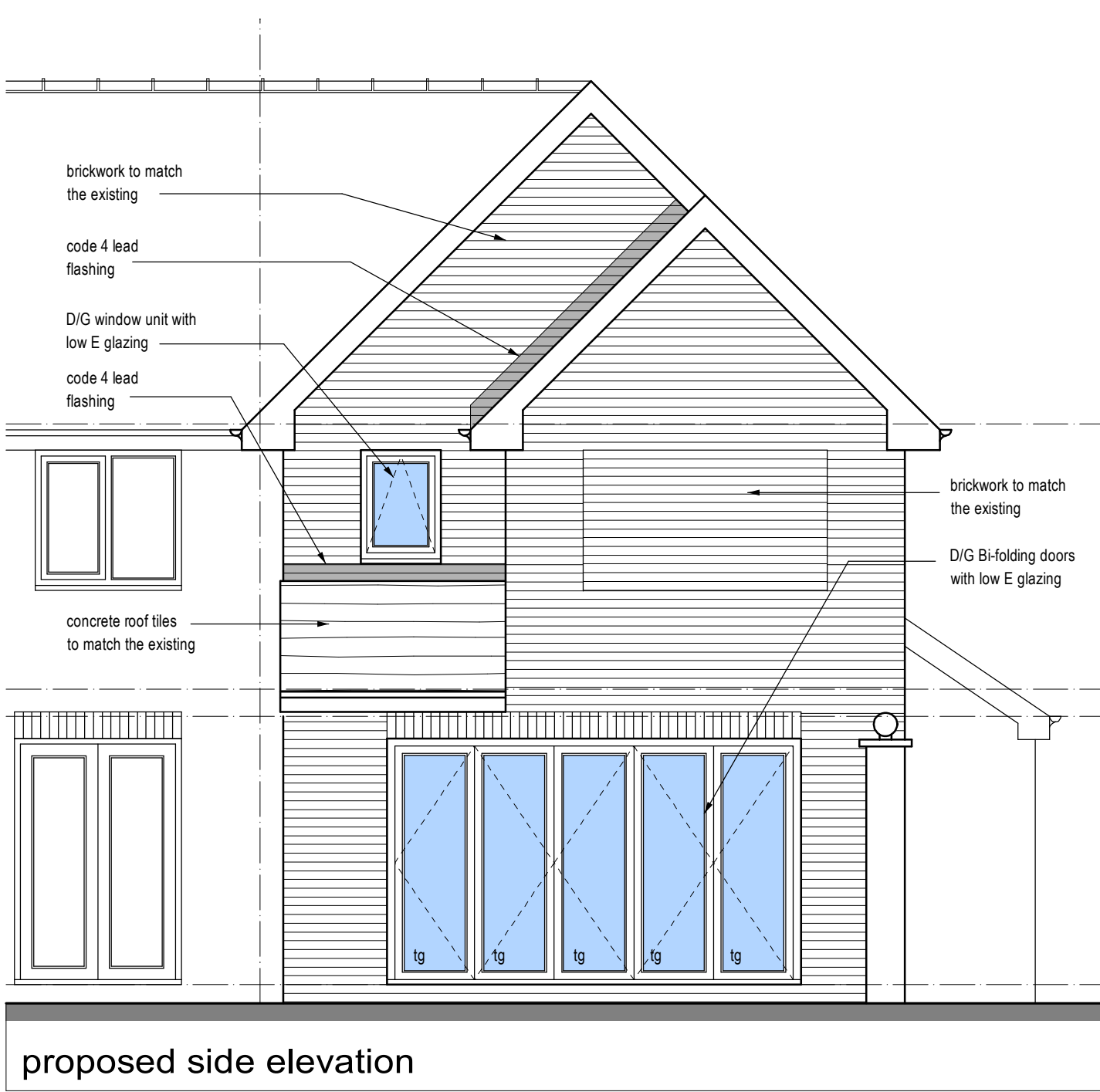
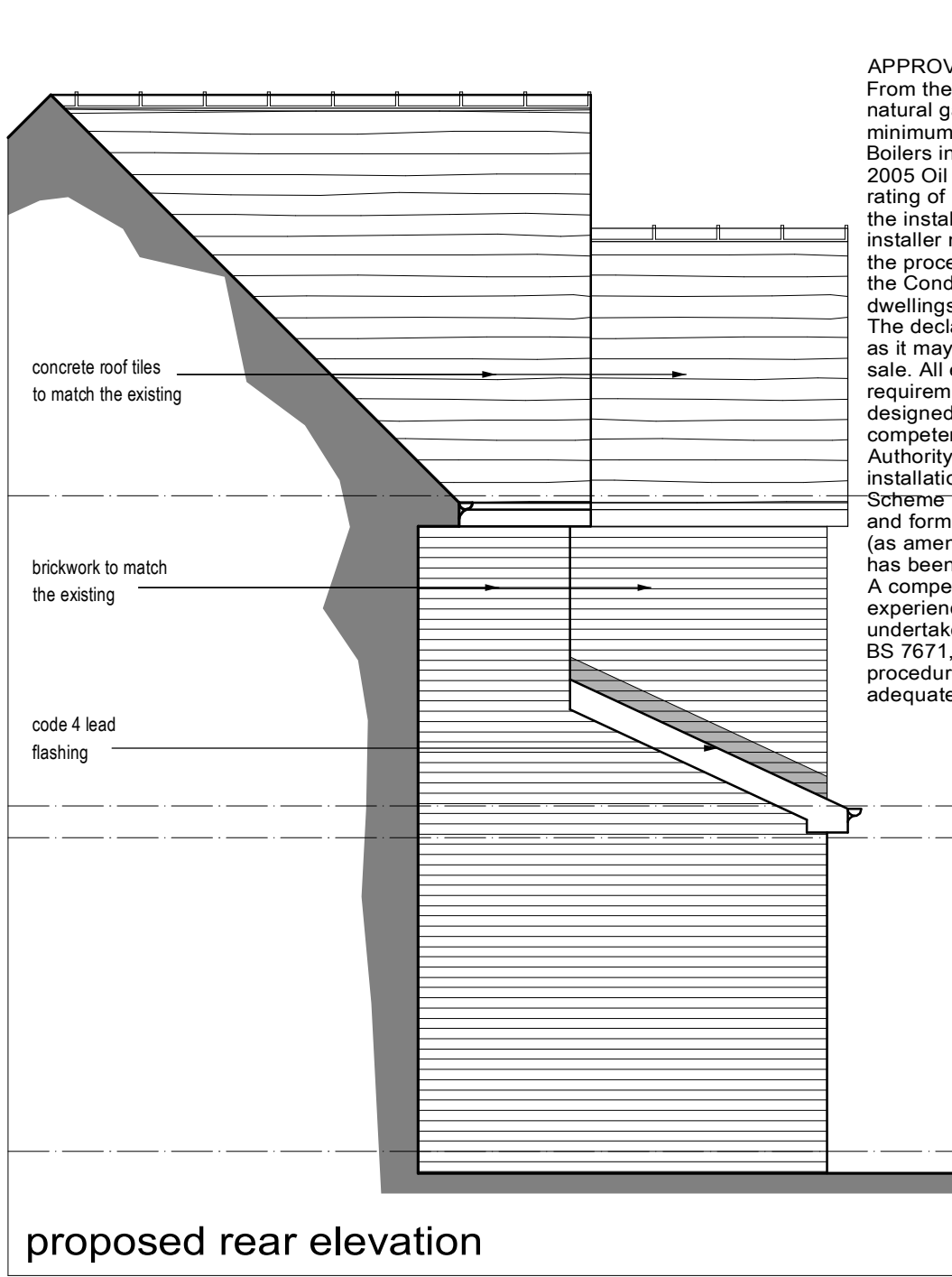




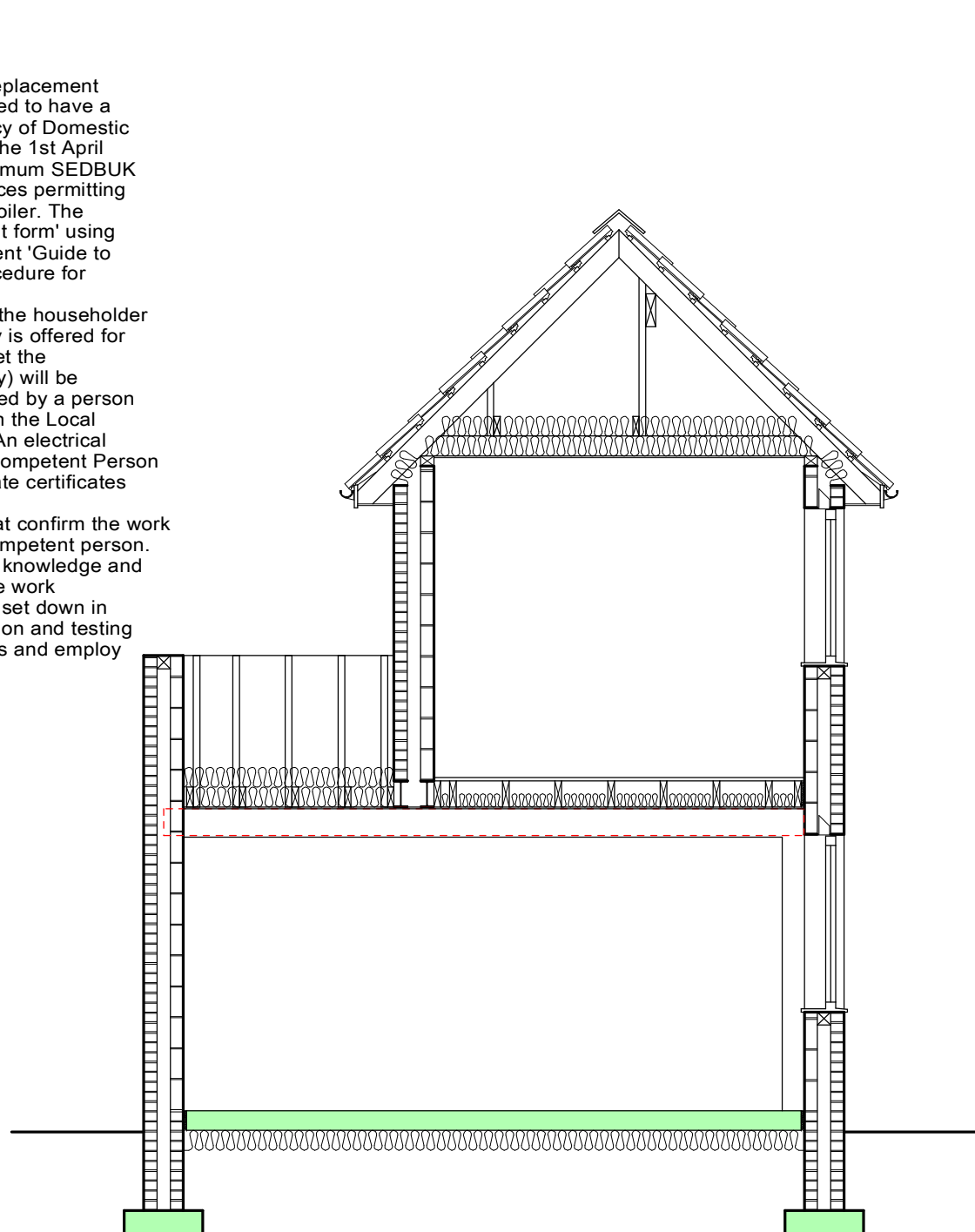
proposed front elevation



proposed side elevation



proposed rear elevation



proposed section



existing front elevation 1:100 scale

existing side elevation 1:100 scale

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 gullies to be raddable 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.

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.

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 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.

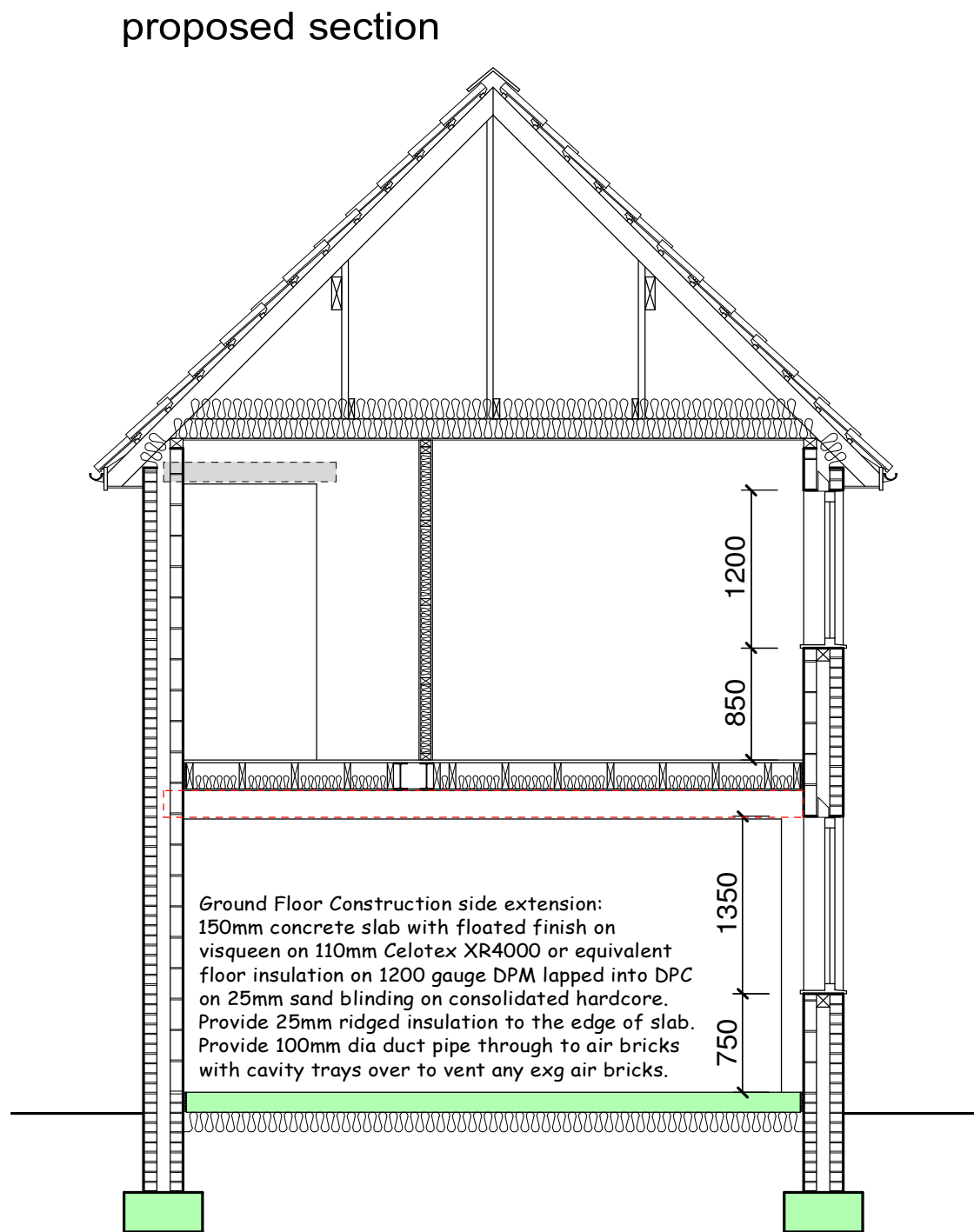
First Floor Construction:
22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on sw joists 200x50mm @ 400 centres to SE design 100mm quilt insulation between floor joists Provide 2No. Rows of herringbone strutting at third span of joists. 12.5mm plasterboard and skim finish to the underside. Provide lateral restraint straps at 2m centres with associated noggins.

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/m² k or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative of least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows Fixing assist arms and stays to keep up Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.

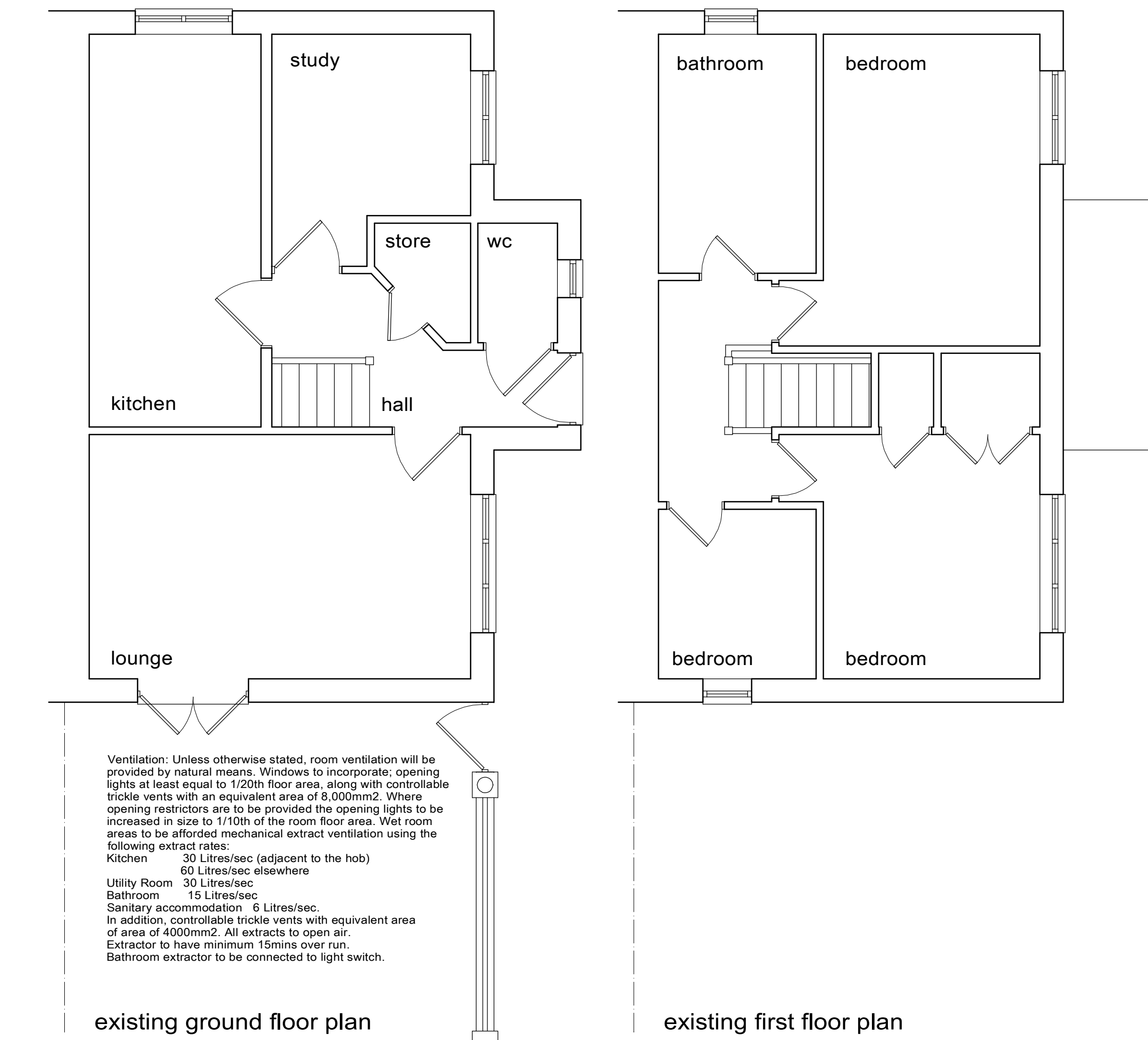
Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains d istribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

Main Roof Construction :
Roof tiles to match existing on sw tanalised battens on Tyvek breather membrane on 150x50mm sw rafters and ceiling joists at 400mm C/C. 250x75mm sw purlins. 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.

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.



proposed section



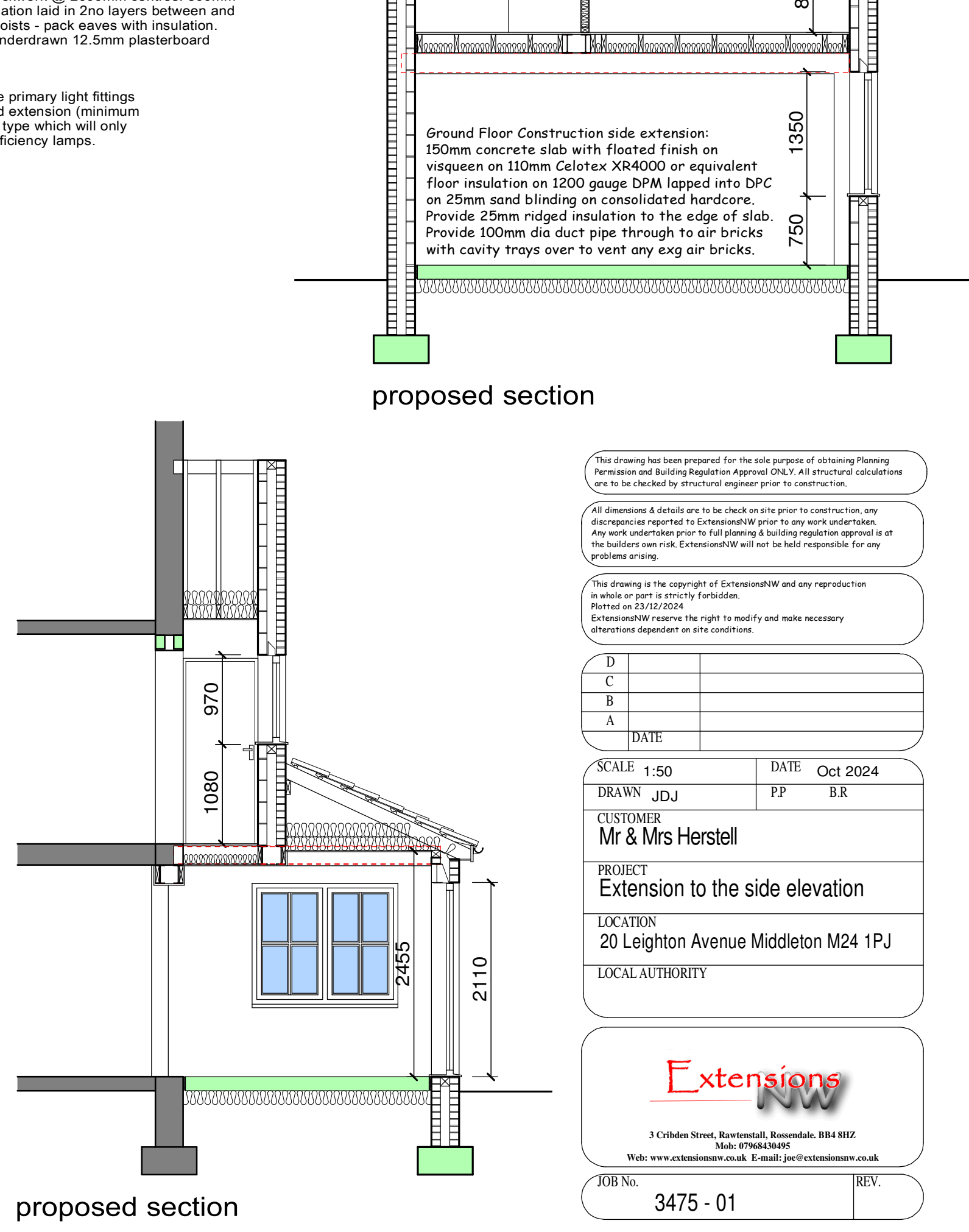
existing ground floor plan

existing first floor plan



proposed ground floor plan

proposed first floor plan



proposed section

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	
A	
DATE	

SCALE	1:50	DATE	Oct 2024
DRAWN	JDJ	PP	B.R
CUSTOMER	Mr & Mrs Herstell		
PROJECT	Extension to the side elevation		
LOCATION	20 Leighton Avenue Middleton M24 1PJ		
LOCAL AUTHORITY			

Extensions NW	
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JOB No.	3475 - 01
REV.	