

NOTES (WHERE APPLICABLE)

- HOME OWNER/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

- ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING
- WINDOWS & DOORS TO BE DOUBLE GLAZED WITH 20mm GAP BETWEEN FRAMES FILLED WITH ARGON GAS WITH INNER FRAME HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.4 W/m<sup>2</sup>K. WATER BUILT UP CONTROLLABLE FIDDLE UNITS OF 8000mm TO HABITABLE ROOMS AND KITCHENS WITH 4000mm ELSEWHERE WITH NET 1700mm FROM FLOOR LEVEL AND 500mm FROM ANY EXTRACT FAN. NEW INTERNAL DOORS TO HABITABLE ROOMS TO BE MIN 20 MINUTE FIRE RESISTANT STANDARD
- ALL NEW BEAMS & LINTELS TO BE APPROPRIATE SIZED MODERN STEEL LINTELS & HAVE A MIN DEPTH OF 150mm
- TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING
- ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH MS GALVANISED STRAPS OF 32mm x 5mm AT 1500mm CENTRES
- NEW ROOF SPACE TO BE VENTILATED TO BS 5560. BACKGROUND VENTILATION 5000mm<sup>2</sup> EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS
- NEW FOUNDATIONS/ WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A
- THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY ADVANCE 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 LA OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE.

CONCRETE MINIMUM SPECIFICATION IN ACCORDANCE WITH BS 5500:1/2

STEEL FOUNDATIONS

READY MIX CEM 1 SITE MIX: S12 CONFORMANCE CLASS S3/S4

TIMBER FILL

READY MIX CEM 1 SITE MIX: S12 CONFORMANCE CLASS S3/S4

HOUSE FLOORS:

READY MIX CEM 1/2 SITE MIX: S12 / S13 CONFORMANCE CLASS S2

GARAGE FLOORS (NOT DESIGNED AS SUBSIDISED AND NOT BE REFORCED)

READY MIX CEM 13 SITE MIX S14 CONFORMANCE S2 CLASS

LOCKER OR GARAGE FLOORS REINFORCED

READY MIX R28/35 SITE MIX S15/20 CONFORMANCE CLASS S2

IF PILES ARE REQUIRED THE BUILDER IS TO PROVIDE PLAN/ DRAWINGWORK OF EXACT DETAILS

TO BUILDING CONTROL FOR APPROVAL

NO HESLOPS WILL NOT BE ALLOWED IN THE DESIGN OF THE PILES

ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & ENCASED IN 150mm CONCRETE

NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH

B.C APPROVED INSULATION TO ACHIEVE THE MIN "U" VALUE FOR WALLS

NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES

ALL WALL CAVITIES ARE TO BE CONTINUOUS

ALL CAVITY BARRIERS TO E2/S3/4 APPENDIX G2

E2 LINTELS BUILT INTO WALLS OVER DRAINS

FOUNDATIONS WITH 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAIN INVERT LEVEL

CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DIPS INSULATED TYPE

ALL NEW PLUMBING IS TO COMPLY WITH BS 5592

ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

NEW DRAINAGE Laid TO SELF CLEANSING FALLS WITH HOODING ACCESS

NEW INSULATION TO BE INSULATED AS PER "ROBERT DODD'S" ISSUED BY DEFRA

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

BS5446-1:2000 or BS5446-2:2003 COMMERCIAL

DETECTORS INTERLINKED WITH BATTERY SMOKE ALARMS

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

THE CLIENT / HOME OWNER IS RESPONSIBLE FOR CORRECT LOCATION / ADJUDICATION OF

THE BOUNDARY SIGNAL. 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

23 ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER

THE CLIENT / HOME OWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN WHETHER

EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTORS IS QUALIFIED TO CARRY OUT ALL

OF THE DUTIES 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 D OF THE BUILDING REGULATIONS EFFECTIVE 1/10/05

ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART D ELECTRICAL SAFETY AND

WILL BE DESIGNED, INSTALLED, INSPECTED, TESTED BY A 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 INSULATION TEST CERTIFICATE

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 THE 18th EDITION WIRING REGULATIONS

& PART D ELECTRICAL SAFETY ON COMPLETION OF THE WORKS A COPY OF THE INSULATORS TEST

CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE CLIENT / HOME OWNER &

LOCAL AUTHORITY AND PROXY TO ANY COVERING OF THE WIRING & CABLES OF THE INSULATION BE

INSPECTED BY A "INDEPENDENT" "COMPETENT PERSON" AND ON COMPLETION OF THIS

INSPECTION IN ADDITION TO THE ABOVE SATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS

ELECTRICAL INSULATION CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE

HOMEOWNER/CLIENT & LOCAL AUTHORITY "COMPETENT PERSON" MEANS A MEMBER OF CDD M

ELECTRICAL COMPETENT PERSONS SCHEME

24 MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS BATHROOMS TO HAVE 15LTR/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 mm/min AIR FLOW IN ADDITION THE WINDOWS TO THESE

AREAS TO HAVE CONTROLLABLE VENTS OF MIN 25000mm<sup>2</sup>

25 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 BUILDINGS REQUIRE ONE OF THE FOLLOWING:

FLUE GAS HEAT RECOVERY / WEATHER COMPENSATION / LOAD COMPENSATION

SMART THERMOSTAT WITH AUTOMATIC & OPTIMISATION

IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L1

26 THERE MAY BE FEES DUE TO THE LA & PRIVATE BUILDING CONTROL BEFORE THE BUILDING

INSPECTOR ARRIVES/ SIGNS OFF THE PROJECT. THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR

BUILDING CONTRACTOR

27 THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE

PROPERTY & 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

28 DO WINDOWS MUST MEET A MINIMUM STANDARD OF EN 1996 UNTIL THE TRADA TEST STANDARD HAS

BEEN ESTABLISHED

29 THE DESIGNER/ARCHITECT IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND

OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE

30 A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE

COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT

31 A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED

THAT Laid DOWN

32 ALL NEW STEELWORK IS TO BE 30 minute FIRE PROOF IE 2 x 10mm PLASTERBOARD LAYERS AND

SKIM ON 50mm x 50mm TIMBER NOGGIN @ 400mm CENTRES

33 THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY

34 IF THE PROPOSED ROOF IS TO BE OF A HANGING TRUSS SYSTEM THE BUILDER MUST

OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION

BEFORE WORK COMMENCES

35 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

36 AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE

A NEW APPLICATION. IF CLIENT HAS INSTRUCTED DESIGNER/ARCHITECT THAT PLANNING IS NOT

REQUIRED DUE TO ADVICE FROM A 3RD PARTY OR HESLOP IS FREE FROM ANY OBLIGATIONS

THAT MAY ARISE IF AN ISSUE THAT ARISES DURING CONSTRUCTION

37 IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION

CERTIFICATE FROM THE PRIVATE OR LA BUILDING CONTROL DEPARTMENTS ONCE THE FINAL

CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR

38 IF REQUIRED THE HOMEOWNER/CLIENT MUST INFORM THE LIAISON OFFICER OF THE PROPOSED

WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE

39 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

OR HESLOP WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED

ALTERATIONS, COSTS, DELAYS & LEGAL PROCEEDINGS RESULTING FROM THIS

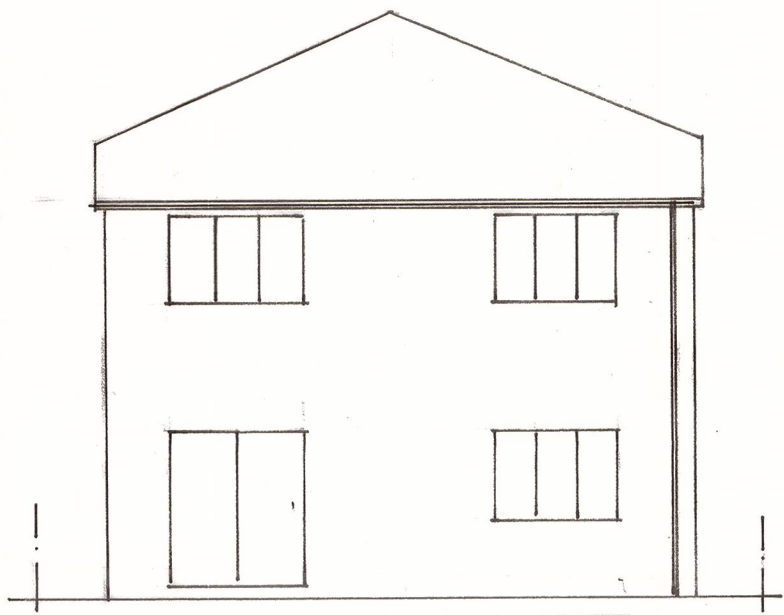
40 AS REQUESTED THE DESIGNER/ARCHITECT WILL VISIT & MEASURE THE PROPERTY THEN DESIGN THE

PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS/ DRAWS AS BEST ON

FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY

DISCUSSIONS/WORKS. ALL APPLICATION FEES ARE TO BE PAID BY CLIENT HOMEOWNER AND ARE COVER &

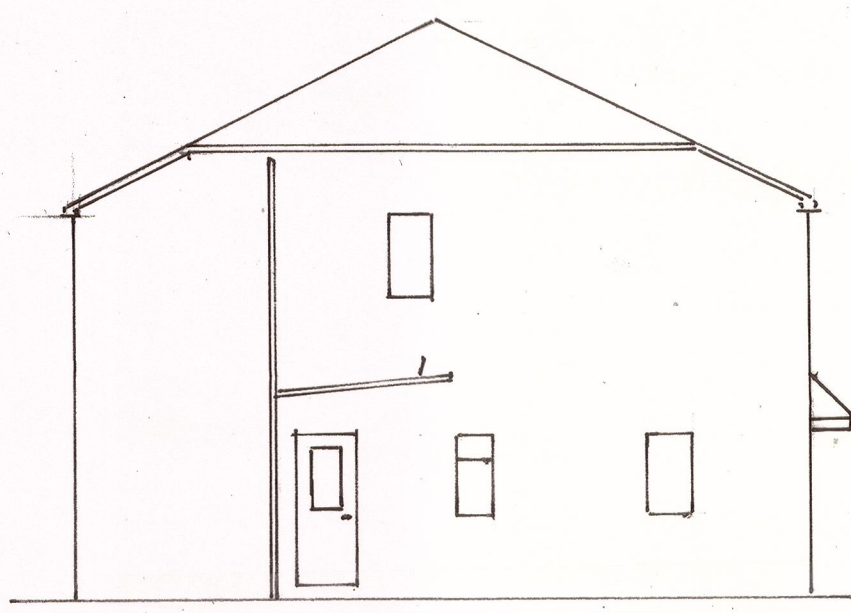
ABOVE. ARCHITECT DESIGN FEE



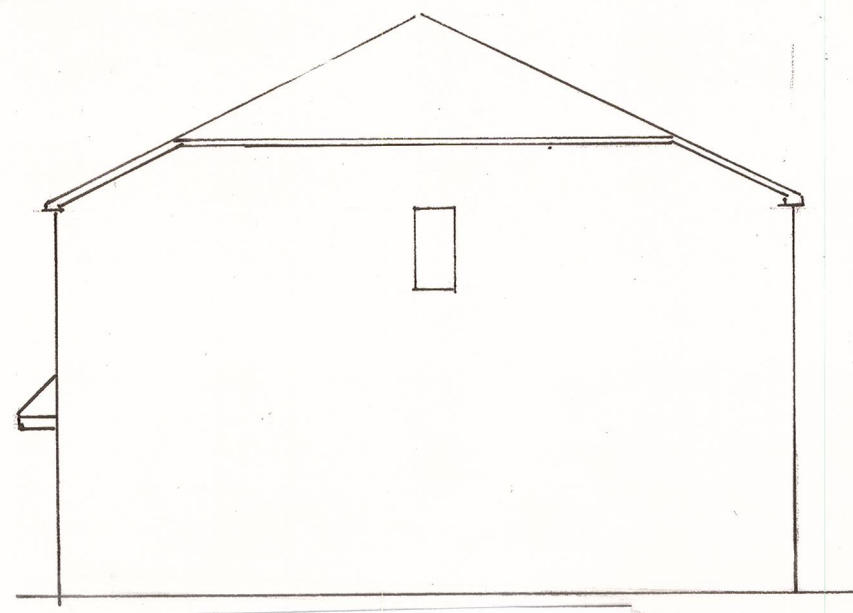
EXISTING REAR ELEVATION 1:100



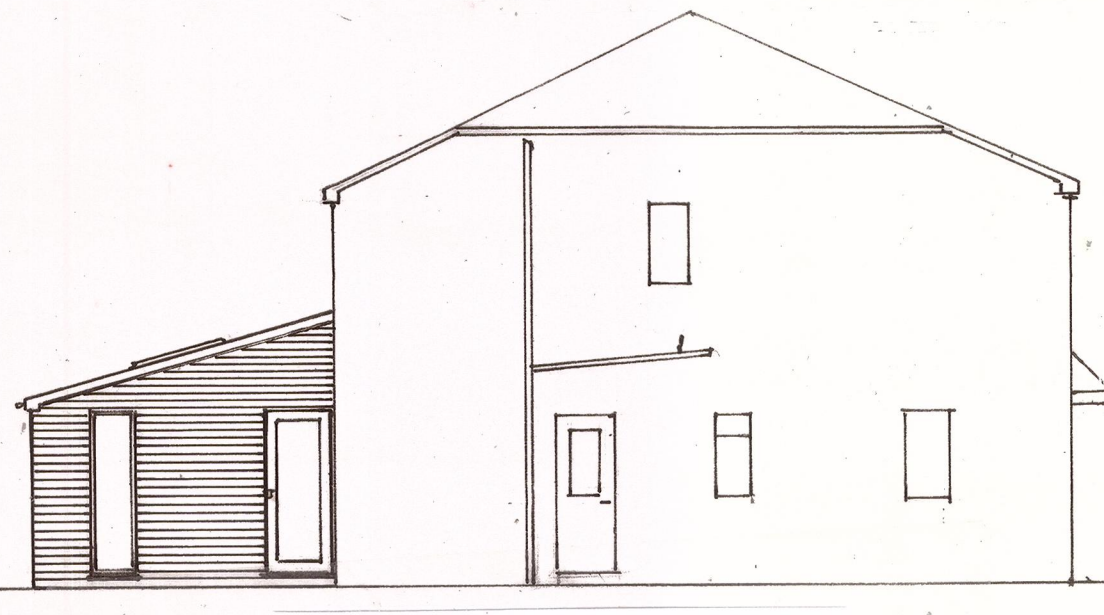
PROPOSED REAR ELEVATION 1:150



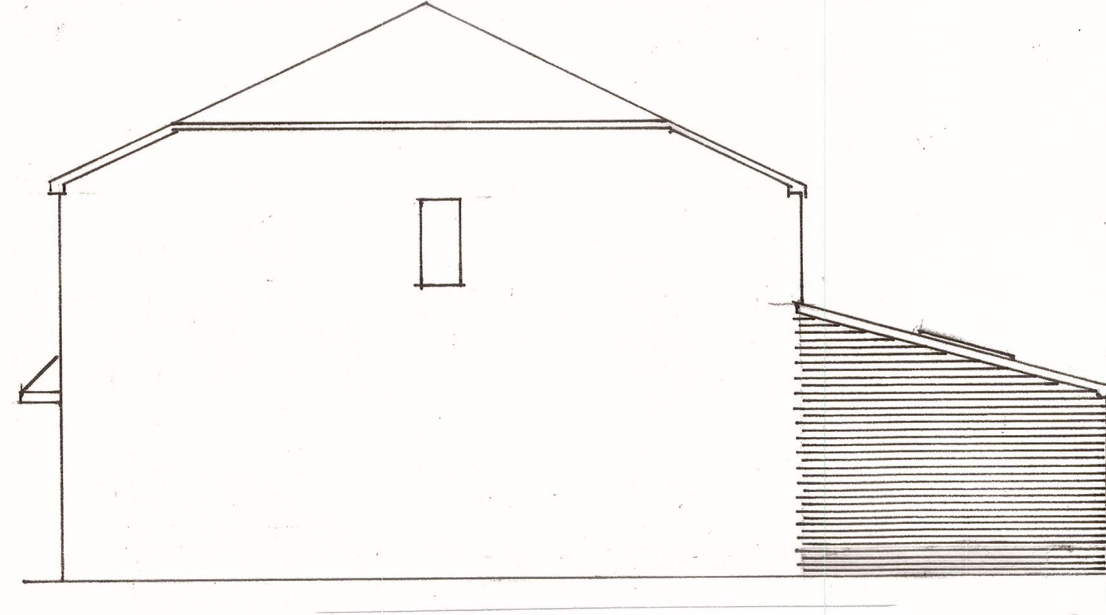
EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

SITE / BLOCK PLAN 1:200

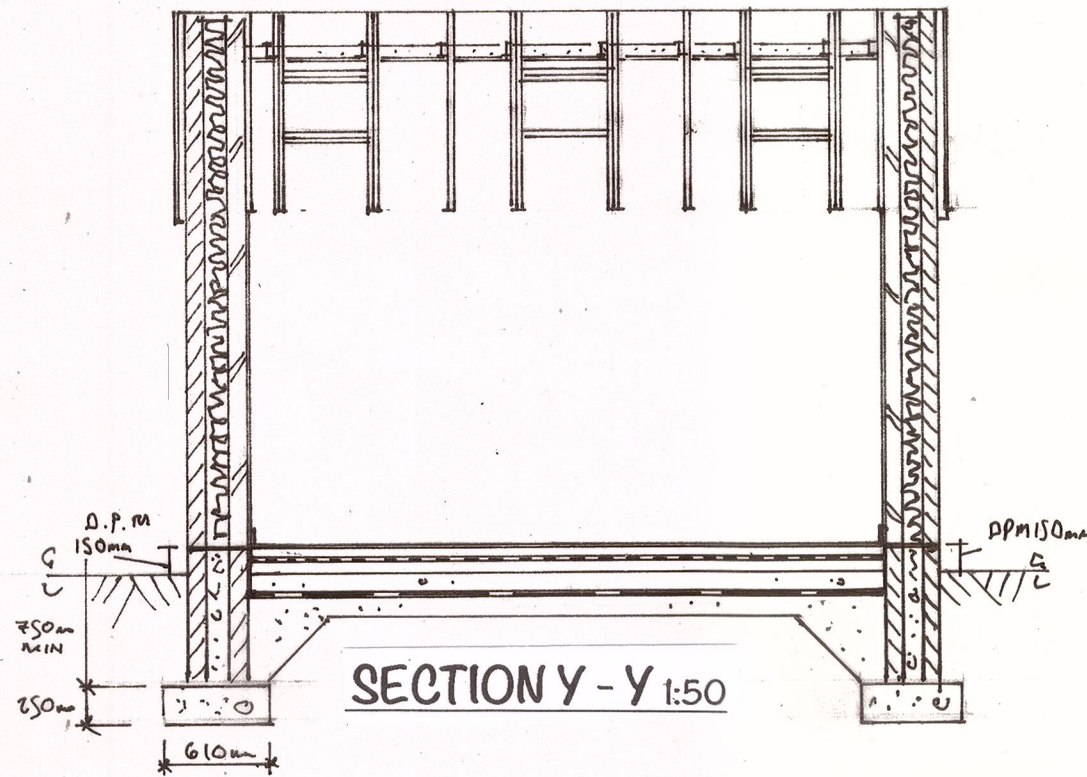


Site Plan (also called a Block Plan) shows area bounded by 277455.99, 413877.02, 277451.99, 413813.02 (at a scale of 1:200), OSGridRef: SD7471389. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

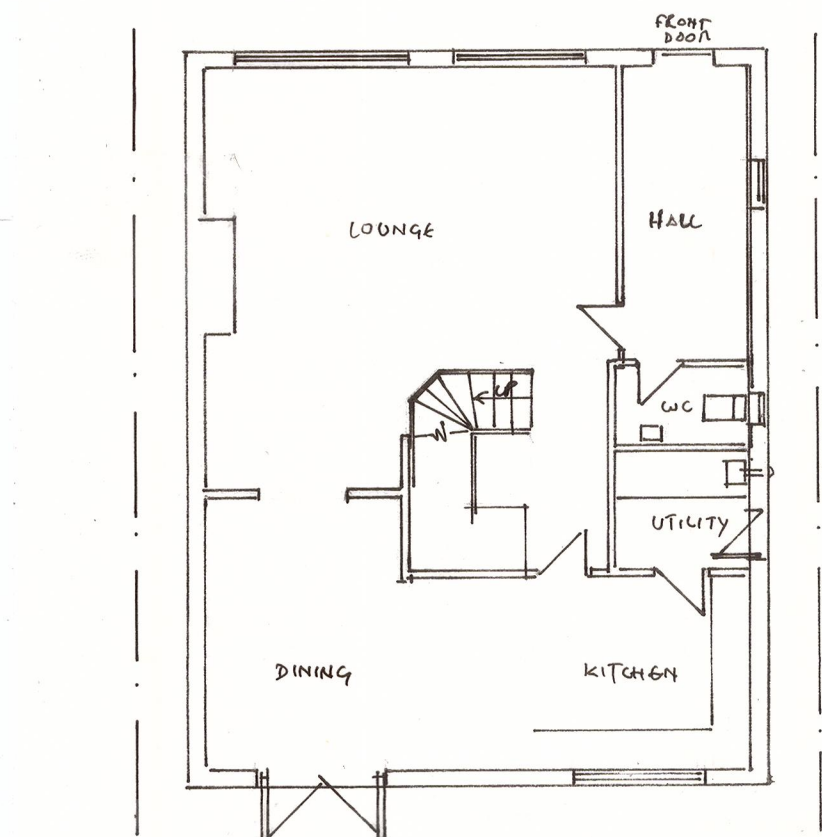
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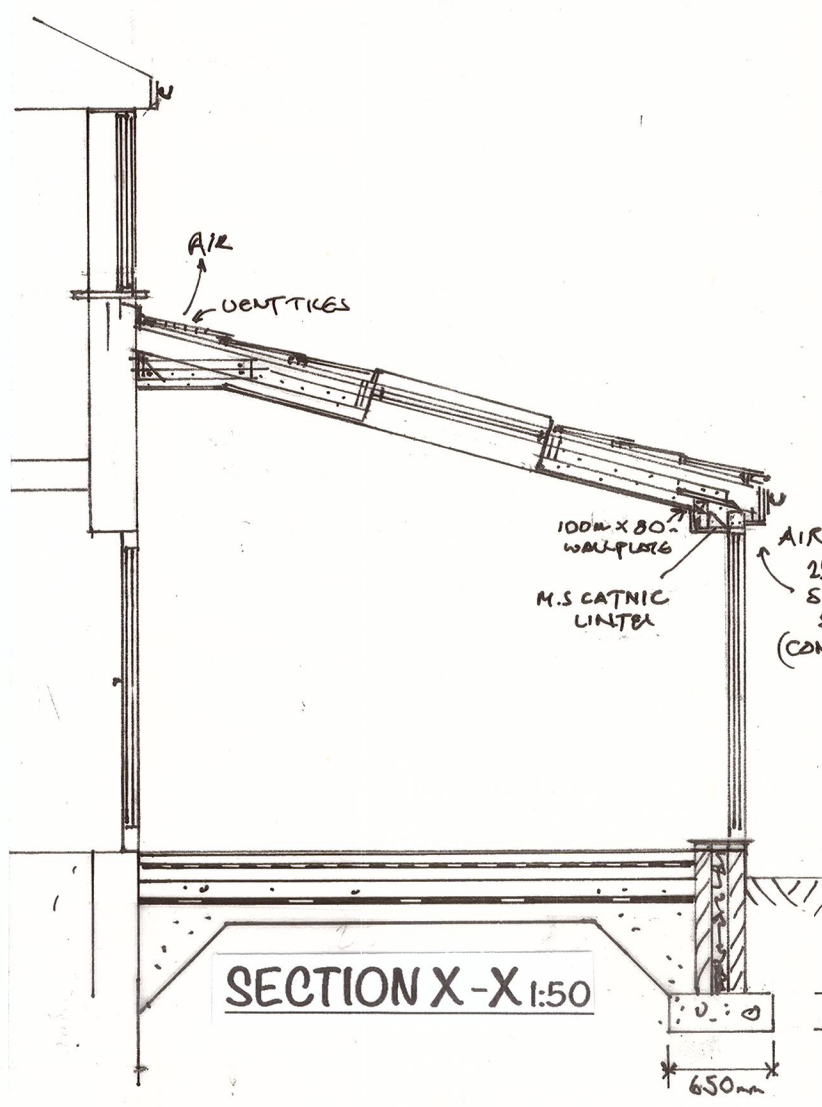
**SPECIFICATION**  
**New Rear extension Roof Specification -**  
"U" Value achieved 0.14W/m<sup>2</sup>K pitch 15 degrees  
Low pitch Interlocking Concrete Marley roofing tiles on treated timber battens with 38mm counter battens on Kingspan Nilvent Breathable membrane on New Timber Grade C24 Construction quality 175mm x 50mm Timber roof joists @ 400mm Centres  
**Vaulted Roof Insulation as follows:**  
(Calculated in accordance with BS EN ISO 6946:2017)  
Ventilation rafter cavity with 120mm KOOLTHERM K107 Pitched roof insulation between joists with KOOLTHERM K18 52.5mm (12.5 Plasterboard internal finish) secured to underside of joists (Note 3 x 1200mm x 550mm or equivalent size Velux roof windows to be trimmed out with double roof joists, 80mm x 50mm C24 Timber ceiling struts fitted to stop New roof spread  
**New Extension Cavity walls Specification**  
"U" Value achieved 0.18W/m<sup>2</sup>K  
(Calculated in accordance with BS EN ISO 6946:2017)  
350mm Cavity construction comprising 102.5mm facing Brick to match & key into existing. 150mm cavity with stainless steel wall ties to BS 1243:1978 with:  
Number of Anchors per m<sup>2</sup> 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/m<sup>2</sup>K)  
Cavity Insulation to be full fill 150mm Knauf Dritherm 32 Cavity wall insulation. The cavity must be clear of mortar. Inside to be 12.5mm plasterboard & skim.  
**New Rear Extension floor Specification** (Floor to be level with existing house floor)  
"U" Value achieved 0.18 W/m<sup>2</sup>K Calculated in accordance with BS EN ISO 6946:2017  
Inside surface down - 65mm Sand cement screed with 0.5mm Polythene separation layer beneath then 80mm Kingspan Kooltherm K103 Insulation with 150mm Concrete 12.4 2000kg/m<sup>3</sup> laid on 1200g Standard DPM or Vaqueon Ultimate Geosol 0.9mm DPM (Gas protection to BS8102:2009 CIRCA 0748 & BS 8485:2015) D.P.M if stipulated by Building control due to property location on 150mm sand blinded consolidated stone hardcore.



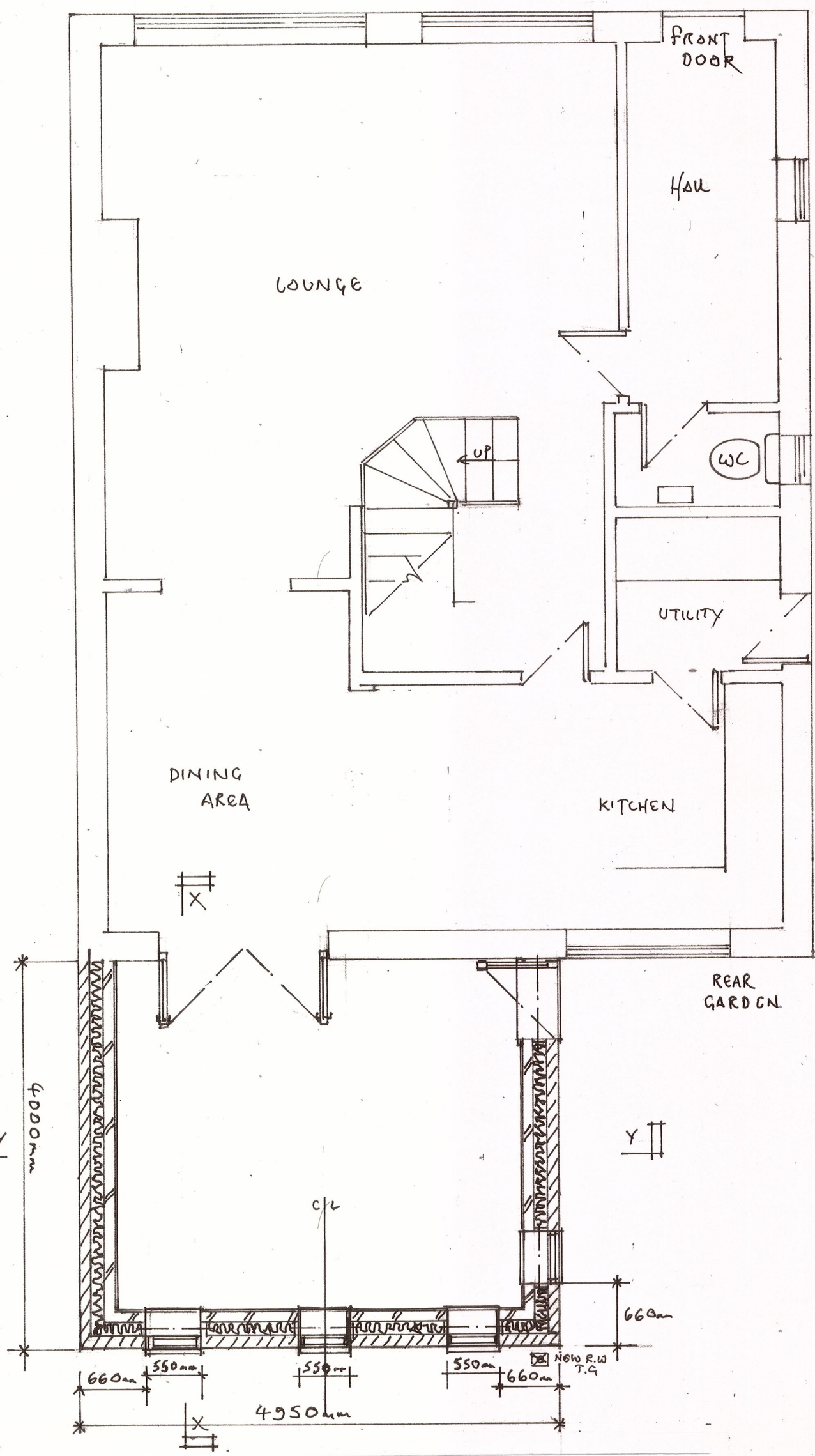
SECTION Y - Y 1:50



EXISTING GROUND FLOOR PLAN 1:100



SECTION X - X 1:50



PROPOSED GROUND FLOOR PLAN 1:50

**UNDERGROUND 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 water pipes)  
Triple Ht strength concrete bridging lintels to be used to protect underside drains and allow Cavity wall construction over.  
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 drive). 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 BS7158 and BS801. Builder is to liaise with the Building inspector on any on site queries concerning the drainage for the extensions



LOCATION PLAN 1:1250

**PROPOSED**  
**SINGLE STOREY REAR EXTENSION**  
for  
**Mr Carl Wood**  
at  
**No 195, Holcombe Road**  
**Greenmount**  
**Bury**  
**BL8 4BQ**  
Drawn by  
JRH/asp  
jrh@boljagplan.co.uk  
jrh@boljagplan.co.uk  
Scale 150 & 1000 @ All Paper size