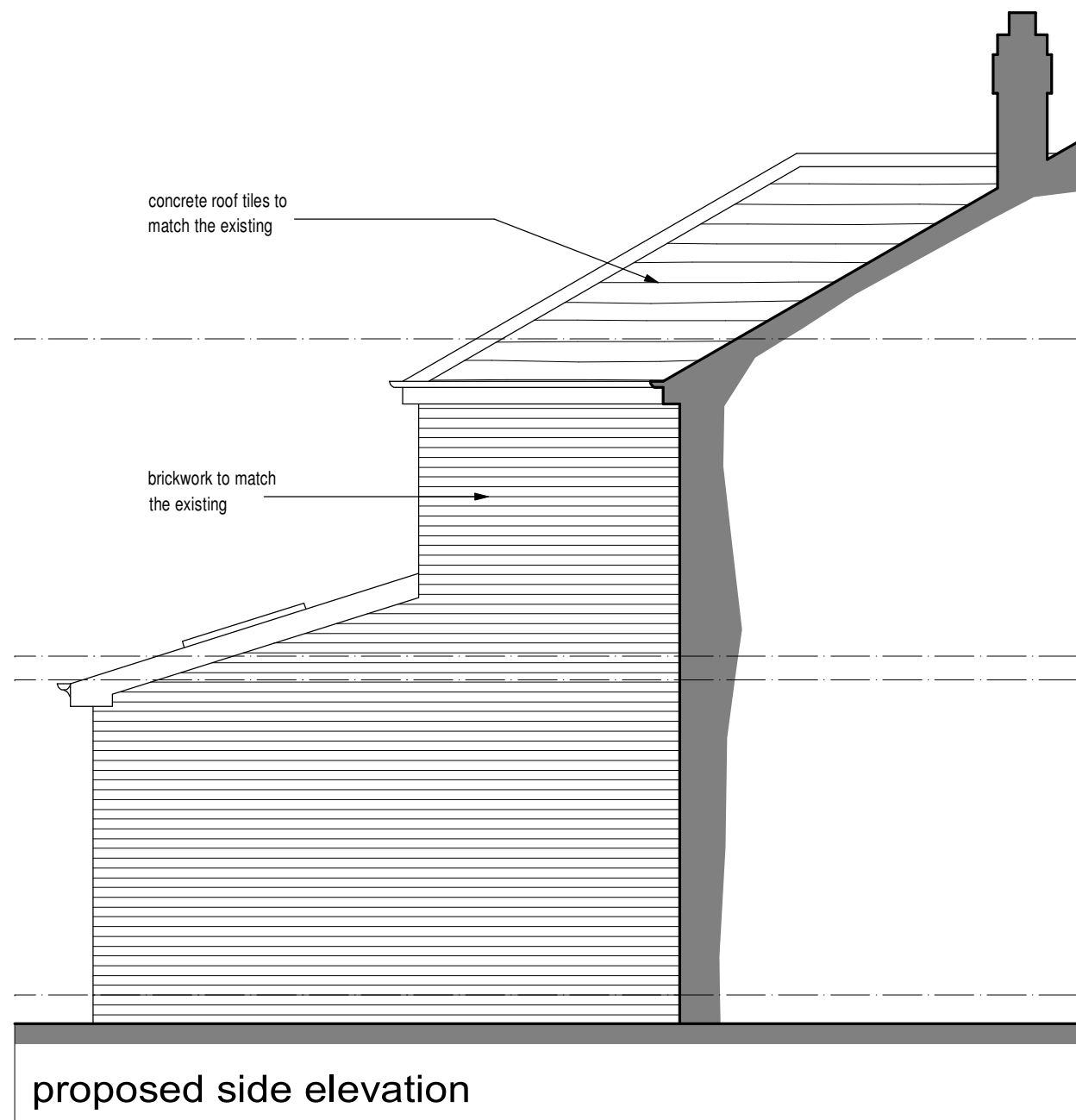
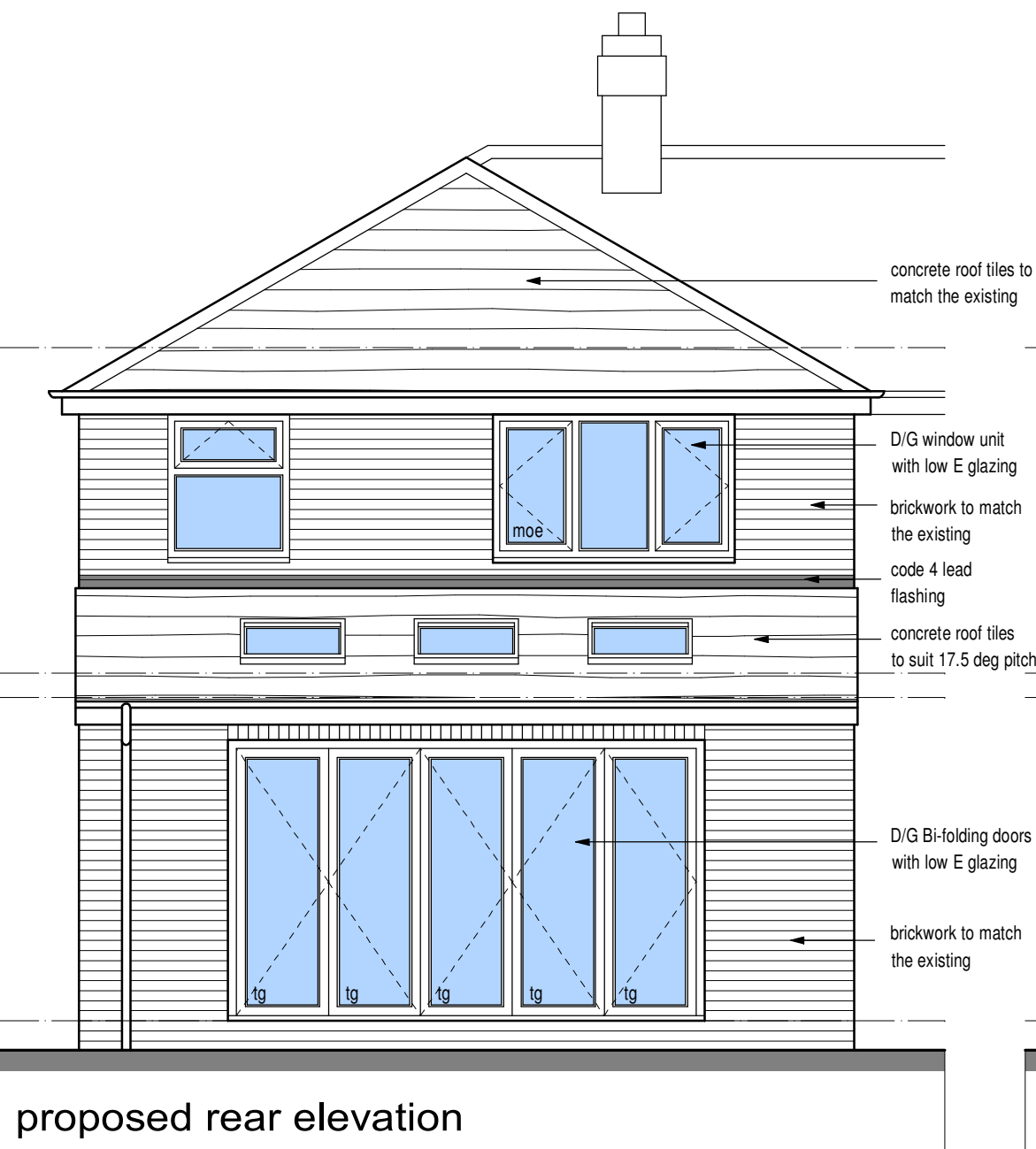
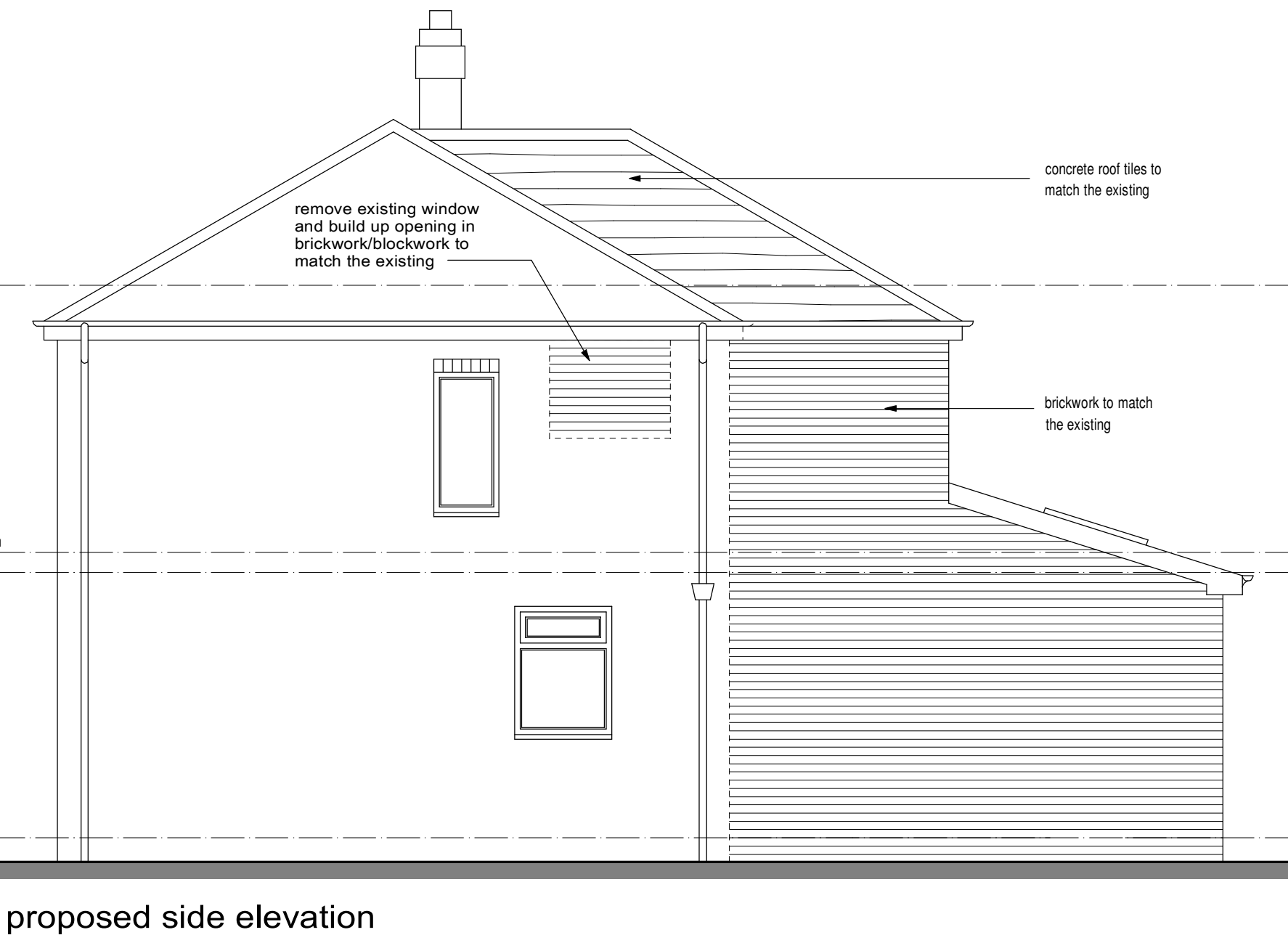




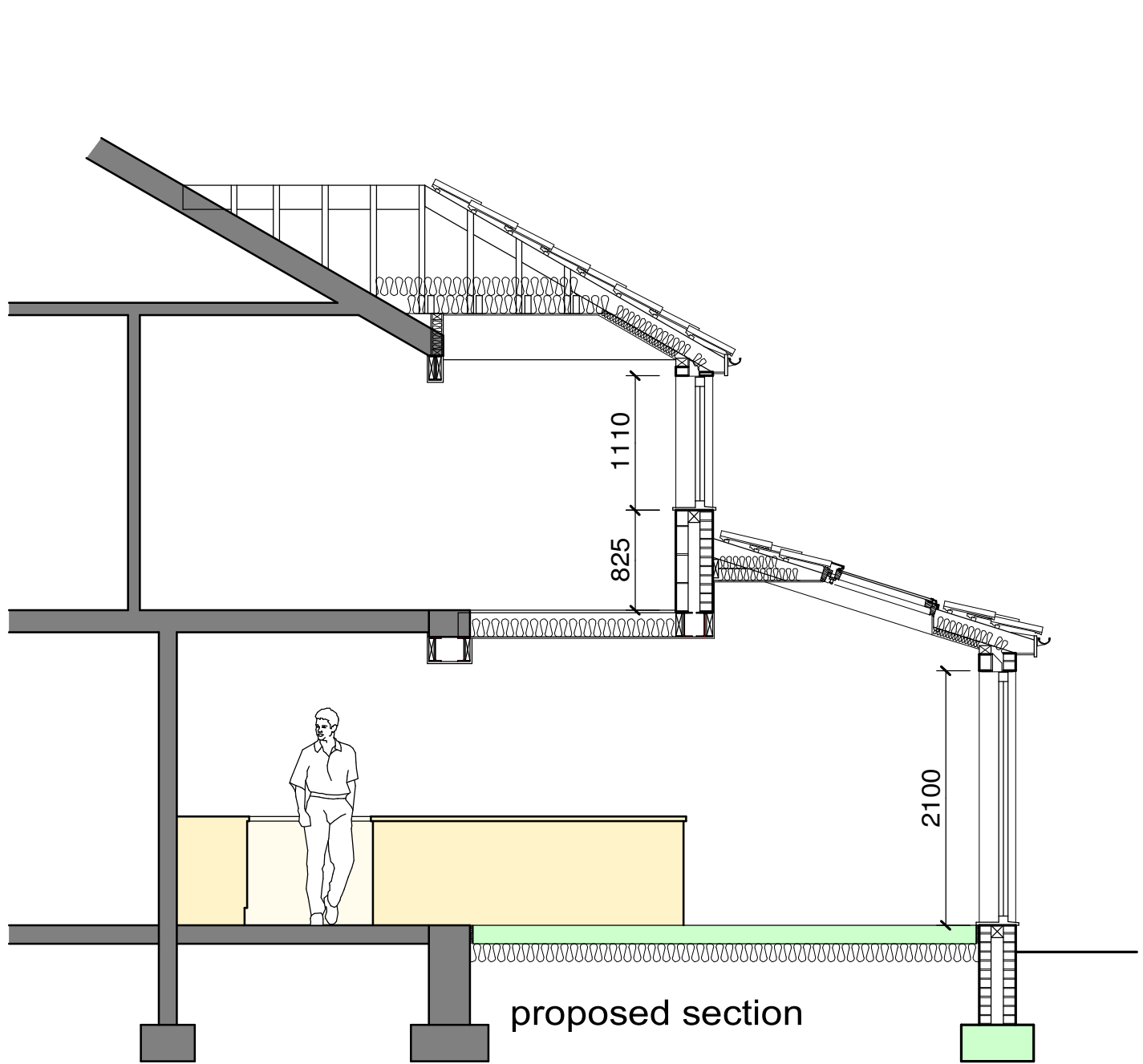
proposed side elevation



proposed rear elevation



proposed side elevation



proposed section

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 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 120mm 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. U Value to be 0.18W/m²K

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.

Structural Steel:
All structural steel to be encased in a Fireline plasterboard to give minimum half hour fire protection.

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/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:
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 (lower roof construction):
Roof tiles to match existing and (17.5 deg pitch) on sw tanalised battens on Kingspan Nilvent 17 Breathable Membrane with counter batten on C24 150x50mm sw rafters at 400mm c/c. 100x50mm sw ceiling joists at 400mm C/C. 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

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.

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.
Plumbing to bathroom:
WC to have 100mm connection to soil pipes. bath, 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 on to new & existing soil and vent pipes.

Partitions:
Partitions at ground and first floor formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. Minimum 50mm Rockwool Sound Deadening quilt to new partitions between bathrooms and habitable rooms.

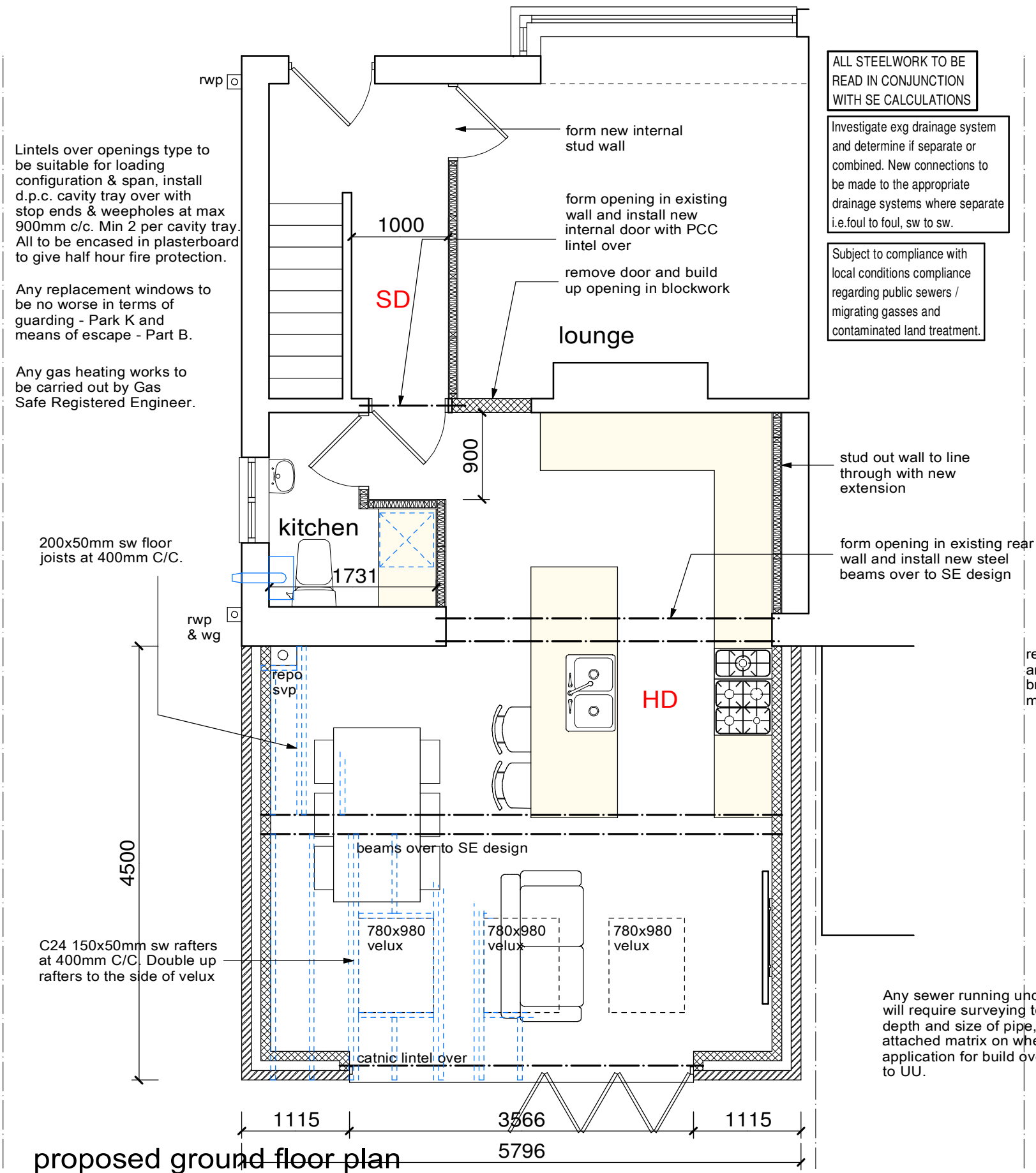
Roof Construction (main roof construction):
Roof tiles to match existing and (30 deg pitch) on sw tanalised battens on Kingspan Nilvent 17 Breathable Membrane with counter batten on sw rafters at 400mm c/c. sw ceiling joists at 400mm C/C. All to SE design 100 x 75 wall plates bedded on and strapped to 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.

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)
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.

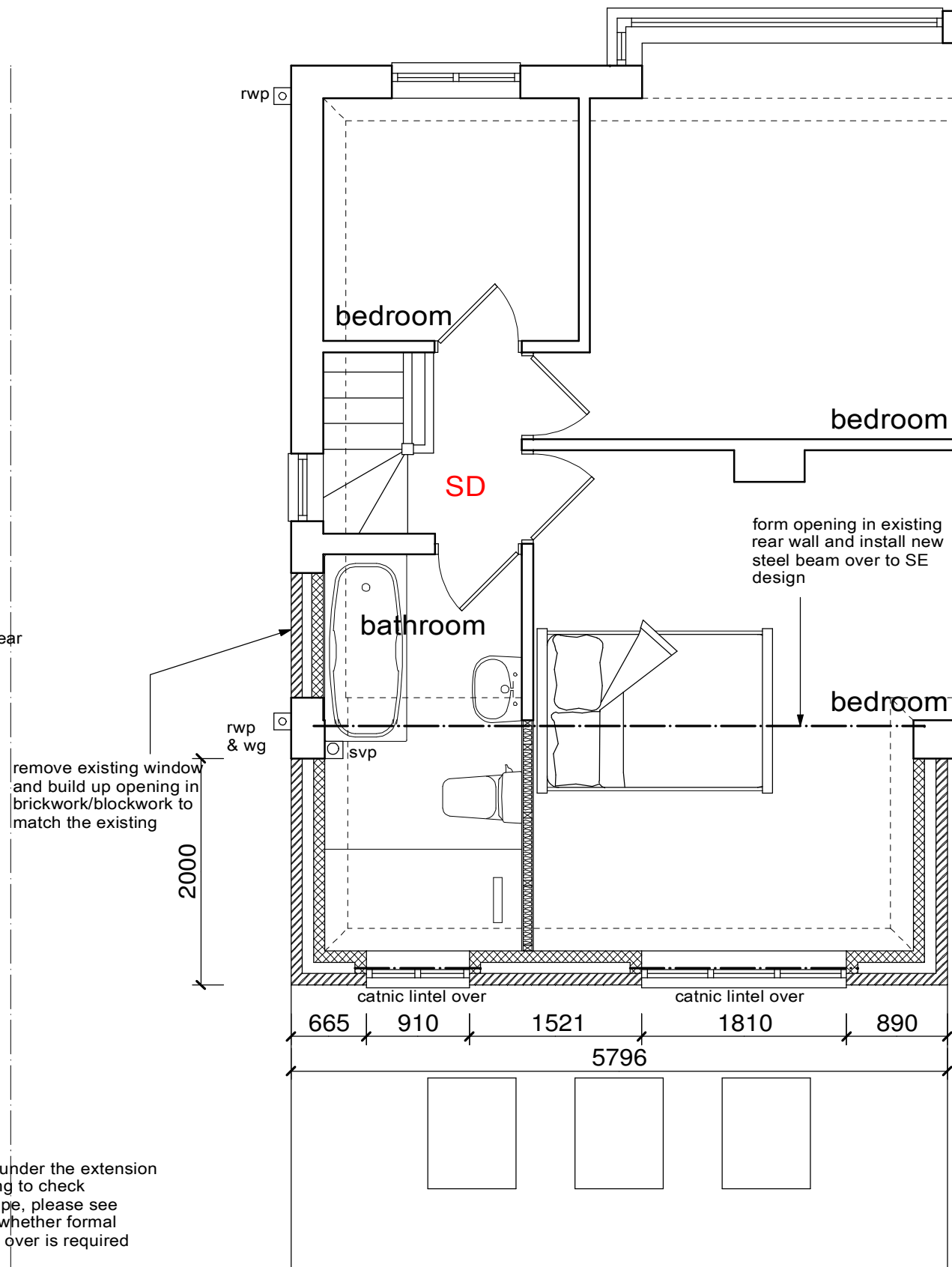
Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate stop circuit on mains distribution board. 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.

Any new gas boiler to be min 92% 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.

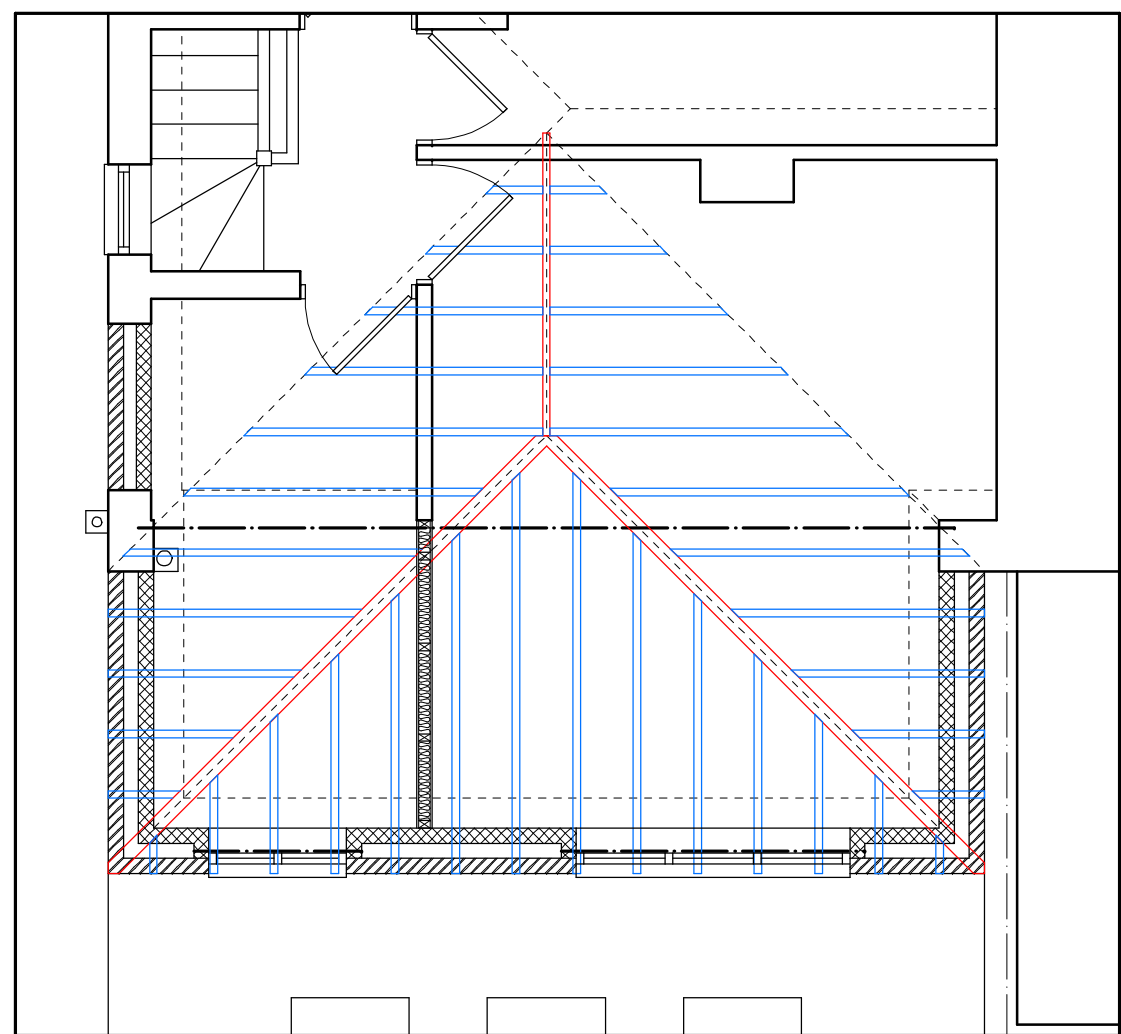
Roof Construction (Main roof):
Roof tiles to match existing and (35 deg pitch) on sw tanalised battens on Kingspan Nilvent 17 Breathable Membrane with counter batten on C24 150x50mm sw rafters at 400mm c/c. C24 150x50mm sw Ceiling joists at 400mm C/C. 200x75mm sw binders with 100x50 hangers every other rafter. 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.



proposed ground floor plan



proposed ground floor plan



proposed roof plan

Any trees on site that may have an effect on the foundation and floor slab design should be in accordance with NHBC chapter 4.2. If specialist foundations are required structural calculations will be required and approved by BCQ.

If the ground is suitable, a soakaway for the rainwater drainage must be used. It must be minimum of 5m from any building. If the ground isn't suitable for a soakaway, please note that foul and surface water drainage provisions will need to be kept separate.
Carbon monoxide monitor required for all boiler and fires installations

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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B	
A	
DATE	

SCALE 1:50	DATE June 2025
DRAWN JDJ	PP B.R
CUSTOMER	Mr & Mrs Russell
PROJECT	Extension to the rear
LOCATION	15 Ruthin Avenue, Middleton, M24 1FQ
LOCAL AUTHORITY	