



Summary of works

- Construction of single storey mono-pitched rear extension to Abbey Road, Whalley.
- Demolition of the existing single storey 'out-house' WC utility
- Relaying of the existing patio in new position, behind the new extension and 150mm below FFL
- Existing gas meter and boiler to be relocated as indicated on the plans
- UPVC door and larger UPVC window In existing 'out-house' WC to be re-used in the new extension
- All steel work to have minimum of one-hour fire protection

1. New timber rafters and all other softwood to be treated with approved preservative. Section sizes on the drawing

2. All materials to be suitable for their purpose and be fixed, applied or mixed in accordance with the manufacturer's instructions and specifications.

4. The contractor shall take into account necessary details for the proper execution of the works to the satisfaction of the building inspector. The contractor shall be responsible for the accuracy of all dimensions and for the correct setting out of the works on site.

5. All works and installations to comply with the regulations and recommendations of the respective board or authority to the satisfaction of the building inspector.

6. Existing rear external wall to be needed and propped accordingly to ensure the safe installation of the steel beam.

7. Steelwork (as indicated on the plans) to be grade 43 and to be painted with 75 microns to comply with current building regulations.

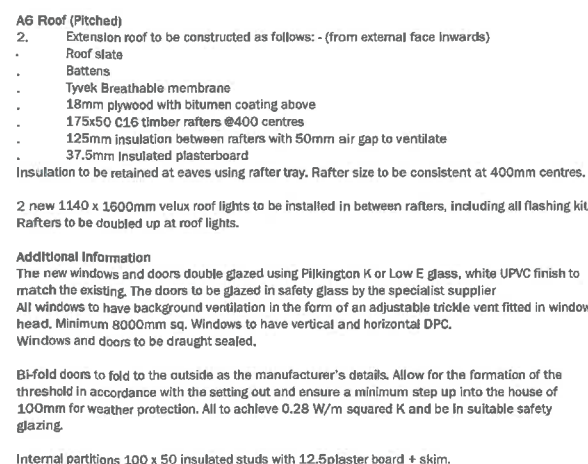
8. Sizes and strengths of all material to comply with current building regulations

9. Existing timber ceiling joists and linings are to be protected and finishes are to be made good adjacent to the new steel beam.

A1 Foundations:

New concrete grade C30 strip foundations laid in order not to disturb the existing house footings and drainage. Top of foundation to 900mm below the ground level. Foundations are to be set out respecting the topography of the ground. Dimensions to be depending on ground conditions

2 0 PROPOSED GROUND FLOOR DETAIL
1:25



Provide new 125x199mm torus mould MDF skirting(s) (or to match the house style) with 44x13mm architraves to match the pattern of the existing. Provide new window cills throughout, cills to be formed using plywood with 25mm projecting hardwood lipped cill to receive paint finish by others.

Existing drainage will be subject to a full investigation prior to finalising the details. All new drainage runs as a result of diversion works to be formed using 100 or 150mm vitrified clay flexibly jointed pipes laid to a minimum fall of 1:80 (100mm \varnothing pipes) or 1:100 (150mm \varnothing pipes) with 150mm bed and surround and selected fill over to be connected to existing drainage system via manholes. Allow for polypropylene inspection chambers by Hepworth. Any drainage running under the new slab or with less than 450mm cover shall be encased in 150mm concrete with flexible joints at every pipe joint, comprising 18mm compressible boards, pre cut to pipe diameter and to height and width equal to concrete cover section.

Drains below foundation level within 1m of a wall shall be encased in concrete up to level of foundation.

Generally the drainage shall be in accordance with BS8301 and to the satisfaction of the Local Authority Building Inspector.

BOILER TO BE REPOSITIONED
GAS METER TO BE REPOSITIONED
EXISTING WINDOW IN REAR ELEVATION TO BE RE-USED IN THE PROPOSAL

PATIO TO BE LIFTED AND RELAID TO THE SAME WIDTH

EXTERNAL UPVC DOOR TO BE RE-USED IN THE PROPOSAL

EXCLUSIONS
FLOOR FINISH, SANITARY WARE, UTILITY FIXTURES.

PROVISIONAL SUMS
HEATING & PLUMBING: £3000
ELECTRICAL: £2000
GAS METER WORK: £1500

Marathon House
The Sidings Business Park
Whalley, BB7 9SF

www.peterhitchenarchitects.co.uk

NOTES:

DRAWING IS INTENDED FOR TENDER PURPOSES ONLY.
ALL STRUCTURAL DETAILS ARE ASSUMED AND WILL
ULTIMATELY BE CONFIRMED BY THE SE.

[illegible]

CLIENT:

Mr & Mrs Hindle

PROJECT:

11 ABBEY ROAD WHALLEY
BB7 9RP

SHEET:

EET: DETIAL PLAN,
SECTION & SPEC

Project number	PHA/535
Date	03/12/2020
Drawn by	SW
Checked by	PH
A5.0	
Scale	1 : 25
Sheet size	A1