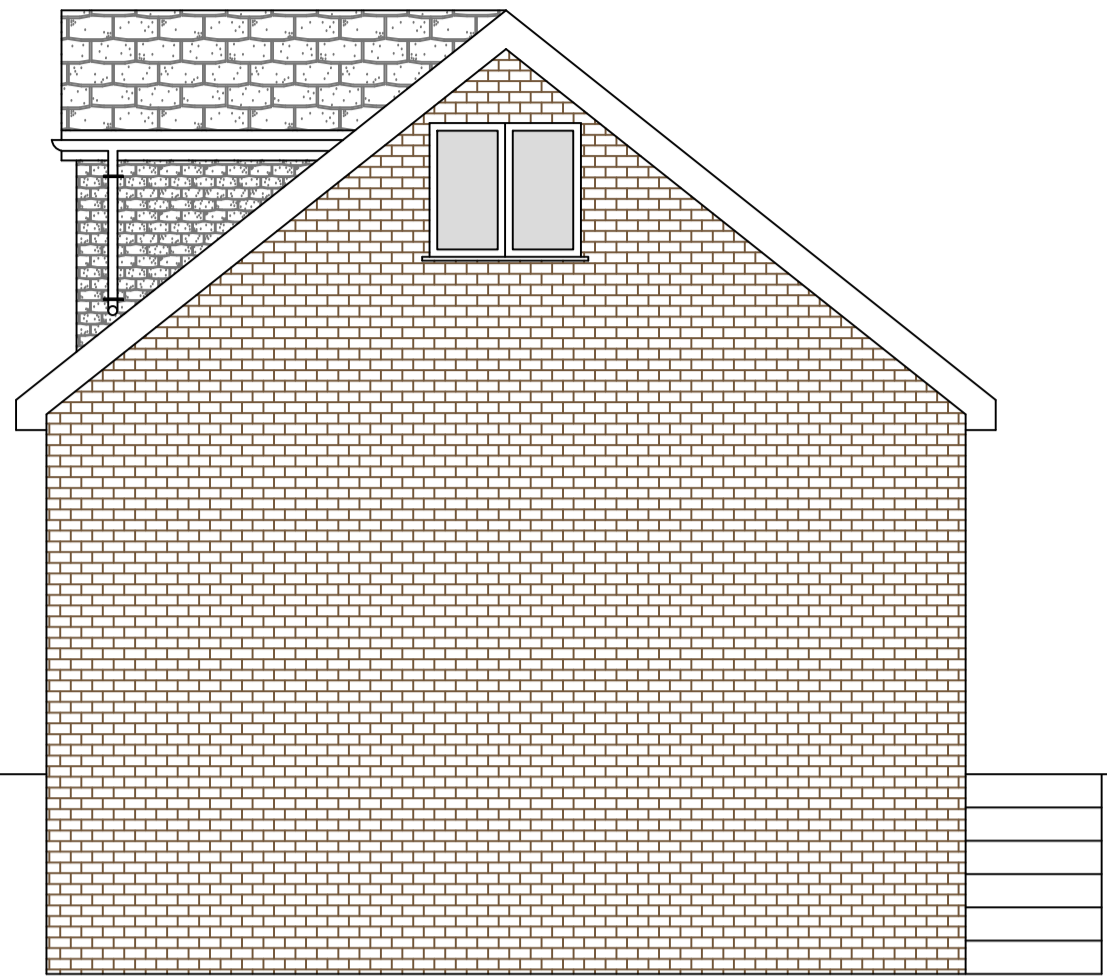
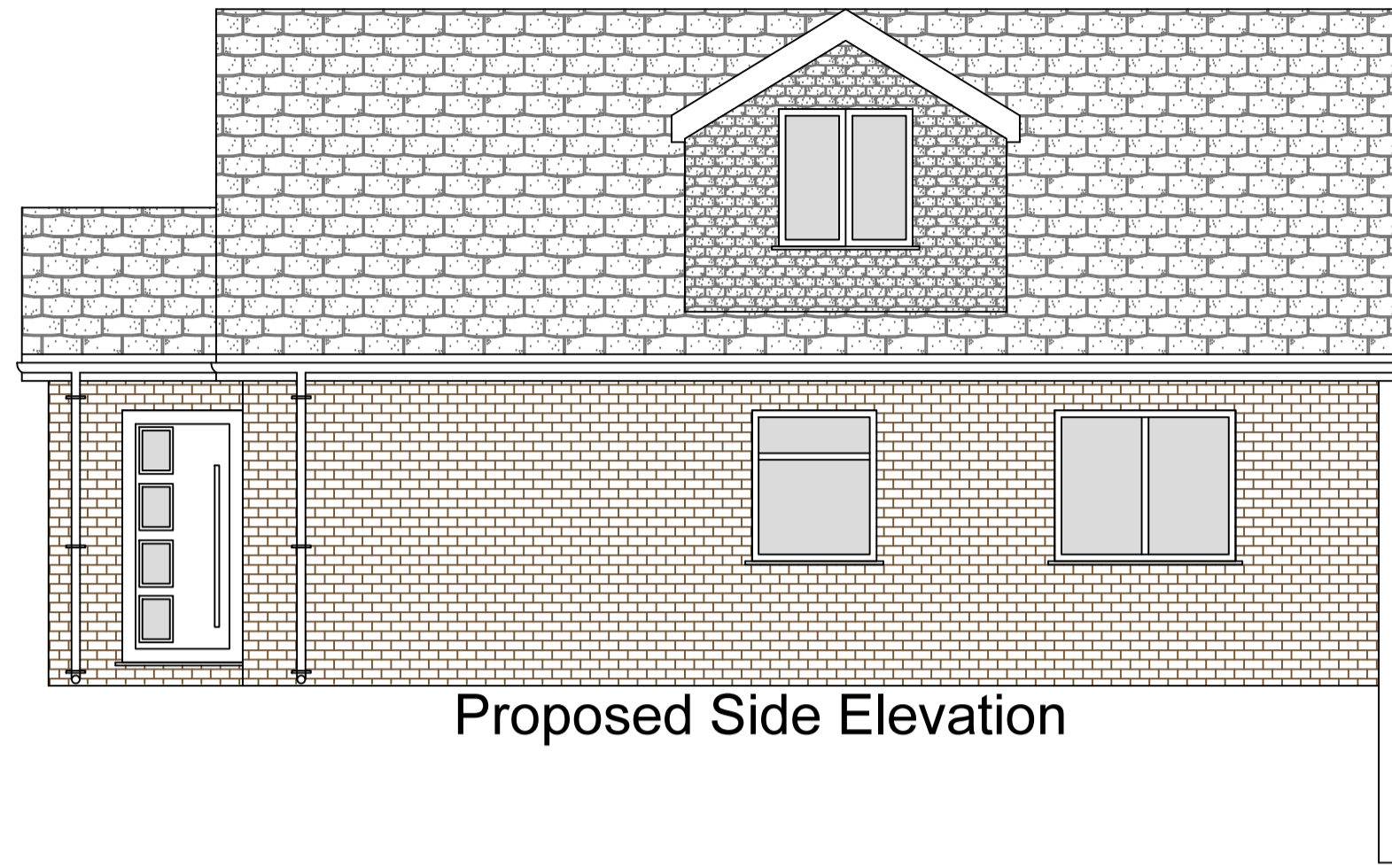


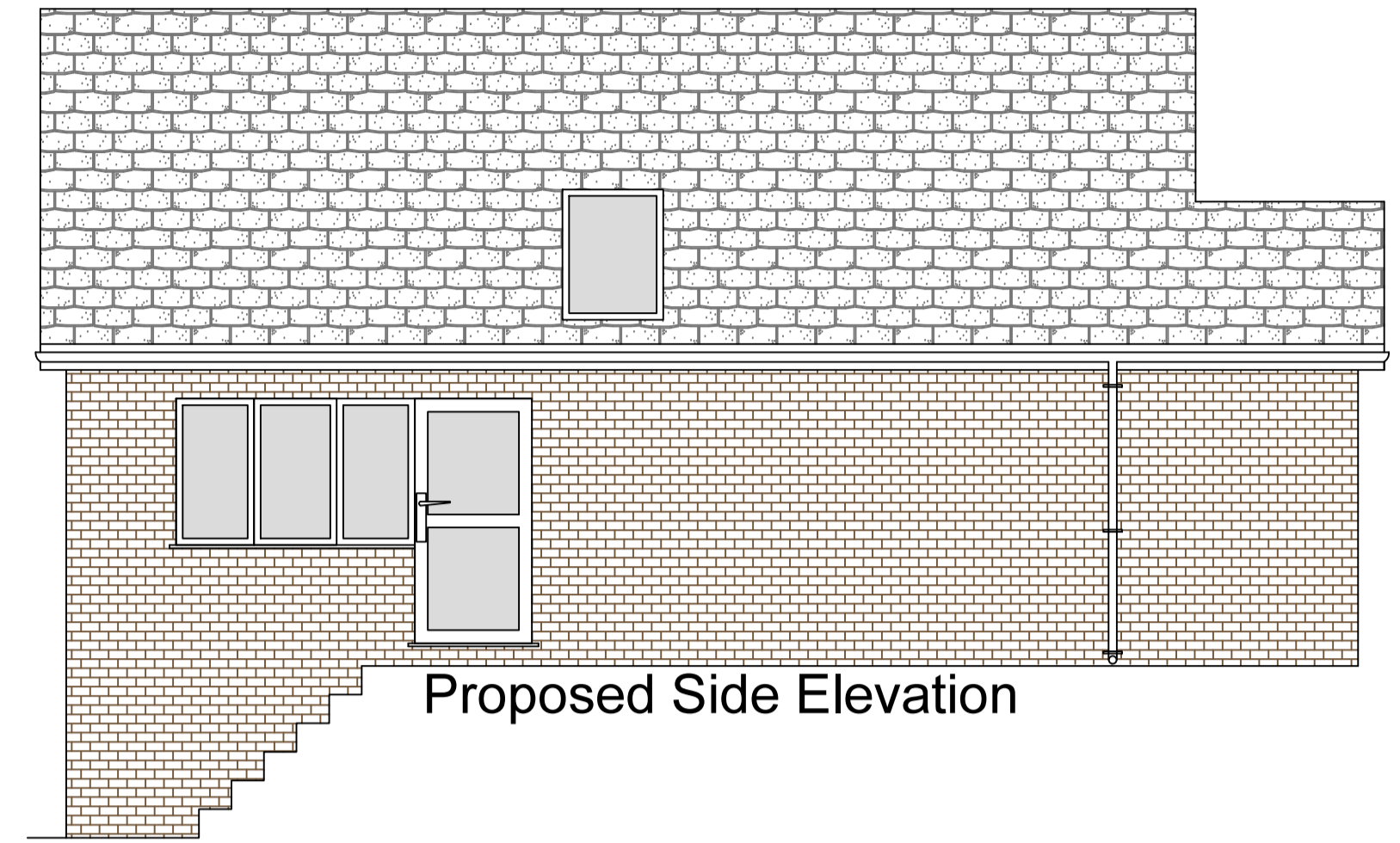
Proposed Front Elevation



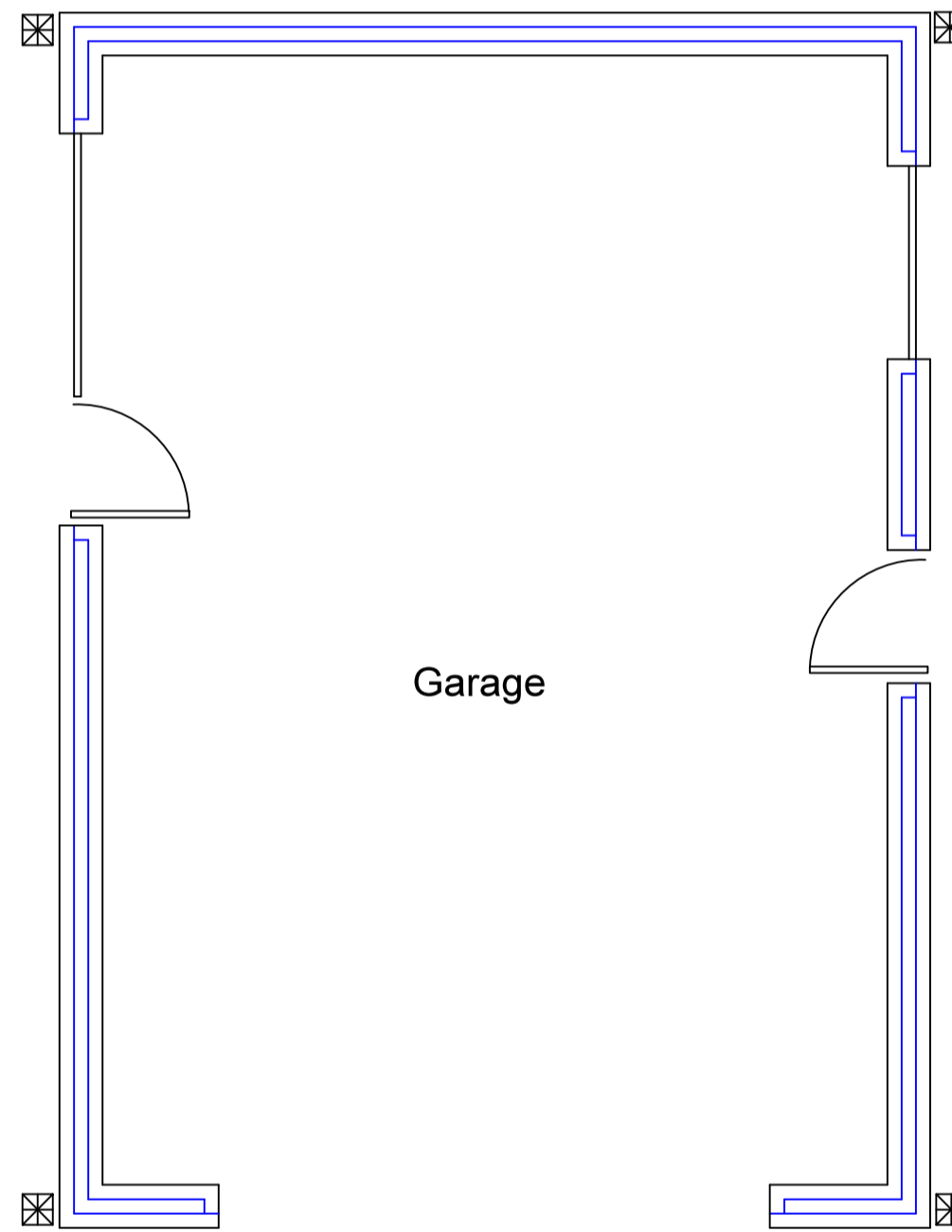
Proposed Rear Elevation



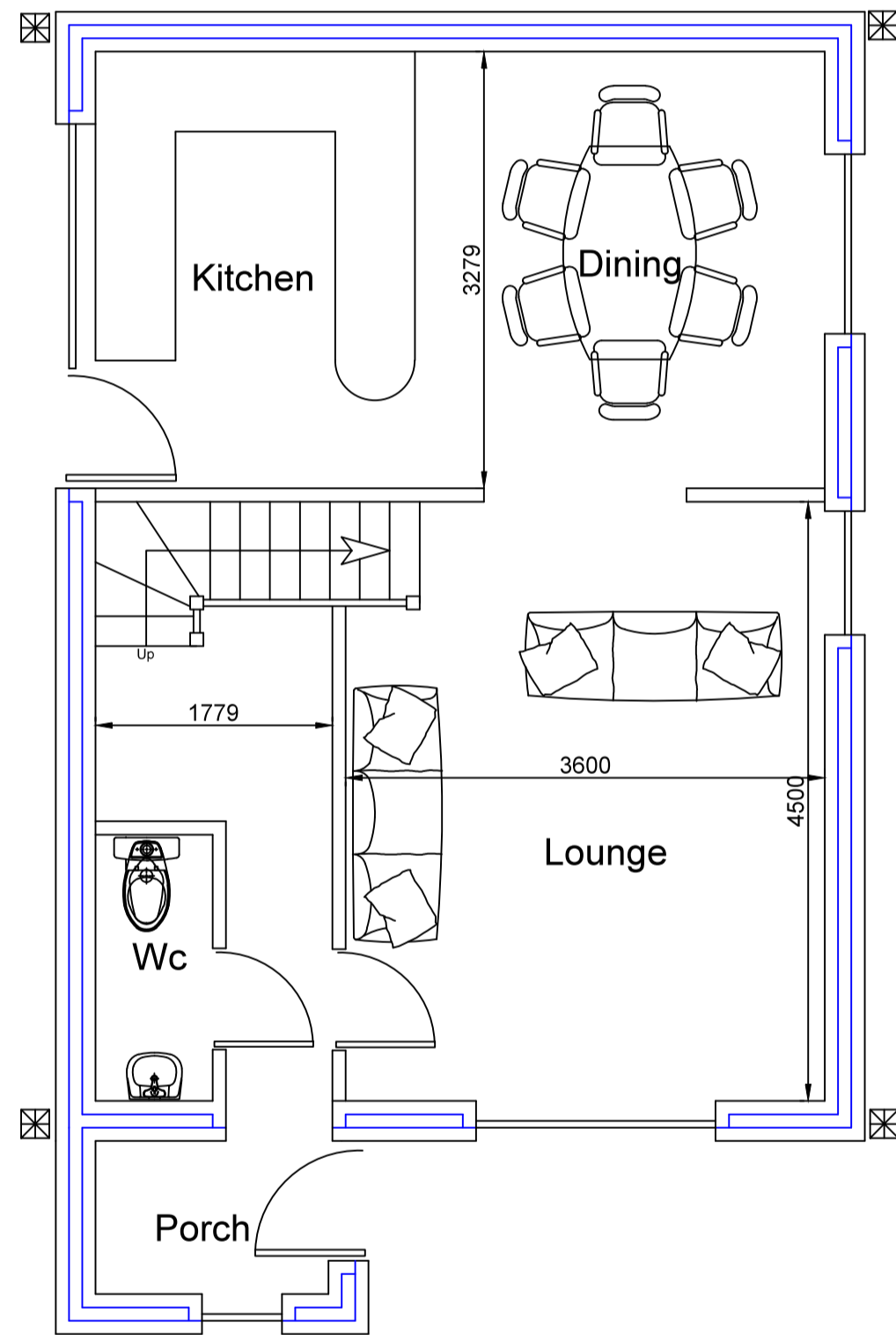
Proposed Side Elevation



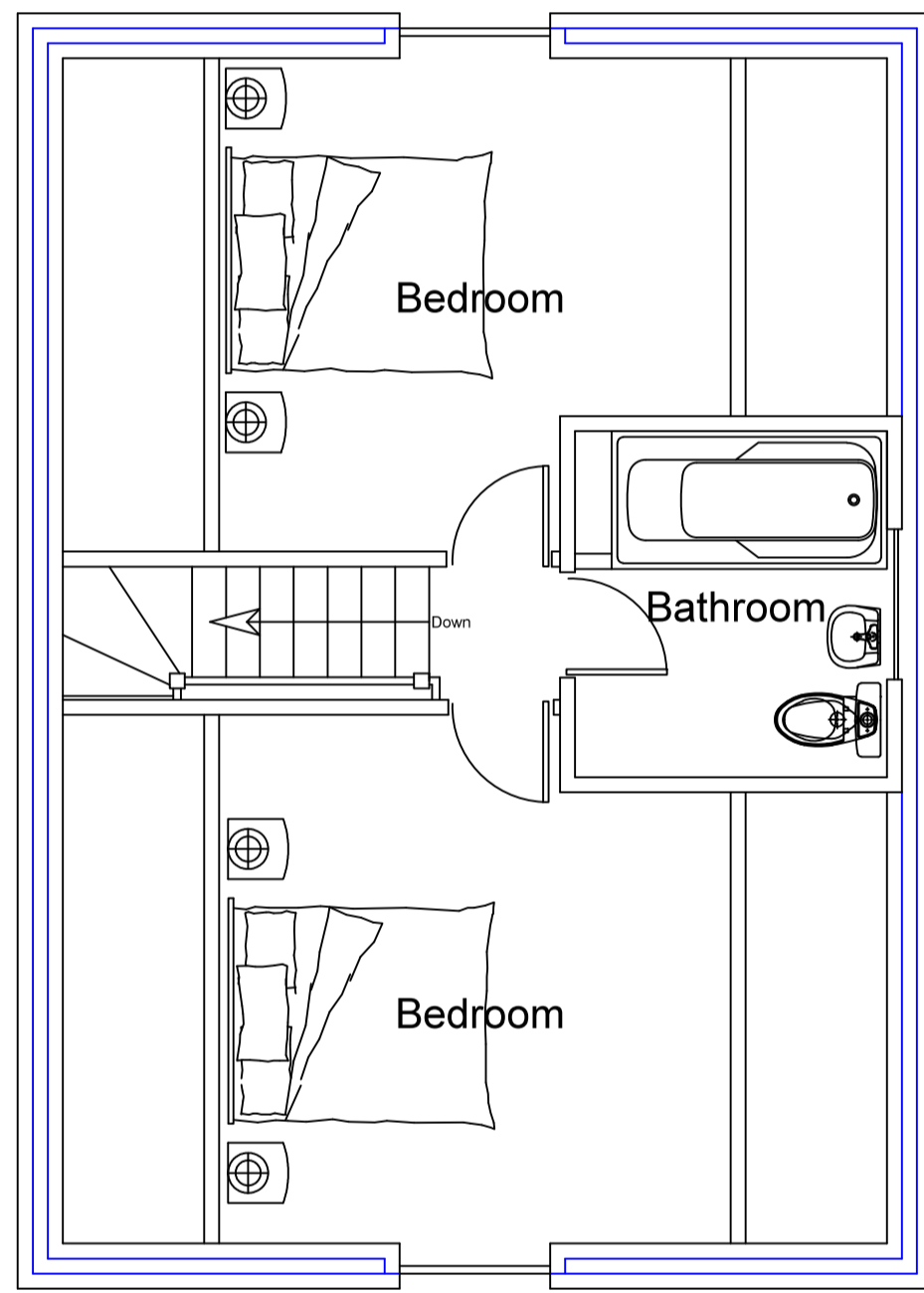
Proposed Side Elevation



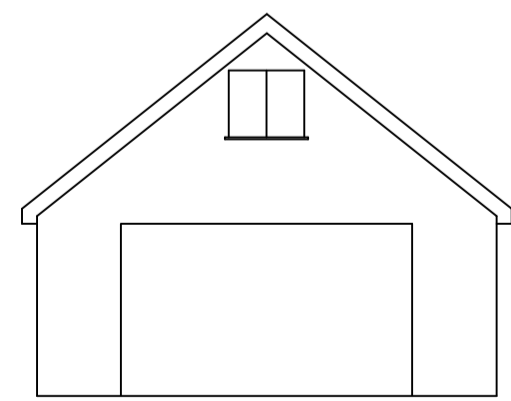
Existing Ground Floor Layout



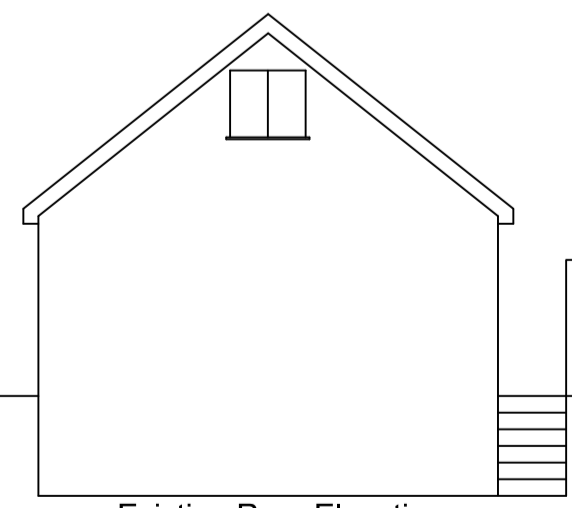
Proposed Ground Floor Layout



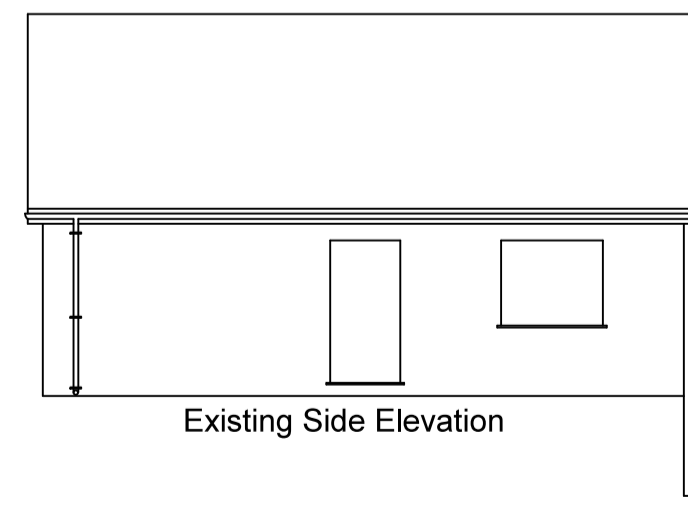
Proposed Ground Floor Layout



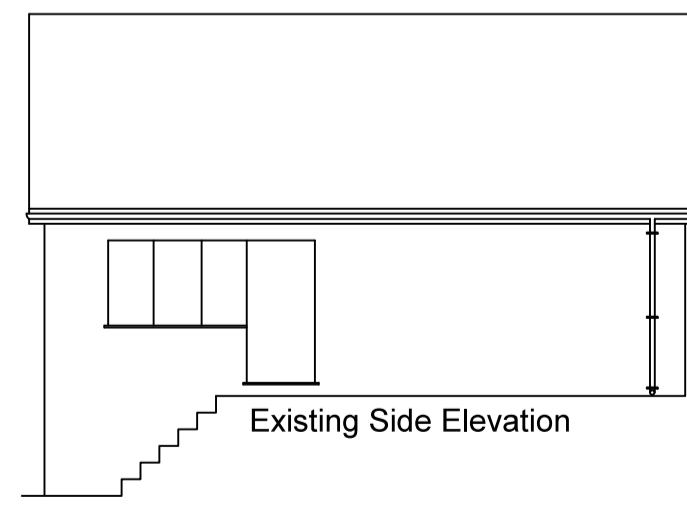
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

delete as necessary
 form extension as shown
 windows to be double glazed with Pilkington K,E glass with min 16mm air gap between glazing. Trickle vents fitted giving min 8000mm² openers min 25th opening lights.
 Windows to be quality C or better window and door openings to have draught seals fitted.
 All glazing to windows within 800mm of floor & 1.5m in doors & side panels to be fitted with safety glass
 stainless steel cavity ties at 750 mm/c horizontal and 450mm/c vertical and to each block course at reveals.
 tooth bond walls to existing, cavities to be continuous.
 secure roof timbers to wall plates bolted to existing wall.
 all new drainage to be 100mm supersleeve laid at 1:40 falls.
 drainage passing under extensions to be protected to satisfaction of L.A provide lintol support when passing through walls.
 provide cavity tray and lead flashing at junction with roof and house wall.
 rainwater via 100mm gutter and 63mm downspout to new/existing gulleys.
 vertical and horizontal dpc's to all new openings.
 internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm² & infilled with rockwool insulation
 existing foundations/lintols to be exposed to determine suitability insulated catnic lintols over all new openings.
 30*5mm mild steel straps secured to trusses/ joists/rafters and ceiling spars at max 2m/c turned down cavity/wall and built in.
 provide min 12.5mm gap between wall and fascia to ventilate pitched roof space.
 encase rs's in 12.5mm fireline boards
 if boiler is to be replaced it must be a type A or type B condensing boiler. And be installed by a CORGI registered installer.
 Cavities to be closed with Thermabate cavity closers
 1 in 4 light fittings in new rooms to be energy efficient.
 Provide TRV's to all new radiators.
 No beams to be ordered or work commenced on site until calculations have been checked by building control and a full approval issued.
 this drawing is to be used only for planning/building regulation submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
 all work to be carried out to satisfaction of local authority.
 prior to commencement of work on site principal contractor/building owner to produce a method statement with regard to safety of occupiers/ employees during building operations builder to allow for safe support of existing/new structure during contract.

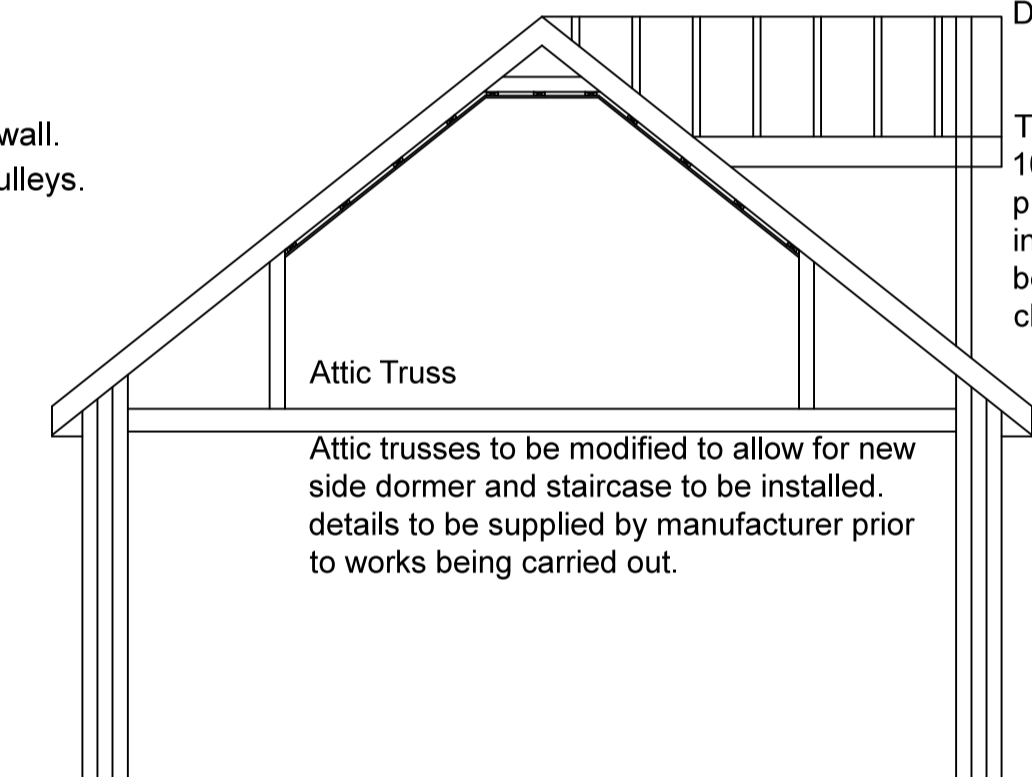
All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

ROOF

Tiles on softwood battens breathable membrane with min 10mm drupe on 100x50 rafters & ceiling spars at 400mm c/c 100x25mm hanger 100x50mm runner plasterboard & skim finish max span for ceiling joists 1.8m 100 insulation between spars 170mm over

DORMER SIDES

Tiles on sarking felt on exterior ply on 100x50 stud frame at 450 c/c vapour barrier plasterboard & skim finish 100mm Kingspan insulation between studs. 175x100 header beam 9.5mm master board behind tiles to cheek on boundary



Attic Truss

Attic trusses to be modified to allow for new side dormer and staircase to be installed. details to be supplied by manufacturer prior to works being carried out.

Proposed Change of use from detached garage to dwelling at :

**7 Vincent Court
 Blackburn
 Lancashire
 BB2 4LD**

CLIENT:	PCE Designs
CONTRACT No:	PCE-Entwistle-October-17
DATE:	4th October 2017
SCALE:	1:50, 1:100 @ A1
DWG No:	PCE-Entwistle-October-17-Planning
L.A:	Blackburn With Darwen Borough Council
AMENDMENTS:	DATE:

PCE DESIGNS Ltd

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