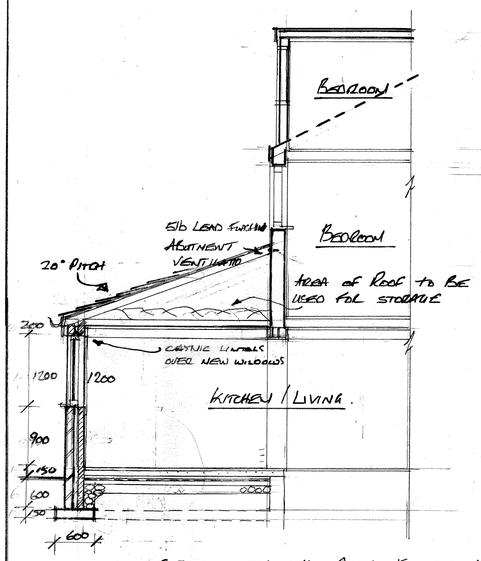
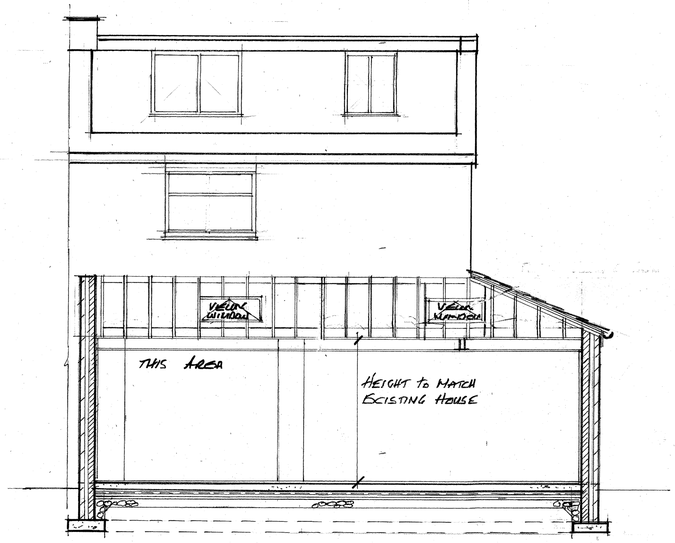
DO NOT SCALE THIS DRAWING ALL DIMENSIONS TO CHECKED ON SITE BEFORE WORK COMMENCES.



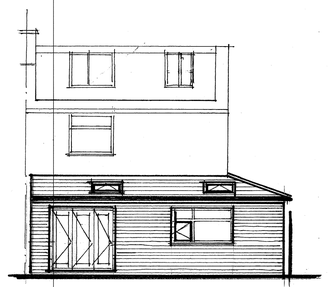
SECTION THROUGH REAR EXTENSION



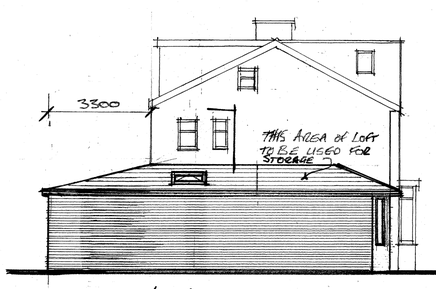
SECTION THROUGH REAR & SIDE ELEVATION



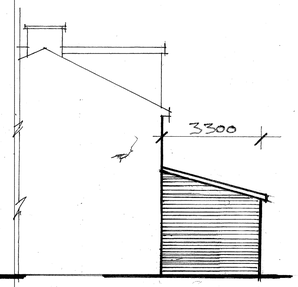
AS PROPOSED FRONT ELEVATION



AS PROPOSED REAR ELEVATION



AS PROPOSED SIDE ELEVATION



AS PROPOSED SIDE ELEVATION

NOTES:-

1. ALLOW FOR PERMISSION FROM ADJOINING OWNER PARTY WALL ACT 1996 BUILDING TO THE BOUNDARY.
2. ALLOW FOR CHECKING SERVICES. EXISTING WALLS.
3. ALLOW CONSTRUCTIONAL & MATERIAL QUERIES TO BE MADE BEFORE CONSTRUCTION
4. ALL BUILDING WORKS TO COMPLY WITH DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.
5. ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.
6. ALL STRUCTURAL TIMBERS STRESS GRADED & TREATED ENDS
7. NEW WINDOWS VENTILATION 1/20 FLOOR AREA TRICKLE VENTS CHECKED.
8. BACKGROUND (TRICKLE) VENTILATION OF 5000MM² EQUIVALENT VENTILATION AREA IS REQUIRED TO EACH NEW HABITABLE ROOM.
9. NEW WINDOWS TO BE WHITE UPVC DOUBLE GLAZED SAFETY GLASS PILKINGTON 'K' GLASS ARGON FILLED CAVITIES TO PROVIDE 0.14 W/M²K U VALUE.

DRAINAGE:-

10. 100MM PVC GUTTERING TO MATCH EXISTING INTO 68MM DIA RAINWATER PIPE TO PROPOSED NEW B.I.G. TO RUN INTO EXISTING DRAINAGE SYSTEM TO REAR 100MM DIA HEPSLEVE OR SIMILAR PIPES TO CONNECT INTO EXISTING SYSTEM. 42MM WASTE INTO 75MM DEEPSEAL ANTI VACTRAP TO NEW SINKS CONNECT INTO NEW DRAINAGE SYSTEM 100MM WASTE TO MULTIKWIK TO NEW W.C CONNECT INTO EXISTING 100 MM SOIL & VENT. REST BEND RODDING EYE. ALL DRAINAGE ENCASED IN 100MM CONCRETE WHERE PASSING UNDER BUILDIN & LINTOL OVER WHEN PASSING THROUGH NEW & OLD WALLS VOID FILLER WITH COMPRESSIBLE SEALANT.

FOUNDATIONS:-

11. CONCRETE FLOOR 150MM 1:2:4 CONCRETE SLAB ON 1200 GAUGE VISQUEEN D.P.M ON 150MM KINGSPAN ON 50MM SAND BLINDING ON 150MM CONSOLIDATED HARDCORE. FOUNDATIONS TO COMPLY WITH SECTION A1/A2 OF BUILDING REGS. FOUNDATIONS TO BE TAKEN DOWN TO INVERT LEVELS OF DRAINS WHEN PASSING WITHIN 1M OF DRAINS.

WALLS:- U VALUES OF 0.18 W/M²K

12. 100MM EXTERNAL BRICKWORK. BRICKS TO BE SUBMITTED TO L.A. FOR APPROVAL
13. 10MM CLEAR CAVITY 90MM KOOLTHERM INSULATION TO CAVITY OR SIMILAR.
14. 100MM THERMAL BLOCKWORK TO INNER LEAF.
15. STAINLESS STEEL WALL TIES @ 450 MM CTS VENTICALLY & 900MM HORIZONTALLY.
16. PLASTERBOARD & SKIM ON DABS TO ALL NEW INTERNAL WALLS
17. 100MM BLOCKWORK TO BLOCK OFF EXISTING WINDOW OR DOOR OPENING WITH 12.5MM PLASTERBOARD & SKIM

ROOF:-

18. ROOF @ 22° PITCH NEW ROOF TILES TO MATCH EXISTING HOUSE TO BE APPROVED BY L.A. BEFORE WORK COMMENCES ON 50X25MM TREATED BATTENS ON REINFORCED ROOFING FELT ON 175X 47MM TREATED SPARS @ 400MM C/C WITH 150MM KINGSPAN K7 INSULATION BETWEEN JOISTS & 25MM KINGSPAN K18 INSULATION. TO UNDERSIDE OF JOISTS WITH TAPPED JOINTS 12.5MM PLASTERBOARD & SKIM FINISH.
19. PROVIDE DOUBLE RAFTERS TO VELUX ROOF LIGHTS TO TRIM OUT ROOF LIGHTS TO BE INSTALLED WITH PROPRIETARY KERB UPSTANDS TO PROVIDE 28° PITCH.

GENERAL NOTES:-

20. MAINS WIRE INTERLINKED SMOKE DETECTORS ARE TO BE PROVIDED ● IN CIRCULATION AREAS TO CONFORM TO B.S. EN 14604 : 2005 OR 54462 - 2005
21. ALL ELECTRICAL WORKS TO MEET REQUIREMENTS OF PART P & TESTED BY A PERSON REGISTERED WITH COMPETENT PERSON SCHEME AND IN ACCORDANCE WITH B.S. 7671 OF CURRENT EDITION OF WIRING REGULATIONS.
22. 75% OF NEW LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS EFFICIENT WITH LAMPS HAVING A LUMINOUS GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT.
21. RAFTERS TO BE MECHANICALLY FIXED TO WALL PLATE.
22. INSULATION TO WALLS & ROOF TO BE CONTINUOUS TO STOP THERMAL BRIDGING & AIR LEAKAGE.
23. 90MM KOOLTHERM WITH 10MM AIR GAP TO CAVITY.
24. FIX ABUTMENT VENTILATION TO B.S. 5250 TO PROVIDE 5000 MM²/M AIR FLOW
25. PROVIDE SOFFIT VENTILATION.
26. 5/b LEAD FLASHING WERE ROOF MEETS EXISTING WALL.
27. 2 COURSE CATHIC LINTOLS OVER NEW OPENING.

U. VALUES:-

28. WALLS:- 0.18 W/M²K
ROOF:- 0.11 W/M²K
WINDOWS- 0.14 W/M²K.
29. 300MM INSULATION LAYED BETWEEN JOISTS & CROSS LAYED IN STORE AREA

AMENDED 5.8.26

DWG NO NR 2.

PROPOSED LAYOUT & ELEVATIONS AT 23 NORTHFIELD ROAD NEW MOSTON MANCHESTER M40 3SZ FOR MR NATHAN Mc DONALD

SCALES: 1:50 1:100

DATE: NOVEMBER 2025