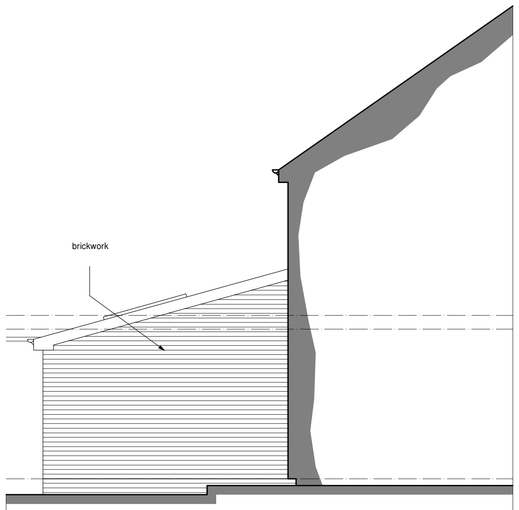
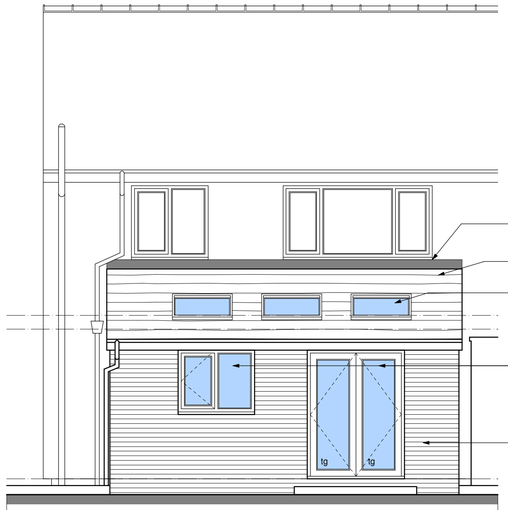
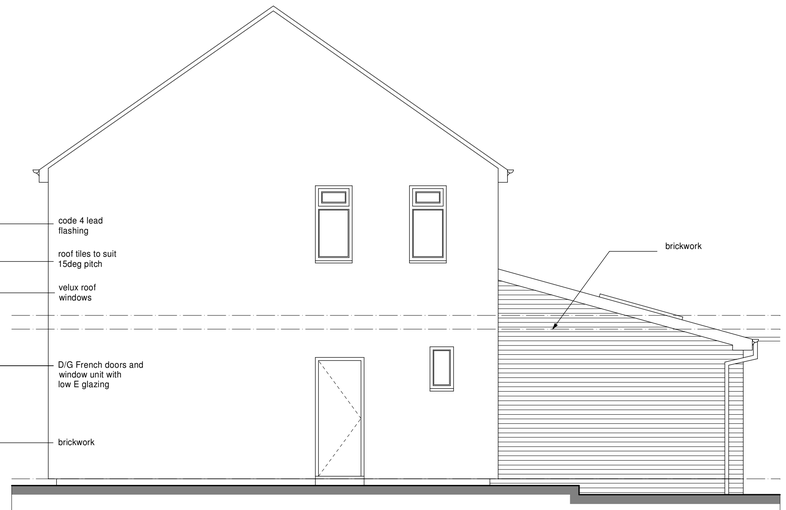


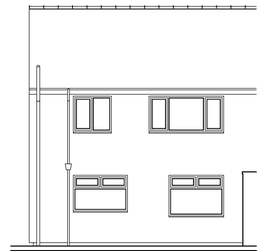
proposed side elevation



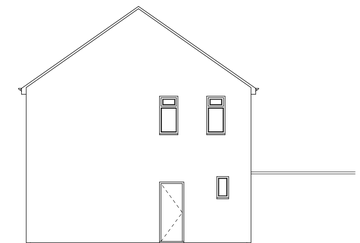
proposed rear elevation



proposed side elevation



existing rear elevation 1:100 scale



existing side elevation 1:100 scale

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 gullys 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.

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.

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

Ground Floor Construction rear extension:
150mm concrete slab with floated finish on visqueen on 120mm Celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped into DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of slab. Provide 100mm dia duct pipe through to air bricks with cavity trays over to vent any exg air bricks.
U Value to be 0.18W/m²K

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.

External Walls traditional:
100mm brickwork outer leaf with 150mm cavity and 150mm Full Fill drytherm cavity batts, 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 8,000mm2. 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)
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 4,0000mm2. All extracts to open air.
Extractor to have min 15 mins over run and to be connected to light switch.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows ajoining 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 emissity 'k' glass to give a 'U' value of 1.4w/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

Main Roof Construction extension:
Your choice solid warm roof construction (15 deg pitch) to include 70mm insulation over the roof structure with 100mm insulation between the roof structure. 12.5mm plasterboard and skim finish.
100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres.

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.

Structural Steel:
All structural steel to be encased in a Fireline plasterboard 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.
Provide a carbon monoxide monitor.

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 cantained in the regulations and employ adequate testing equipment.

All new lighting to be low energy (75 lumens-circuit watt). Details of proposed heating to be forwarded when available.

Hot water supplied from existing supply

If any new gas appliances are to be provide within the proposed extensions a carbon monoxide detaction is required to the rooms.

If the existing house has any form of gas barrier then a gas barrier and ventilation must be provided for the proposed extension.

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.

Carbon monoxide monitor required for all boiler and fires installations

Provide details of any trees on the site that may have an effect on the proposed foundation and ground floor slab design. This should be in accordance with NHBC Chapter 4.2 or other relevant guidance notes.

If the property is in a mining area, please confirm this will not affect the build.

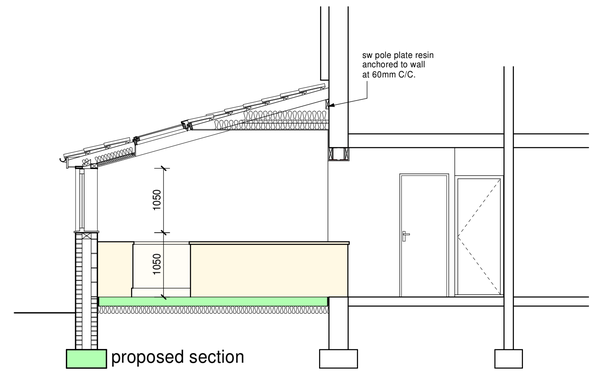
Plumbing to WC:
WC to have 100mm connection to soil pipes. 38mm diameter wastes, basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to new or existing soil and vent pipes.

Provide cavity tray and weepholes above openings and airbricks. Ensure airbricks are continuous and the rear steps do not cover.

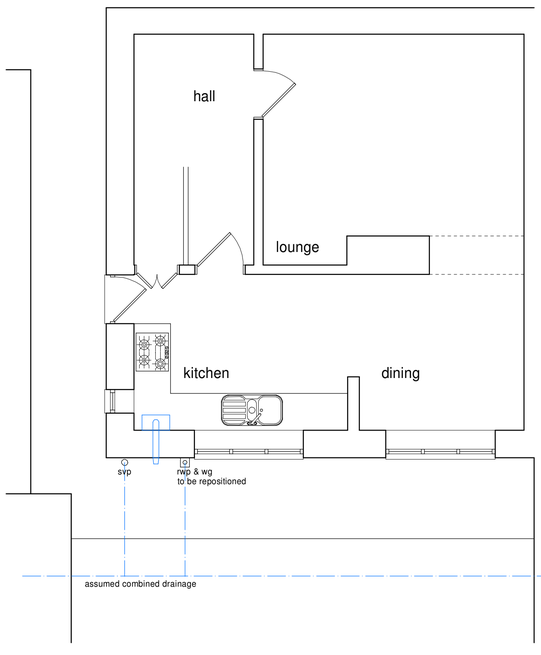
Lintels over openings type to be suitable for loading configuration & span, install d.p.c. cavity tray over with stop ends & weepholes at max 900mm c/c. Min 2 per cavity tray. All to be encased in plasterboard to give half hour fire protection.

Any replacement windows to be no worse in terms of guarding - Park K and means of escape - Part B.

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 value to any baths, to prevent the temperature of delivered water not exceeding 48°C.

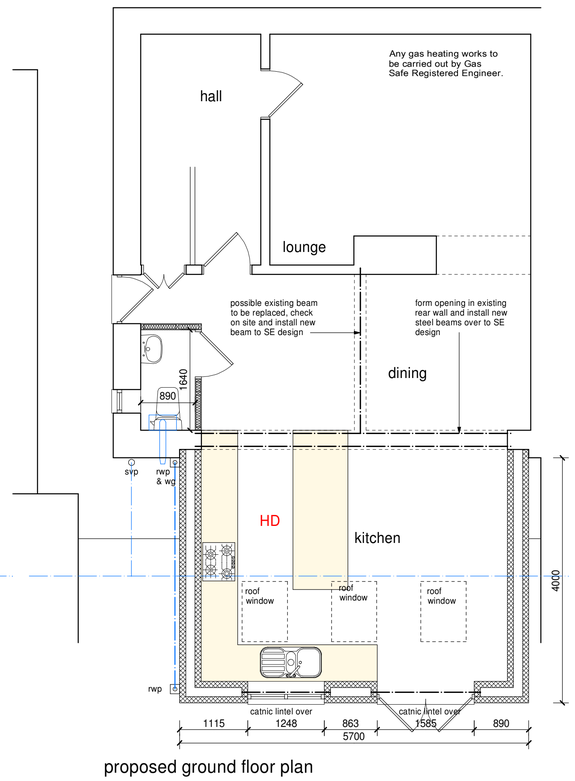


proposed section



existing ground floor plan

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



proposed ground floor plan

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 check 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 01/04/2026
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

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C		
B		
A		
	DATE	

SCALE 1:50 | DATE March 2026
DRAWN JDJ | P.P B.R

CUSTOMER
Miss Martinez

PROJECT
Rear extension

LOCATION
62 Moorcroft Road, Manchester, M23 0WW.

LOCAL AUTHORITY

Extensions NW
3 Cribden Street, Rawtenstall, Rossendale, BB4 8HZ
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