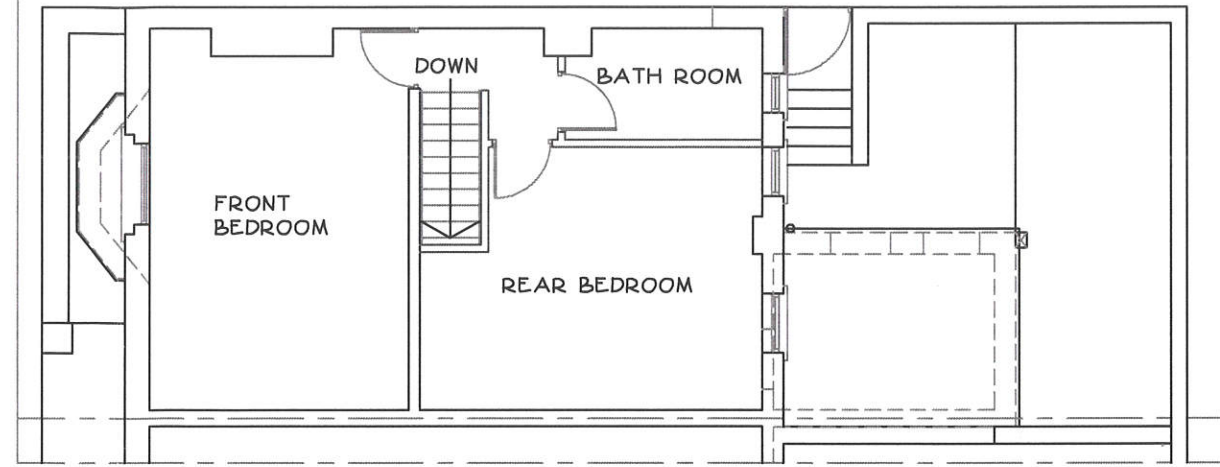
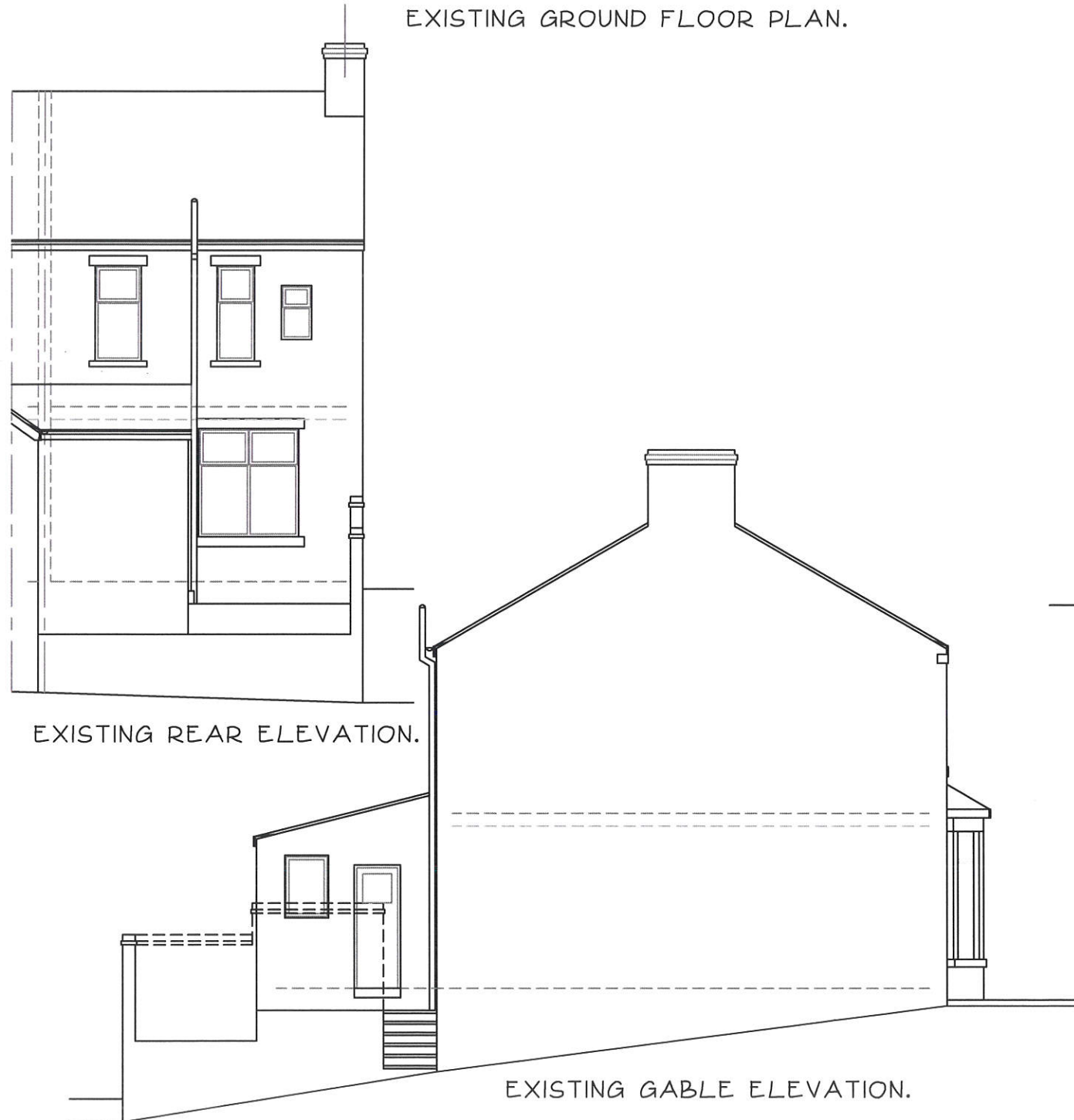


EXISTING GROUND FLOOR PLAN.



EXISTING FIRST FLOOR PLAN.

NOTE:- THESE DRAWINGS ARE FOR PLANNING APPROVAL PURPOSES ONLY.



EXISTING REAR ELEVATION.

EXISTING GABLE ELEVATION.



EXISTING FRONT ELEVATION.

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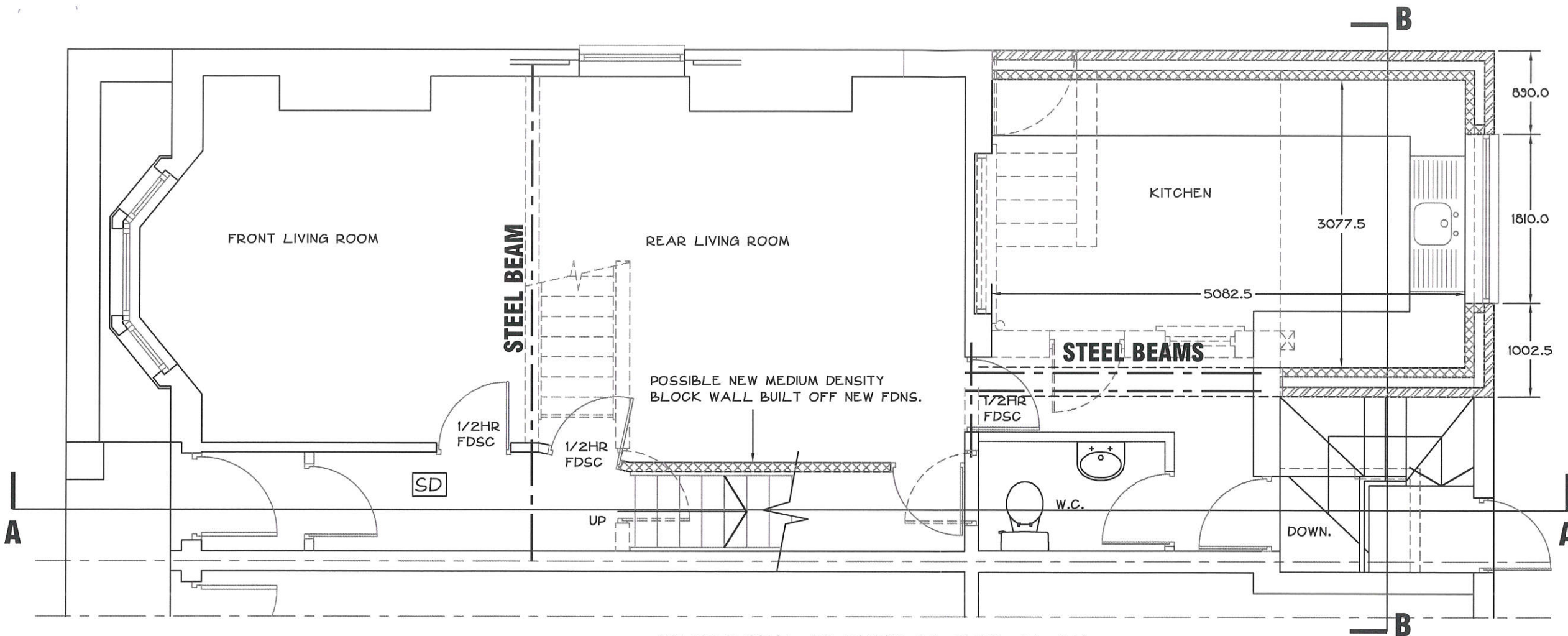
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 PROPOSED REAR DOUBLE STOREY EXTENSION AT:-
 222 LONDON RD,
 BLACKBURN. BB1 7NA.
 EXISTING FLOOR PLANS & EXISTING ELEVATIONS.

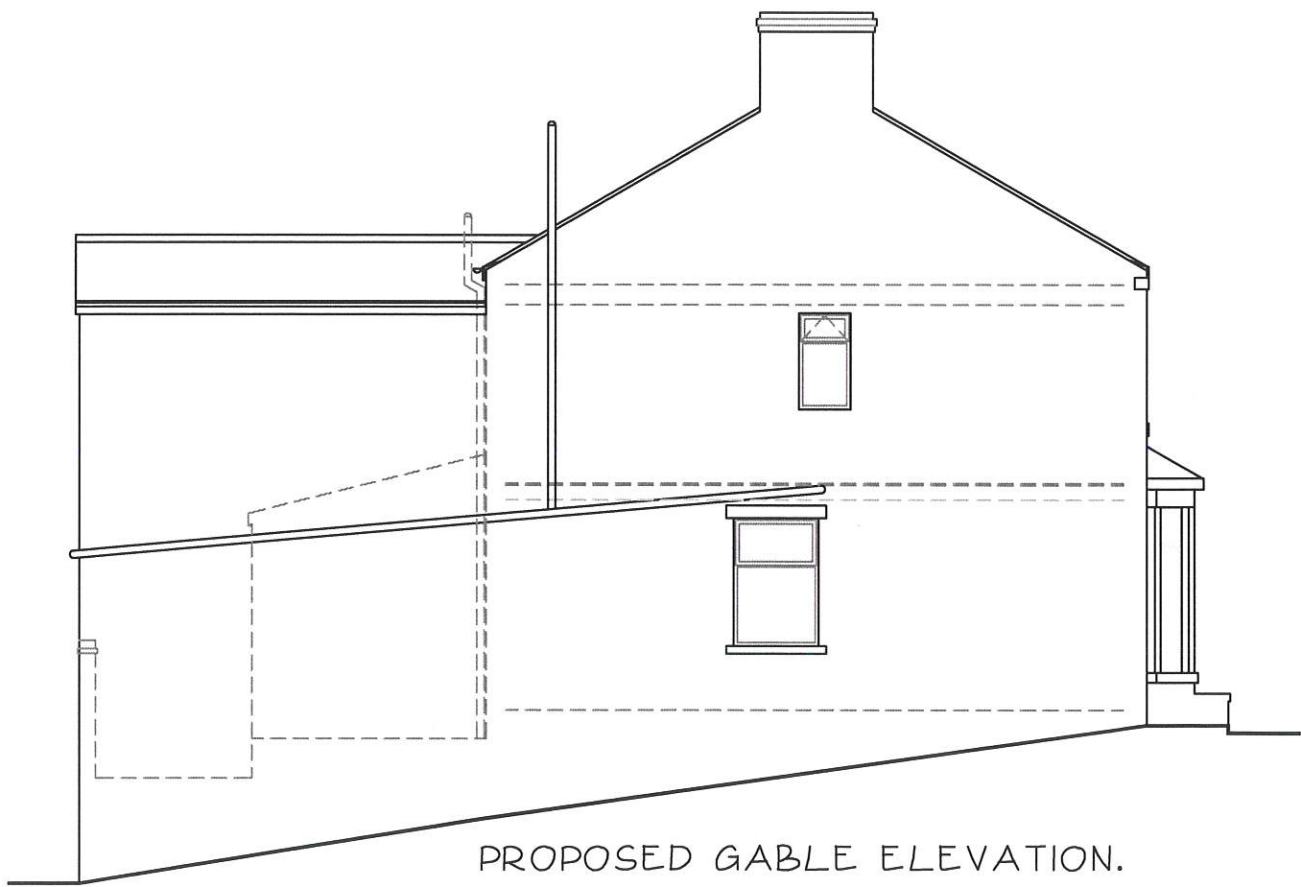
YOUNUS KHAN
 ARCHITECTURAL CONSULTANT

YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH. DESIGN CONSULTANT
 TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

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JAN 2018			
scale	project no.	drawing no.	
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PROPOSED GROUND FLOOR PLAN.



PROPOSED GABLE ELEVATION.

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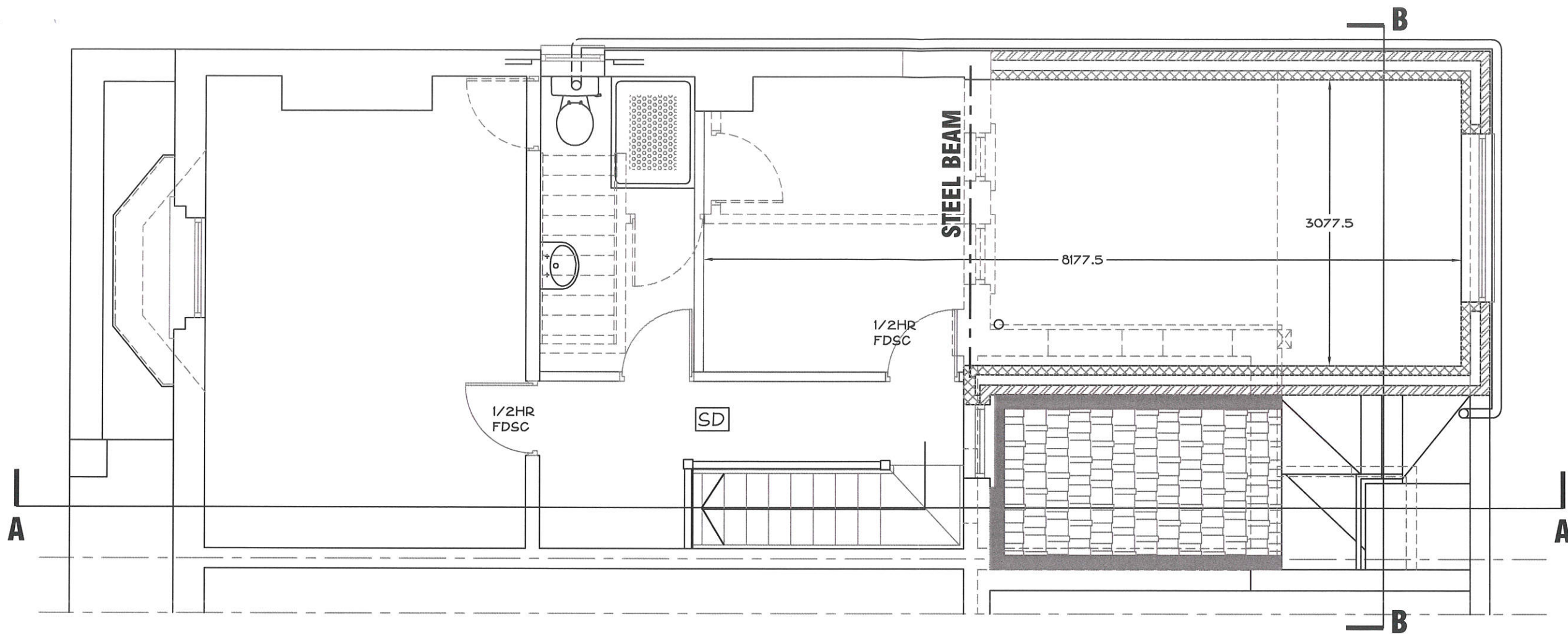
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 ARCHITECTURAL CONSULTANT

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 TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

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PROPOSED FIRST FLOOR PLAN.



PROPOSED REAR ELEVATION.

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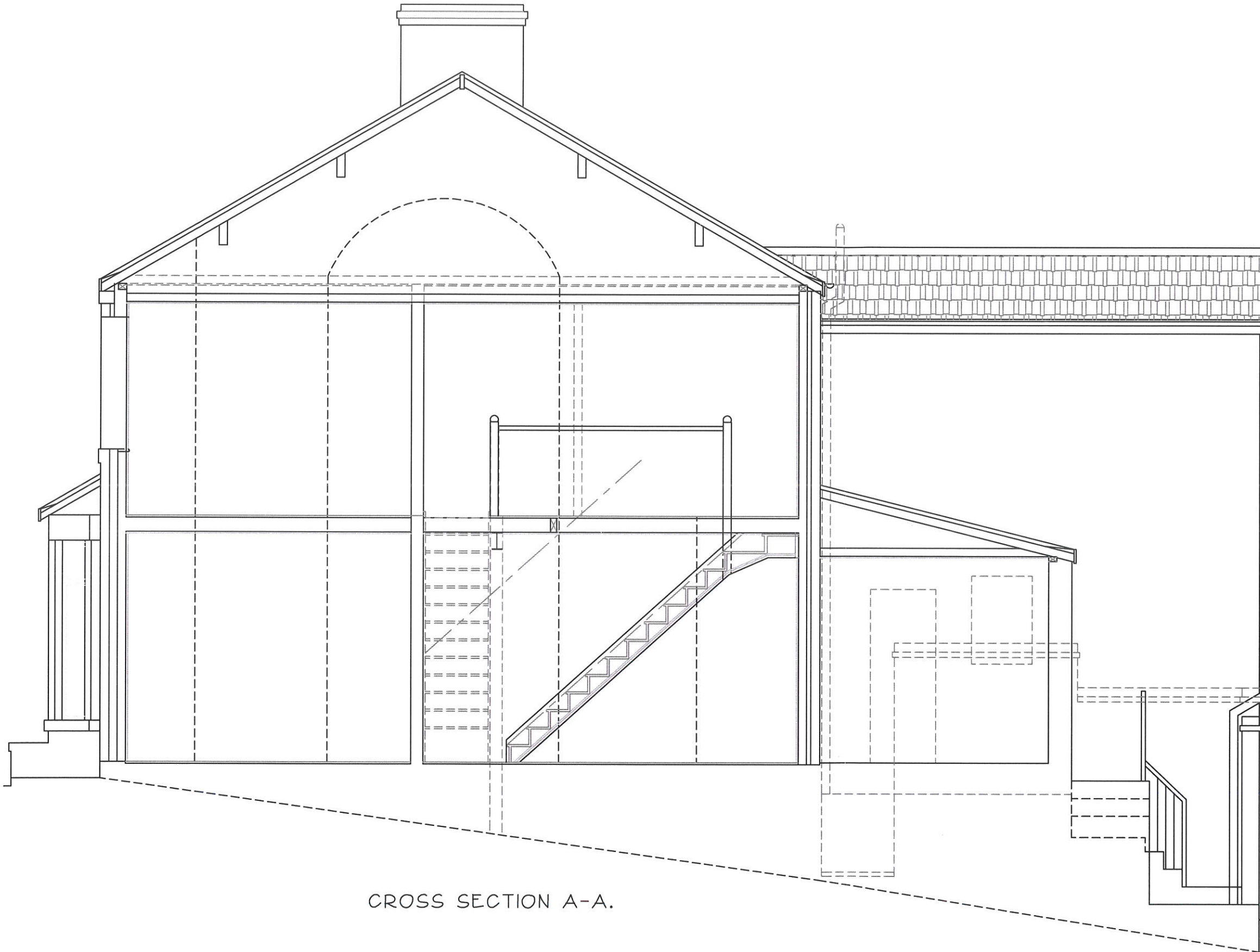
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 PROPOSED REAR DOUBLE STOREY EXTENSION AT:-
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 PROPOSED FIRST FLOOR PLAN.

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 ARCHITECTURAL CONSULTANT

YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH. DESIGN CONSULTANT
 TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

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PROPOSED REAR DOUBLE STOREY EXTENSION AT:-
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CROSS SECTION DETAILS.

CROSS SECTION A-A.

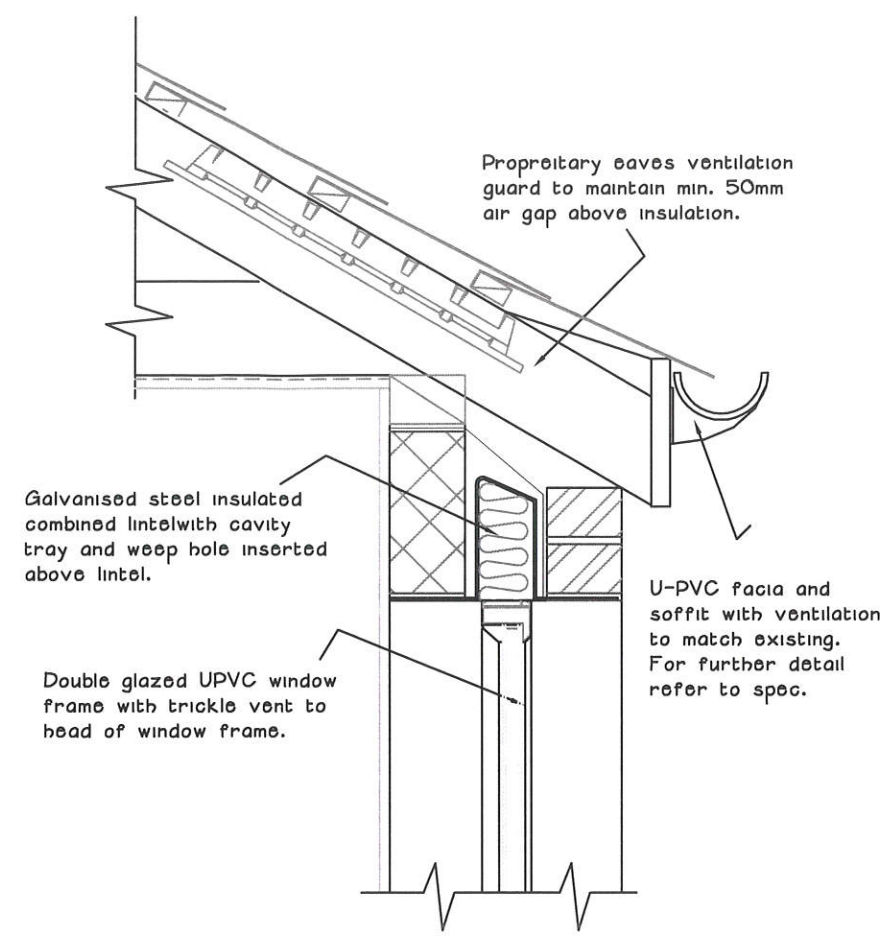
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ARCHITECTURAL CONSULTANT

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TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

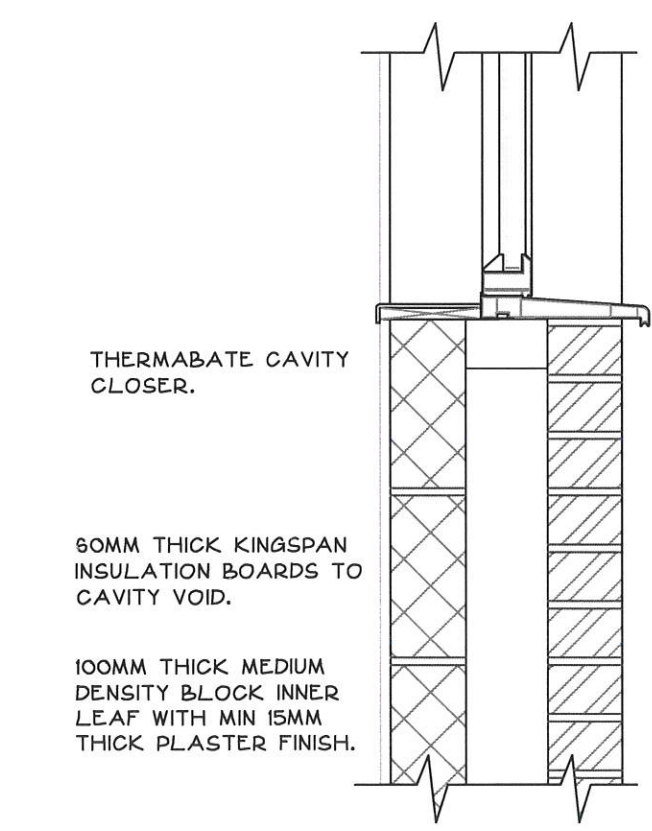
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CROSS SECTION B-B



TYPICAL WINDOW HEAD DETAIL.
SCALE 1:10



TYPICAL WINDOW CILL DETAIL.
SCALE 1:10

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CROSS SECTION DETAILS.

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ARCHITECTURAL CONSULTANT

YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH. DESIGN CONSULTANT
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GENERAL NOTES:-

1. FOUNDATIONS

Strip building area of all vegetable matter & rubbish. Excavate trench to strip footings along center line of wall to a max. depth of 800mm below finished grd. level or to sub-strata agreed by L.A. Building Inspector. Width of footings as specified, but where difficult grd conditions exist foundation construction to be in accordance with consulting engineers design details & with part A1/A2 of the Building Regulations. Concrete mix: 1:3:6 by volume ordinary portland cement/sand/aggregate. (Clean of deleterious & organic matter). Min width of footings to be 600mm x 200mm thick to external cavity & party walls (Where applicable). 400mm x 200mm thick footings to internal load bearing or sleeper walls.

2. WALLS BELOW DPC

EXTERNAL:- 100mm conc. common/blockwork or flintons external leaf up to a min of 2 courses below d.p.c. 110mm cavity filled with lean mix conc. to within 225mm of dpc level with top edge splayed to the outside. 150mm dense conc. blockwork upto dpc level inner leaf.

INTERNAL:- 100mm conc. commons/blockwork upto level.

All sub-structure masonry to have minimum crushing strength of 7.0 N/mm in accordance with B.S.2028

3. DAMP PROOFING

Damp proof courses to be 1000g 'Hyload' or similar to B.S. 743 and at a min of 150mm above external ground level and lapped and sealed with damp proof membrane under slab. horizontal dpc's under sills of openings and lapped with vertical dpc's where blkwork closes cavity around door and window openings. Cavity tray's and weepholes every 4th header joint to be provided over openings and at junctions. dpc's and cavity tray's to be provided to all external meter boxes. Flashings to be code 4 lead valley's to be code 5 lead.

4. GROUND FLOOR.

Ground floor to be constructed of 25mm thk T&G timber floor boards screw fixed on top of 200mm x 50mm sw timber joists at max 400mm c/c min 150mm thk kingspan insulation boards tightly fitted between timber joists and supported by chicken wire wrapped around timber joists. Underside of timber joists to be lined with 1200g visqueen dpm inturn line with plasterbd and scim finish.

First floor:-

22mm thick T&G timber floor boards nailed down on top of 225mm x 75mm sw timber floor joists at max 400mm c/c underdrawn by fireline board. Lay between timber floor joists 100mm thick rockwool quilt insulation min 10kg/m³ density. Provide proprietary strutting at max 2.0m c/c or at midspan positions which ever is the greater at both grd & 1st floor levels.

5. WALLS ABOVE DPC.

External walls:- 312.5 cavity construction 102.5 red facing bricks to external leaf similar to main dwelling walls. 110mm wide cavity incorporating 60mm thk KINGSPAN insulation boards. 100mm thick MEDIUM DENSITY block inner leaf or similar approved proprietary blockwork to achieve the required 'U' value of 0.28 W/M²K. Stainless steel wall ties min 225mm long (Triangular ties or similar approved) at max 750mm horizontal c/c and 450mm vertical c/c each row of ties staggered one above the other. Ties at opening positions to be at max 225mm vertical c/c.

Internal walls:- As specified inner walls to medium density concrete blockwork tied back inner leaf's min every blockwork course. Min 13mm plaster finish to both sides. Timber stud partitions constructed of 75mm x 50mm sw timber studs at max 600mm vertical and horizontal c/c lined on both sides with 12.5mm plasterboards. Joints to be taped and scimmed prior to applying final scim finish.

Mortar to be in accordance with B.S. 5628 pt 1 1978 and manufacturers instructions and recommendations. All cavities to be kept clean of mortar

6. ROOF CONSTRUCTION.

Concrete interlocking tiles for equivalent approved clipped or nailed every 3rd course on 38mm x 25mm treated sw tiling battens at the manufacturer's approved gauge, on one layer of breathable membrane laid to allow water to drain to gutter on licensed manufacturers prefabricated roof trusses, (all necessary structural calcs to be provided and approved prior to installation of timber trusses), installed at max 600mm c/c. Nominal 30 deg roof pitch unless otherwise stated on section dwg.

225mm x 25mm treated sw exterior quality plywood fascia with continuous tilt fillet. Roof ventilation by means of 'Glidevale' or similar approved UPVC strip vent to eaves soffit. 300mm thk fibreglass quilt laid between truss ceiling members with proprietary system insulation guards at eaves level to ensure min 25mm air gap all round. Fix to underside of truss rafters visqueen vapour barrier and line ceiling with fireline board with joints staggered, taped and scimmed prior to applying final scim finish.

Allow for access hatch to roof space with sw lining and walk board's to tank were applicable.

7. LINTELS

Galvanised steel combined lintels (I.G. or Similar approved) with min end bearings of 150mm to all openings.

9. DOORS AND WINDOWS

External door's and window's to manufacturer's range. Window's to achieve 1/10 floor area for glazing area, and 1/20th fl. area for ventilation. All glazing to be sealed double glazed units and B.S. 6262 1982. Frames to be pointed with an approved mastic type and style of windows, doors and ironmongery to be separately approved by client prior to placing any order's.

10. INTERNAL WASTE PIPES:-

W.C. to have P-trap and connected to sevp.

wash hand basin to have 32mm dia waste outlet to 75mm deep seal anti vac trap to 32mm dia waste to b.i.g. to I.C. Kitchen sink to have a 38mm dia waste to b.i.gulley. Externally mounted 110mm UPVC soil and vent pipe to 100mm dia supersleeve drain or similar to new I.C. Where required provide rodding eyes at bends of pipes. Inspection chamber's upto 650mm deep to be vitrified clay or polypropylene, upto 950mm deep to be polypropylene, over 950mm deep to be pre-cast concrete section's. All new highway works to be to L.A. authority specification.

11. DRAINAGE:-

Works to be in accordance with B.S. 3801 and any Engineers dwgs House drains to be 100mm Supersleeve laid to manufacturers instructions & recommendations. I.C.'s up to 650mm deep to be vitrified clay or polypropylene, up to 950mm deep to be polypropylene over 950 deep to be pre-cast concrete sections. All highway works to be to adopting authorities specification. All sewerage works to be to Local authorities specifications and recommendations.

All pipeworks in roof space to be insulated in accordance with B.S. 5422:1977.

Surface Water:

Gutter to be marley premier 112mm half round or similar approved. laid to falls of 1:600 discharging to marley 68 diameter circular section downpipes or similar approved: discharging trapped back inlet gullies with rodding access. Discharging to 100mm diameter surface water drains as layout. Laid to fall min. 1:80 discharging into existing 225mm diameter surface water sewer in the circuit. All connection to be to L.A. approval.

All hard surfaces adjacent to external walls of the houses to be laid to fall away from the building. Driveways laid to falls as camber and away to road.

12. Trickle vents to heads of all new window's

GENERAL:

All drains to be 100mm diameter 'Hepworth' 'Supersleeve' or similar approved bedded and surrounded in min. 150mm pea gravel laid to falls.

Drains passing beneath buildings to be surrounded in min. 150mm concrete with provision for retention of flexibility.

Drains passing through walls to be protected by R.C. lintels and have min. 50mm clearance protected by vermin guard of rigid sheet material.

All gullies and inspection chambers to be 'Hepworth' or similar approved.

Drain trenches within 1m of the building should be filled with concrete up to the level of the base of the foundation.

Drain trenches over 1m from the building should be filled with concrete to a level equal to the distance of the trench from the building less 150mm.

All drainage installations to be in strict accordance with manufacturers instructions and to the approval of the inspecting officer.

Smoke detection:

to be provided as indicated.

Detectors to be linked, permanently wired to a separate fuse on the distribution board and have battery back-up, all to BS 5446 part 1 and fitted in strict accordance with manufacturers recommendations.

Ventilation (general and mechanical)

Occupiable rooms:

- to have openings to the outside to provide min. 1/20th of the floor area.

- to have background ventilation equivalent to 4000mm²

- to have no extract ventilation.

Kitchens:

- to have an opening window

- to have background ventilation of 4000mm²

- to have extract ventilation of 30 litres per second if adjacent to

hob, or 60 litres per second if elsewhere.

Bathrooms with openable windows:

- to have background ventilation of 4000mm²

- to have mechanical extract of 15 litres per second linked to light switch

- to have mechanical extract of 15 litres per second, linked to light switch with 15 minute over-run

- to have an air inlet into the room e.g. a 10mm gap beneath the door.

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GENERAL CONSTRUCTION NOTES.

YOUNUS KHAN
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YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH. DESIGN CONSULTANT
TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

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