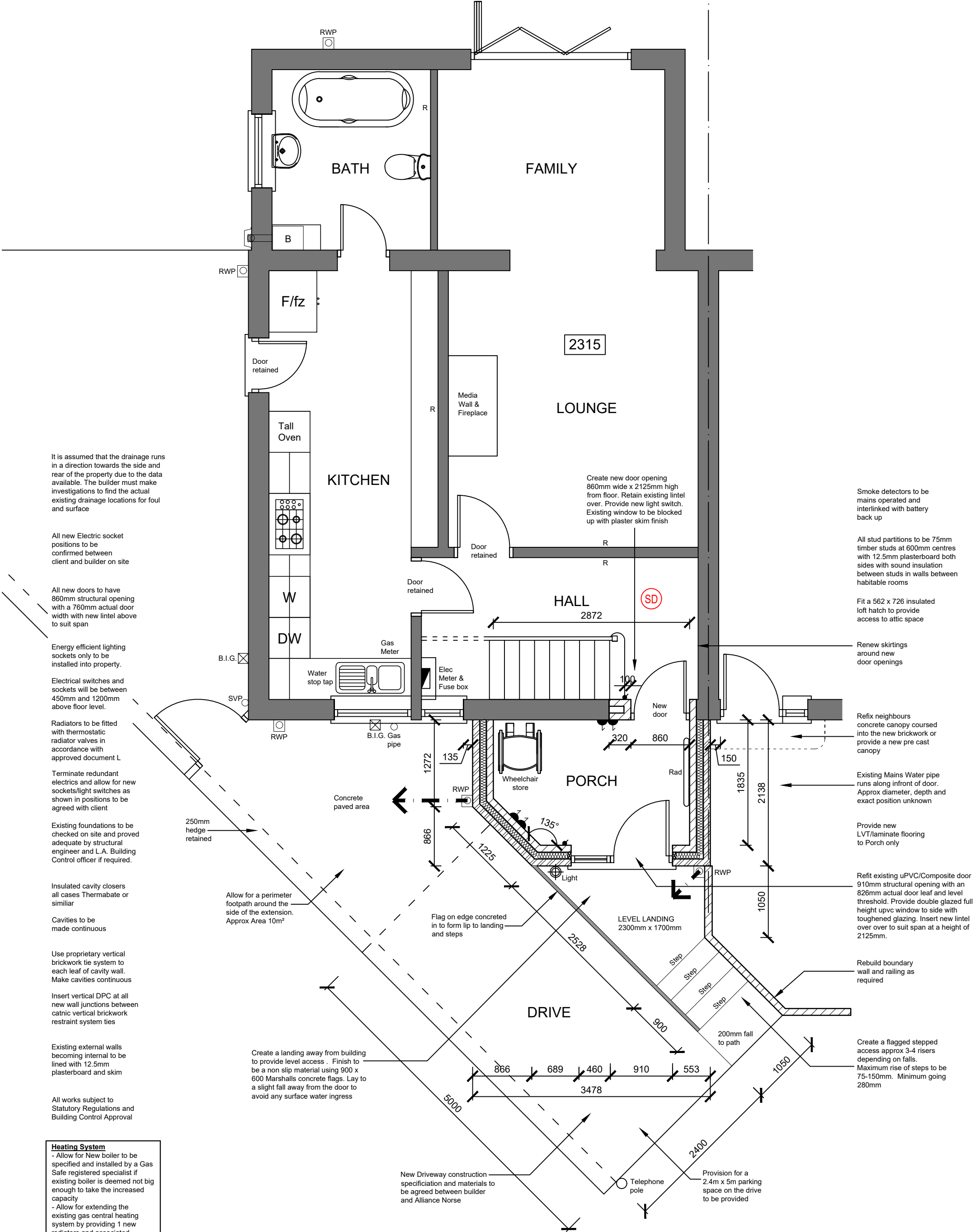


ROCHE AVENUE, LEEK

RevNo	Revision note	Date	Signature	Checked
A	- Planning & Building Regulations Issue	22.07.26		



It is assumed that the drainage runs in a direction towards the side and rear of the property due to the data available. The builder must make investigations to find the actual existing drainage locations for foul and surface

All new Electric socket positions to be confirmed between client and builder on site

All new doors to have 860mm structural opening with a 760mm actual door width with new lintel above to suit span

Energy efficient lighting sockets only to be installed into property.

Electrical switches and sockets will be between 450mm and 1200mm above floor level.

Radiators to be fitted with thermostatic radiator valves in accordance with approved document L

Terminate redundant electrics and allow for new sockets/light switches as shown in positions to be agreed with client

Existing foundations to be checked on site and proved adequate by structural engineer and L.A. Building Control officer if required.

Insulated cavity closers all cases Thermabate or similar
Cavities to be made continuous

Use proprietary vertical brickwork tie system to each leaf of cavity wall. Make cavities continuous

Insert vertical DPC at all new wall junctions between catnic vertical brickwork restraint system ties

Existing external walls becoming internal to be lined with 12.5mm plasterboard and skim

All works subject to Statutory Regulations and Building Control Approval

Heating System
- Allow for New boiler to be specified and installed by a Gas Safe registered specialist if existing boiler is deemed not big enough to take the increased capacity
- Allow for extending the existing gas central heating system by providing 1 new radiators and associated pipework in proposed extension.
- Existing boiler is position is in the Bathroom
- Allow for repositioning of any radiators/pipework affected by the alterations

Smoke detectors to be mains operated and interlinked with battery back up

All stud partitions to be 75mm timber studs at 600mm centres with 12.5mm plasterboard both sides with sound insulation between studs in walls between habitable rooms

Fit a 562 x 726 insulated loft hatch to provide access to attic space

Renew skirtings around new door openings

Refix neighbours concrete canopy coursed into the new brickwork or provide a new pre cast canopy

Existing Mains Water pipe runs along in front of door. Approx diameter, depth and exact position unknown

Provide new LVT/laminate flooring to Porch only

Refit existing uPVC/Composite door 910mm structural opening with an 826mm actual door leaf and level threshold. Provide double glazed full height upvc window to side with toughened glazing. Insert new lintel over over to suit span at a height of 2125mm.

Rebuild boundary wall and railing as required

Create a flagged stepped access approx 3-4 risers depending on falls. Maximum rise of steps to be 75-150mm. Minimum going 280mm

GROUND FLOOR LAYOUT



PROJECT:	PROPOSED EXTENSION AT 11 ROCHE AVENUE LEEK ST13 6QH	Drawing No.	2609-BR-02
CLIENT:	MR. K. HUDSON	Date:	JULY 2026
Drawing Title	PROPOSED LAYOUT PLANS	Scale:	1:50 @ A3
		Revision:	A
		Issue:	BUILDING REGS

Renaissance Studio, No 1 Derby St. Leigh, Lancashire WN7 4PF
Telephone: 01942 676360 Fax: 01942 682084
Email: info@pabarchitects.co.uk . www.pabarchitects.co.uk