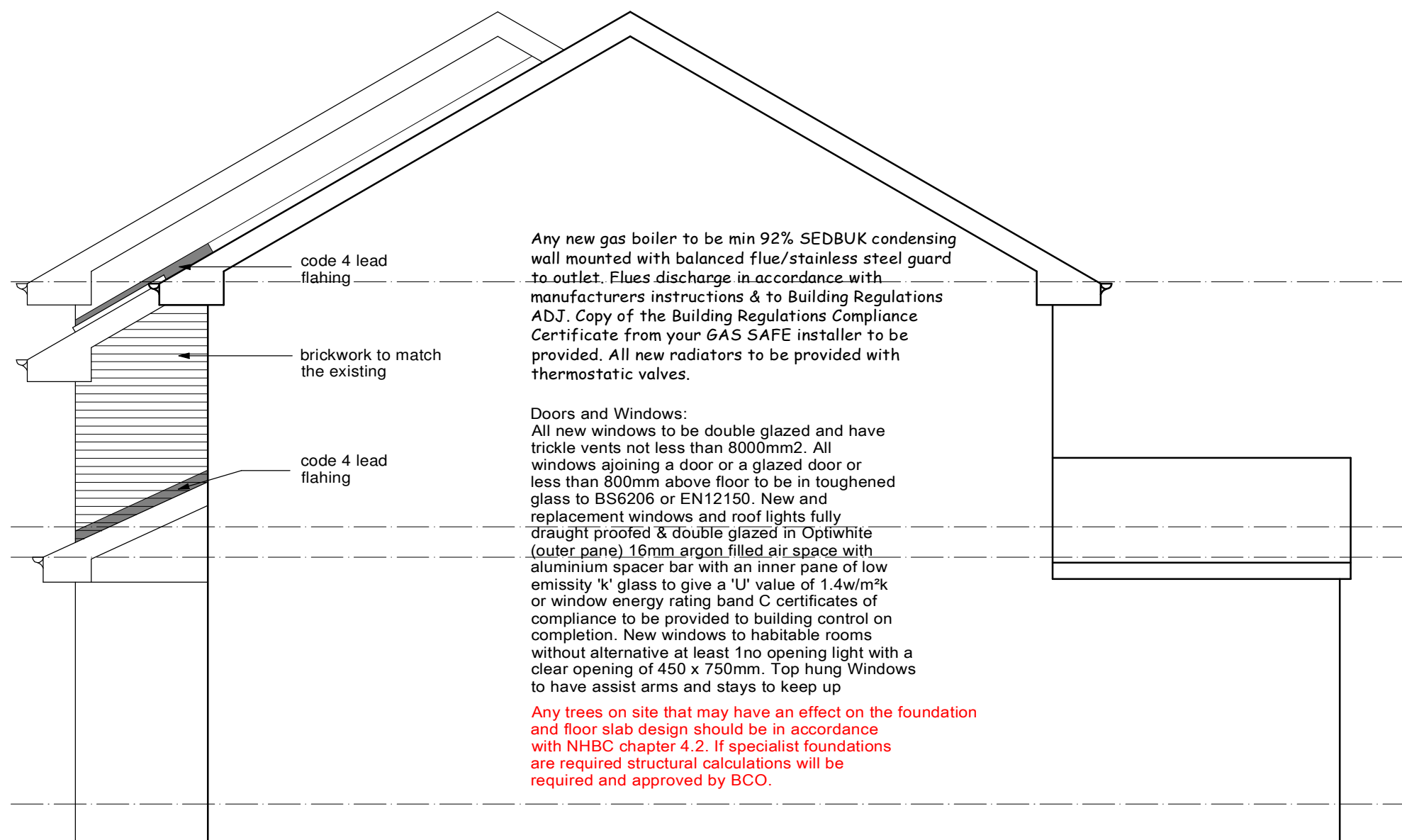
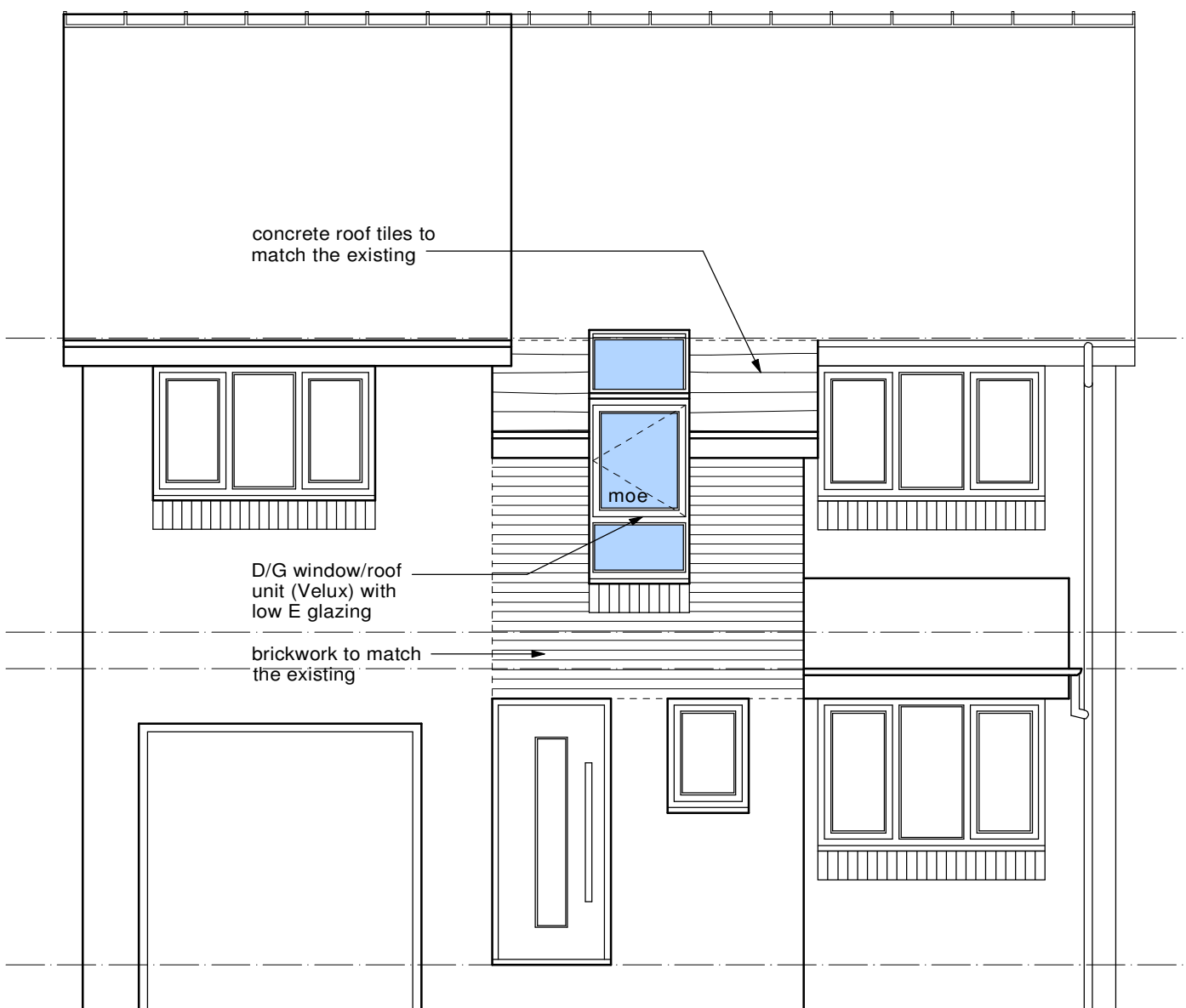
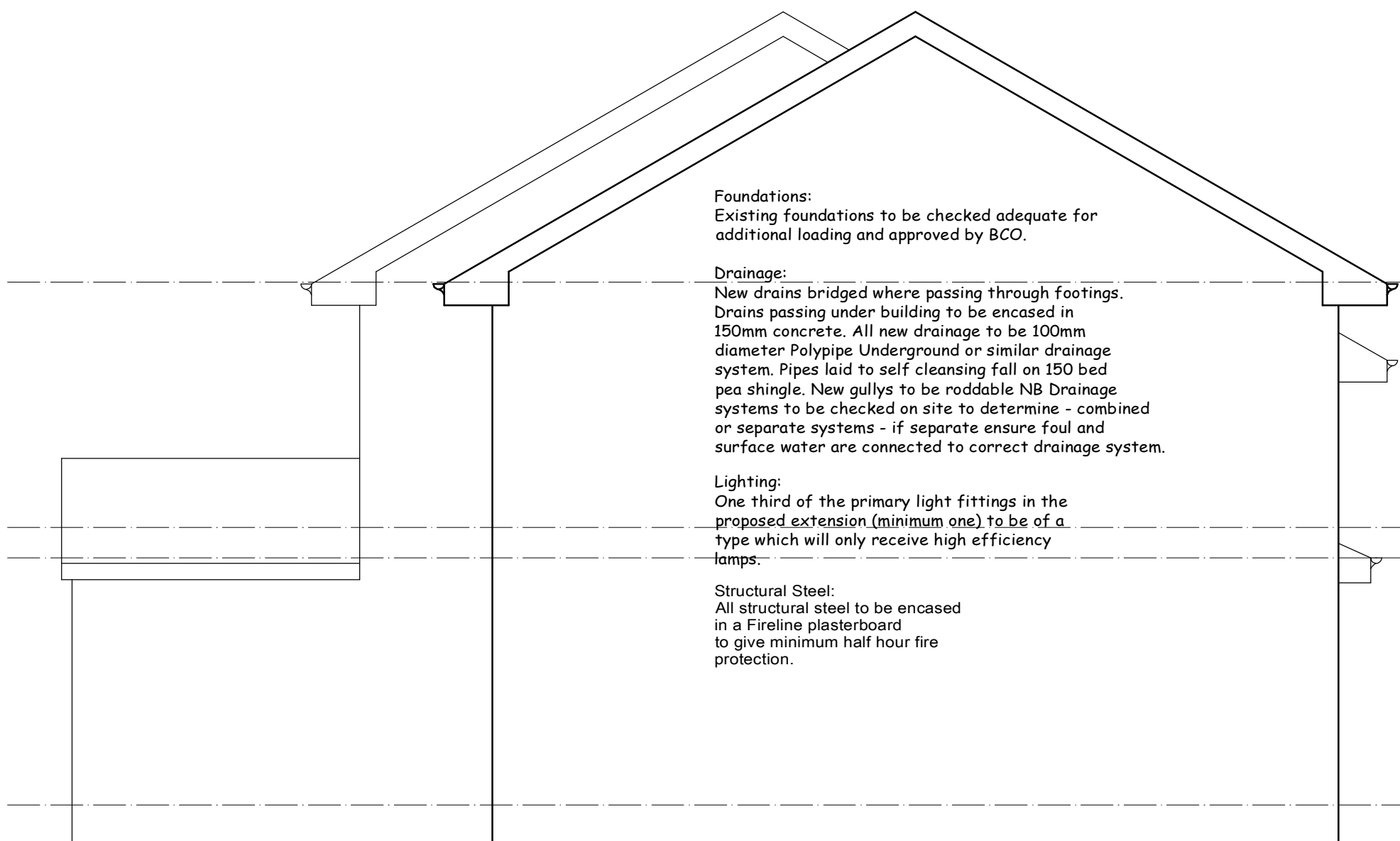




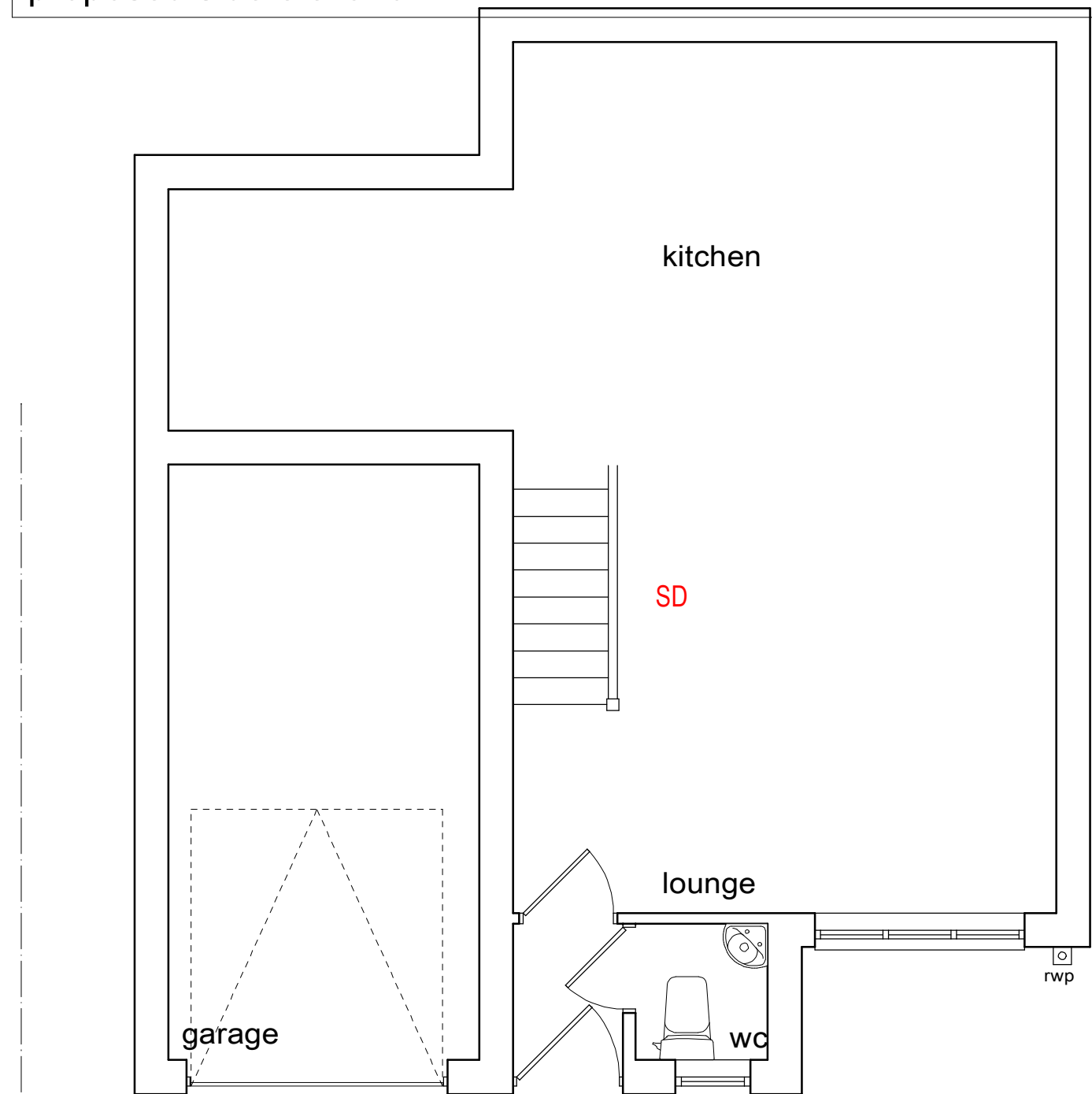
proposed side elevation



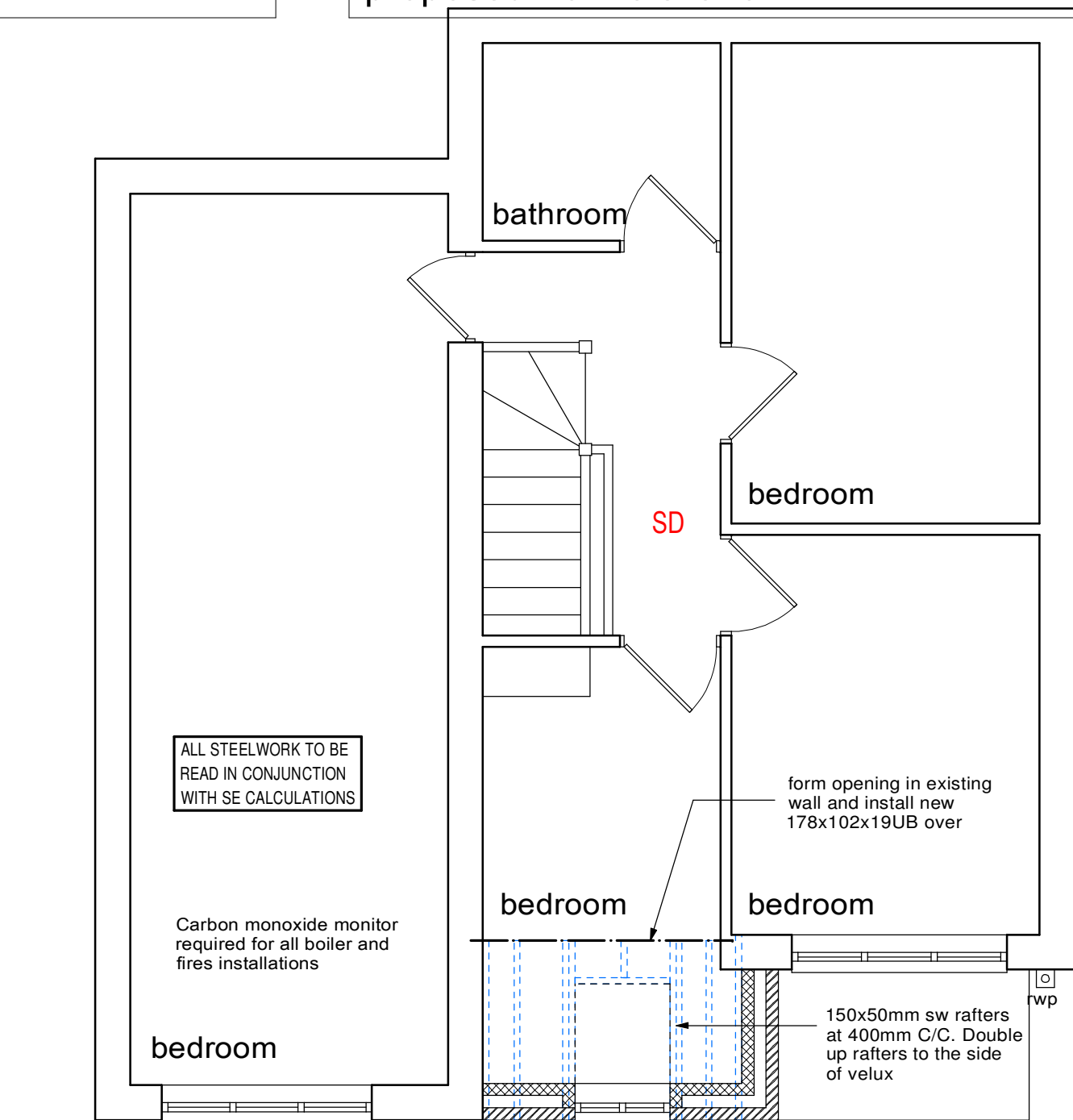
proposed front elevation



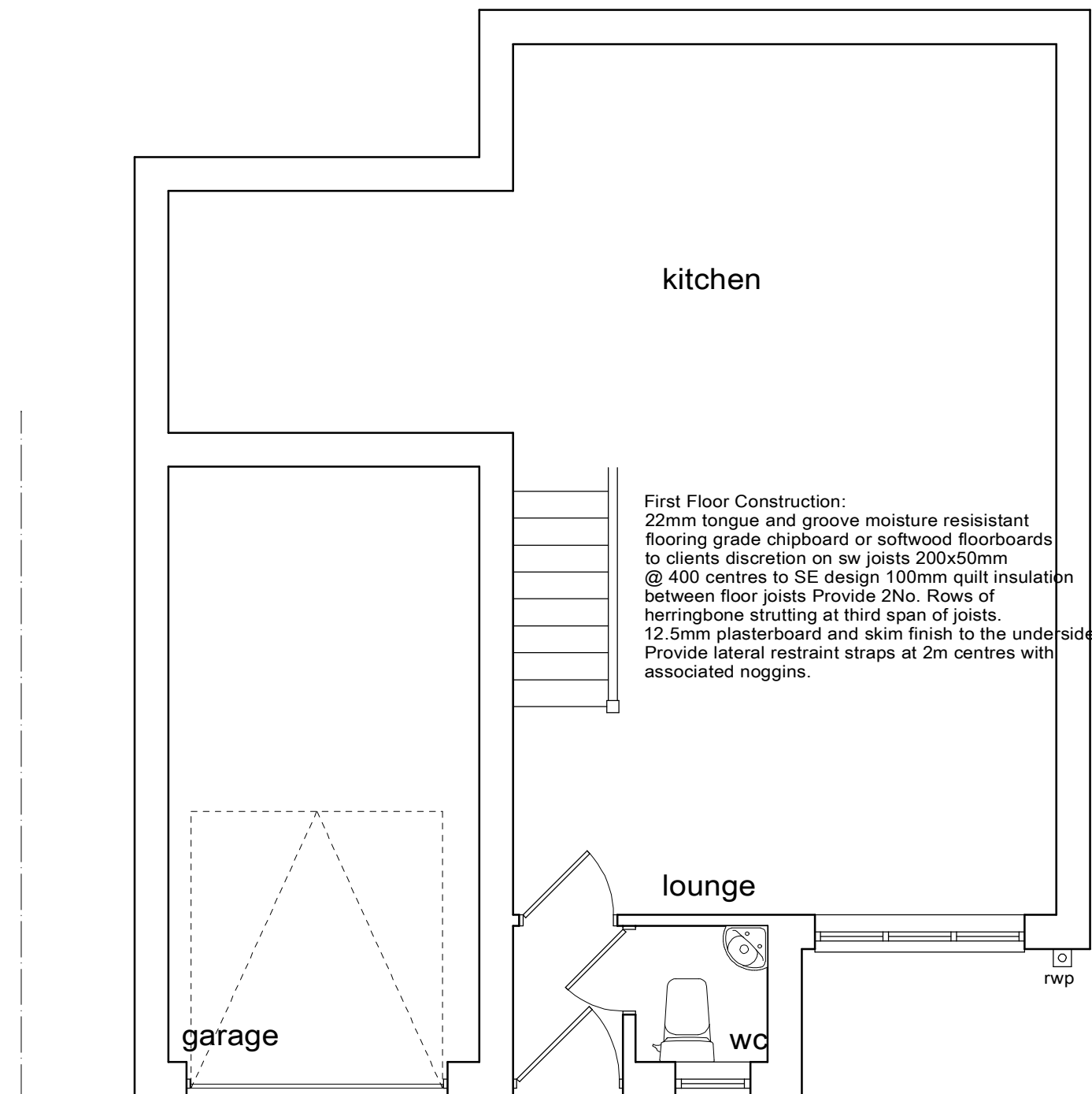
proposed side elevation



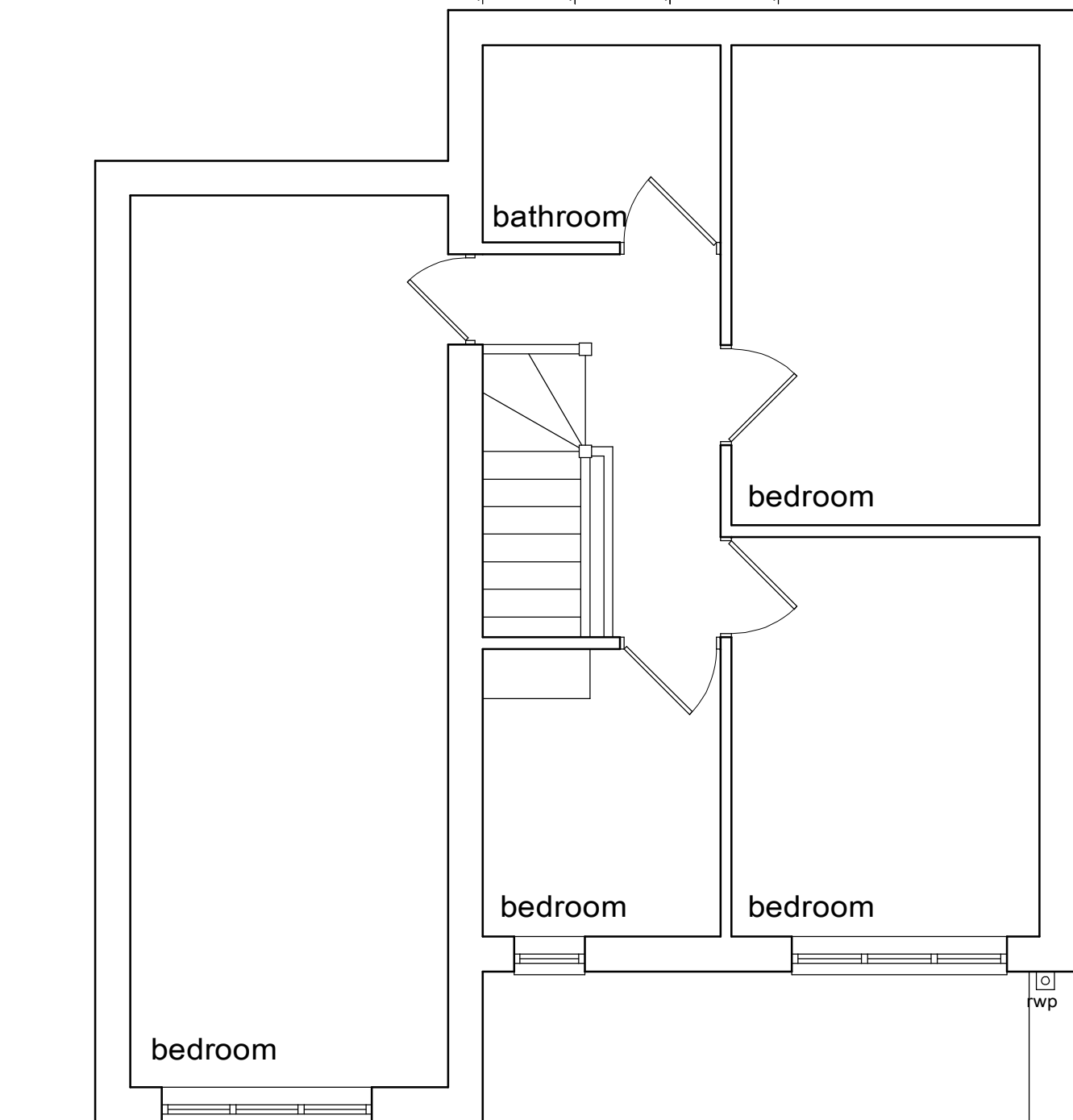
part proposed ground floor plan



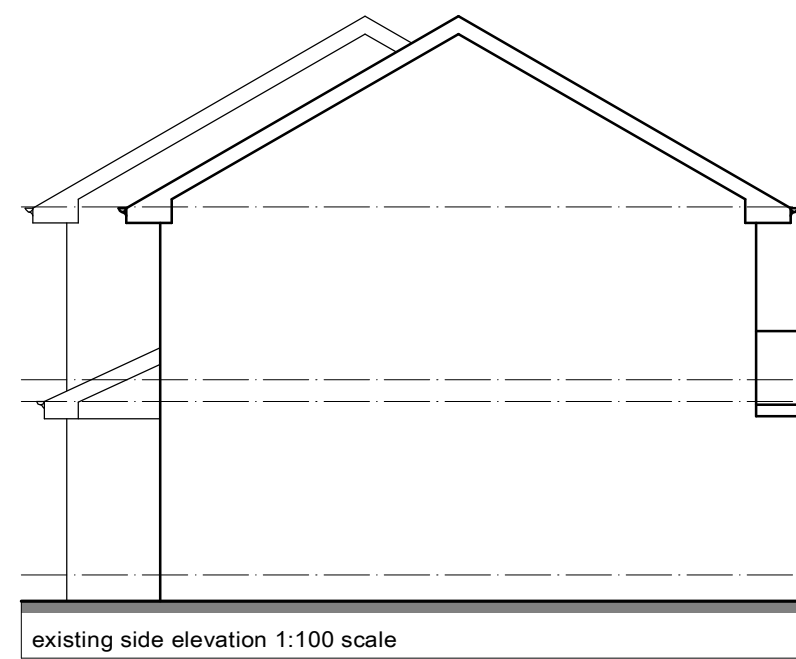
part proposed ground floor plan



part existing ground floor plan



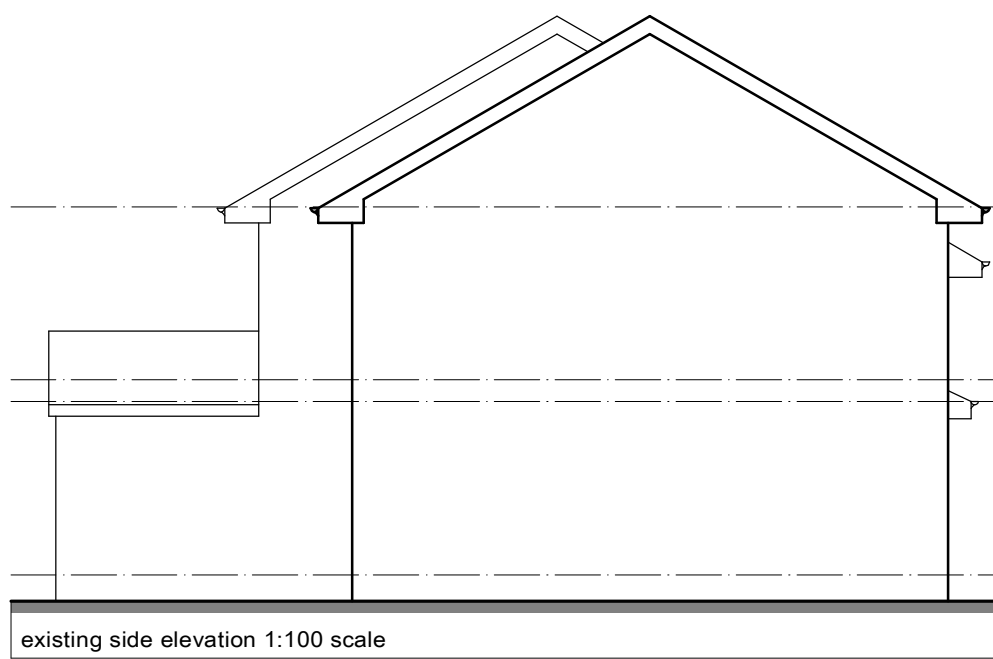
part existing ground floor plan



existing side elevation 1:100 scale



existing front elevation 1:100 scale



existing side elevation 1:100 scale

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.

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

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. Provide a carbon monoxide monitor.

Roof Construction (Main roof):
Roof tiles to match existing and (30 deg pitch) on sw tanalised battens on Kingspan Nlilvent 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

Lintels over openings type to be suitable for loading configuration & span, install d.p.c. cavity tray over with stop ends & weepholes at max 900mm c/c. Min 2 per cavity tray. All to be encased in plasterboard to give half hour fire protection.

Any replacement windows to be no worse in terms of guarding - Part K and means of escape - Part B.

Any gas heating works to be carried out by Gas Safe Registered Engineer.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005, All new and replacement natural gas and LP6 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 8,000mm². 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)
Bathroom 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 4,000mm². All extracts to open air. Extractor to have min 15 mins over run and to be connected to light switch.

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 distribution 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.

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.

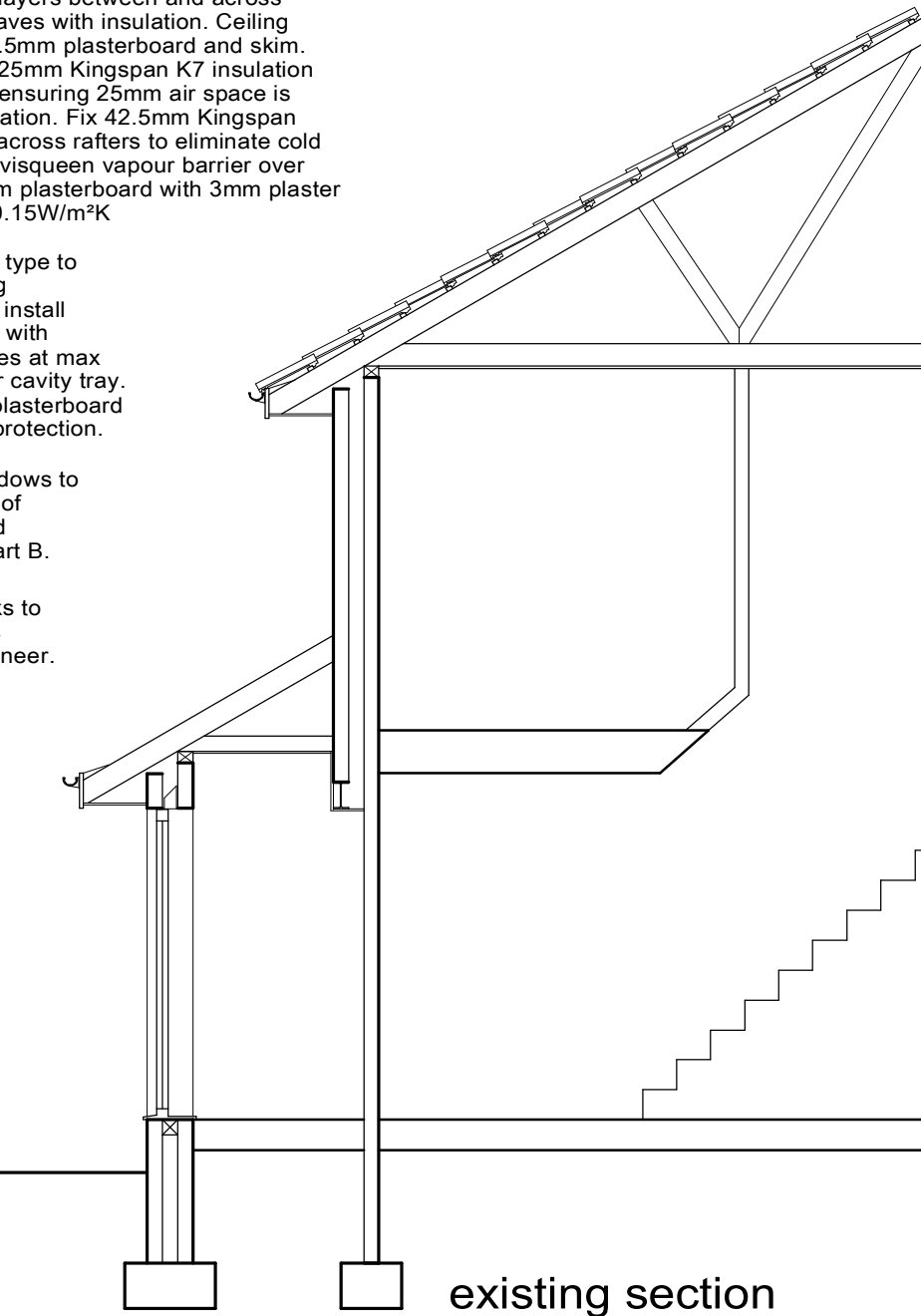
All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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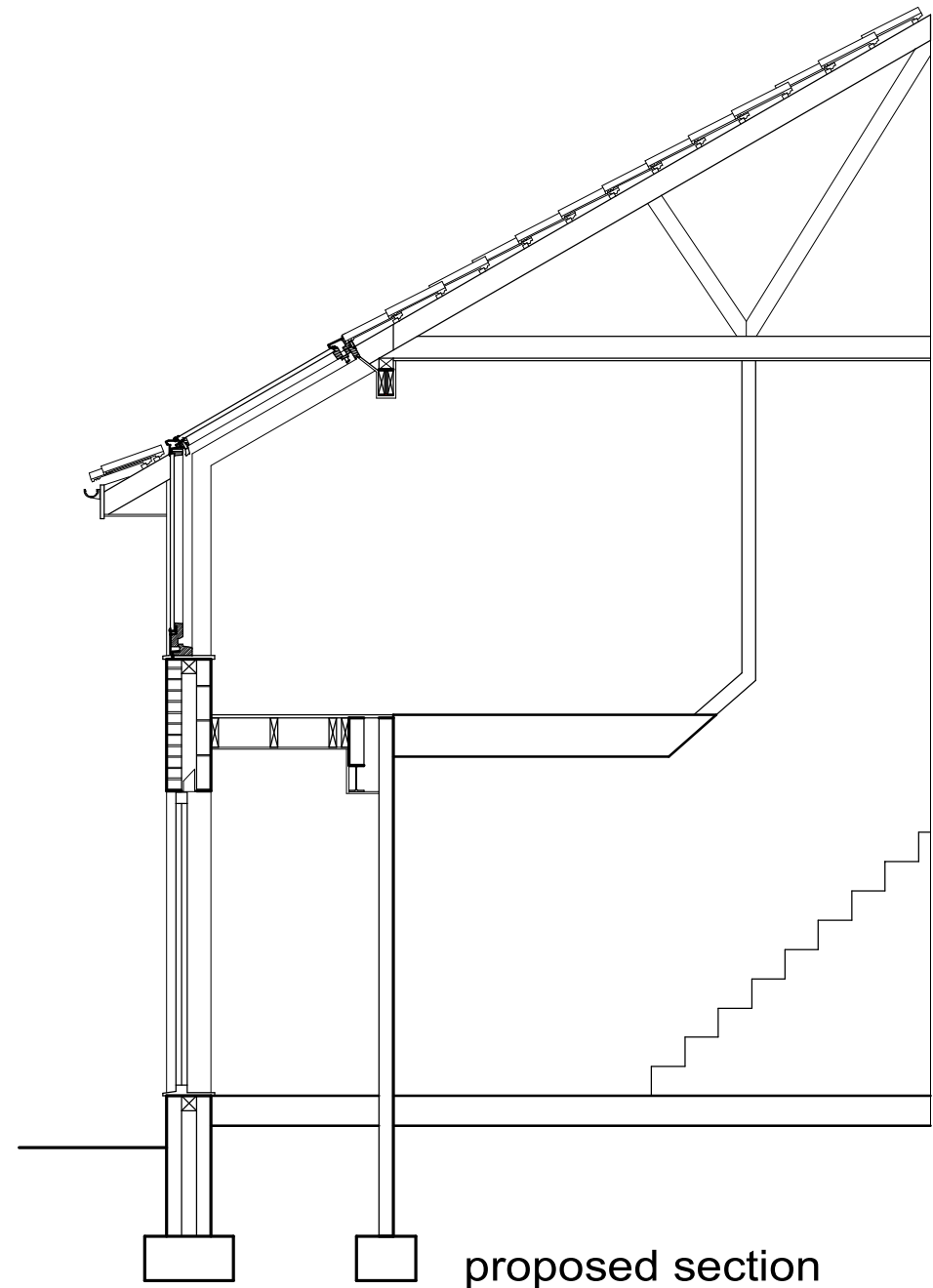
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C	
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DATE	

SCALE 1:50	DATE June 2025
DRAWN JDJ	PP BR
CUSTOMER	
Mr & Mrs Floyd	
PROJECT	Extension to the front
LOCATION	24 Dane Bank, Middleton, M24 2RL
LOCAL AUTHORITY	

Extensions NW 3 Cribden Street, Rawtenstall, Rossendale, BB4 8HZ Mob: 07968430495 Web: www.extensionsnw.co.uk E-mail: joc@extensionsnw.co.uk	
JOB No. 3561 - 01	REV.



existing section



proposed section