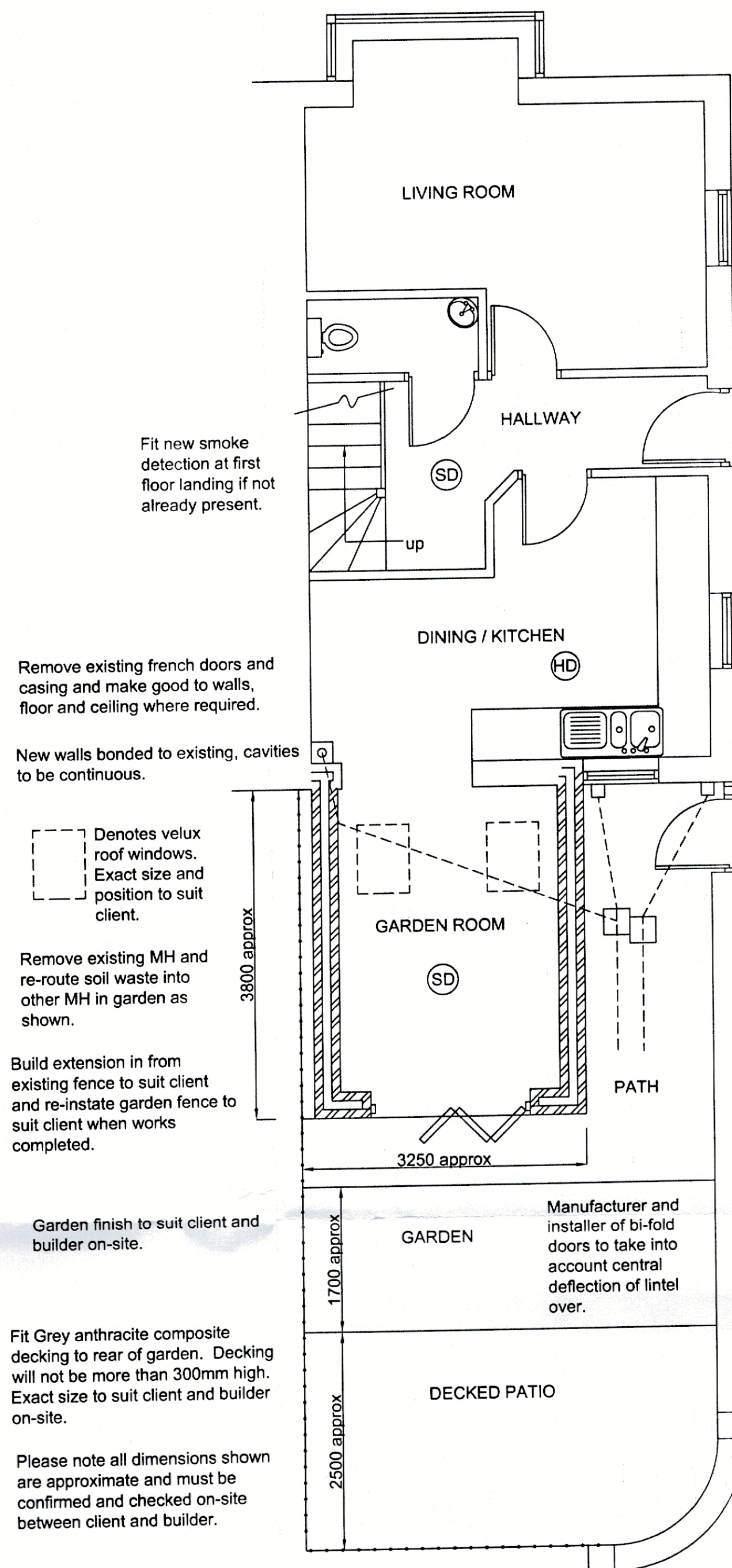
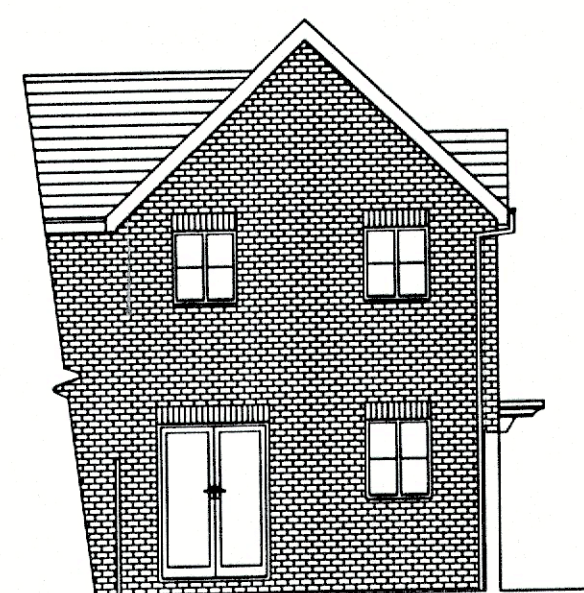


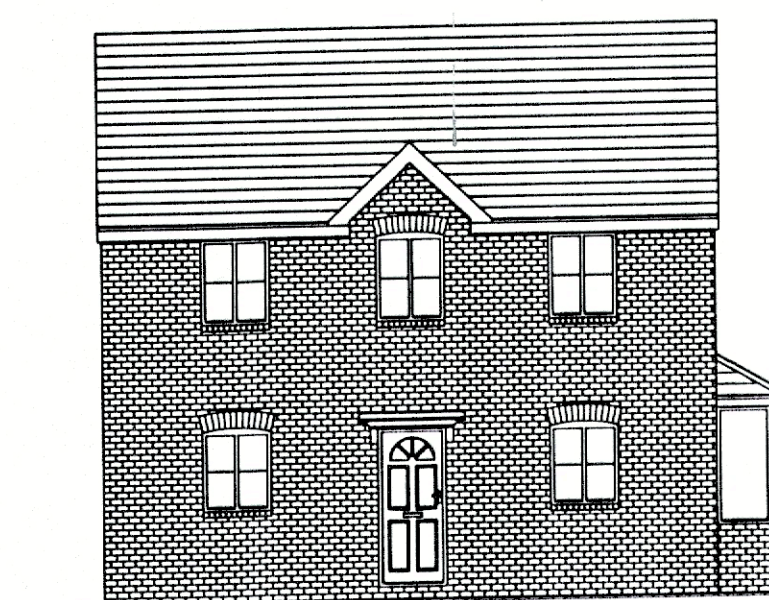
EXISTING GROUND FLOOR PLAN  
SCALE 1:100



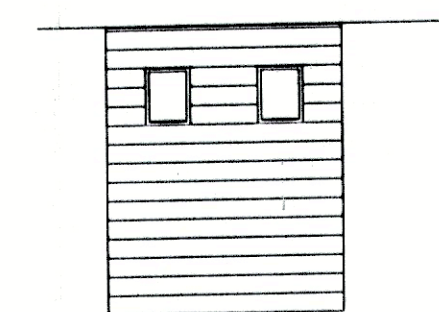
PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



EXISTING GABLE ELEVATION  
SCALE 1:100



EXISTING FRONT ELEVATION  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

Every rafter at ridge notched, sat in and securely fixed to joist hanger, securely fixed to timber wallplate, bolted to existing wall

Flashing between new roof and existing wall to be code 5 milled lead flashing with minimum 150mm upstand, flashed into outer leaf of existing wall with cavity tray onto flashing.

Bolt 175 x 75 timbers to existing wall with 12 dia Anchor Bolts at 600 ctrs. Rafters securely fixed to timber.

The internal ceiling height of 2.3m is only a suggested ceiling height. Any alterations to this dimension and the builder and client must check that the minimum slope as shown can be achieved and that the roof finished below existing windows to accommodate lead flashing as required. If this is not done, the architect will accept no responsibility for any disputes at a later date.

All new 100 dia plastic drains. Footings under drains wall lintelled over. Drains cased in pea gravel under extension. All run into 450 dia plastic M.H. and pick up existing drains. New drains laid to min 1 in 40 fall

Fit new power points and lights to suit Client. Fit all low energy high efficiency light fittings. Should downlights be used these should be fire and acoustically protected. Fit new radiators with thermostatic valves. Size and position to suit Gas Safe registered Heating Engineer and Client, all run off existing system. Heating Engineer to check whether existing boiler is suitable to run new radiators. If not replace boiler. For any other information refer to Domestic Heating Compliance Guide (Par 35/39 inc.)

Roof:- Marley 'modern' concrete tiles, colour smooth grey. Headlap and fixing to suit manufacturers specification. Tiles on tanalized timber battens on breathable felt on 175 x 75 rafters at 400mm centres. Every rafter securely fixed at eaves and ridge (see notes). Roof slope min 17.5°. Fit 100mm Kingspan between rafters and underdraw using 50mm insulated pl/bd and skim.

Every rafter at eaves level birds-mouthed and securely fixed to timber wallplate.

100mm dia PVC gutter, fascia and ventilated soffit, including any external lighting to suit client and specialist contractor.

Walls:- 100mm facing brick to outer leaf to match existing, 110mm cavity, 100mm concrete block with 12.5pl/bd and skim on dabs. Fit 60mm Kingspan Thermawall TW50 insulation to cavity side of inner leaf (to achieve a U-Value of 0.28) all sat on 2/ layers concrete block; infill cavity with concrete up to 225mm below DPM all sat on 700 x 200 concrete strip foundations.

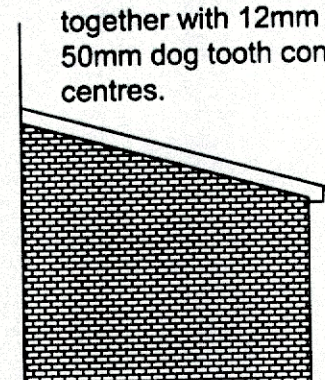
Please note foundation details are subject to change once ground conditions are confirmed on-site between Builder and Building Control Officer.

NOTE:- All concrete block to be 7N/mm2 crushing strength.

Floor:- 100mm concrete on 500g polythene on 80mm Kingspan Kooltherm K3 insulation on 1200g Visqueen on sand blinding on 150mm hardcore. Fit 25mm polystyrene between new concrete slab and external walls. New floor to line through with existing.

PROPOSED SECTION A-A  
SCALE 1:50

Exact size and position of rooflights to be decided on-site between Client and Builder. Rooflights to have a U-Value of 1.6 and trickle ventilation. Fit double rafters to sides, double trimmers to top and bottom. All bolted together with 12mm dia Anchor bolts and 50mm dog tooth connectors at 900mm centres.



PROPOSED SIDE ELEVATION  
SCALE 1:100

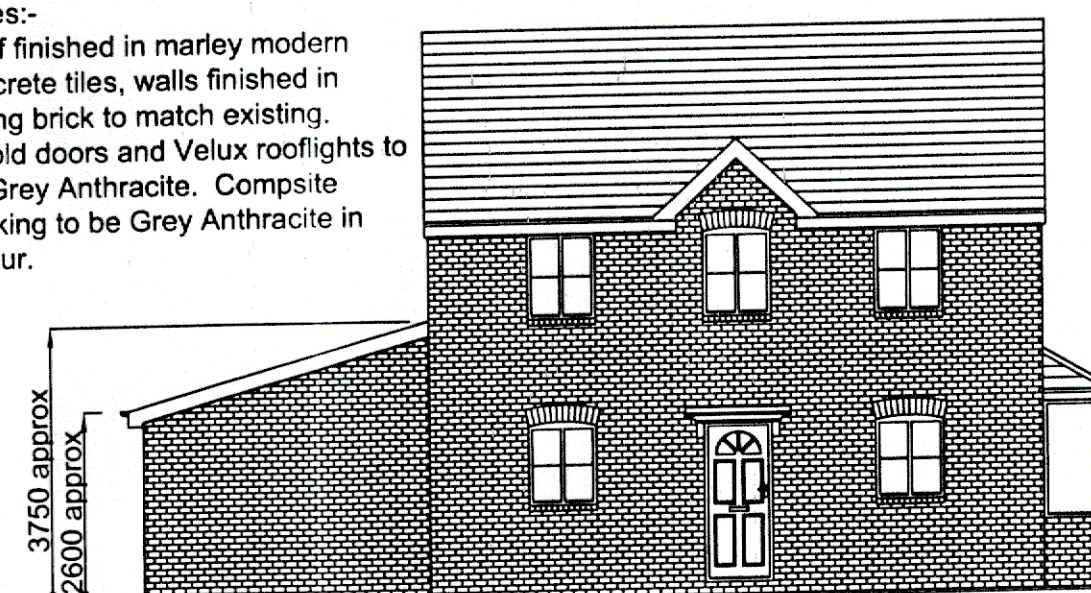


PROPOSED GABLE ELEVATION  
SCALE 1:100

Bi-fold doors to be glazed in toughened safety glass. Exact size, position and design of door to be decided on-site to suit Client and Builder. Fit insulated IG lintels over all new door and window openings.

New 64mm dia RWP

Notes:- Roof finished in marley modern concrete tiles, walls finished in facing brick to match existing. Bi-fold doors and Velux rooflights to be Grey Anthracite. Composite decking to be Grey Anthracite in colour.



PROPOSED FRONT ELEVATION  
SCALE 1:100

Notes:- Wallplates strapped down with 30 x 5 m.s galvanized bent straps at 1200mm centres. Vertical leg of strap fixed to wall with M8 screws and plugs. Rafters and trusses fixed securely to wallplates. Fit 30 x 5 m.s galvanized bent straps at 1200mm centres to either rafters or trusses and floor joists, minimum 4N° with noggins between and up to gable wall. Vertical leg of strap fixed to wall with M8 screws and plugs. Fit cavity trays with weepholes over external openings. Fit vertical and horizontal insulated DPC's to external openings. Close cavities with brick on edge. All new windows to have a U-Value of 1.6 Argon filled and to be double glazed with minimum 16mm gap, glazed with Pilkington K glass. Fit O.L's 1/20th floor area. All windows to have minimum 5000mm2 trickle ventilation. All windows, doors and glazed partitions to be glazed in toughened safety glass in areas shown on diagram 1, Building Regulations, Document N. Cavity ties to wall to be s/s double triangle suitable for 110mm cavity with min 50mm embedment to each leaf. Maximum 750mm horizontal centres and maximum 450mm vertical centres, maximum 300mm vertical centres at reveals. All electrical work must be designed, installed, inspected and tested by a qualified electrician, qualified up to City and Guilds 2391 (18th Edition). An electrical installation certificate will be required. (SD) denotes smoke detector wired to mains with battery backup. All smoke detectors to be interconnected. (HD) denotes heat detector wired to mains with battery backup and interconnected to smoke detectors. Heat detector located remote to any heat source. (FD) denotes half hour self closing fire door and casing with intumescent strips. Building inspector will require types of fans and locations in walls and ceilings to accord with pages 48-50 Approved Document Part F (2006 Edition). All construction to be robust with continuity of insulation and air tightness. Steel beams and angles to be cased in 2 layers 12.5 Gyproc Fireline board and skim.

#### NOTES

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc., exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

JACK WALSH LTD.

Building Consulting Services  
Office 1 Remec House, Summit Works  
Manchester Road, Burnley.  
Tel N° (01282) 450041

#### REVISIONS

#### PROJECT

Proposed single storey side extension  
3 Grasscroft Way,  
Whalley.

#### DRAWING TITLE

Existing and proposed plans, elevations  
sections and notes.

#### DRAWING NUMBER

G.W 3 / 1

#### SCALE

1:50, 1:100

#### DRAWN BY

L.F

#### DATE

APR 2021