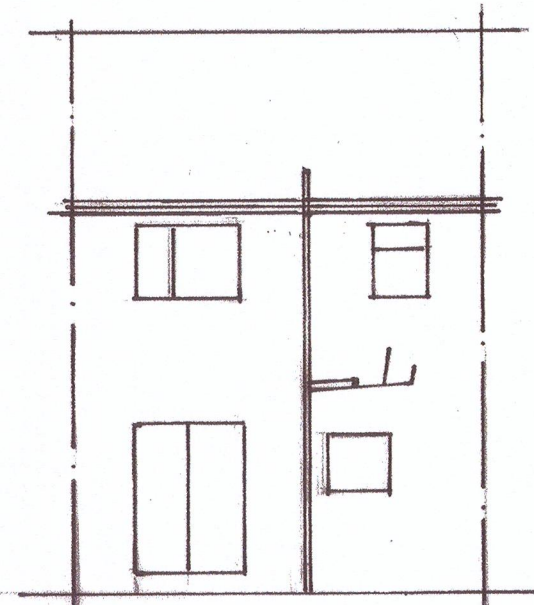
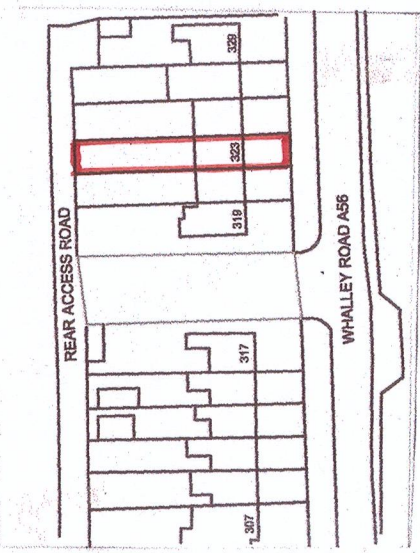
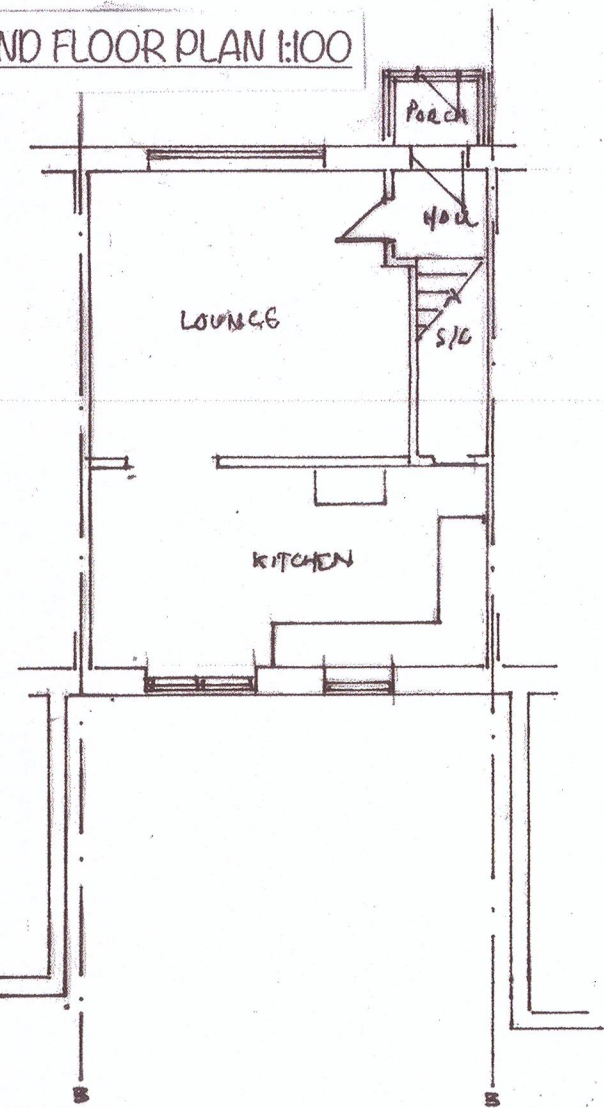




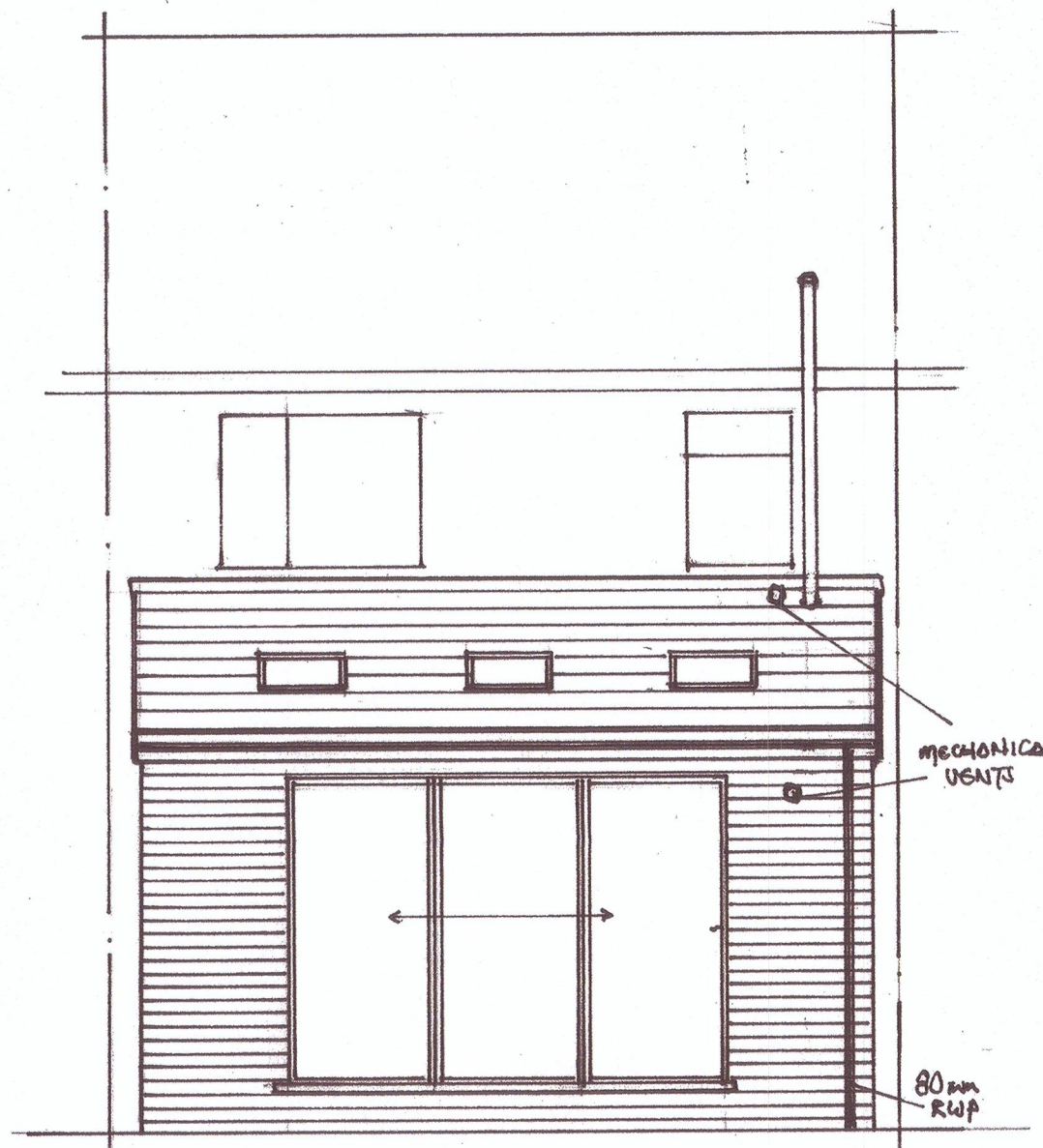
EXISTING REAR ELEVATION 1:100



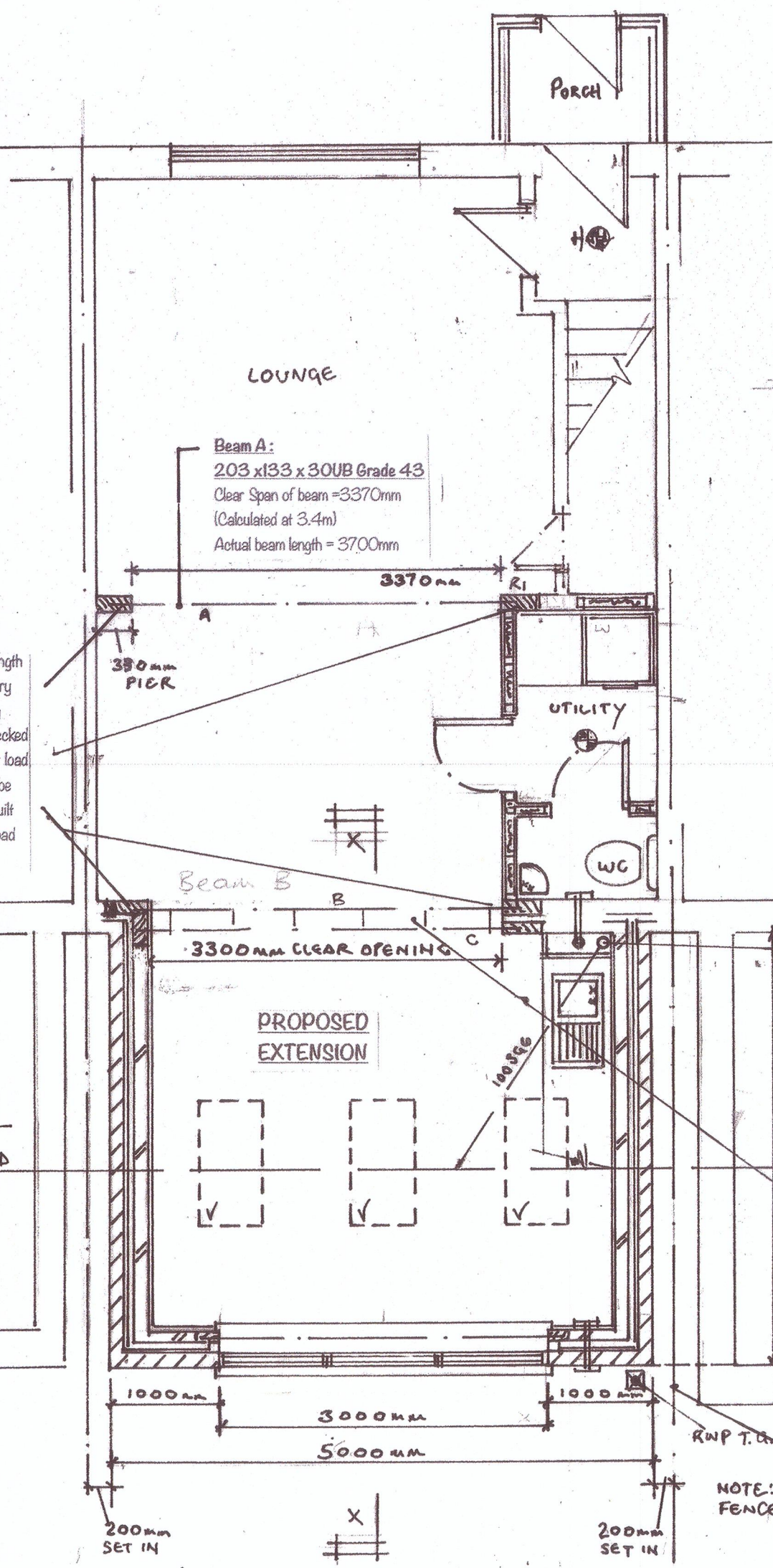
LOCATION PLAN 1:1250 N



Drainage: Kitchen / Utility / WC
All new above ground drainage and plumbing to comply with BS 5572:1978 (Sanitary pipework)
All new drainage to be in accordance with Part H of the building regulations.
Wastes to have 75mm deep anti-vac bottle traps & rodding eyes to be provided at changes to direction. Sizes of waste pipes and max length of branch connections.
(If max length is exceeded then anti-vacuum traps to be used)
Wash Basin- 17m for 32mm pipes, 4m for 40mm pipe Bath/Shower- 3m for 40mm pipes, 4m for 50mm pipes, W/C- 6m for 100mm pipes for single WC
All branch pipes to connect to 100mm soil & vent pipe terminating min 900mm above any openings within 3m Or to a 100mm upsoil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting.
Waste pipes not to connect on to S/WP within 200mm of the W/C Connection, provide hot and cold water to all fittings as appropriate.



PROPOSED REAR ELEVATION 1:50

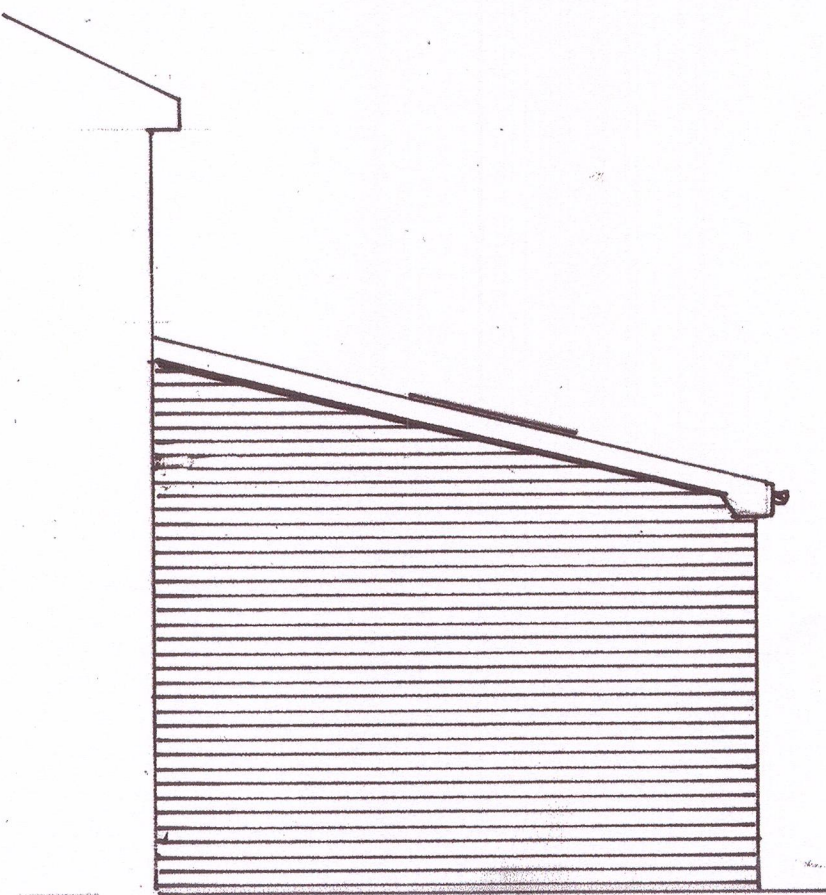


PROPOSED GROUND FLOOR PLAN 1:50

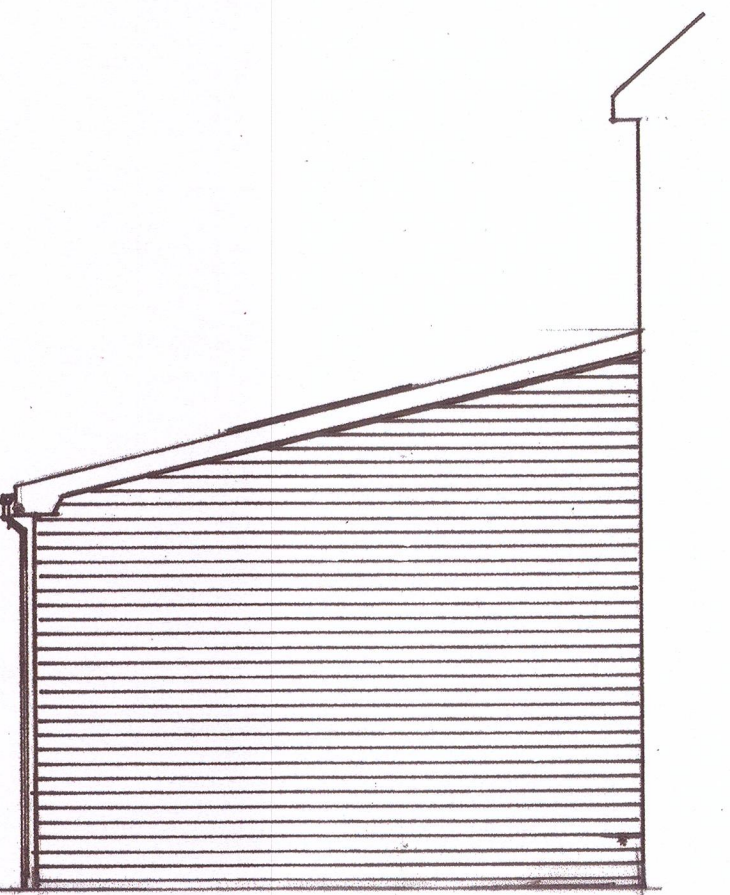
UNDERGROUND FOUL DRAINAGE (Builder is to do on site investigation to locate existing property main drains & decide on best course of action to join new Rain water & foul water pipes.)
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7553 and BS801. Builder is to liaise with the Building Inspector on any on site queries concerning the drainage for the extensions

Steelwork:

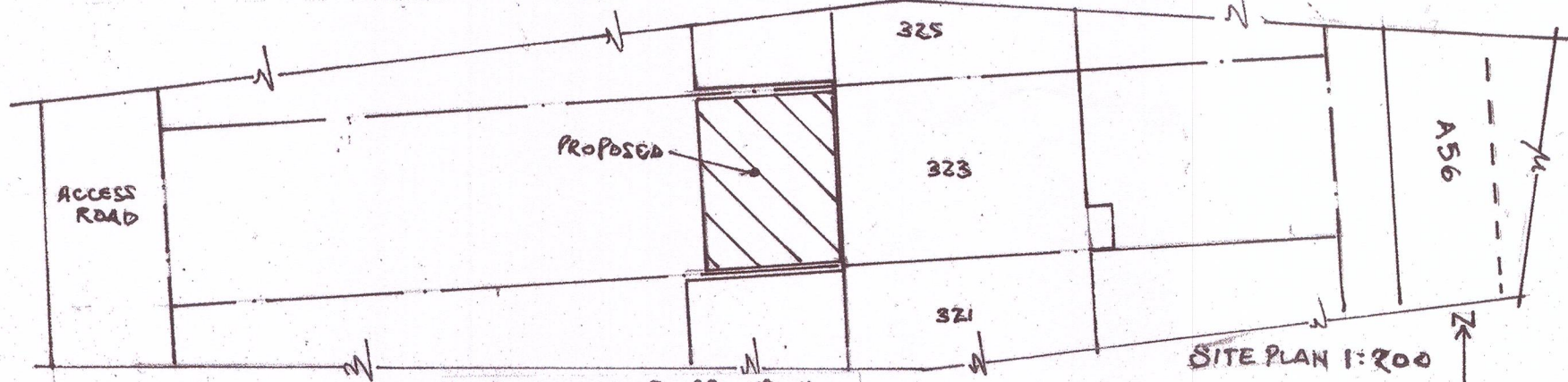
In addition to the usual risks associated with building works and materials, of which a competent builder should be aware, the following site and work specific health and safety risks have been identified:
The calculations are not to be used as working drawings and any setting out dimensions should be checked by the builder on site prior to work commencing/ordering materials. Where these calculations are used to obtain local authority/Building control approvals, no reliance shall be placed upon them and contained herein are not to be used until such approval have been given in full. Contractor to provide all lifting equipment, temporary support and Personal Protective Equipment for all people who may be impacted by the installation of heavy steel beams, particularly when working at height. Demolition, excavation drilling and cutting into existing structure or materials should be carried out carefully in case there are any unknown services hidden in the area. Also JRheslop is NOT responsible if builder chooses to use existing brick and blockwork as load bearing Elements without input /confirmation of Building control to confirm suitability.



PROPOSED SIDE ELEVATION 1:50

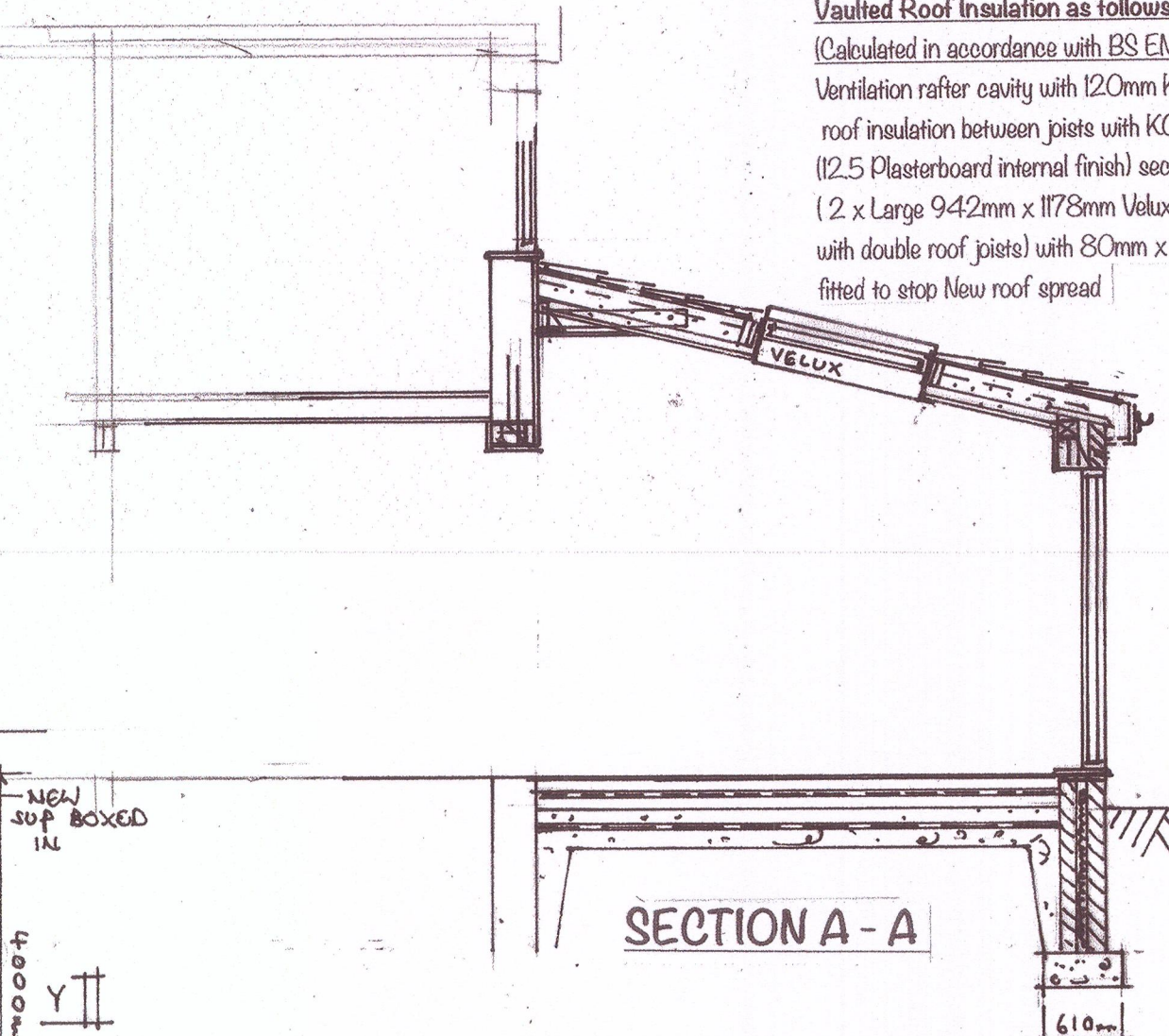


PROPOSED SIDE ELEVATION 1:50

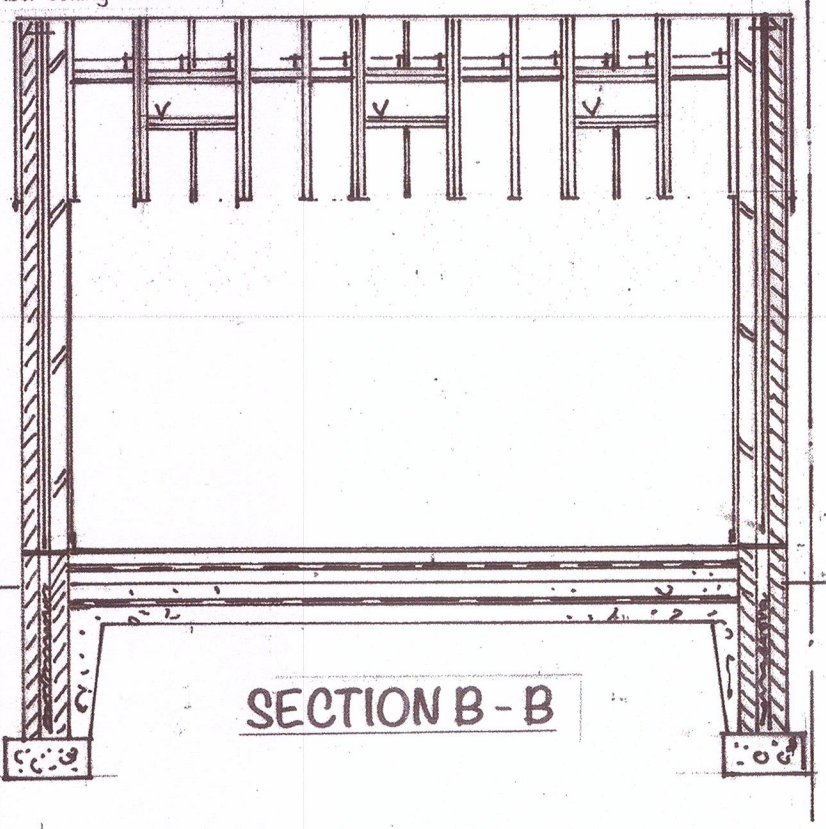


SITE PLAN 1:200

New Rear extension Roof Specification -
"U" Value achieved 0.14W/m²K Pitch 12.5 degrees
New low pitch Interlocking Marley roofing tiles on treated timber battens with 38mm counter battens on Kingspan Nivent Breathable membrane on New Timber Grade C16 Construction quality 220mm x 50mm Timber roof joists @ 400mm Centres
Vaulted Roof Insulation as follows:
(Calculated in accordance with BS EN ISO 6946:2017)
Ventilation rather cavity with 120mm KOOLTHERM K107 Pitched roof insulation between joists with KOOLTHERM K118 52.5mm (12.5 Plasterboard internal finish) secured to underside of joists (2 x Large 942mm x 1178mm Velux roof windows to be trimmed out with double roof joists) with 80mm x 50mm C16 Timber ceiling struts fitted to stop New roof spread



SECTION A - A



SECTION B - B

New Extension Ground floor Specification (Floor to be level with existing house floor)
"U" Value achieved 0.18 W/m²K Calculated in accordance with BS EN ISO 6946:2017
Inside surface down - 100mm Sand cement screed with 0.5mm Polythene separation layer beneath then 75mm Kingspan Kooltherm K103 Insulation with 150mm Concrete 12:4 2000kg/m³ laid on Vapour Ultimate Geosol 0.9mm DPM (Gas protection to BS8102:2009 CIRCA 0748 & BS 8485:2015) DPM on 150mm sand blinding consolidated stone hardcore.

NOTE: Due to No prior Knowledge on ground soil conditions the foundations are shown at a minimum depth required, Builder to confirm exact depth on site with Building control. If Mini piles are a requirement to support below the concrete foundation beam the builder is to provide Piling design & details to the Building Inspector for prior approval before works commence. Builder is to liaise with Building control on any questions / queries on the required foundations

New Extension Cavity walls Specification
"U" Value achieved 0.17W/m²K
Calculated in accordance with BS EN ISO 6946:2017
300mm Cavity construction comprising 102.5mm facing Brick to match & key into existing 100mm cavity with stainless steel wall ties to BS 1243:1978 with:
Number of Anchors per m² 3, Diameter of Anchors 1mm 3.99mm Maximum spacing 750mm Horizontal 450mm Vertical and 300mm vertical near any openings.
The inner leaf to be 100mm Aerated Concrete Block (K - Value = 0.15W/mK)
Cavity Insulation to be 90mm Kingspan K106 Insulation with a minimum of 10mm airspace. The cavity must be clear of mortar. Inside to plasterboard & skim

PROPOSED REAR SINGLE STOREY EXTENSION

for
New Kitchen / dining area + New Small utility & WC
for
Mr Keith Williams
at
No323, Whalley Road
Ramsbottom
Bury
BLOOMERS

- NOTES (WHEN CLIENT & BUILDER MUST READ)**
• ONLY THE PLAN APPROVED BY BUILDING CONTROL TO BE USED FOR CONSTRUCTION PURPOSES.
• ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER
- DO NOT SCALE DRAWING**
1. ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING
 2. WINDOWS & DOORS TO BE DOUBLE GLAZED WITH 20mm GAP BETWEEN PAGES FILLED WITH ARGON GAS WITH MESH FRAME HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.4 W/m²K (NER Band B) CONTROLLABLE TROUBLE VENTS OF 8000mm² TO HABITABLE ROOMS AND KITCHEN WITH 4,000mm². ELSEWHERE VENTS SET 700mm FROM FLOOR LEVEL AND 500mm FROM ANY EXTRACT FAN
 3. ALL NEW BEAMS & LINTELS TO HAVE A MIN BEARING OF 150mm, TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING
 4. ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH M.S GALVANISED STRAPS OF 22mm x 5mm AT 1500mm CENTRES
 5. NEW ROOF SPACE TO BE VENTILATED TO BS 5260, BACKGROUND VENTILATION 8000mm² EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS
 6. NEW FOUNDATIONS/ WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A
 7. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY KNOWLEDGE OF "ON SITE" SOIL CONDITIONS. IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE L.A OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE
 8. ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & ENCASED IN 150mm CONCRETE
 9. NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS
 10. NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES
 11. ALL WALL CAVITIES ARE TO BE CONTINUOUS
 12. ALL CAVITY BARRIERS TO 22/24 APPENDIX G2
 13. ALL LINTELS BUILT INTO WALLS OVER DRAINS
 14. FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO DRAIN INVERT LEVEL
 15. CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DRAINS INSULATED TYPE
 16. ALL NEW PLUMBING IS TO COMPLY WITH BS 5572
 17. ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
 18. NEW DRAINAGE LAID TO SELF DRAINING FALLS WITH ROOMING ACCESS
 19. NEW INSULATION TO BE INSTALLED AS PER "ROBUST DETAILS" ISSUED BY DEPA
 20. LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS WITH A MINIMUM LUMINOUS EFFICIENCY OF 75 LIGHT SOURCE LUMENS PER CIRCUIT UNIT
 21. MAINS OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446 DOMESTIC or BS5446:12000 or BS5446:2 2003/COMMERCE DETECTORS INTERLINKED WITH BATTERY SHOWN AS:
 22. THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN
 23. THE CLIENT / HOME OWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN
 24. THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT
 25. ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER
THE CLIENT / HOME OWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN (WHETHER EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH BS 7671 THE IEE 18th EDITION WIRING GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART P OF THE BUILDING REGULATIONS EFFECTIVE 1/10/05. ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART P ELECTRICAL SAFETY AND WILL BE DESIGNED, INSTALLED, INSPECTED, TESTED & PERSON COMPETENT & QUALIFIED TO DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED / ISSUED TO THE LOCAL AUTHORITY BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT / HOME OWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE
 26. ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER
ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 IEE 18th EDITION WIRING REGULATIONS & PART P ELECTRICAL SAFETY. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE CLIENT / HOME OWNER & LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE INSPECTED BY A "INDEPENDENT" "COMPETENT PERSON" AND ON COMPLETION OF THIS INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS" ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE HOMEOWNER / CLIENT & LOCAL AUTHORITY. COMPETENT PERSON MEANS A MEMBER OF CDDP IN ELECTRICAL COMPETENT PERSONS SCHEME
 27. MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE EXTRA SECOND AIR CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 60LTR/SEC AIR CHANGE DUCTED TO EXTERNAL AIR. FANS TO HAVE A 15 mins OVER RUN TIME IN ADDITION THE WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 25000mm²
 28. ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR.
GAS FIRED HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY
GAS BOILERS FITTED IN EXISTING DWELLINGS REQUIRE ONE OF THE FOLLOWING:
FLUE GAS HEAT RECOVERY
WEATHER COMPENSATION
LOAD COMPENSATION
SMART THERMOSTAT WITH AUTOMATION & OPTIMISATION
IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L
 29. THERE MAY BE FEES DUE TO PAY TO THE L.A OR PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR VISITS / SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR BUILDING CONTRACTOR
 30. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY IN AIR GAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE ETC TO BE FULLY SEALED. ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS
 31. PLASTERBOARDS MUST MEET A MINIMUM STANDARD OF EN 13986 UNTIL THE TRADA TEST STANDARD HAS BEEN ESTABLISHED
 32. THE DESIGNER (JR HESLOP) IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE
 33. A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT
 34. A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED THAT Laid Down
 35. ALL NEW STEELWORK IS TO BE 30 mins FIRE PROOF IE 2 x 10mm PLASTERBOARD LAYERS AND SKIM ON 50mm x 50mm TIMBER WORKING @ 400mm CENTRES
 36. THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY
 37. IF THE PROPOSED ROOF IS TO BE OF A GANG RAIL TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN / TRUSS CALCULATION BEFORE WORK COMMENCES
 38. THIS PLAN IS PROVIDED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OF THE PROPERTY
 39. AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE A NEW APPLICATION, IF CLIENT HAS INSTRUCTED DESIGNER (JR HESLOP) THAT PLANNING IS NOT REQUIRED DUE TO ADVICE FROM A 3RD PARTY JR HESLOP IS FREE FROM ANY OBLIGATIONS THAT MAY ARISE IF AN ISSUE FROM PLANNING DEPARTMENT HAPPENS DURING CONSTRUCTION
 40. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION CERTIFICATE FROM THE PRIVATE OR A BUILDING CONTROL OFFICIALS ONCE THE FINAL CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR
 41. IF REQUIRED THE HOMEOWNER / CLIENT MUST INFORM THE LEASEHOLDER OF THE PROPOSED WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE
 42. IF THE HOME OWNER / CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (JR HESLOP) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED / ALTERATIONS, COSTS, DELAYS & LEGAL PROCEEDINGS RESULTING FROM THIS
 43. AS AGREED THE DESIGNER (JR HESLOP) WILL VISIT & MEASURE THE PROPERTY THEN DESIGN THE PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS ADVISE AS BEST ON FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY BUILDING WORKS