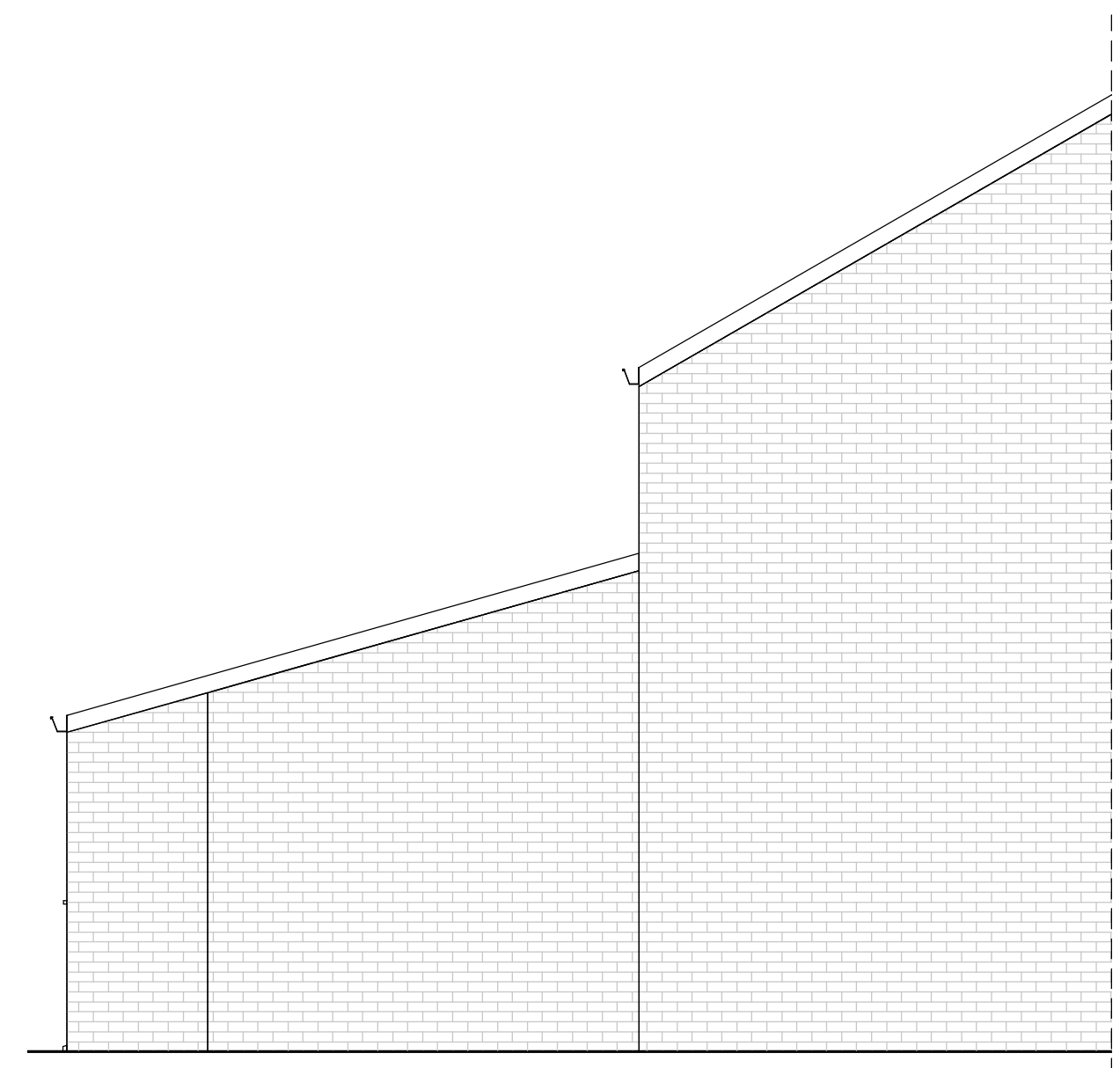
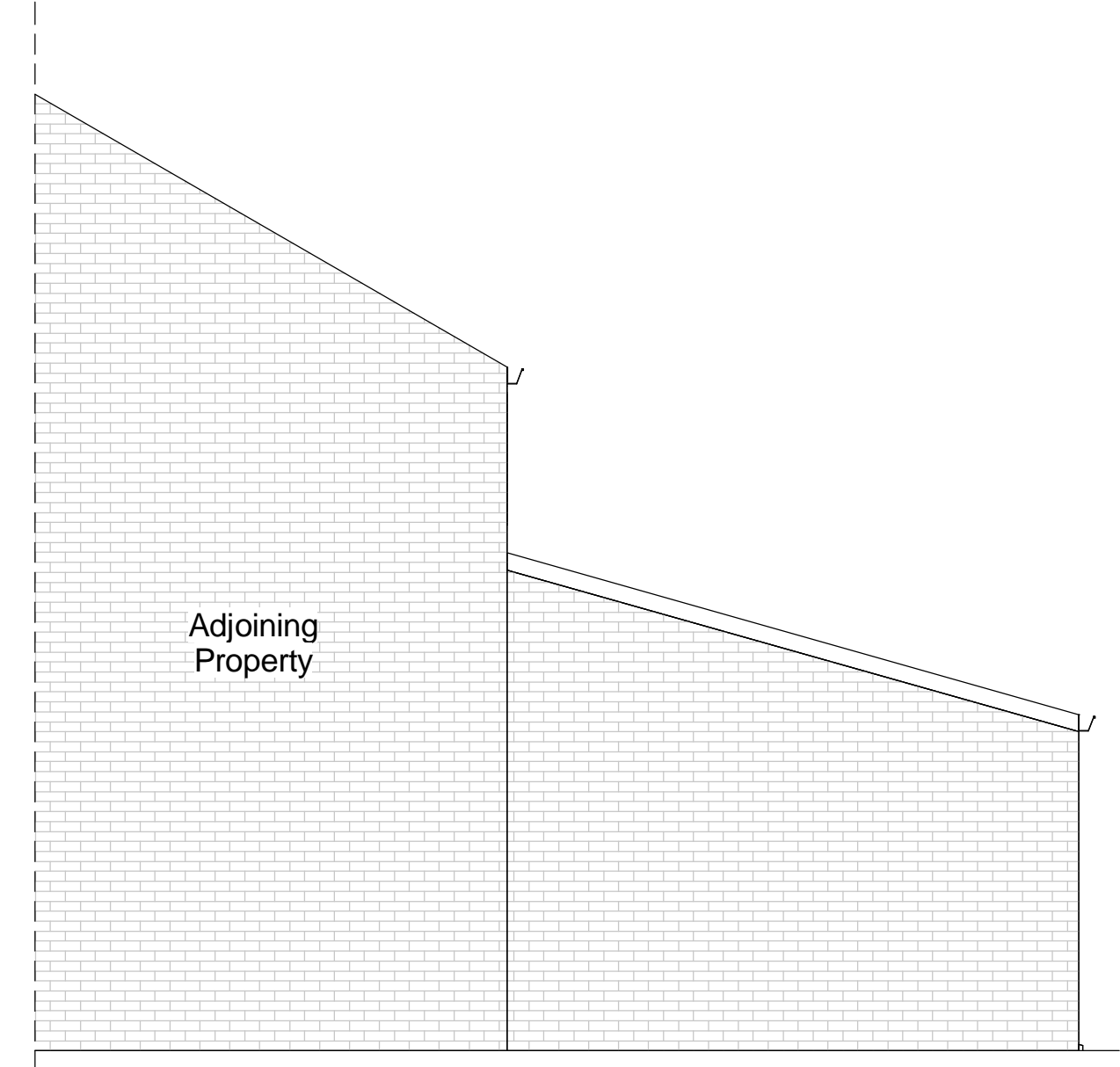


Proposed Ground Floor/ Site Plan
1 : 50



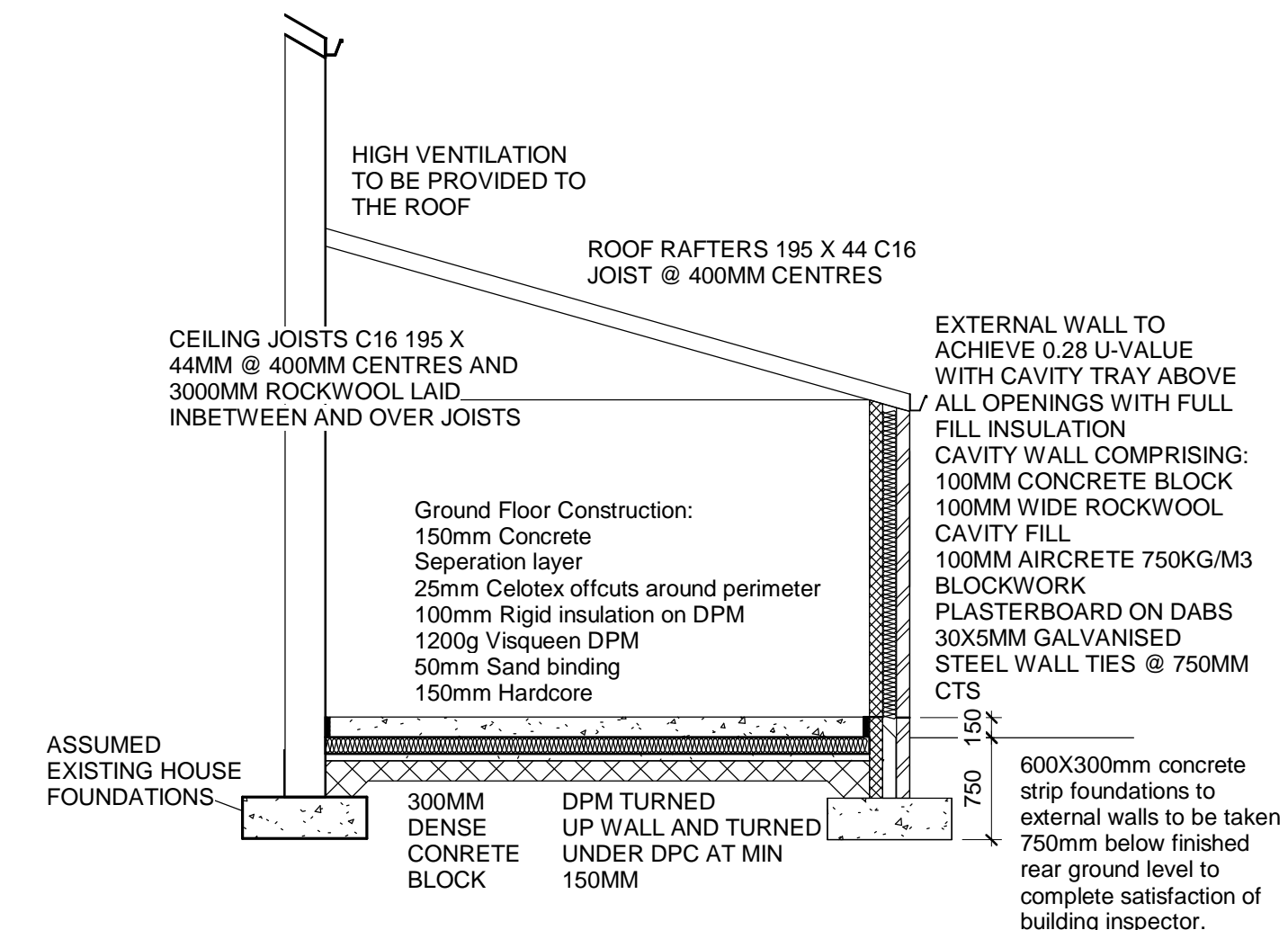
Proposed Side Elevation (Gable View)
1 : 50



Proposed Side Elevation (View from No.106)
1 : 50



Proposed Rear Elevation
1 : 50



Proposed Section View
1 : 50

SINGLE STOREY EXTENSION FOUNDATIONS
600 X 300 CONCRETE STRIP FOUNDATIONS TO EXTERNAL WALLS. DEPTH OF EXCAVATION TO BE A MINIMUM OF 750MM OR OTHERWISE STATED DIFFERENTLY BY THE BCO. EXISTING DRAINS RUNNING THROUGH THE PROPOSED FOUNDATIONS TO BE SHUTTERED / LINTELED OVER.

WALLS
EXTERNAL WALL TO ACHIEVE 0.28 U-VALUE WITH CAVITY TRAY ABOVE ALL OPENINGS WITH FULL FILL INSULATION CAVITY WALL COMPRISING: 100MM CONCRETE BLOCK, 100MM WIDE ROCKWOOL CAVITY FILL 100MM AIRCRETE 750KG/M3 BLOCKWORK PLASTERBOARD ON DABS 30X5MM GALVANISED STEEL WALL TIES @ 750MM CTS

ROOF
ROOF RAFTERS 195 X 44 JOIST @ 400MM CENTRES WITH 100 X 50MM WALL PLATE. RAFTERS TO BE DOUBLED AROUND SKYLIGHT. BREATHABLE MEMBRANE OR VENT SOFFITS TO BE INSTALLED. ROOF PITCH MINIMUM 15 DEGREES.

CEILING
CEILING JOISTS C16 195 X 44MM @ 400MM CENTRES AND 3000MM ROCKWOOL LAID INBETWEEN AND OVER JOISTS

FLOOR
150MM COMPACTED HARDCORE, 50MM SAND SCREED, 1200G VISQUEEN (DPM) LAPPED ONTO DPC LEVEL 150MM ABOVE FLOOR LEVEL, 100MM KINGSPAN INSULATION, 25MM KINGSPAN INSULATION AROUND THE PERIMETER, SEPERATION LAYER AND 150MM CONCRETE.

WINDOWS
PROPOSED WINDOWS TO BE UPVC DOUBLED GLAZED WITH ANY GLASS BELOW 800MM FROM FLOOR LEVEL TO BE TOUGHENED. SIZES AND OPENINGS TO BE DETERMINED ON SITE. PROPOSED BEDROOM WINDOW TO CONSIST OF A FIRE ESCAPE OPENING MIN 1100MM FROM FLOOR LEVEL AND MIN 450 X 450 OPENING.

DOORS
PROPOSED EXTERNAL DOORS TO BE UPVC DOUBLED GLAZED WITH GLASS BELOW 800MM FROM FLOOR LEVEL TO BE TOUGHENED. SIZES AND OPENINGS TO BE DETERMINED ON SITE.

DRAINAGE
ALL RAINWATER DRAINAGE WILL FALL IN TO 70MM RWP CONNECTED TO 100MM DIA DRAINS EITHER TO BE CONNECTED INTO EXISTING IF COMBINED SYSTEM (TBC) OR SOAKAWAY TO BE CREATED 5 METRES AWAY FROM PROPERTY. ALL FOUL DRAINAGE TO BE CONNECTED TO EXISTING VIA 100MM DIA PIPES WITH ADEQUATE FALL WHICH IS TO BE CHECKED BY BCO. ALL DRAINS TO BE PEA GRAVELED AND THE BACKFILL.

VENTILATION
PROPOSED KITCHEN AND WET ROOM TO CONSIST OF MECHANICAL EXTRACT FANS WHICH ARE TO BE DUCTED STRAIGHT OUT. MINIMUM OUTPUT RATES ARE AS SHOWN TO PLAN.



Single Storey Rear Extension

Proposed
108 Lindisfarne Ave, Blackburn, BB2 3EH

Project number 1

Date 01/03/2018

Drawn by Hasnaat Saeed

A1

Scale 1 : 50