



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Windows: and Doors
All new windows to be double glazed and have trickle vents not less than 8000mm²
Double glazing to be 4 - 20 - 4 with soft coating to glass to inner pane, Argon filled with U value of min 1.2w/M2k

Safety Glazing:
All door, windows adjacent to doors and all glazing below 800mm above floor level to be glazed using toughened glass to comply with current British Standards.

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:
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm².

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 96%

From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 92%.

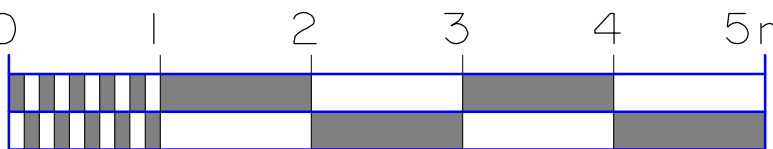
Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the 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.

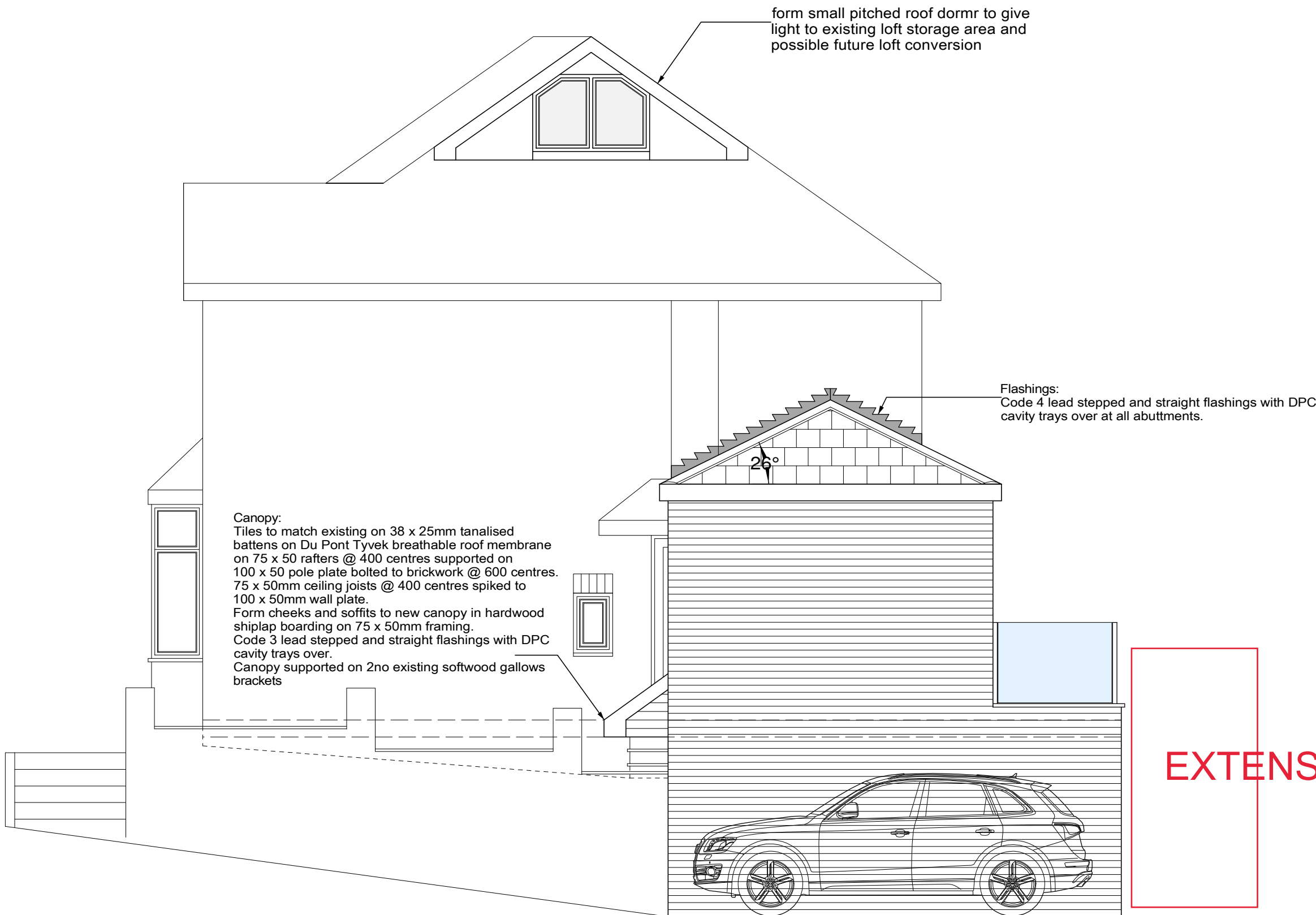
Prior to completion the Local Authority must be satisfied by either:-

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.



C			
B			
A	25-06-2020	Extended to front with added canopy	
DRAWN	BB	SCALE	1:50
		DATE	Jun 2020
CUSTOMER			
Mr and Mrs Flitcroft			
PROJECT			
Extension			
LOCATION			
944 Oldham Road, Thornham, Rochdale			
BC Design & Associates 22 Printers Park Hollingworth Cheshire SK14 8QH			
Tel: 07920064307 barry.binns@gmail.com			
JOB No 20/2021 - Proposed			
REV. A			



PROPOSED SIDE ELEVATION

External Walls:
102mm facing brick outer leaf to match existing
85mm fully insulated cavity using Dntherm Plus Cavity Batts - 100mm thermalite block inner leaf dry lined in 12mm plasterboard and skim on Drywall dabs.
Stainless steel double triangle wall ties @ 750mm centres horizontally and 450mm vertically - staggered. 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
NB All cavities below ground level to be filled with lean mix concrete to 225mm below DPC level

Floor Construction:
22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on 175 x 75mm joists @ 400 centres
Underdraw joists in 2no layers of Fermacel fire resistant board with staggered and taped joints all to manufacturers specification.
150mm Celotex insulation laid between joists between habitable rooms and car port

Main Roof Construction: Unvented Cold Roof
Tiles to match existing on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on 100 x 50 rafters @ 400 centres.
250 x 75mm hip rafters with 225 x 100mm purlins @ mid span of rafters on hip rafters and built into existing side wall
100 x 75mm dragon ties at corners to support hips.
150 x 25mm ridge board.
100 x 50 ceiling joists @ 400 centres spanning between cavity walls and supported on 100 x 50mm binders spanning between cavity walls and hung from ridge and purlins @ 1200mm centres.
100 x 75 wall plates bedded on and strapped to blockwork @ 200mm centres
200 x 25mm softwood fascias with 6mm ply soffits all round.
300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12mm plasterboard and skim.

Lintols:
Catic CG90/100 lintols to all openings with brickwork above - min 150mm end bearing.
Catic CG90/100 lintols to all openings at closed eaves - min 150 end bearing.
NB All lintols to be insulated

Guard Rails:
Guard rail to balcony and french doors to be minimum 1100mm from floor level with vertical balustrades at maximum 100mm spacing or laminated glass barrier as shown all to latest BA Standards

Parapet wall:
40mm concrete copings on 2 leafs of face brickwork with 100mm cavity, cavity tray in position shown all formed off structural steel beams (see plans for details)

Balcony:
Open jointed treated decking on treated cross battens laid on GRP membrane turned up parapet wall and main rear wall and finished with patent flashings on 18mm OSB on 125 x 50mm joists @ 400mm c/c's laid to fall to outlet

Foundations:
600 x 600mm 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.

PROPOSED SECTION A-A