

RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes and into extg drain as indicated on plan (Deepflow gutters where indicated)



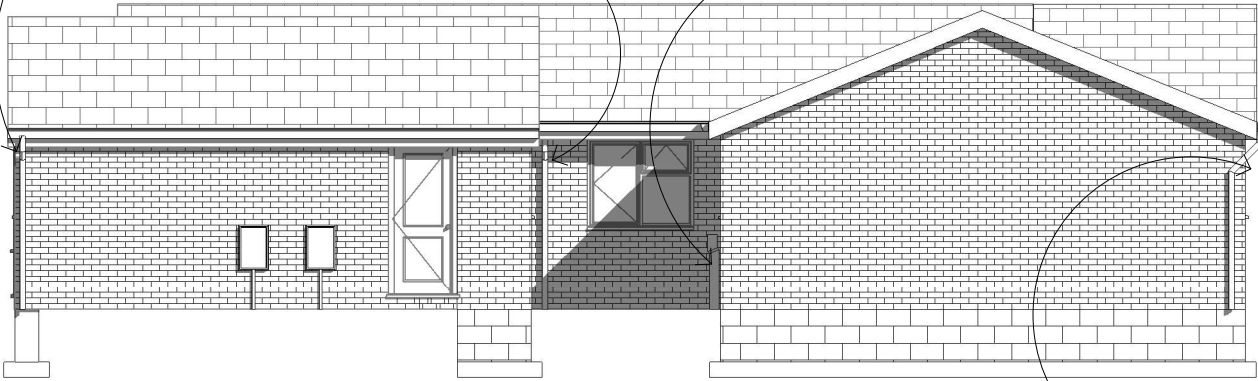
1 Front Elevation
1 : 100

LEAD VALLEYS (Proprietary gutter or valley systems Proprietary gutter or valley systems should be in accordance with the manufacturer's recommendations, and securely fixed to suitable supports (exterior grade materials should be used). Lead lined valleys to be formed using Code 4 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact.Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.Code 5 lead lapped over tilt filet water bar on 220 x 25mm layboards on existing roof structure



3 Rear Elevation
1 : 100

Provide new gutter and connect to new RWP and discharge into Extg roddable BITG



2 Garage Elevation
1 : 100

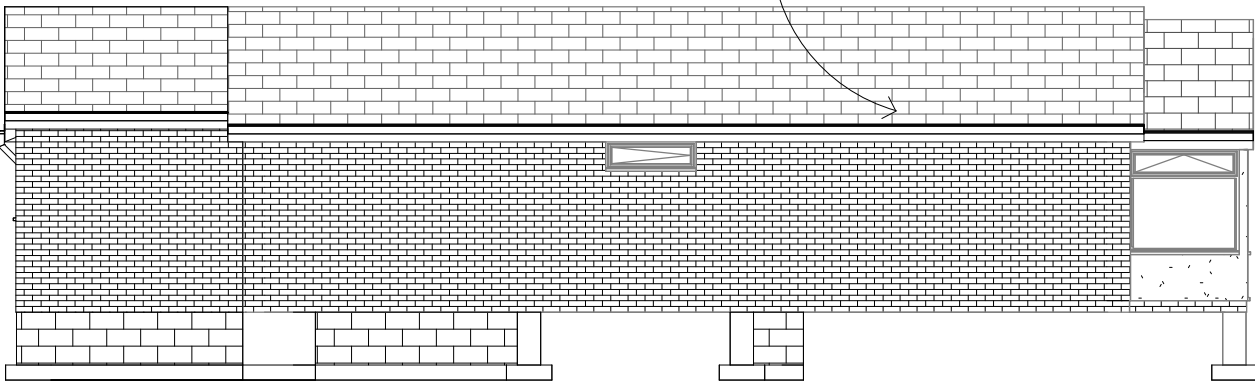
Any flue outlet should be located minimum 300mm from openings and 600mm from boundaries

New stub Stack

Provide new gutter and connect to new RWP and discharge into new roddable BITG

These plans details and drawings have been produced detailed and draughted for the sole purposed of applying to the local authority in order to obtain the relevant and necessary householder planning consent and building regulations full plans/plan check approvals only

Existing chimney breast and stack to be removed . Make roof watertight and make good all disturbed surfaces.



4 Side Elevation
1 : 100

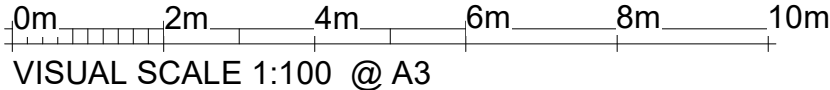
NOTES This drawing is to be read in conjunction with all other relevant project drawings, schedules and notes and is applicable whether specifically referred to or not. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to AGF Plans as soon as possible. Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householders/clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings. All drawings copyright AGF Plans. This drawing may not be copied by any third parties without prior permission from AGF PLAN

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations

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

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

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, if required by Building Control. A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works. New and old detection will be interlinked or old replaced by new interlinked detection with battery backup



Planning
Building Control
Structural Calculations
Project Management

PROJECT		CLIENT		
Proposed Single Extension To Rear And Side of 28 Hillsborough Drive ,Bury,BL9 8LF Along With Garage Conversion.		Mr And Mrs Ashcroft		
		Date 08/01/2026	Project number NDH/MA/1/26	Scale (@ A3) 1 : 100
		Drawn by Neil	DRAWING NUMBER	
SHEET	Proposed Elevations	Checked by Checker	3 Of 7	