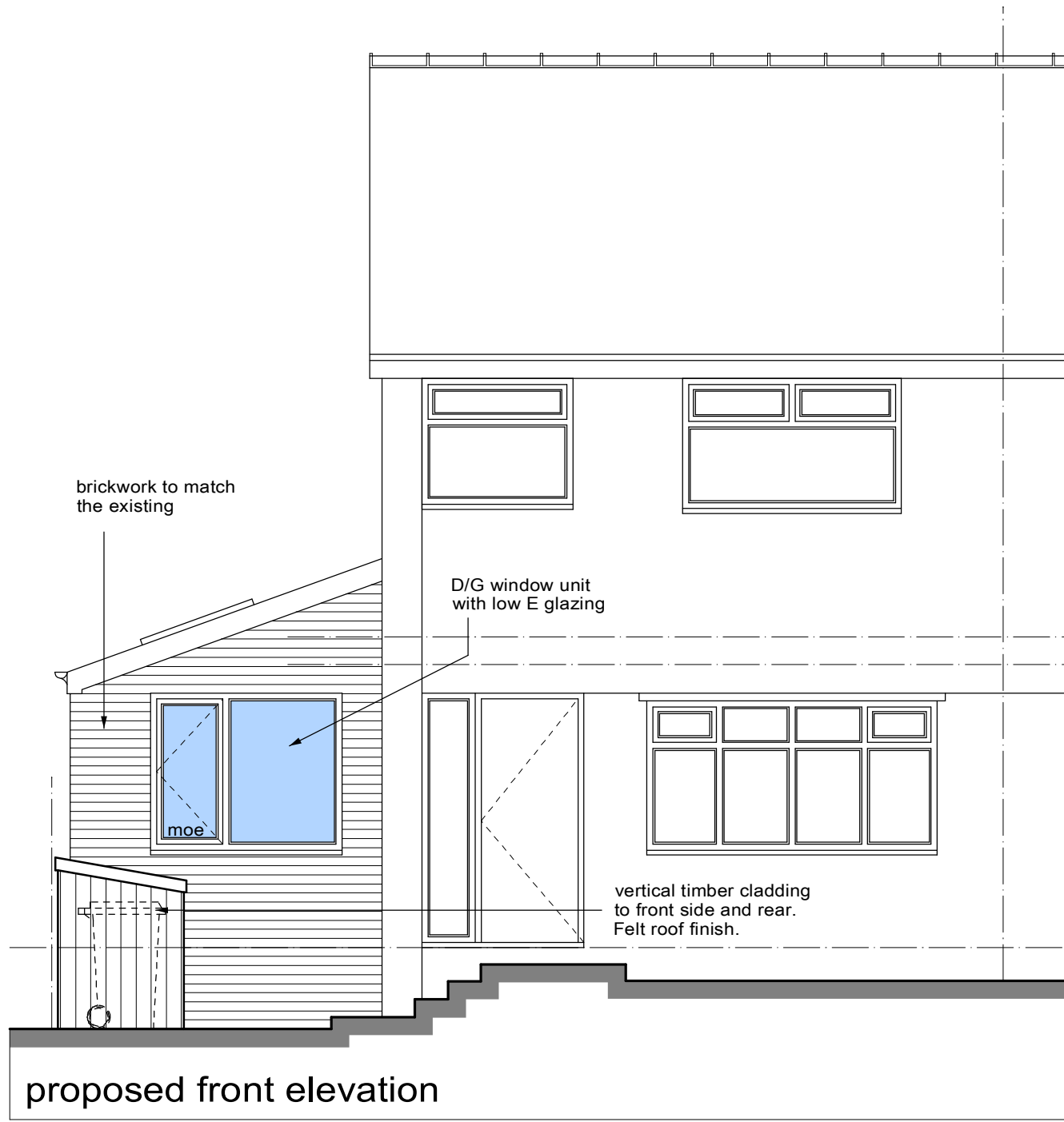
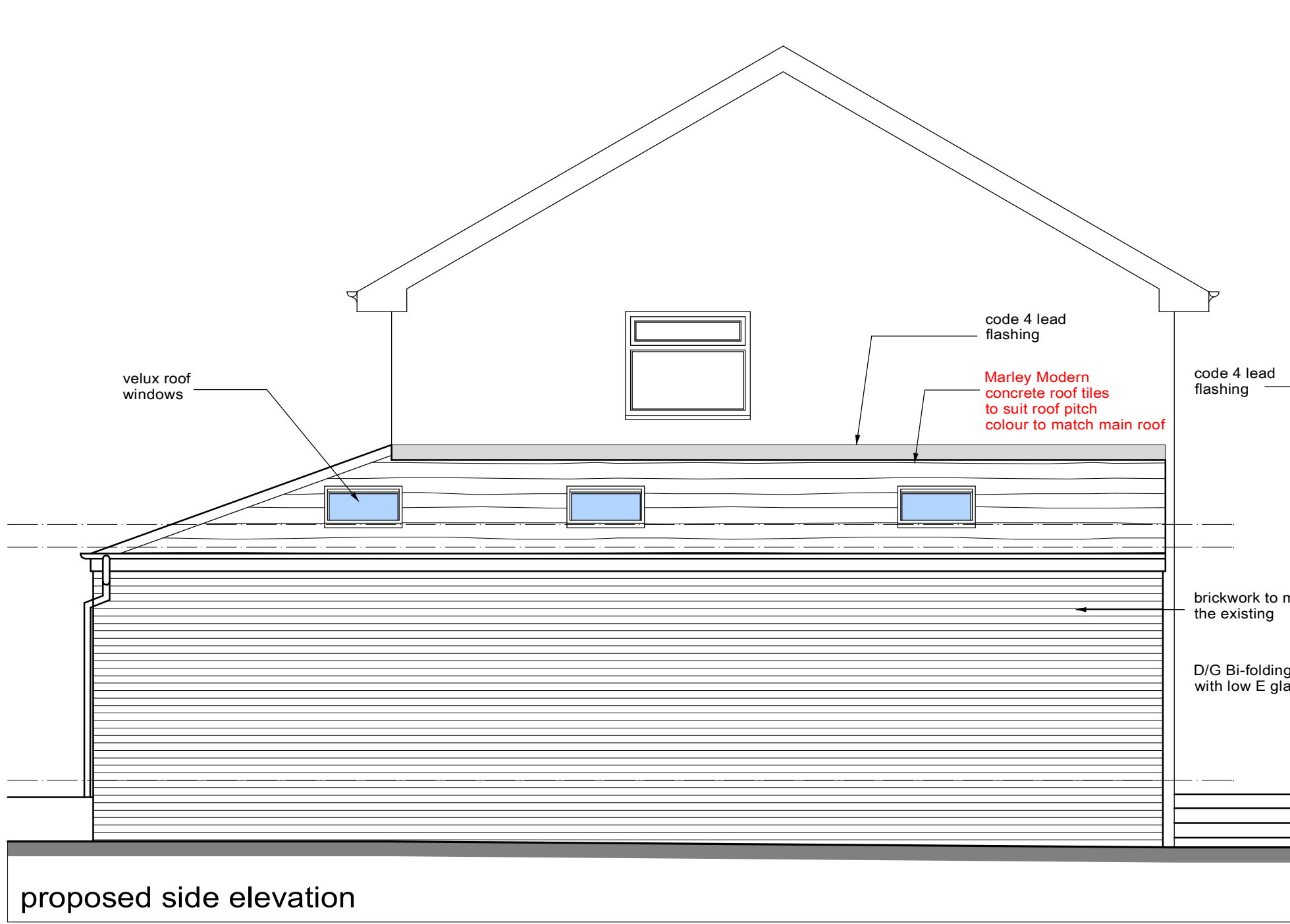
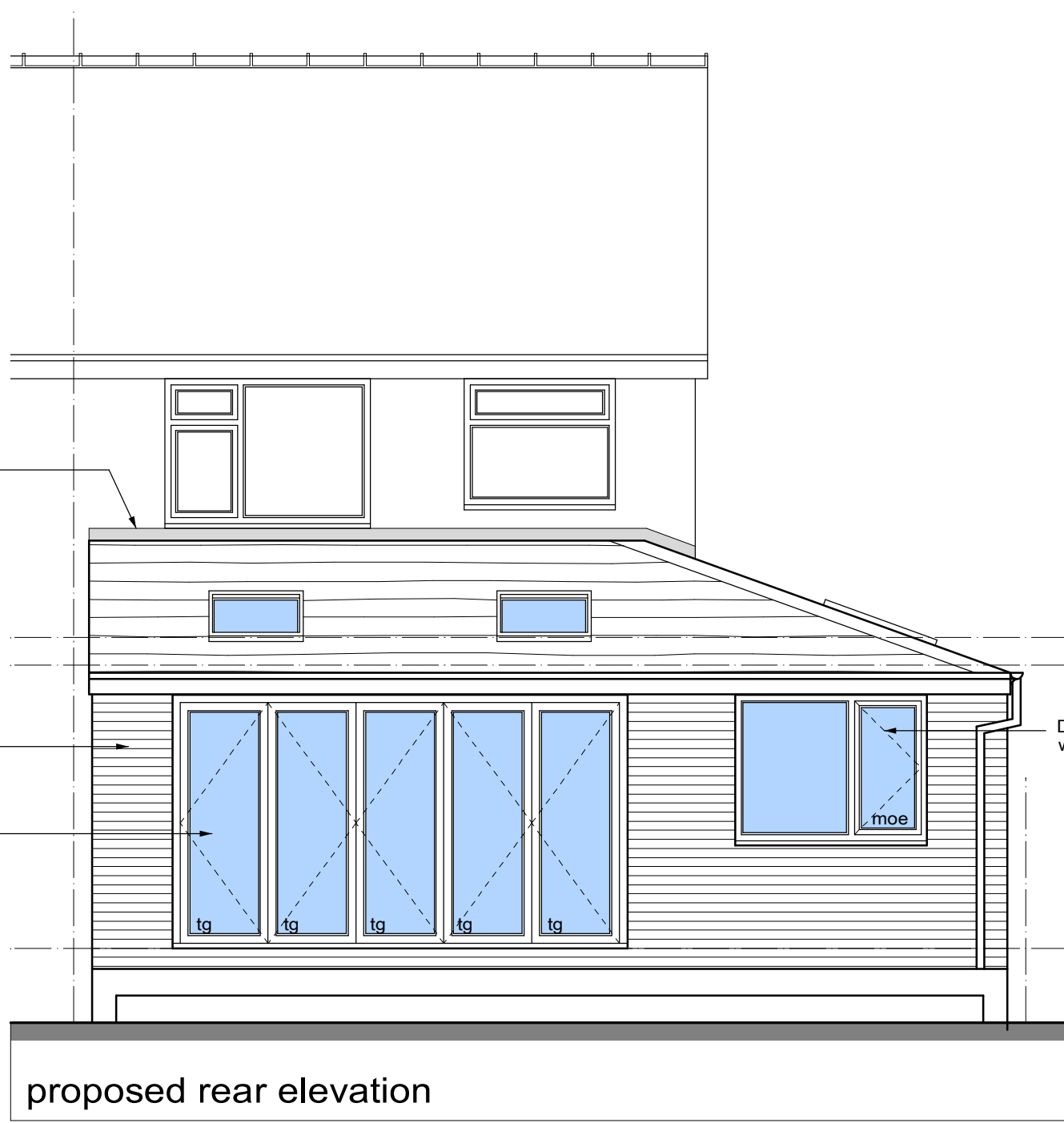




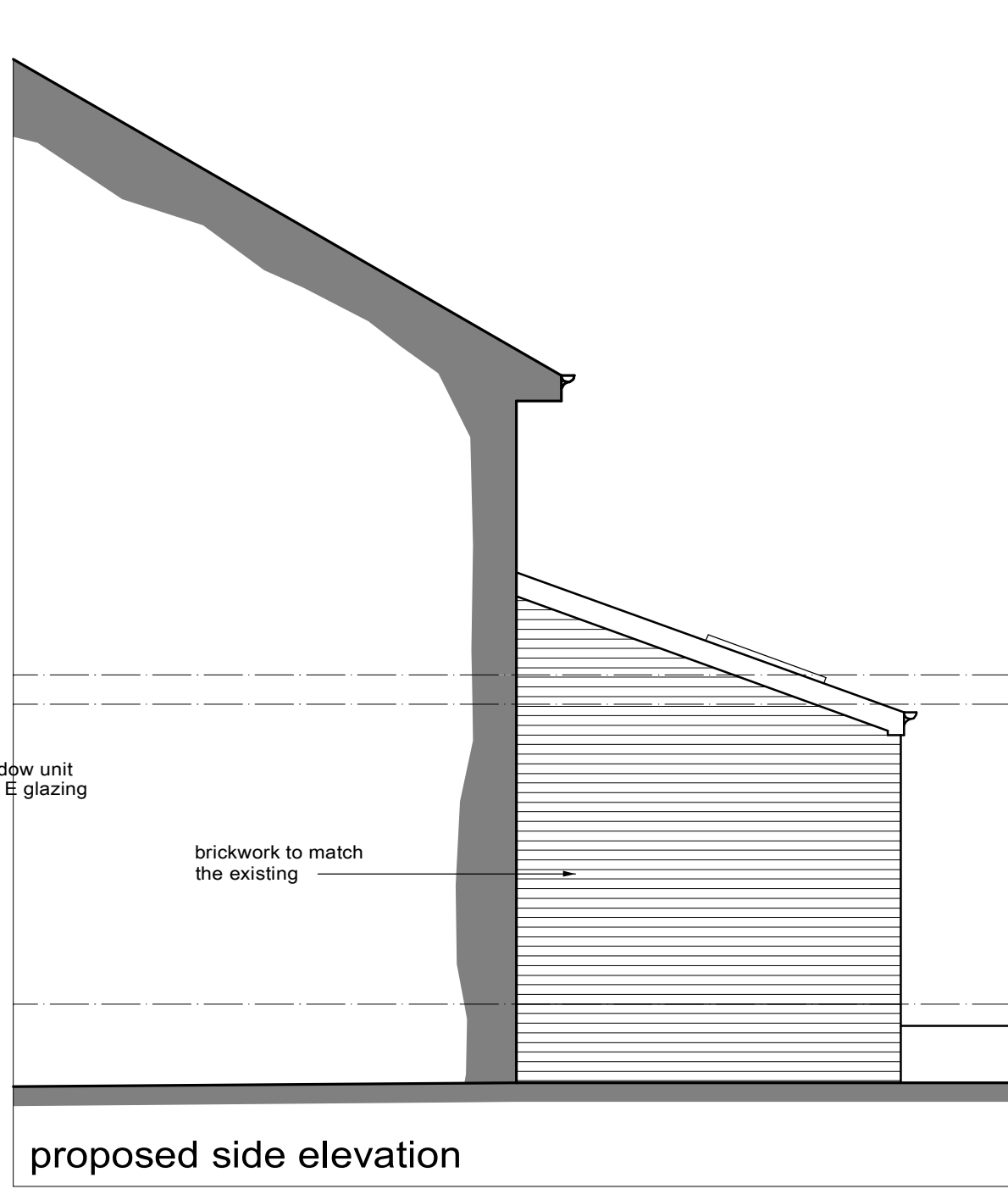
proposed front elevation



proposed side elevation



proposed rear elevation



proposed side elevation

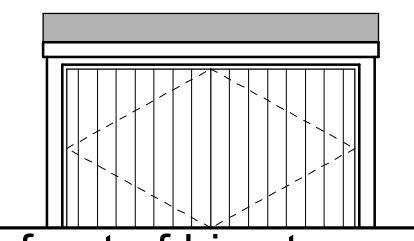
Foundations:
600 x 300mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

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.

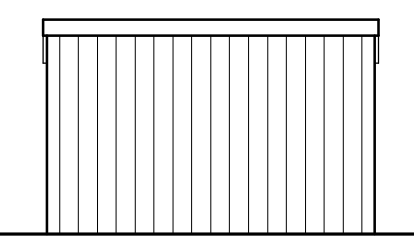
Ground Floor Construction:
22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on C24 150 x 50mm joists @ 400 centres over min 150mm air space over 100mm concrete oversite concrete. 150mm Kingspan insulation fixed tight between joists 225 x 75 air bricks and liners at 1000mm to ventilate sub floor

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space 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 to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up

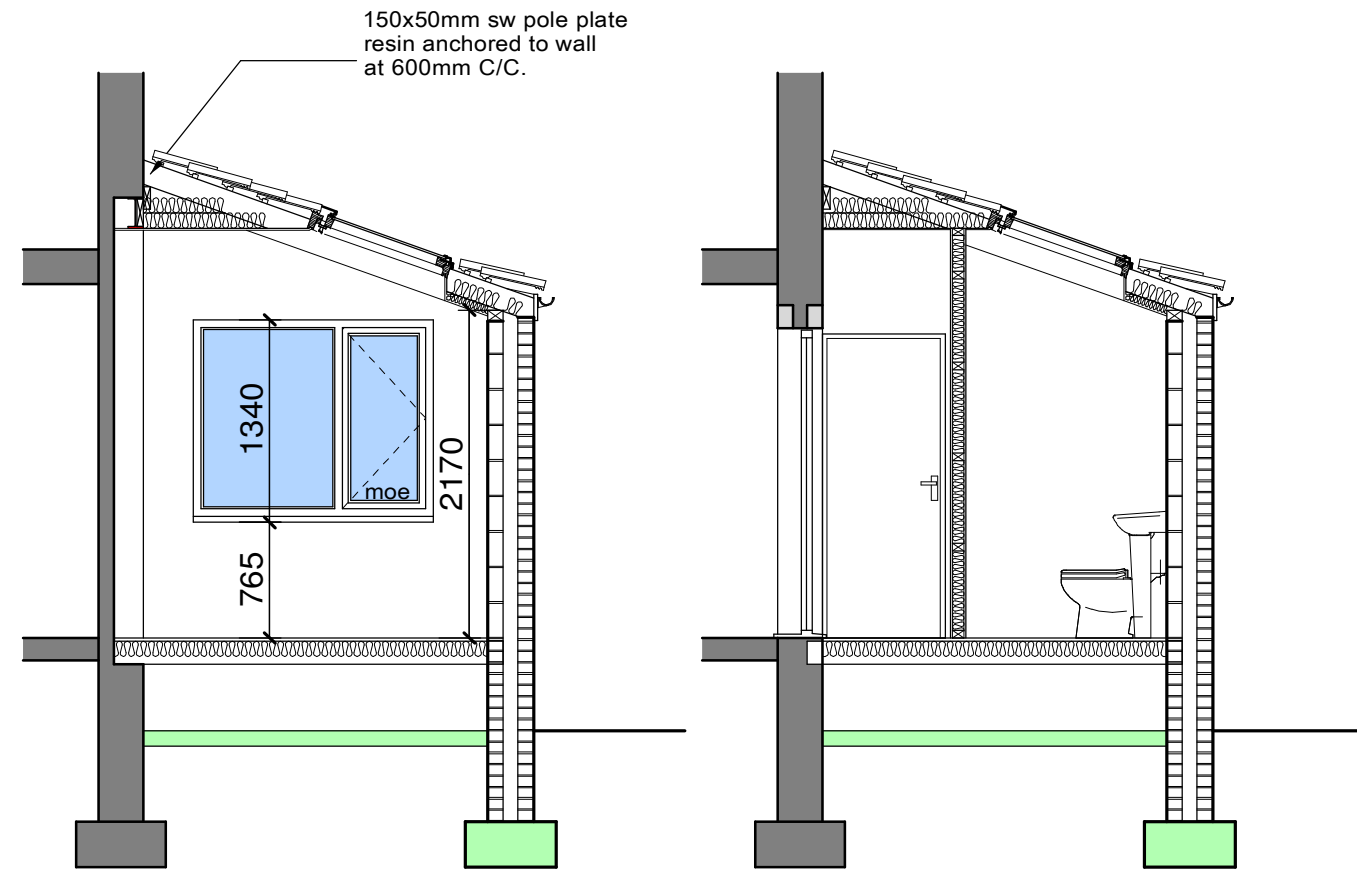
External Walls traditional:
Brickwork to match the existing outer leaf 100mm cavity with 90mm Eco-Cavity Full Fill, 10mm cavity - 100mm light block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall date. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 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 common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.



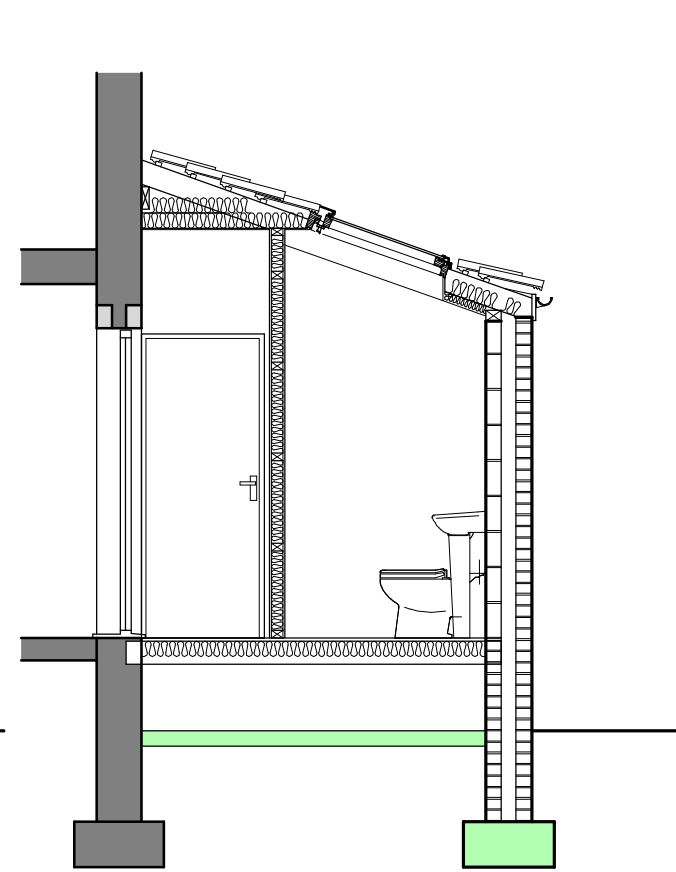
front of bin store



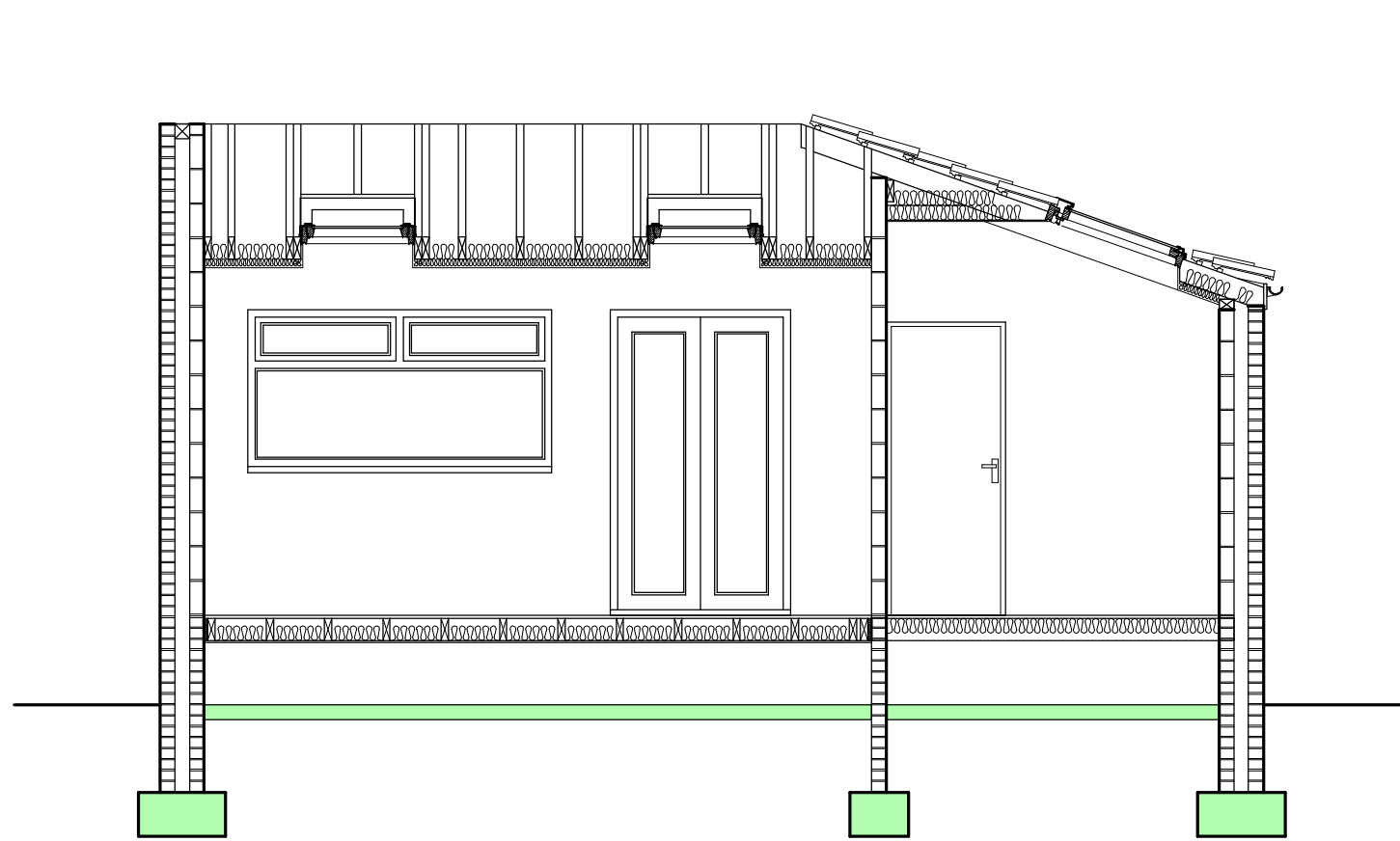
rear of bin store



section through lounge



section through bathroom



section through bedroom/sitting room

ALL STEELWORK TO BE READ IN CONJUNCTION WITH SE CALCULATIONS

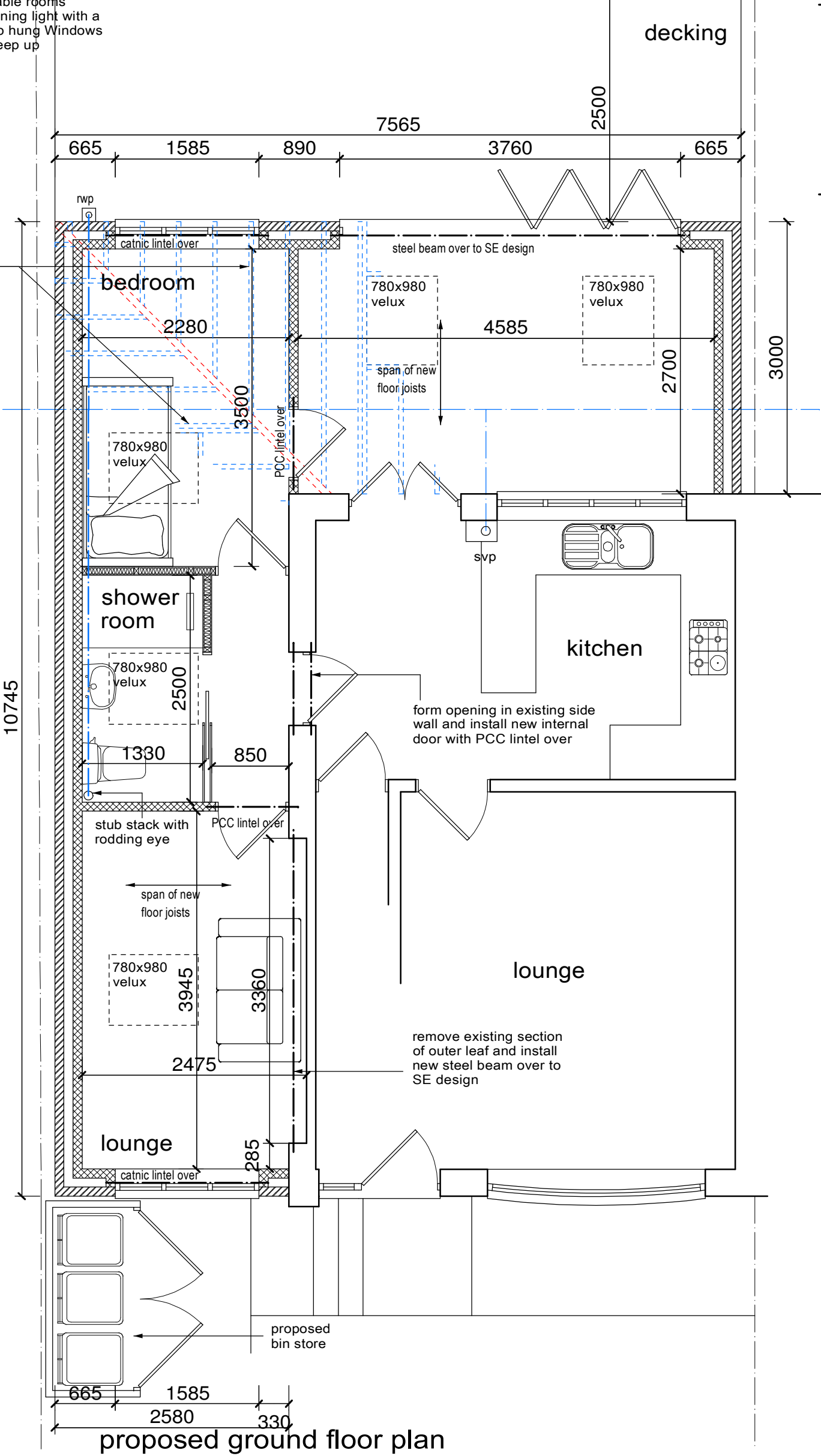
Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e. foul to foul, sw to sw.

Carbon monoxide monitor required for all boiler and fires installations

decking

150x50mm sw pitched roof joists at 400mm C/C. Double up to the side of the velux

assumed combined drainage



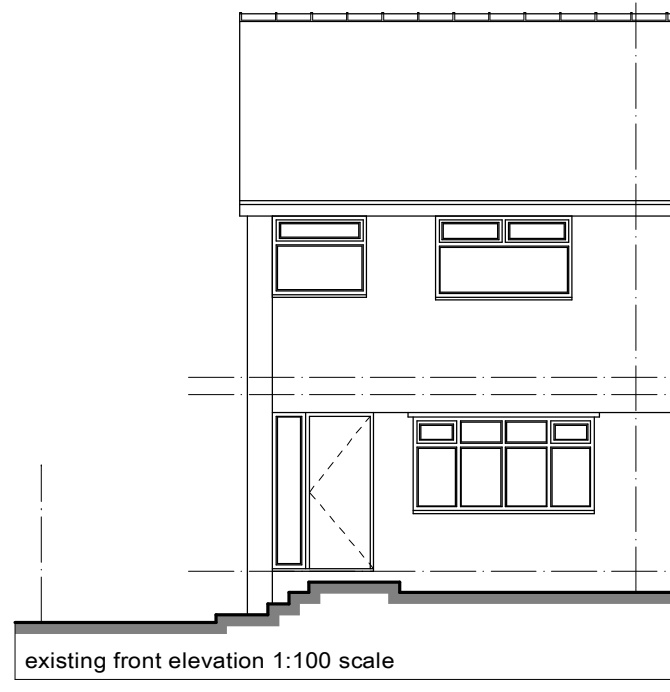
proposed ground floor plan

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

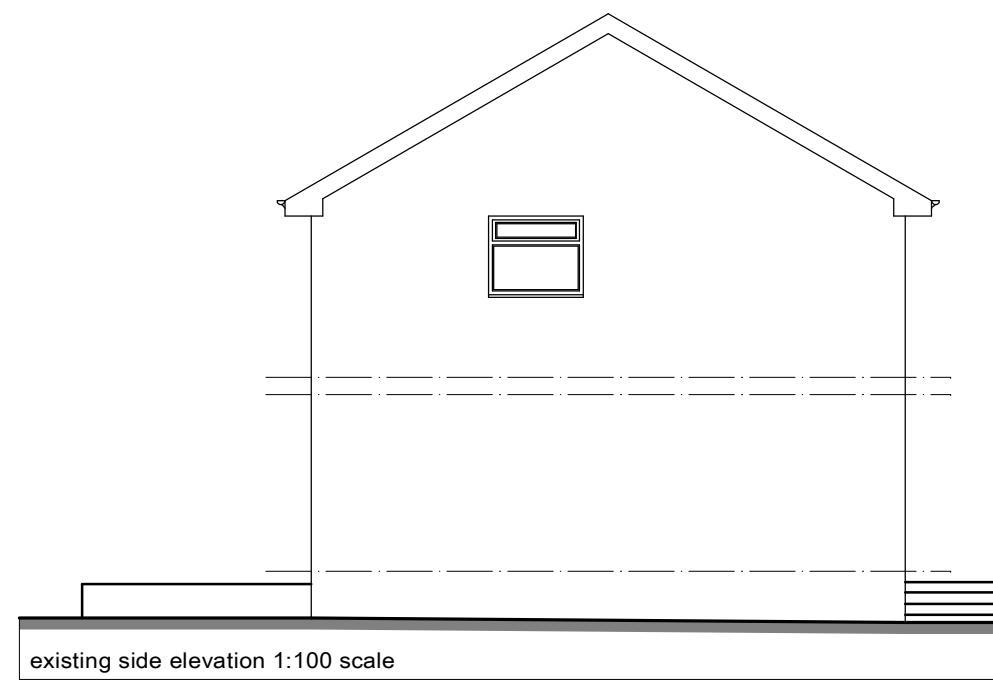
Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

Roof Construction:
Roof tiles to suit 19.5 deg pitch on sw lathes batten on Kingspan Nilvent 17 Breathable Membrane with counter batten on 150x50mm sw rafters at 400mm c/c. 100 x 75 wall plates bedded on and strapped to blockwork @ 200mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim. Vaulted section Fix 125mm Kingspan K7 insulation tight between rafters ensuring 25mm air space is maintained over insulation. Fix 42.5mm Kingspan Kooltherm insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard with 3mm plaster skim. U Value to be 0.15W/m²K

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.



existing front elevation 1:100 scale



existing side elevation 1:100 scale



existing rear elevation 1:100 scale

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

Plumbing to new shower room:
WC to have 100mm connection to new stub stack. shower to have 75mm deep seal anti vac traps with 38mm diameter wastes. Basin to have 75mm deep seal anti vac trap with 32mm diameter waste. NB combined wastes minimum 50mm diameter. All wastes bossed on to existing stub stack.

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.

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 opening restrictors are to be provided the opening lights to 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 of 2,500mm². All extracts to open air. Extractor to have minimum 15mins over run. Bathroom extractor to be connected to light switch.

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 (Seasonal Efficiency of Domestic Boilers in the UK) rating of 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 installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the householder as it 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 by either:- An electrical 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 tested 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 BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

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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D		
C		
B	25-8-2023	roof tile specified
A	24-8-2023	bin store added
	DATE	

SCALE	1:50	DATE	July 23
DRAWN	JDJ	PP	B.R

CUSTOMER	Mr & Mrs Morgan
PROJECT	Extension to the side and rear
LOCATION	181 Hereford Way Middleton M24 2NJ
LOCAL AUTHORITY	

3 Cribden Street, Ravenstall, Runcorn, BB4 8BZ
Mob: 07968438495
Web: www.extensionsnw.co.uk E-mail: jae@extensionsnw.co.uk

JOB No.	3295 - 01	REV.	B
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