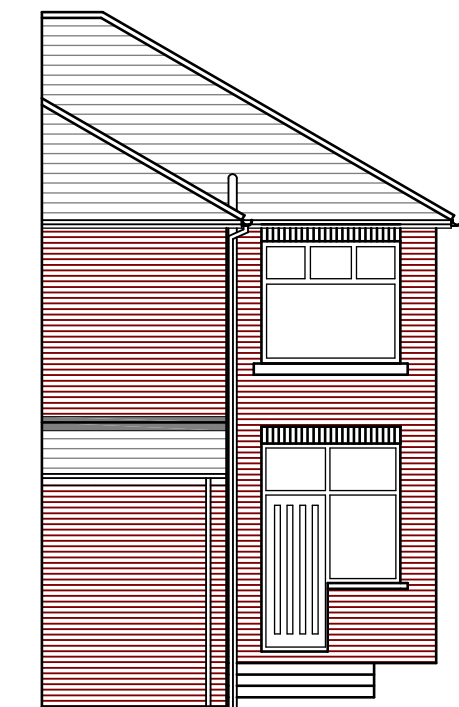
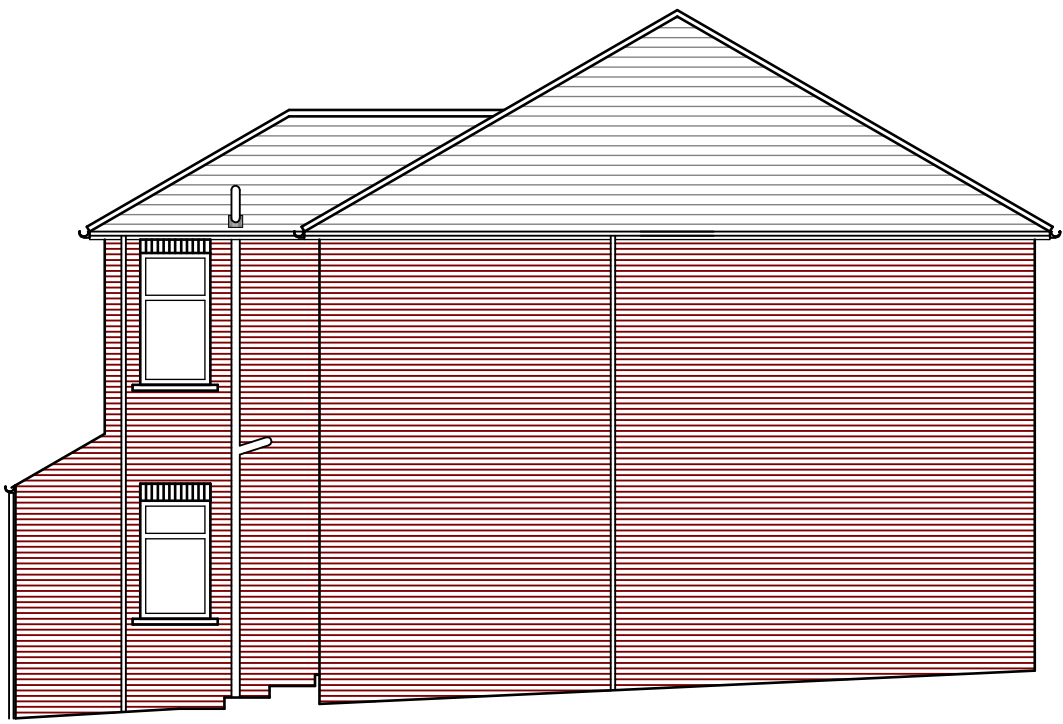
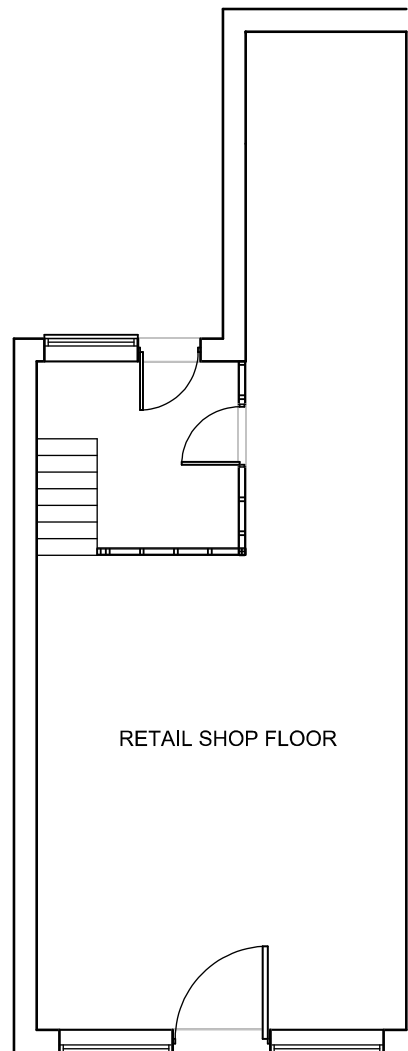




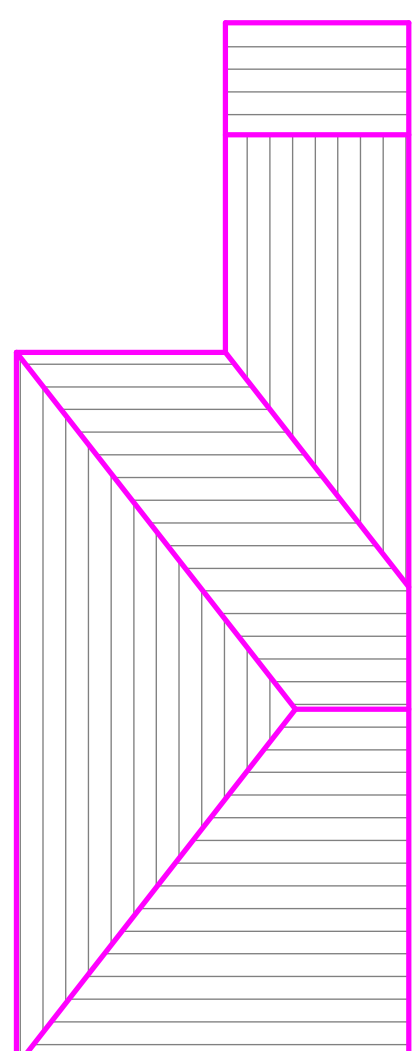
EXISTING REAR ELEVATION @ 1:100



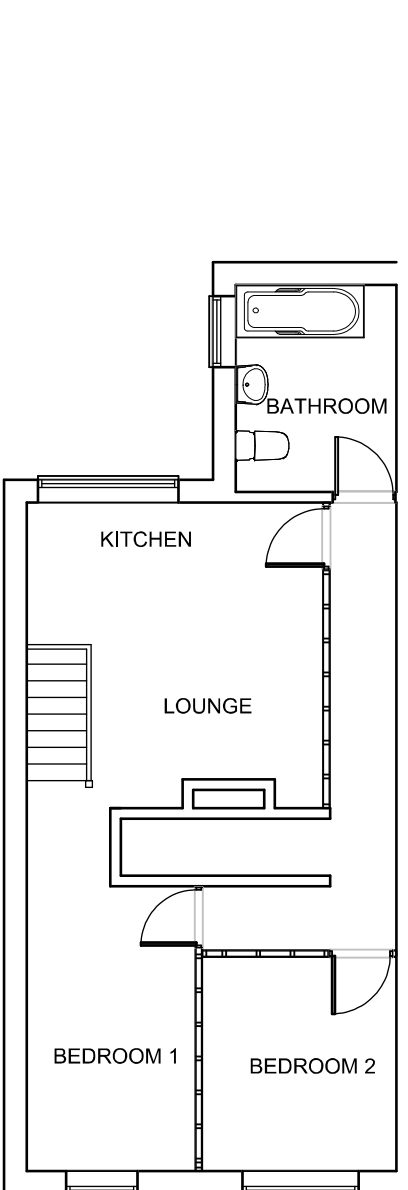
EXISTING SIDE ELEVATION @ 1:100



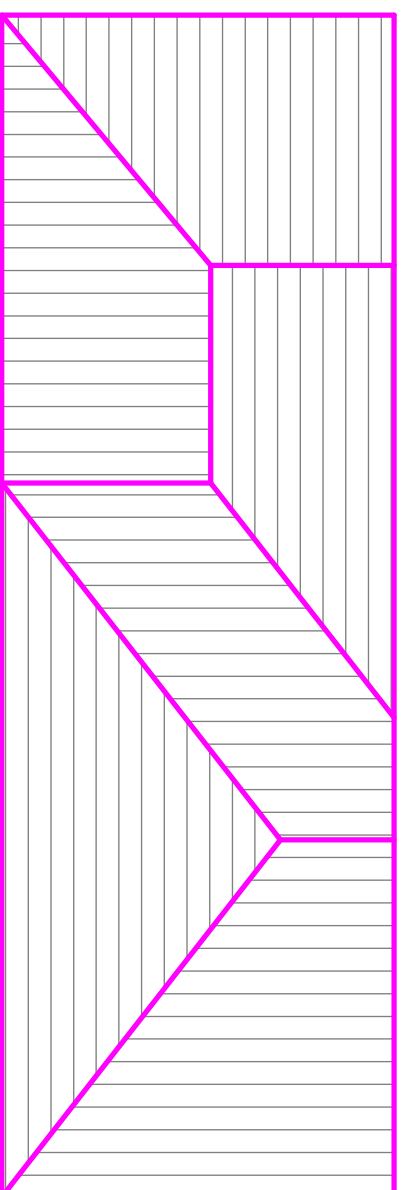
EXISTING GROUND FLOOR PLAN @ 1:100



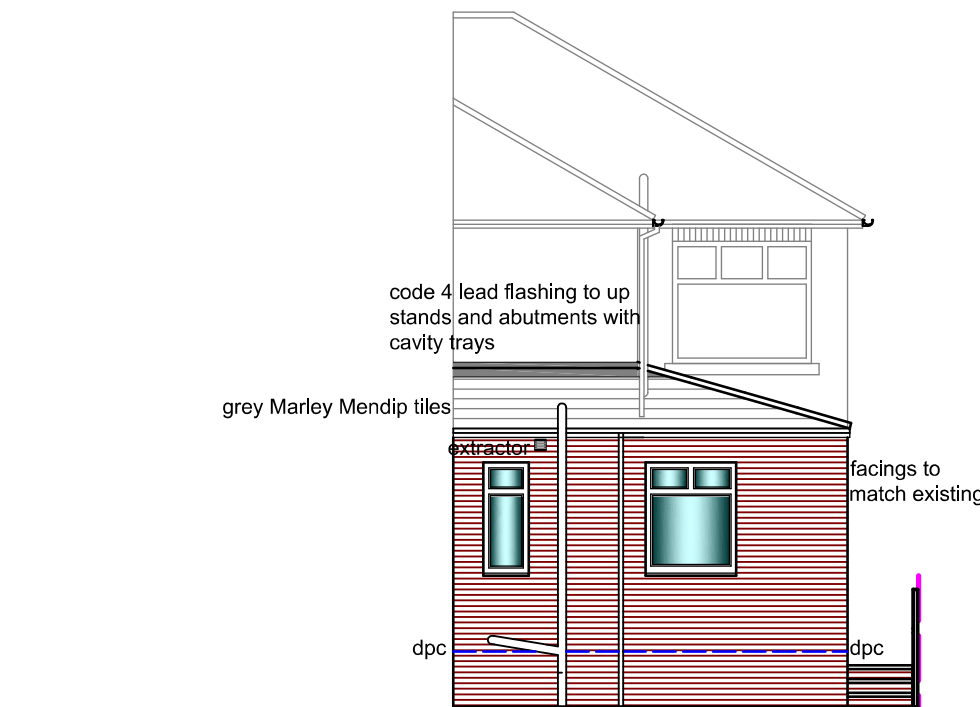
EXISTING ROOF PLAN @ 1:100



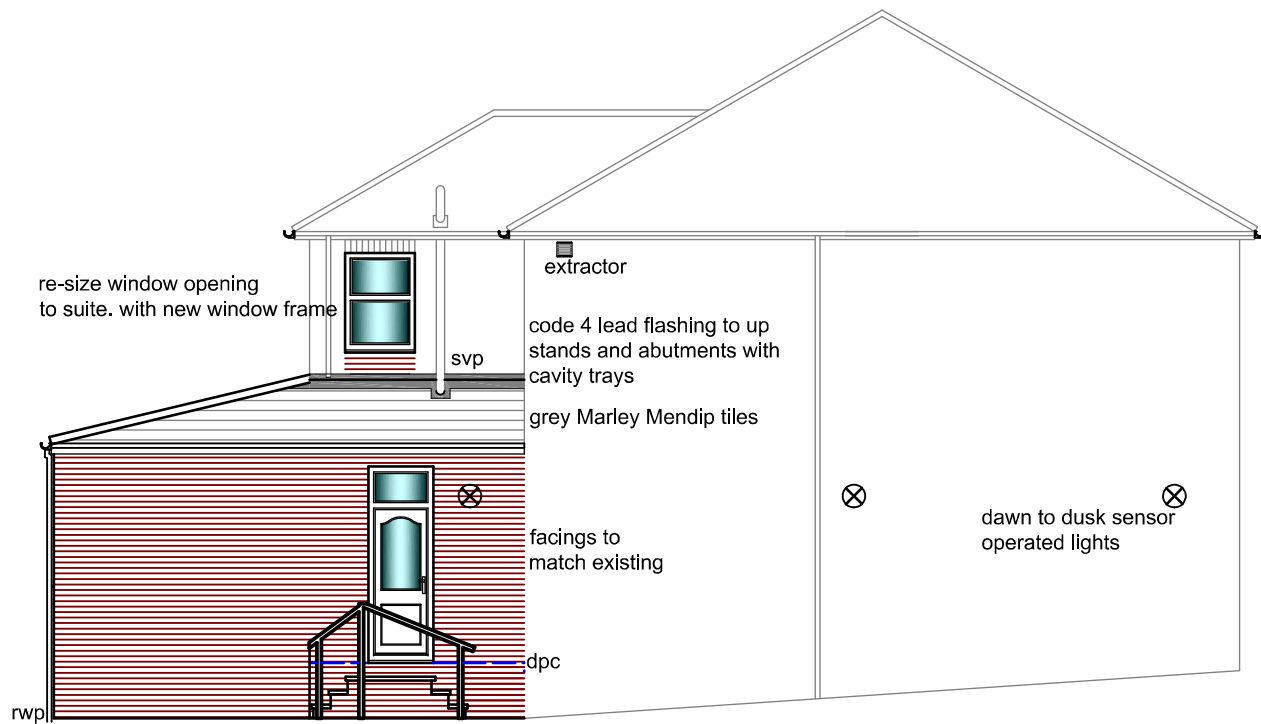
EXISTING FIRST FLOOR PLAN @ 1:100



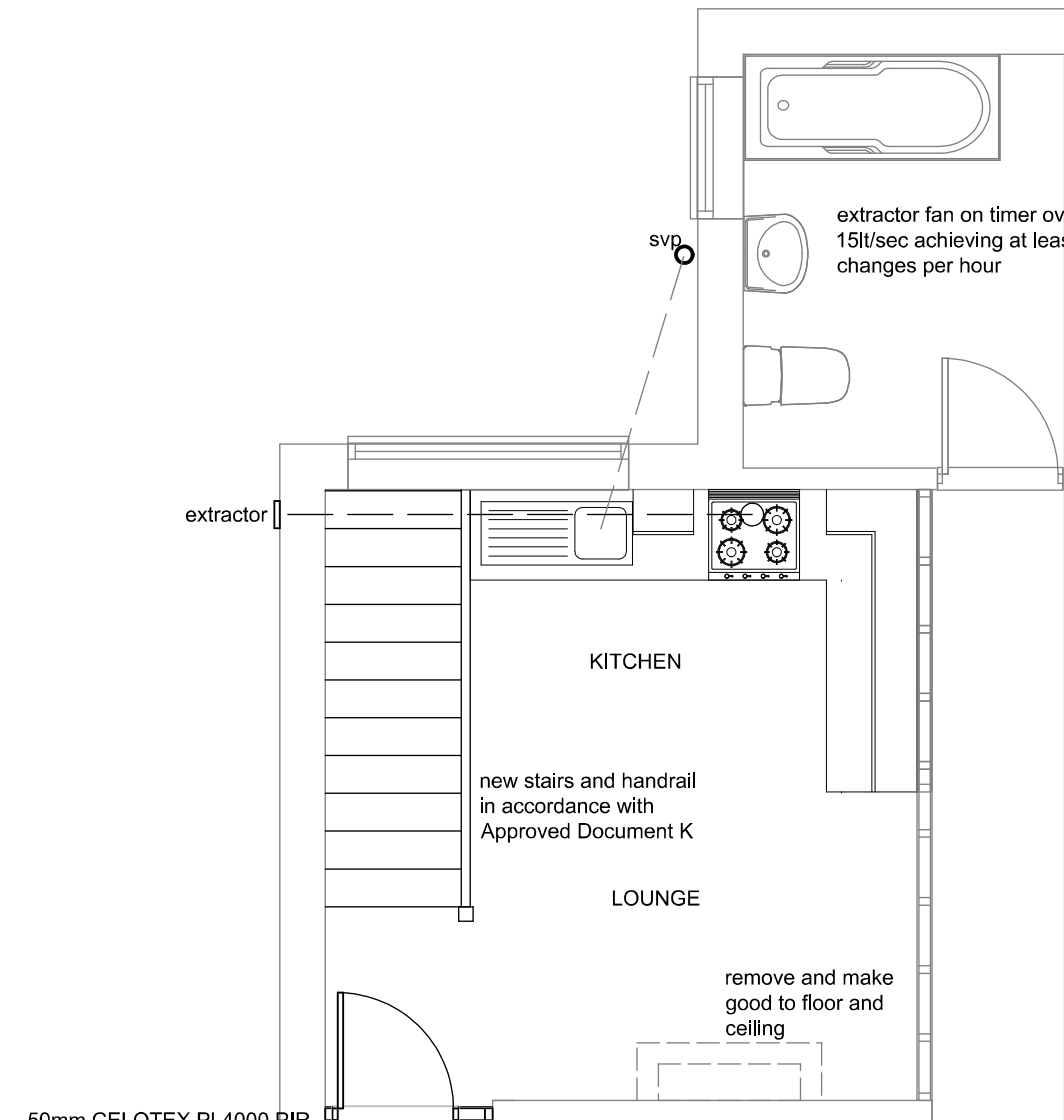
PROPOSED ROOF PLAN @ 1:100



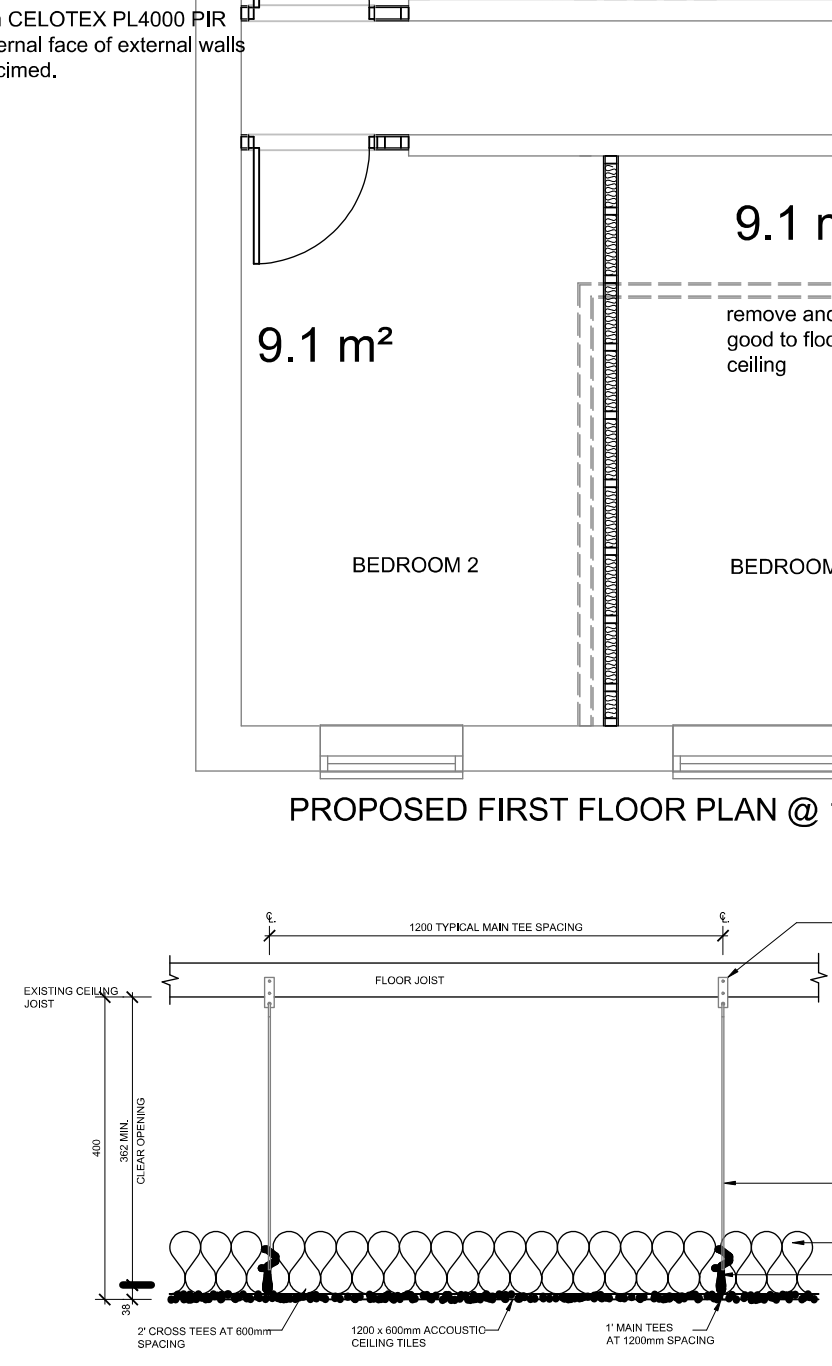
PROPOSED REAR ELEVATION @ 1:100



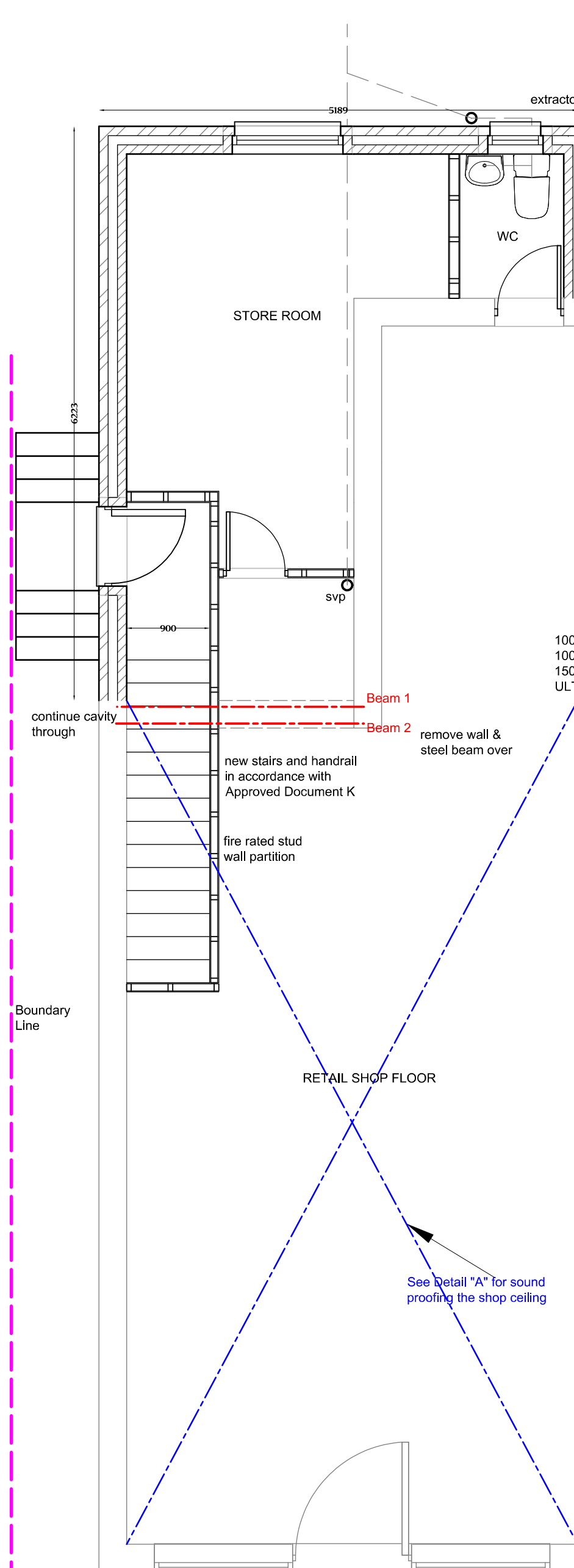
PROPOSED SIDE ELEVATION @ 1:100



PROPOSED FIRST FLOOR PLAN @ 1:50



DETAIL "A"



PROPOSED GROUND FLOOR PLAN @ 1:50

SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations.
CONTRACTOR & CLIENT TO ENSURE ALL WORKS, SITE SAFETY, SECURITY & WELFARE. CARRIED IN ACCORDANCE WITH HSE STANDARDS AS SET OUT IN CIS80, INDG411 AND CDM REGULATION 2015.
All proprietary products to be used fully in accordance with manufacturers instructions. All structural timbers C16 grade and preservative treated. These must be read in conjunction with any Structural Engineers details and calculations by others, showing fabrication details etc., from which the builder must work to.

FOUNDATIONS
To building Regulations A1/2 Part E, depth to be decided on site according to ground conditions. foundation size 600x300 C30 mix.

EXTERNAL WALLS - 'U' Value 0.18w/m2k
102mm facing brick to match existing, 150mm cavity with 150mm Full fill ULTIMATE Drytherm 32 insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11w/mk and a density not less than 450Kg/m3. 13mm lightweight plaster, stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings. all cavities closed with damcor or similar approved insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels, weak mix concrete cavity fill to ground level.

GROUND FLOOR - 'U' Value 0.18w/m2k
65mm screed on 100mm Kingspan TP10 insulation board on 100mm concrete floor slab on 1200gauge Visquine dpm on 30mm blinding, with 25mm kingspan upstand insulation to perimeters.

LINTOLS
to have min end bearing of 150mm, and 2nr weep holes.

PARTITIONS
75mm studs at 450cc 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION
Opening casements to be min 1/20th floor area. fit mechanical ventilation to shower room with timer overrun min 15l/sec achieving 3 air changes per hour, 225x150 air bricks sleeved through to inner leaf, with plastic hit and miss vent internally to room housing washing machine. 150mm diam extractor to kitchen to achieve 60 lit/sec as per regulation F1.1955

ROOF - 'U' value 0.15w/m2k insulated at pitch line
Marley Medjo tiles on treated sw battens on sheathing unventilated breathable roofing felt on Trussed rafters at 450cc notched over 100x75 Wall plate strapped to Wall at 900cc. eaves vented by 10mm continuous air gap with Trimlock eaves ventilator or similar.

PLUMBING & ABOVE GROUND DRAINAGE
whb 32mm trap, 75mm seal, 50mm waste, shower 40mm trap, 75mm seal, 50mm waste, wc 75mm trap, 50mm seal, 100mm waste, washing machine, 38mm pipe.
Sanitary pipe work in accordance with BS5572, provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base. svp's to discharge into inspection chamber. via a suitable rest bend connected to existing drainage

RAINWATER
100mm half round upvc gutters, 68mm diam water pipe to discharge into sealed back inlet gully.

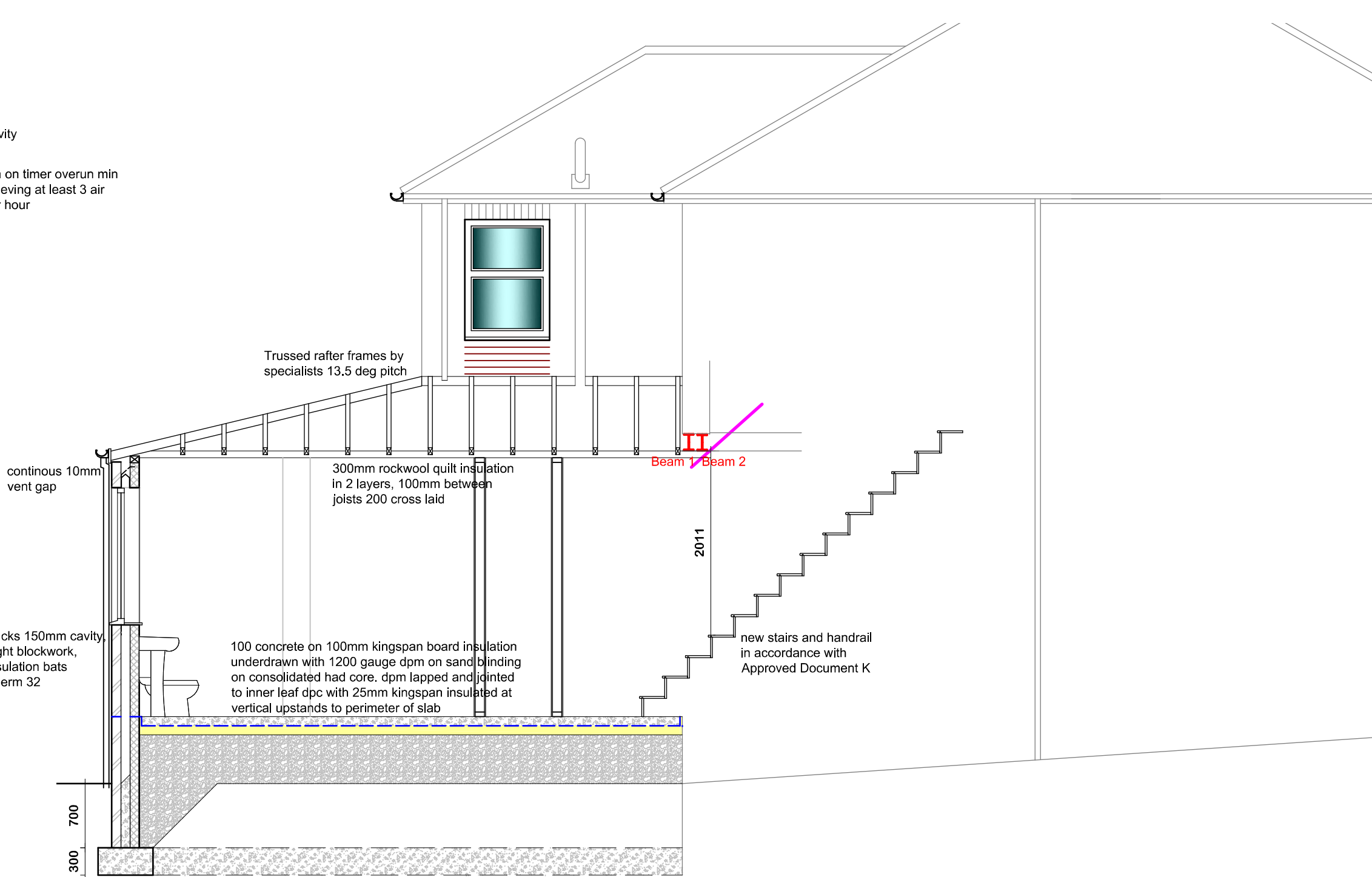
DRAINAGE
100mm Hepworths or similar approved upvc pies with flexible joints bedded and surrounded in limestone chippings, drains under and within 1000mm of external walls to be encased in 150mm concrete and in-filled over through walls, foundations to be taken down below invert level of drainage, any drains becoming redundant to cut an capped of with a sand cement mix.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either Electrical Installation Certificate issued by competent person or appropriate certificate and for as defined in BS 7671 is to be submitted.

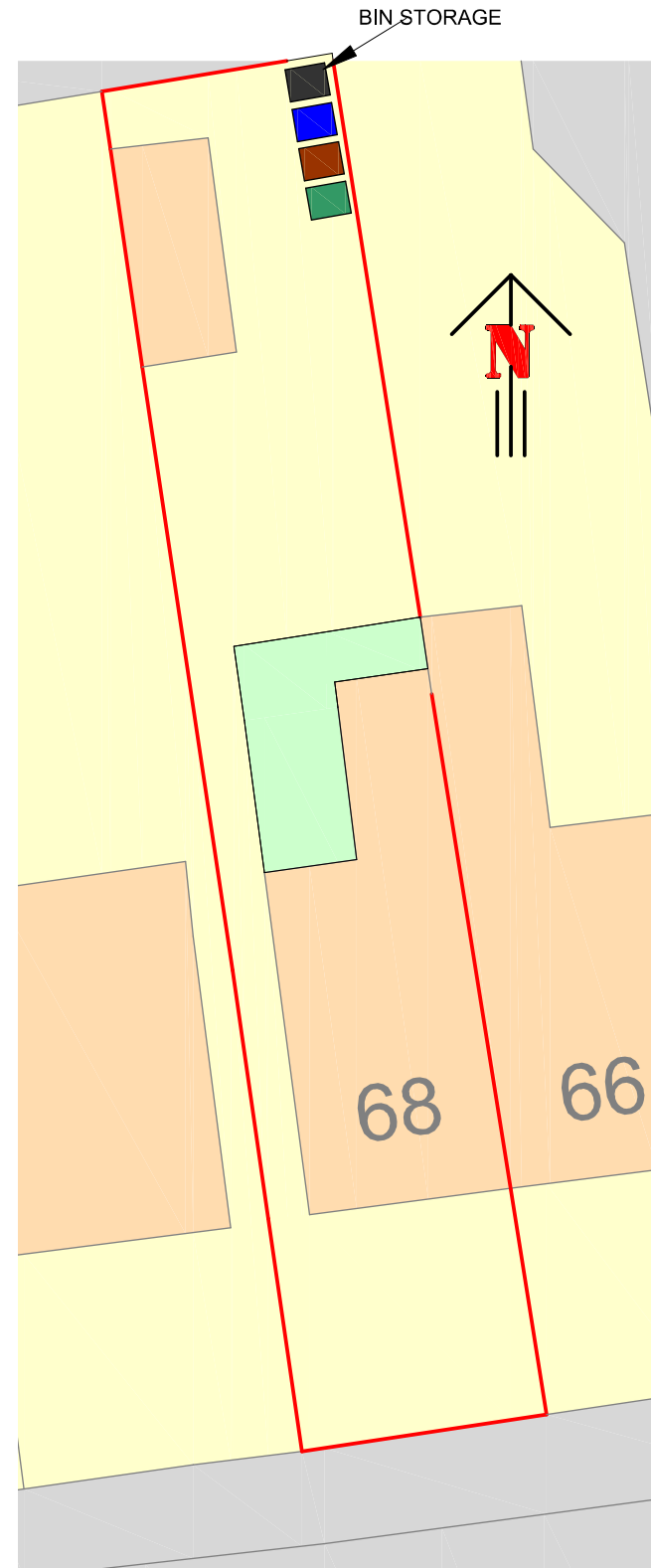
HEATING:- GAS
Ensure existing boiler power output is adequate for additional radiator loads, from the new extension.

OTHERWISE:-
Boiler size an configuration to be adequate to provide the following design temperatures, unless otherwise stated.
Balanced flue Condensing Combi boiler, with radiators to min SEDBUK efficiency 90% Gas line to same to be in 22mm run

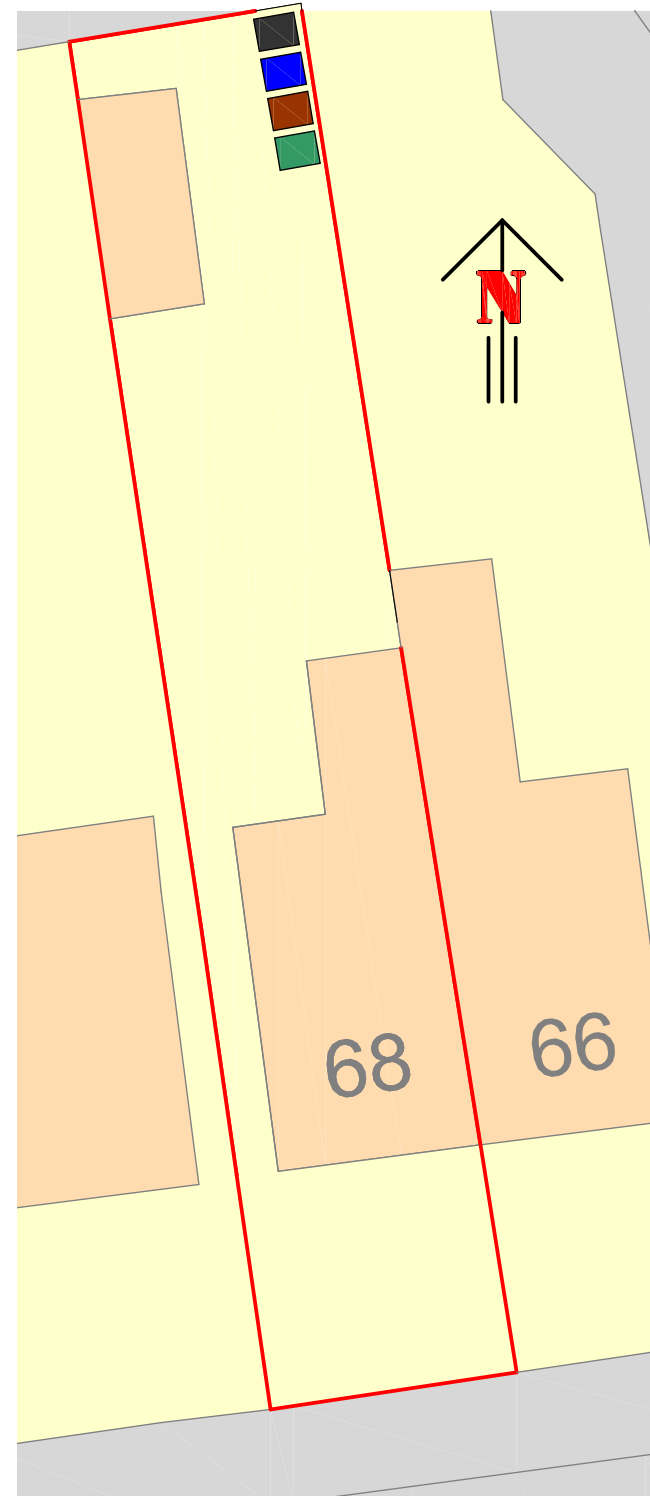
STAIRCASE:-
42 standard softwood timber stairs pitch no more than 42 degrees max rise 220mm min going 200mm clear headroom not less than 2m. Handrail to staircase 900-1100 max, max space of spindles not to exceed 100mm diam.



SECTION THROUGH OF PROPOSAL



PROPOSED SITE PLAN @ 1:200



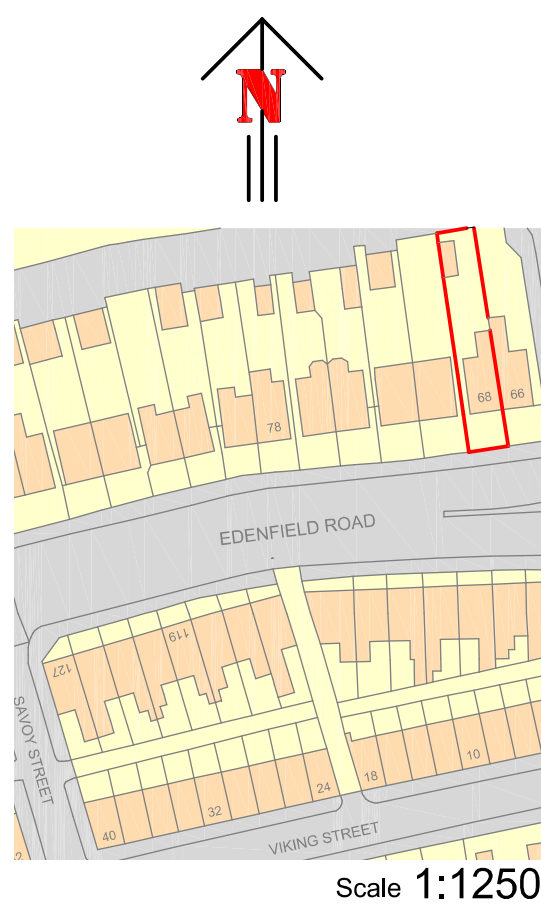
EISTING SITE PLAN @ 1:200

EXTERNAL FOUL
110mm dia, vented soil stack to be taken up 900mm above nearest opening window if within 3m of same, or to ridge if internally situated, stack to have a durable wire cage balloon cover, single stack plumbing to be in accordance with CP304 and BS 5572 - 1978

SMOKE ALARMS
SD: install 2nr smoke detectors 1 to each floor to landing and hallways, to be battery and mains operated and interlinked to each other.

GENERAL
All steel beams to have min 1 hour fire resistance protection, intumescent paint or fire line board covering min 12.5mm and skim.

INSULATION GENERAL
Wall 0.18w/m2k
Roof 0.15w/m2k insulated at ceiling level
Roof 0.15w/m2k insulated at pitch level
Ground Floor 0.18w/m2k
Windows 1.4w/m2k
Doors 1.4w/m2k
degrees max rise 220mm min going 200mm clear headroom
1 in 4 new light fittings to be of low energy type only



Scale 1:1250

Project
PROPOSED SINGLE STORY REAR EXTENSION WITH SELF CONTAINED FLAT AT FIRST FLOOR
Client **MRS AMRUT KERAI**
68 EDENFIELD ROAD
ROCHDALE
OL11 5AE
Drawing **ELEVATIONS & FLOOR PLANS**
Scale 1:100, 50 Revision **A 06.09.2026** Date **27.06.2026**
Drawing No. **AK27626**
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