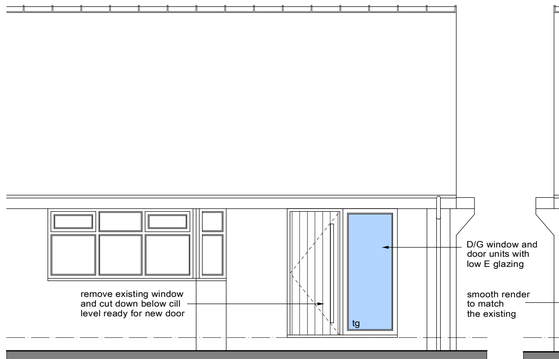
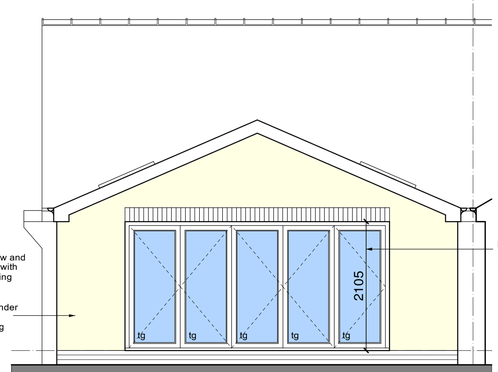
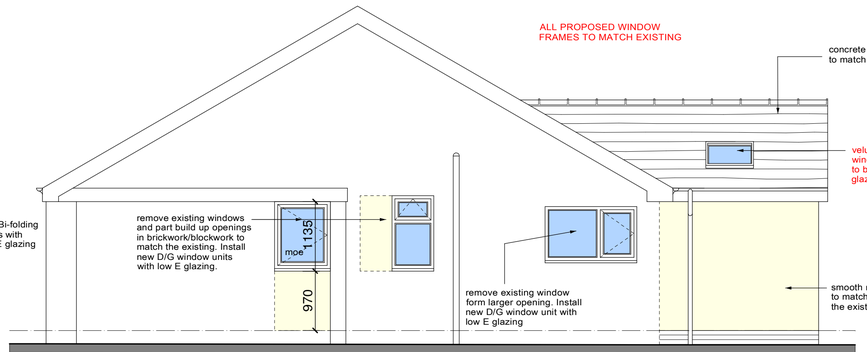


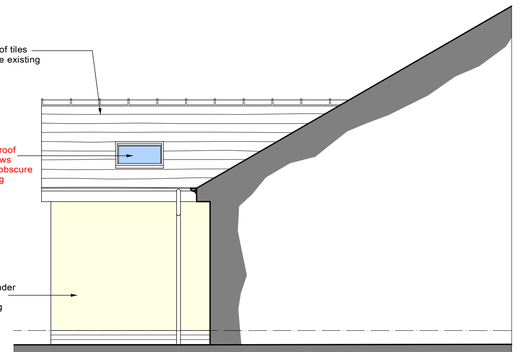
proposed front elevation



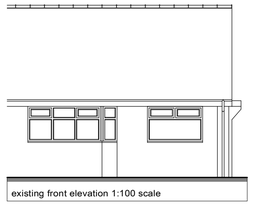
proposed rear elevation



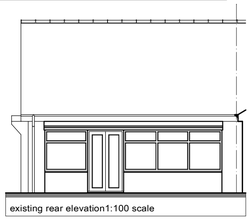
proposed side elevation



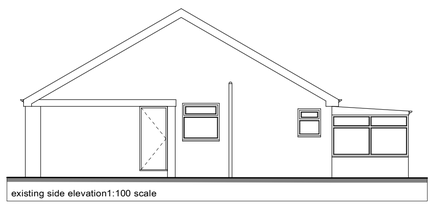
proposed side elevation



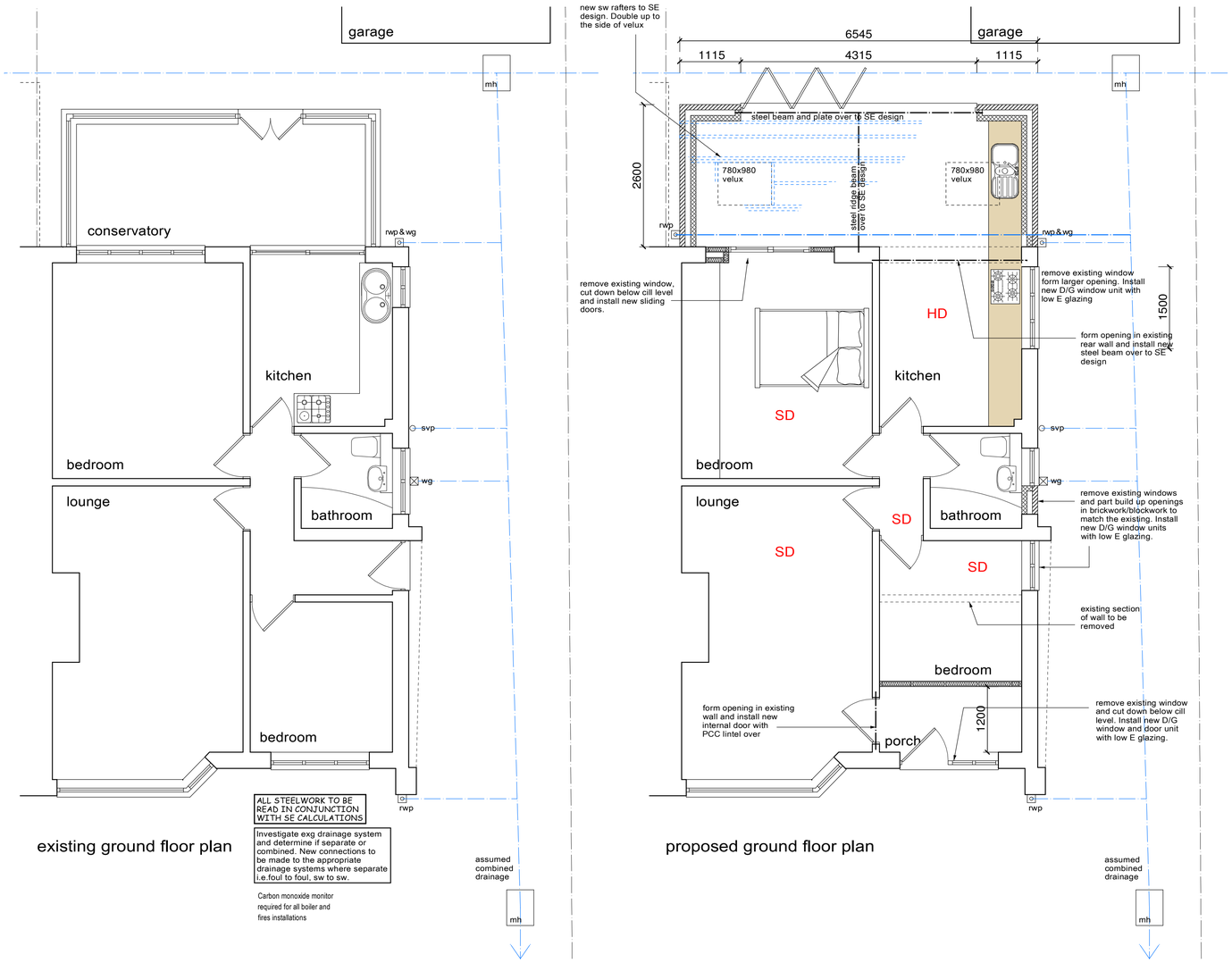
existing front elevation 1:100 scale



existing rear elevation1:100 scale



existing side elevation1:100 scale



existing ground floor plan

proposed ground floor plan

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 Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullys 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 rear extension:
150mm concrete slab with floated finish on visqueen on 110mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows ajoining 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 emissity '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

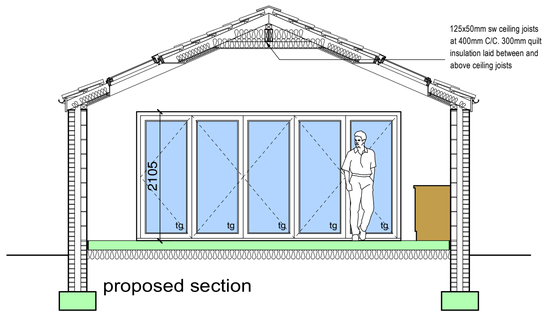
External Walls traditional:
Smooth render to match the existing outer leaf 100mm cavity with 90mm Eco-Cavity Full Fill, 10mm cavity - 100mm light block inner leaf dry lined in 12.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal 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.

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 match existing on sw tanalised battens on Kingspan Nilvent 17 Breathable Membrane with counter batten on sw rafters at 400mm c/c to SE design. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm 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.



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

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.

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.

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.

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 check 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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Plotted on 22/11/2023
ExtensionsNW reserve the right to modify and make necessary alterations dependant on site conditions.

D		
C		
B	21-11-2023	notes added
A	16-10-2023	brickwork changed to render
	DATE	

SCALE 1:50	DATE Oct 2023
DRAWN JDJ	P.P B.R

CUSTOMER
Mrs J Thornton

PROJECT
Extension to the rear

LOCATION
42 Kirkway, Middleton M24 1EL

LOCAL AUTHORITY

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