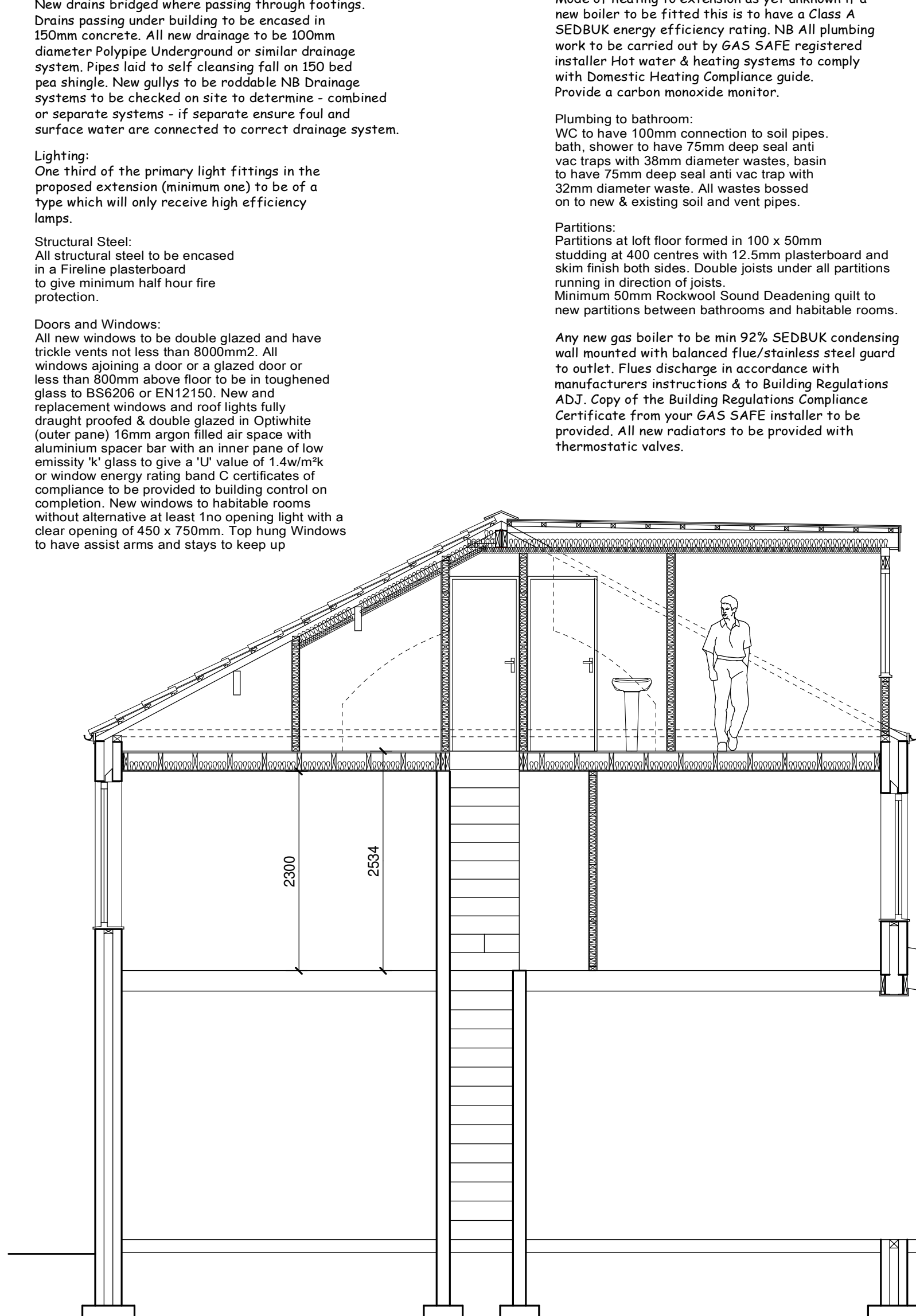
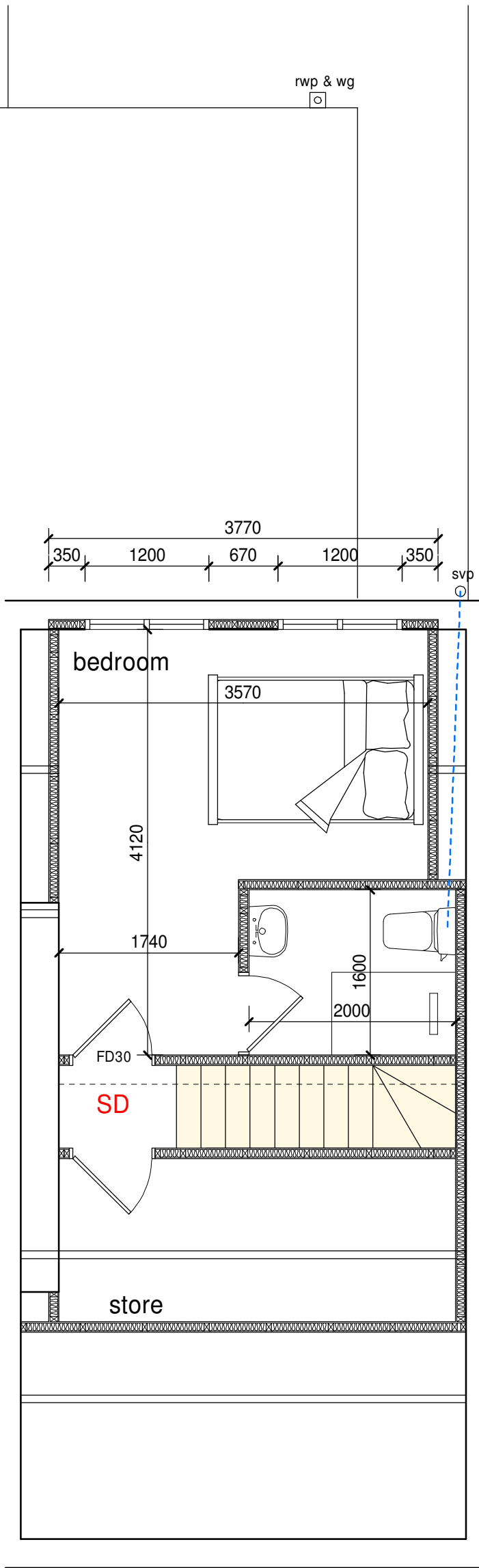
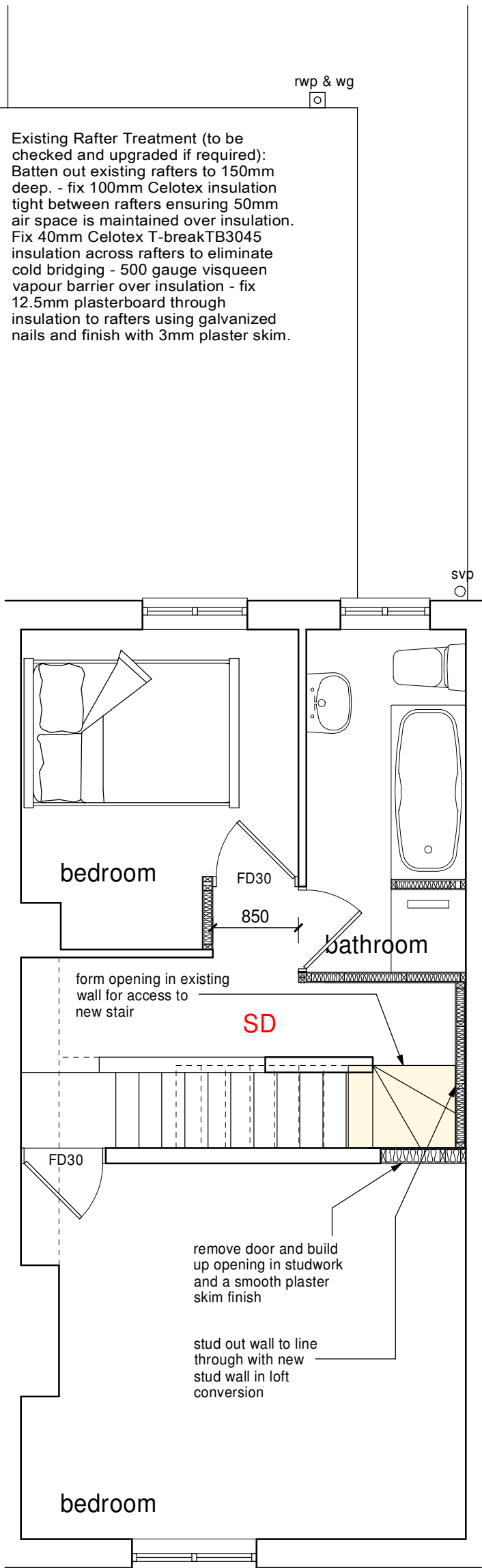
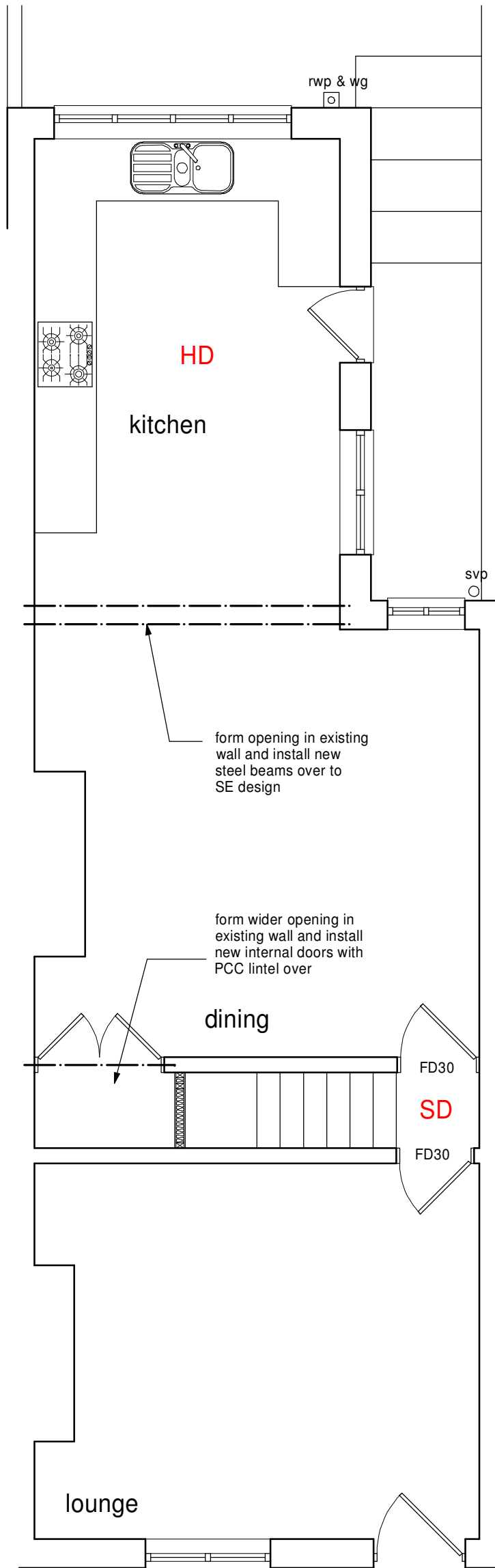
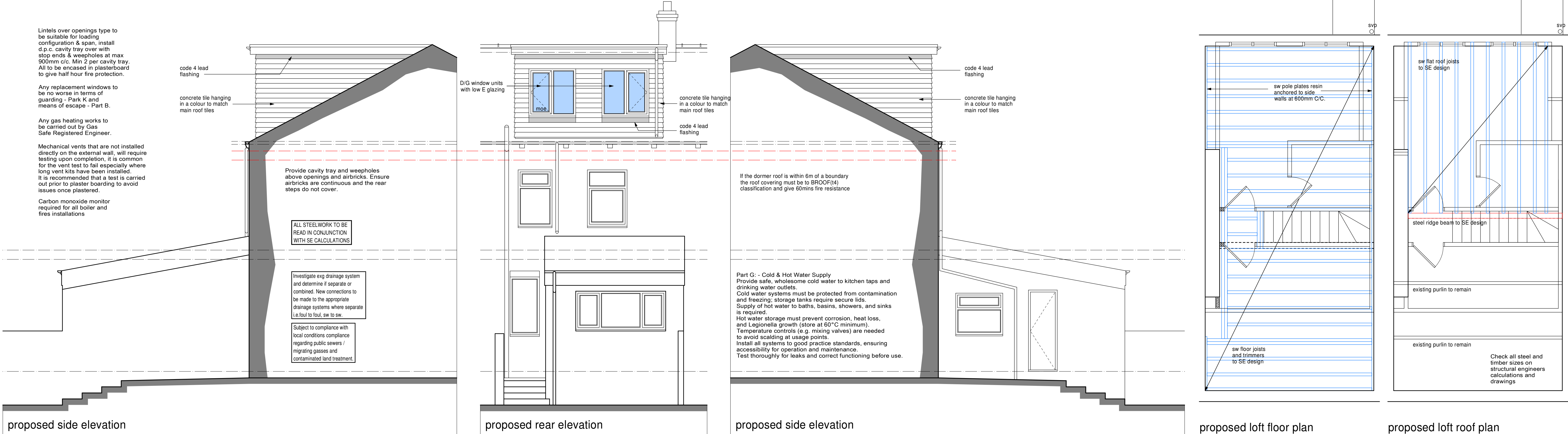




APPROVED DOCUMENT L1 (2005)
From the 1st April 2005. All new and replacement natural gas and LP6 boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%. From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%. Exceptional 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)
Utility Room 60 Litres/sec elsewhere
Bathroom 30 Litres/sec
Sanitary accommodation 15 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 d 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.

All stair enclosure walls to be checked for half hour fire resistance - expose on site for BCO inspection. Upgrade as found to be necessary via overboarding with 12.5mm fireline board & skim, architraves and skirtings adjusted to suit (room side).

Flat Roof Dormer: New GRP finish to flat roof on 18mm sterling board decking on 50x50mm sw counter battens on firrings to fall on main roof joists @ 400mm centres. Joists hung from new ridge beam on timber to timber joint hangers - fully nailed. 150mm Mannok Therm MR insulation between joists with 60mm Mannok Therm MR insulation below on 500g visqueen vapour check with 12.5mm plasterboard and skim finish. 25mm softwood fascia boards all round with min 25mm fly screened gap between fascia and tiles.

Dormer Walls: Concrete tile hanging in a colour to match main roof tiles on 38 x 25mm or 25 x 50mm treated battens in accordance with the manufacturers instructions for the cladding over YBS insulation Breather Foil FR stapled to 11mm sterling board sheathing on 125 x 50mm treated studding @ 400mm centres - 100mm Celotex RXR insulation fixed tight between studs and 50mm celotex insulation over the back of studwork with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally. Front wall built off wall plate cheeks built up off dividing wall. 150 x 100mm lintels over window opening supported on cripple studs. Code 3 lead flashing under fascia, above and under windows. Code 4 lead soakers and flashings to front wall and cheeks. N.B. Dormer cheeks to have 2 layers of 9mm firmacel fire resistant board over 11mm sterling board sheathing and 2 layers of 12.5mm plasterboard and skim internally.

Loft Floor: exg ceilings to be removed, New floor 22mm tongue and grooved floor decking to be laid over new sw floor joists. New joists spanning between existing walls and sw pole plates. Floor joists supported on steel/timber trimmers to SE design. Joists on floor trimmers fixed using timber to timber joint hangers - fully nailed. Joists to be doubled up under all internal partition walls. 100mm Rockwool quilt laid between joists. Provide herringbone strutting at mid span of floor joists. Provide Fireline plasterboard and skim to the underside to achieve 30mins fire protection.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations approval. 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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Plotted on 16/12/2025
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

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B			
A			
DATE			

SCALE 1:50	DATE Dec 2025
DRAWN JDJ	PP B.R
CUSTOMER	
Mr D Reitze	
PROJECT	
Loft conversion	
LOCATION	
565 Oldham Road, Middleton. M24 2DH	
LOCAL AUTHORITY	

Extensions NW	
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