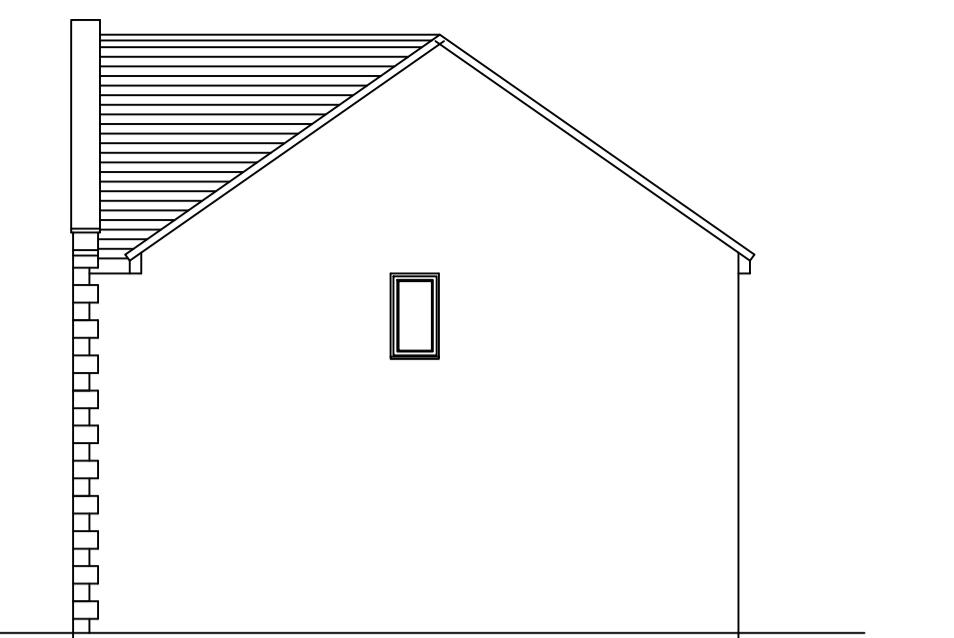




existing side  
(NW facing) elevation



existing rear  
(NE facing) elevation



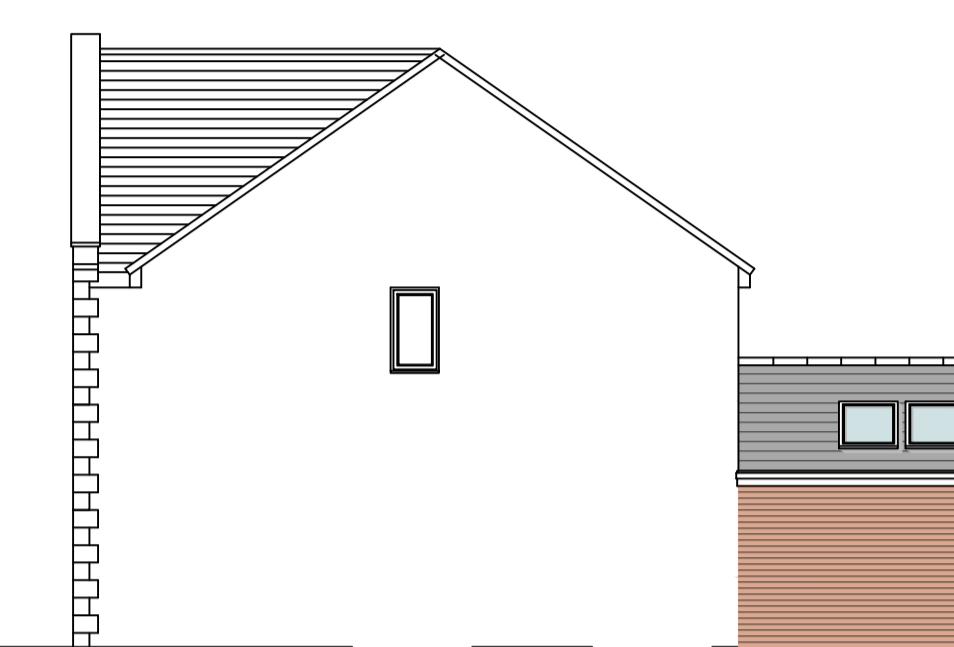
existing side  
(SE facing) elevation



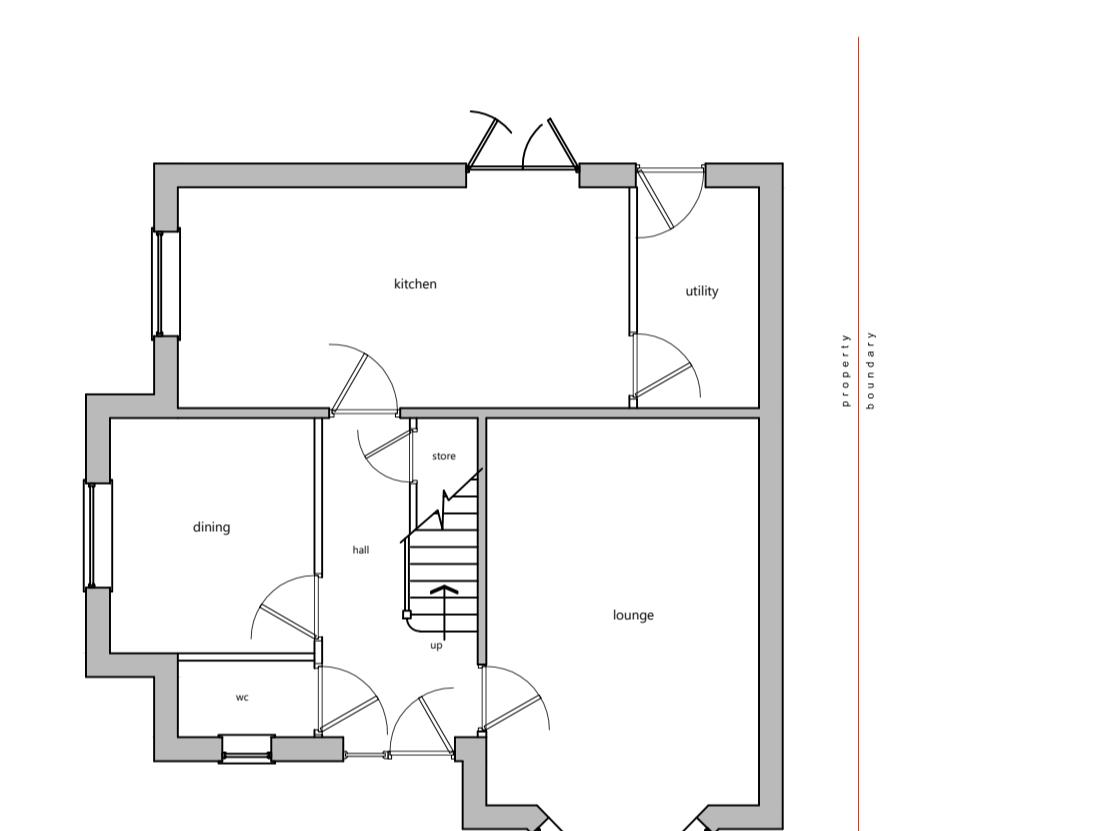
proposed side  
(NW facing) elevation



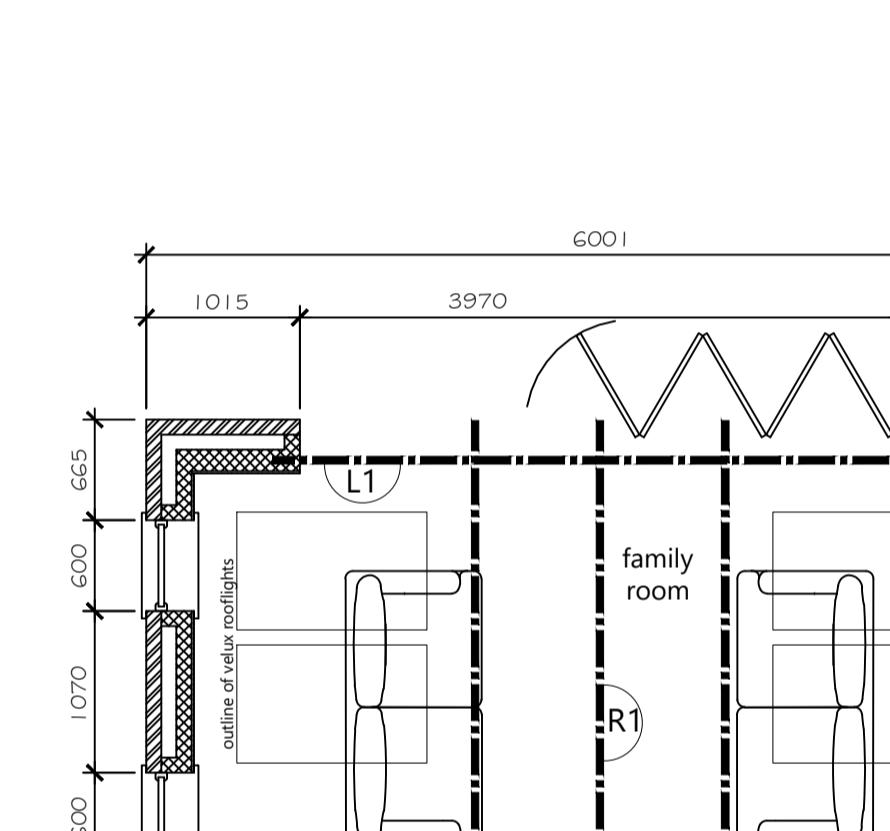
proposed rear  
(NE facing) elevation



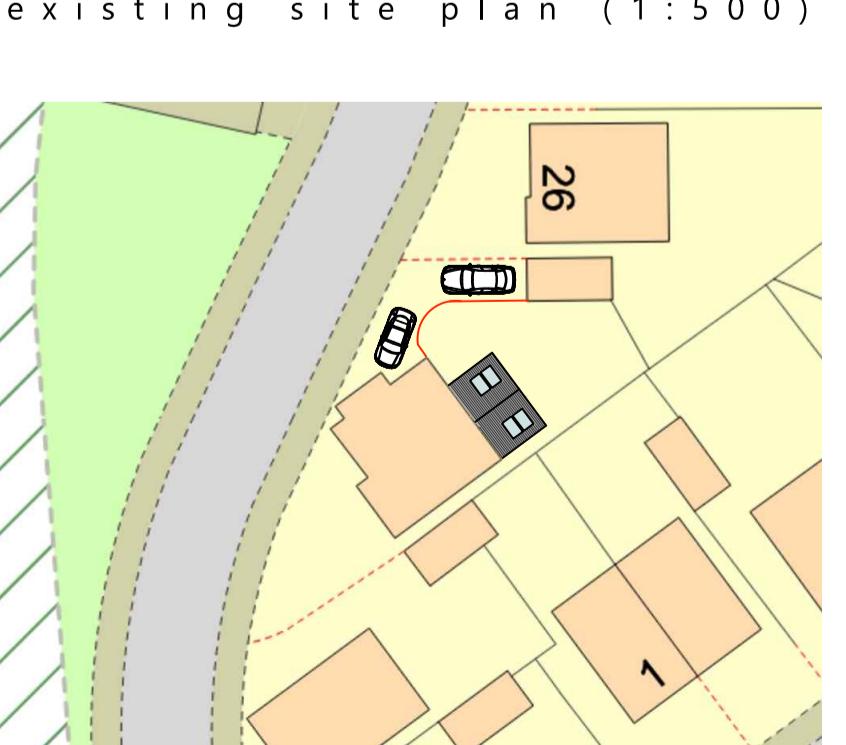
proposed side  
(SE facing) elevation



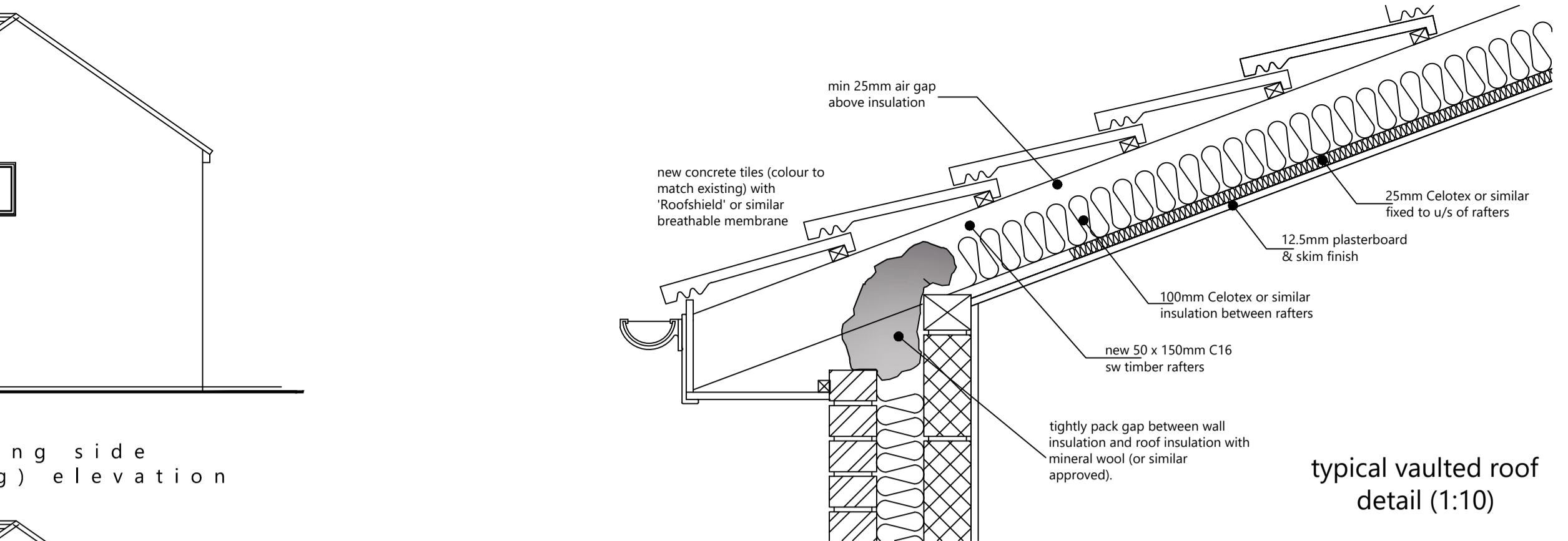
existing ground  
floor plan (1:100)



proposed ground  
floor plan (1:100)



proposed site plan (1:500)



typical vaulted roof  
detail (1:10)

Technical notes

**FOUNDATIONS:** Concrete strip foundation min 200mm thickness, 750mm depth and to project min 150mm either side of supported wall. Foundations to be taken down to a level below invert of any adjacent drainage & to suit conditions to the satisfaction of the appointed inspector. Existing foundations required to assume additional loading to be assessed for suitability.

**DRAINAGE:** Surface water to discharge (if possible) to soakaway positioned min 5m from adjacent properties (subject to percolation test). Alternatively connection to be made to existing SW drain within existing I.C. All new pipe work to be 100mm 'PolyPIPE' or similar. Min 1:40 fall to all new drainage.

**WALLS BELOW DPC:** Blockwork walls below dpc to have a min. density of 1500kg/m<sup>3</sup> & a min. compressive strength of 7.5N/mm<sup>2</sup> in accordance with BS EN 7711. Lean mix concrete cavity fill up to 225mm min below dpc.

**DPC:** Horizontal dpc to BS743 to all walls min 150mm above finished ground level.

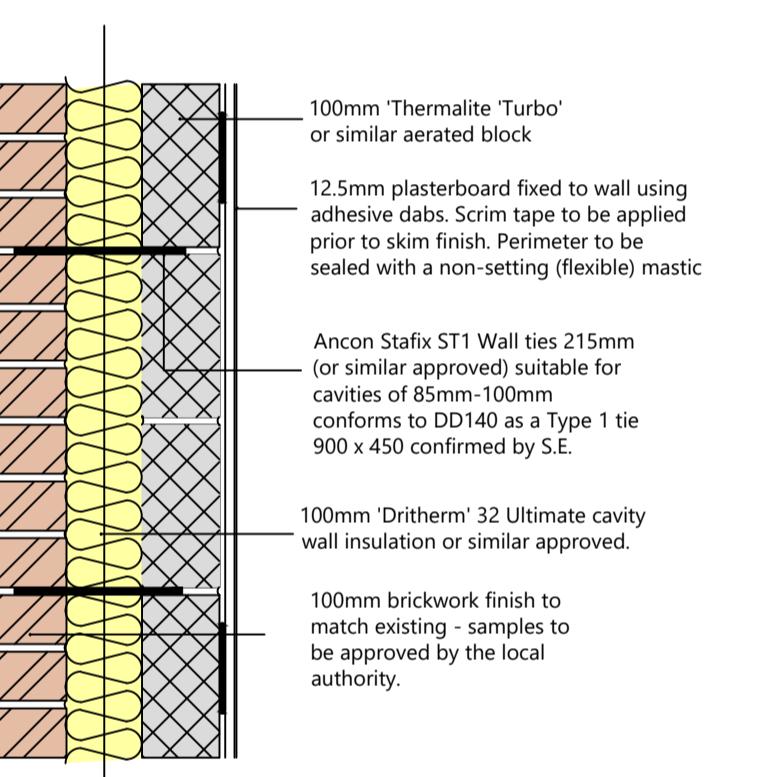
**GROUND FLOOR:** Finishes to client specification on 75mm sand / cement screed containing UH wet system pipework on 120mm visqueen dpm on 100mm 'Kingspan' or similar insulation on 100mm concrete slab on 120mm visqueen dpm on sand blinding on min. 150mm well consolidated hardcore. Dpm taken up edge of slab and lapped under dpc. Finished floor level to be continuous with that of main house.

**EXTERNAL WALLS:** Overall thickness: 315mm as described below to achieve U value of: 0.28 W/m<sup>2</sup>K. Outer leaf: 100mm 'Thermite' or similar aerated block. Cavity width: 100mm. Cavity insulation: 100mm 'Dritherm' to fill cavity. Inner leaf: 100mm 'Thermite' or similar aerated blockwork. Internal finish: 12.5mm plasterboard fixed with dry-wall adhesive and skim finish. New & existing walls to be appropriately bonded by means of 'Crocodile' or similar proprietary tie system / toothing in. Cavities to be continuous between new / existing walls.

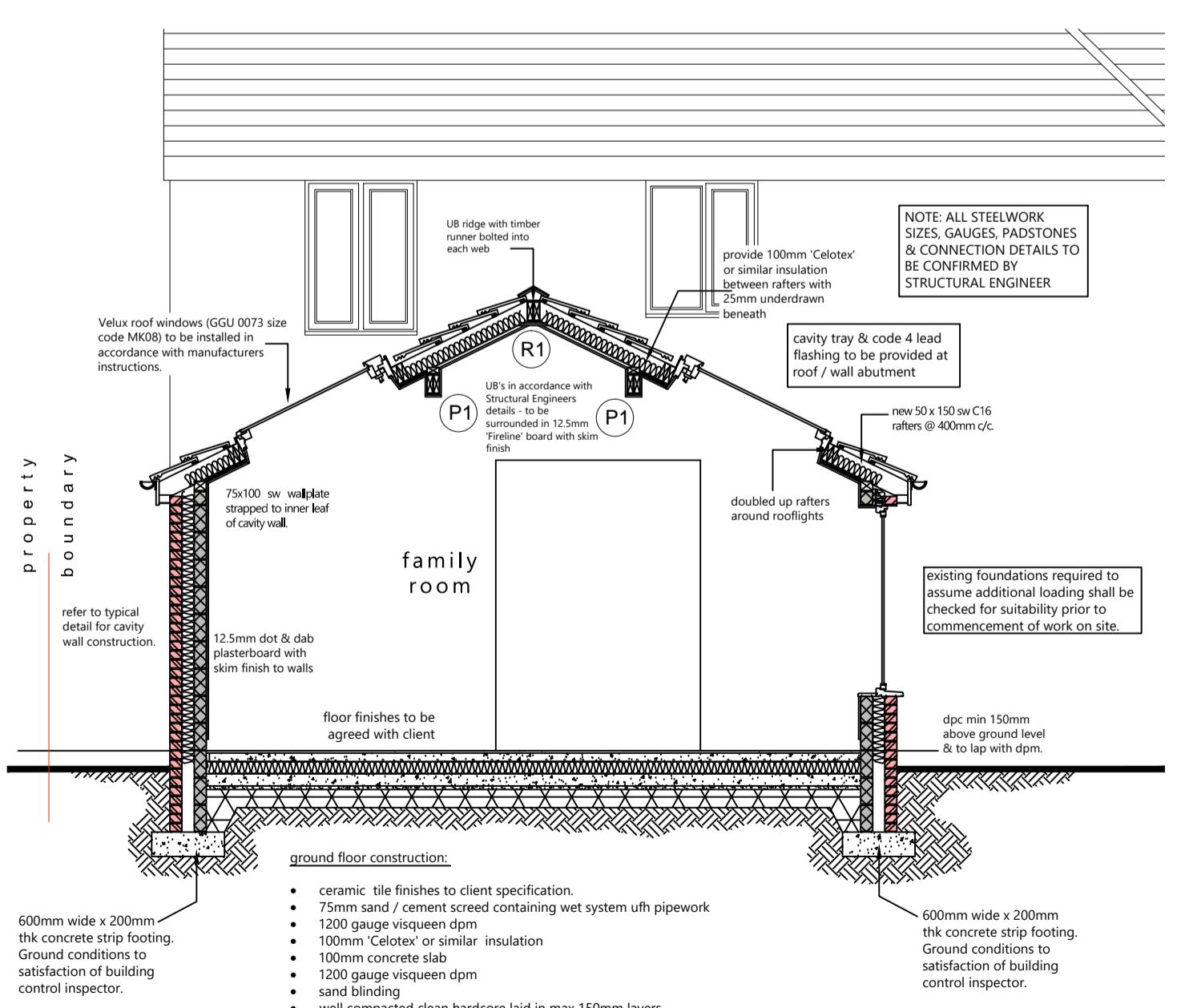
**CAVITY WALL TIES:** Stainless steel wall ties to BS1243 every 750mm horizontally and every 450mm vertically set in diamond pattern to give 5 No ties per m<sup>2</sup> min. Additional ties at 300mm centres vertically adjacent to openings. Cavity Closures: Proprietary insulated system to be used to achieve max 'U' value of 0.12 W/m<sup>2</sup>K. Cavities to be made continuous with existing walls.

**LINTELS:** Suitable insulated combined steel lintels e.g. Catnic CN43, over all openings in external walls. All lintels to have end bearings as specified by manufacturer or 150mm min and be encased with 12.5mm plasterboard and skim to give 1/2 hour F.R. unless specified otherwise. Pvc cavity trays with weep holes every 4th perp-end to be provided above new openings.

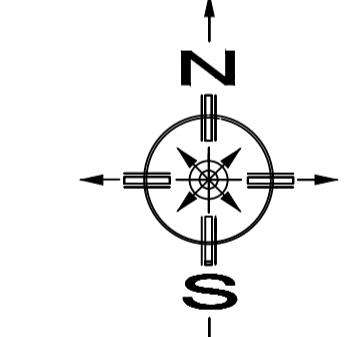
UB's to be provided in position per engineers details to support walls / roof structure. All sizes, gauges, connection and padstone details to be provided by qualified Structural Engineer. RHS frame around proposed vaulted window to be designed by Structural Engineer & fabricated by specialist manufacturer in accordance with details supplied.



typical cavity wall  
detail (1:10)



section through rear extension (1:50)



location plan (1:1250)

**GENERAL NOTES**  
This drawing is for the purpose of obtaining Planning Permission & Building Regulations approval only. Samples of all external facing materials to be provided for L.A. inspection & agreement prior to work commencing. All permissions and approvals to be obtained prior to commencement.

Contractor to check all measurements prior to commencement of work on site. All workmanship and materials shall comply with current Building Regulations, British Standards and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications.

All materials shall be suitable for their purpose. If it is intended to carry out works on and build onto the boundary wall or excavate or construct foundations either within 3m of a neighbouring owners building where that work goes deeper than the neighbours foundations or within 6m where that work will cut a line drawn downwards at 45degrees from the bottom of the neighbours foundations then, in accordance with the Party Wall / Structures Act 1996 the client must serve notice on all affected owners prior to commencing the work.

The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether or not indicated on the drawing.

**WINDOW AND DOOR FRAMES:** UPVC frames with 150mm wide insulating dpc to BS 743 tacked to frame prior to fixing. Window opening lights to all rooms 5% min. room floor area. All windows to be double-glazed using 'K' glass or similar and fitted with openable trickle vents not less than 8,000mm<sup>2</sup>. Windows to achieve 1.6 W/m<sup>2</sup>K, WER Band C (minimum) double glazed, Argon filled units to be provided.

All new external doors to achieve 'U' value of 1.8 W/m<sup>2</sup>K. Laminated safety glass to BS 6206 fitted to doors and side panels if combined frame and to any window within 800mm of floor.

**Ceilings:** 12.5mm plasterboard & skim to underside of rafters.

**Roof:** Concrete interlocking tiles in profile & colour to match existing roof membrane to BS 747 on 50 x 150mm C24 sw rafters @ 400mm c/c. Rafters to be doubled up around Velux rooflights. Min 15° pitch is established prior to installation of rooflights and contractor to ensure correct flashing detail for lower pitch is used.

Velux plate to be 100x75mm sw strapped to wall at eaves at max 1800 c/c using 20x5mm galv. m.c. straps. 30x5mm galv. m.c. verge straps at max 1200mm c/c built into wall and fixed to 3 No. rafters. 75 x 50mm wall noggin under straps. Where ceiling follows rafter to roof 100mm 'Celotex' or similar insulation to be provided between rafters with 25mm underdrown beneath to achieve U value of 0.20 W/m<sup>2</sup>K. 6mm external quality ply soffits on 38x38mm sw framing to eaves and verges with 25mm continuous fly screened ventilation gap along full length of eaves soffit.

Rafters to be supported by new UB ridge beam (R1) in accordance with Structural Engineers details.

**R.W.GOODS:** All rainwater goods to be renewed with 100mm 1/2 round guttering in colour to match existing discharging into 63mm round rainwater pipes discharging to soakaway / B.I.G.

**VENTILATION:** All habitable room windows to be fitted with 'trickle ventilators' to provide background ventilation with min opening area of 8000mm<sup>2</sup> & smallest dimension of 8mm. All other rooms to be fitted with 'trickle ventilators' with opening area of 4000mm<sup>2</sup> or an average of 6000mm<sup>2</sup> throughout.

Kitchen to have extract ventilation min 60/s (30/s if ducted through cooker hood) terminating at external mesh covered vent. All doors to habitable rooms to have an undercut of 10mm to facilitate air transfer.

**HEATING & HOT WATER:** Sufficient capacity exists within the current heating system to facilitate additional radiators / hot water to proposed extension.

**ELECTRICAL INSTALLATIONS:** All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the local authority a self-certification certificate with 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

REV	DATE	AMENDMENTS / NOTES
A	28/01/2021	vertical dimensions to eaves / ridge added as per planning officer request

**CLIENT** Mr. & Mrs Hamer

**PROJECT DESCRIPTION** Proposed ground floor extension to rear elevation and repositioning of garden wall to enlarge amenity space / improve parking arrangement

**PROJECT ADDRESS** 24 Blakewater Road, Ribble Meadows, Clitheroe, BB7 2FT

**DRAWING TITLE** Planning permission / building regulations submission drawing

**DATE DRAWN** 24th November 2020 **DRAWN** **CHECKED**

**DRAWING NUMBER** 20030-01 **REVISION** A **SCALE(S)** 1:10  
1:50 @ A1  
1:100  
1:250