



n proposed front elevation
Scale: 1:100

VENTILATION

All windows to be provided with an openable light with a total area not less than 1/10th of the floor area.

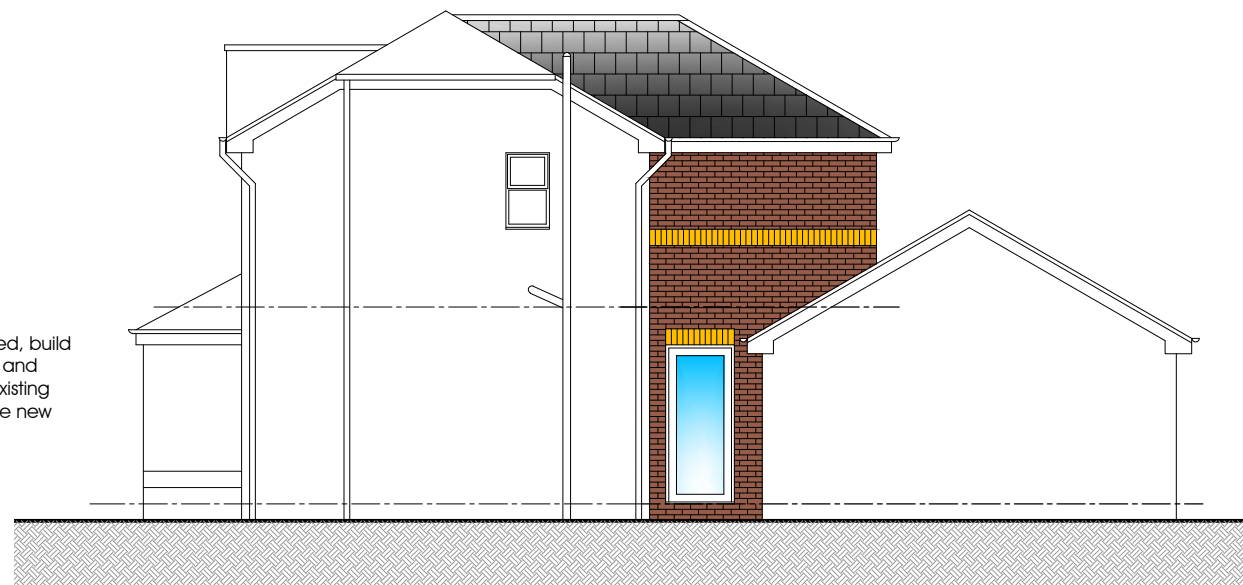
All windows to be fitted with trickle vents providing a minimum area of 10,000mm².

Kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30 litres/second direct to outside adjacent to hob or 60 litres/second if a cooker hood is not installed.

All bathrooms and en-suites to be provided with mechanical ventilation with a minimum extraction rate of 15 litres/second with a 15 minute overrun to rooms without opening windows, either controlled automatically or manually.

Utility to be provided with mechanical ventilation giving a minimum extraction rate of 30 litres/second.

existing garage door to be removed, build up opening in matching brickwork and provide inner leaf as upgrade to existing walls, provide DPC at base, provide new window frame to match existing



w proposed side elevation
Scale: 1:100

CAVITY WALLS ABOVE DPC LEVEL - extension

External walls to comprise 103 facing brick to match existing with stainless steel wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically, reduced to 225 centres around openings, 100 cavity with 90 thick *Recticel* Eurothane+ cavity board insulation, 100 lightweight insulating blockwork, 12.5 plasterboard on dabs with skim finish

Minimum 'U' value of 0.15w/m²k

Thermabate or similar cavity closers to openings

WALLS ABOVE DPC LEVEL - conversion

External walls to comprise new inner leaf of 75x50 treated sw framing @ 400 centres, breather membrane externally and *Kingspan* Kooltherm K12 insulation 60 thick between framing and *Kingspan* Kooltherm K18 52.5 overall thickness insulated plasterboard lining with skim finish

provide cavity tray and dpc at base of wall and vertical dpc at return/jamb

Minimum 'U' value of 0.18w/m²k

Thermabate or similar cavity closers to openings

ROOF STRUCTURE - pitched - extension

Interlocking concrete tiles to match existing on 50x38 treated SW battens to BS5534 on breathable membrane supported on trussed rafters at 600 maximum centres fixed using truss clips to wallplate to walls.

Provide DUPLEX plasterboard ceiling with 100 mineral wool insulation between joists and 2N° 100 layers over to flat ceiling area.

Roof ventilation to be achieved by means of a proprietary ventilated eaves and ridge/hip system, including rafter tray and ventilated soffit, giving a total ventilation area to opposing sides equivalent to a continuous 10 gap. Ensure insulation does not block roof ventilation.

Roof tiles to be suitable for proposed pitch.

'U' value of 0.15w/m²k

EXTERNAL WALL LINTELS

All lintels to openings in external walls not indicated as steel beams are to be CATNIC or similar with anti corrosion treatment and integral DPC and stop ends for use with masonry construction or precast concrete to suit location.

Install lintels on a mortar bed allowing a min. 150mm end bearing on each end with 2No. weepholes over openings.

All steel lintels to be encased in 15mm fire line board or similar to achieve ½hr fire protection where appropriate.

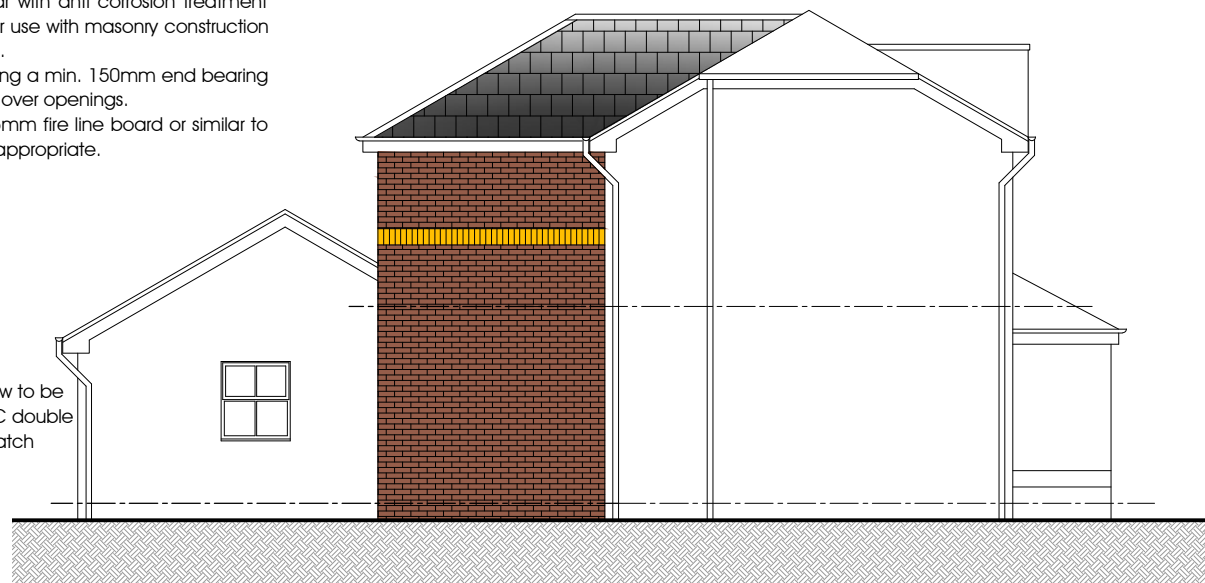
render finish between windows over brick soldier course to match front elevation



s proposed rear elevation
Scale: 1:100

powder coated aluminium double glazed bi-doors with level threshold

existing timber window to be replaced by new PVC double glazed window to match existing



e proposed side elevation
Scale: 1:100

D 28.04.2023 rear and side elevations revised following Planning comments
C 21.03.2023 extension reduced to 3000 projection

proposed extensions and alterations
3 cypress gardens, firgrove, rochdale

SUBJECT
proposed elevations

DRAWN dph
DATE june 2022
SCALE 1:100 @ A3

pennine
design

12 lime grove littleborough
lancashire ol15 8rp
telephone: 07734 263404

DWG No.
06 D