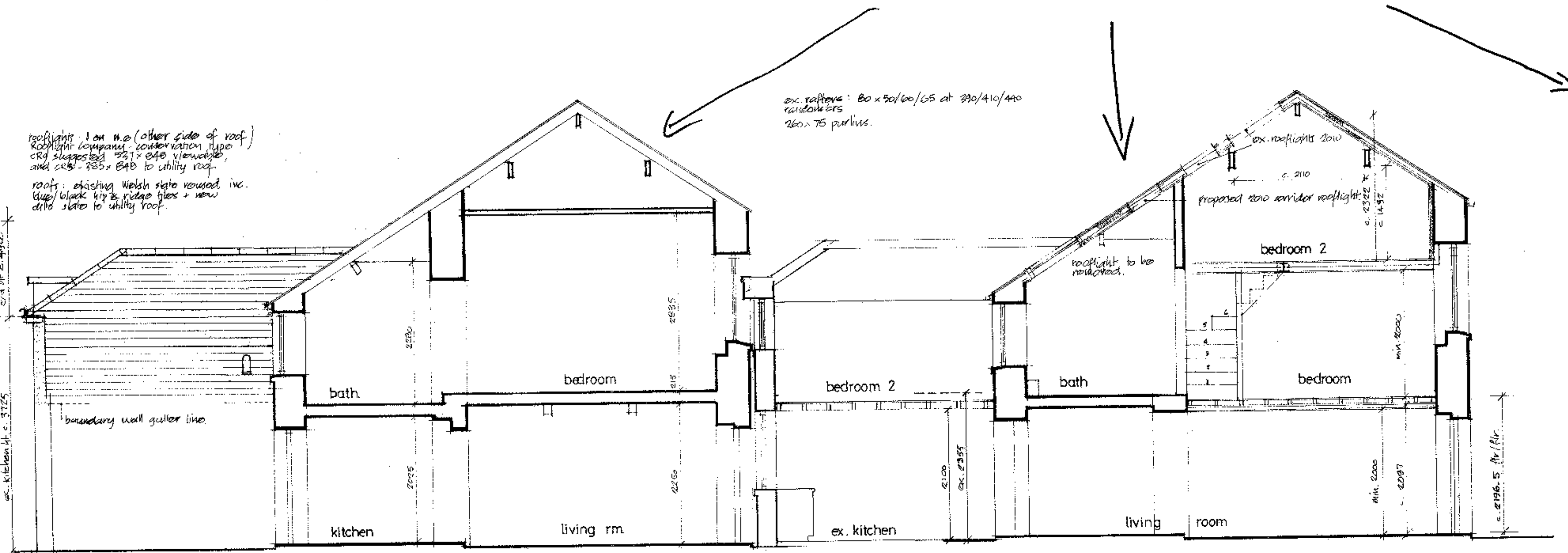
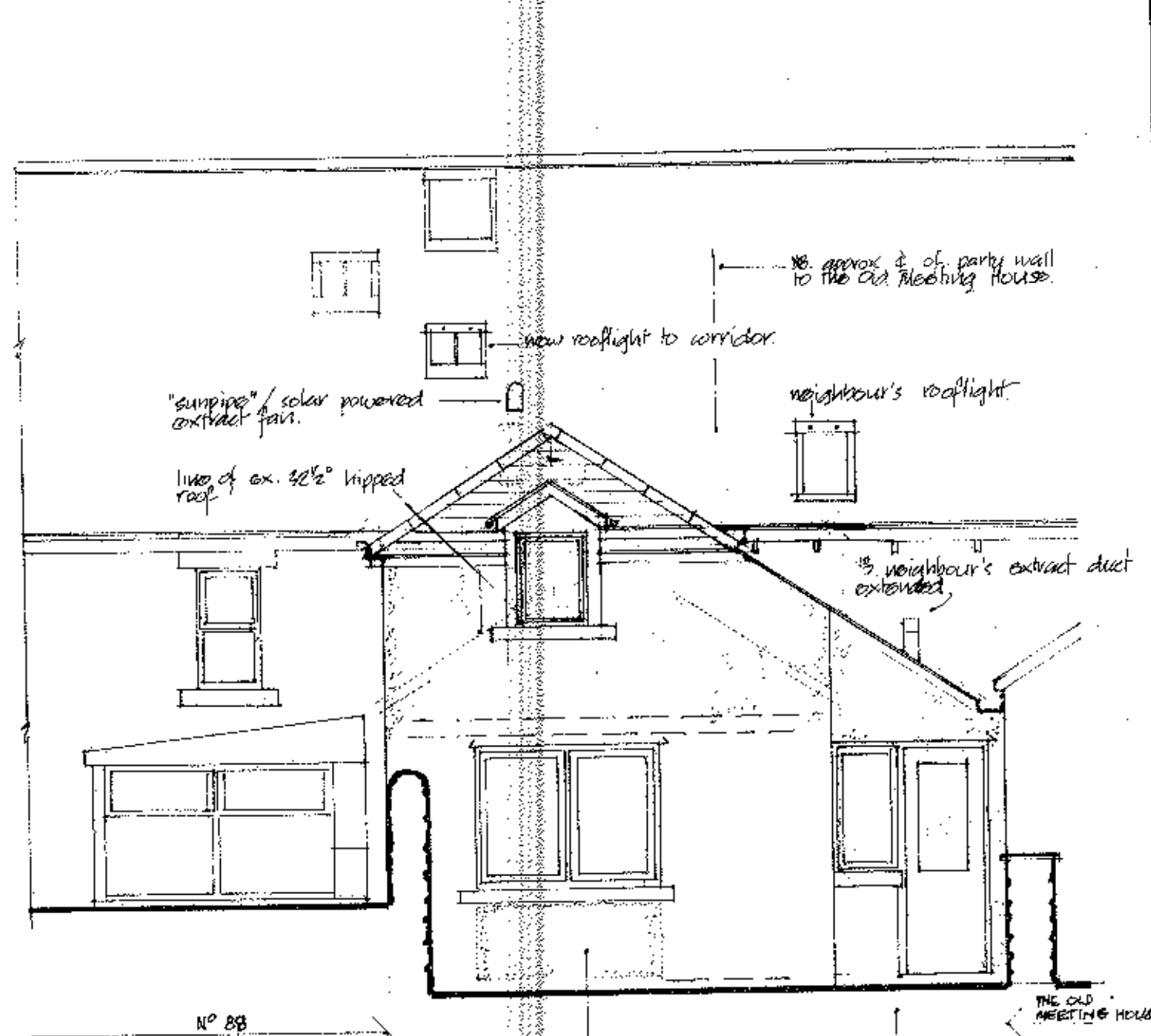


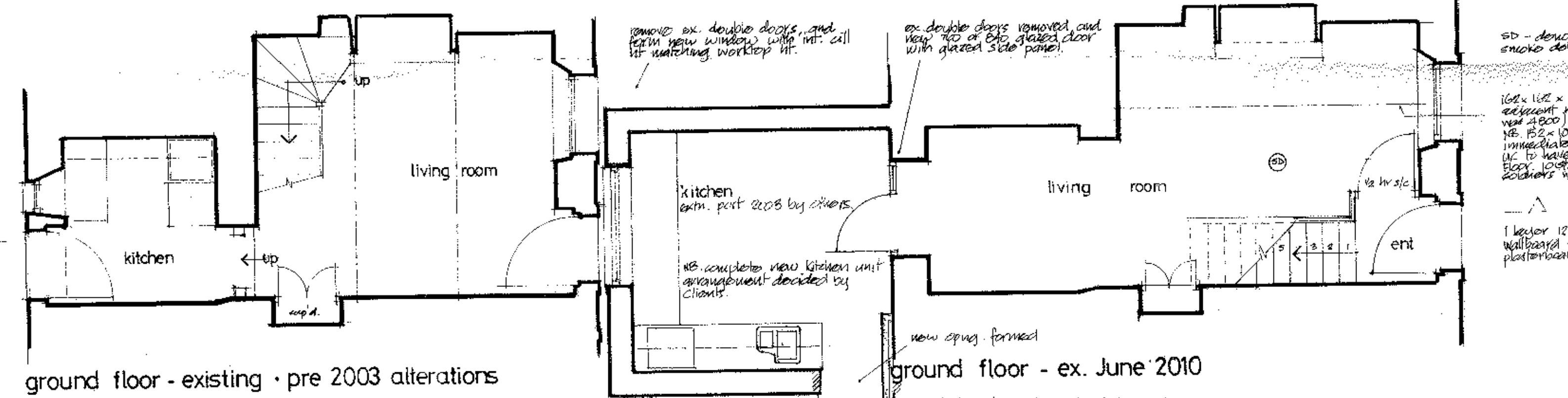
SCHEME REFUSED UNDER 3/2010/0554



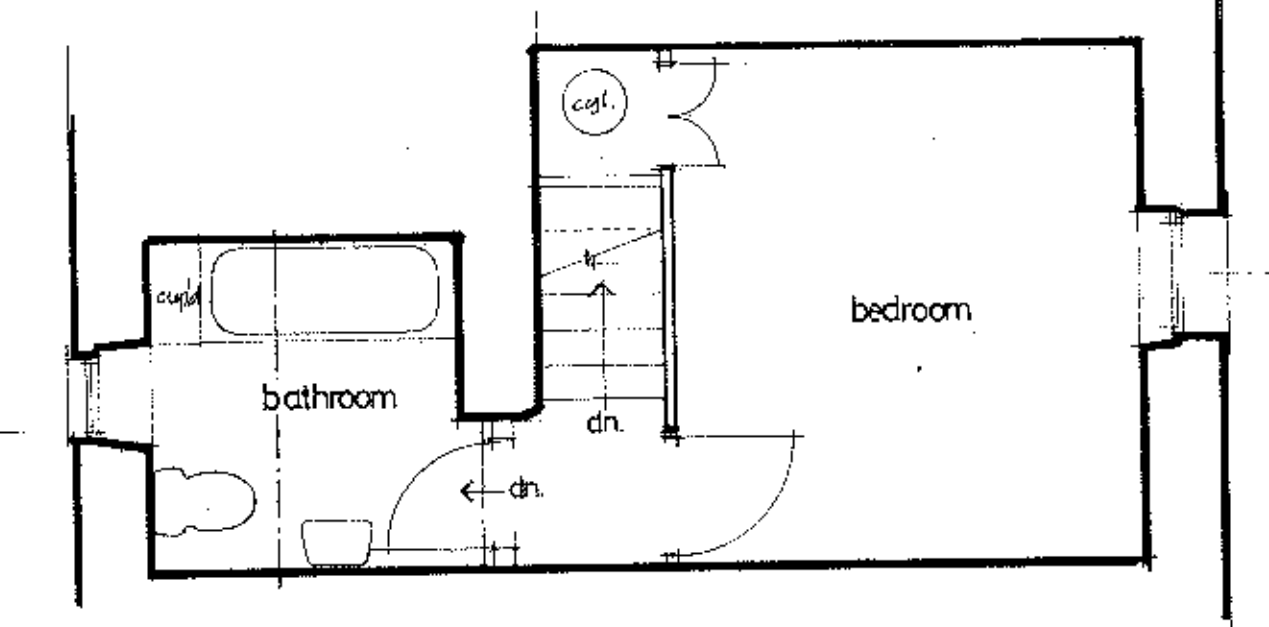
s.w. elev. proposed 2010 extr. section a-a existing 2003 extr. elevation 2010 prop. f. flr. bedrm. extr. section a-a 2003



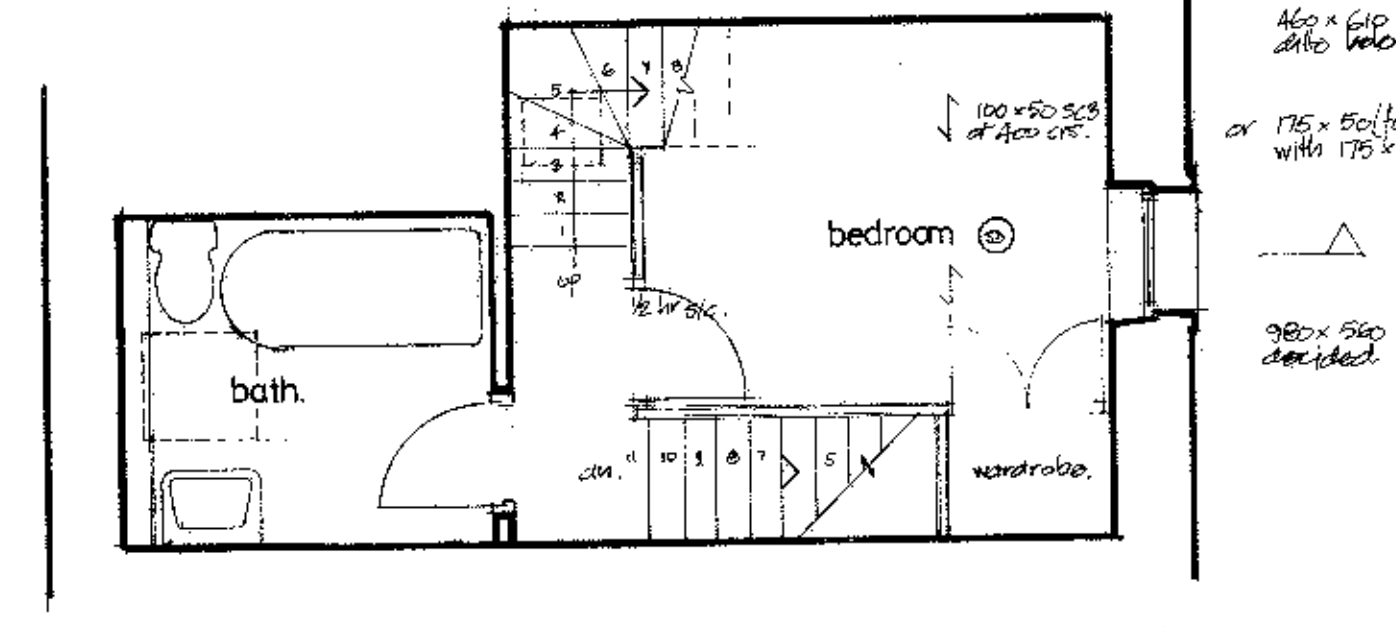
north east/rear elevation existing double 'hutch' doors removed, and new window formed. dormer window shown with 2000 R/cill level - clients to decide final H.



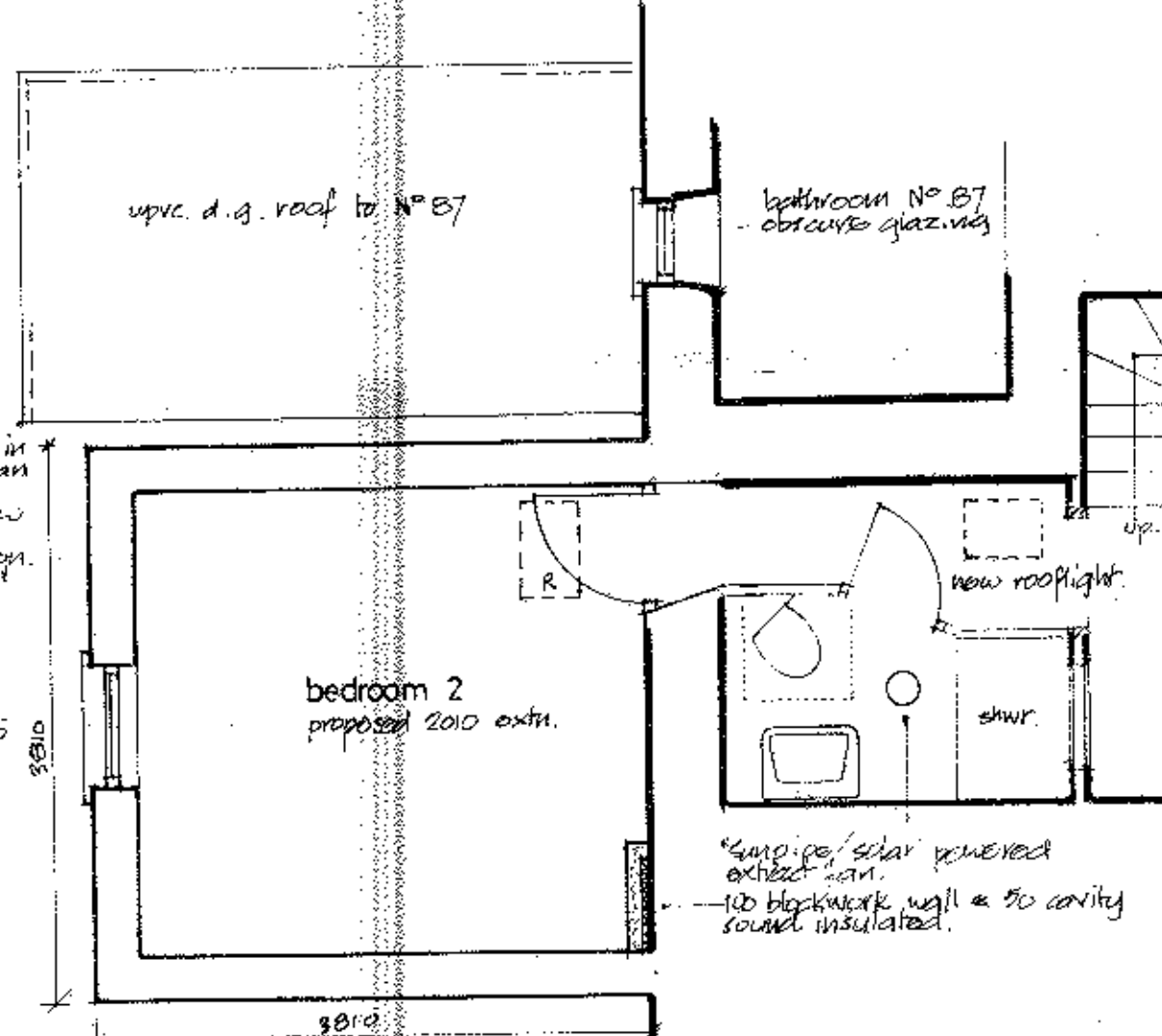
ground floor - existing pre 2003 alterations ground floor - ex. June 2010



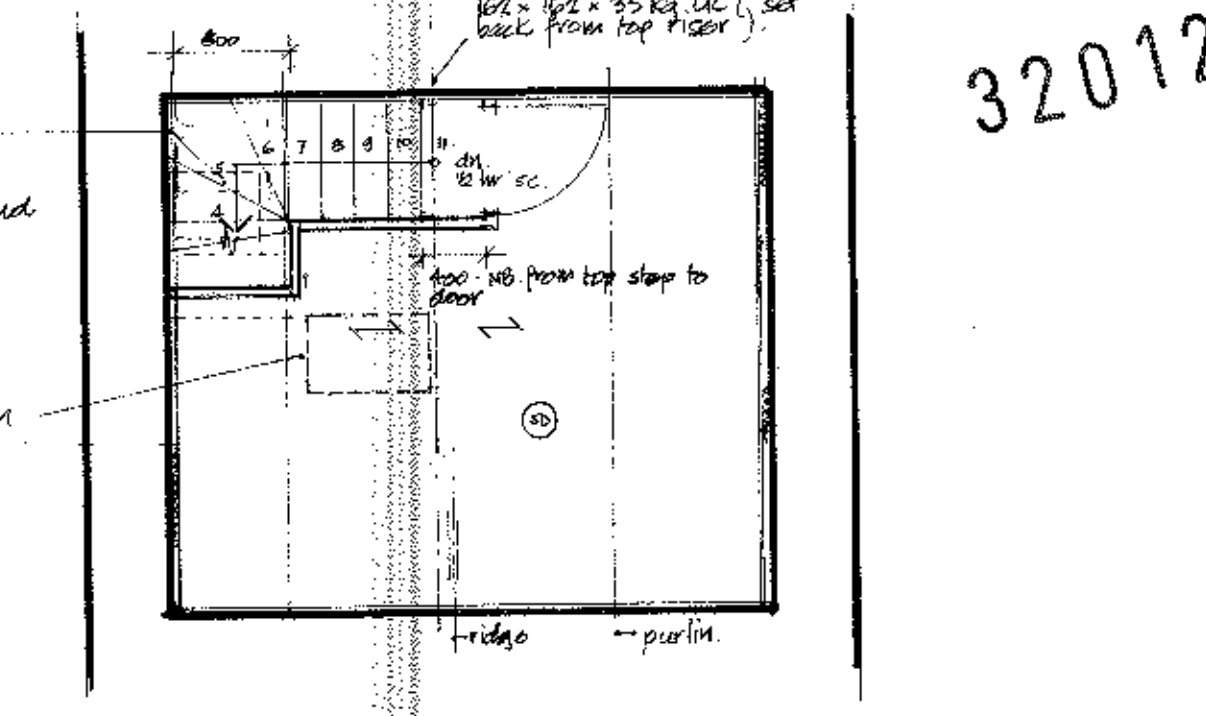
first floor - existing - pre 2003



first floor - existing June 2010



first floor - proposed extension - 2010



roofspace conversion 2003

notes

NB: new kitchen extension in rear yard, new staircase, new bathroom, fitting of rooflight, etc. etc. have already been granted Building Regulation approval - and are not indicated on this drawing.

existing staircase, first floor (backpack) & ceiling all removed, and timbers retained for possible reuse.

new first floor indicated usual with bathroom floor to be with either 175 x 50 sbs joists at 400 c/c or with principal timber beam 225 x 150 or 102 x 102 with 100 x 50 sbs joist at 400 c/c, as shown on plan.

floor finish - either 22mm flooring grade chipboard, or 18 x 18 hopped, and with 12.5mm plasterboard & vertical beam 100 mm x 100 mm. NB: to achieve 52dB sound reduction to 2nd flr. See July 2003 R/c to confirm, as agreed with J. Holden's Revs.

roofspace floor - generally of 18mm gyp & 22mm plasterboard and including timber trimmers to staircases.

stairs - minimum 800 wide with 220 risers and tread to max/min in softwood constr. NB: 22mm floor finish to be open below and sbs/joist/rafters/beam 220 to achieve 12.5 hr fire resistance to 12.5 m ceiling. Plasterboard or 2 layers of 12.5 m ceiling.

stud partitions - 75 x 50 softwood studs at max. 600 vertical c/c and 1200 horizontal, and with double sole plate and with 12.5 m gyp & 22mm plasterboard. NB: to achieve 25 hr fire resistance to 12.5 m ceiling. Plasterboard or 2 layers of 12.5 m ceiling. Plasterboard or 2 layers of 12.5 m ceiling.

doors - 1800 x 700 - type chosen by client and to be 1/2 hr self-closing with intumescent strip & holds.

roofspace/bathroom - remove ex. slates & batten & place cement board, no underfelt. NB: inspect ex. roof timbers over roofspace and remove rotten with minimum 200 x 200 batten / clean treat ex. ridge & purline.

reflex ex. Welsh slates with aluminium alloy or epoxy resin (apply not recommended) to new 22 x 25 sbs/joist/rafters/beam 220 over Klober. NB: for high performance vapour permeable (polyurethane or similar approved) with min. 200 mm gap below with 100mm batten to support and including 12.5 m gyp & 22mm plasterboard over ex. rafters with 60 mm ceiling board R/c at 200 c/c to form minimum 12.5 m ceiling. NB: to achieve 25 hr fire resistance to 12.5 m ceiling. Plasterboard or 2 layers of 12.5 m ceiling. Plasterboard or 2 layers of 12.5 m ceiling.

NB: roof insulation must be continuous with wall insulation.

Rooflights: Value 'conservation' type eg. SVT 154/2001 side light (900 x 200) to roofspace between No 9 & 9A. NB: to be installed in 12.5 m gyp & 22mm plasterboard. NB: 460 x 610 x 220 x 220 rooflights must be flush with roof as type 154. NB: to be installed in 12.5 m gyp & 22mm plasterboard. NB: to be installed in 12.5 m gyp & 22mm plasterboard.

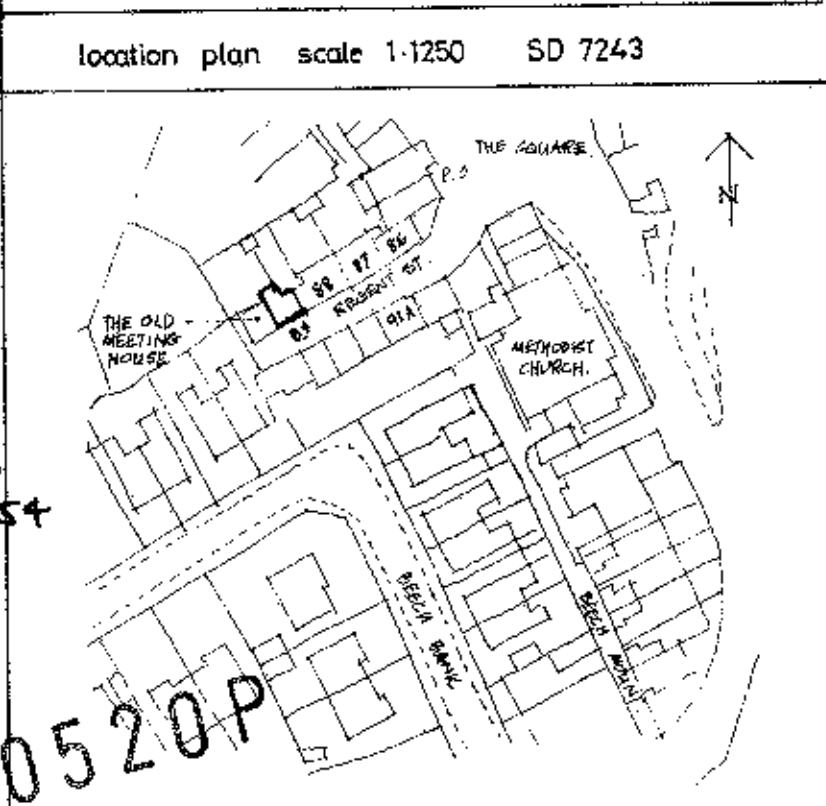
location of rooflights determined by ex. rafter locations and client.

walls - 12.5 m gyp & 22mm plasterboard to be used/retained to achieve U = 0.25 W/m²K.

eg. 75 x 50 reinforced softwood studs with 75mm mineral wool insulation. NB: to be installed in 12.5 m gyp & 22mm plasterboard. NB: to be installed in 12.5 m gyp & 22mm plasterboard.

other party walls either double gyp in situ/insulated with 12.5 m gyp & 22mm plasterboard, or dry lined with SA 2010. NB: to be installed in 12.5 m gyp & 22mm plasterboard.

June 2010 - this original drawing updated to show new rear kitchen area, new bathroom and bedroom over kitchen, and bathroom alterations.



Project
PROPOSED FIRST FLOOR EXTENSION BEDROOM OVER KITCHEN 89 REGENT STREET, WADDINGTON, CLITHEROE BB7 3JA

Client
MR & MRS A. J. NOBLE

Drawing: WORKING DRNG.

Drawing no: 2003/13/1 Revision: 2010/3/B

Date: SEPT. 2003 Scale: 1:50
JUNE 2010

David W. Newton Dip. Arch. Manc. A.R.I.B.A.
Chartered Architect,
West End Lodge, Edisford Road,
Waddington, Clitheroe BB7 3HU
Tel: 01200 444009