

New extension to be formed as shown, no part of the building works to the new extension, including foundations and eaves, to encroach over the boundary line.

All dimensions are to be checked on site prior to commencement of construction, manufacture of any components and ordering of materials and equipment.

Proprietary 'Velux' roof light to be provided to new pitched roof as shown to be installed in accordance with specialist manufacturers details. Double rafters and trimmers to be provided around rooflight.

New pitched roof construction to be built as specified. Tiles to be fitted in accordance with manufacturer's details and suitable for the minimum recommended roof pitches and exposure.

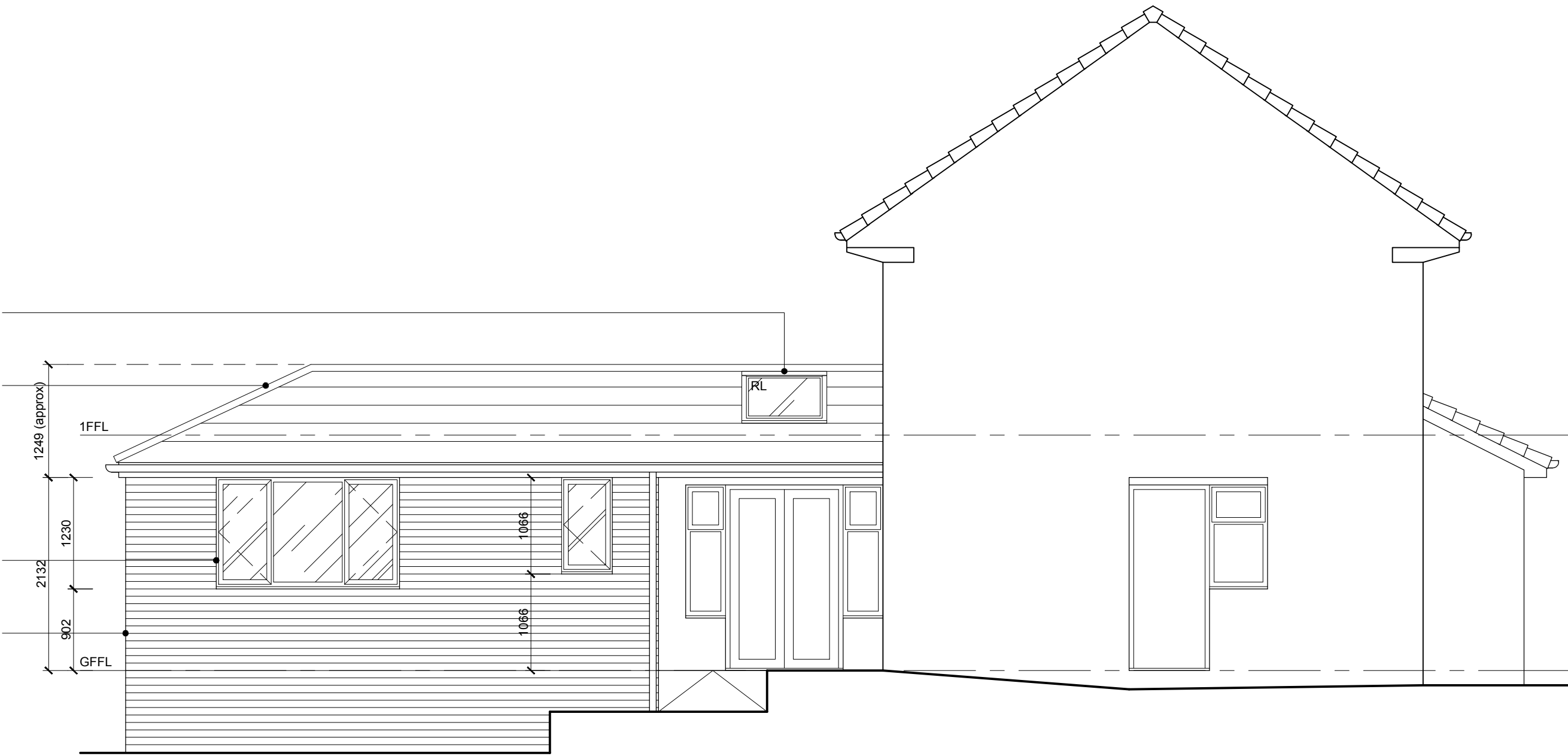
All new guttering and rainwater pipes to be black uPVC.

All new fascias, soffits and bargeboard to be white uPVC.

New double glazed white uPVC casement windows to be provided as shown with proprietary insulated steel lintel provided above.

All new facing brickwork to match existing.

Proposed ramp shown is indicative, location, details, specification and gradients to be confirmed.



Proposed Side Elevation (A)

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New pitched roof construction to be built as specified. Tiles to be fitted in accordance with manufacturer's details and suitable for the minimum recommended roof pitches and exposure.

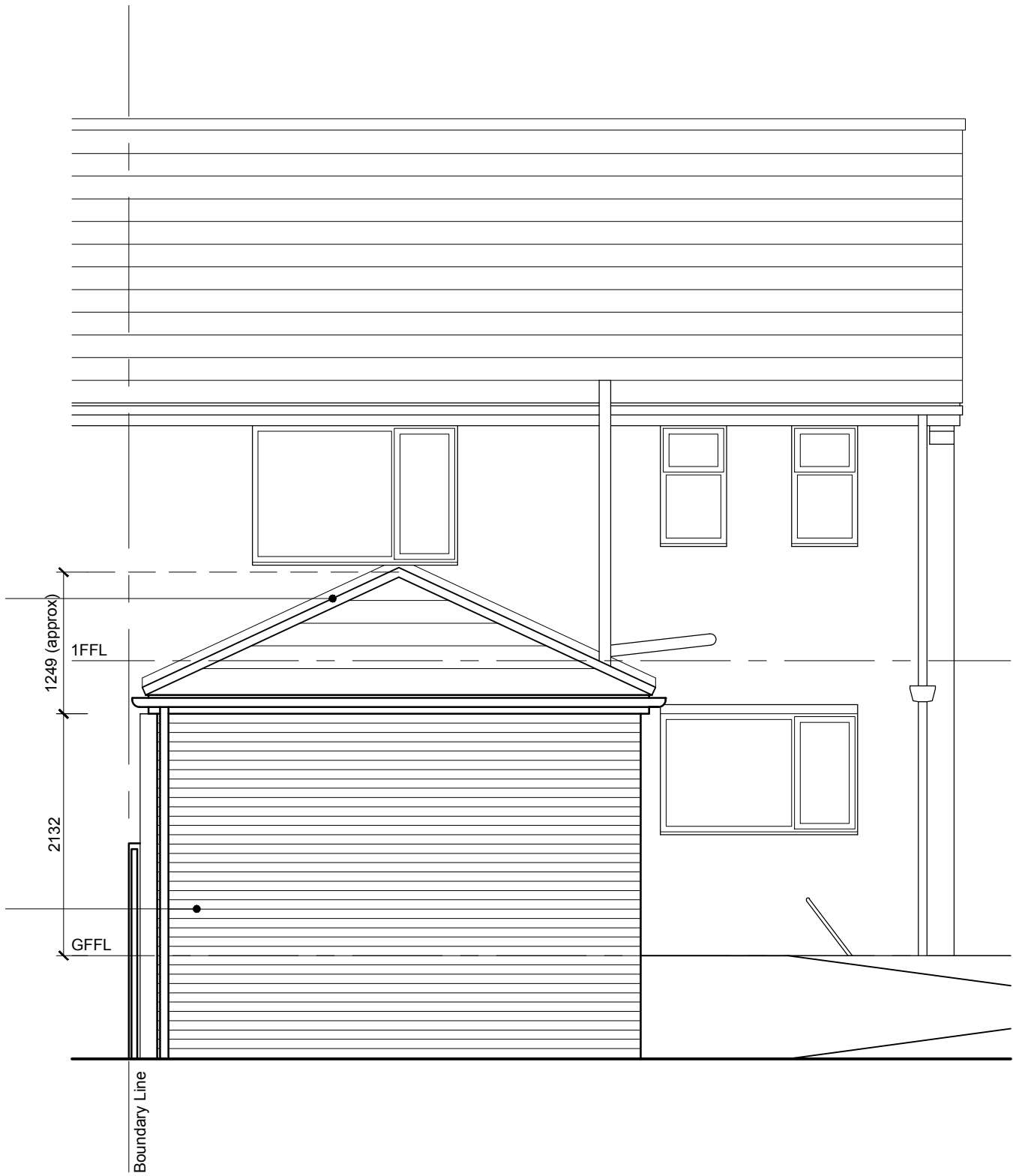
150mm code 5 lead flashing to be provided to new roof / existing wall abutment with cavity tray DPC over.

All new guttering and rainwater pipes to be black uPVC.

All new fascias, soffits and bargeboard to be white uPVC.

All new facing brickwork to match existing.

Proposed ramp shown is indicative, location, details, specification and gradients to be confirmed.



Proposed Rear Elevation (B)

New extension to be formed as shown, no part of the building works to the new extension, including foundations and eaves, to encroach over the boundary line.

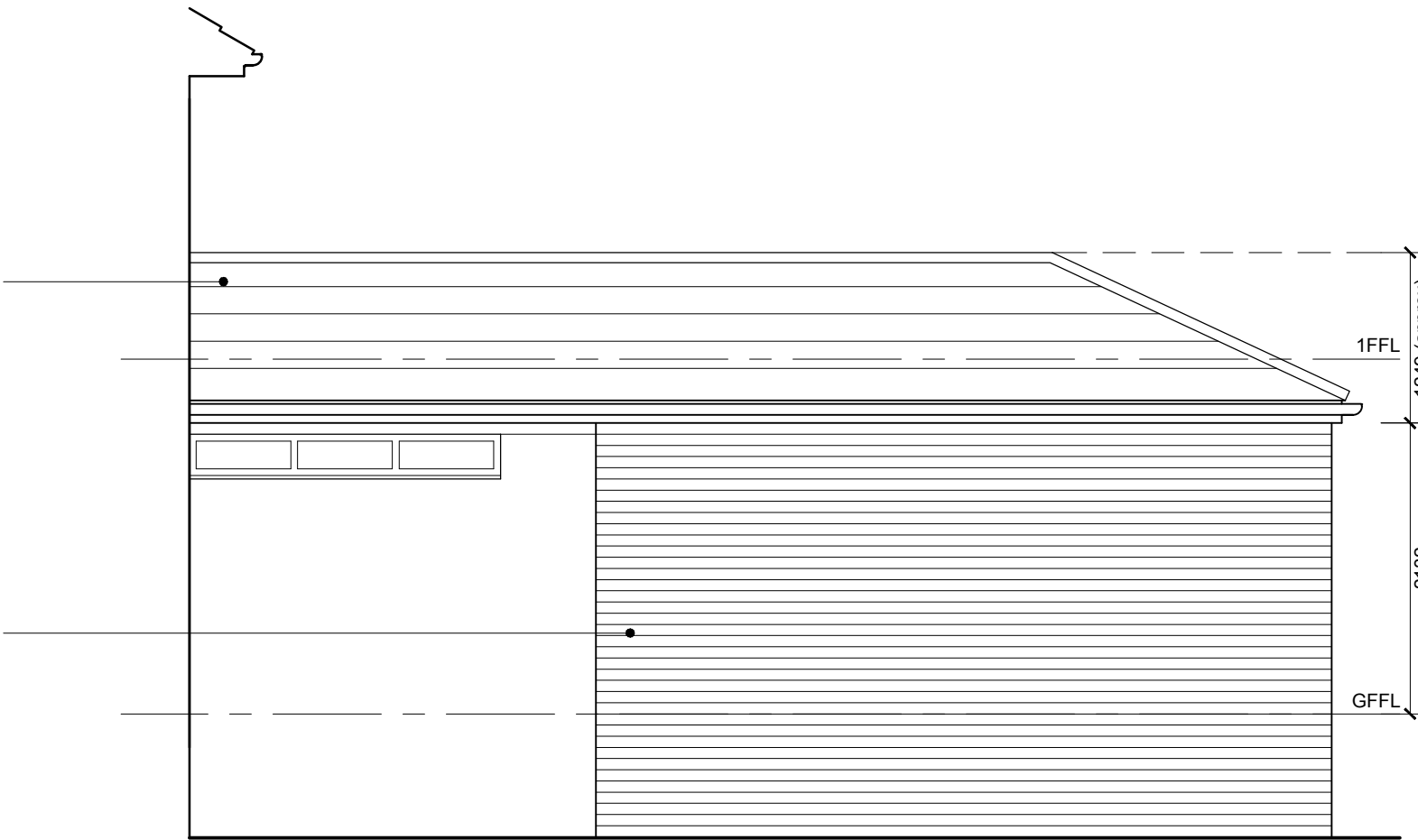
All dimensions are to be checked on site prior to commencement of construction, manufacture of any components and ordering of materials and equipment.

New pitched roof construction to be built as specified. Tiles to be fitted in accordance with manufacturer's details and suitable for the minimum recommended roof pitches and exposure.

All new guttering and rainwater pipes to be black uPVC.

All new fascias, soffits and bargeboard to be white uPVC.

All new facing brickwork to match existing.



Proposed Side Elevation (C)

New extension to be formed as shown, no part of the building works to the new extension, including foundations and eaves, to encroach over the boundary line.

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New pitched roof construction to be built as specified. Tiles to be fitted in accordance with manufacturer's details and suitable for the minimum recommended roof pitches and exposure.

150mm code 5 lead flashing to be provided to new roof / existing wall abutment with cavity tray DPC over.

Proprietary 'Velux' roof light to be provided to new pitched roof as shown to be installed in accordance with specialist manufacturers details. Double rafters and trimmers to be provided around rooflight.

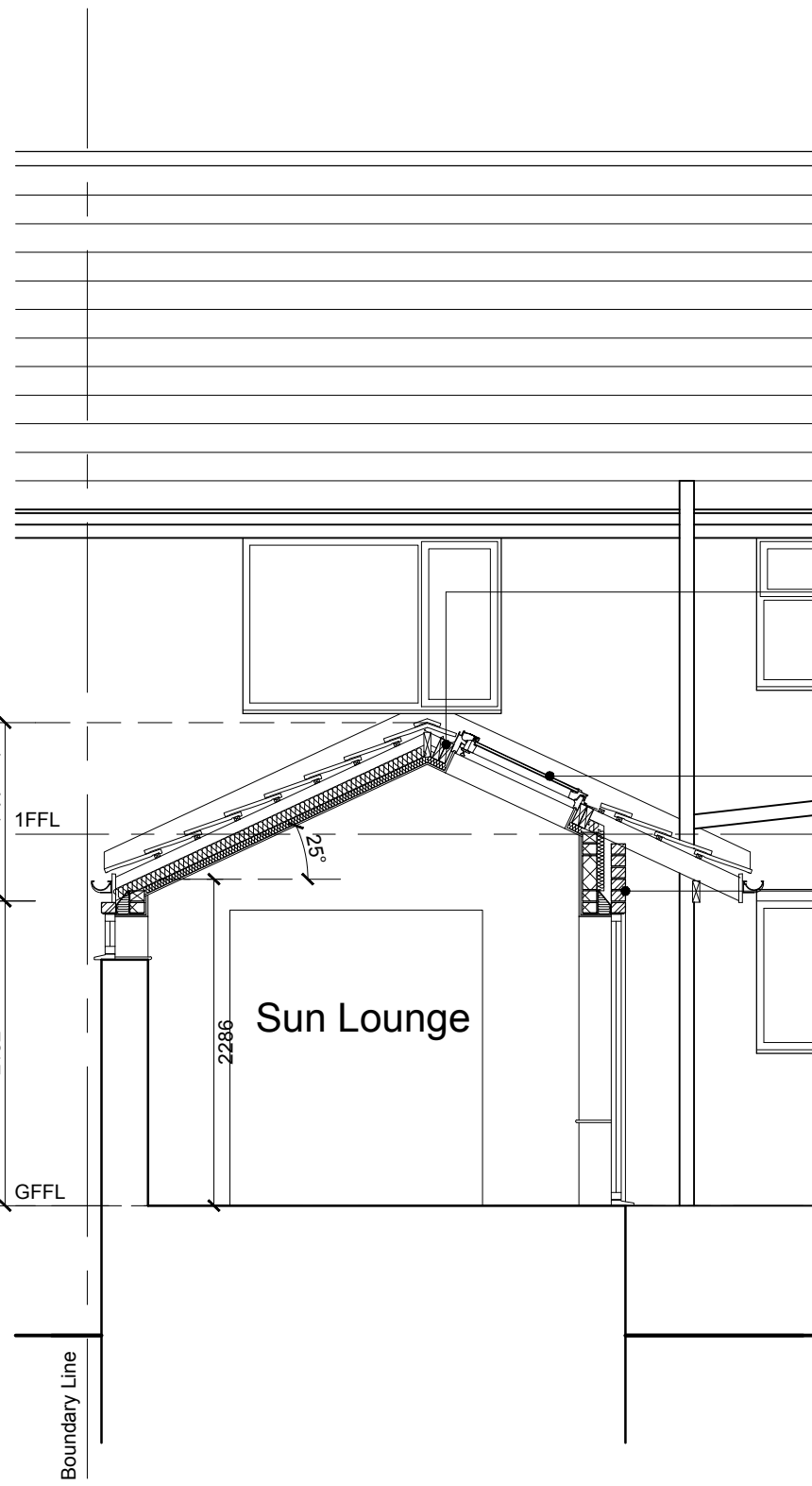
Existing cavity walls to be built up to meet new roof construction, proprietary insulated steel lintels to be provided above existing windows and doors.

New double glazed white uPVC casement window to be provided as shown with proprietary insulated steel lintel provided above.

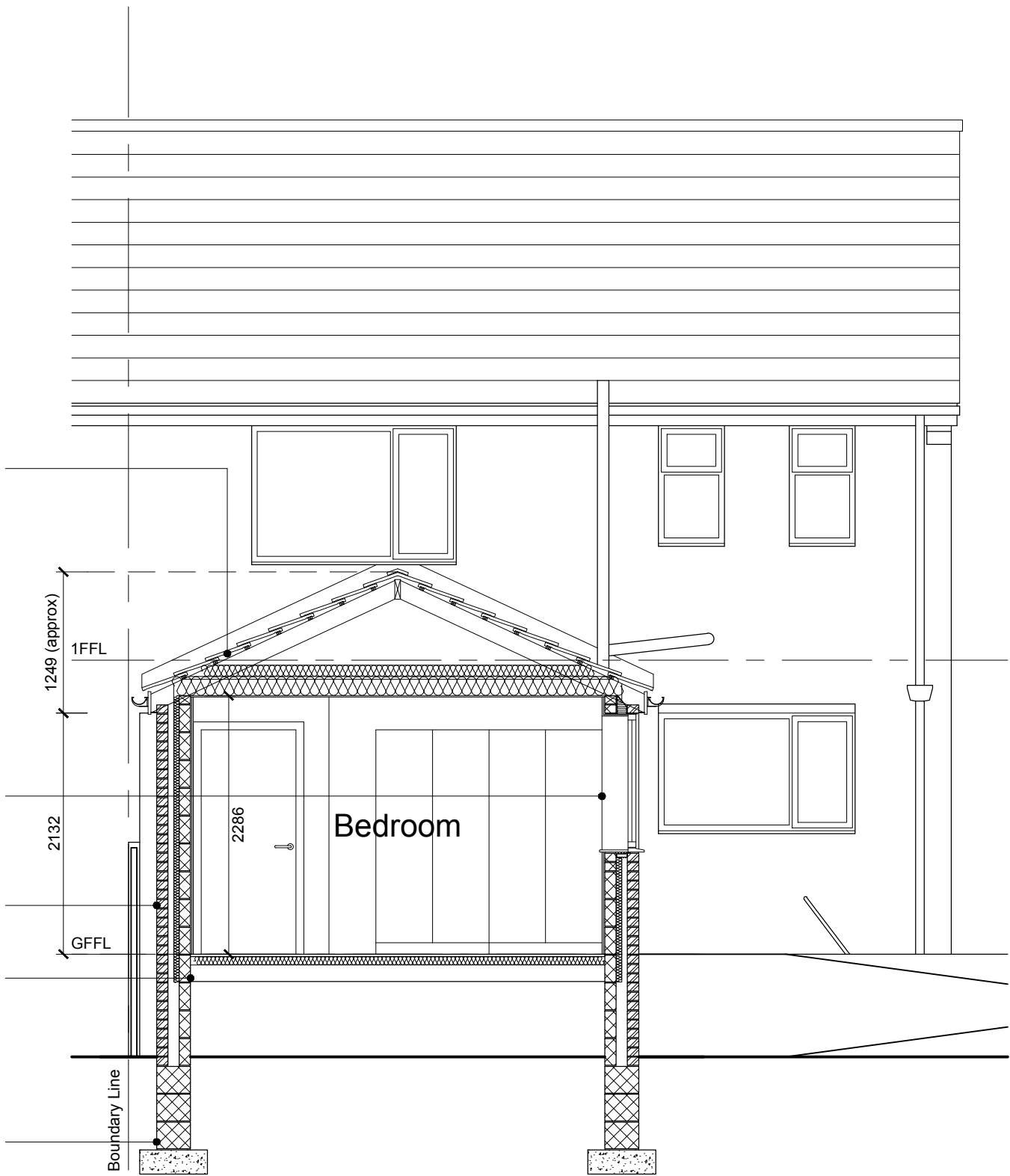
New cavity wall construction to be built as specified off new foundations. Cavity to be continuous with existing.

New suspended timber floor construction to be built as specified.

New foundations to be built as specified, Building Control Officer to inspect ground conditions prior to commencement of building works and confirm that the proposed foundations are satisfactory.



Proposed Section (A-A)



Proposed Section (B-B)

NOTES

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This drawing is solely for the purpose of achieving Planning and Building Regulation approvals only and should not be classified as an actual construction drawing.

Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current Building Regulations, British Standards and Codes of Practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Materials and Workmanship :

- All materials must comply with British Standards or European Standards, Product Certification Schemes, Quality Assurance Schemes, British Board of Agreement Certificates, Construction Product Directives and Local Authority National Type Approvals.
- All materials should be fixed in strict accordance with manufacturers details and workmanship must be in strict accordance with BS 8000 : Workmanship on Building Sites : Parts : 1 to 16.
- Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred and in accordance with recognised good practice.

Building Regulations :

- All work must comply with the current Building Regulations and the technical design and constructional requirements of the current Approved Documents.
- The person carrying out the building works is to liaise with and meet the requirements of the LA Building Control / Certifying Body giving required notices of stages of works as required by the Building Regulations including :
 - Inspection of existing foundations / lintels where required to check suitability to support new storey loadings.
 - Foundation excavations before any concrete is laid.
 - Oversite covering to ground floors before any concrete is laid.
 - Foul and surface water drainage before any pipes are covered over.
 - Structural timbers (upper storey floor joists / beams and roof structure before any coverings are fixed.
 - Completion of building prior to occupation.

Construction Design and Management Regulations :

- All domestic developments including new build and or refurbishment (excluding self build) and any demolition works are to be managed in accordance with the requirements of the current Construction Design and Managements Regulations and current Health and Safety at Work Act.
- Materials heavier than 20kg must not be manually lifted and must be transported / lifted / positioned by mechanical plant / equipment suitable for the operation.

B	Issued for Planning	GW	09.03.21
A	Extension made larger, Wet Room layout amended	GW	16.01.21
REV	DESCRIPTION	CHECK	DATE
CLIENT			
Mrs J Angulin			
PROJECT			
133 Ribble Drive			
Bury, BL9 6RS			
TITLE			
Proposed Elevations & Sections			
DRAWING NO.			
2006-102		REVISION	
SCALE		B	
1:50 at A1		DATE	
DRAWN BY		December 2020	
GW		STATUS	
		Building Regulations	