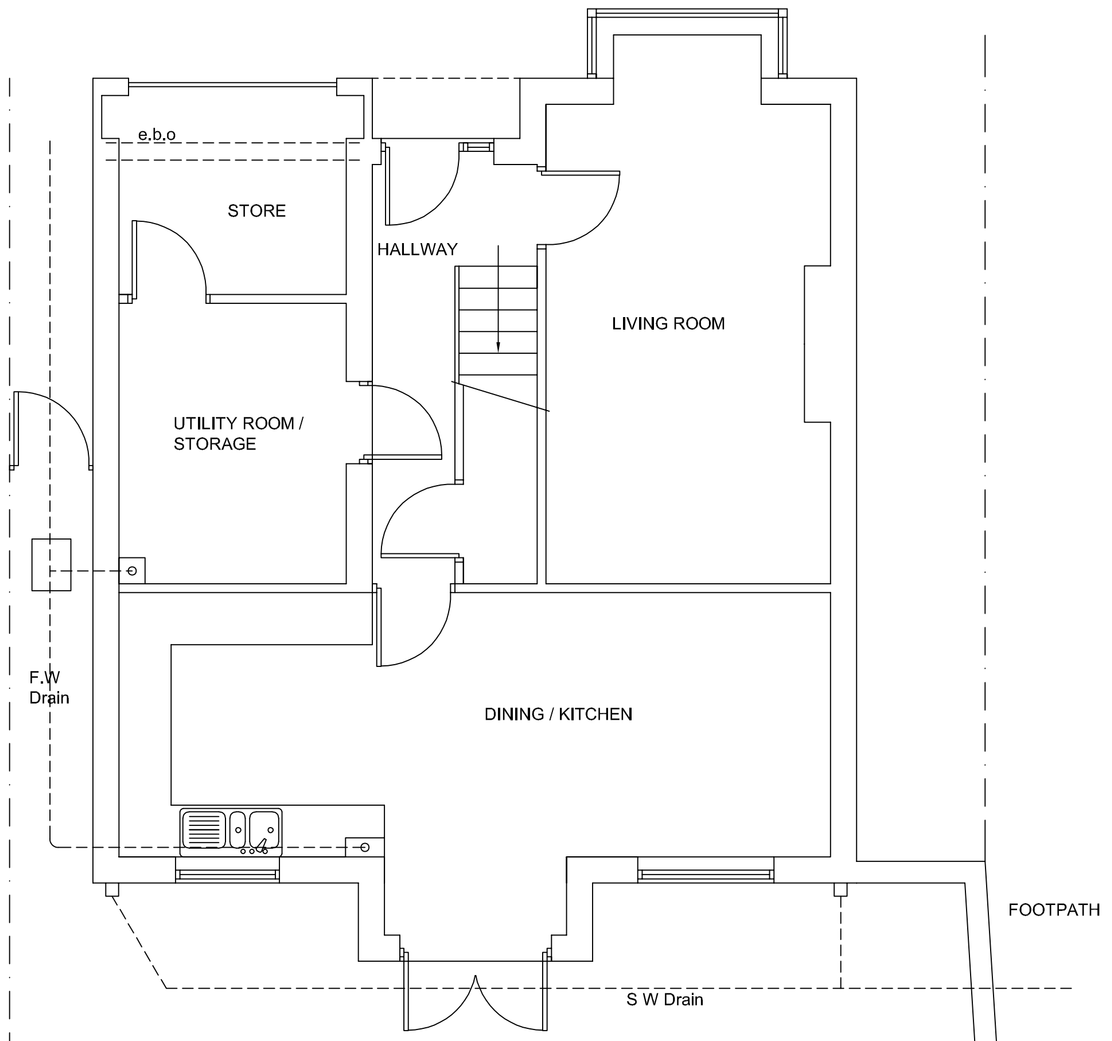
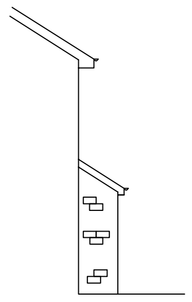


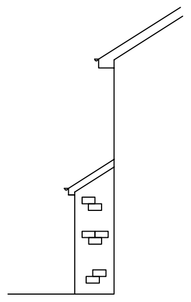
Assumed line of existing drains, builder to check on-site before work commences. Builder MUST also check whether United Utilities sewers are present within the site. If this is not done the Architect will accept no responsibility for disputes at a later date. If in doubt consult Building Control.

EXISTING GROUND FLOOR PLAN
SCALE 1:50

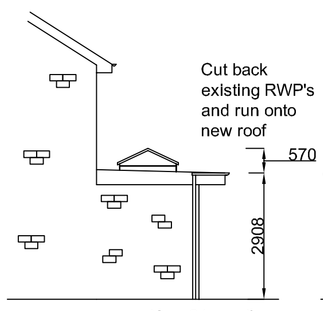


EXISTING SIDE ELEVATION
SCALE 1:100

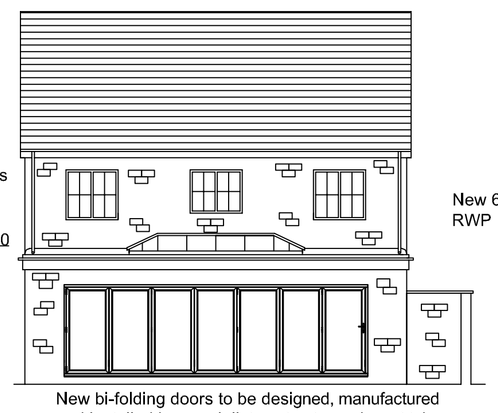
EXISTING REAR ELEVATION
SCALE 1:100



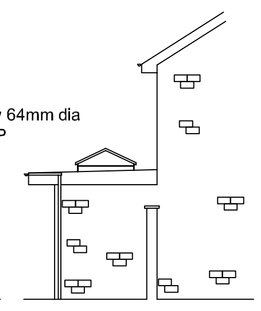
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



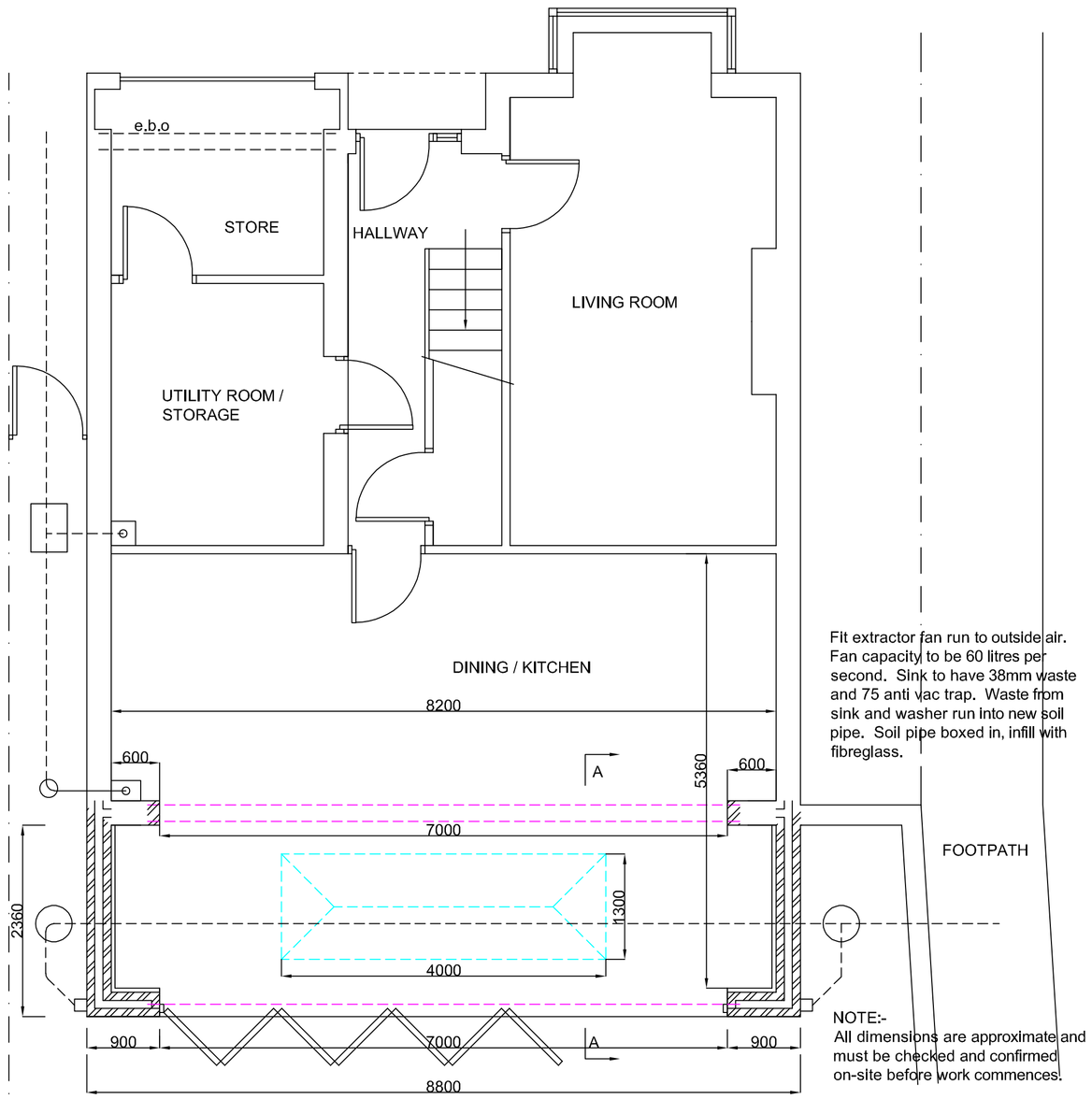
PROPOSED SIDE ELEVATION
SCALE 1:100

Re-site existing soil and vent pipe in a place to suit client and builder. Illustrated as boxed in and infilled with fibrglass with rodding access. All existing soil and waste pipes that run to this will also have to be re-routed.

New walls bonded to existing walls, cavities to be continuous

Remove existing rear wall as shown. New steel beams and supporting pillars / pad foundations are to be designed by Structural Engineer.

All new 100mm dia plastic drains. Footings under drains wall lintelled over. Drains cased in pea gravel under extension. All run into 450mm dia plastic MH and pick up existing drains. New drains laid to min 1 in 40 fall.



Fit extractor fan run to outside air. Fan capacity to be 60 litres per second. Sink to have 38mm waste and 75 anti vac trap. Waste from sink and washer run into new soil pipe. Soil pipe boxed in, infill with fibreglass.

NOTE:-
All dimensions are approximate and must be checked and confirmed on-site before work commences.

Denotes sky lantern in flat roof. Exact construction details, sizes and positions to be decided on-site to suit Client and Specialist contractor

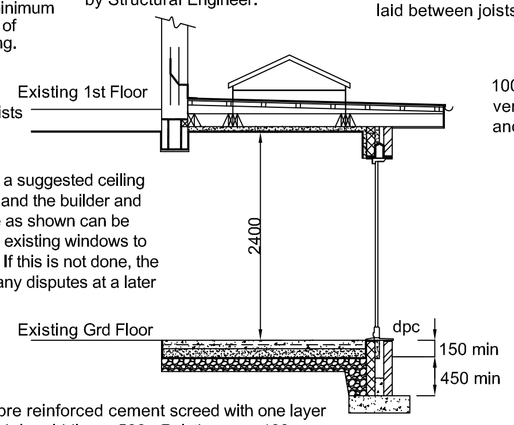
Fit new power points and lights to suit Client. Fit all low energy high efficiency light fittings. Should downlighters be used these should be fire and acoustically protected. Fit new radiators with thermostatic valves. Size and position to suit Gas Safe registered Heating Engineer and Client, all run off existing system. Heating Engineer to check whether existing boiler is suitable to run new radiators. If not replace boiler. For any other information refer to Domestic Heating Compliance Guide (Par 35/39 inc.)

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Flashing between new roof and existing wall to be code 5 milled lead flashing with minimum 150mm upstand, flashed into outer leaf of existing wall with cavity tray onto flashing.

Steel beams supporting ground floor rear opening and lintel detail over bi-folding doors are to be confirmed by Structural Engineer.

Flat Roof:-
Flat rubber or fibreglass roof to suit client and builder, supplied and fixed by specialist roofing contractor. Membranes on 18mm exterior plywood on counter battens on firring pieces on 150 x 50 joists at 400mm centres. Fit 62.5mm insulated pl/bd and skim ceiling with 100mm Kingspan insulation laid between joists. This construction gives a U-Value of 0.15W/m2K



Bolt 150 x 75 timbers to existing wall with 12 dia Anchor Bolts at 600 ctrs. Flat roof joists sat in and securely fixed to joist hangers, securely fixed to timber wallplate

The internal ceiling height of 2.4m is only a suggested ceiling height. Any alterations to this dimension and the builder and client must check that the minimum slope as shown can be achieved and that the roof finished below existing windows to accommodate lead flashing as required. If this is not done, the architect will accept no responsibility for any disputes at a later date.

100mm dia PVC gutter, fascia and ventilated, illuminated soffit to suit client and builder.

Exact size, position and design of glass atrium to be decided by Client and are to be designed, fabricated and installed by Specialist contractor. Builder to check before work commences if double joists and trimmers are needed to support glass skylights

Floor:-
100mm fibre reinforced cement screed with one layer A142 mesh in middle on 500g Polythene on 100mm Kingspan Kooltherm K3 Insulation on 1200g Visqueen on sand blinding on 150mm hardcore. Fit 25mm polystyrene between new concrete slab and external walls. New floor to line through with existing. This construction will achieve a U-Value of 0.18W/m2K

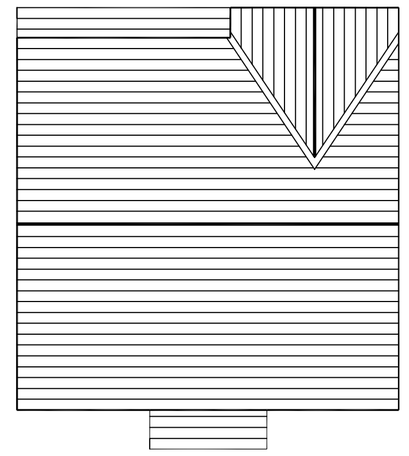
NOTE:-
All concrete block to be 7N/mm2 crushing strength

Walls:-
100mm artificial stone to match existing, 110mm cavity, 100mm concrete block with 50mm insulated pl/bd (38mm insulation) and skim on dabs. Fit 60mm Kingspan Thermawall TW50 insulation to cavity side of inner leaf (to achieve a U-Value of 0.18W/m2K) all sat on 2/ layers solid concrete block or engineering brick to suit builder; infill cavity with concrete up to 225mm below DPM all sat on 700 x 200 concrete strip footings.

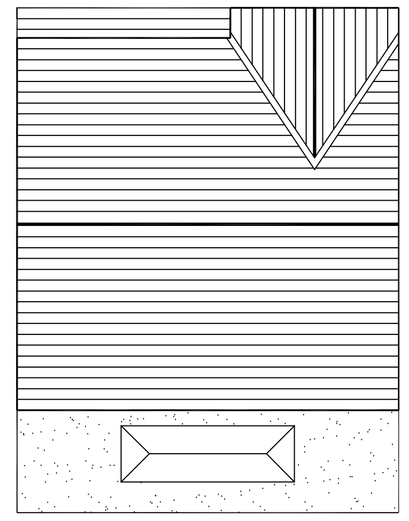
Builder please note that although strip footings have been shown for clarification, these are susceptible to change once excavation work commences and ground conditions are determined on-site, all to the satisfaction of the Building Control Inspector.

PROPOSED SECTION A-A
SCALE 1:50

Notes:-
Wallplates strapped down with 30 x 5 m.s galvanized bent straps at 1200mm centres. Vertical leg of strap fixed to wall with M8 screws and plugs. Rafters and trusses fixed securely to wallplates.
Fit 30 x 5 m.s galvanized bent straps at 1200mm centres to either rafters or trusses and floor joists, minimum 4N° with noggins between and up to gable wall. Vertical leg of strap fixed to wall with M8 screws and plugs.
Fit cavity trays with weepholes over external openings.
Fit vertical and horizontal insulated DPC's to external openings.
Close cavities with brick on edge.
All new windows and rooflights to have a U-Value of 1.4W/m2K, Argon filled and to be double glazed with minimum 16mm gap, glazed with Pilkington K glass. Fit O.L's 1/20th floor area. All windows to have minimum 10000mm2 trickle ventilation.
All windows, doors and glazed partitions to be glazed in toughened safety glass as shown in Approved Document K.
Cavity ties to wall to be s/s double triangle suitable for 110mm cavity with min 50mm embedment to each leaf. Maximum 750mm horizontal centres and maximum 450mm vertical centres, maximum 300mm vertical centres at reveals.
All electrical work must be designed, installed, inspected and tested by a qualified electrician, qualified up to City and Guilds 2391 (18th Edition). An electrical installation certificate will be required.
(SD) denotes smoke detector wired to mains with battery backup. All smoke detectors to be interconnected.
(HD) denotes heat detector wired to mains with battery backup and interconnected to smoke detectors. Heat detector located remote to any heat source.
(FD) denotes half hour self closing fire door and casing with intumescent strips.
Building Inspector will require types of fans and locations in walls and ceilings to accord Approved Document Part F (2021 Edition).
All construction to be robust with continuity of insulation and air tightness.
Steel beams and angles to be cased in 2 layers 12.5 Gyproc Firelline board and skim.



EXISTING ROOF PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:200

Planning and Building Regulations Drawing

David Liversidge design

Architecture and Planning

259 Rossendale Road, Burnley, Lancs. BB11 5BZ
and at Haywards Heath, West Sussex. RH16 4DZ

07977 463 496

davidliversidge01@gmail.com

Proposed Extension

36 Field View Lane
Norden, Rochdale, OL12 7TS

scale: 1/100th @A3 | drawing no 25/97/1

date: Dec. 2025

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