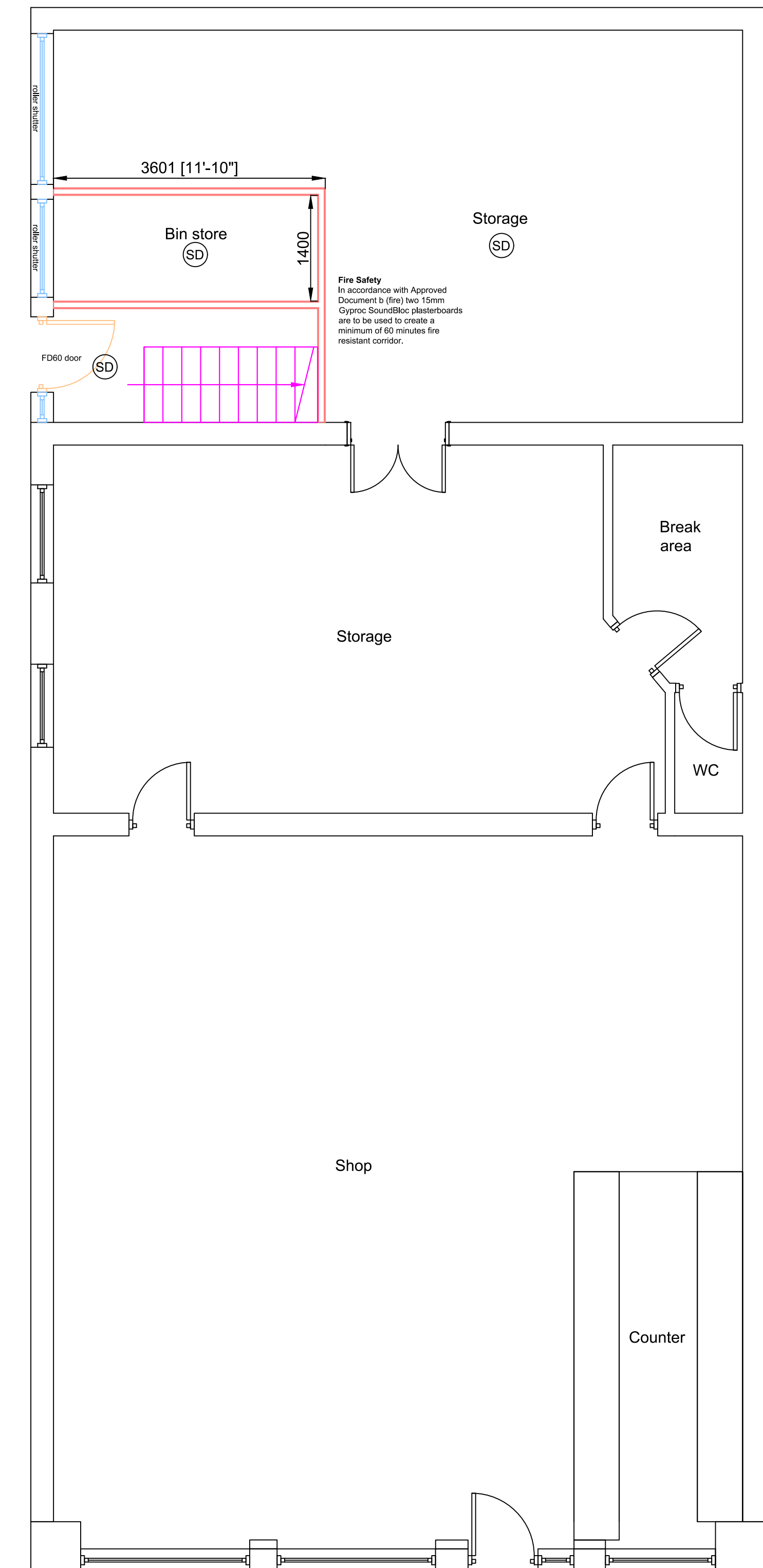




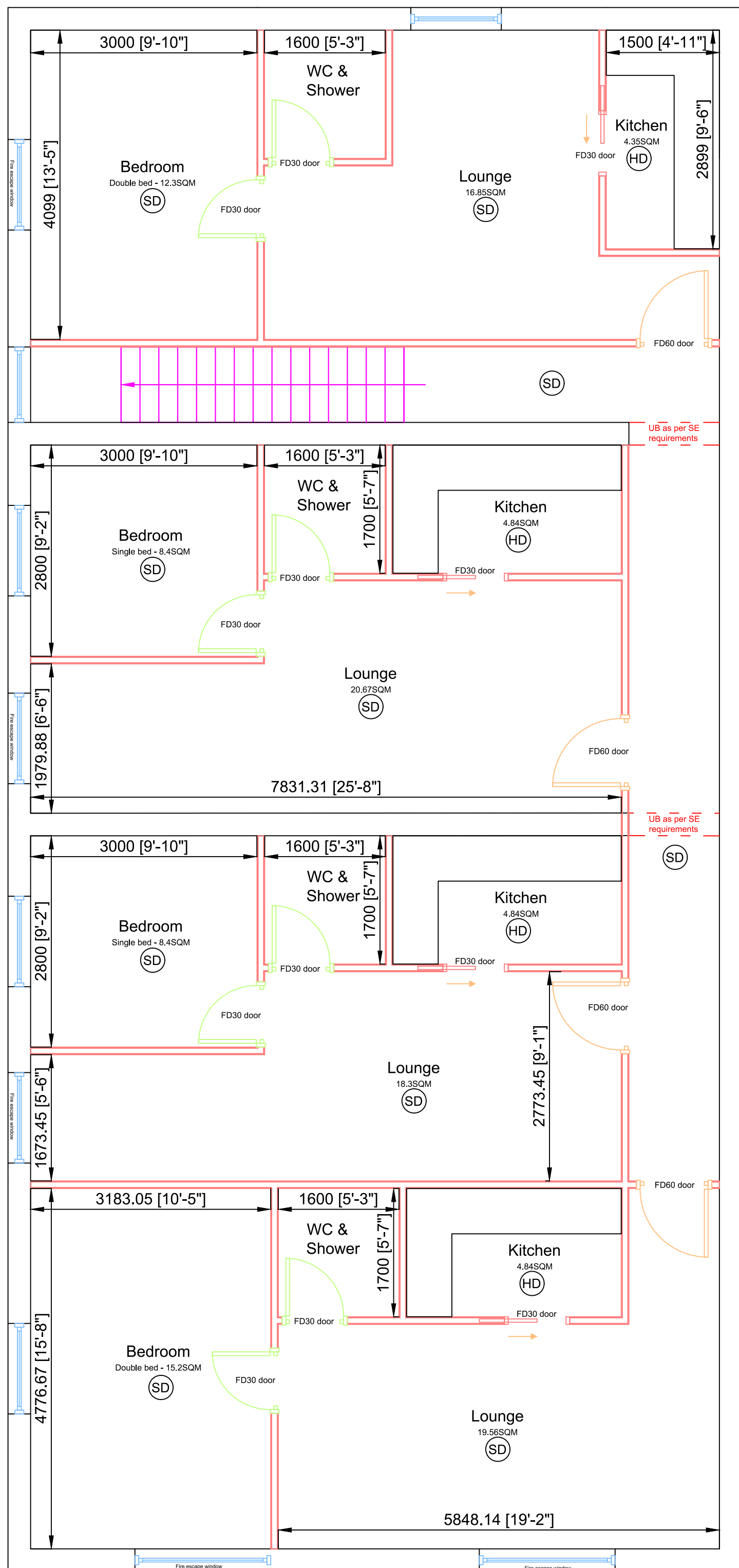
Site Plan @1:200



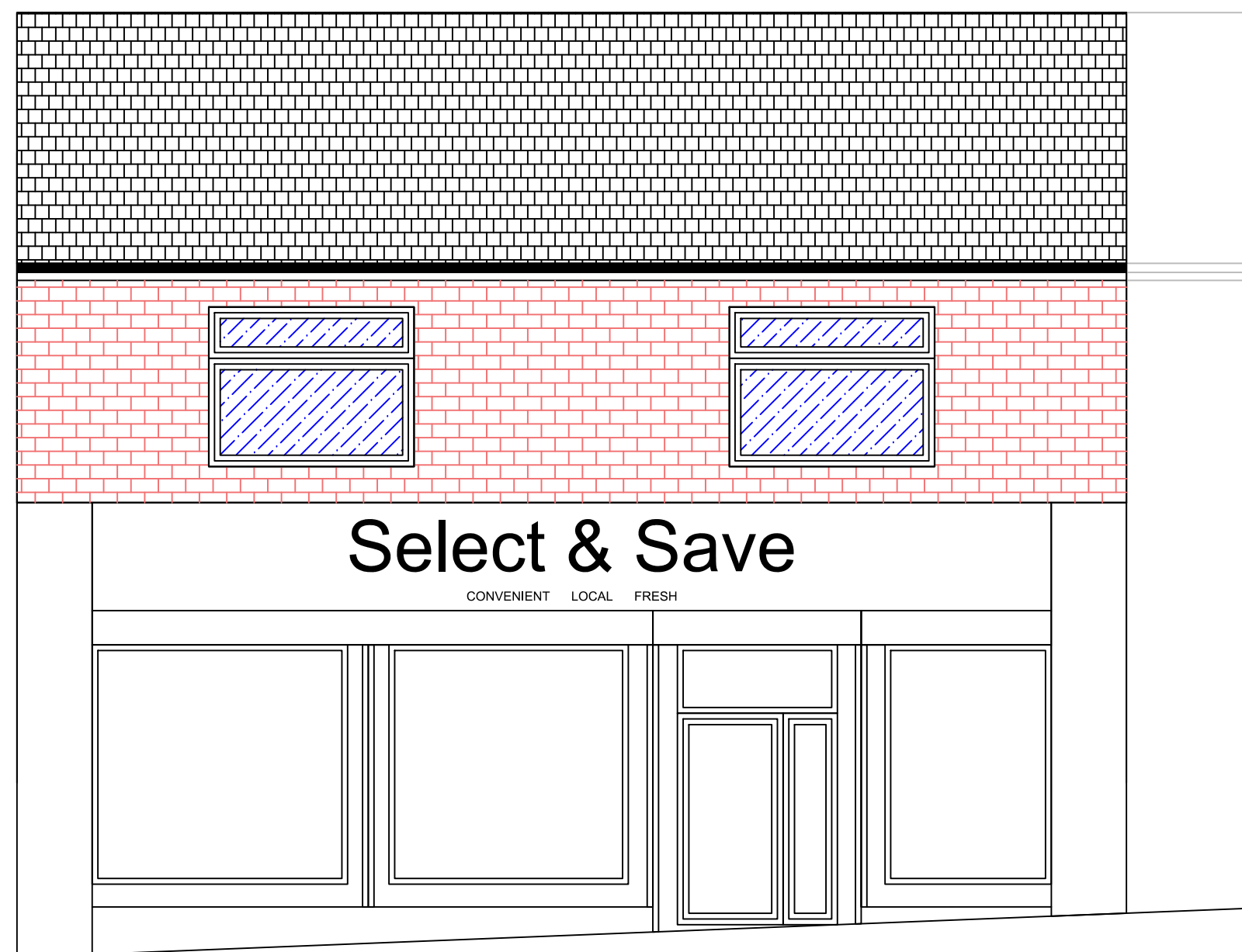
Proposed Ground Floor

SD single wind
HD double wind
HD double wind
HD double wind

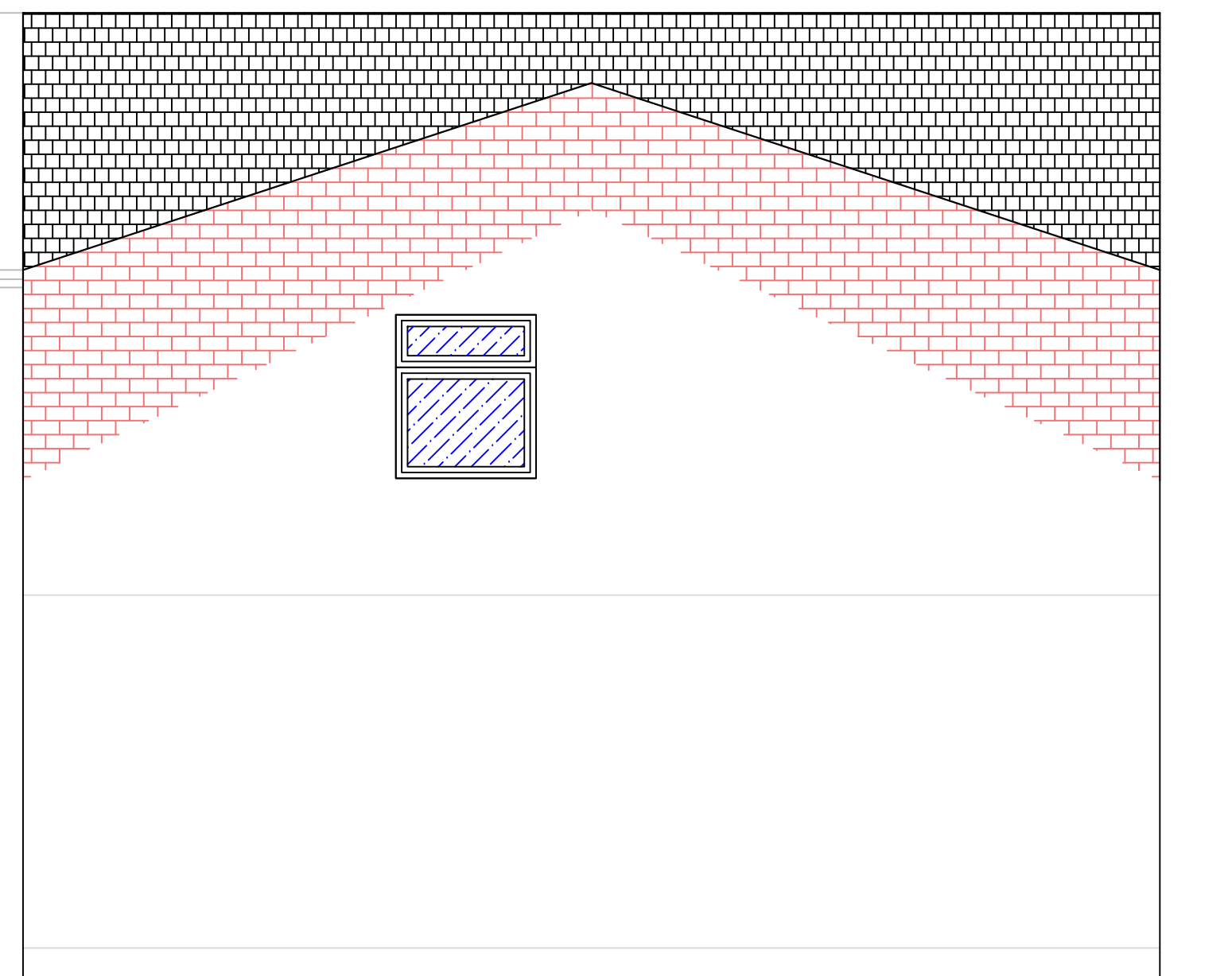
VENTILATION
Windows and doors shall provide a minimum of 1000mm² of openable area per room.
Background ventilation minimum 8000 sqmm to each room.
Provide mechanical extract ducted to the outside air to the following:
Bathrooms (bath or without wet), 15 litres/sec.
Safety Accommodation 8 litres/sec.
Any existing such floor ventilation measures in place in the existing dwelling will need to be maintained when the proposed extension is added.
Any glazing under a height of 800mm to be safety glass.
All glazing to be double glazed with a minimum 30mm air gap with low E coating to achieve a minimum U value of 1.20W/m²K.
Fire Safety
In accordance with Approved Document B (Part 1) two hours of fire resistance shall be provided for the proposed extension.
Escape Signage and Emergency Lighting
Escape routes will be provided with appropriate signage and emergency lighting. Emergency lighting will be provided in accordance with BS 5266-1.
Doors on Escape Routes
All doors located on escape routes, including external escape doors, will not be fitted with locks, bolts, or other fastenings that could impede escape. Where door fastenings are non-compliant, they will be replaced with compliant fastenings. The escape route will be maintained clear of any obstruction. The escape route will be maintained clear of any obstruction. The escape route will be maintained clear of any obstruction.
All escape route doors will be designed, supplied, and installed in accordance with BS 8214:2016. Appropriate fire door test data will be obtained for all the door sets to ensure compliance with their intended use. Installation will comply with the manufacturer's instructions and relevant test certificate, and all fire doors will be tested to BS 476-22 or BS 1234-1.
Where security is required on escape route doors, locks or fastenings will be provided to ensure that they can be released from the inside without the need for a key. In cases where access control systems (such as cards, codes, or smart lock technology) are used, these will incorporate an override function to ensure safe escape at all times.



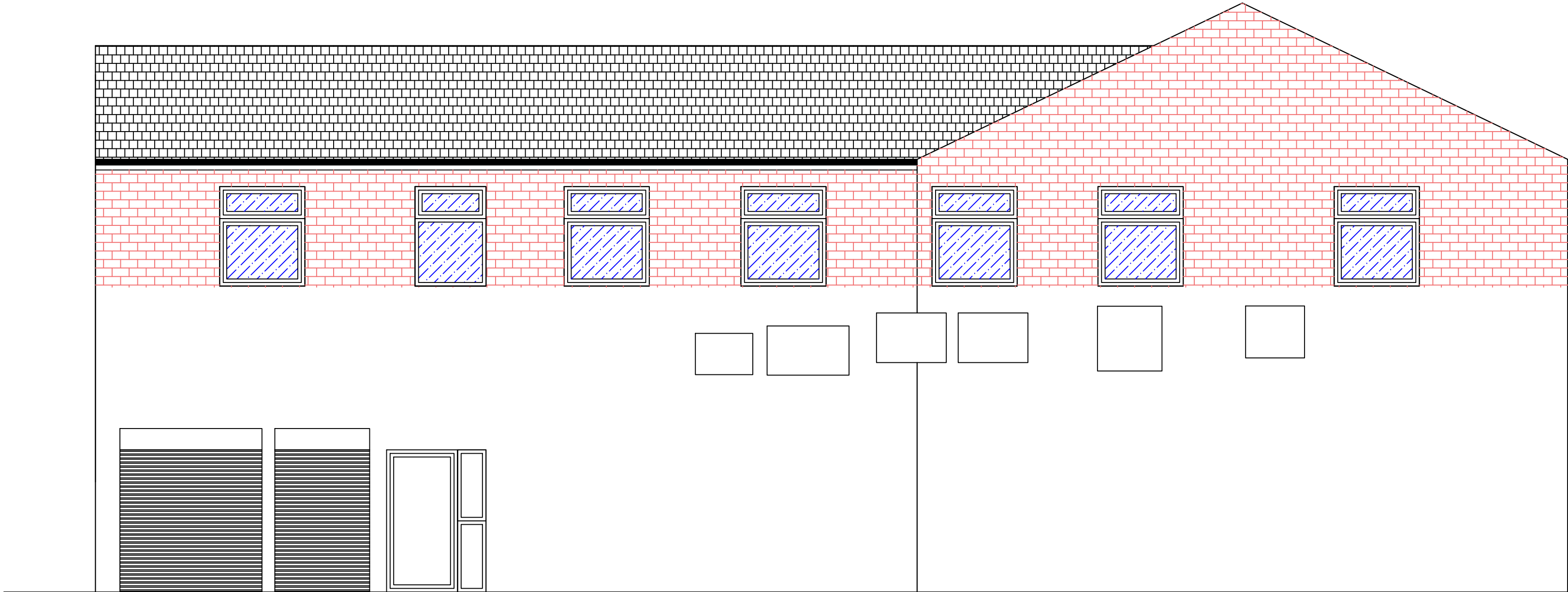
Proposed First Floor



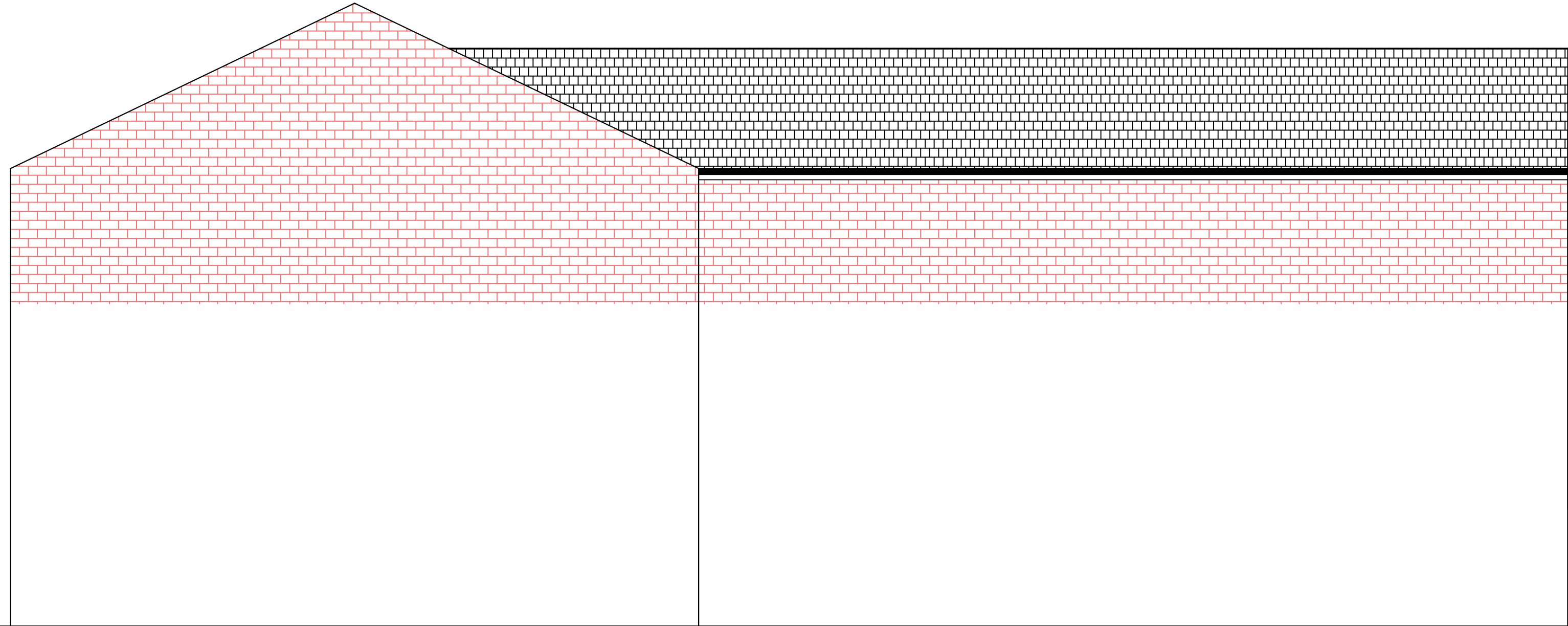
Proposed Front Elevation



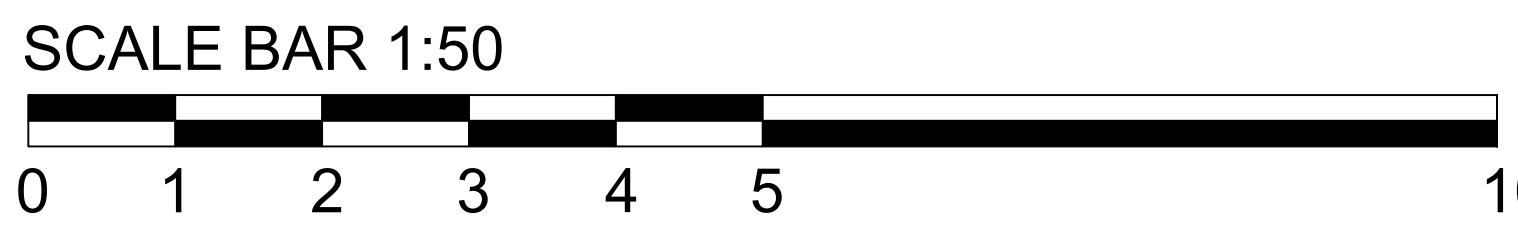
Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Scale	1:50	Project	231 Boarshaw Road, Middleton, M24 2WQ
Drawn			
Checked			
Date	11.12.2025	Title	Proposed Double Storey Extension To Create 4 Flats
CAD File	A0231BOARSHAW250873		
Draw No	001		
Revision	000		