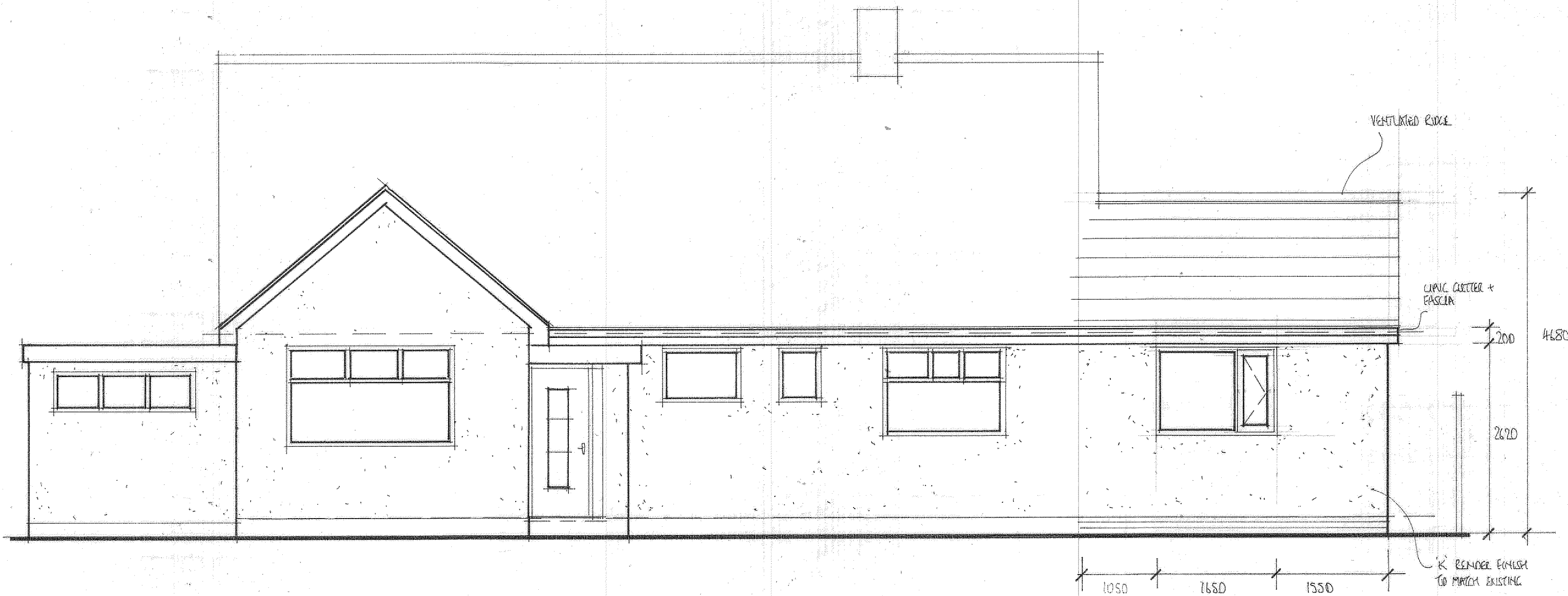
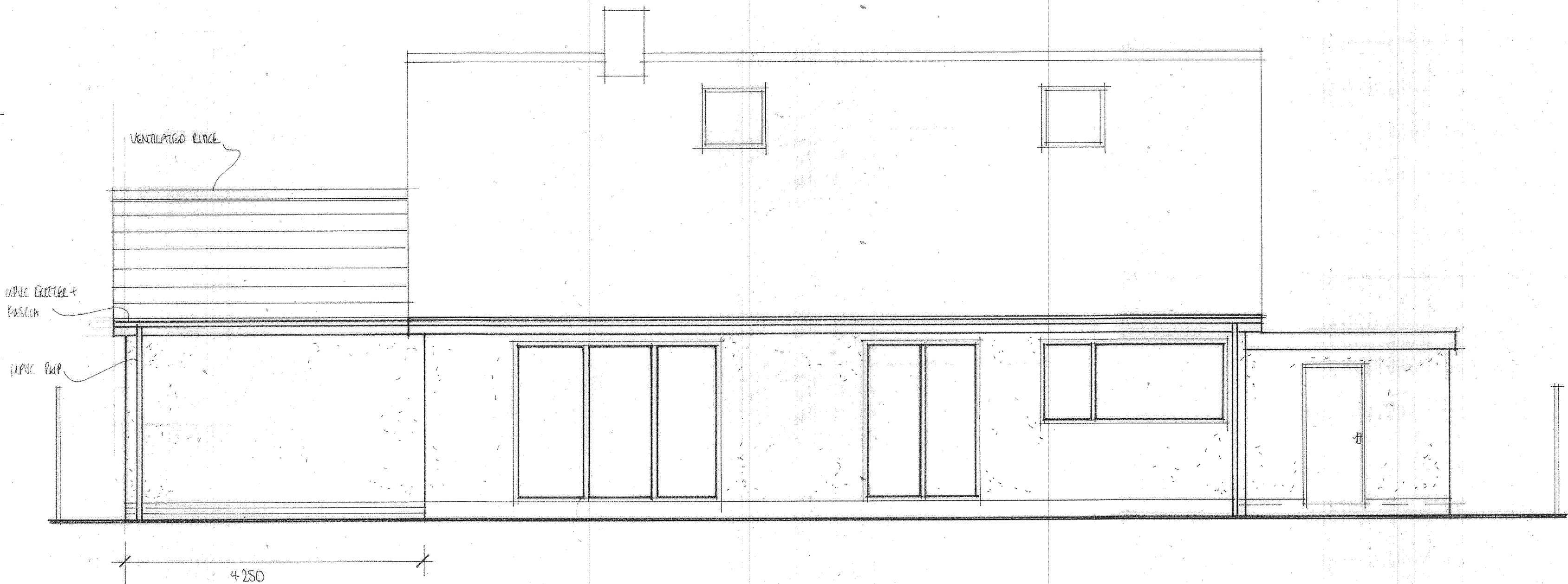
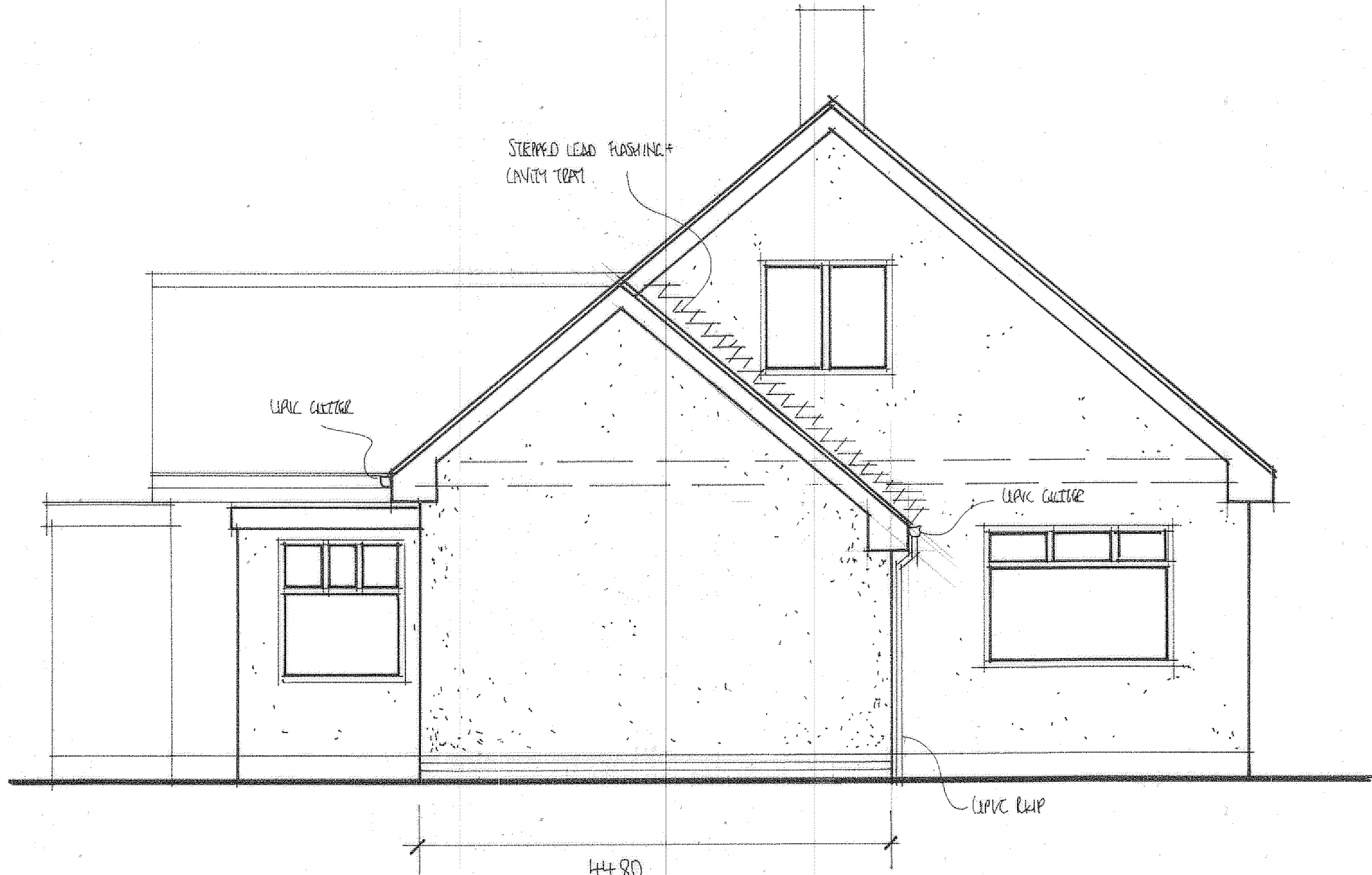




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Drains

100 mm drains min fall 1:40 all to comply with BS en 295 connected into new soakaway located in rear garden area, front gutter to connect into existing.
New soakaway to be 1.5 metres cubed filled with clean stone.

Windows

New window to be PVC black powder coated aluminium, Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Opyfloat, soft low e coating u value to be 1.4W/m²K to windows and doors and 1.77W/m²K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 5000 mm² trickle vents per habitable rooms and 2500 mm² for non habitable rooms (kitchen, bathroom, en-suite) for background ventilation in accordance with Part F 2010 Edition System Table 5.2a and based on 277m² floor area-total equivalent ventilator area 19400mm².
Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance.
Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply with BS6626. Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m² and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level.

Trickle Ventilation

Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 5000mm² equivalent area

Condition Notes

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
- In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
- The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Flagging

Lay 900 x 600 x 50 mm thick pre-cast concrete flags on 50 mm sand blinding to new perimeter of new extension.

Lighting

Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND
The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Notes

These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding.
All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Electrical Fittings

All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LEB lamps-luminous/efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L18 section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition.

Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Internal Lighting

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all light fittings in the dwelling/extension spaces to comply with Part L of the current Building Regulations.

Timber

All new timber to be tanalised and stress graded 4
BS:4471 Part 1 (1978) Dimensions for softwood
BS:5268: Part 5 Preservatives Treatment for Structural Timber

Skirting

120 x20 mm half round skirting primed and painted three coats (1 gloss) to new extension

Flashings

Min 150mm Code 5 upstand flashings to be provided where roof abut walls (dressed min 225mm over tiles). Proprietary cavity trays, stop ends and weepholes to be installed above roof flashings, where lower roof abut walls. To sloping abutments provide Code 4 soakers and stepped flashings with stepped cavity tray over. All lead work to comply with the guidance set out by the Lead Development Association. Chases should be less than 1/6th of the thickness of the wall or leaf.

General notes.

- Strap down all roof timbers i.e.: - wall plates, purlins, rafters and ceiling joists etc. with galvanized. Mild steel gang nail straps at max 1800 centres.
- Plaster all walls of extension min. 13 mm thick.
- Provide timber skirting to extension as required
- Foundations to be in accordance with approved document 'a'. Encase all existing and new drains under extension in min. 150 mm concrete. Provide Reinforced Concrete Lintels in external walls directly over any drains passing through.
- Foundations to be laid below level of any drains under extension. Details of all electrical, heating and plumbing works etc. to be agreed with client
- Details of all kitchen fittings, plumbing and tiling etc. to be agreed with client.
- The fabric insulation standards and allowance for windows are based on the elemental method assuming a S.A.P. Energy rating of over 60.
- 'U' values of all windows to be max. 2.
- The details of continuity of insulation to be Built on site in accordance with robust construction details.
- The details for limiting air leakage to be Built on site in accordance with robust construction details.
- Encase all new steelwork in 2 layers of 12.5 mm plasterboard with skim finish to give min. Half hour fire resistance.
- This drawing is for the purpose of obtaining planning and building regulations approvals only.
- Provide temperature mixing valve to bath or shower to prevent the temperature of water delivered not to exceed 48degreeC.

Smoke alarms and heat detectors.

Fire Safety Approved Doc B

Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor.
There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

Soakaway

Provide new soakaway located min 5 metres away from building in adequate drainage ground conditions. 1.5X1.5X1.0M deep including all necessary 100 mm dia land drainage.

Steel Ridge

Provide and insert steel ridge, cals to be supplied by structural engineer including padstone sizes.

PROJECT

PROPOSED SINGLE STOREY
SIDE BEDROOM EXTENSION.

DRAWING TITLE

PROPOSED ELEVATIONS.

CLIENT

MR. D. BREWSTER.

ADDRESS

15, WHITFIELD CRE,
NEWHEY, ROCHDALE.

SCALE

SCALE 1:50@A1

DRAWING No

FO 09235854/4.

DATE

SEPT 2023.

