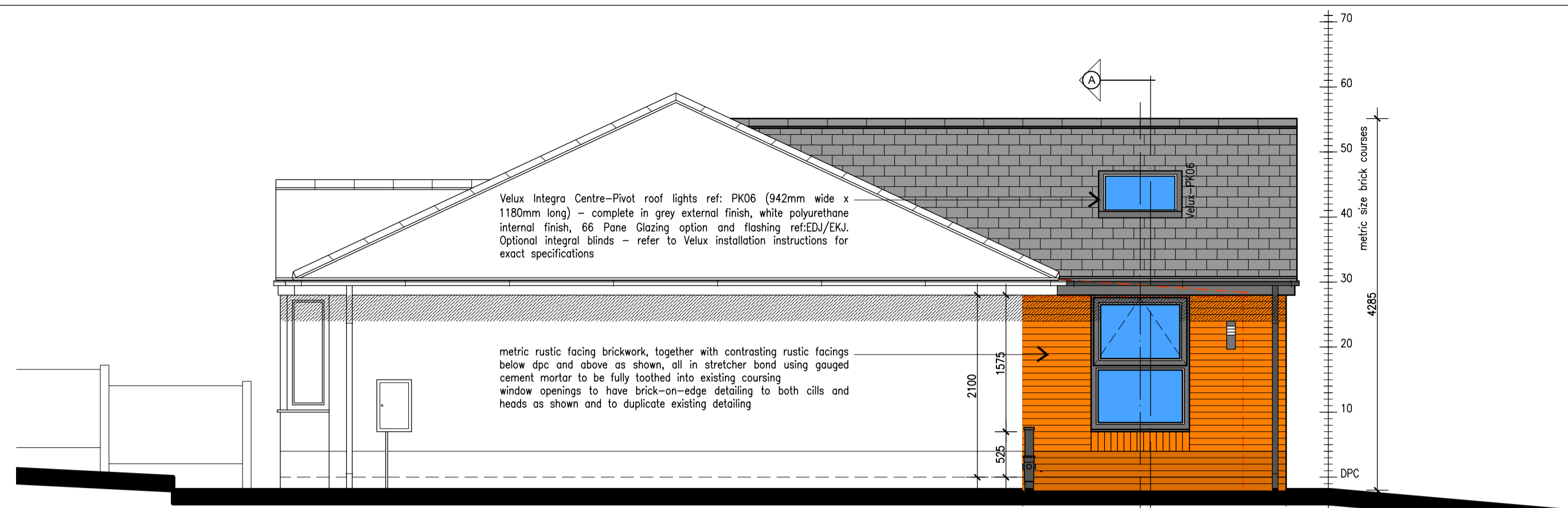
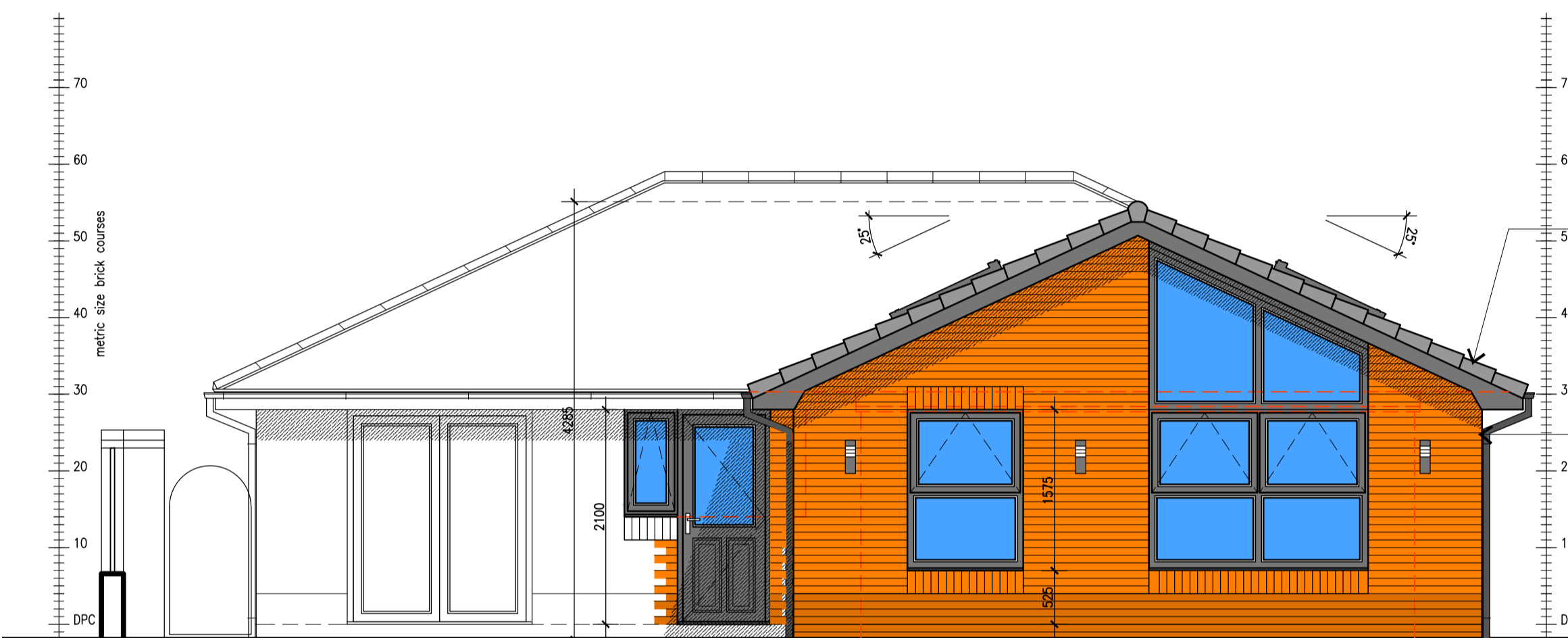


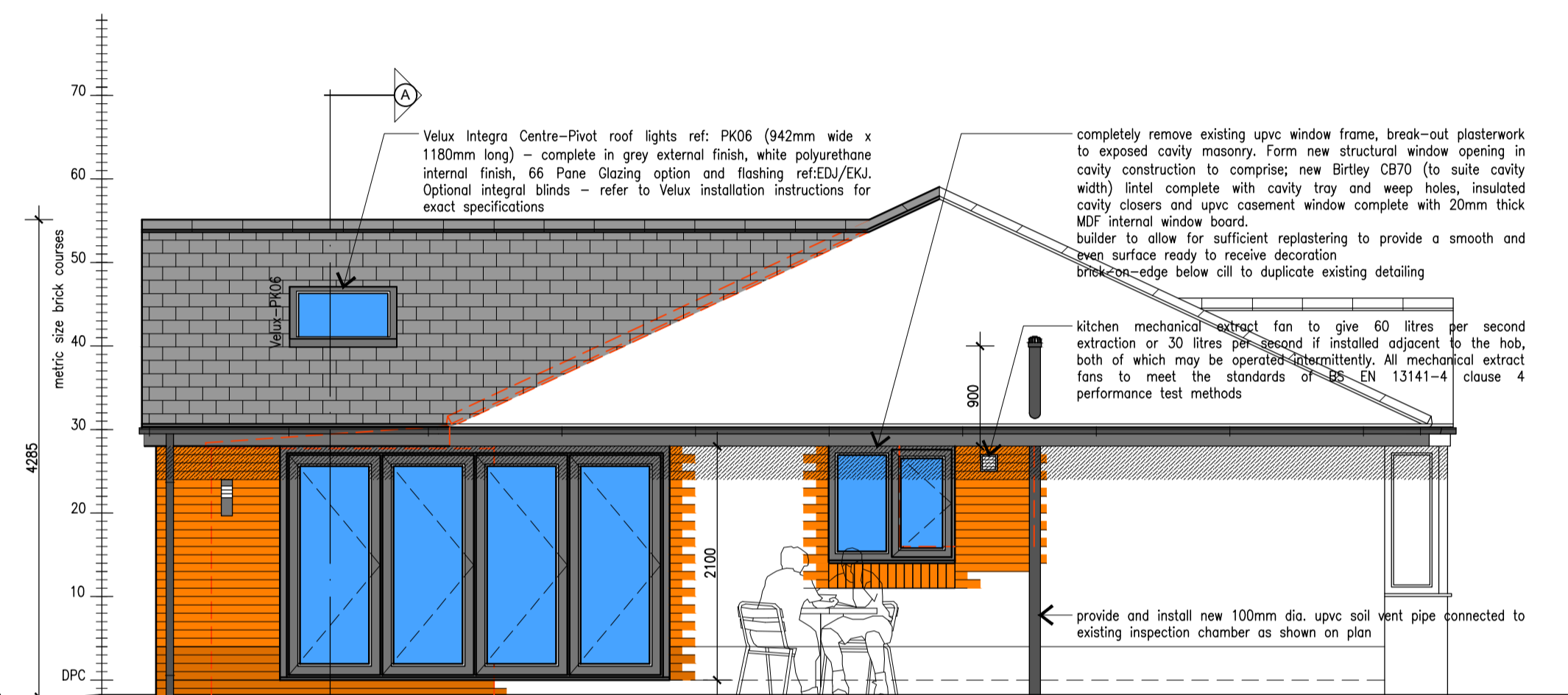
Front Elevation - Proposed



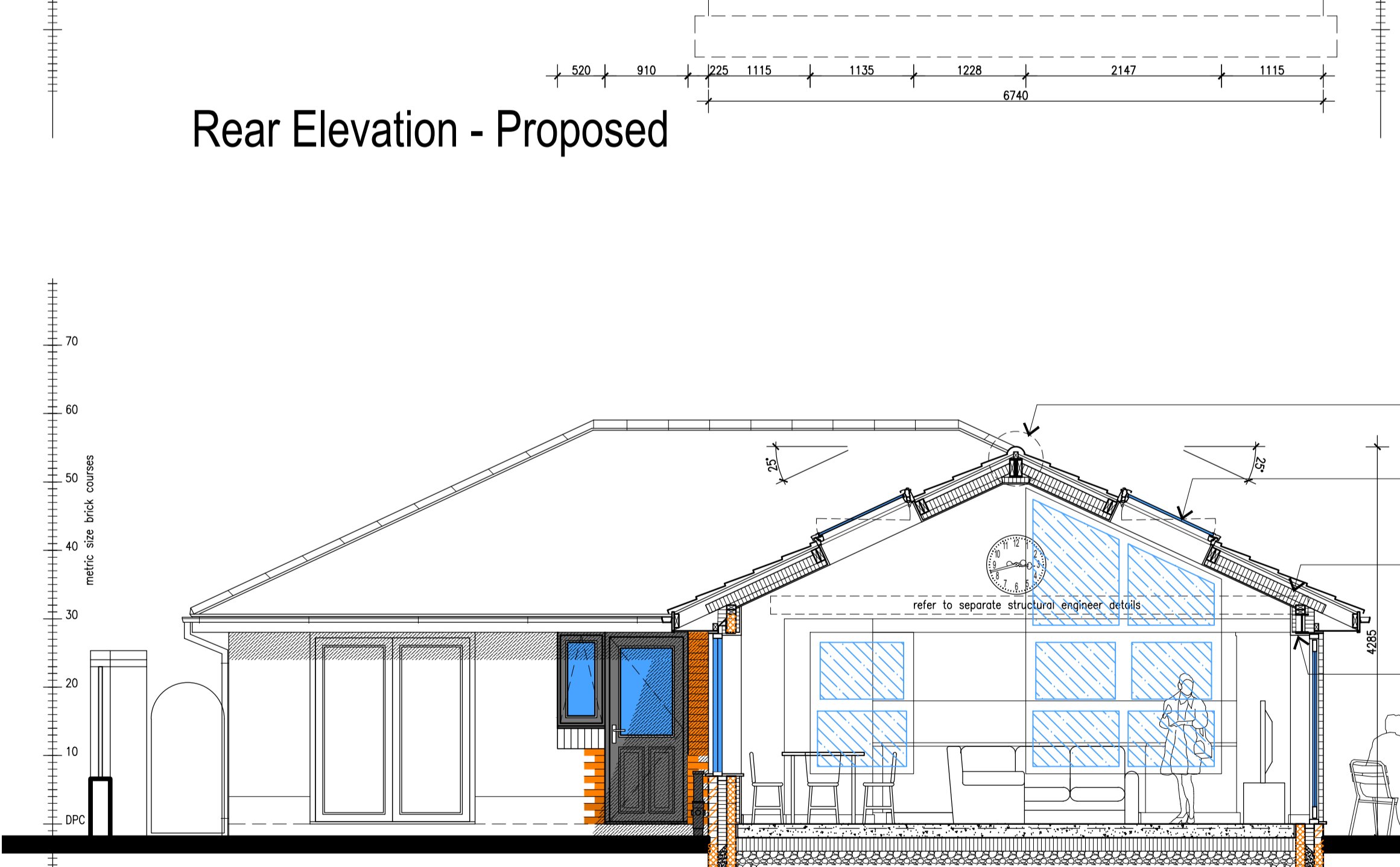
Side Elevation - Proposed



Rear Elevation - Proposed



Side Elevation - Proposed



Section A-A

To be minimum 600 x 250mm thick grade C20P concrete strip foundations built off firm load bearing strata minimum 750mm below finished ground level to the complete satisfaction of the enforcing building inspector. The exact extent of foundations shall be determined on site following initial excavation and inspection by the building control officer in-conjunction with the builder.

note - depending on ground conditions, concrete foundations may be required to a minimum depth of 2500mm. Alternatively, a specialist installed piled foundation may be more economical. The exact extent of foundations shall be determined on site following initial excavation and inspection by the enforcing building inspector in-conjunction with the builder.

If piling is adopted, then this shall be carried out to specialist sub-contractor design. All associated design calculations and site data logs shall be issued to the inspector for their approval.

All insulation to roof, walls and floor to have minimum 150mm overlap at construction abutments in-order to avoid cold bridging and condensation.

100 x 250mm C24 timber ridge beam or universal steelwork section with solid timber nogging bolted through at 600mm centres. Rafters adequately fixed to prevent roof spread using Capomet or approved similar pre-galvanised mild steel truss clips - refer to separate structural engineer details.

Velux Integra Centre-Pivot roof lights ref: PK06 (942mm wide x 1180mm long) - complete in grey external finish, white polyurethane internal finish, 66 Pane Glazing option and flashing ref:EDJ/EKJ. Optional integral blinds - refer to Velux installation instructions for exact specifications.

Install 100mm thick Celotex GA4000 insulation or approved similar between rafters complete with additional 72.5mm thick Celotex PL4060 insulated plasterboard and skim to the underside - all to achieve 0.15W/m2K U-Value. Recommended 50mm clear ventilation space to be maintained over insulation and provide Redland Revent Eavesport or Revent Over fascia vent to roof eaves to provide 2500mm² per metre length clear ventilation.

universal beam/RHS with 8t plate welded to bottom flange to support timber corncasing all to be galvanised, with 200mm end bearing to have precast concrete positions built into inner leaf blockwork and bedded on sand cement mortar - see separate detail and refer to separate structural engineer details.

note - depending on ground conditions, concrete foundations may be required to a minimum depth of 2500mm. Alternatively, a specialist installed piled foundation may be more economical. The exact extent of foundations shall be determined on site following initial excavation and inspection by the enforcing building inspector in-conjunction with the builder.

If piling is adopted, then this shall be carried out to specialist sub-contractor design. All associated design calculations and site data logs shall be issued to the inspector for their approval.

completely remove existing upvc window frame, break-out plasterwork to exposed cavity masonry. Form new structural window opening in cavity construction to comprise: new Birtley CB70 (to suite cavity width) lintel complete with cavity tray and weep holes, insulated cavity cassettes and upvc casement window complete with 20mm thick MDF internal window board, builder to allow for sufficient registering to provide a smooth and level surface ready to receive decoration.

kitchen mechanical extract fan to give 60 litres per second extraction or 30 litres per second if installed adjacent to the hob, both of which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods.

provide and install new 100mm dia. upvc soil vent pipe connected to existing inspection chamber as shown on plan.

**Thermal Conductivity:**  
The insulating products incorporated within the roof, cavity walls and solid ground floor slabs have all been specified using the respective manufacturers technical literature. Note all their respective condensation calculations state are performed in accordance with BS 5250: 2011.

**Party Wall Act:**  
It is noted the extent of the proposed works detailed on this drawing may be covered by the relevant sections of the Party Wall Act. You are therefore advised to serve the appropriate notice(s) to the adjacent property owner. Note there are minimum notice periods and procedures to be complied with within the terms of the Act. More information can be found at: - [www.gov.uk/party-wall-act-act-1996-guidance](http://www.gov.uk/party-wall-act-act-1996-guidance)

**Important Notice:**  
If it proposed to use any products on site during construction that differ from those specified on this drawing, then approval shall be sought by the enforcing Building Control Officer/Inspector prior to ordering and installation of said products - any alternative products will be required to equal performance of those specified.

**Health and Safety Advisory Information (CDM 2015 Regulations) and Building Regulations (as amended) 2023:**  
The purposes and principles of both the CDM 2015 regulations and Building Regulations 2023 have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.  
By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' and/or 'Principal Designer' under both the CDM 2015 Regulations and Building Regulations 2023, subject to written appointment and depending on particulars. These roles will be superseded by the appointment of Principle Contractor (Builder) on commencement and appointment thereof, as part of the construction phase.  
For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the 'pre-construction phase' of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority. It can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.  
In preparing this drawing the following factors have been taken into consideration:-  
• All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records  
• The property has had previous rear conservatory together with general maintenance and repair.  
• No existing Health and Safety File information available  
This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre-construction information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.  
No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor:-

• Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design if deemed necessary by either the contractor, principal contractor or building control officer.  
• All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work  
• No hazardous materials have been identified and/or made aware of by the client  
• General building work to be undertaken within an occupied property  
• Full drainage with an invert level of approximately 750mm  
• Installation of large steelwork sections associated with structural alterations, therefore adequate consideration will be taken regarding manual handling and temporary works

It is the clients responsibility to take adequate measures to assess the competency of other duty holders, including designers and contractor(s) or principal contractor prior to their appointment.  
It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to adopt and complete the CIB CDM Word - this can be downloaded from the CIB website <http://www.cib.co.uk>.  
During the construction phase and following thereafter, the client is to be issued with all relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on-going maintenance and the buildings use (Health and Safety File).  
More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CIB website <http://www.cib.co.uk>.

**Foundations:**  
To be minimum 600 x 250mm thick grade C20P concrete strip foundations built off firm load bearing strata minimum 750mm below finished ground level to the complete satisfaction of the enforcing building inspector. The exact extent of foundations shall be determined on site following initial excavation and inspection by the building control officer in-conjunction with the builder.

Depth to correspond with invert levels of all drains within 1000mm range (which ever is greater).

Existing foundations to existing external walls to be exposed to establish their size and suitability to the complete satisfaction of the local authority building control officer.

note - depending on ground conditions, concrete foundations may be required to a minimum depth of 2500mm. Alternatively, a specialist installed piled foundation may be more economical. The exact extent of foundations shall be determined on site following initial excavation and inspection by the enforcing building inspector in-conjunction with the builder.

If piling is adopted, then this shall be carried out to specialist sub-contractor design. All associated design calculations and site data logs shall be issued to the inspector for their approval.

**Windows and Doors:**  
Provide and fix double glazed pvcu/powder coated aluminium casement doors and windows. Casements to give 1/20th room floor area operable ventilation, fitted with approved and controllable trickle ventilator to give 1200mm<sup>2</sup> free air. 28mm thick double glazing units internally beaded to comprise: 7.4mm thick glass inside, incorporating Pilkington 'k' glass and standard 6.4mm thick glass on outside. All to achieve 1.4W/m2K U-value. All glazing to new doors and windows with all level less than 800mm to have toughened safety glass in accordance with BS 6206.  
Doors and windows shall be designed and manufactured and shall have test certification to demonstrate compliance with the minimum requirements of PAS 24:2012.  
Optional - all glazing units to doors to be fitted with integrated blinds to manufacturers specification.

**Drainage:**  
Where shown, all underground pipework to be removed and connection made good to maintain integrity of remaining drains.  
Provide 110mm square/round section rainwater gutters with 65mm downpipes to discharge into new trapped gully complete with rodding access.  
Install new 100mm dia. pvcu slab-stack fitted with air-admittance valve. WC to have 100mm dia. pvcu waste. Shower/bath to have 40mm pvcu waste outlet, WHB to have 32mm pvcu waste outlet, all to discharge into new SJP and trapped gullies as shown on plan. WHB to have 75mm and bath/shower to have 50mm deep seal water traps.  
New kitchen sink unit to have 40mm pvcu waste outlet, to discharge into internal trapped gully complete with adaptor to receive and seal sink waste pipe - exact position of gully to be determined on site once kitchen layout has been agreed. Kitchen sink to have 75mm deep seal water traps.  
Provide and install Hepworth or approved similar Polypropylene access chamber complete with polymer cover and frame, raising pieces and base unit set to existing invert level. Chamber to be bedded on and 150mm surround backfill of suitable granular material.

New underground drainage to be 100mm dia. Hepworth Supersevere clayware pipes or approved similar with all couplings and adaptors, etc deemed necessary to complete the drainage installation. All new connections to be made in the direction of existing flow.  
Pipes to be laid to 1/40 falls to the full satisfaction of the Building Control Officer. Hand trim the trench bottom with a spade to support the pipe along the length of its barrel, allowing for any socket recesses, lay pipework and carefully back fill with suitable granular material (10mm size or less).  
Drainage trenches within 1 metre of load bearing walls to be filled with concrete to at least to level of underside of the foundation. Where the distance is more than 1 metre from the wall, the concrete fill should be to a level below the underside of the foundation equal to the distance from the wall to nearest of trench, less 150mm.

**Mechanical Ventilation:**  
Kitchen mechanical extract fan to give 60 litres per second extraction or 30 litres per second if installed adjacent to the hob, utility mechanical extract fan to give 30 litres per second extraction, and WC, bathroom and en-suite to give 15 litres per second extraction, both of which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods.  
New toilet and utility to have ceiling/wall mounted extract fan with through tile terminal.

**Electrical Installation:**  
All electrical design and installation works shall be in strict accordance and compliance with the Electricity at Work Regulations 1989 as amended. On completion, the contractor shall provide the owner with either an electrical installation certificate issued under the Competent Person Scheme, or an electrical installation certificate in full accordance with BS 7671 (IEE Wiring Regulations) to confirm that the works have been inspected and tested by a competent person and undertaken in accordance with the technical standards set out in BS 7671.

**Heating Installation:**  
All associated plumbing installation to be carried out by a suitably competent person in compliance with a competent person scheme such as Gas Safe. Radiators and associated circulation pipework to be altered to suit new layout - radiator sizes to be calculated by plumbing contractor and all fitted with thermostatic radiator valves. All relevant documentation, including commissioning certificate to be made available to building control officer on completion.

**Fire Detection:**  
Provide and install smoke/heat detectors in locations shown on plans to be inter-connected with battery backup, and permanently wired to a separately fused circuit at the distribution board. Kitchen to have heat detector.

Drawing to be read in conjunction with separate structural engineer details and calculations

**Sherwood**  
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Status: **Planning & Building Regulations**

Client: **Mr & Mrs P Quinlan**

Project: **44 Kensington Drive, Horwich, BB6 6AE**

Title: **Proposed Single Storey Extension and Alterations - Proposed Elevations and Section**

Scale: 1/50 @ A1 Date: March 2024 Drawn: Rob Sherwood

Drawing Number: **2024-08-02.2** Revision:

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