Any new gas boiler to be min 90% SEDBUK condensing wall mounted with balanced flue/stainless steel guard to outlet. Flues discharge in accordance with manufacturers instructions & to Building Regulations ADJ.
Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.

Drainage
All gullies to be back inlet & roddable waste to discharge below grating but above water line.
Rainwater to be min 100mm gutters to 75mm rwp's installed to manufacturers recommendations
Drainage/appliances to have min 38mm dia waste pipe with re-sealing anti-vac trap combined waste to be min 50mm
No opposed waste connections to be made within 200mm of WC connection

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.

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

Ground Floor Construction rear extension:
150mm concrete slab with floated finish on visqueen on 110mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore.
Provide 25mm ridged insulation to the edge of slab.
Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.
Provide visqueen gas barrier and ventilation installed in strick accordance with manufacturers instructions.

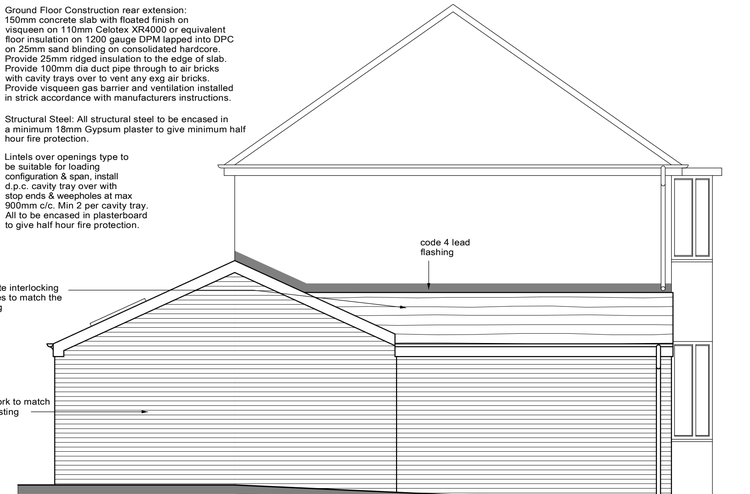
Structural Steel: All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

Lintels over openings type to be suitable for loading configuration & span, install d.p.c. cavity tray over with stop ends & weepholes at max 900mm c/c. Min 2 per cavity tray. All to be encased in plasterboard to give half hour fire protection.



proposed rear elevation


proposed front elevation

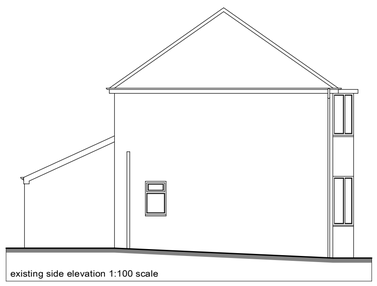


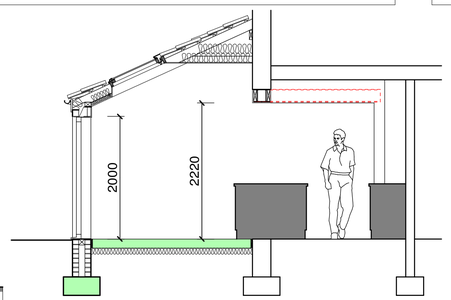
proposed side elevation

Partitions:
Partitions formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & habitable rooms to have 50mm sound deadening insulation between

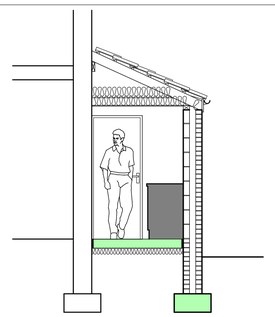

existing rear elevation 1:100 scale

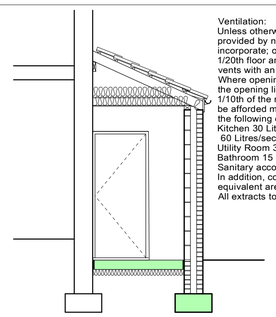

existing front elevation 1:100 scale


existing side elevation 1:100 scale



section through rear extension

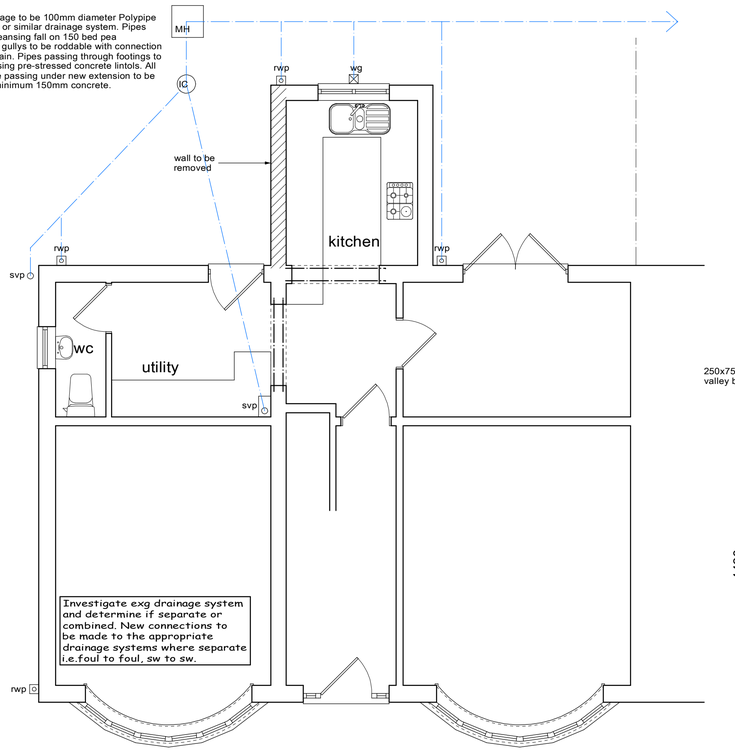

section through utility


section through store

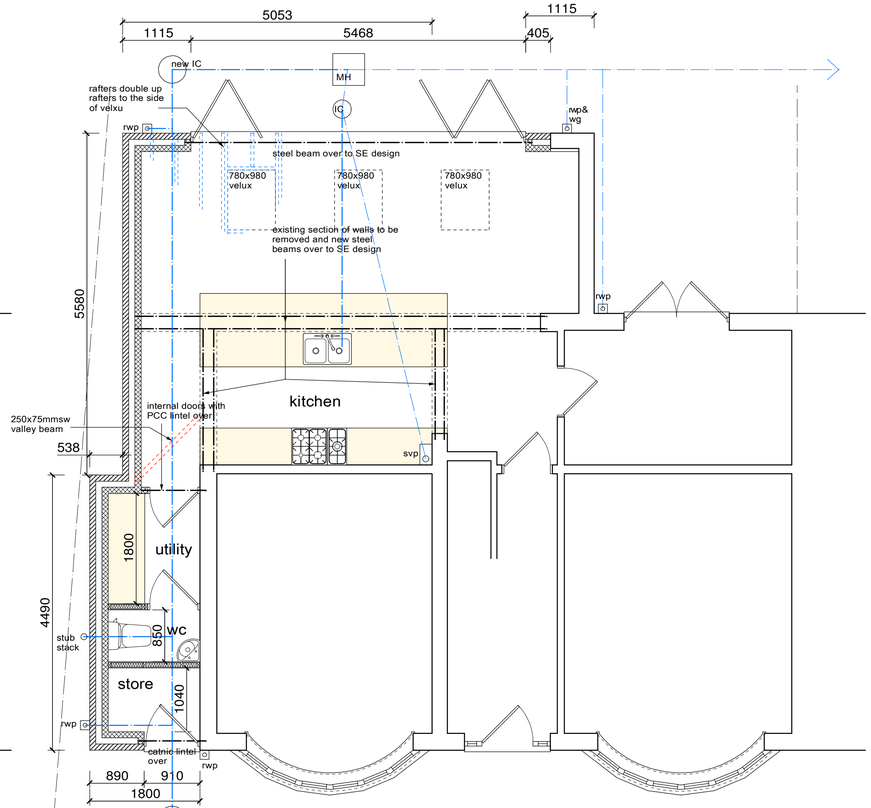
Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm2. Where opening restrictors are to be provided the opening lights 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)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
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.

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 1000mm of excavation.

Drainage:
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 gullys to be roddable with connection to existing drain. Pipes passing through footings to be bridged using pre-stressed concrete lintols. All new drainage passing under new extension to be encased in minimum 150mm concrete.



existing ground floor plan



proposed ground floor plan

Roof Construction:
Roof tiles to suit 24.5 deg pitch on sw tanalised battens on Du Pont Tyvek breathable roof membrane (ensure breathable felt system is installed & vented in strick accordance with manufacturers recommendations) on sw 150x50mm sw rafters and 125x50mm sw sw ceiling joists both at 400mm c/c. 275x75mm sw hip and valley beams. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows ajoining 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) 20mm argon filled air space with aluminium spacer bar with an inner pane of low emissity 'k' glass to give a 'U' value of 1.8w/m² 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 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

External Walls traditional: 0.28 'U' Value required
Brickwork to match the existing outer leaf 100mm cavity with full fill cavity wall batts - 100mm thermolite block - 0.15w/mk inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

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 90% Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using thr 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 cantained in the regulations and employ adequate testing equipment.

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

All dimensions & details are to be check on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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Plotted on 16/12/2020
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

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| SCALE | 1:50 | DATE | Dec 2020 |
| DRAWN | JDJ | P.P | B.R |

CUSTOMER
Mr & Mrs Scott

PROJECT
Extension to the rear and side

LOCATION
12 Sefton Road, Middleton M24 4AB

LOCAL AUTHORITY

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3 Cribden Street, Rawtenstall, Rossendale, BB4 8HZ
Mob: 07968430495
Web: www.extensionsnw.co.uk E-mail: jw@extensionsnw.co.uk

JOB No. 2801 - 01 REV.