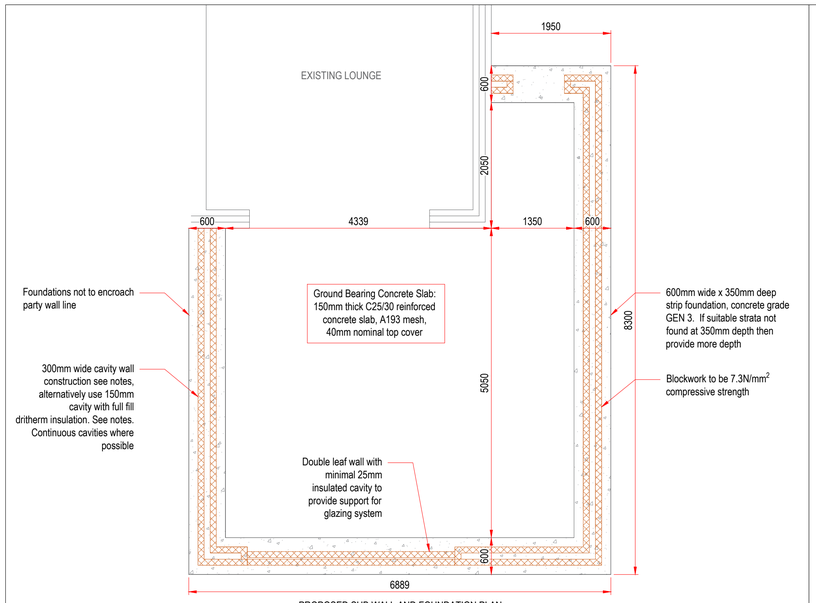
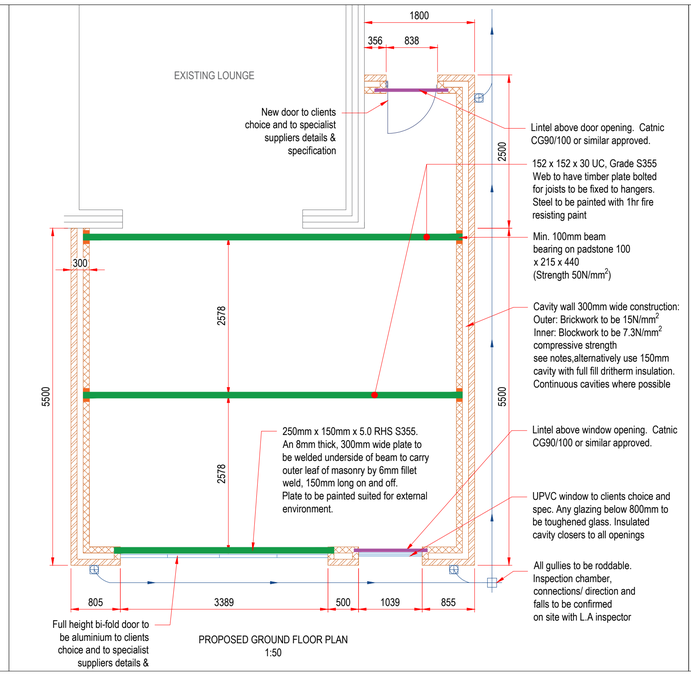
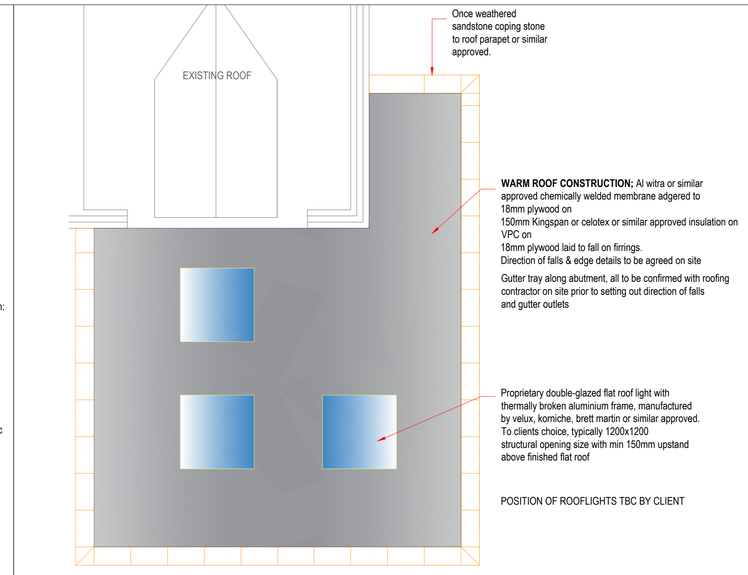


PROPOSED SUB WALL AND FOUNDATION PLAN
1:50



PROPOSED GROUND FLOOR PLAN
1:50



PROPOSED ROOF PLAN
1:50

NOTES

Fascia to be Black Aluminium or composite cladding to clients choice. Soffit boards to be T & G boards or similar approved by client.

Code 5 lead flashings are to be provided at all junctions, valleys, changes in level and upstands in accordance with good practice as applicable.

Flat roof joist all to be tied to timbers bolted within any steel ridge web using simpson joist hangers and top flange using metal truss clips.

All structural and carcassing timber to be C24 grade unless otherwise indicated and to be pressure impregnated to BS 5266 PT5(1977) - Cut Timbers to have their ends re-treated on site.

STRAPPING
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

RAINWATERGOODS
New rainwatergoods are to be PVC-U with half round guttering (nominal size 115mm), and 68mm diameter downpipes discharging into back inlet gullies.

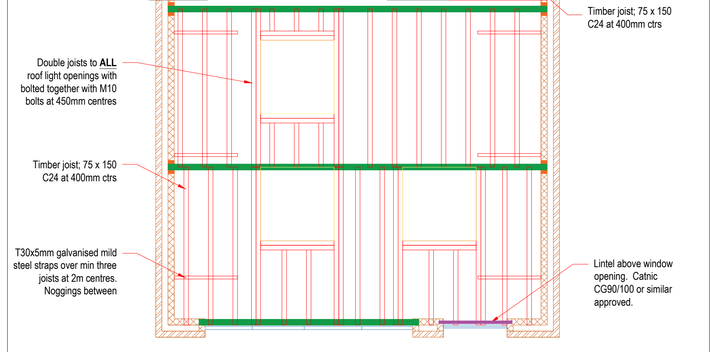
THERMAL BRIDGING/AIR LEAKAGE
The building fabric should have no reasonably avoidable thermal bridges caused by gaps in the insulation layers, nor unwanted air leakage. This can be achieved by using draught proofed windows and doors and by adopting Accredited Construction Details

If it is a conventional extension, the total area of windows and doors should be no more than 25% of the total floor area of the extension, plus the total area of windows and doors which, as a result of the extension no longer exist or are no longer exposed. If the area is greater than 25%, e.g. in order to match the style of the host building, the U-values of the windows needs to be improved and/or other compensatory measures applied

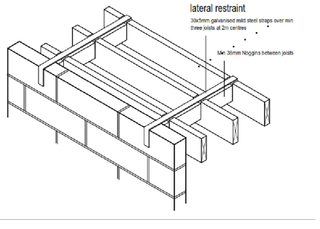
INSULATION
The design and construction of the new building and services shall achieve the following elemental performace requirements in accordance with Approved Document Part L volume 1 15th June 2022

Walls:	U value max	0.18W/m2K
Roof:	U value max	0.15W/m2K
Exposed floors:	U value max	0.18W/m2K
Windows:	U value max	1.4W/m2K
Doors:	U value max	1.8W/m2K

In addition, insulated cavity closers should be installed, where practicable



PROPOSED ROOF STRUCTURE PLAN
1:50



REV	AMENDMENT	DRN	CHK	APP	DATE
B	HOUSE HOLDER PLANNING ISSUE	AM	AM	AM	03/09/26
A	INITIAL ISSUE	AM	AM	AM	01/07/26

A.M. DESIGN

CLIENT
Ms. A. PATEL

PROJECT TITLE
25 BROOKBURN ROAD
CHORLTON

DRAWING TITLE
PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION

DRAWN	CHK	APP	DATE	SCALE
AM	AM	AM	01/07/2026	AS_SHOWN_AT_A1

JOB NUMBER	DRAWING NUMBER	REVISION
AR120580	002	B