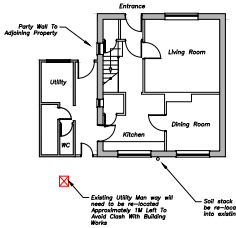
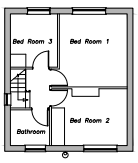
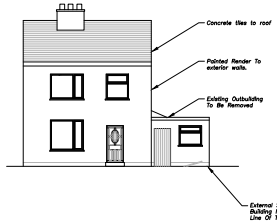


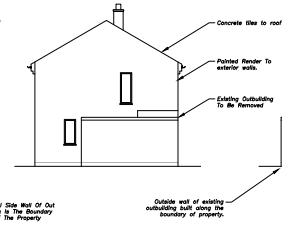
Existing Ground Floor Plan
1:100



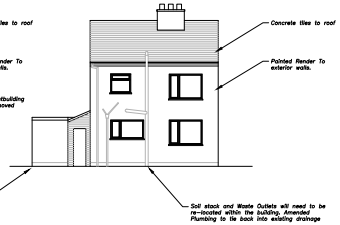
Existing First Floor Plan
1:100



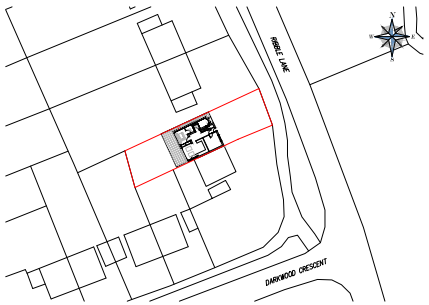
Existing Side Elevation
1:100



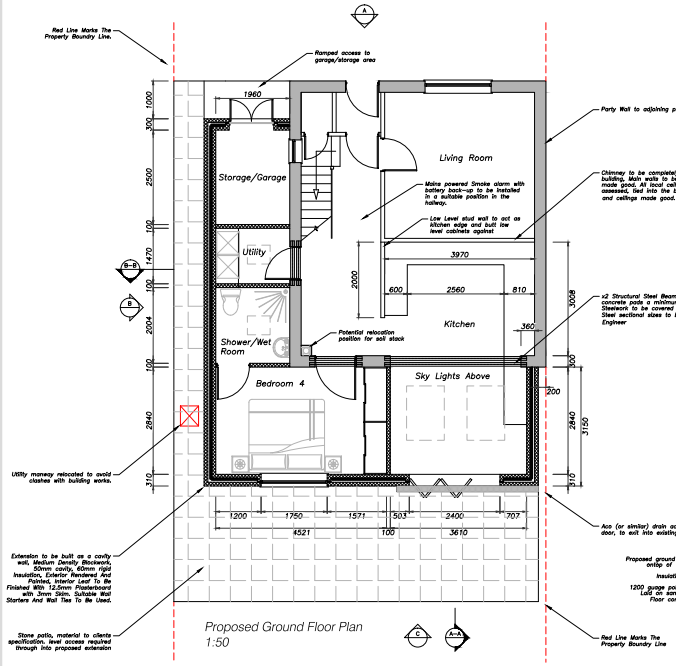
Existing Rear Elevation
1:100



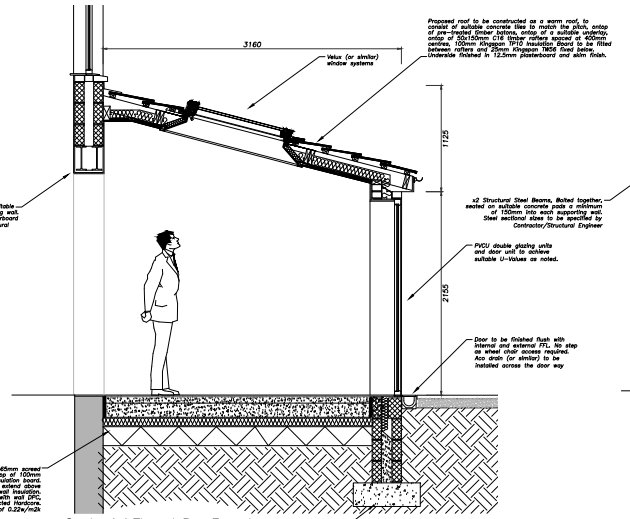
Existing Rear Elevation
1:100



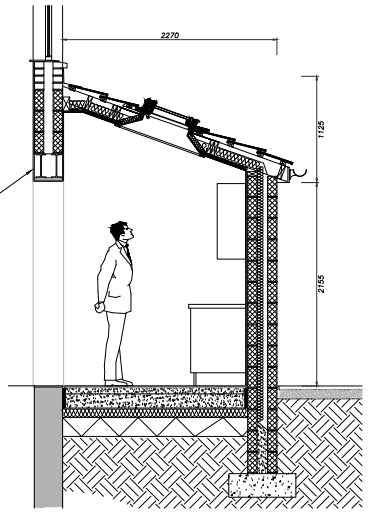
Plan View Of Property Bounderies
1:500



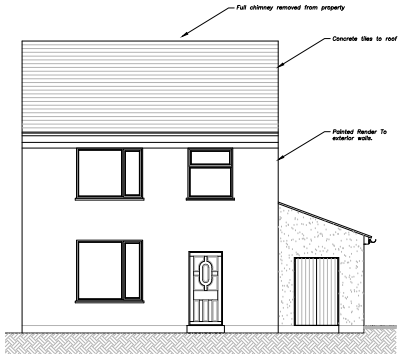
Proposed Ground Floor Plan
1:50



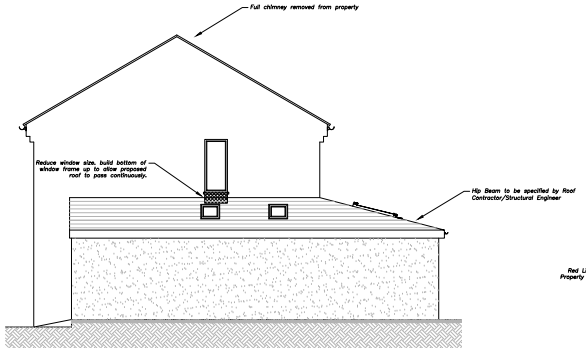
Section A-A Through Rear Extension
1:50



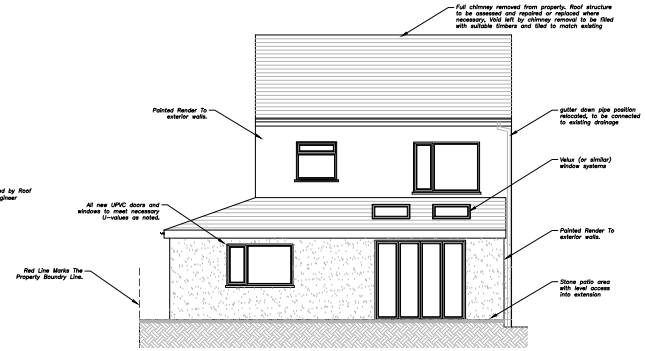
Elevation A. Proposed Rear Elevation
1:50



Elevation A. Proposed Front Elevation
1:50



Elevation B. Proposed Side Elevation
1:50



Elevation C, Proposed Rear Elevation
1:50

A–Structure

A1– Roof.

Proposed roof to be constructed as a warm roof, to consist of suitable concrete tiles to work on the 15 degree minimum roof pitch, ontop of pre-treated timber batons, ontop of a suitable underlay, ontop of 50x150mm C16 timber rafters spaced at 400mm centres, at a pitch of 20 degrees, supported on a wall plate at eaves level in accordance with updated Euro Code 5.

100mm Kingspan TP10 Insulation Board to be fitted between rafters and 25mm Kingspan TW56 fixed below. Underside to be finished in 12.5mm plasterboard and skim finish.

Roof construction to be designed by Contractor/Roofing Specialist including Rafter sizes, Ridge beam, and structural support in Gable. Roof construction to achieve U-value of 0.16 w/m2k

A2– Lintels.

Generally insulated lintels over traditional cavity openings to be Catnic or similar and approved. Pre-formed steel lintels over window / door openings to external cavity walls to be insulated. All structural steel sizes to be specified by a Structural Engineer

A3– External Walls.

Proposed cavity wall construction to be formed, consisting of an outer leaf of rendered blockwork and red brick to match existing, 110mm cavity with 60mm Kingspan TW50 (or similar) partial fill insulation and 100mm medium density blockwork inner leaf with a minimum strength of 7N/mm and a minimum density of 1400Kg/m3. Wall structures to achieve a U-Value of 0.28W/m2k

Leaves to be tied together with stainless steel, vertical twist, wall safety ties to BS1243, spaced in a staggered formation at 450mm vertical (300mm at openings) and 750mm horizontal Ctrs. Lateral restraint provided by 50x1000mm steel straps.

Weak mix cavity fill provided to all cavitys 225mm below floor level.

All openings in cavity wall construction to be protected with horizontal DPC's, cavity trays, stop ends, weep holes and insulated DPC's as necessary.

A4– Internal Walls.

Proposed internal walls to be 100mm medium density blockwork and be of suitable strength and density to fix disability support rails as required in the future.

A5– Floors

Proposed ground floor construction to consist of 65mm screed ontop of 150mm concrete floor slab, on top of 100mm rigid polystyrene insulation board.
Insulation to be turned up at edges to extend above the line of wall insulation.
1200 guage polythene sheet DPM to be lapped with wall DPC, Laid on sand blinding on top of well compacted Hardcore.
Floor construction to achieve a U-Value of 0.22w/m2k

A6– Foundations

Foundations to proposed walls to be concrete strips, minimum thickness of 200mm with 200mm projection either side of each wall. Depth of foundation to be suitable for local ground conditions and to be constructed to Engineers/Contractors specifications. All work to be carried out to the satisfaction of the Local Authority Building Control Inspector.

B–Fire Safety

B1– Steelwork

All structural steelwork to be encased with x2 layers of 12.5mm plasterboard

B2– Smoke Alarm

Mains powered smoke alarms with battery back up to be installed in suitable location.

B3– Doors

All doors to be fire doors with an FD30 rating.

B4– Windows

Windows to be fire escape windows to match the existing style with a clear opening of no less than 0.33m2, with a cill height of no less than 800mm and no more than 1100mm from floor level.

C–Site Preperation/Moisture

C1– DPM

DPM and Radon barrier to be 1200g Polythene laid below insulation and lapped and linked through external walls to DPC. All joints between membrane to be sealed.

C2– Leadwork

Provide Code 4 lead flashing and soakers to wall abutments, stepped as necessary to link into cavity trays. Code 4 lead flashing also to be provided to valleys of roof intersection.

F–Means of Ventilation

F1– Windows

All habitable rooms to be fitted with rapid ventilation via opening lights to windows at a minimum of 0.33m2 per opening, and background ventilation via trickle vents incorporated into the window frames.

F2– Condensation

Vented ridge tiles and cross flow ventilators to eaves are to be used in conjunction of the proposed roof construction, or alternatively a suitable breathable felt such as Tyvek or similar and approved.

H–Drainage

H1– Rainwater

Location of drains to be checked before commencement of work on site, work to be carried out on advice of the Local Authority Building Inspector.

Rainwater to discharge via half round UPVC gutters with 75mm RWP's connected to existing drainage.

H2– Foul Drainage

Existing Foul Drainage to be suitably capped off. New Drainage pipework to be moved within the building, new outlets to be routed during foundation excavations and tie into existing drainage.

J–Heat Producing Appliances

J1– Radiators

Space heating radiators with thermostatic control valves to Clients requirements, to be linked into existing heating system.

K–Stairs

K1– Stairs

Access to the first floor to be provided via the existing internal staircase as shown.

L–Conservation Of Fuel And Power.

L1 – Floors

Ground floor – 100mm rigid Kingspan TF70 insulation board to be laid under concrete floor slab to achieve a U-value of 0.22w/m2

L2– Walls

110mm cavity with 60mm Kingspan Kooltherm K8 insulation or similar. To achieve a U-Value of 0.28W/m2k

L3– Ceiling/Roof

Cold roof construction including 300mm Knauf loft insulation between, and over rafters.
To achieve a U-Value of 0.16W/m2k.

L4– Windows

UPVC framed windows to match existing. Window systems to be 26mm double glazed units fitted with Low E glass to inner pane. Windows to be argon filled to achieve a U-Value of at least 2.0W/m2k.

L5– Lighting

Main internal lighting outlets to achieve min 40 lumen per circuit-watt

P–Electrical Instalation

All electrical work required to meet the requirements of the Building Regulations Part P, must be designed/ installed + tested by a person competent to do so (NICEIC registered). Prior to completion the council should be satisfied that Part P has been complied with, and a BS7671 Electrical Instalation Certificate may need to be issued for the work.

Notes:

All work is to be carried out to the latest current British Standards Codes Of Practice, and recognised working practices
All work and materials should comply with Health and Safety legislation and to be approved by the local Authority Planning/Building Control Officer.
All dimensions shown in millimeters unless where explicitly shown otherwise.
Do Not Scale Off This Drawing, this drawing has been produced for the purposes of gaining Building Regulations Approval only and is not a construction drawing.

REVISIONS	DATE	DRAWN	SCALE	ISSUED FOR	PROJECT	DESCRIPTION	DRAWING NO.	REVISION
	June 2018	R.Schofield	As Noted @ A0	INFORMATION / APPROVAL / CONSTRUCTION / AS BUILT	Proposed New Extension 37 Ribble Lane Chatburn. Lancashire	Proposed Ground Floor Extension General Arrangement	RSE-37RL-01	0