

Roof Construction:
Roof tiles to suit 17.5 deg pitch on sw
tanalised battens on Du Pont Tyvek breathable
roof membrane (ensure breathable felt system
is installed & vented in strick accordance with
manufacturers recommendations) on sw C24
150x75mmsw rafters and 100x50mm sw sw
ceiling joists both at 400mm c/c.
100 x 75 wall plates bedded on and strapped to
blockwork @ 2000mm centres. 300mm Rockwool
insulation laid in 2no layers between and across
ceiling joists - pack eaves with insulation. Ceiling
joists underdrawn 12.5mm plasterboard and skim.
Vaulted section Fix 100mm Celotex tuff R insulation
tight between rafters ensuring 50mm air space is
maintained over insulation. Fix 50mm Celotex
insulation across rafters to eliminate cold bridging -
500 gauge visqueen vapour barrier over insulation -
fix 12.5mm plasterboard with 3mm plaster skim.
Double up rafters to the side of velux windows.

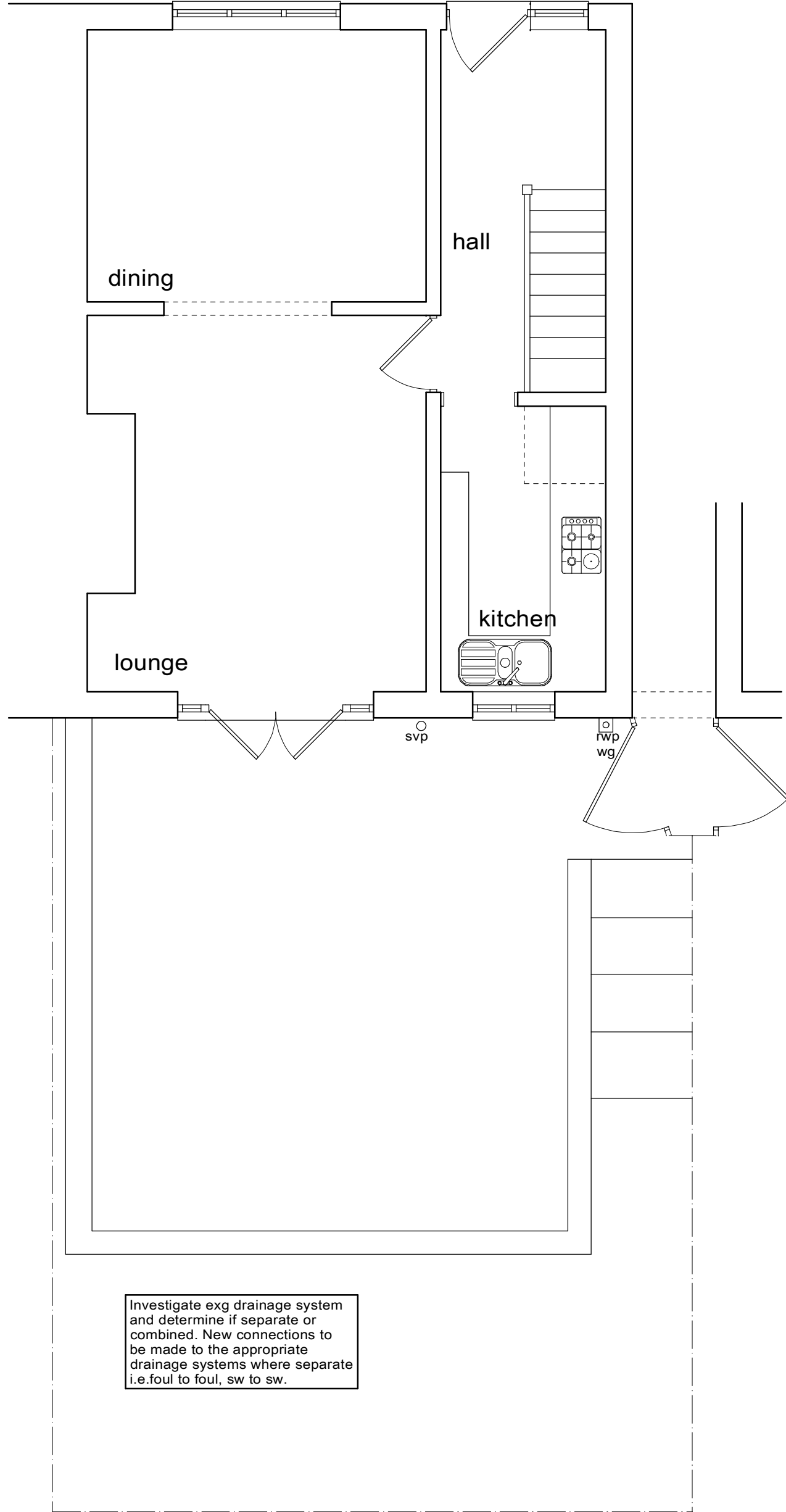
proposed side elevation

code 4 lead flashing
concrete roof tiles to
suit 17.5 deg pitch
780x980mm
velux
D/G Bi-folding doors
with low E glazing
brickwork to match
the existing

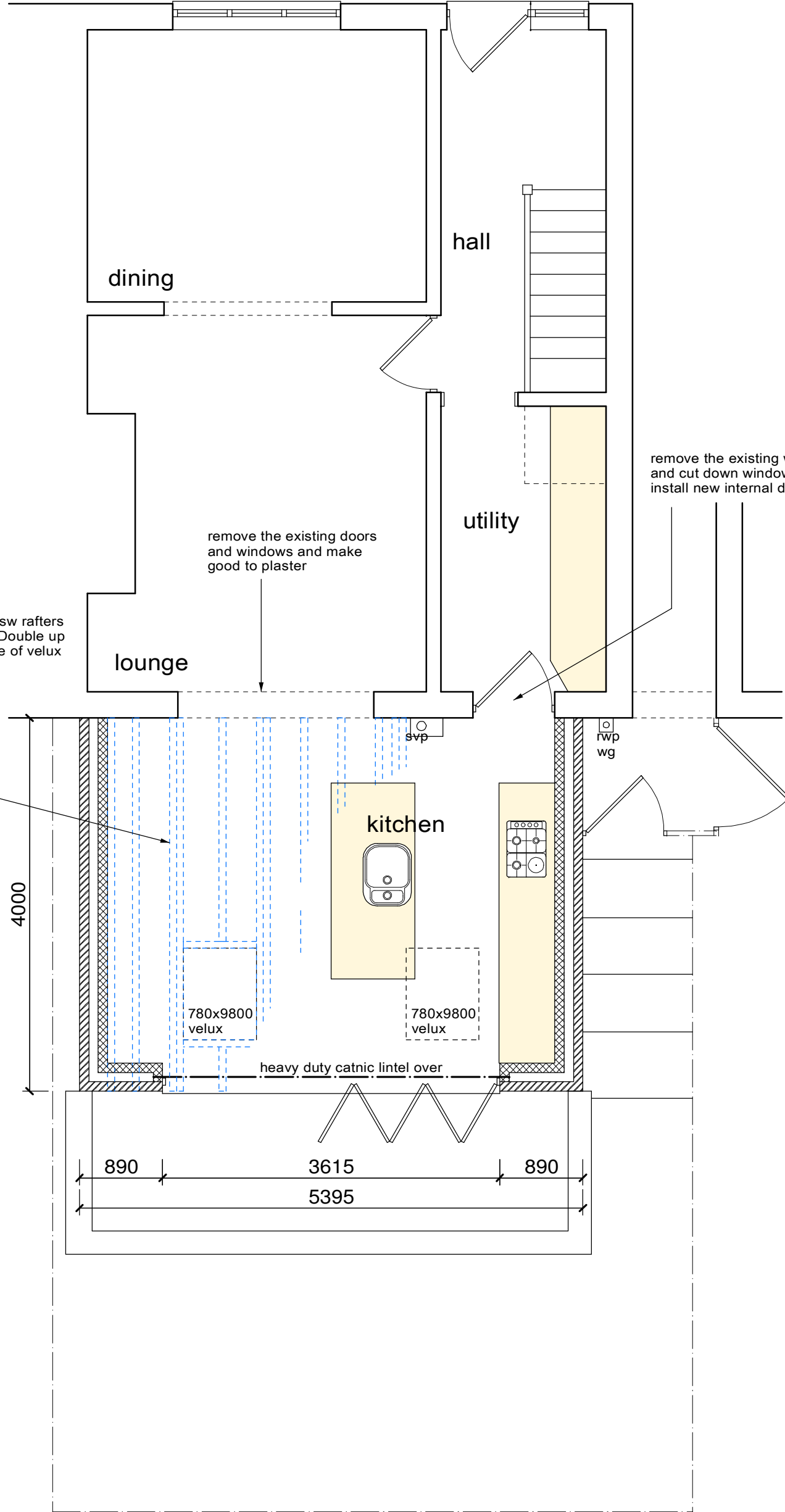
proposed rear elevation

proposed side elevation

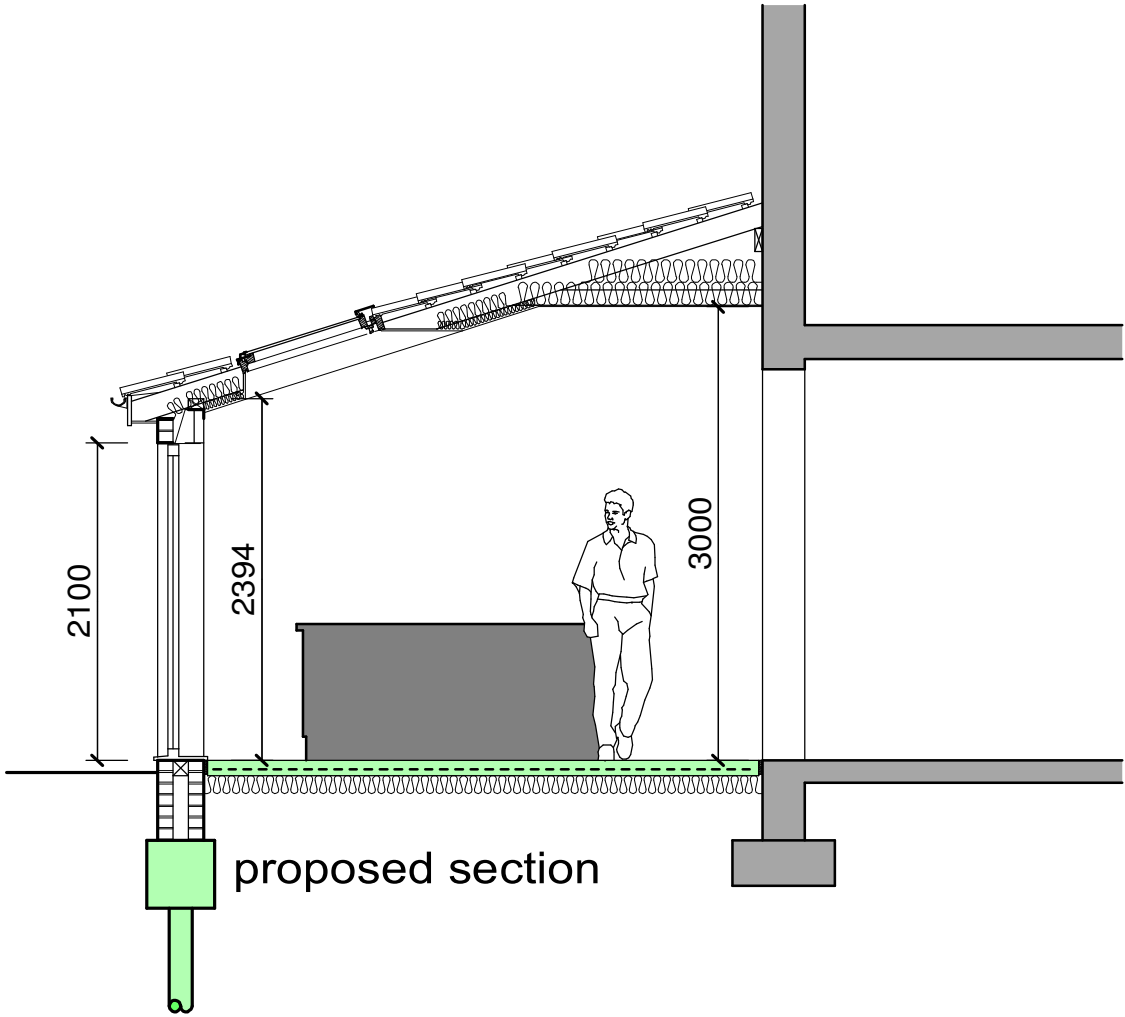
Ventilation:
Unless otherwise stated, room ventilation will be
provided by natural means. Windows to incorporate:
opening lights at least equal to 1/20th floor area,
along with controllable trickle vents with an
equivalent area of 5,000mm². Where opening
restrictors are to be provided the opening lights 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 30 Litres/sec elsewhere
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent
area of area of 2,500mm². All extracts to open air.
Utility extractor to be connected to light point



existing ground floor plan

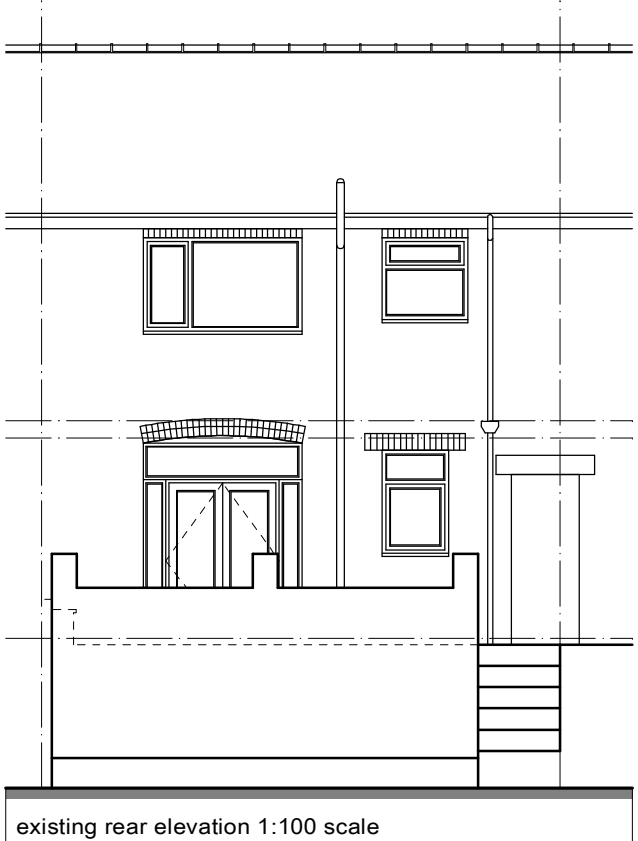


proposed ground floor plan



proposed section

existing side elevation 1:100 scale



APPROVED DOCUMENT L1 (2005)
From the 1st April 2005, All new and replacement
natural gas and LPG 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.

Foundations:
Specialist piled foundations to be designed by
Structural engineer

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 rear extension:
Suspended concrete slab with floated finish to
SE design on visqueen on 110mm Celotex XR4000 or
equivalent floor insulation on 1200 gauge DPM lapped
into DPC on 25mm sand blinding on consolidated hardcore.
with cavity trays over to vent any exg air bricks.

External Walls traditional:
100mm brickwork outer skin to match the existing.
100mm cavity with cavity wall batts - 100mm thermalite
black 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.

Partitions: Partitions formed in
100 x 50mm studding
at 400 centres with 12.5mm
plasterboard and skim finish both
sides. Double joists under all
partitions running in direction of
joists. All walls between WC &
bedrooms to have 50mm sound
deadening insulation between.

Doors and Windows:
All new windows to be double glazed and have
trickle vents not less than 8000mm². 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 1.6w/m²k
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

Structural Steel:
All structural steel to be encased
in a minimum 18mm Gypsum plaster
to give minimum half hour fire
protection.

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.

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

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.

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.

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in whole or part is strictly forbidden.
Plotted on 17/05/2021
ExtensionsNW reserve the right to modify and make necessary
alterations dependent on site conditions.

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C	
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DATE	

SCALE	1:50	DATE	April 21
DRAWN	JDJ	PP	B.R
CUSTOMER	Mr & Mrs Brough		
PROJECT	Extension to the rear		
LOCATION	57 Grane Drive, Blackley, M9 7AJ.		
LOCAL AUTHORITY			

Extensions
NW

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