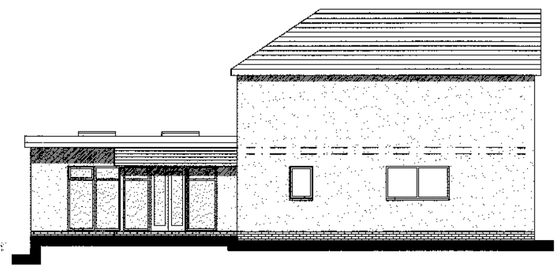
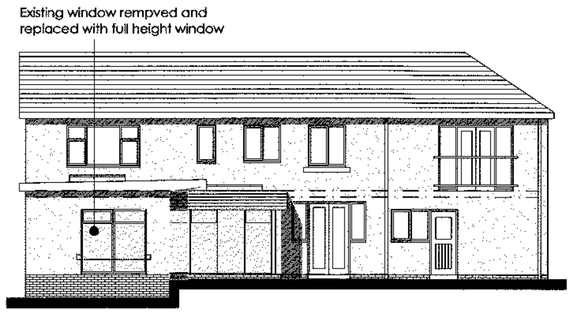
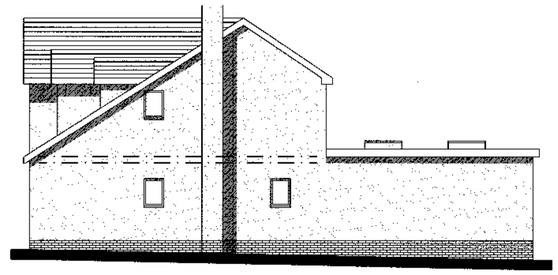
FRONT ELEVATION
Facing Osbaldeston Lane, Scale 1-100



SIDE ELEVATION
Facing Fairways



REAR ELEVATION
Facing fields to rear



SIDE ELEVATION
Facing Deep Meadows

GENERAL NOTES:
All materials & construction works are to comply with current BSI Standards & Codes of Practice, Building Regulations, & N.H.B.C., Requirements Schedules & Specifications. All materials & proprietary goods shall be suitable for their purpose, & shall be stored, mixed & fixed in accordance with their suppliers/manufacturers instructions or specifications.
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the drawing.
All below ground works to be completed to the approval of the District Building Surveyor.
Dimensions - all dimensions to be checked on site prior to construction.

STRUCTURAL TIMBER:
All structural timber used within the building must be strength graded and stamped dry or KD (kiln dry). Structural timber to be min grade C16 and pressure impregnated with colour preservative.

SAFETY OF STRUCTURES:
Provide props, struts, scaffolding and sheres, etc as necessary to ensure the stability of the existing structures. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the Works and existing structures unless expressly made the responsibility of others.

COMMISSIONING CERTIFICATES / OPERATIONS AND MAINTAINANCE INSTRUCTIONS:
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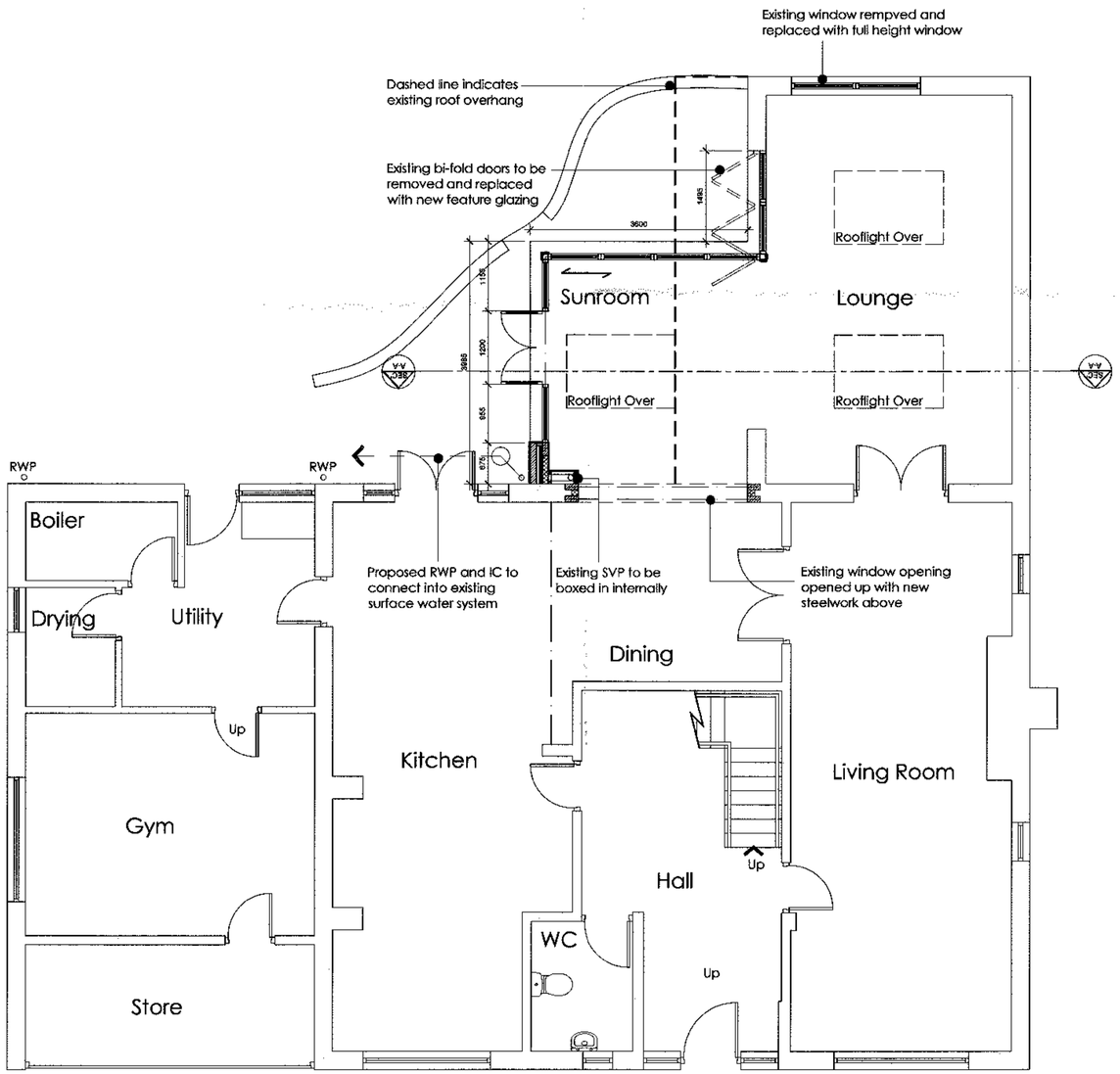
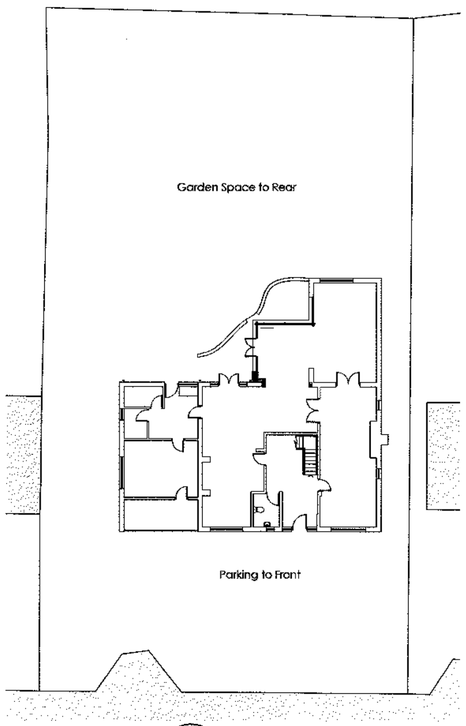
NEW SERVICES:
All work and installations to comply with regulations and recommendations of the relevant Board or Authority, to the satisfaction of their Inspector. Water main to be 750mm below ground level and riser to slab to be fitted with an insulation sleeve. Gas main to have min. 375mm ground cover. Electricity main to have 460mm ground cover and electrical installation to comply with I.E.E. Regulations. All electrical switches and sockets to be sited in a zone between 450mm and 1200mm above floor level. Any pipe work running outside insulated shell of building to be Insulated. Gas and electricity meter cabinets, where provided, to have cavity tray DPC at top of opening plus DPM backing at inner leaf of cavity and cavity to be fire stopped.

FOUNDATIONS TO EXTERNAL & LOADBEARING WALLS:
600mm² conc. trench footing, projecting min. 150mm on each side of 300mm thick Thermalite trench block, with maximum 1200mm cover to finished DPC level. Thermalite trench block, to finish. 2 courses below finished ground level. R.C. lintels over all drains passing through walls.



GROUND FLOOR PLAN
Scale 1-50

1:1250 scale
0m 10m 20m 30m 40m 50m 75m 100m 150m



SITE PLAN
Scale 1-200

D.P.C.:
Horizontal D.P.C. to B.S.743 below all ground floor walls to be positioned on top of floor slab and min. 150mm above adjacent finished ground levels.

SUSPENDED TIMBER GROUND FLOOR:
Client's choice of floor finish on 25mm thick flooring-grade water resistant t & g chipboard Type C to BS5669 laid with 10 gap to all walls and thresholds. 50 x 200mm floor joists at 400 c/c, with Celotex GA4000to give a U value 0.22 w/sq.m deg. c supported on battens between floor joists ensuring ends of joists where built into walls are wrapped in 1200 gauge visqueen, services ducts laid between joists, perimeter edge insulation to form an 'airtight' seal with wall. Proposed floor joists to span on to inner leaf of cavity, s.w. noggins to be provided over mid span of floor where span of joists is over 2500mm. Sleeper walls to be provided where necessary with wallplate and DPC below joists. All topsoil and vegetable matter removed and surface to be covered with min. 50 crushed stone or gravel, leaving a void min. 150 deep to u/s of floor structure. Void to be ventilated by airbricks or similar in all external walls providing equivalent of 1500mm2 openings for each metre run of wall. Timber floor to be insulated using 75mm thk. Celotex GA4000to give a U value 0.22 w/sq.m deg. c

EXTERNAL WALLS ABOVE D.P.C.:
102mm facing brickwork to match to DPC level with smooth cast render above
50mm clear cavity
50mm Celotex CW4000 rigid board partial fill cavity insulation
100mm Thermalite smooth face blockwork inner leaf. All to give a 'U value' of 0. 28w/m² °c.. Cavity wall leaves tied with stainless steel vertical twist type ties to B.S.I243, with insulation retaining clips. Positioned every 750mm horizontally and every 450mm vertically in diamond pattern, to give 3 ties min. per m2. Additional ties at max. 300 to jambs of all openings, and to all expansion joints. Cavities closed at eaves with insulated cavity closers.

NOTES ON DRAUGHT SEALING:
a. Gaps between edges of all windows and doors to be sealed to adjacent masonry or dry lining and at junctions with walls, floors and ceilings.
b. Draught strips fitted at all opening lights and door edges.
c. All pipes and ducting sealed at ceilings, floors and walls.
All to comply with Part L building regulations.

LINTELS:
Catnic or similar galvanised and insulated steel lintels, with built in cavity trays, over all openings in external walls, seated on 215mm long x 100mm wide x 150mm deep concrete padstones when bearing onto blockwork., and precast concrete over openings in internal walls. All lintels to have min. 150 end bearings, or as specified by their manufacturer.

WINDOWS:
To be glazed in accordance with BS6262, and to be in sealed double glazed units with min. 16mm air space between panes and low e coating. Any glazing which is not afforded permanent screen protection in doors and side panels below 1500mm within 300mm at either side of all doors, and glazing in windows within 800mm of internal floor level to be breaksafe, toughened or laminated safety glazing. All glazing to meet current 'U' values of 1.6 W/m2K in accordance with A.D. Part L. All windows and doors are to meet the PAS 24 regulation standards for security.

VENTILATION TO HABITABLE ROOMS:
All habitable rooms to have ventilation of not less than 1/20th of the floor area of the room, with some part at least 1750mm above floor level and a background ventilator having a total area of not less than 8000mm2 located at high level to prevent draughts.

LIMITED AIR LEAKAGE
Reasonable provisions should be made to limit a leakage through the building. Cavity wall insulation should be taken below damp course level to the underside of the underfloor insulation. Cavity wall and roof insulation should meet at the top of the wall. Cavity wall insulation must be carried up to the full extent of the gable walls.

GARDEN ROOF CONSTRUCTION
Flat room construction to consist of asphalt, single ply or liquid applied roofing system (installed in line with manufacturers recommendations) on 18mm WBP marine grade plyboard, on 250x50 at 400mm centres soft wood timber roof joists, insulated between rafters using 200mm Celotex XR4000. 50mm air gap to be maintained above insulation to ensure adequate cross ventilation of roof void. Roof joists to be underdrawn using 12.5mm foil backed plasterboard with skim finish. Insulation to be as specified or similar & to achieve 0.18W/sq.m²C.

RAINWATER GOODS:
Provide new 100mm diamter section PVC gutter fixed to fascia using proprietary brackets at 1000mm centres. Rainwater pipes to be min 75mm diameter plugged and screwed to wall at 1500mm centres and connect to gutter

HEATING CONTROLS AND HOT WATER:
Heating and hot water to be supplied from existing system

ELECTRICAL
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 BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
(All electrical sockets and switches to be situated between 450mm and 1200mm above finished floor level).

DRAINAGE:
All drains are to be 100mm diameter clay pipework by Hepworth or similar approved laid to a min fall of 1 in 40. Any drains passing through brick footings are to have r.c. lintels over and flexible joints either side. Any drains under new works are to have 150mm thick concrete surround and bed. New inspection chambers may be constructed from 225mm wide second class engineering brick on a minimum of 150mm thick concrete slab. The chamber is to be benched and haunched, galvanised steel cover to suit chamber size. As an alternative adopt universal manhole systems by Hepworth or similar approved.
Existing pipework to be checked for any damage/condition of pipework. Any defective pipework to be replaced using VC 'Hepsleve' or similar. New sealed cover to be fitted and installed to allow access. Final drainage layout to be in accordance with LA Building Inspectors approval. All drainage passing through walls to have lintels over and cement fibre sheet collars provided either side of wall to prevent vermin entry. All drains running under building to be encased in 100mm granular fill.I.C.s over 900 deep to be p.c.c. sections. Protect existing drains to be retained, ensuring that manholes, gullies etc., are not damaged & drains are kept free from debris at all times.
Existing inspection chambers to be cleaned & inspected for internal defects. Any cracked, spalled or dislodged bricks to be replaced with equal & suitable engineering brick. Mortar for bedding in new bricks & for pointing of defective bed/cross joints to be 1:3 cement/sand mix. All invert levels to be agreed on site. Inspection chamber max. depth to invert not to exceed 600mm for 190mm diameter (or 225 x 100mm) chamber and 1.2m for a 450mm diameter (or 450 x 450mm) chamber.

SURFACE WATER DRAINAGE PROVISIONS:
All rainwater pipes to terminate at roddable gullies connected to min.100mm diameter drains. Min. fall of all drains to be 1:90.
New surface water drains to frontage to connect in to existing surface water drainage system.
Where drain is within 1m of a building, the trench is filled with concrete up to the underside of the foundations and where the trench is further away than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

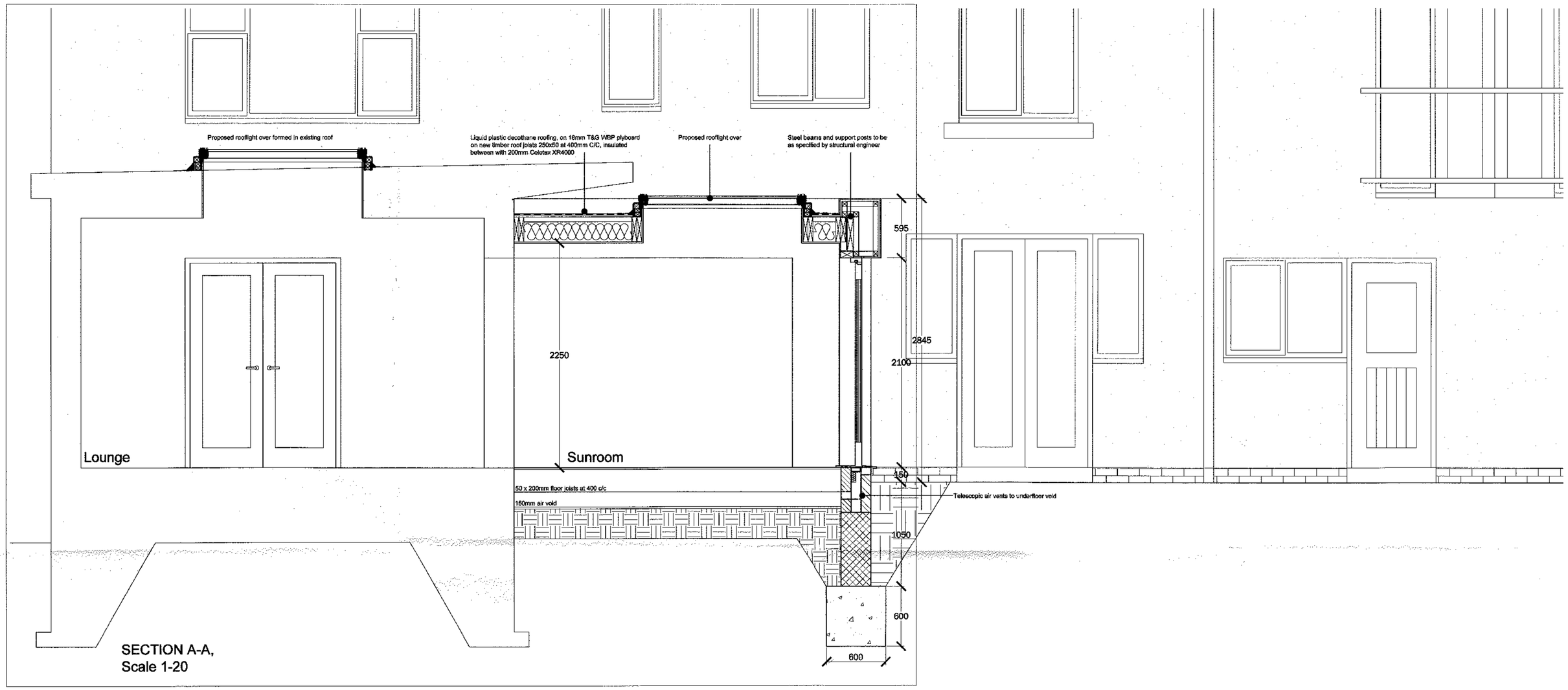
3201706C52

REV.	DATE	DESCRIPTION

Mr Thomas
'Chamonix'
Osbaldeston Lane,
Osbaldeston
Blackburn
BB2 7LT

Erection of Single Storey Rear Extension to Form Garden Room
Proposed Site Plan, Ground Floor Plan and Elevations
Scale 1 - 100, 50 @ A1
May 2017

CHAMONIX, OSBALDESTON - PROPOSED SITE PLAN, GROUND FLOOR AND ELEVATIONS



SECTION A-A,
Scale 1-20

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Protect existing drains to be retained, ensuring that manholes, gullies etc., are not damaged & drains are kept free from debris at all times.
Existing inspection chambers to be cleaned & inspected for internal defects. Any cracked, spalled or dislodged bricks to be replaced with equal & suitable engineering brick. Mortar for bedding in new bricks & /or pointing of defective bed/cross joints to be 1:3 cement/sand mix. All invert levels to be agreed on site.
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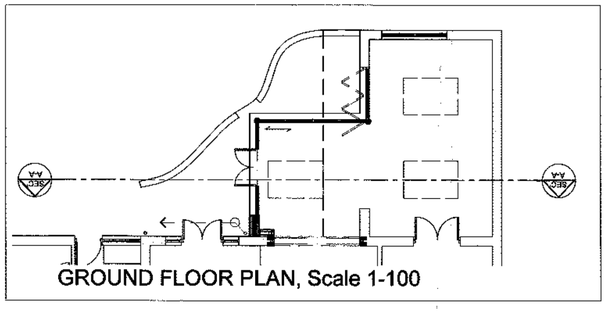
3201706 05P

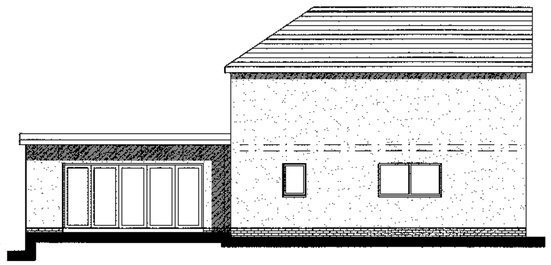


GROUND FLOOR PLAN, Scale 1-100

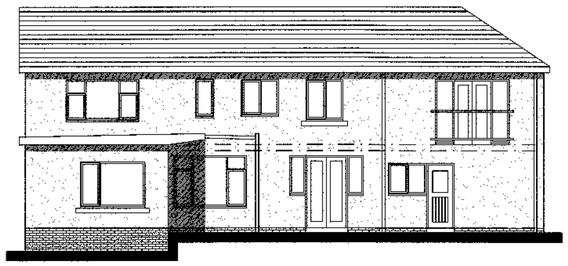
CHAMONIX, OSBALDESTON - SECTION THROUGH A-A

REV.	DATE	DESCRIPTION
Mr Thomas 'Chamonix' Osbaldeston Lane, Osbaldeston Blackburn BB2 7LT		
Erection of Single Storey Rear Extension to Form Garden Room Section Through A-A Scale 1 - 20 @ A1 May 2017		

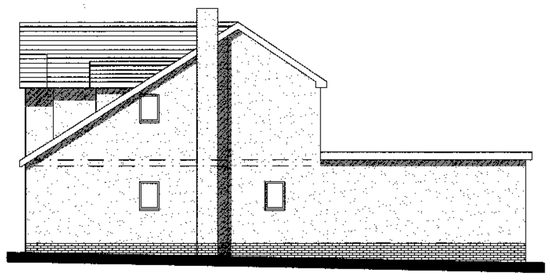
FRONT ELEVATION
Facing Osbaldeston Lane
Scale 1-100



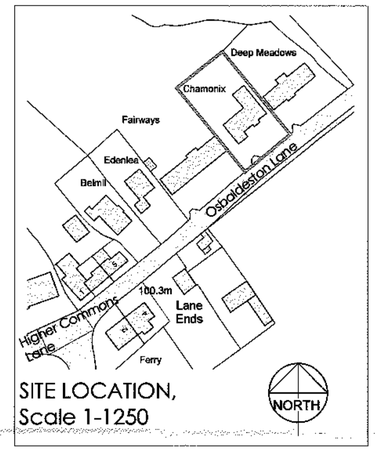
SIDE ELEVATION
Facing Fairways



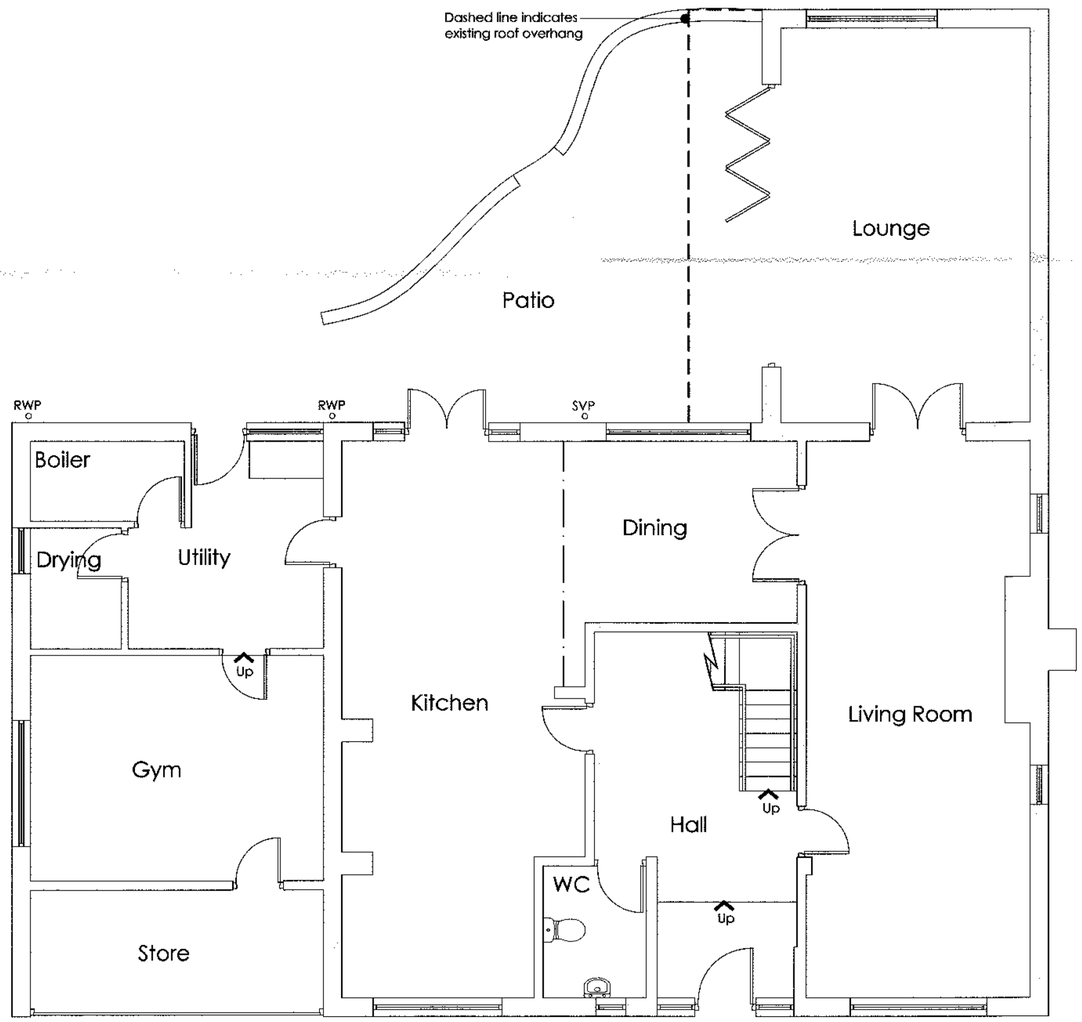
REAR ELEVATION
Facing fields to rear



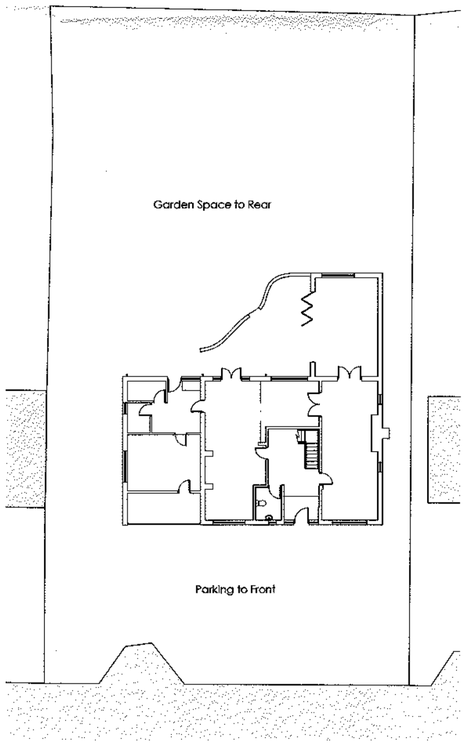
SIDE ELEVATION
Facing Deep Meadows



SITE LOCATION,
Scale 1-1250



GROUND FLOOR PLAN
Scale 1-50



SITE PLAN
Scale 1-200

NORTH

3201706/35P

REV.	DATE	DESCRIPTION
Mr Thomas 'Chamonix' Osbaldeston Lane, Osbaldeston Blackburn BB2 7LT		
Erection of Single Storey Rear Extension to Form Garden Room Site Location, Existing Site Plan, Existing Ground Floor Plan and Elevations Scale 1 - 1250, 100, 50 @ A1 May 2017		

CHAMONIX, OSBALDESTON - SITE LOCATION, SITE PLAN, EXISTING GROUND FLOOR AND ELEVATIONS