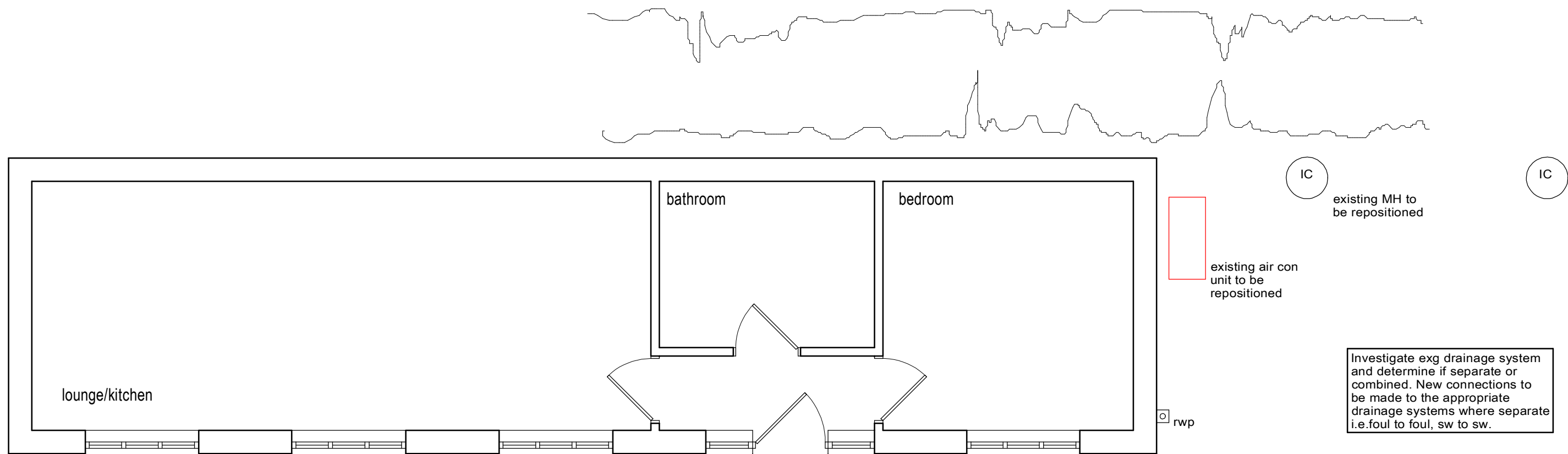
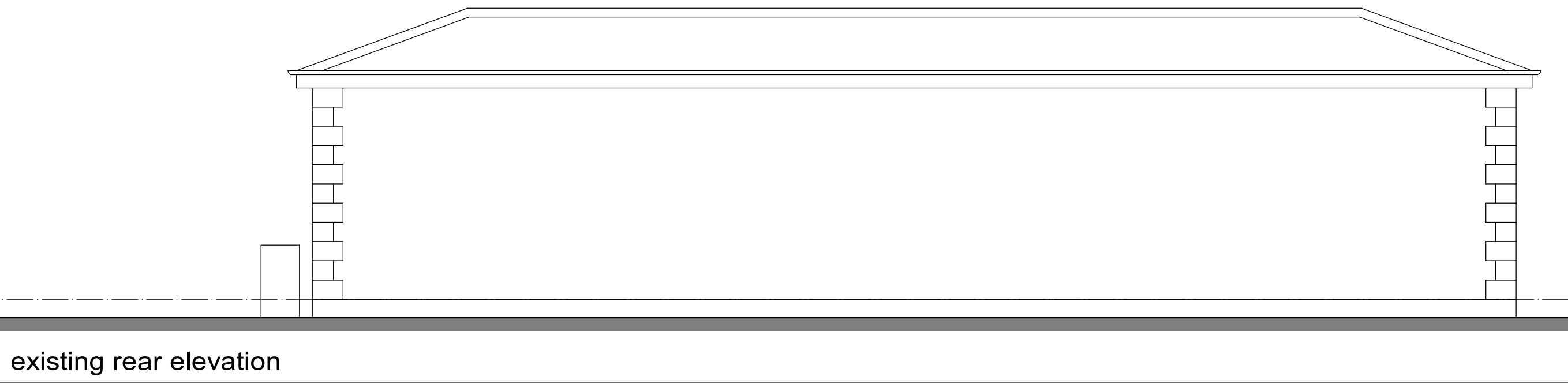
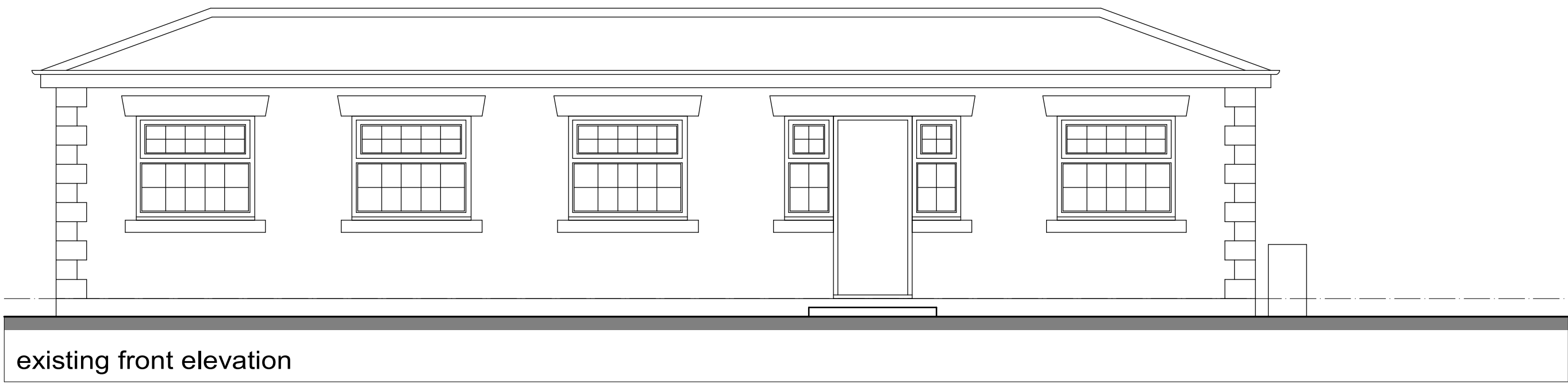
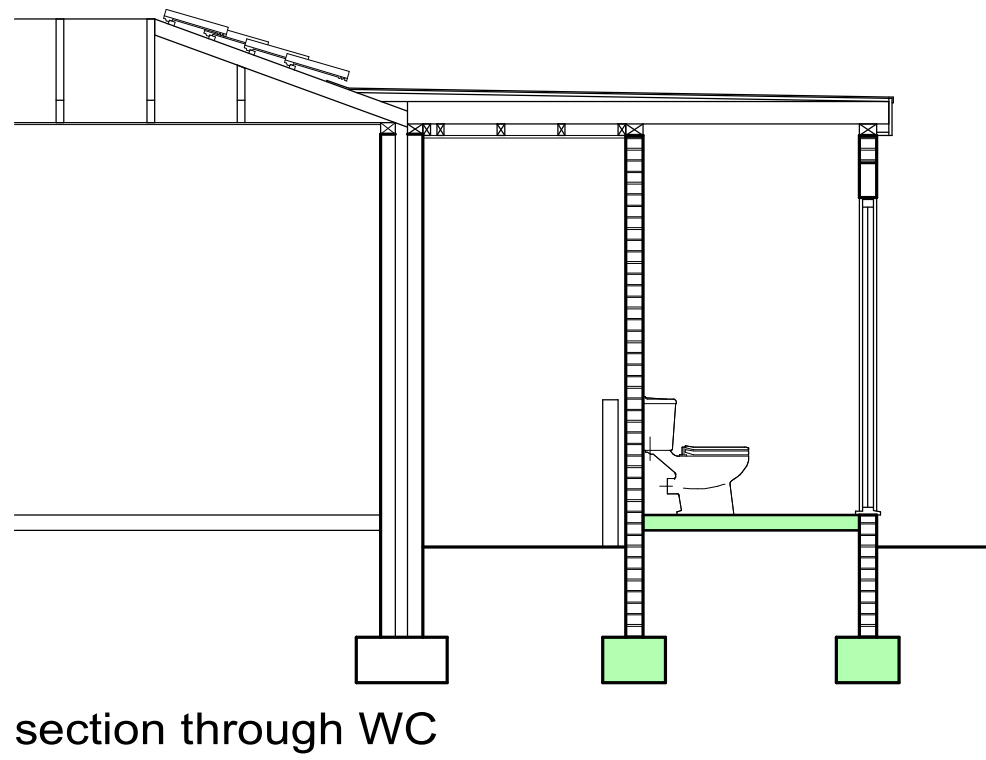
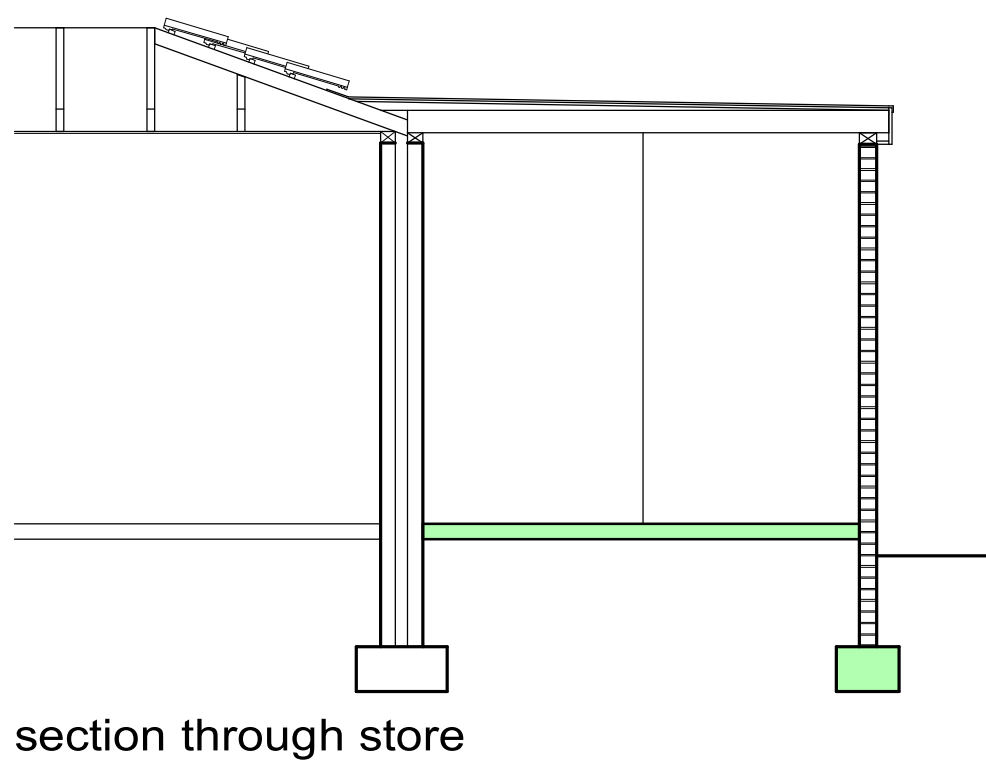
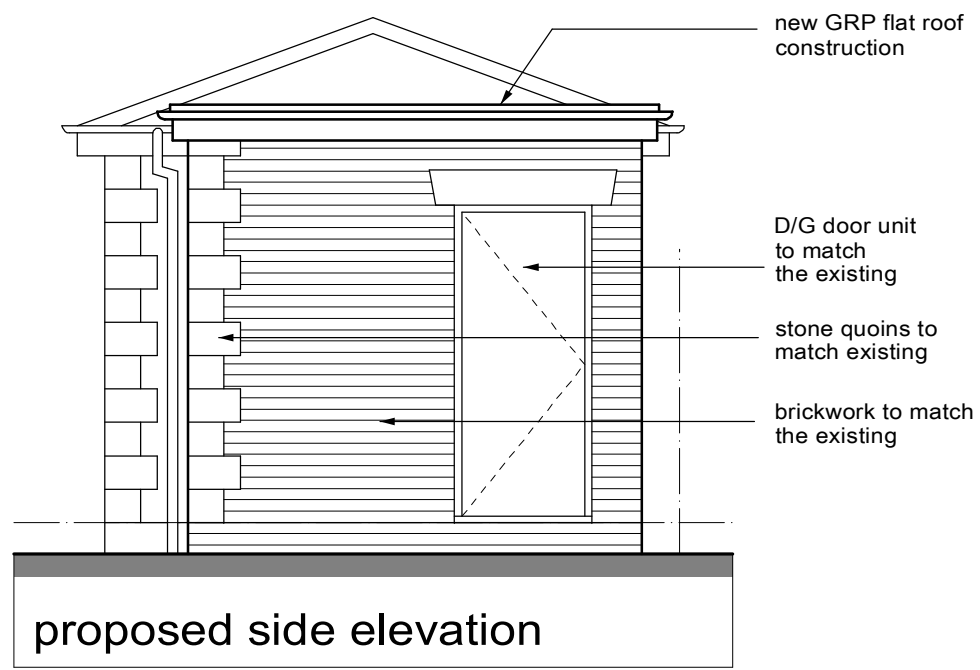
External Walls:
102mm and 225mm facing brick to match existing on concrete trench fill foundation.

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

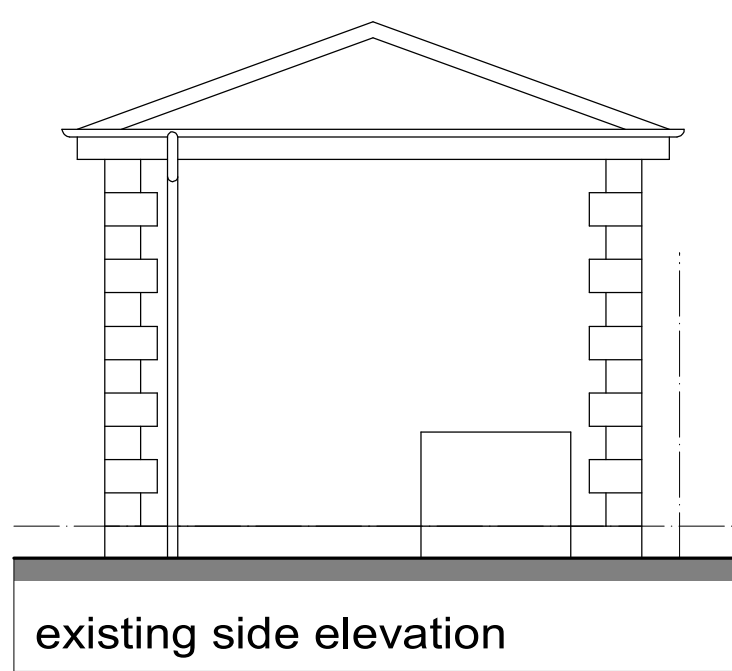
Plumbing to new wc room:
WC to have 100mm connection to new stub stack. Basin to have 75mm deep seal anti vac trap with 32mm diameter waste. NB combined wastes minimum 50mm diameter.

Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Flat Roof: New GRP finish to flat roof on 12mm external grade ply over sw firings. 150x50mm sw flat roof joists @ 400mm centres. Joists spanning between walls. Spanning across onto sw wall plate.



existing ground floor plan



APPROVED DOCUMENT L1 (2005)
From the 1st April 2005. All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86% From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671. be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Ventilation: Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
Utility Room 60 Litres/sec elsewhere
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm². All extracts to open air.
Extractor to have minimum 15mins over run.
Bathroom extractor to be connected to light switch.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations Approval ONLY. All structural calculations etc to be checked by structural engineer prior to construction.

All dimensions & standards are to be shown on site prior to construction only discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulations approval is at the holder's own risk. ExtensionsNW will not be held responsible for any variations arising.

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SCALE	1:50	DATE	Oct 23
DRAWN	JDJ	P.P	B.R

CUSTOMER
Mr D Hughes

PROJECT
Extension to bungalow

LOCATION
Dane Mews, William Street, Middleton. M24 2JT

LOCAL AUTHORITY



JOB No.	3328 - 01	REV.	
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