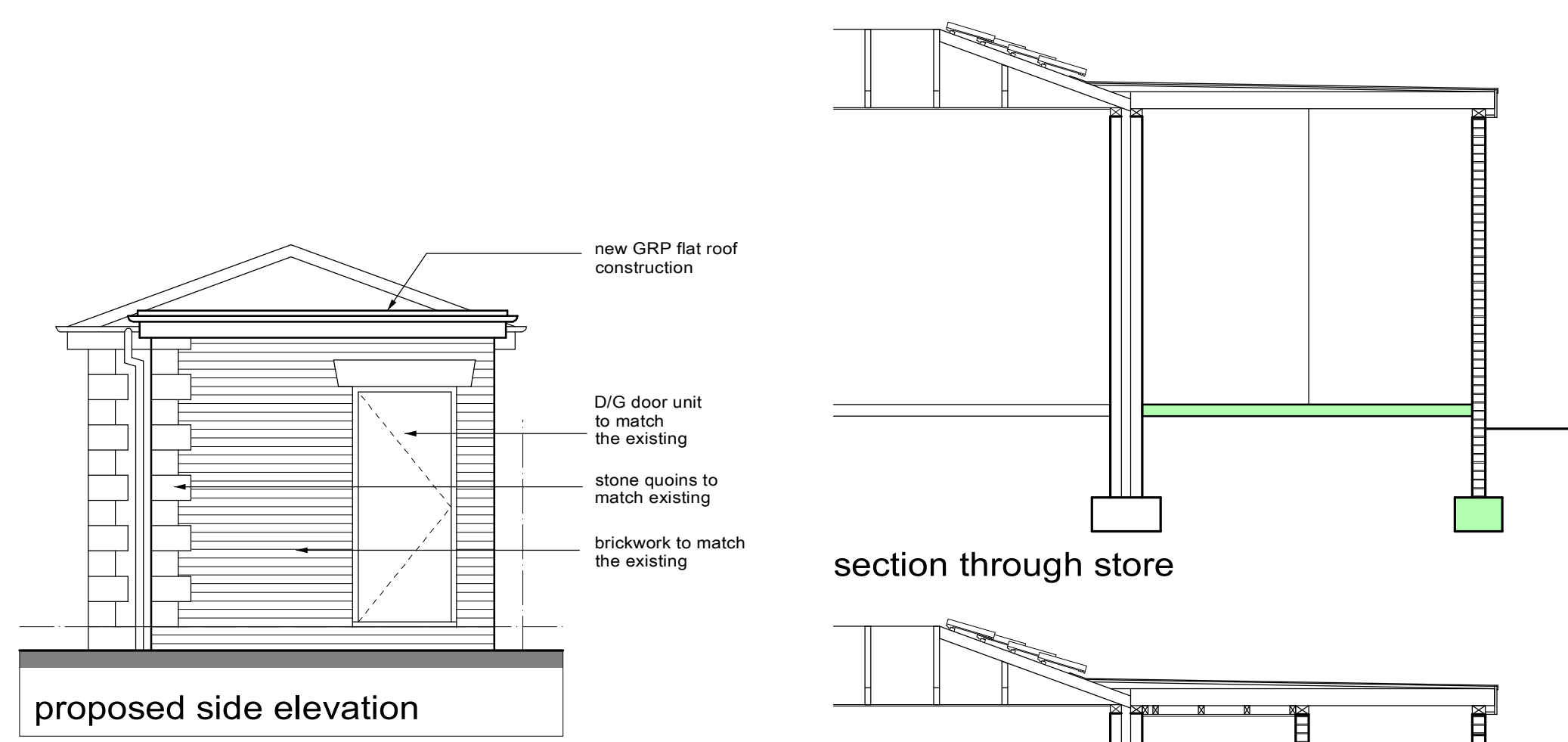
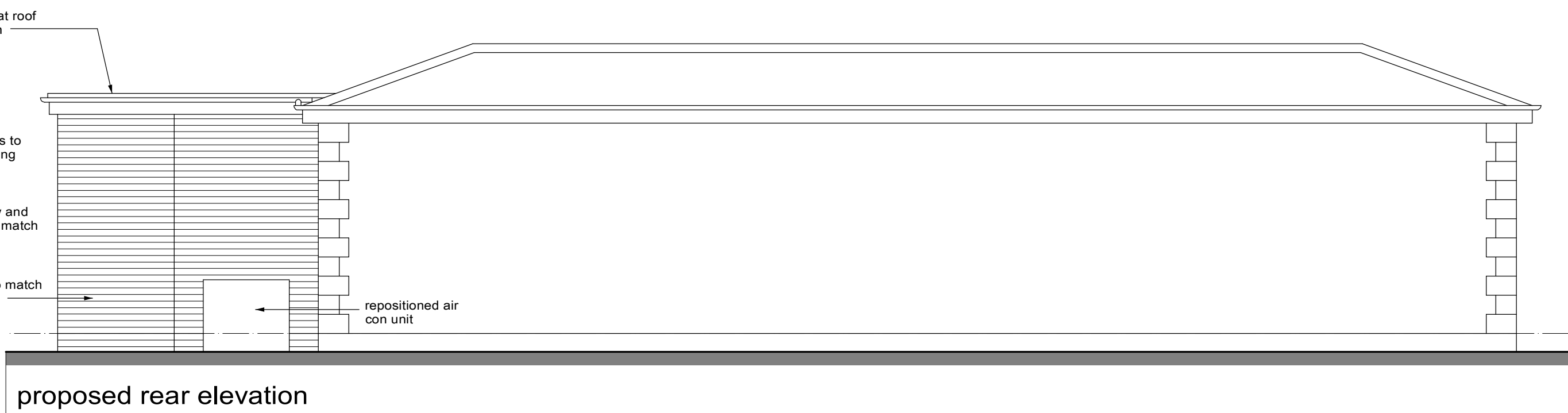




Foundations:
600 x 300mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 100mm of excavation.

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 Polypropylene 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 must be double glazed. All vents must be at least 800mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in-toughened glass to BS5400. All new windows to have replacement windows and roof lights fully draught proofed & double glazed in Optiwiltex or equivalent material. All new windows 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 with current building control on completion. New windows to habitable rooms without alternative at least 10 opening light up to 100mm above floor to be in-toughened glass to BS5400. All new windows to have assist arms and stays to keep light up

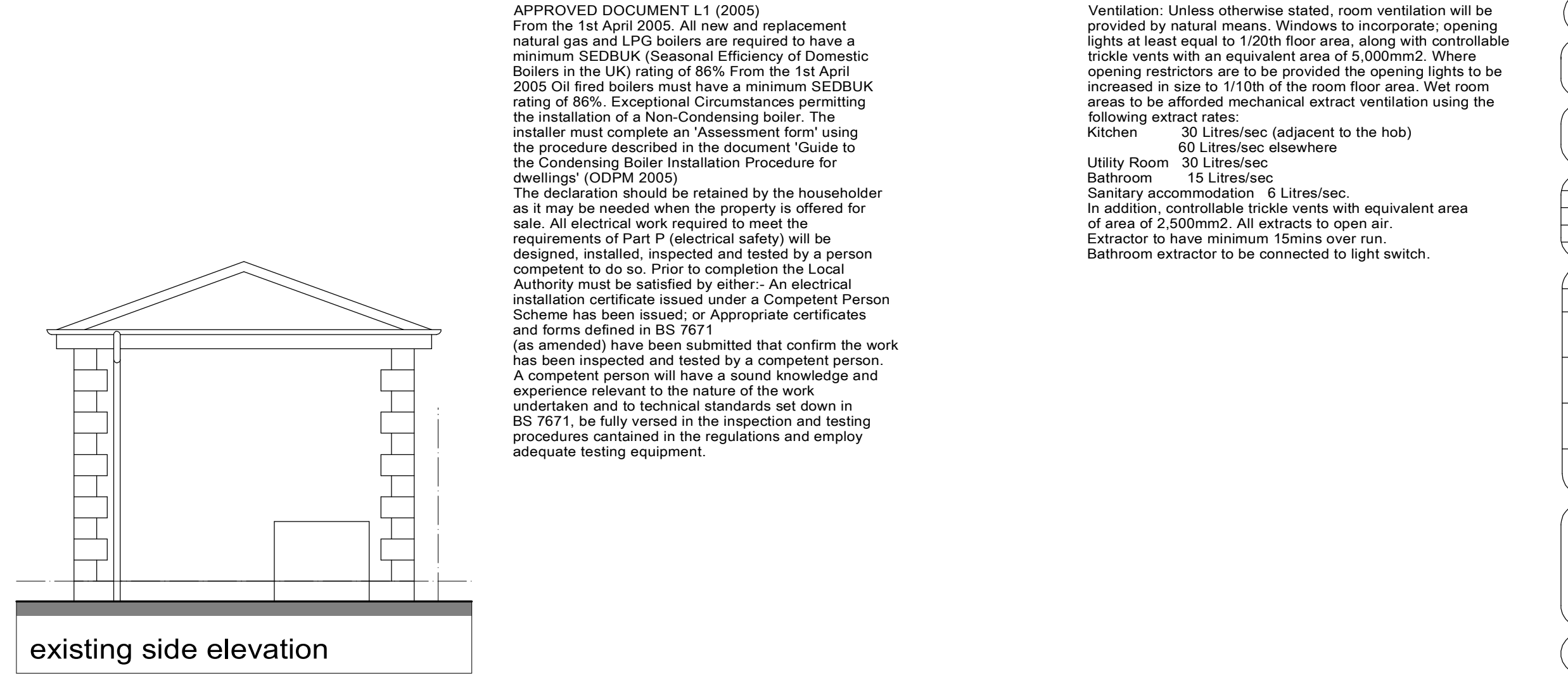
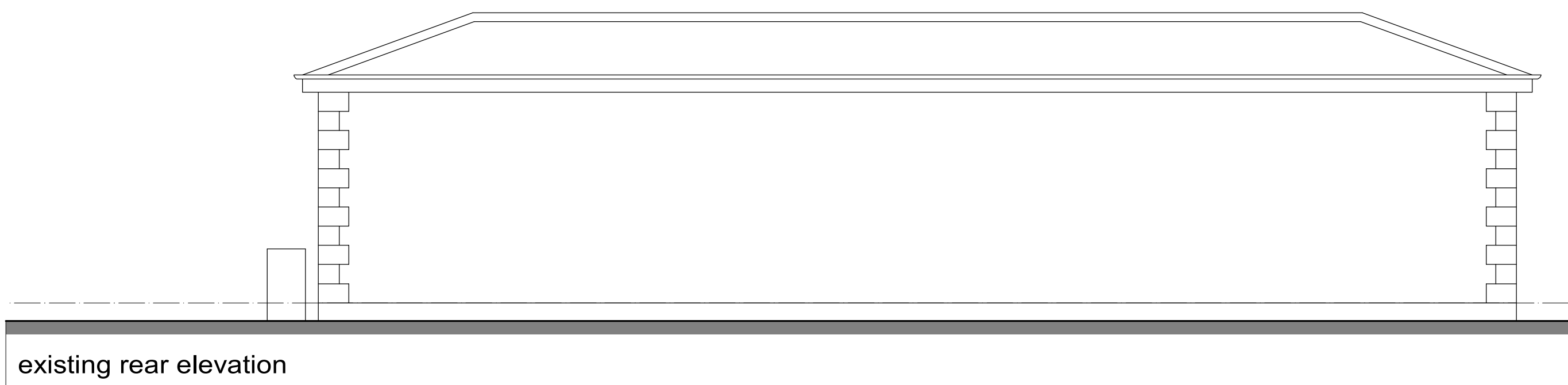
External Walls:
102mm and 225mm facing brick to match existing on concrete trench fill foundation.

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 ant 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 firrings. 150x50mm sw flat roof joists @ 400mm centres. Joists spanning between walls. Spanning accross onto sw wall plate.



APPROVED DOCUMENT L1 (2005)

From the 1st April 2005. All new and replacement gas and liquid fuel burning appliances must have a minimum SEDUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%. From the 1st April 2006, the minimum SEDUK rating of 86%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The manufacturer must submit a written declaration using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for Contractors' (GD1) to the Competent Person.

The declaration should be retained by the householder as it may be needed when the property is offered for sale. The Competent Person must ensure that the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so and that the work is notified. The Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been obtained or the work is carried out in accordance with the requirements of the Regulations and forms defined in BS 7671

(as amended) have been submitted that confirms the work has been carried out by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and must be fully conversant with BS 7671. The person must be engaged in the inspection and testing procedure, be familiar with the regulations and employ the correct tools and 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 mechanical extraction is provided the opening lights will 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 2,500mm². All extract air to be exhausted 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 Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked 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 11/10/2023
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D		
C		
B		
A		
	DATE	

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

CUSTOMER	Mr D Hughes
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PROJECT
Extension to bungalow

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

Extensions
3 Cridden Street, Rawtenstall, Rossendale, BB4 8HZ
Mob: 07968430495

JOB No.	REV.
3328 - 01	