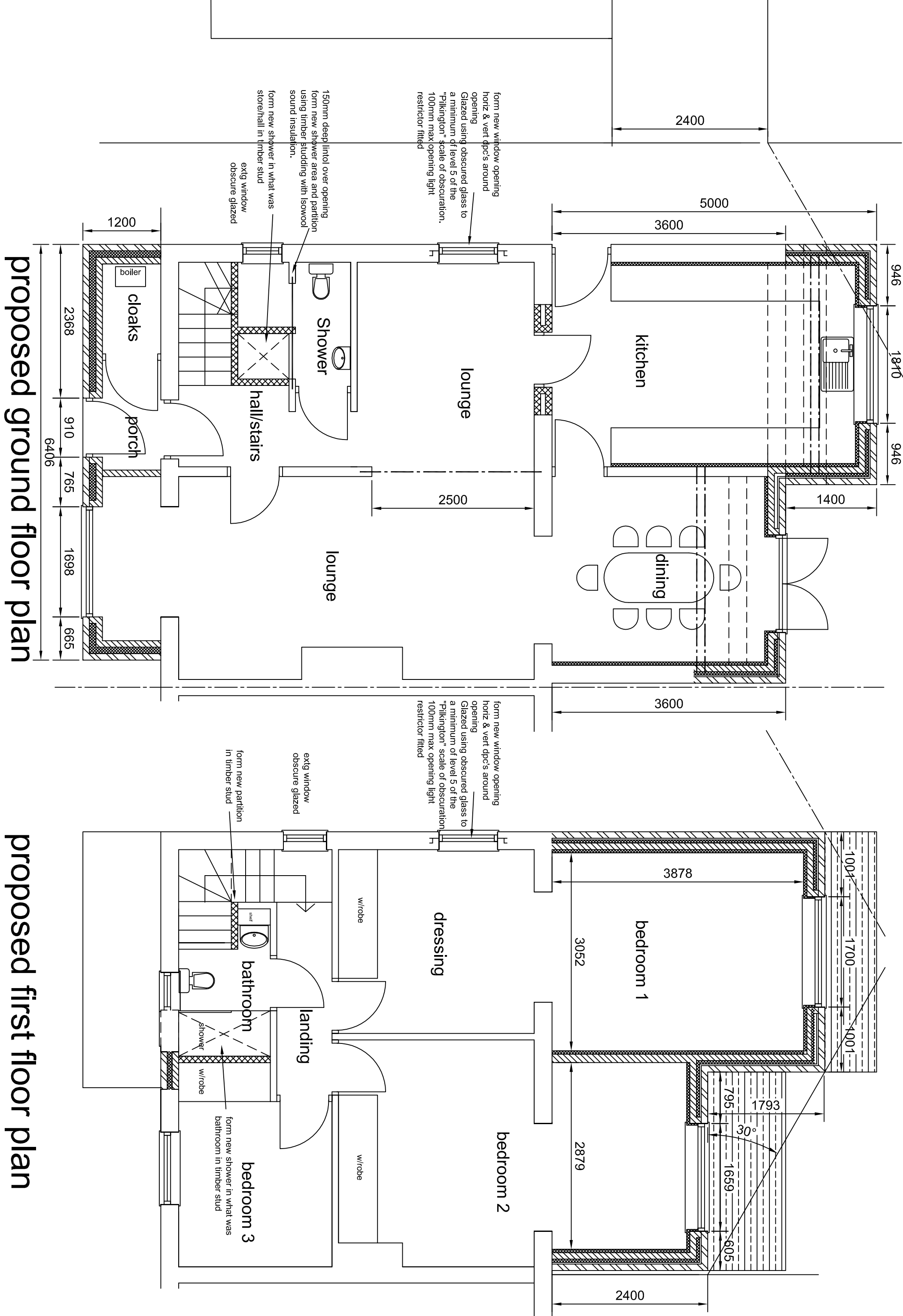


proposed rear elevation

proposed side elevation

proposed side elevation

proposed front elevation porch side elev



proposed first floor plan

Two storey rear extension to be in accordance with Guidelines & Standards for Residential Development SPD (Page 15 refers)

Structural calculations to be submitted and approved before commencement

Note it is the responsibility of the contractor to determine the location and direction of the existing drainage through excavation and provide new pipework to connect new to existing. Full drainage system can be identified at time of excavation. If combined or separate systems are found that system is to be maintained during and after construction. All re-routing and any new drainage layouts are to be approved by BCO prior to laying of any drains.

RPMs use new trapped 'ultrils' and connected into existing drainage

Smoke/Heat Protection

Ceiling mounted self contained, interlinked smoke detectors are to be fitted to ground floor hallway and first floor landing and head detector fitted within kitchen area. Detectors to be permanently wired which are tested circuit on distribution board. Detectors to be fitted within 7 metres of doors to kitchen and lounge and within 3 metres of doors to bedrooms, and at least 300mm from any wall or lighting. Detectors to have standby power and conform to BS 5866. Detection and alarm systems to be in accordance with BS 5839-4:2004 to Grade D.

Category LD3 Standard

Construction Details
Continuity of insulation and limiting air leakage to be in accordance with DEEFA Robust Building Details. All materials to be fitted in accordance with manufacturers instructions. Roof insulation to be laid over top course of blockwork and wall insulation continued up to top of wall to meet roof insulation. Wall insulation batts to be tightly butted up to each other and to cavity closer. Service penetrations to be covered off with a minimum to provide snug fit. All penetrations to be sealed all round with a mastic sealant to junctions of plaster finishes, windows

boards and frames.

and limiting air leakage to be
A Robust Building Details.
in accordance with
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Service penetrations to be
Damage to insulation and
minimum to provide snug fit.
died all round with a mastic

Mrs PF Faiz
350, Albert Royds Street, Rochdale, OL16 5AD

PROJECT
Construct new porch/extension and erect a single
two storey rear extension & demolish extg outside
and erect new outbuilding for gym / games room

DRAWINGS
Proposals

1. **republic**

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Sept 2024	rb	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
2427/PFF/02			