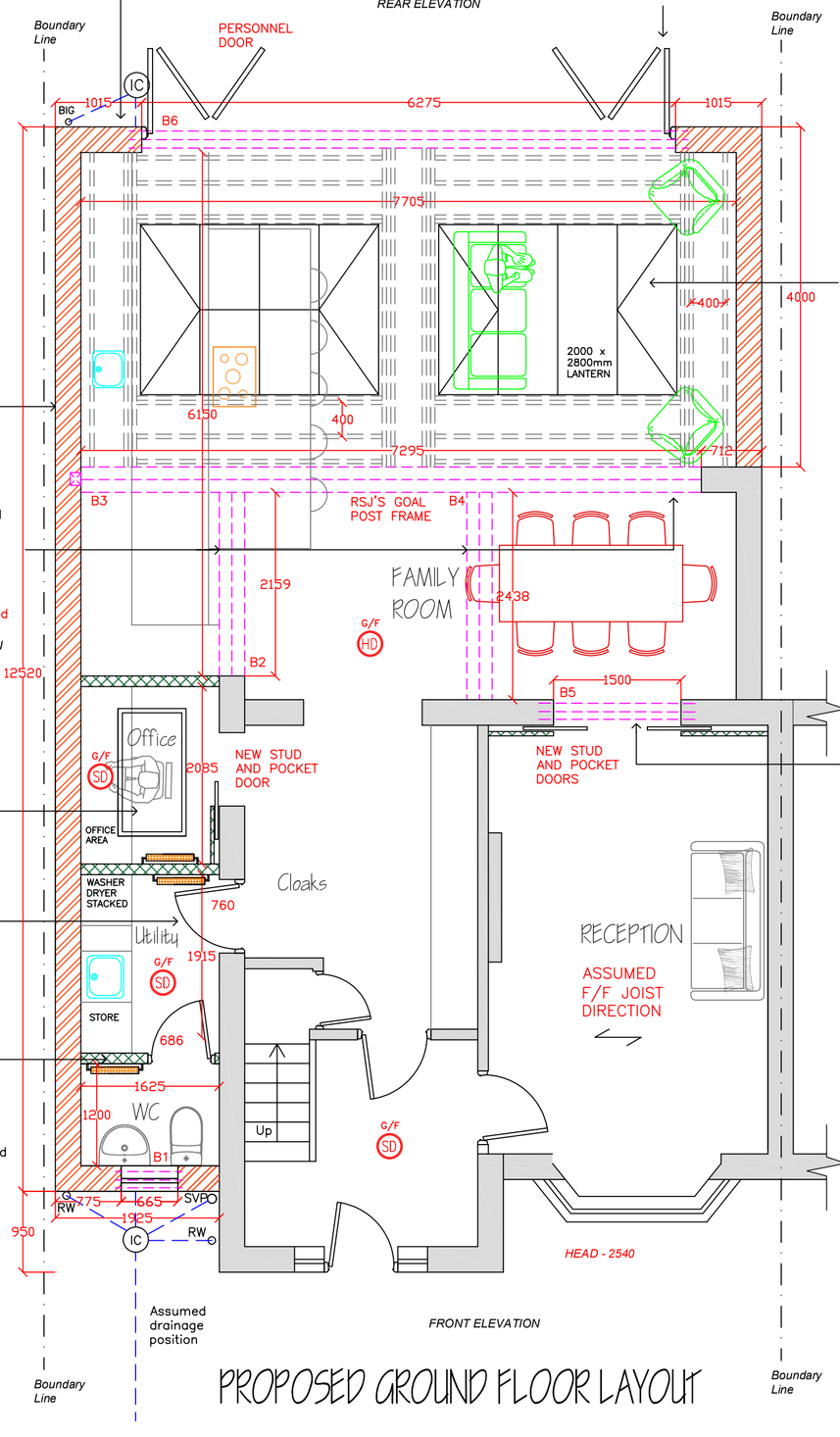
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1 PROPOSED GROUND FLOOR LAYOUT

Scale: 1:50



PROPOSED GROUND FLOOR LAYOUT

STRUCTURE
Its is recommended that a trail hole be excavtated to assess the existing ground conditions to establish the correct foundation design and option required prior to the commencement of work

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window energy rating to be Band C or better and to achieve a U-value of 1.4W/m2K.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass.

BRICKWORK
Cavity wall brickwork or K rendered block work - to be tied into main house using crocodile profile vertical ties. Vertical DPC required.

STRUCTURE
Existing house structural rear / side and internal wall removed and new supporting beams installed with supporting Goal Post frame Note: Exact design and specification to be confirmed by Structural engineer before any steel ordered and started on site

SIDE A ELEVATION

FLAT ROOF FRAMED ROOFLIGHT
Glazed aluminium flat roof light in centre of timber deck extension flat roof 1.5m long x 1m approx - exact size and the manufacturer to be agreed with client before ordering. Triple glazed Low e glass (U-value U-Value 0.7 w/m2)
TUFFX-Infinity Framed rooflight, technical spec supplied

DOORS
New doorway with concrete lintels min 100mm bearing above, timber door and frame to match existing and to clients choice

PARTITION WALLS
100mm x 50mm timber studs at 400mm ctrs. Min 10kg/m³ density acoustic soundproof quilt tightly packed (100mm Rockwool mineral fibre sound insulation) in all voids the full depth of the stud. Existing stair wall acoustics upgraded with acoustic board

ROOM LAYOUTS
Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

DRAINAGE
Existing drainage exposed with all new connections and joints inspected by building control prior to backfilling. Any drainage under extension to be lintel over in footings and fully bedded in compacted gravel

STRUCTURE
Minimum (3.5 brick) 665mm brickwork returns on extension structural return corners

DRAINAGE
Inspection chamber to external of the extension foot print. UPVC 450mm diameter inspection chamber to BC agreed depth

FLOOR LEVEL
New proposed extension CONCRETE floor to be level with existing house floor

DPC
Insulated damp proof course at wall junctions to be used if cavities cannot be made continuous

DOORS
Powder coated Aluminium full height safety glazed Bi - folding doors with single personnel door. 6 Panels approx 1000mm. Supporting RSJ installed to full width to Structural Engineers design

LATERAL RESTRAINT
Secure first 3 rafters to walls at ceiling, with 30 x 5 G.M.S straps to CP111 including noggins under straps between joists at 2000mm max C/C - Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

KITCHEN
Design, layout, style, colour and the full specification to be agreed with the client before first fix electrics and plumbing works carried out as well as ordering

ROOF LANTERNS
2000 x 2800mm long roof lanterns to BS EN 1279 parts 2 & 3 and BS EN 12150 with Anthracite Grey/White frame, Self Clean Solar Blue glazing with U value in double glazing to 1.2 W/m2K. Exact size to be confirmed with client

ROOF CONSTRUCTION
Tripled C24 joists, exact design by engineer, to run from FRONT to REAR on load bearing internal skin of block work with min 47 x 195mm C24 roof timbers at 400mm c/c running from SIDE to SIDE sat on hangers off tripled up trimmer timber. WARM ROOF STRUCTURE

WARM FLAT ROOF
To achieve U value 0.15 W/m²K. Flat roof covering to be glass reinforced plastic (GRP) system with 18mm exterior quality plywood over 165mm Celotex XR4000 on sw firings to minimum 1 in 40 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm ctrs to give a max span of 4.80m or as Structural Engineer's details and calculations.

SIDE B ELEVATION

DOORS
Existing door opening widened and with supporting steel above. New stud and timber glazed pocket doors installed Note: Exact design and specification by Structural engineer before any steel ordered and started on site

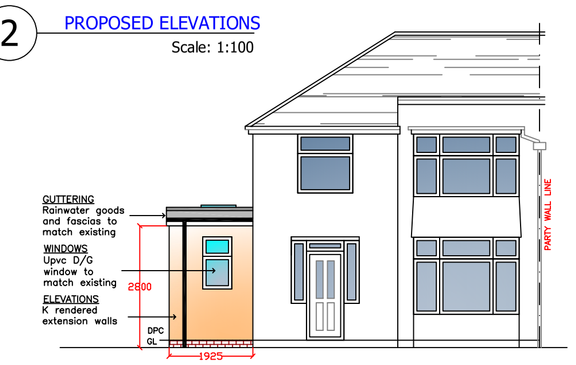
HEATING
New heating provided to the extension. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be inline & in accordance with the Local Water Authorities by laws, the Gas Safety requirements and IEEE regulations.

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

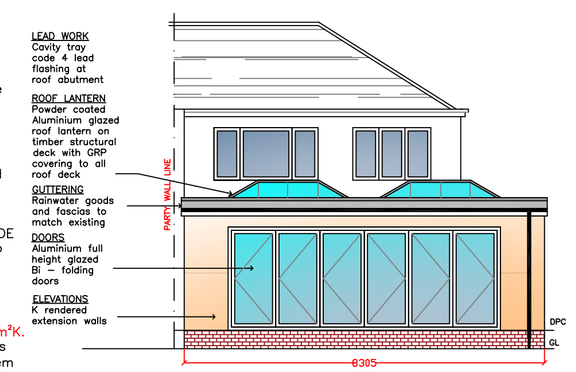
EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob or 60 l/s elsewhere. Utility extract fan to provide 30 l/s. WC extract fan to provide 15 l/s, all ducted to external air

2 PROPOSED ELEVATIONS

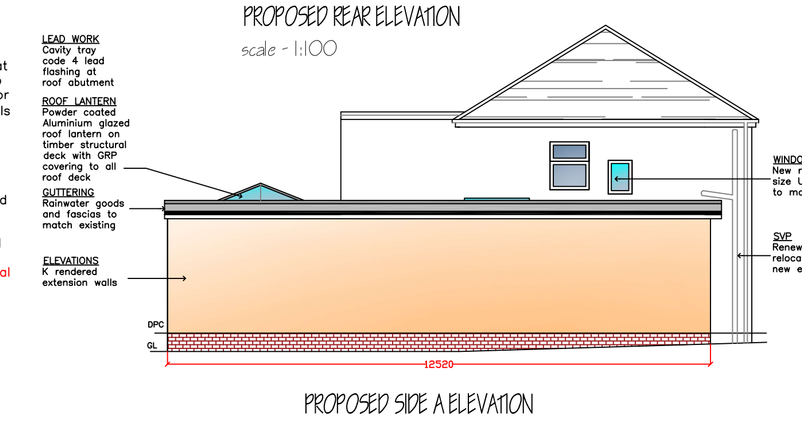
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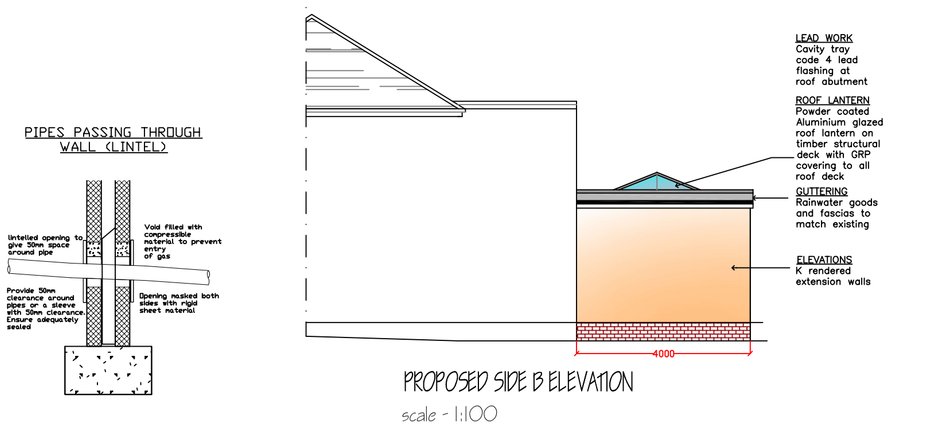
PROPOSED FRONT ELEVATION
scale - 1:100



PROPOSED REAR ELEVATION
scale - 1:100



PROPOSED SIDE A ELEVATION
scale - 1:100



PROPOSED SIDE B ELEVATION
scale - 1:100

NOTICE OF COMMENCEMENT
A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:
– For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.
– For new buildings and horizontal extensions – Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
– For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION
A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.

A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.

A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence)

SPECIFICATION (As applicable)

GENERAL
The Contractor include for all works as detailed on these plans and shall visit the house prior to quoting and commencing any works to familiarise himself with the works and shall fully satisfy himself of the full extent of the works required. All works shall comply with the current British standards and regulations as applicable. All works to be inspected by the planners and building control, as required during the course of the works and on completion and approved by them.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

DOMESTIC CLIENTS
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a)Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project OR (b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

STRIP FOUNDATION
Provide concrete strip foundation in accordance with Table 10 of Approved Document A, thickness of concrete not to be less than 225mm and minimum width of foundation to be equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013(+A2:2021) and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, depth and size of foundation to be approved on site by Building Control to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, Building Control to be contacted and the advice of a Structural Engineer should be sought. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 100mm thick Celotex GA4000 insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

VENTILATION OF ANY TIMBER FLOOR
Provide cross-ventilation to any existing timber floor under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof top if they pass through the radon barrier

WALLS BELOW GROUND
All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY BLOCK WORK WALL – Light weight outer block
To achieve minimum U Value of 0.18 W/m²K
20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm light weight block outer skin. Full fill the cavity 100mm Rockwool cavity insulation , internal skin light weight block 0.15 W/m²K, e.g. Celcon solar, Toplite standard plus 52.5mm PIR insulated plasterboard internally, e.g. Celotex PL4000. Insulated plasterboard to be dot and dabbed to internal wall or mechanically fixed using battens. VCL to be provided if required by BCO. Walls to be built with 1:1:6 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturer's details.

WARM FLAT ROOF
(imposed load max 1.0 kN/m² – dead load max 0.75 kN/m²)
To achieve U value 0.15 W/m²K. Flat roof to be covering to be glass reinforced plastic (GRP) system with 20 fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, onto 22mm exterior quality plywood over 165mm Celotex XR4000 on sw firings to minimum 1 in 80 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm ctrs to give a max span of 4.51m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with Lead Development Association recommendations.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

BOILER WORKS
Heating and hot water will be supplied via existing or new boiler depending on BTU requirements. The energy performance of any new components to be assessed. The results should be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L. All parts of the system including pipework and emitters to be sized to allow the space heating system to operate effectively and in a manner that meets the heating needs of the dwelling, at a maximum flow temperature of 55°C or lower. No combustible materials within 50mm of the flue. Rooms to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. Type and form of heating to be agreed with client.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

C2. CONDENSATION
Walls, floors and roof of the building to be designed and constructed so that structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and overshadowing, and the rate at which humidity is generated. Materials with the highest vapour resistance to be located on warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01 and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16–20mm argon gap and soft low–E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543–1 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16–20mm argon gap and soft coat low–E glass. Window Energy Rating to be Band B or better and to achieve U–value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.
Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

EXTRACT TO WC
WC to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141–4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141–4. Cooker hoods to BS EN 13141–3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

UNDERGROUND FOUL DRAINAGE
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 BS EN 1401–1.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056–2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin – 1.7m for 32mm pipe 3m for 40mm pipe
Shower – 3m for 40mm pipe 4m for 50mm pipe
W/c – 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

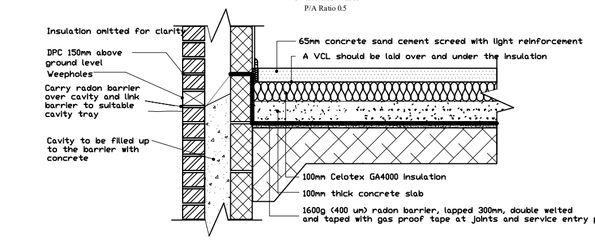
PURGE VENTILATION
Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

H4 BUILDING OVER OR NEAR PUBLIC SEWERS
The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
– The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
– The length of the drain or sewer under the proposed building or extension will exceed 6m.
– The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

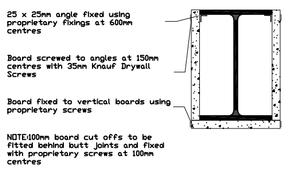
FIXED EXTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.
External light fittings to have both the following:
– Automatic controls which switch luminaires off
– in response to daylight.
– If luminous efficacy is 75 light source lumens or less, provide automatic controls which switch luminaires off after the last person becomes occupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

BASIC RADON PROTECTION (if required)
– Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

SOLID GROUND FLOOR WITH BASIC RADON PROTECTION (IF required by BC) 1:20
U-value 0.18 W/m²K
P/A Ratio 0.5



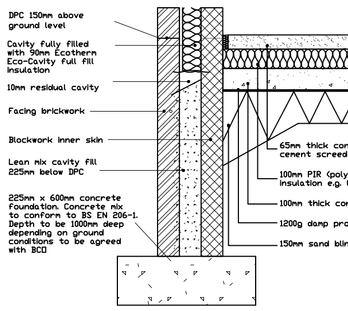
FIRE PROTECTION OF STEEL BEAM
(Knauf Fire board – as section 6 :2012 of manufacturer's details)



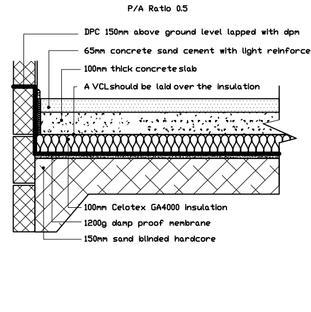
3 CONSTRUCTION DETAILS

1:20

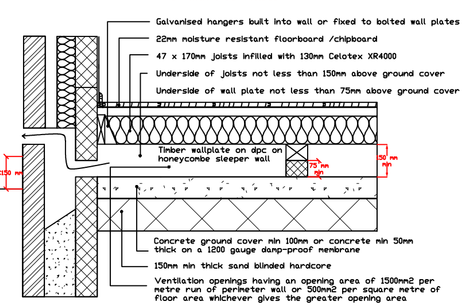
STRIP FOUNDATION



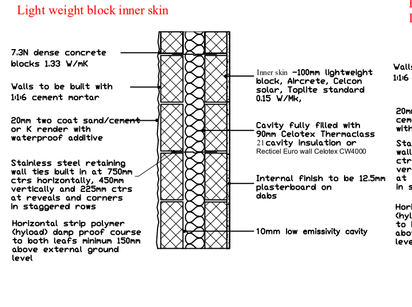
SOLID GROUND FLOOR
U-value 0.18 W/m²K



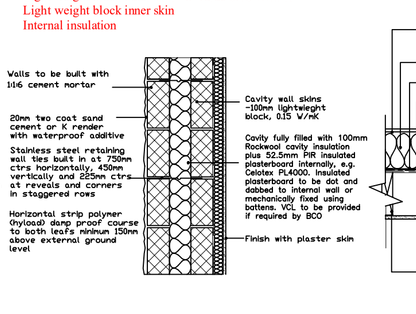
TIMBER SUSPENDED FLOOR
U-value 0.18 W/m²K



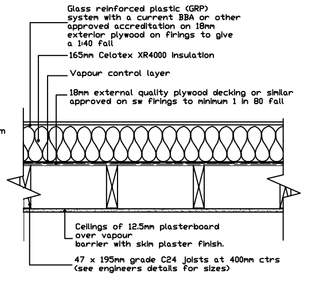
FULL FILL BLOCK CAVITY WALL
Dense block outer skin U-value 0.18 W/m²K
Light weight block inner skin



FULL FILL BLOCK CAVITY WALL
Light weight block outer skin U-value 0.18 W/m²K
Light weight block inner skin
Internal insulation



WARM FLAT ROOF
U-value 0.15 W/m²K



1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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CLIENT: Rick Wallworth

PROJECT: 116 Lowther Road Prestwich
G/F SIDE / REAR EXTENSION

REV	DATE	DESCRIPTION	BY	VE
A	MAY'26	PROPOSED-PLANS	JAL	PP

DRAWING: PROPOSED FLOOR LAYOUTS & ELEVATIONS
SCALE: AS SHOWN @ A1
DATE: MAY 2026
DRAWN BY: JAL
DWG No: 002
REVISION: A