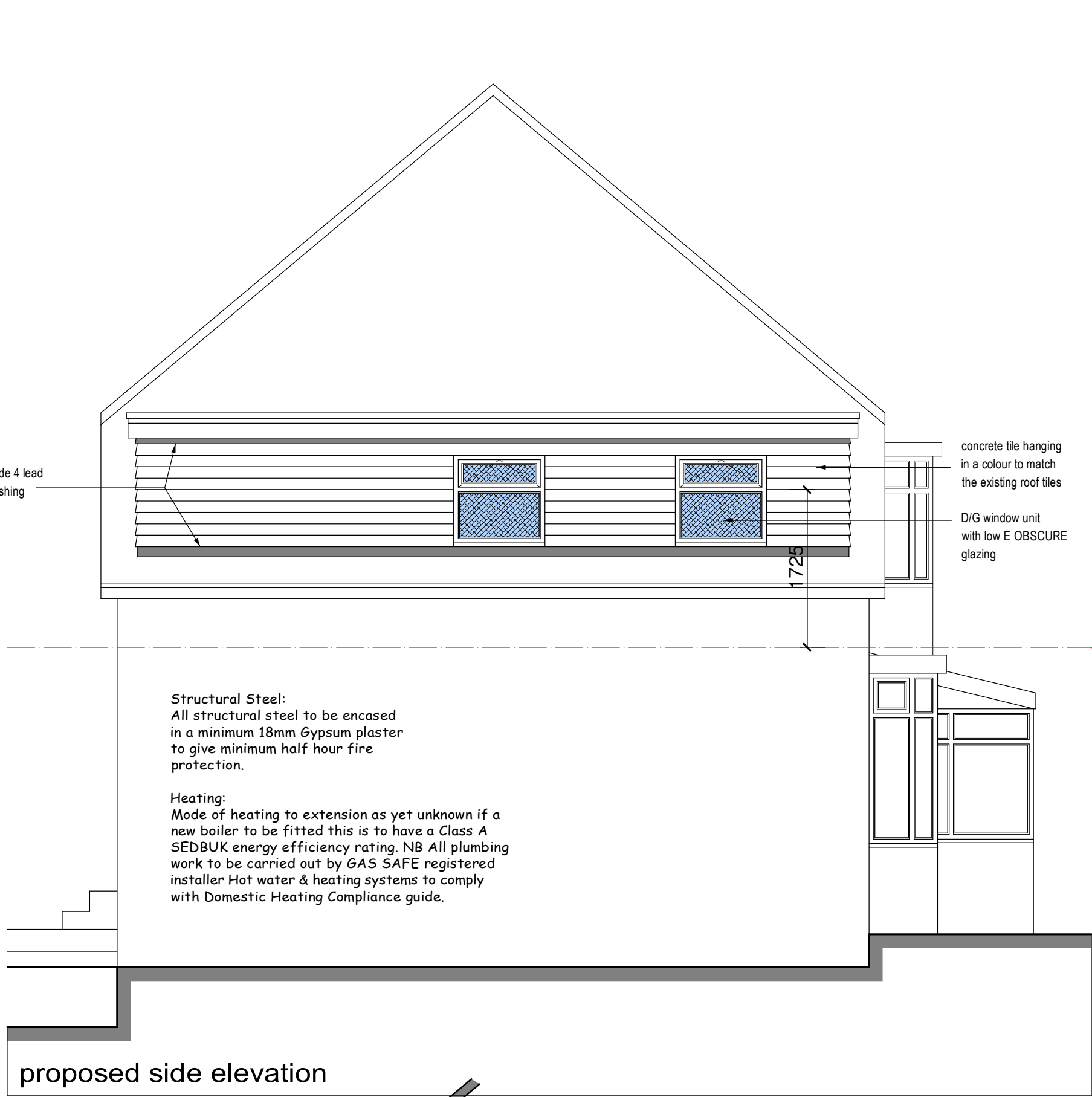




proposed rear elevation

proposed front elevation



proposed side elevation

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

First Floor:
Existing floor to remain in position and untouched. Install new 100mm quilt insulation between existing joists.

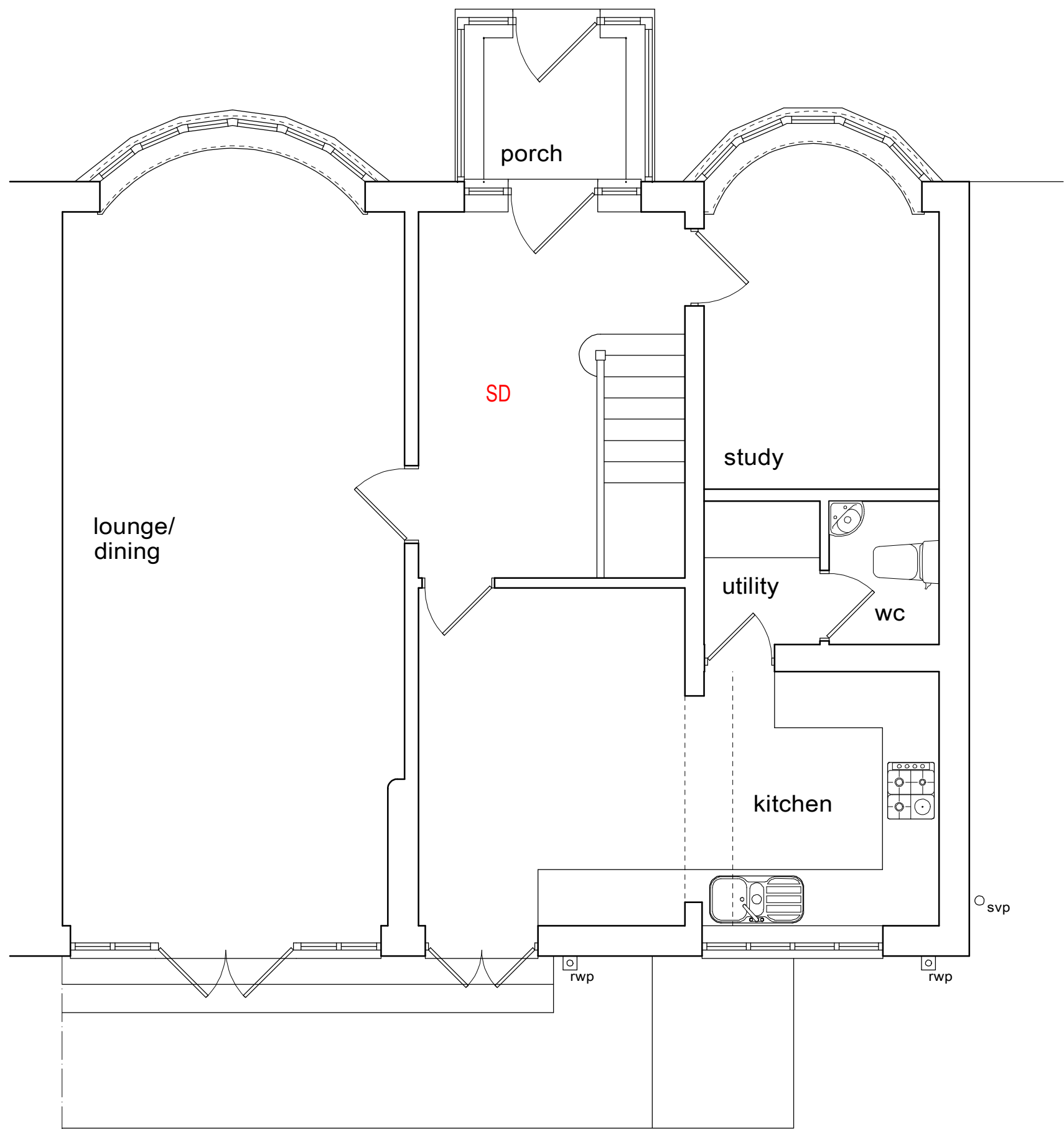
Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.
Lighting:
One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Partitions: Partitions formed in 100 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & bedrooms to have 50mm sound deadening insulation between.

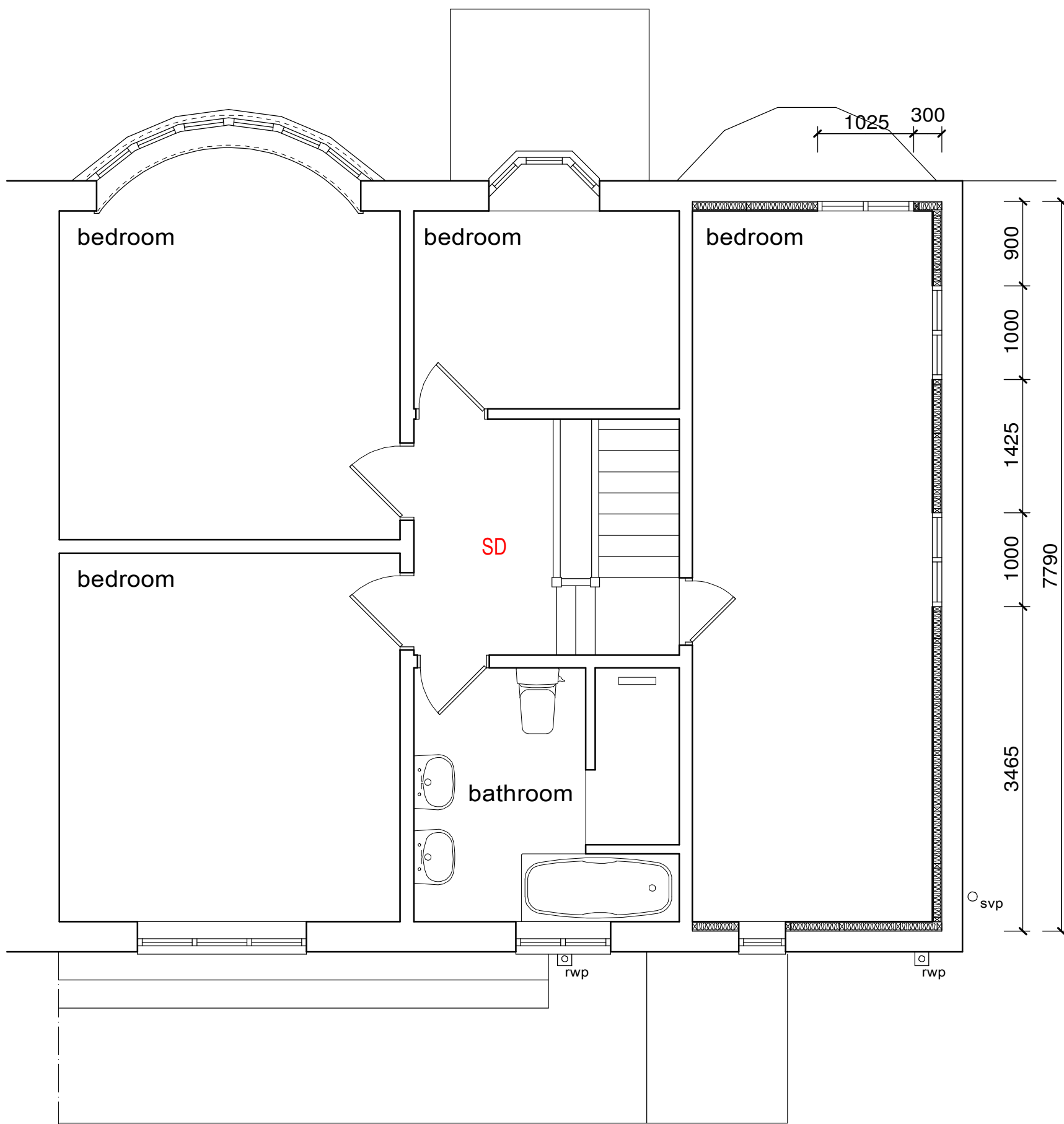
Foundations:
Check if existing foundations are adequate for additional loading from loft conversion.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable NB drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

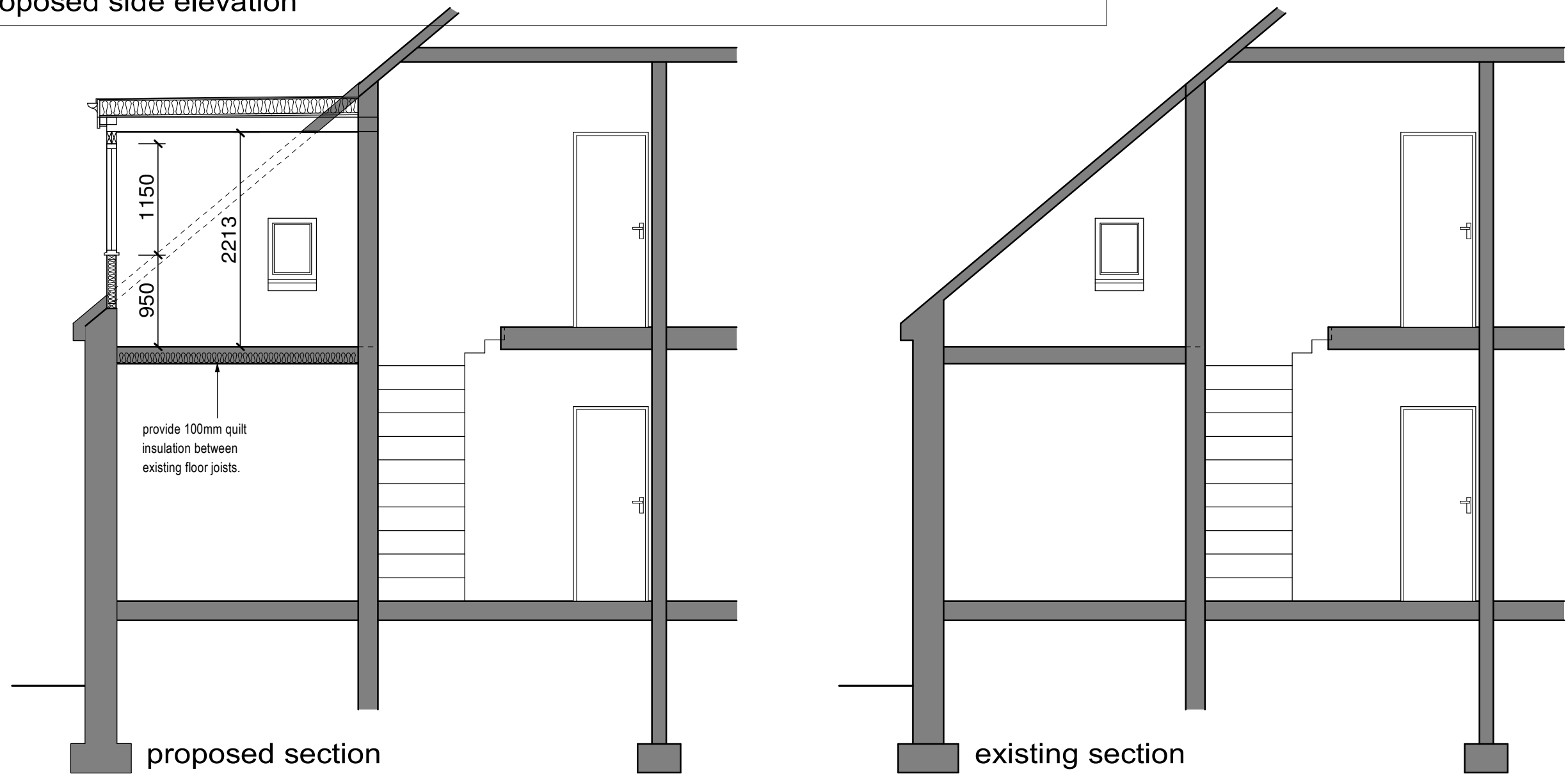
Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissivity 'k' glass to give a 'U' value of 1.4w/m² K or window energy rating band C certificates of compliance to be provided to building control on completion. New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up



proposed ground floor plan



proposed first floor plan



proposed section

existing section

Dormer Walls: Plain concrete tile hanging on 38 x 25mm treated battens over YBS insulation Breather Foil FR stapled to 11mm sterling board sheathing on 100 x 50mm treated studding @ 400mm centres - 100mm Celotex RXR insulation fixed tight between studs with 500g visqueen vapour check and 62.5mm insulated plasterboard and skim finish internally. Front wall built off wall plate cheeks built up off existing front and rear walls. 150 x 100mm lintols over window opening supported on crimple studs. Code 3 lead flashing under fascia, above and under windows. Code 4 lead soakers and flashings to front wall and cheeks. N.B. Dormer cheeks to have 2 layers of 9mm firmacel fire resistant board over 11mm sterling board sheathing and 2 layers of 12.5mm plasterboard and skim internally.

Flat Roof to Dormer: New GRP finish to flat roof on 12mm external grade ply. 150mm Thermoarof TR26 kingspan insulation vapour control layer on 18mm sterling board over sw firrings. Main flat roof joists @ 400mm centres. Joists spanning between walls. Spanning accross onto sw wall plate. 12.5mm plasterboard and skim finish to the underside.

APPROVED DOCUMENT L1 (2005)
From the 1st April 2005, All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86%. From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 86%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005)
The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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Plotted on 05/09/2023
ExtensionsNW reserve the right to modify and make necessary alterations dependent on site conditions.

D	
C	
B	
A	
DATE	

SCALE	1:50	DATE	June 23
DRAWN	JDJ	PP	B.R
CUSTOMER	Mr & Mrs Rowbottom		
PROJECT	Dormer extension		
LOCATION	299 Stand Lane, Whitefield, M26 1JA		
LOCAL AUTHORITY			