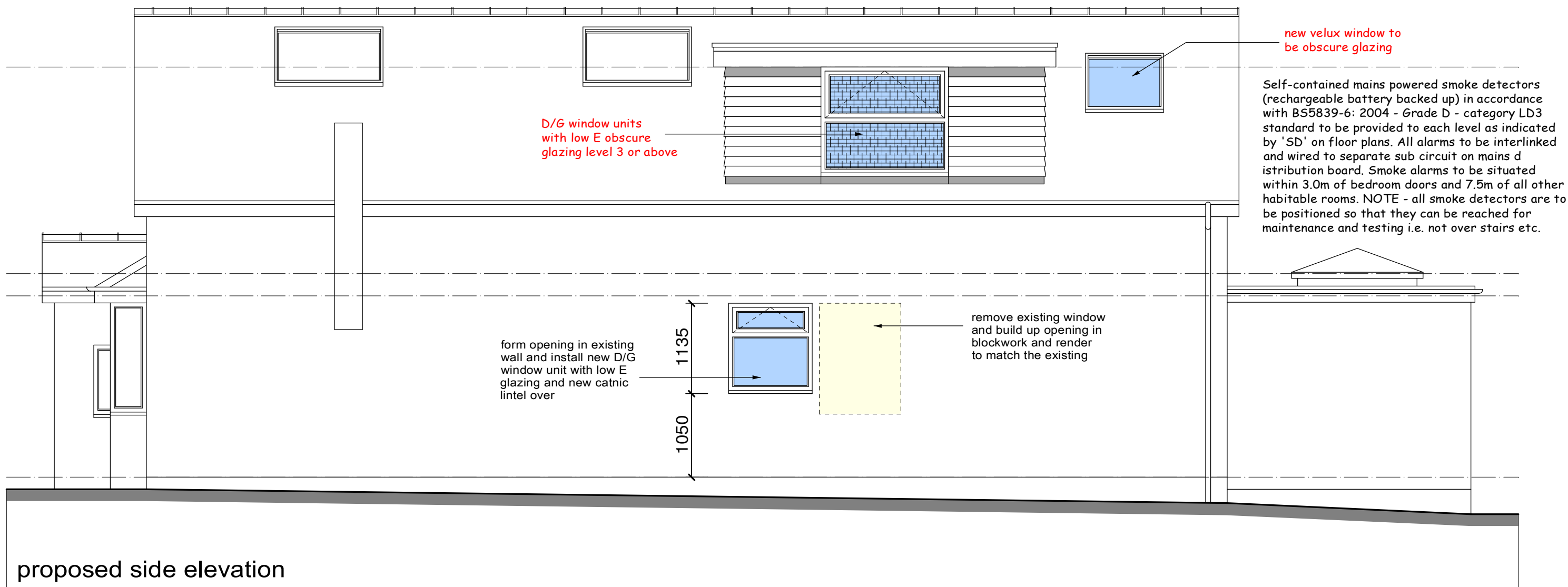
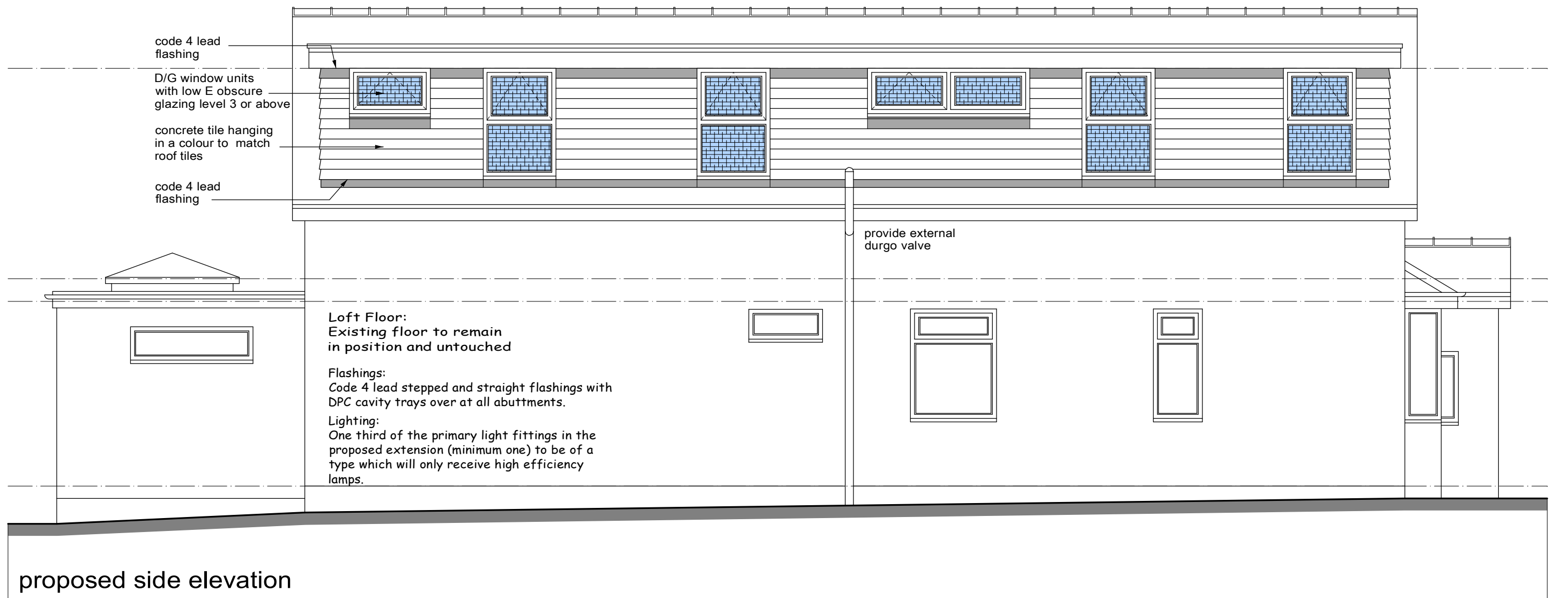
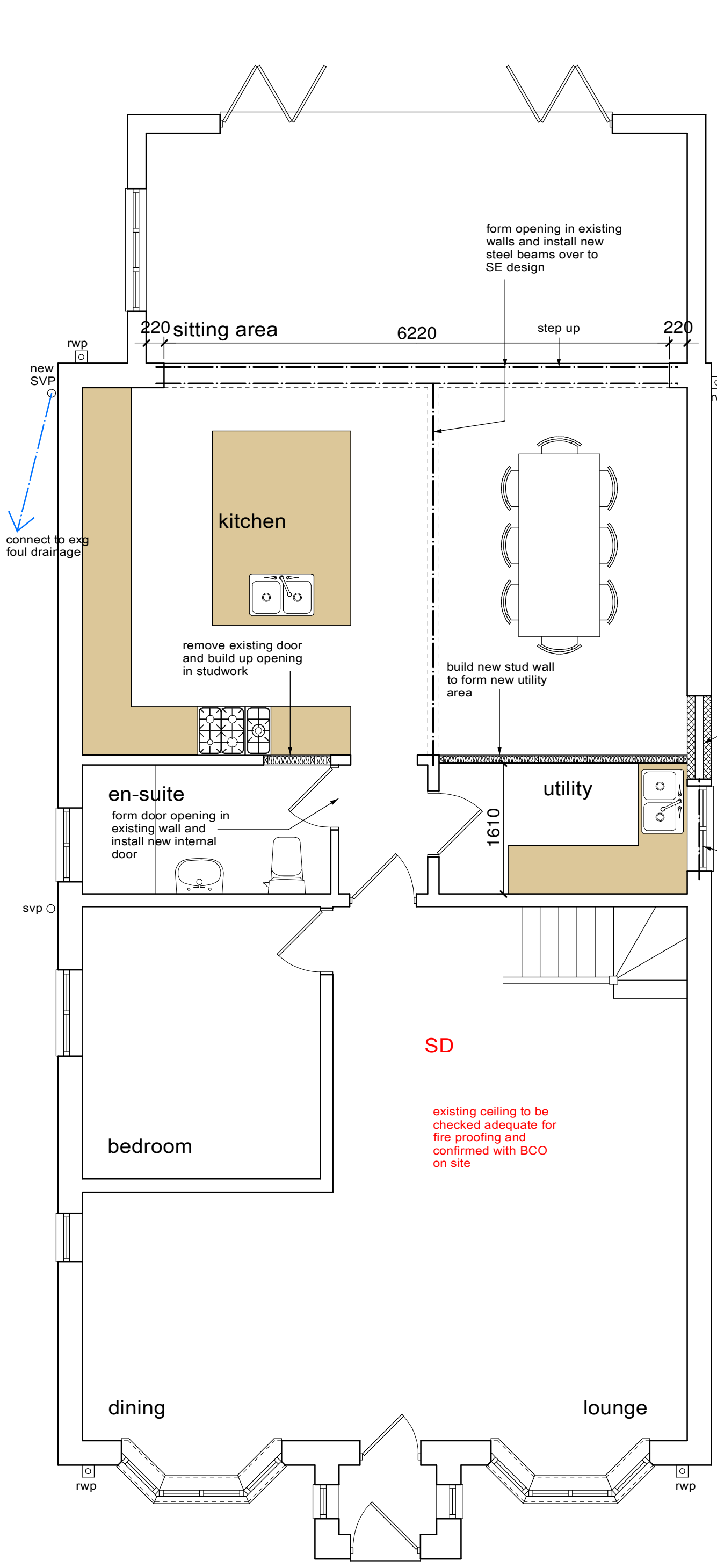




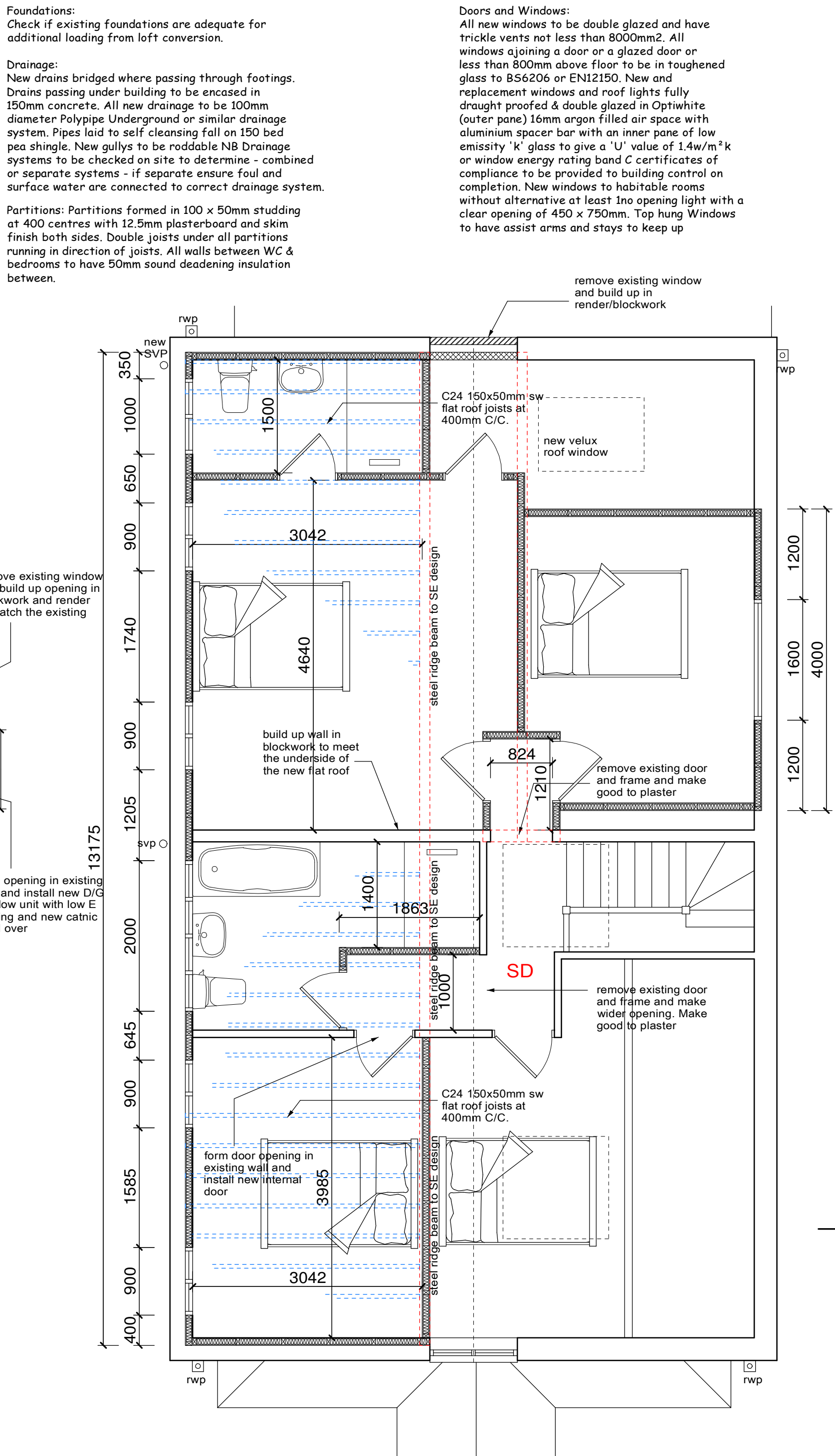
proposed side elevation



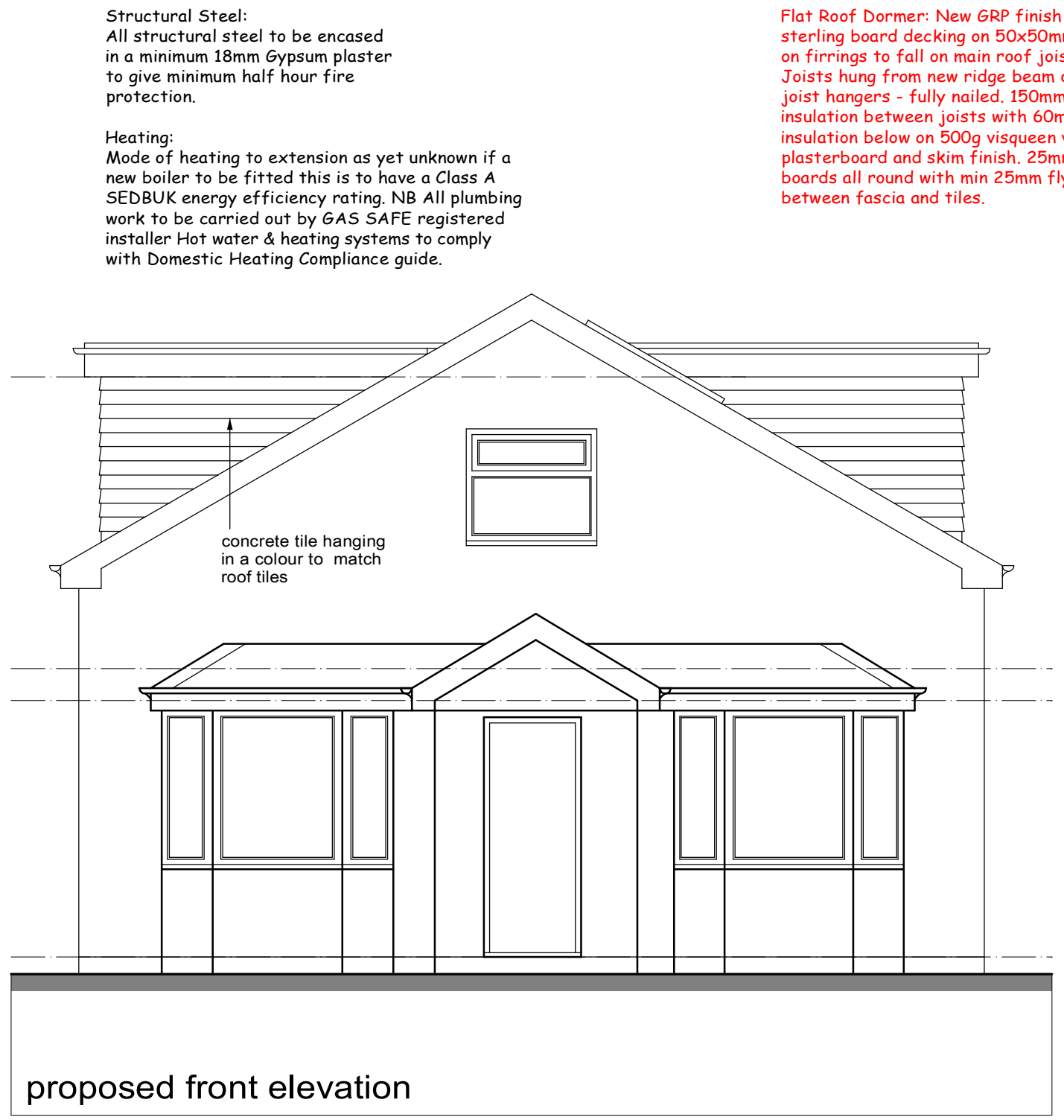
proposed side elevation



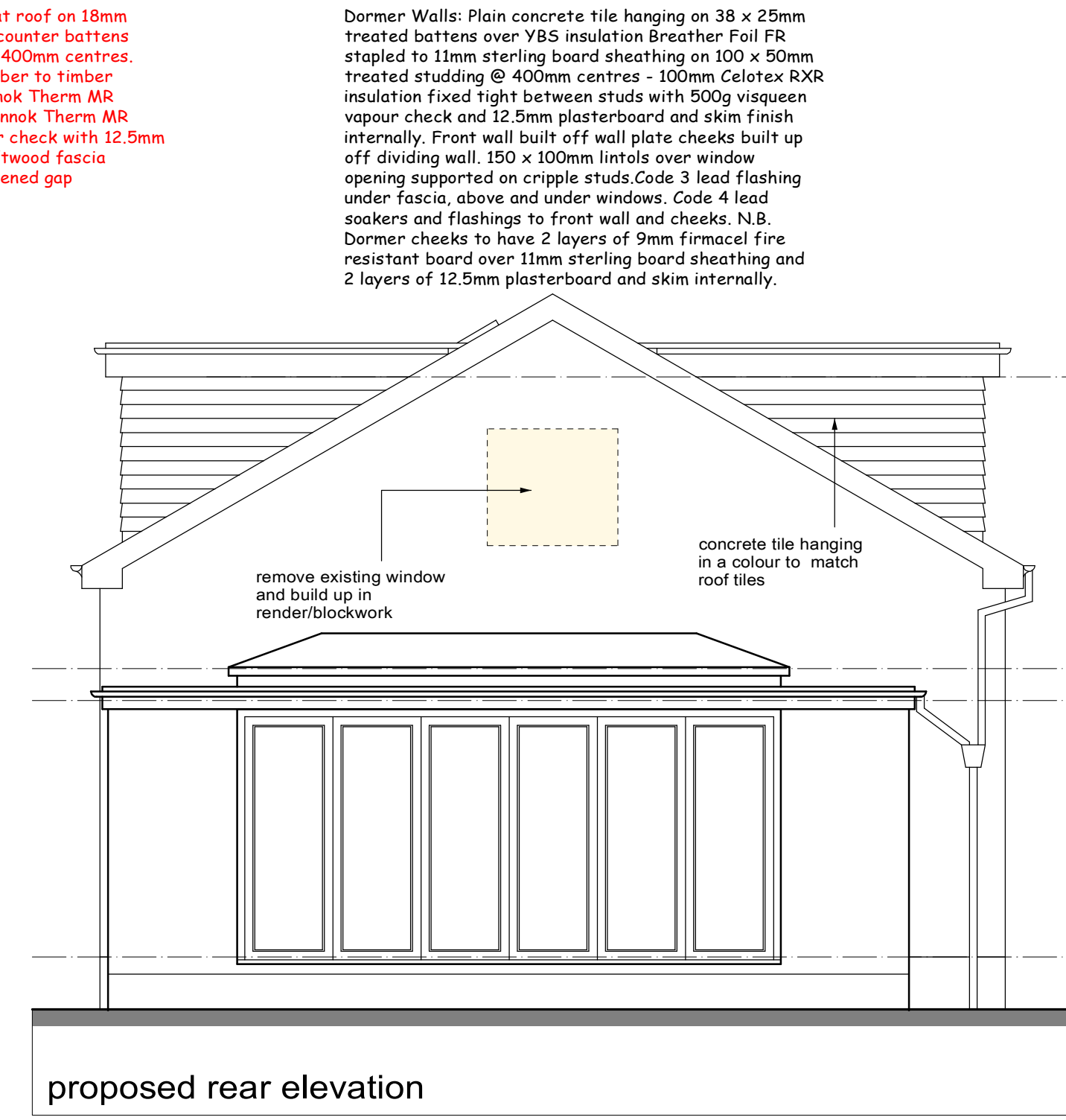
proposed ground floor plan



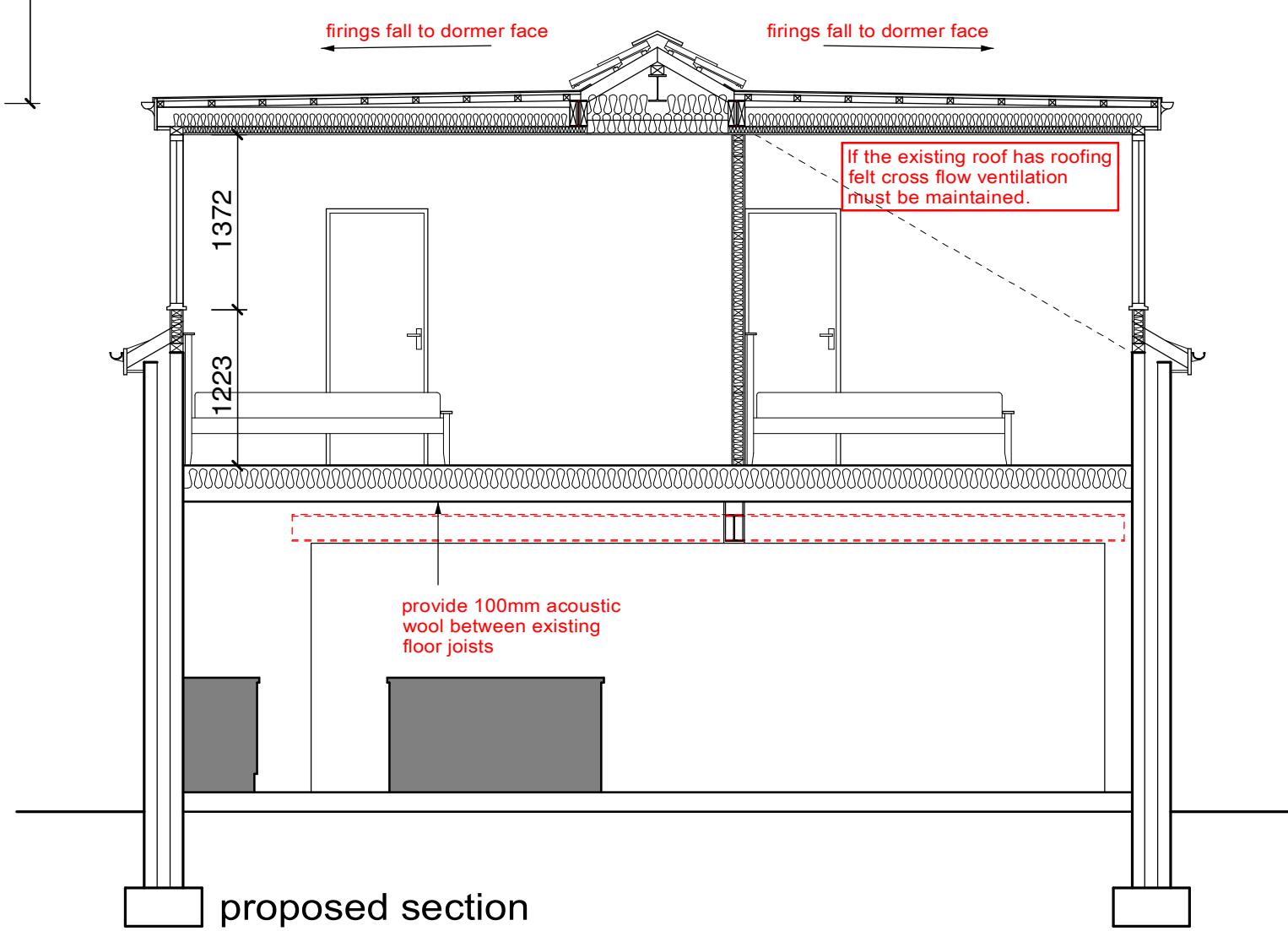
proposed first floor plan



proposed front elevation



proposed rear elevation



En Suite Plumbing:
WC to have 100mm connection to existing soil pipe.
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.
All wastes bossed in to existing soil pipe.

Existing Rafter Treatment (to be checked and upgraded if required):
Batten out existing rafters to 150mm deep. - fix 100mm Celotex insulation tight between rafters ensuring 50mm air space is maintained over insulation. Fix 45mm Celotex T-breakTB3045 insulation across rafters to eliminate cold bridging - 500 gauge visqueen vapour barrier over insulation - fix 12.5mm plasterboard through insulation to rafters using galvanized nails and finish with 3mm plaster skim. NB Existing purlins to be replaced.

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 holders own risk. ExtensionsNW will not be held responsible for any mistakes arising.

This drawing is the copyright of ExtensionsNW and any reproduction in whole or part is strictly forbidden. Period on 01/01/2022. ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D	C
B	16-6-2023
A	23-5-2023
DATE	DATE

SCALE 1:50 DATE April 23

DRAWN JDU PP B.R

CUSTOMER Mr N Donnellan

PROJECT Dormer to side elevation

LOCATION 18 Moss way Middleton M24 1NS

LOCAL AUTHORITY

Extensions NW

3 Colinda Street, Rostell, Rostell, B84 8EZ
Mk 479466000
Web: www.extensionsnw.co.uk Email: info@extensionsnw.co.uk

JOB No. 3252 - 02 REV. B