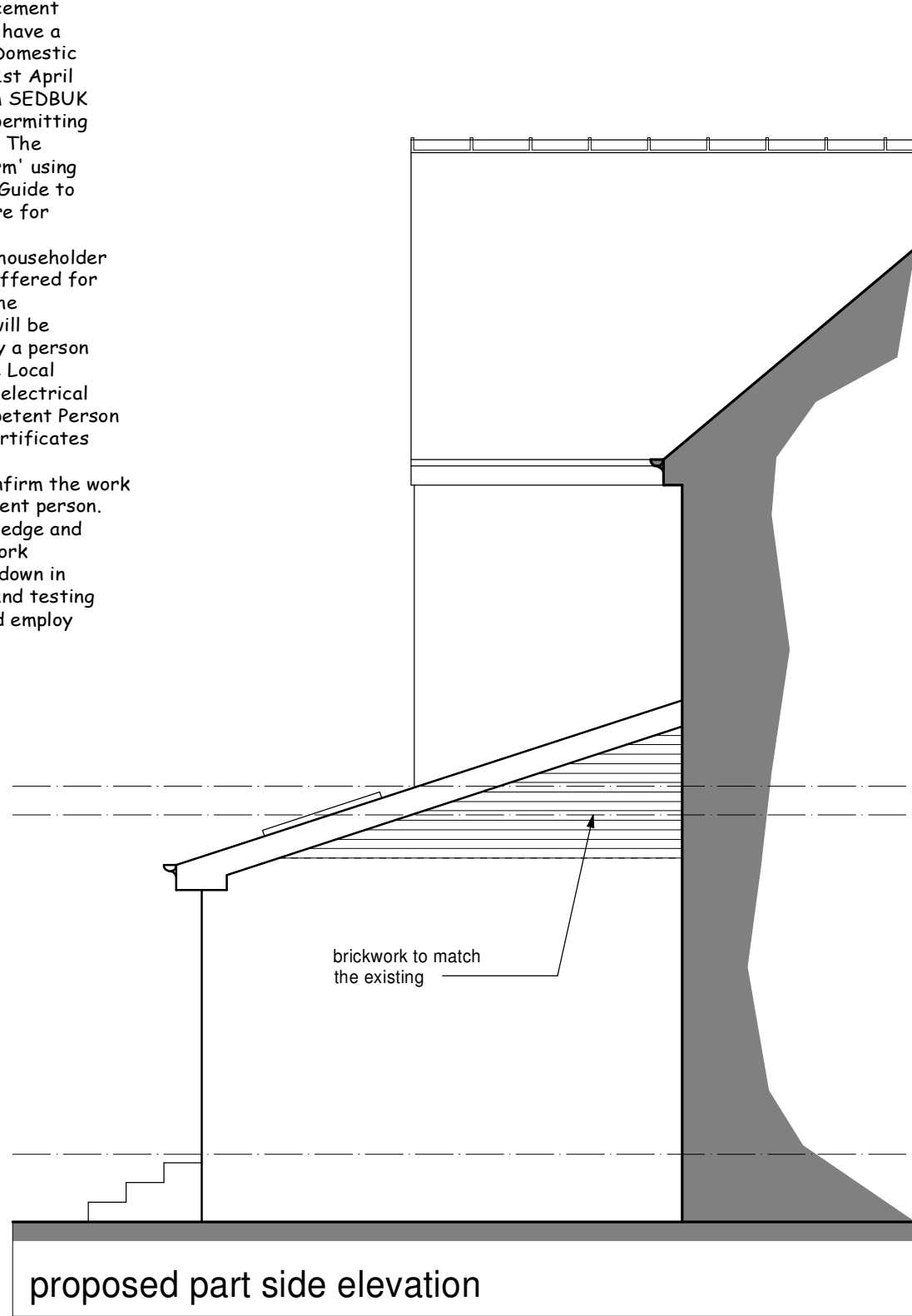
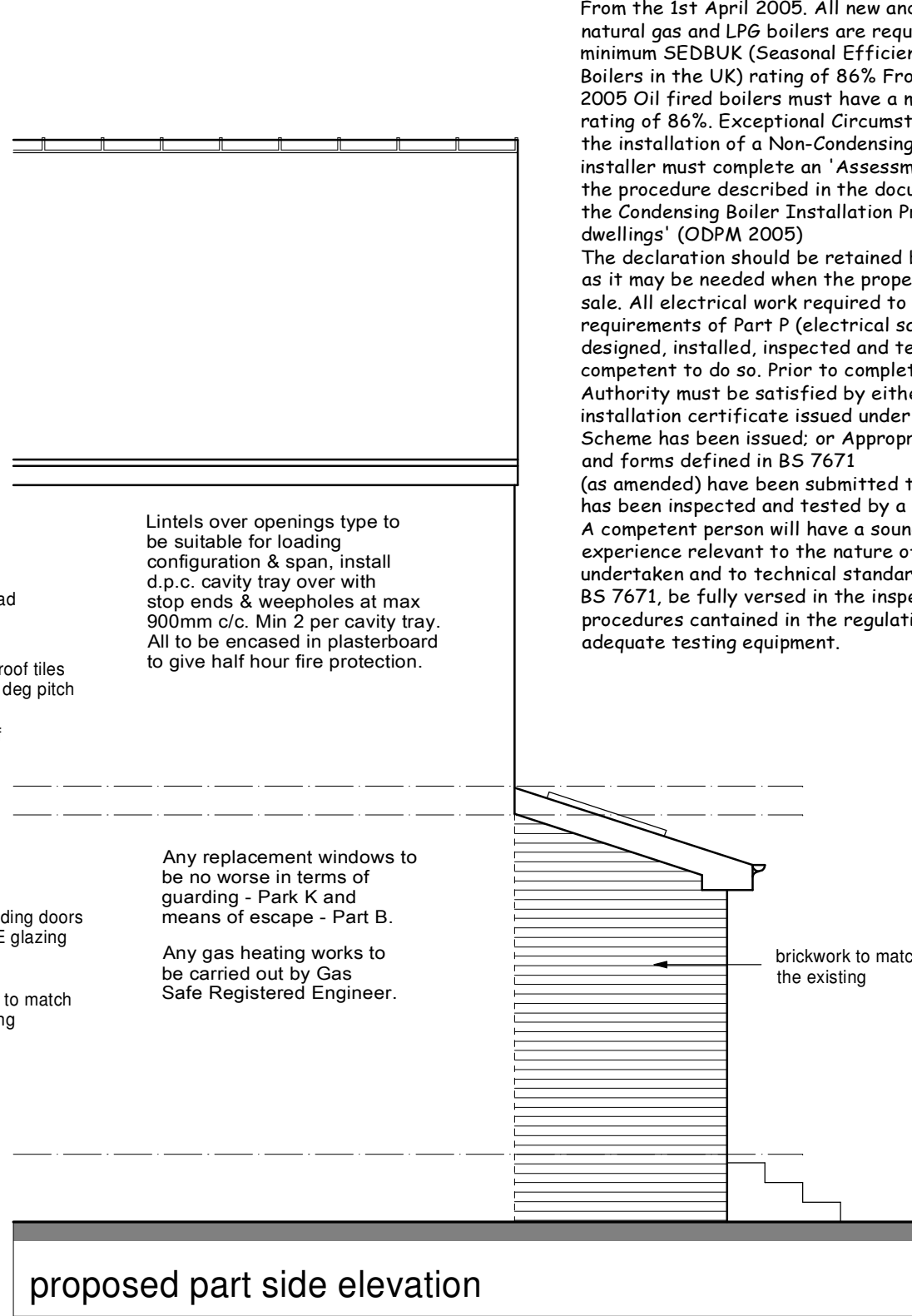
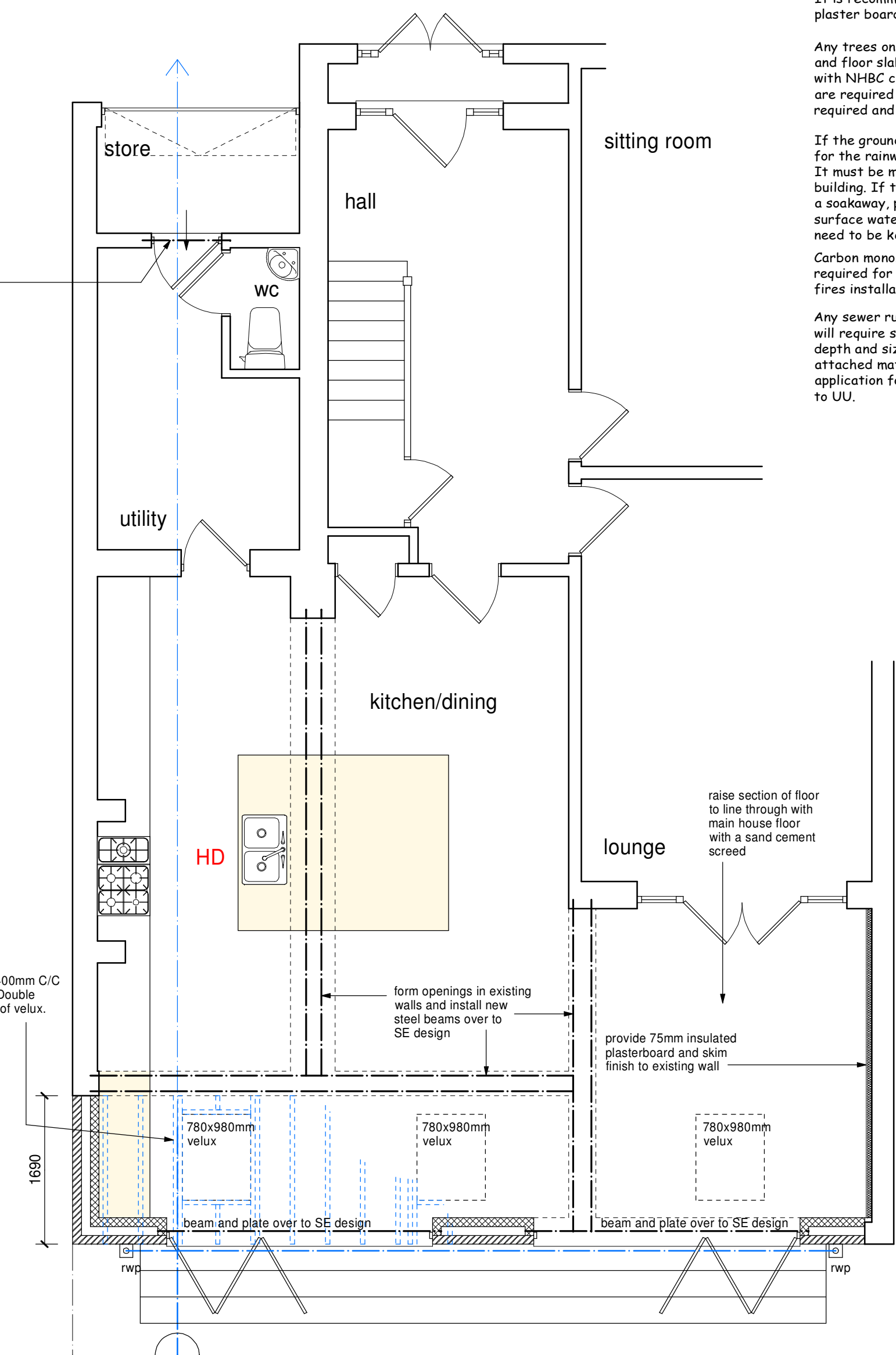
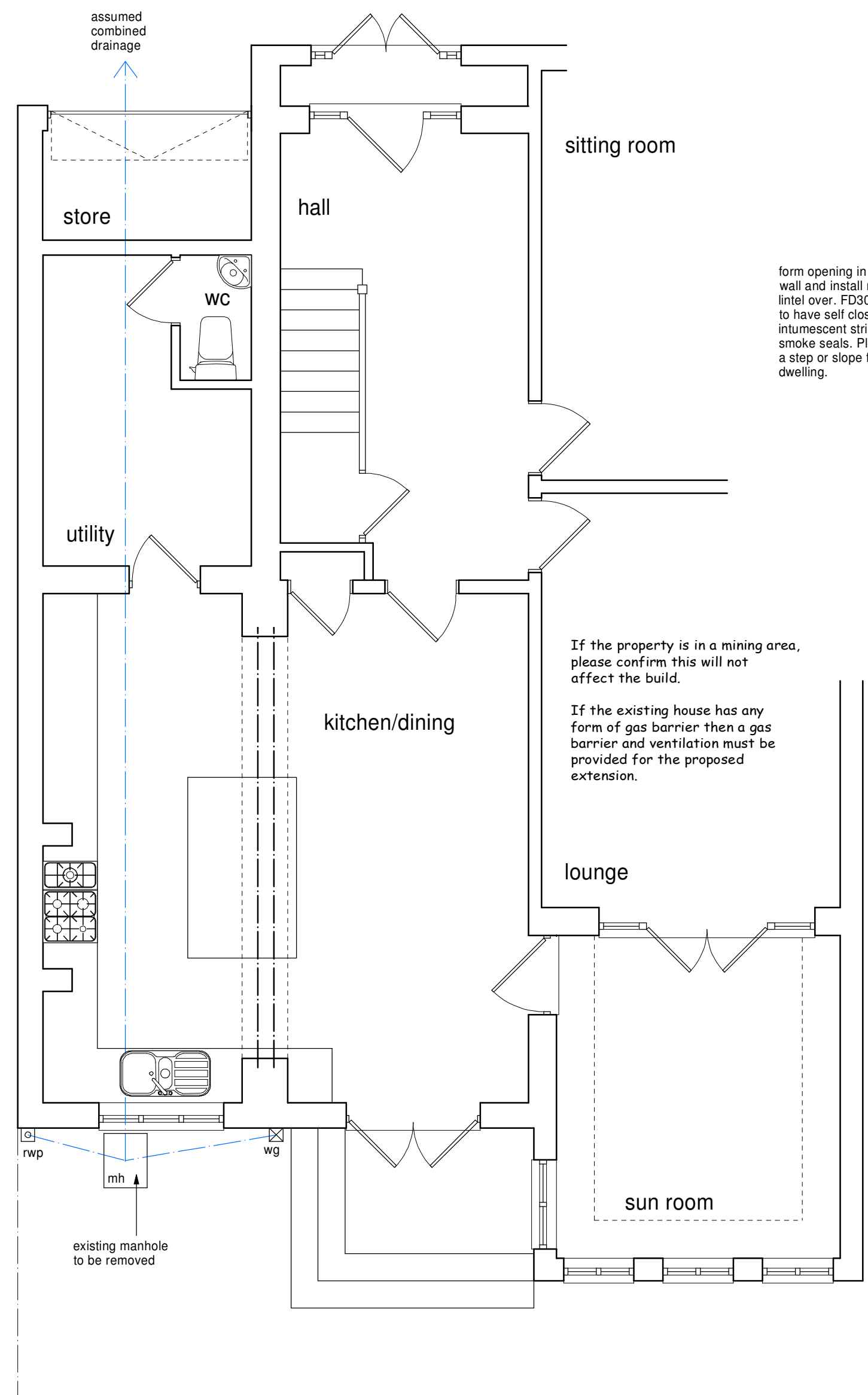
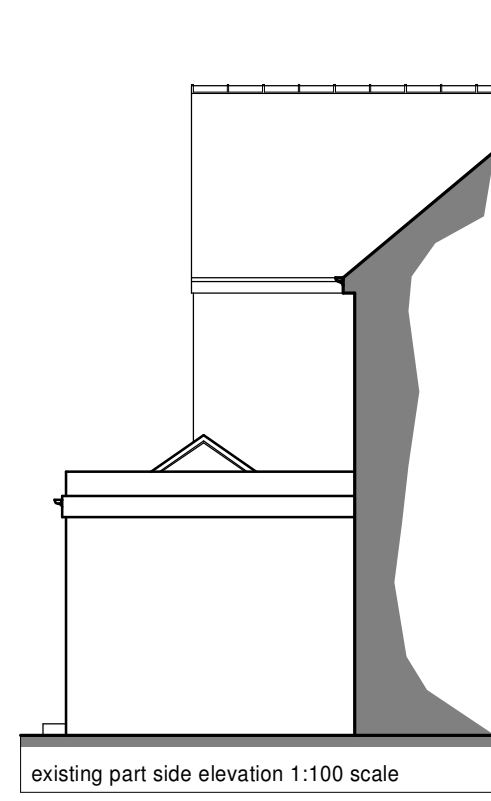
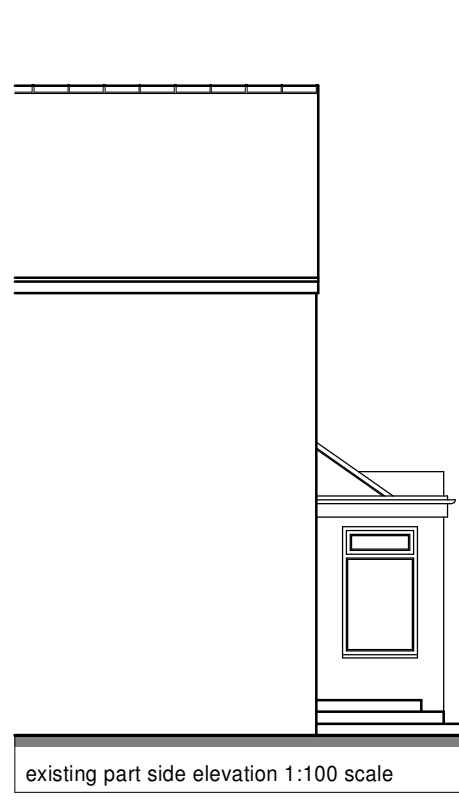




Any new gas boiler to be min 92% SEDBUK condensing wall mounted with balanced flue/stainless steel guard to outlet. Flues discharge in accordance with manufacturers instructions & to Building Regulations ADJ. Copy of the Building Regulations Compliance Certificate from your GAS SAFE installer to be provided. All new radiators to be provided with thermostatic valves.

**Roof Construction**  
Roof tiles to match existing and (18 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. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2ne 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/m<sup>2</sup> K

**Part G: - Cold & Hot Water Supply**  
Provide safe, wholesome cold water to kitchen taps and drinking water outlets.  
Cold water systems must be protected from contamination and freezing; storage tanks require secure lids.  
Supply of hot water to baths, basins, showers, and sinks is required.  
Hot water storage must prevent corrosion, heat loss, and Legionella growth (store at 60°C minimum).  
Temperature controls (e.g. mixing valves) are needed to avoid scalding at usage points.  
Install all systems to good practice standards, ensuring accessibility for operation and maintenance.  
Test thoroughly for leaks and correct functioning before use.  
Provide a temperature mixing valve to any baths, to prevent the temperature of delivered water not exceeding 48°C.



Mechanical vents that are not installed directly on the external wall, will require testing upon completion, it is common for the vent test to fail especially where long vent kits have been installed. It is recommended that a test is carried out prior to plaster boarding to avoid issues once plastered.

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 BCO.

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.

Any sewer running under the extension will require surveying to check depth and size of pipe, please see attached matrix on whether formal application for build over is required to UU.

**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.

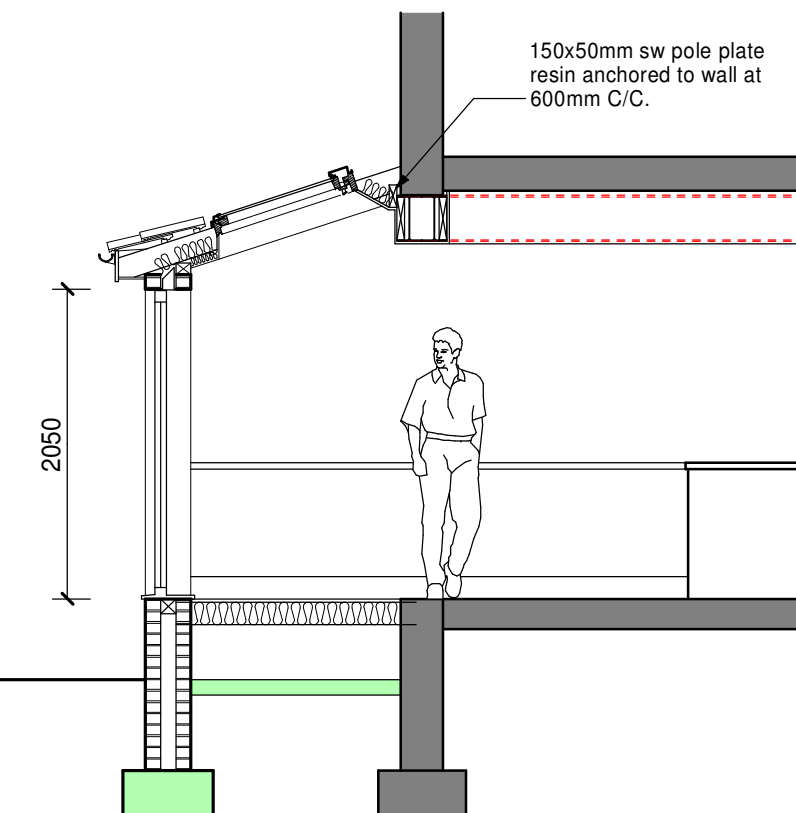
**Drainage:**  
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable 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:**  
22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion on 175 x 50mm joists @ 400 centres over min 150mm air space over 100mm concrete oversite concrete. 150mm Kingspan insulation fixed tight between joists. 225 x 75 air bricks and liners at 1000mm to ventilate sub floor.

**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.

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

**Doors and Windows:**  
All new windows to be double glazed and have trickle vents not less than 8000mm<sup>2</sup>. 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/m<sup>2</sup> K 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. Escape windows should be between 800 - 1100mm from finished floor level.



proposed section

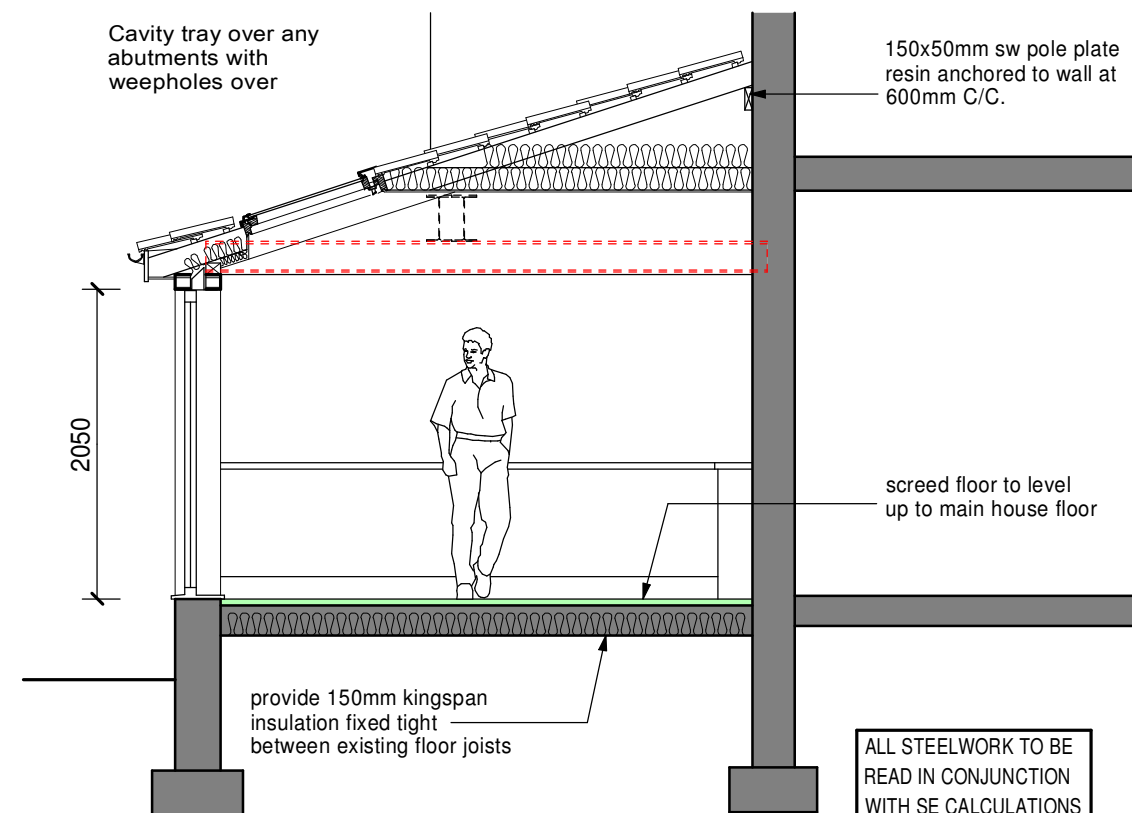
**Lighting:**  
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

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

**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.

**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 8,000mm<sup>2</sup>. 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)  
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 4,000mm<sup>2</sup>. 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.



proposed section

**ALL STEELWORK TO BE READ IN CONJUNCTION WITH SE CALCULATIONS**  
Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e. foul to foul, sw to sw.  
Subject to compliance with local conditions compliance regarding public sewers / migrating gasses and contaminated land treatment.

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.

This drawing is the copyright of ExtensionsNW and any reproduction in whole or part is strictly forbidden. Plotted on 16/07/2026. ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

|      |  |
|------|--|
| D    |  |
| C    |  |
| B    |  |
| A    |  |
| DATE |  |

SCALE 1:50 DATE June 2026  
DRAWN JDJ PP B.R

CUSTOMER  
Mr & Mrs Campbell

PROJECT  
Rear extension

LOCATION  
11 Hall Drive Middleton M24 1NA

LOCAL AUTHORITY

**Extensions NW**  
3 Cribden Street, Rawmarsh, Rotherham, S64 6BZ  
Mob: 0796843895  
Web: www.extensionsnw.co.uk E-mail: jee@extensionsnw.co.uk

JOB No. 3735 - 01 REV.