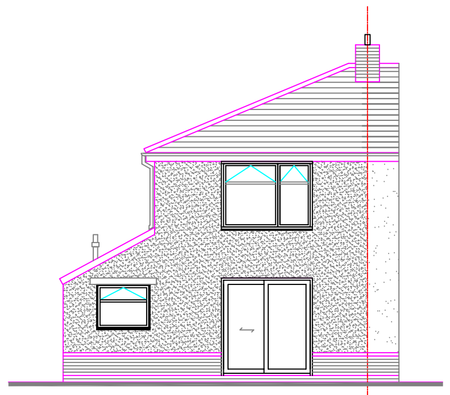
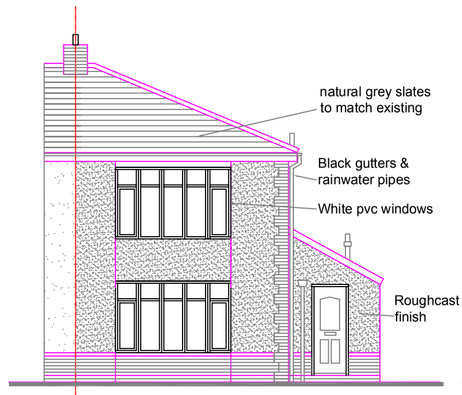
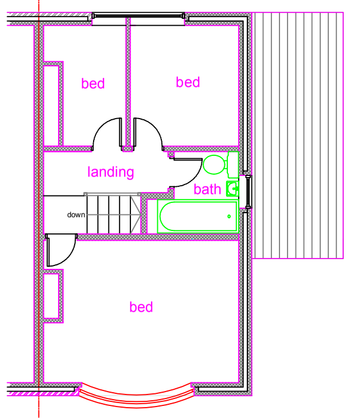


Existing South W Elevation - 1:100

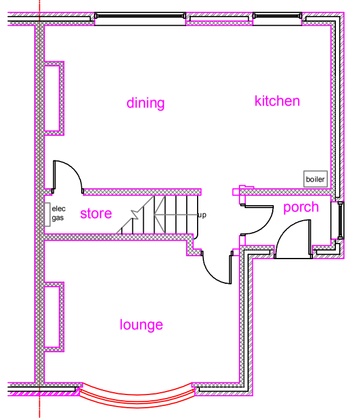


Existing North W Elevation - 1:100

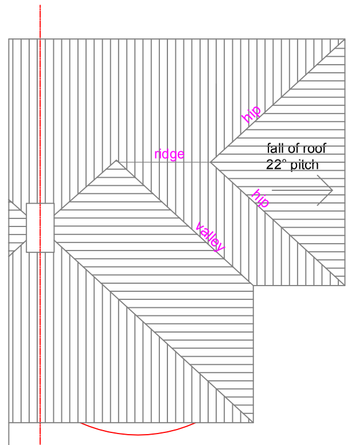
Existing South E Elevation - 1:100



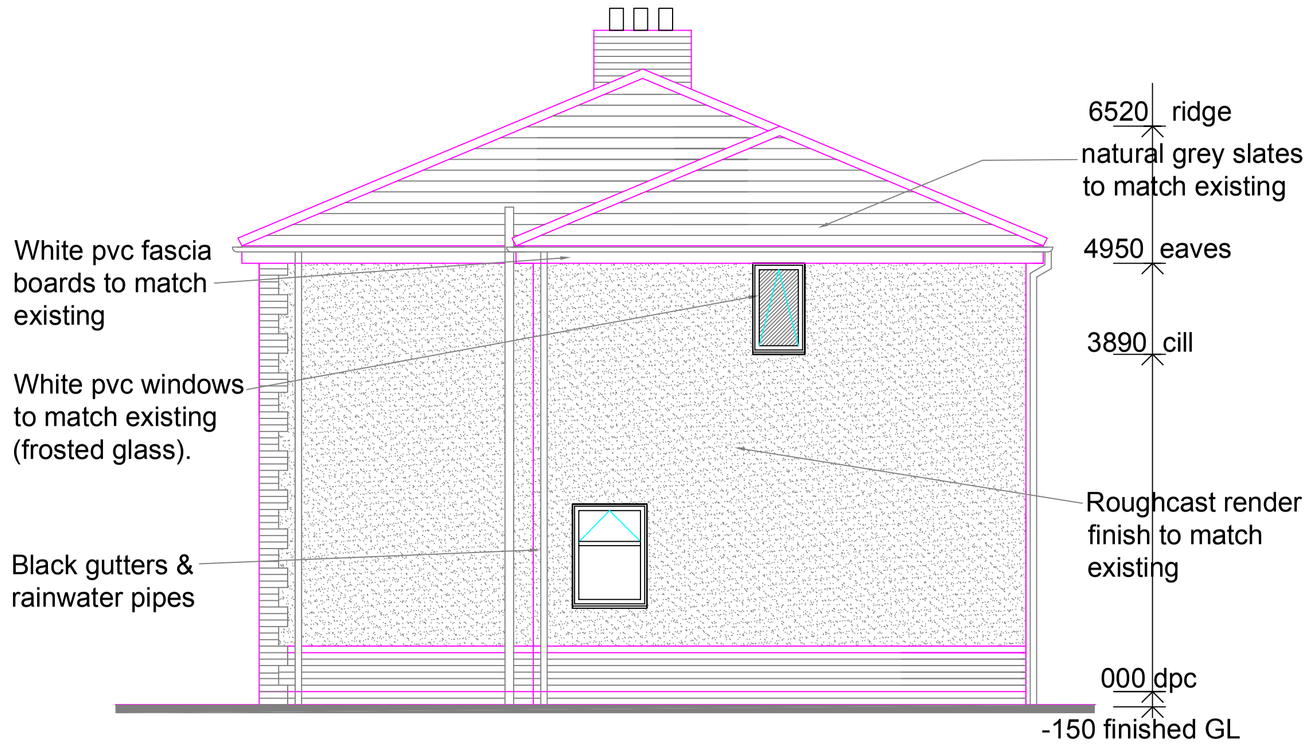
Existing First Floor - 1:100



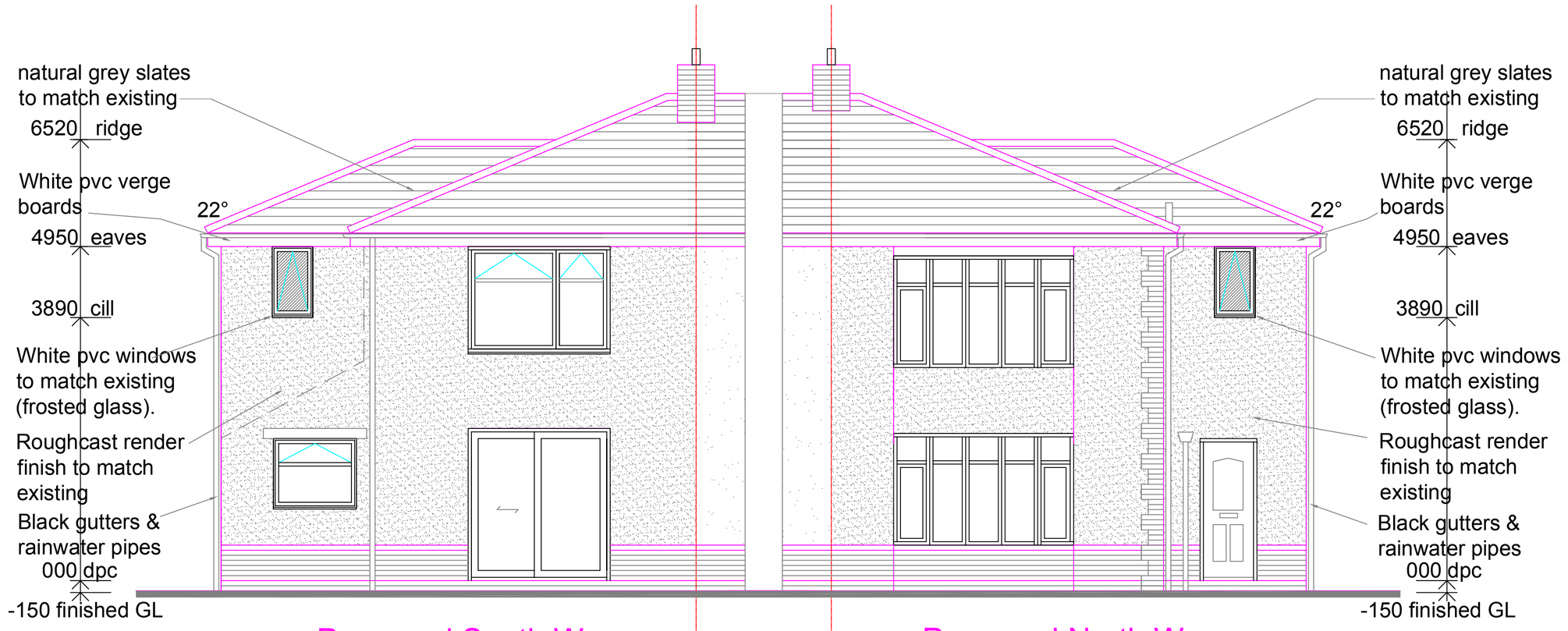
Existing Ground Floor - 1:100



Proposed Roof Plan - 1:100

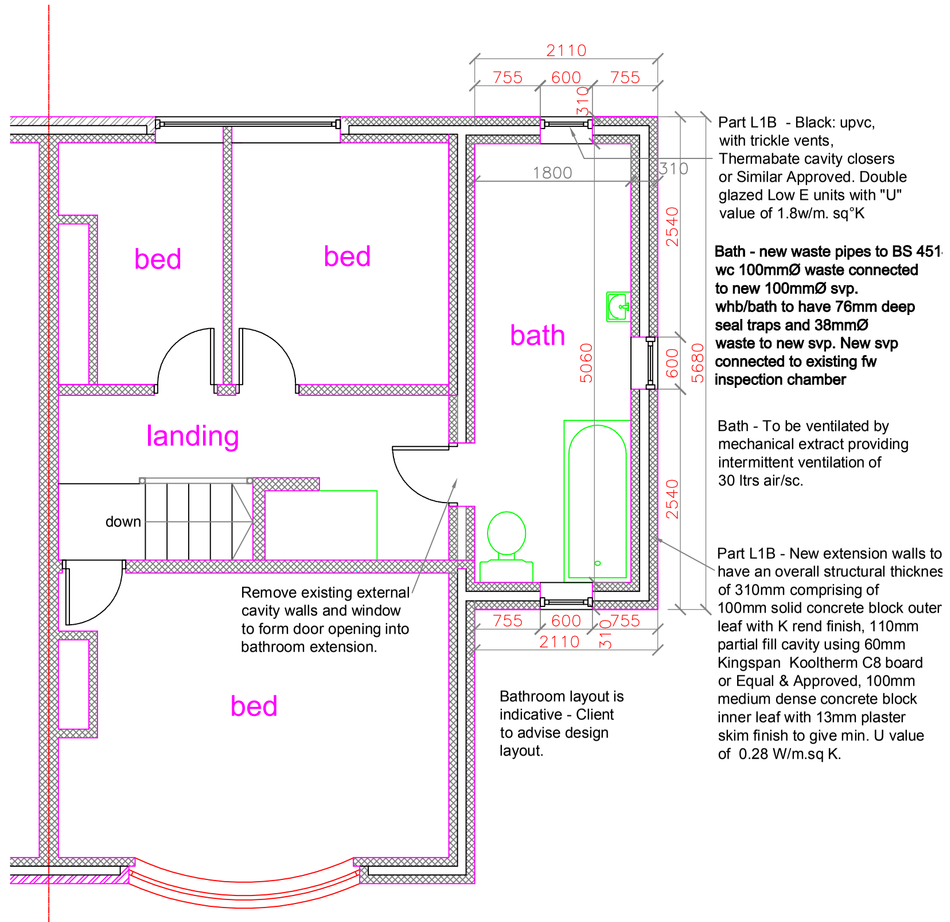


Proposed South E Elevation - 1:100



Proposed South W Elevation - 1:100

Proposed North W Elevation - 1:100



Proposed First Floor Plan - 1:100

CONSTRUCTION NOTES
All sizes and dimensions to be checked on site prior to work commencing. All workmanship and materials to comply with Building Regulations, British Standards and Code of Practice. All materials to be fixed, applied or mixed in accordance with British Standards, manufacturers instructions or specification. The Contractor will take into account everything necessary for the proper execution of works to the satisfaction of the Building Inspector.

WALLS BELOW D.P.C.
Approved foundation grade trenchblock /blockwork. Horizontal D.P.C. to B.S. 743 to all walls to be positioned a min. 150mm above finished ground level.

EXTERNAL WALLS - to comply with AD L1B
New extension walls to have an overall structural thickness of 310mm comprising of 100mm solid concrete outer leaf with render finish to match existing, 110mm partial fill cavity using 60mm Kingspan Kooltherm C8 board or Equal & Approved, 100 dense concrete block inner leaf with 13mm plaster skim finish to give min. U value of 0.28 W/m.sq K.

Provide stainless steel ties to B.S. 1243 every 750mm horizontally and every 450mm vertically set in a diamond pattern to give min. 5no. ties/msq. Additional ties at 300mm c/c vertically adjacent to openings. All cavities to be closed at jambs, cills and eaves incorporating a proprietary thermal D.P.C.

Part L1B - White: upvc windows, with trickle vents,Thermabate cavity closers or Similar Approved Double glazed Low E units with "U" value of 1.8w/m. sq"K. Glass to be frosted.

LINTELS
Suitable combined or boxed lintels to all load bearing walls to have a min. end bearing of 150mm. External lintels to be insulated and to have p.v.c. cavity trays over and weep holes every 4th perpend.

RAINWATER GOODS
110mm dia. P.V.C.u. half round or deep flow gutters with 68mm dia. P.V.C.u. rainwater pipes into roddable back inlet gully.

DRAINAGE - to comply with AD H1/H3
All new SW/FW drains to be 100mm dia. Hepworth Supersleeve drains installed to manufacturers instructions with a minimum fall of 1:60 connected to existing drains, laid to satisfaction of the Building Inspector. Any existing drains under proposed extension to be encased in 150mm concrete. Provide concrete lintels to walls over drainage run. Line of drainage runs are only assumed or approximate and must be correctly located on site prior to work commencing.

PART P - ELECTRICAL NOTES
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed,installed,inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 Electrical Certificate to be issued for the work by a person competent to do so.

THIS DRAWING TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE. FOR CLARIFICATION OR QUERIES CONTACT THE DESIGNER.

House Holder Planning Application

All materials type, colour and texture to match existing and to Local Authority Approval.

REVISIONS

REV P2 ROOF DESIGN AMENDED FOR PLANNING APPROVAL EA 26/03/18
REV P1 SUBMITTED FOR PLANNING APPROVAL EA 15/02/18

CLIENT & PROJECT

Mr M.Pilkington
163 Sandy Lane
Blackburn..
Proposed First Floor Side Extension.

DRAWING TITLE

Existing & Proposed Plans & Elevations.

DRAWN ERA	REVISIONS		DRAWING No.
DATE 25/02/2018	P1 P2		AR/001
SCALE 1:100 @ A1			