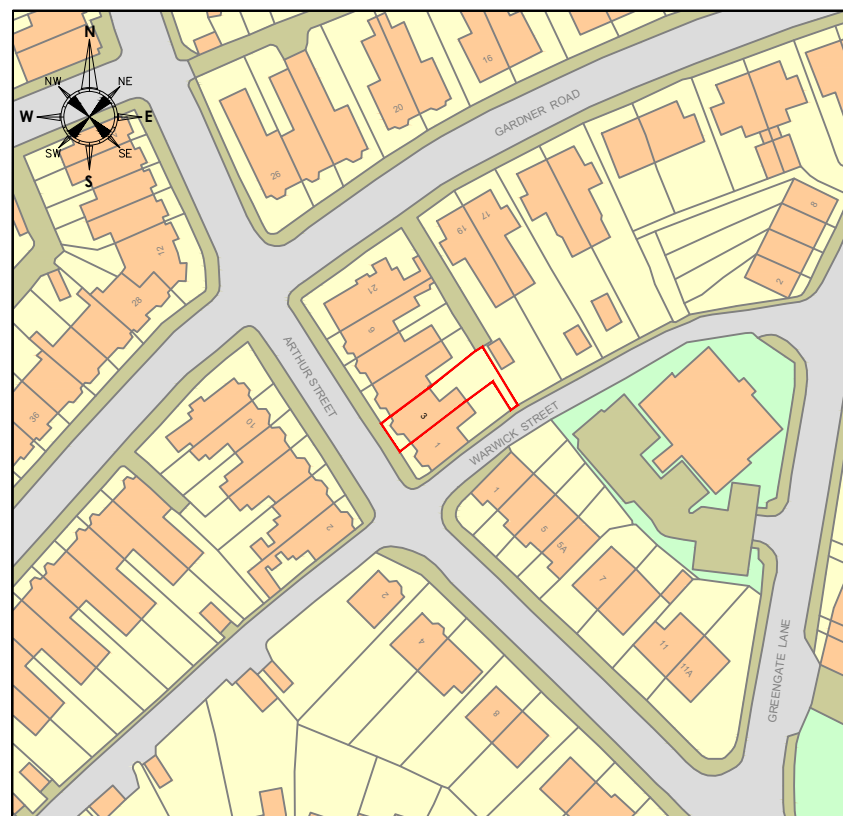
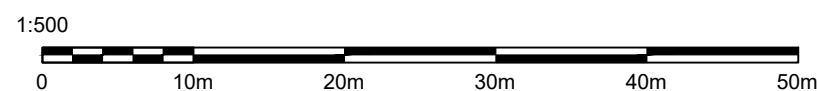




Site Location
Scale 1:1250



Site Plan
Scale 1:500



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Newton Le Willows, WA12 9UY

AutoCAD Location

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Drawn: MJD

Scale: As Shown @ A3

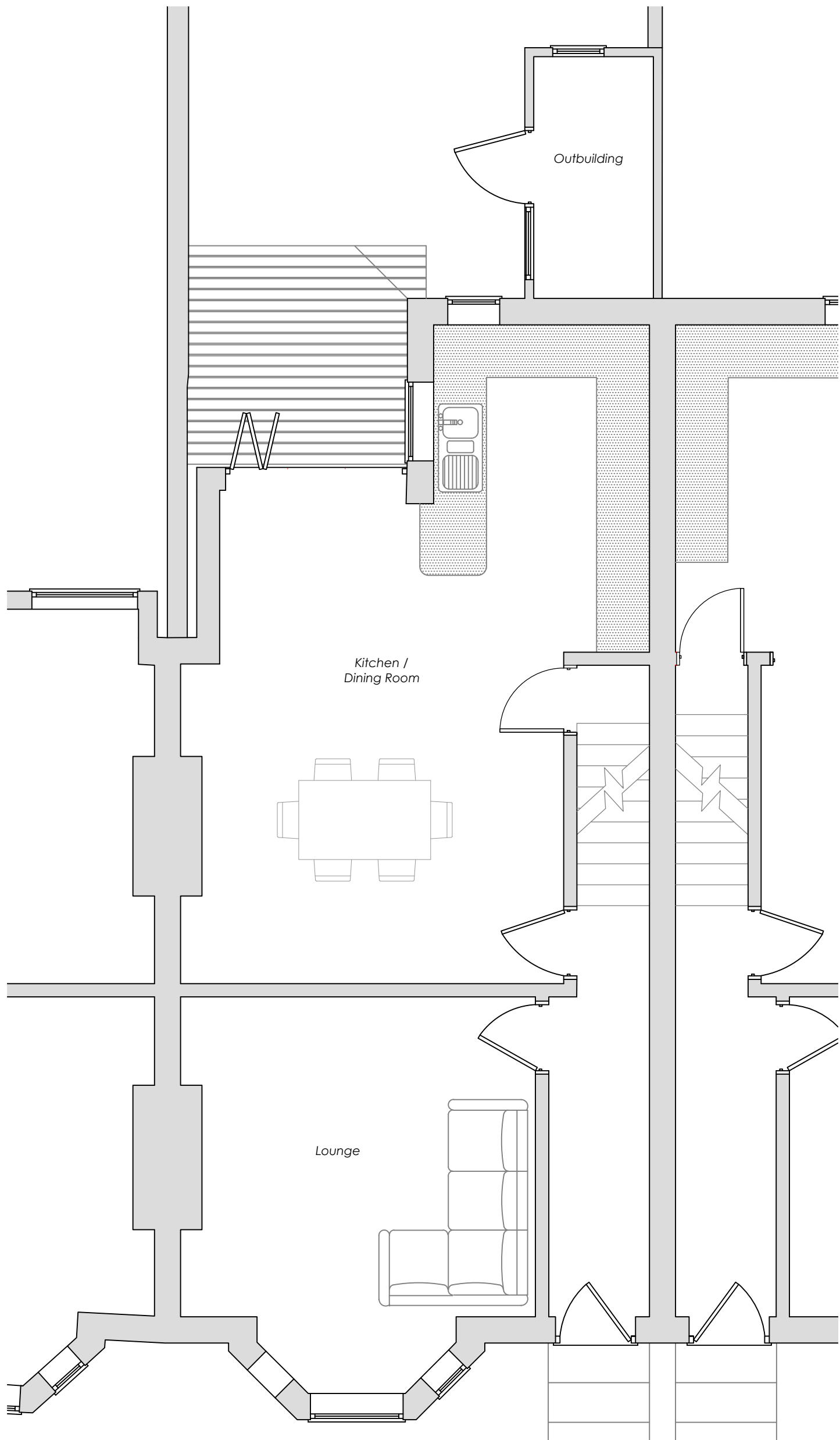
Date: 05.01.26

Project / Title:

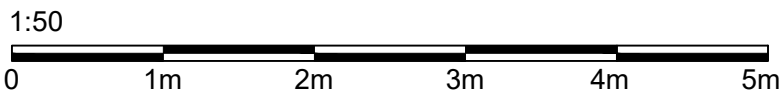
Proposed Single Storey Rear Extension
In Replacement of Existing
at 3 Arthur Street, Prestwich

No. SSRE-3AS-001

Rev. A



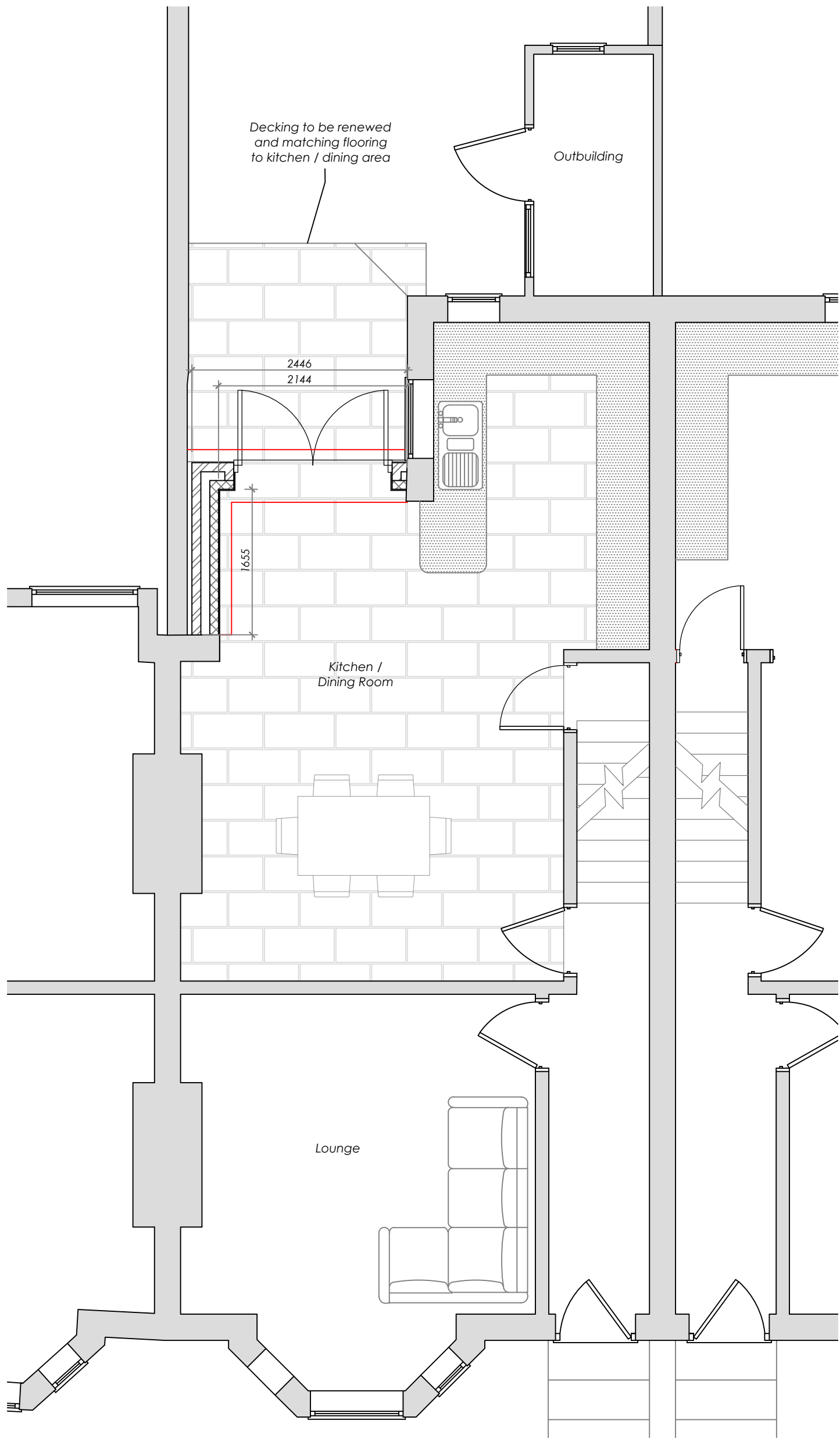
Existing Ground Floor Plan
Scale 1:50



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Project / Title: Proposed Single Storey Rear Extension In Replacement of Existing at 3 Arthur Street, Prestwich		
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No.		SSRE-3AS-002



Proposed Ground Floor Plan
Scale 1:50

1:50



**THE
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GUYS**

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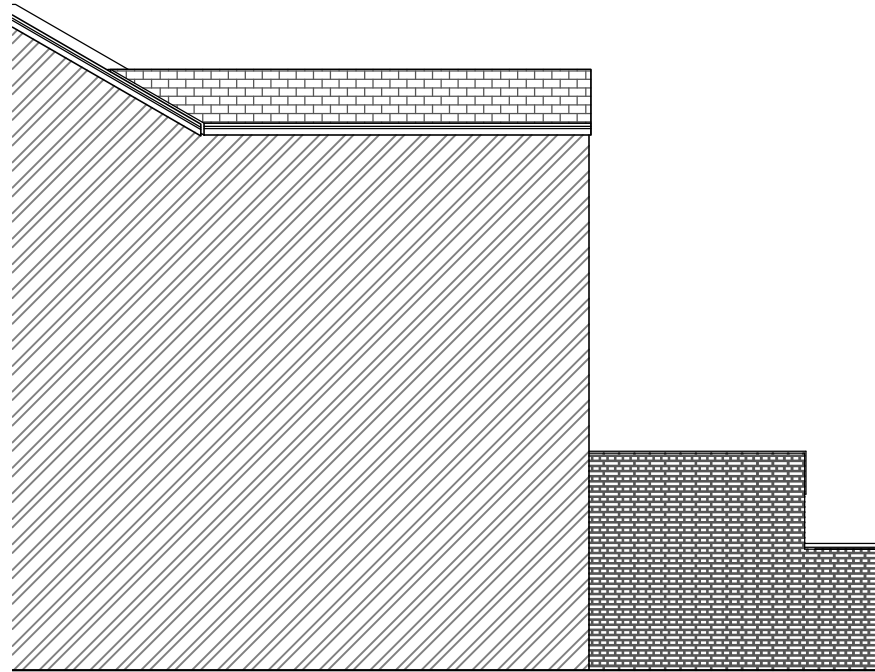
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Project / Title: Proposed Single Storey Rear Extension
In Replacement of Existing at 3 Arthur Street, Prestwich

AutoCAD Location D:\BentleyD&P\Planning Apps\
Drawn: MJD Scale: As Shown @ A3 Date: 05.01.26

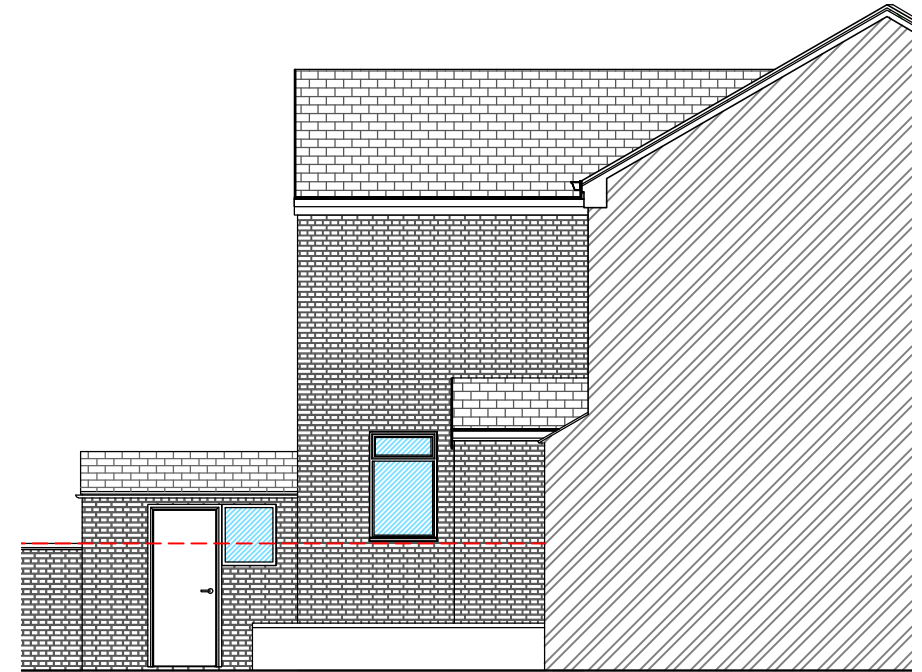
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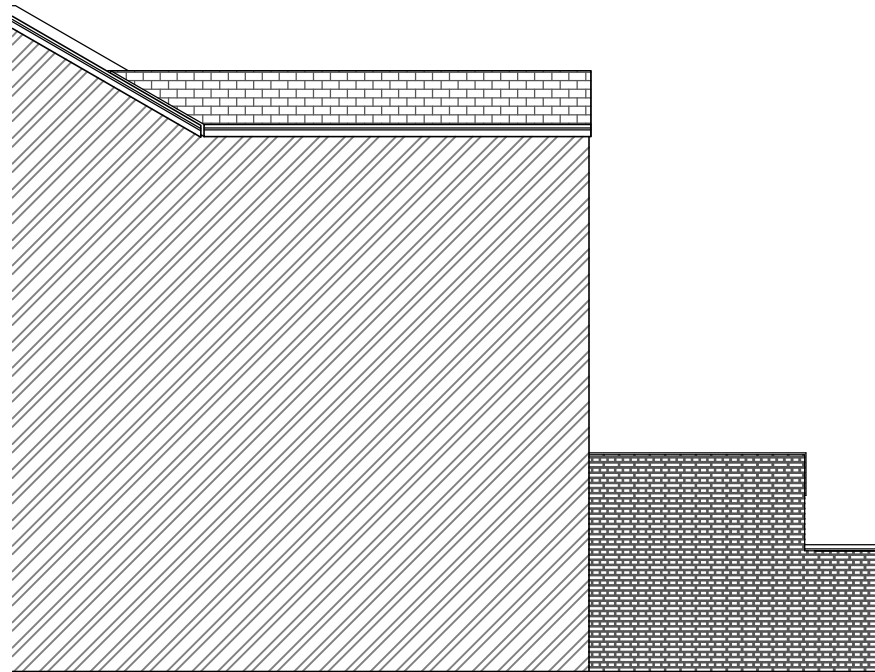
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Scale 1:100



Existing Rear Elevation
Scale 1:100



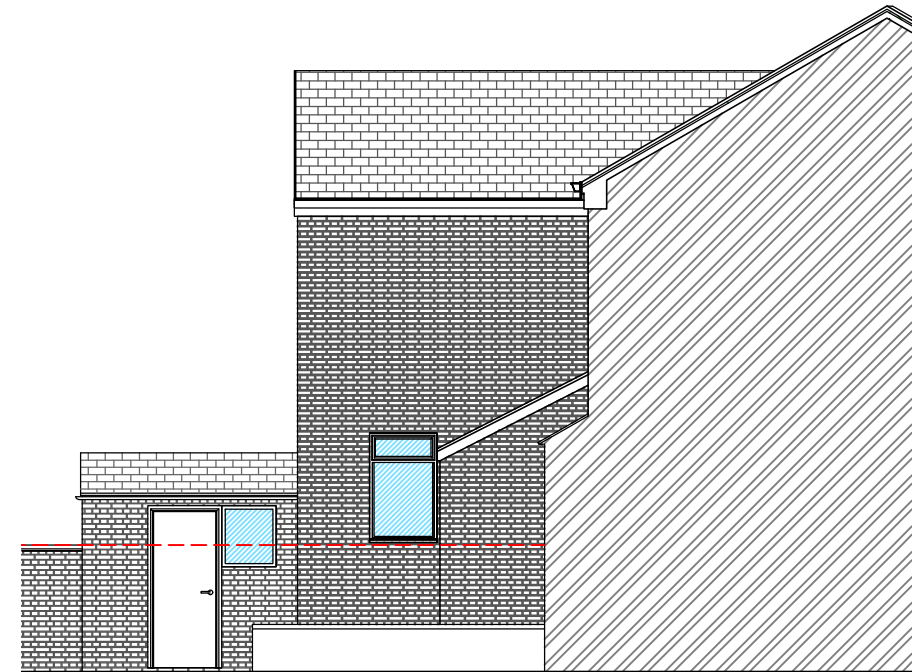
Existing Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



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Drawn: MJD

Scale: As Shown @ A3

Date: 05.01.26

Project / Title:

Proposed Single Storey Rear Extension
In Replacement of Existing
at 3 Arthur Street, Prestwich

No. SSRE-3AS-004

Rev. A

BUILDING REGULATIONS NOTES

PLANNING NOTE - The local Planning department to be consulted on any local requirements relating to Planning Permissions and Permitted Development rights. An Artical 4, which removes certain rights. maybe in place.

Prior approval to be sought where required.

SINGLE-STOREY EXTENSION

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land* - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
 2. On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.
 3. No more than half the area of land around the “original house” would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
 4. No extension forward of the principal elevation or side elevation fronting a highway.
 5. Materials to be similar in appearance to the existing house.
 6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
 7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
 8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
 9. Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
 10. Maximum height of a single-storey rear extension of 4m. (or less than 3m if within 2m of a property boundary)
- . Maximum eaves and ridge height of extension no higher than existing house.

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).

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 be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between the Client 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

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:

- Any excavtions within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations, see diagram 7 in the following Government guidance, https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet#para_28

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

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.

The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

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.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 (+A1:2016), straps to be screw fixed, built into walls at max 2000mm centres, and taken across a minimum of 3 rafters. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1200mm galvanized metal straps or other approved to BS EN 845-1 (+A1:2016) at maximum 2m centres.



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AutoCAD Location

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Drawn: MJD

Scale: As Shown @ A3

Date: 05.01.26

Project / Title:

Proposed Single Storey Rear Extension
In Replacement of Existing
at 3 Arthur Street, Prestwich

No. SSRE-3AS-005

Rev. A

STRAPPING OF FLOORS

Lateral restraint to be provided where joists run parallel to walls. Floors to be strapped to walls at max 2.0m centres with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved, in compliance with BS EN 845-1 (+A1:2016). Straps to be taken across minimum of 3 joists and built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

STEEL LINTELS

Lintels and their installation shall comply with BS 5977-1 (Method of assessment of load) and BS EN 845-2 (Specification for ancillary components for masonry).

Lintels shall be galvanised steel, powder-coated (e.g., Catnic) and include a built-in damp-proof course (DPC). Each lintel shall be wide enough to provide adequate support for the walling above and installed with a minimum 150mm bearing at each end, fully bedded on a solid mortar bed. Only full bricks or blocks shall form part of the bearing—lintels must not rest on partial bricks. Where required, padstones or spreaders shall be provided under the bearing points. Installation must follow the manufacturer's instructions.

The maximum masonry overhang shall be 25mm, and the lintel toe should project beyond the external window head. Condensation risks at potential cold bridges should be minimised by ensuring wall insulation abuts the window frame head and insulation is provided under the lintel unless the manufacturer specifies an alternative. In exposed locations, or where the lintel lacks a built-in DPC, a separate membrane should be installed and turned up at the edges to prevent water ingress into the cavity. For coastal or severe exposure sites, consideration should also be given to soffit cladding for additional protection.

Unless solely supporting a roof, lintels shall be fire-protected to provide 30 minutes fire resistance, either by encasement with Gyproc FireCase, PROMATECT, or similar approved system, or by application of Nullifire SC902 / S707-60 or an equivalent approved intumescent coating. All fire protection must be installed strictly according to the specialist manufacturer's guidance.

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.

PIPES PASSING THROUGH WALLS

Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided. Alternatively Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

TIMBER SUSPENDED FLOOR

To meet min U value required of 0.18 W/m²K - P/A ratio 0.5 gk not more than 0.5 Ground preparation -Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, then either – (i) Provide concrete ground cover of at least 100mm thick or (ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material. Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312 as required. Lay with staggered joints on 47mm x 145mm C24 grade soft wood joists at maximum 400mm centres, max span 3.21m. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall

plates and DPC fixed to masonry honeycombed sleeper walls built on thickened oversite concrete or foundation, as required by the Structural Engineer. Joists to be infilled with 140mm Celotex XR4000 insulation between joists fixed with Celotex clips. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists not to be less than 150mm above the top of the ground cover. The underside of any wall plate not to be less than 75mm above the top of the ground cover. Ventilation of Floor Provide cross-ventilation 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 tape if they pass through the radon barrier.

VAPOUR CONTROL LAYER – FLOORS

A vapour control layer to be provided to the warm side of the floor insulation where required to control the movement of water vapour and reduce the risk of interstitial condensation, in accordance with Approved Document C and BS 5250. The VCL to be formed by a minimum 500-gauge (125 micron) polyethylene membrane, or a proprietary vapour control membrane with declared vapour resistance. The layer to be continuous, with joints lapped a minimum of 100mm and sealed, and fully sealed at service penetrations. The floor VCL to be turned up at perimeter walls a minimum of 100mm and sealed to the wall vapour control layer or damp-proof course to maintain continuity of the moisture and airtightness 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 WALL

To achieve minimum U Value of 0.18 W/m²K New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 90mm Kingspan Kooltherm K106 full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. 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. Location to be assessed for suitability of insulation boards.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a 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 845-1:2013. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES

Provide cavity trays over openings and where roofs abut walls. 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 around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity barriers to be installed according to manufacturer's details.

WARM PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) To achieve min U-value required of 0.15 W/m²K Timber roof structures to be designed by a Structural Engineer in accordance with NHC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1996-1-1.



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Proposed Single Storey Rear Extension
In Replacement of Existing
at 3 Arthur Street, Prestwich

No. SSRE-3AS-006
Rev. A

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

WARM PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

To achieve min U-value required of 0.15 W/m²K

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing fixed to tile battens secured over breathable felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 75mm Kingspan Thermapitch TP10 insulation boards under the counter battens and 75mm Kingspan Thermapitch TP10 between 47 x 150mm timber rafters strength class C24 at 600 c/c – to give a max 3.19m span. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5mm plasterboard and skim. Provide cavity tray where roof meets existing wall.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. 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.

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.

HEATING

Extend all heating and hot water services from the existing system. Provide new thermostatic radiator valves (TRVs) to radiators where appropriate.

All gas-fired work to be designed, installed, tested and certified by a Gas Safe registered engineer in accordance with the Gas Safety (Installation and Use) Regulations 1998.

All plumbing work to comply with the Water Supply (Water Fittings) Regulations 1999.

All electrical connections and controls to comply with BS 7671 (IET Wiring Regulations).

All accessible pipework to be insulated in accordance with Approved Document L.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. 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.

Mains-wired, interlinked heat detector to be provided to the kitchen and smoke detectors to principal living rooms.

A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works.

ROOF LIGHTS

Min U-value of 2.2 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part K 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 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.

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 EN 12600, BS EN 14179 or BS EN ISO 12543-1 and Part K 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.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. 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.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm²,

Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.

Background ventilators to be tested to BS EN 13141-1.

Background ventilator equivalent area and operation to be measured and recorded.

Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

Where the extension connects to in an existing room and as a result the existing room is left with no windows or background ventilation less than 5000mm², then the new room background ventilation to be at least 10,000mm² equivalent area.

Where the extension connects to in an existing room and as a result the existing room is left with background ventilation at least 5000mm², then both the following is to be provided:

- Background ventilators of at least 12,000mm² equivalent area should be provided between the two rooms.
- Background ventilators of at least 12,000mm² equivalent area between the additional room and the outside.

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

VENTILATION OF TIMBER SUSPENDED FLOOR

Provide cross-ventilation 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 tap if they pass through a radon barrier

C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their 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 over shading, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

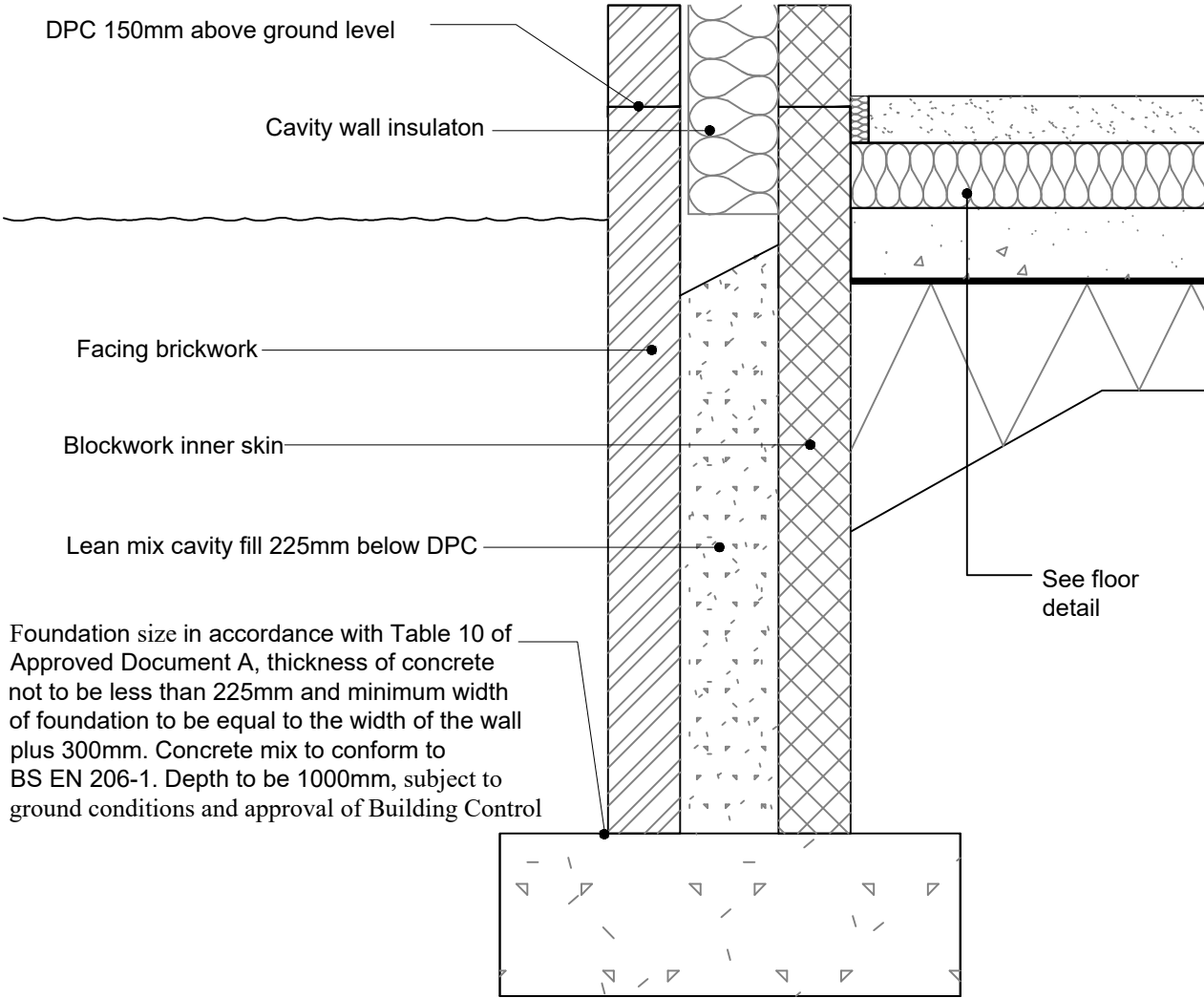
 Office: Unit 17, Denton Enterprise Centre, Pitt Street, Denton, Tameside, M34 6PT Telephone: +44 (0) 1625 326 777 Email: garry@theextensionguys.co.uk	Client: The Extension Guys Ash 3-4 Centrix House, Newton Le Willows, WA12 9JY			Project / Title: Proposed Single Storey Rear Extension In Replacement of Existing at 3 Arthur Street, Prestwich	
	AutoCAD Location	D:\BentleyD&P\Planning Apps\			No. SSRE-3AS-007
	Drawn: MJD	Scale: As Shown @ A3	Date: 05.01.26	Rev. A	

VENTILATION OF TIMBER SUSPENDED FLOOR

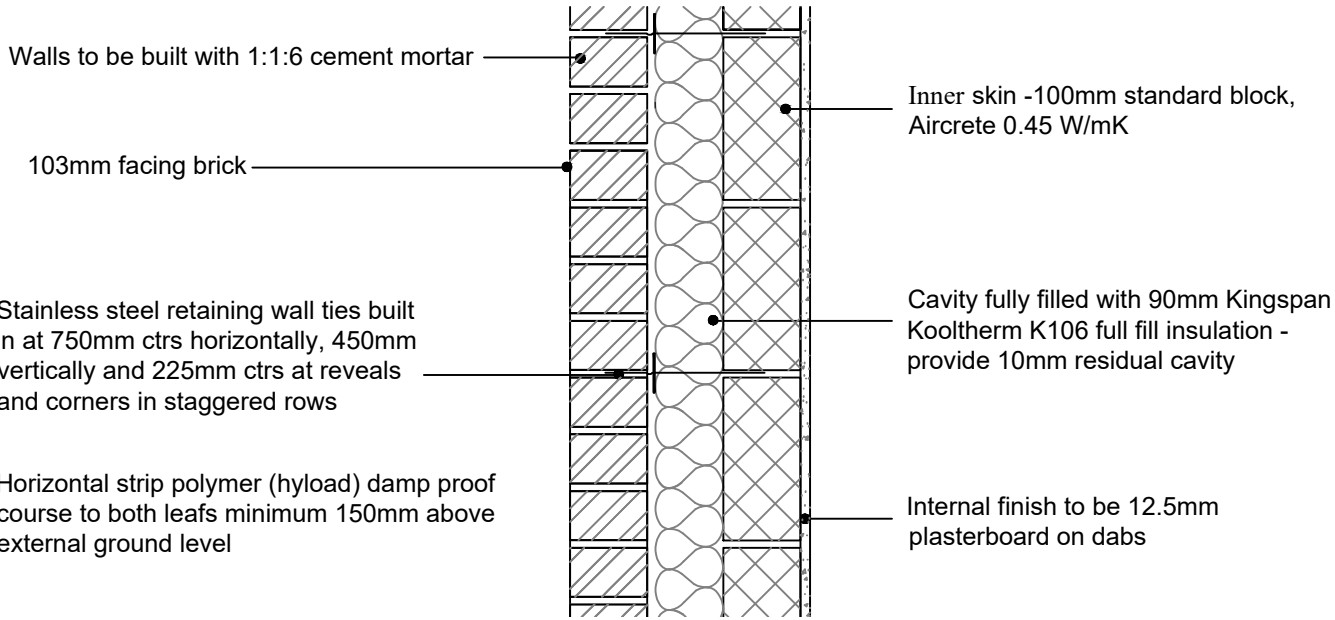
Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper 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 tap if they pass through a radon barrier.

C2. CONDENSATION

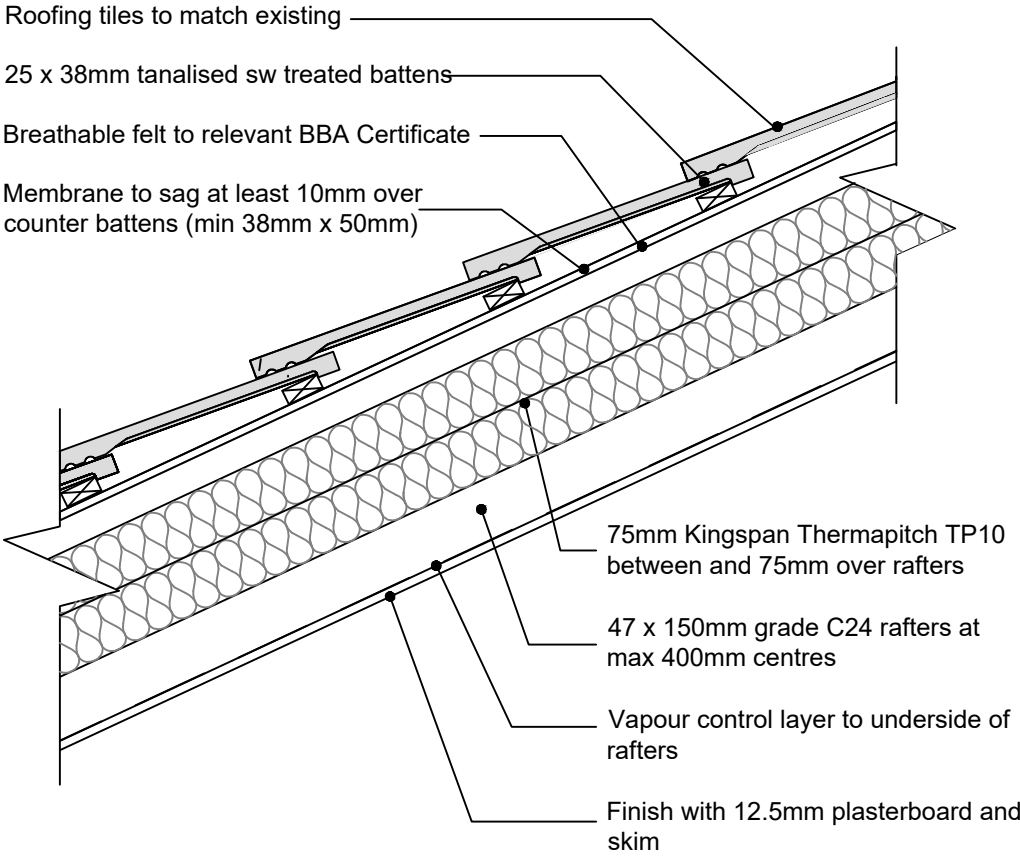
Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated. Materials with the highest vapour resistance should be located on the 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 5250:2021 Management of moisture in buildings to be followed.



Typical Foundation Detail
Scale 1:10



Typical Wall Detail
Scale 1:10



Typical Roof Detail
Scale 1:10



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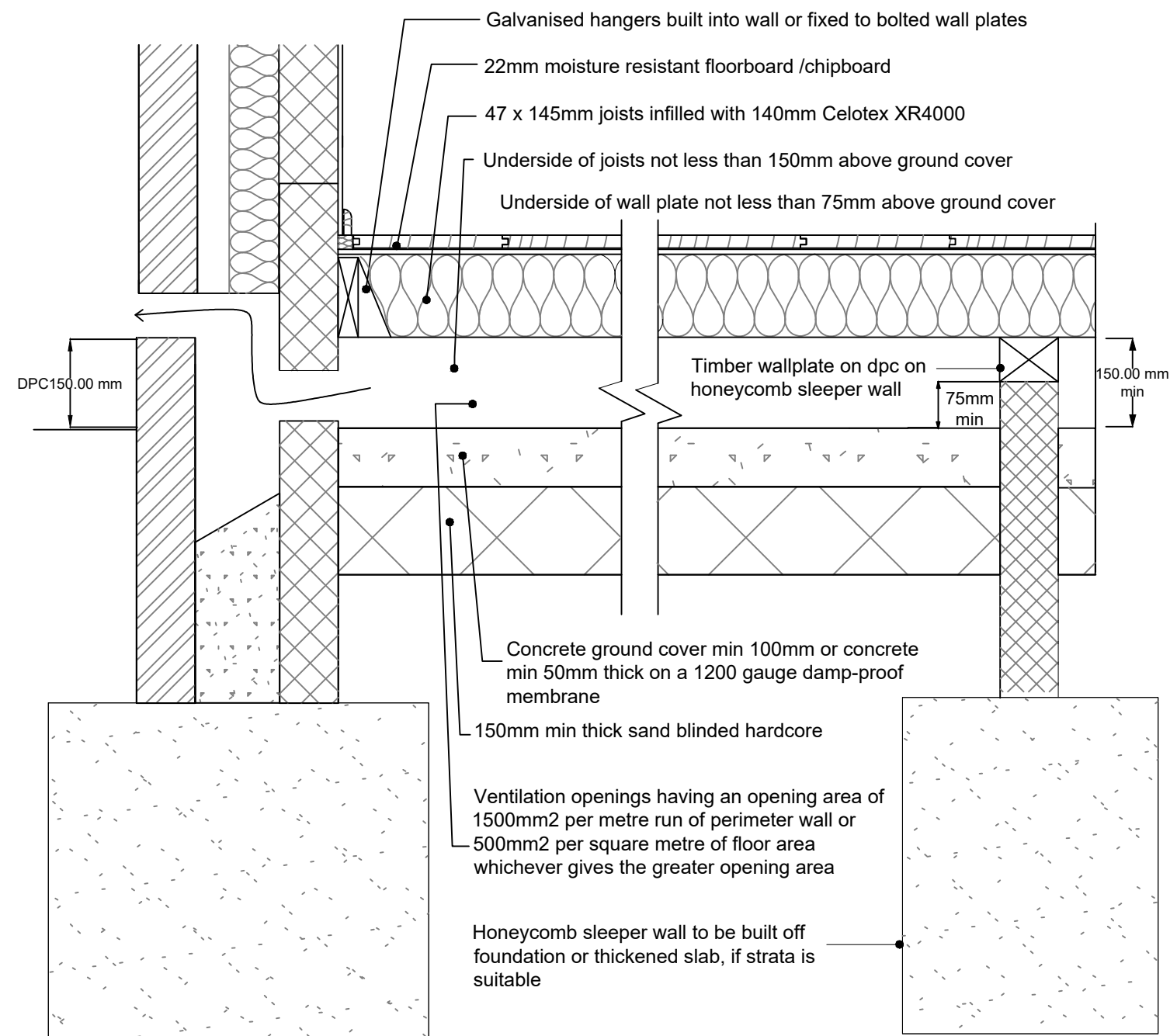
Client:
The Extension Guys
Ash 3-4 Centrix House,
Newton Le Willows, WA12 9UY

Project / Title:
**Proposed Single Storey Rear Extension
In Replacement of Existing
at 3 Arthur Street, Prestwich**

AutoCAD Location: D:\BentleyD&P\Planning Apps\
Drawn: MJD Scale: As Shown @ A3 Date: 05.01.26

No. SSRE-3AS-008

Rev. A



Typical Suspended Floor Detail
Scale 1:10



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Ash 3-4 Centrix House,
Newton Le Willows, WA12 9UY

Project / Title:

Proposed Single Storey Rear Extension
In Replacement of Existing
at 3 Arthur Street, Prestwich

AutoCAD Location

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Drawn: MJD

Scale: As Shown @ A3

Date: 05.01.26

No. SSRE-3AS-009

Rev. A