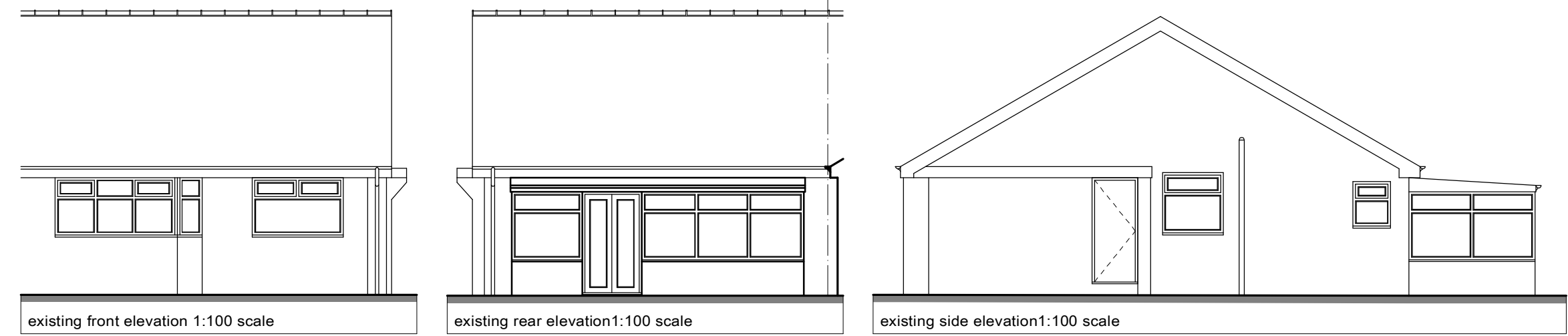




Drainage:
New drains bridged where passing through footings.
Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter PolyPipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB Drainage 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.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 800mm². All windows (joining a door or a glazed door or less than 800mm above the ground) to be draughted glass to BS6262 or EN11250. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with 16mm air 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 with alternative at least one opening with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up

External Walls traditional:
Smooth render to match the existing outer leaf 100mm ca
with 90mm Eco-Cavity Full Fly, 10mm cavity - 100mm
light block inner leaf dry lined in 12.5mm plasterboard
and skim on Drywall boards. 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 concrete
block. DPC to be fixed at min 150mm above ground level.
Provide cavity fill to 225mm below damp proof course.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Roof Construction :
 Roof tiles to match existing on sw
 handised battens on Kingspan Nivent 17
 Breathable Membrane with counter
 insulation on sw rafters to match to SE design
 100 x 75 wall plates bedded on and
 blackwood @ 2000mm centres. 300mm Rackpool
 insulation laid in 2 no layers between and across
 ceiling joists / pack edges with insulation. Ceiling
 joists to be handred 12.5mm plasterboard and skim
 Vaulted section Rf 125mm Kingspan R7 insulation
 tight between rafters ensuring 25mm air space is
 maintained over insulation. Rf 42.5mm Kingspan
 Kooltherm insulation across rafters to eliminate cold
 bridges. 500 gsm vapour barrier over insulation
 and insulation - Rf 12.5mm plasterboard with 3mm plaster
 skim. U Value to be 0.15W/m² K

Partitions:
Stud walls formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides.
All walls between WC & bedrooms to have 50mm sound deadening insulation between.

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.

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.

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 (UK Boiler Efficiency) of Domestic Boilers (UK) rating of at least 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 Authority must complete a Competent person form, using the procedure described in the document 'Guide to the Competing Boiler Installation Procedure for dwellings' (ODPM 2005)

The declaration should be retained by the householder and 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 that the Competent person 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 accepted 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 the relevant fully revised regulations 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 lifts at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening extractors are used, the opening lifts will be increased in size to 1/10th of the room floor area. Wet rooms are 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 2,500mm² shall be provided 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 commencing. 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 16/10/2023
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D		
C		
B		
A	16-10-2023 DATE	brickwork changed to render

SCALE 1:50	DATE Oct 2023
DRAWN J.D.J	P.P B.R

CUSTOMER	Mrs J Thornton
PROJECT	Extension to the rear
LOCATION	42 Kirkway, Middleton M24 1EL
LOCAL AUTHORITY	

Extensions
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