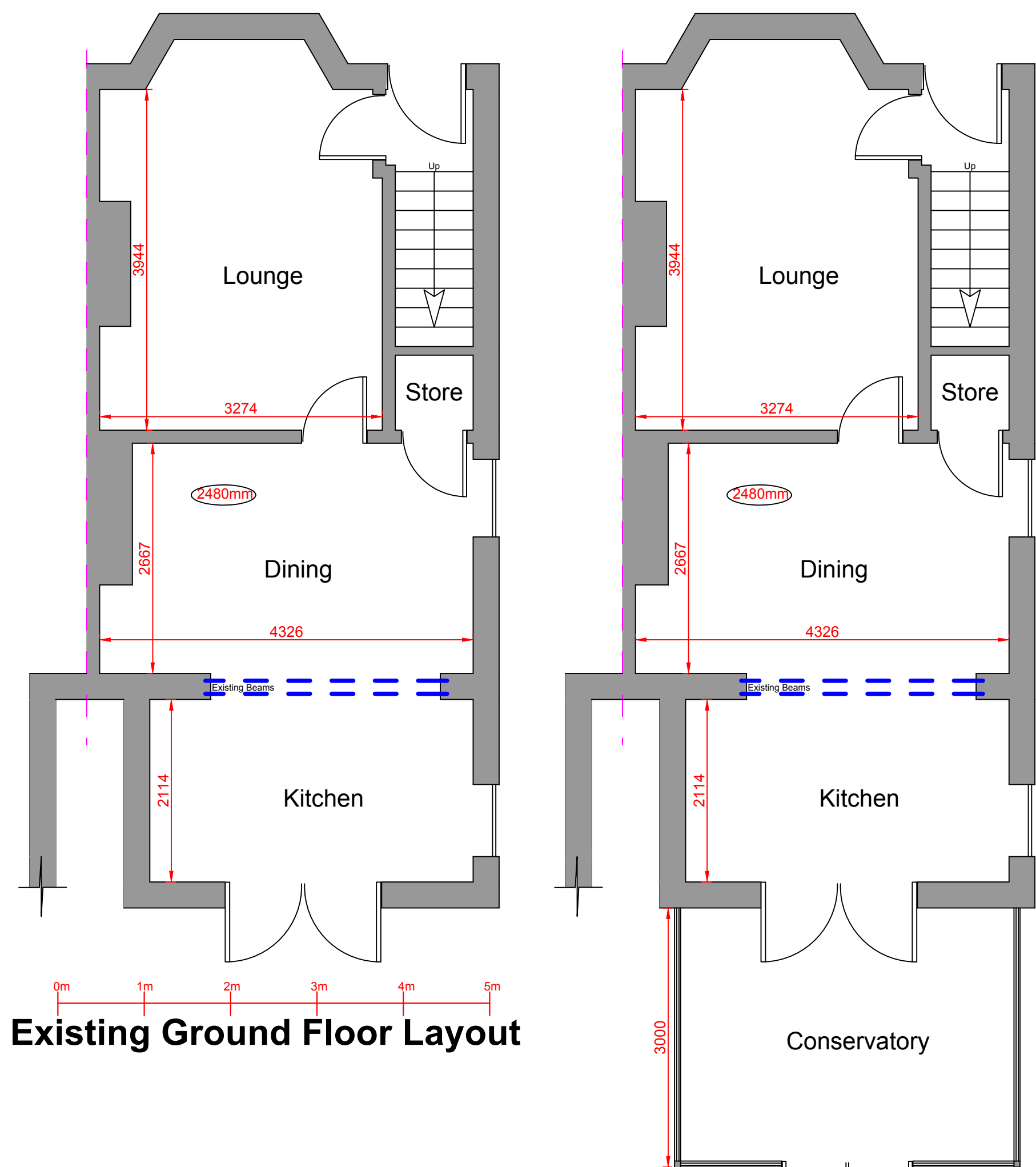




Existing Ground Floor Layout

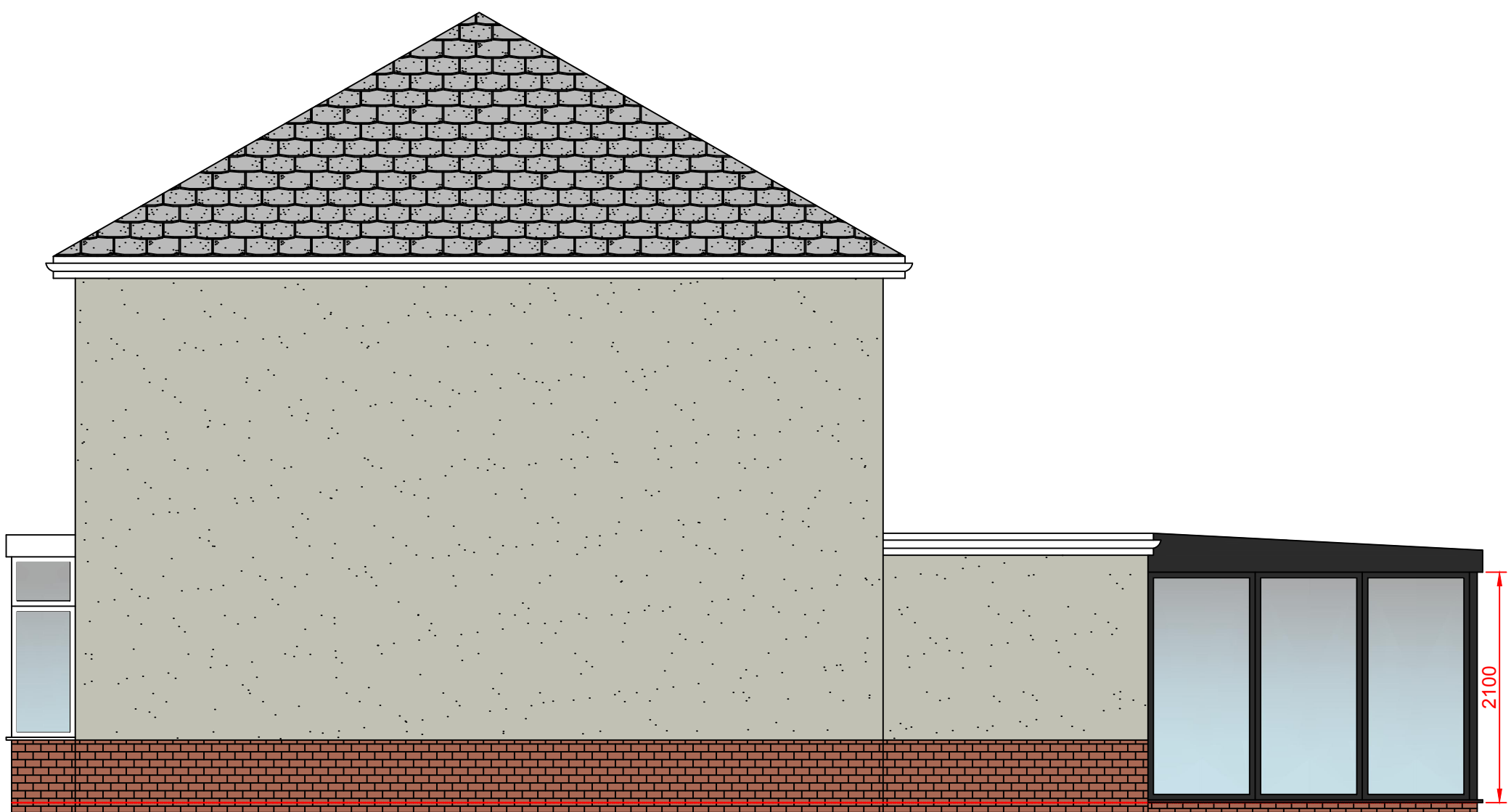
Proposed Ground Floor Layout



Existing Side Elevation

Existing Rear Elevation

Existing Side Elevation



Proposed Side Elevation



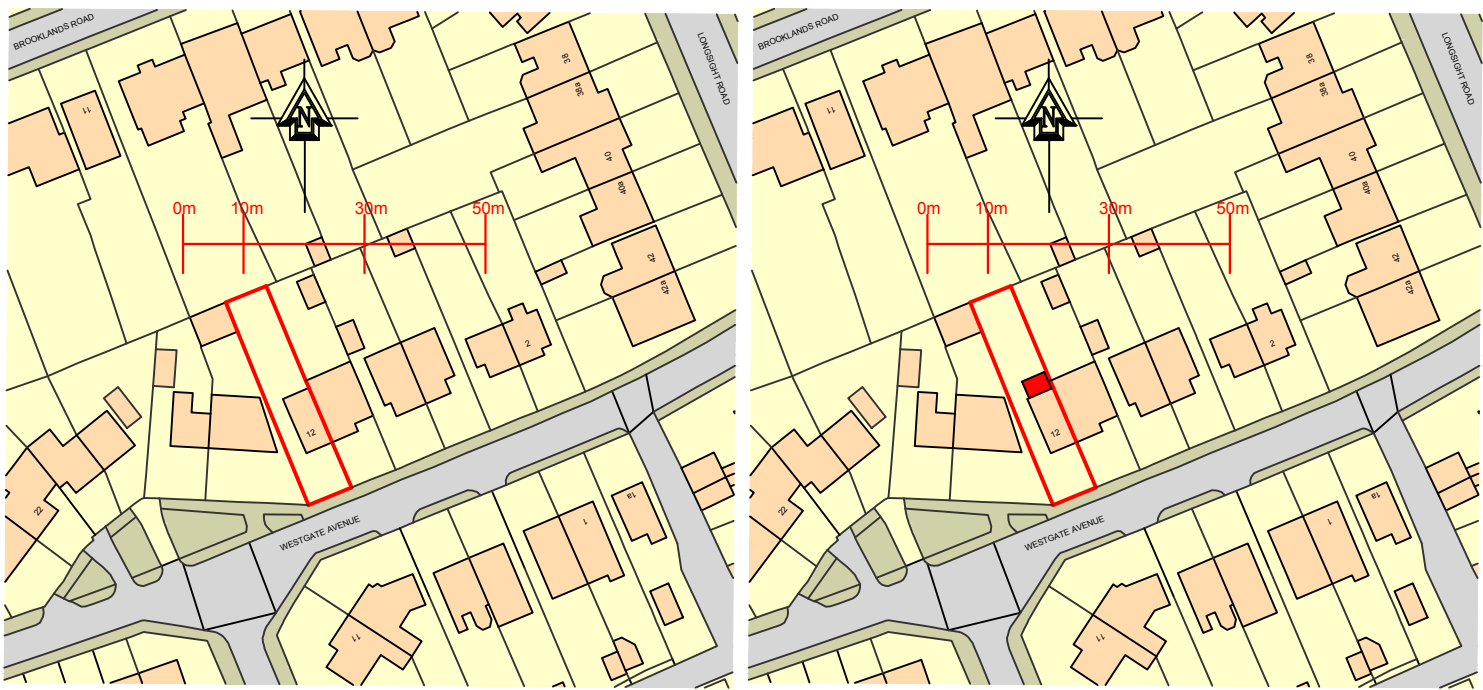
Proposed Rear Elevation



Proposed Side Elevation



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- delete as necessary
form Extension as shown
1: Windows to be double glazed with Pilkington K.E glass with min 16mm airgap between glazing. Trickle vents fitted giving min 8000mm² openers min 1/20th opening lights.
Windows to be quality C or better
2: window and door openings to have draught seals fitted.
3: All glazing to windows within 800mm of floor & 1.5m in doors & side panels to be fitted with safety glass
4: Stainless steel cavity ties at 750 mm/c horizontal and 450mm/c vertical and to each block course at reveals.
5: Cavities to be continuous secure roof timbers to wall plates bolted to existing wall.
6: All new drainage to be 100mm supersleeve laid at 1:40 falls. drainage passing under extensions to be protected to satisfaction of L.A provide lintol support when passing through walls and foundations.
7: Provide cavity tray and lead flashing at junction with roof and house wall.
8: Rainwater via 100mm gutter and 63mm downspout to new/existing gulleys.
9: Vertical and horizontal dpc's to all new openings.
10: Internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm² & infilled with rockwool insulation
11: Insulated catnic lintols over all new openings.
12: 30*5mm mild steel straps secured to trusses/ joists/rafters and ceiling spars at max 2mc/c turned down cavity/wall and built in.
13: Provide min 12.5mm gap between wall and fascia to ventilate pitched roof space if breathable membrane is not used.
14: Encase rsj's in 12.5mm fireline boards
15: New Boiler to be A rated and be installed by a Gas Safe registered installer.
16: Cavities to be closed with Thermabate cavity closers
17: At least 1 in 4 light fittings in new rooms to be energy efficient.
18: Provide TRV's to all new radiators.
19: No beams to be ordered or work commenced on site until calculations have been checked by building control and a full approval issued.
20: If necessary contact manufactures of products.
21: Please provide cavity tray and lead flashing at roof/wall abutments.
22: 100mm gutter and 63mm down pipe. All drainage details to be agreed on site between building control and contractor.
23: Provide mechanical ventilation to bathrooms utilities kitchens giving min 15ltrs per second extraction to bathrooms
30ltrs per second extraction to utilities and kitchens.
24: Provide mains operated smoke detection as shown linked together with battery backup.
this drawing is to be used only for planning/building regulation submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
all work to be carried out to satisfaction of local authority.
prior to commencement of work on site principal contractor/building owner to produce a method statement with regard to safety of occupiers/ employees during building operations
builder to allow for safe support of existing/new structure during contract.
Any structure being used for support must be checked to determine suitability. if found not suitable please contact PCE Designs Ltd for further instruction

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person.
The Local Authority may request a test certificate under the above BS.

Proposed Rear Conservatory at : 12 Westgate Avenue Ramsbottom Bury BL0 9SS	
PARTY WALL ACT 1996 Any Person carrying out works affecting party walls, or involving excavations for foundations adjacent to a party wall, should serve a notice on all adjoining owners before work commences. If an adjoining neighbour is concerned about the works, you are advised to engage the services of a private surveyor to act on your behalf in the formal procedures or agreements which are now required by the above act. Failure to comply with the act may result in the adjoining owner taking civil action against you. Please inform the adjoining neighbours of the forthcoming works at your earliest convenience. Party Wall Agreement to be arranged by client.	
CLIENT:	Mr & Mrs Roscoe
CONTRACT No:	PCE-Roscoe-August-23
DATE:	14th August 2023
SCALE:	1:50, 1:100, 1:500, 1:1250 @ A1
DWG No:	PCE-Roscoe-August-23-Planning
L.A:	Bury Metropolitan Borough Council
AMENDMENTS:	DATE:
 PCE DESIGNS LTD	
40 Queensway Euxton Chorley Lancashire PR7 6PW www.pcedesigns.co.uk info@pcedesigns.co.uk pcedesigns@aol.com 01257 233850: Office 07515878823: Mobile	