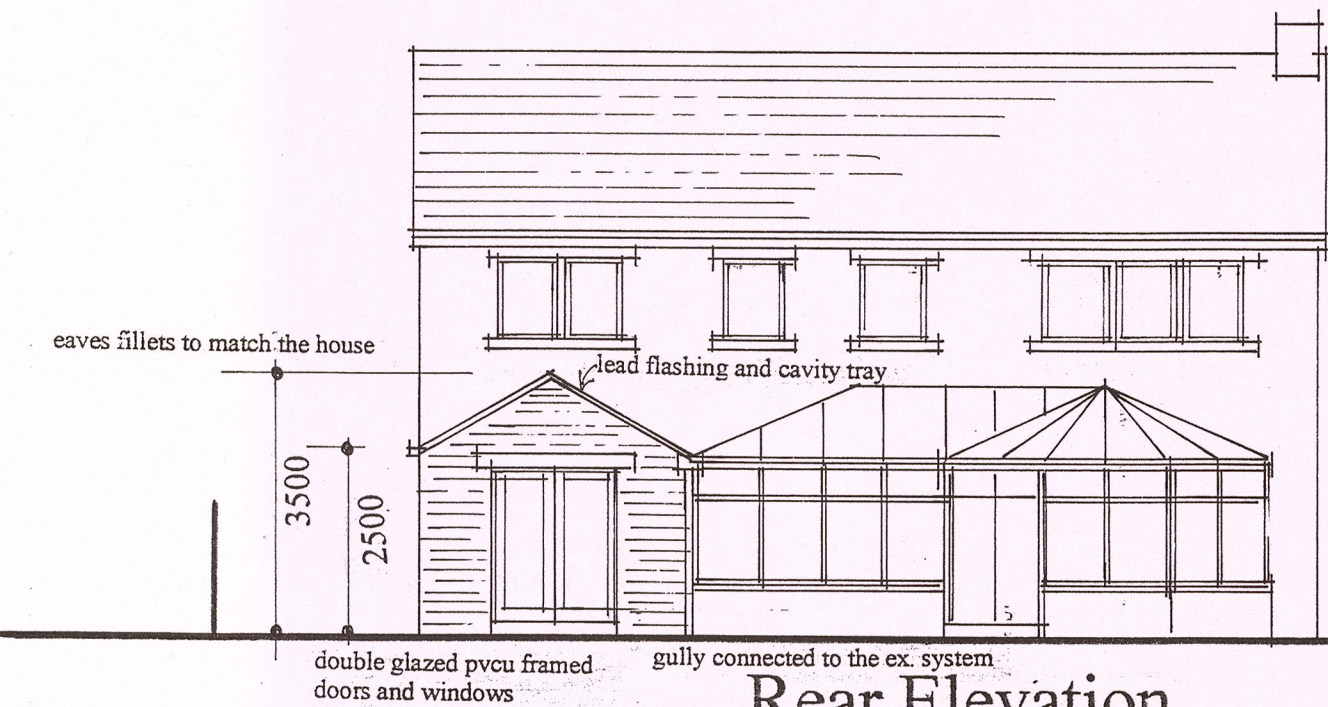


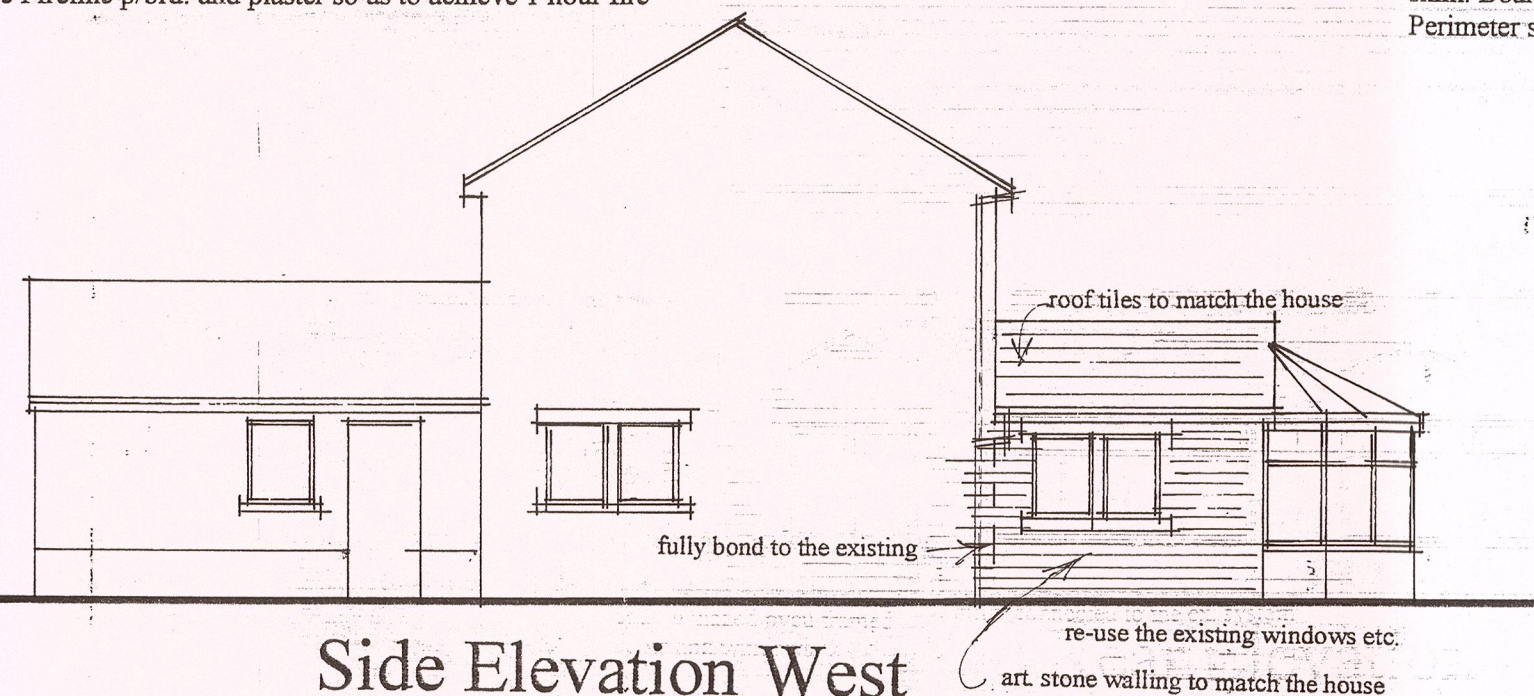
STEEL BEAMS: new steel beams to be to a Structural Engineers design and details, pre-cast concrete bearing pads each end, parallel beams to be bolted together, beams supporting upper floor structures to be encased in 2 layers Gyproc Fireline p/brd. and plaster so as to achieve 1 hour fire resistance.

CEILING: generally all ceilings to be 12.5mm. p/brd. 10kg/sq.m. and skim. Boards fixed at 150mm. crs. Using 40mm. galv. Steel screws. Perimeter support battens to be provided for all board edges.

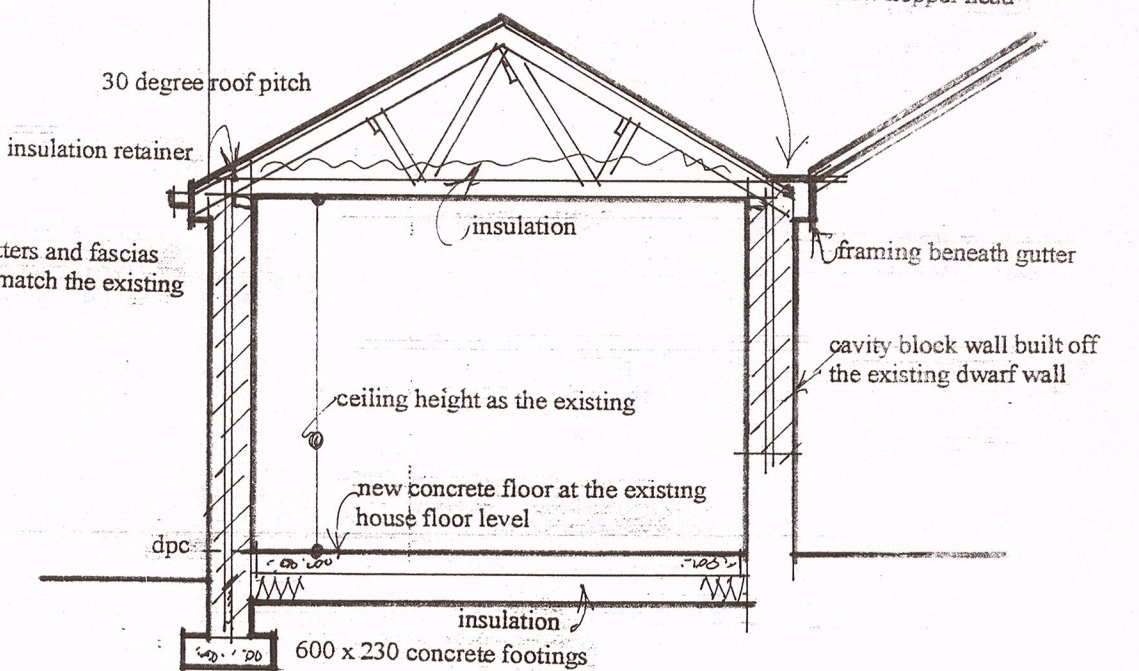
form lead lined internal gutter, 12mm. marine ply on timber framing, to fall to a new hopper head



Rear Elevation



Side Elevation West



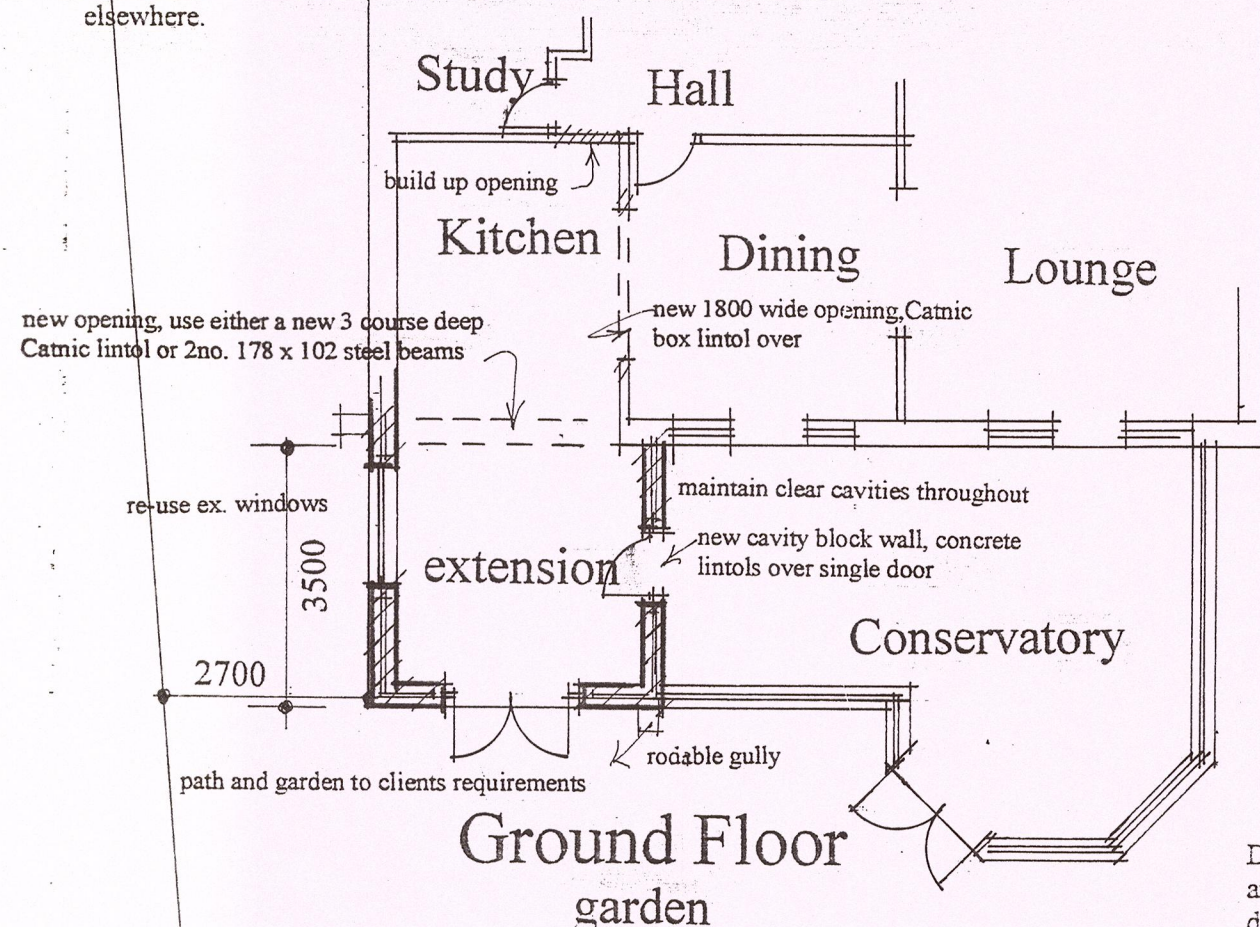
EXTERNAL WALLS ABOVE DPC: art. stone to match the existing, 110mm. cavity and 100mm. concrete blockwork inner leaf. Minimum of 60mm. KINGSPAN insulation on inner side of cavity, fixed using insulation retaining clips, (50mm. clear cavity). Thermal Economics 2L2 cavity closing dpc's or similar to all openings. Stainless Steel wall ties at 750mm. horizontal crs. and 450mm. vertical crs. and staggered. ties at 220mm. crs. vertically at all window and door openings.

FOUNDATIONS: foundations type, design and construction to suit building and site conditions and approved by the Building Inspector. Concrete strip foundations to be a min. of 230mm. deep and 600mm. wide and to have minimum cover of 600mm.

LINTOLS: to be proprietary type, insulated galvanised steel to BS.5977:1983 in the external cavity walls. All lintols 3 course deep and to have a minimum end bearing of 150mm. each end.

INSITU GROUND FLOOR: 100mm. thick concrete slab, on visqueen, on 130mm. rigid insulation (KINGSPAN or similar) on Visqueen 1200 grade on sand blinded hardcore, well compacted. Provide 30mm. thick rigid insulation all round the floor perimeter edge. Visqueen from the underside of the insulation taken up the floor edge and lapped into the wall dpc.

KITCHEN EXTRACTS: kitchens to be ventilated to open air by mechanical extract fan, intermittent operation at the rate of 30litres/sec. if incorporated in cooker hood and 60litre/sec. elsewhere.



Ground Floor

TIMBER: all carcasing timber to be graded in accordance with BS.5268: Part 2: 1984. all external timber/joinery to be treated with a pressure impregnated clear preservative to BS.1282:1985. all cut ends, joints etc. must be flood coated with preservative prior to building in. all external fixings to be non ferrous type.

EXTERNAL WALLS BELOW DPC: art. stone between path and dpc. Cavity as specified and 100mm. thick concrete block, 7N/sq.mm. inner leaf. Lean mix concrete cavity fill from foundations to 225mm. below dpc level. Provide pre-cast concrete lintols over any services passing through loadbearing walls, below dpc.

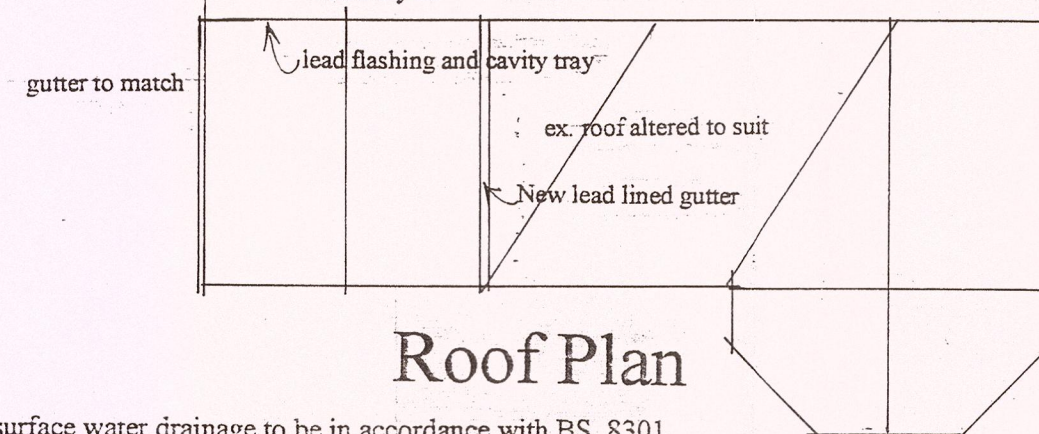
DAMP PROOF COURSE: to be to BS.743:1970 and laid a min. of 150mm. above external path/ground levels. Dpc lapped at least 150mm.

WINDOWS AND GLAZING: timber or pvcu framed windows to clients requirements. Sealed double glazed units, min. 16mm. air gap, low 'e' coating, all glazing below 800mm. to be safety glass and all glazed elements of walls to comply with Building Regs. A.D.- L.1. Windows to be a minimum C rated (warm edge spacer bar and Argon filled D/G units). Windows to have slot vents of 8000 sq.mm. ventilation. French windows to have laminated or toughened glass. Doors and windows are to be in accordance with A.D. appendix 'B'.

ROOF: interlocking tiles or slates to match the existing, on graded battens to BS 5534, on sarking felt to BS 747, on sw. roof trusses to be designed, constructed, fixed and braced in accordance with BS 5268: part 3: 1985, 100mm. x 50mm wall plates secured using 30mm. x 5mm. galv. Steel straps at 2000mm. max. crs. Galv. Steel anchor straps built into cavity walls and fixed across 3no. end trusses at both roof and ceiling levels, straps at 2000mm. max. crs. 75mm. x 50mm. blocking noggins beneath straps, between trusses.

ROOF VOID: ventilated to NHBC requirements 7.2 by use of Glidevale open eaves ventilator or similar. All vents to provide the equivalent of 25mm. air gap at eaves, together with insulation retainer to achieve cross ventilation.

ROOF INSULATION: 400mm. thick glassfibre, crosslayered 200mm. thick between joists and 200mm. thick across joists, at right angles to the first layer.



Roof Plan

DRAINAGE: surface water drainage to be in accordance with BS. 8301. and to be agreed on site with the Building Inspector once the existing drains are uncovered.

WASTES: 38mm. dia. wastes to sinks and dishwasher, 50mm. dia. combined wastes. 75mm. deep seal traps.

RAINWATER GOODS: Gutters and RWP,s to match those existing, or, new 100mm. square section or ogee gutters and square section RWP,s taken to rodable back inlet gullies.

Sizes and strengths of all materials, and workmanship to comply fully with all current, relevant Building Regulations and B.S. Codes of Practice, and all in accordance with the Health and Safety at Work Act.

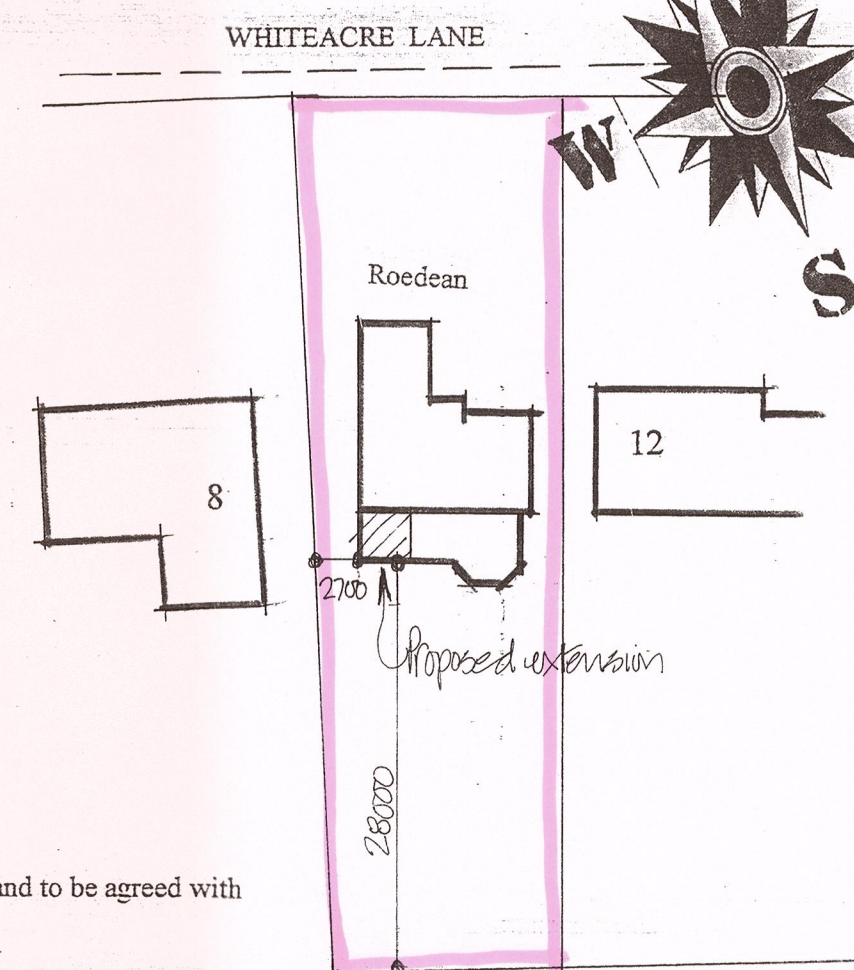
Contractors must check all building and site dimensions, sewer details and levels before commencing any site works or fabrication works. This drawing is prepared for Town Planning and Building Regulation purposes only.

Work relating to hot water systems must be designed, constructed and installed in accordance with A.D. 'G'

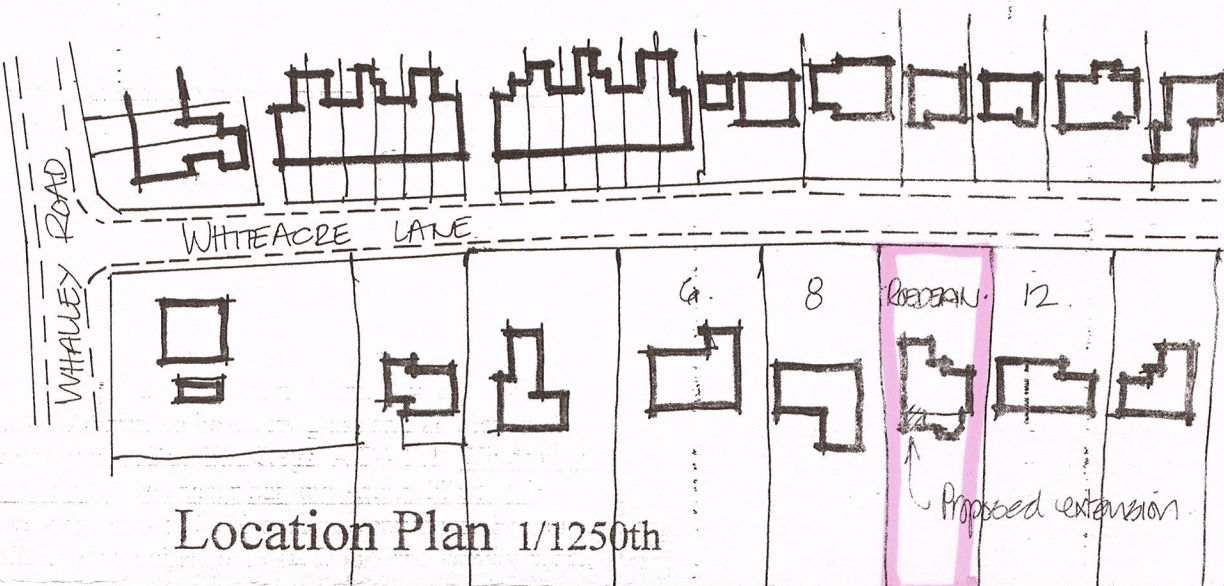
All external paved areas are to be drain free from storm water.

Manufacturers details are to be provided to show compliance with the standards and provisions set out in A.D. Part Q, sections 1 and 2 - Doors and Windows.

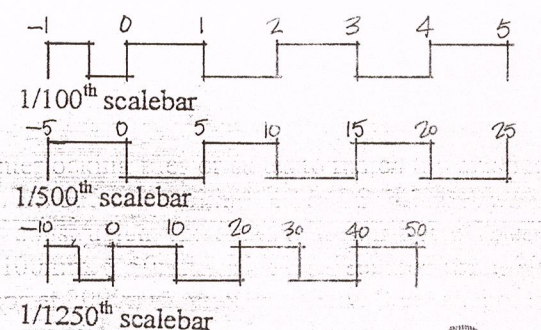
FLASHINGS: and soakers to be in Code 4 lead. All leadwork to comply to BS.1182:1982 and to be in accordance with the Lead Development Associations guide - Lead Sheet in Buildings.



Block Plan 1/500th



Location Plan 1/1250th



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Proposed Kitchen Extension

Roedean', Whiteacre Lane
Barrow, Clitheroe, BB7 9BJ
for Mr. and Mrs. Cotton

Scale: 1/100th

Drawing No:

Date: Sept. 2016

16/98/2