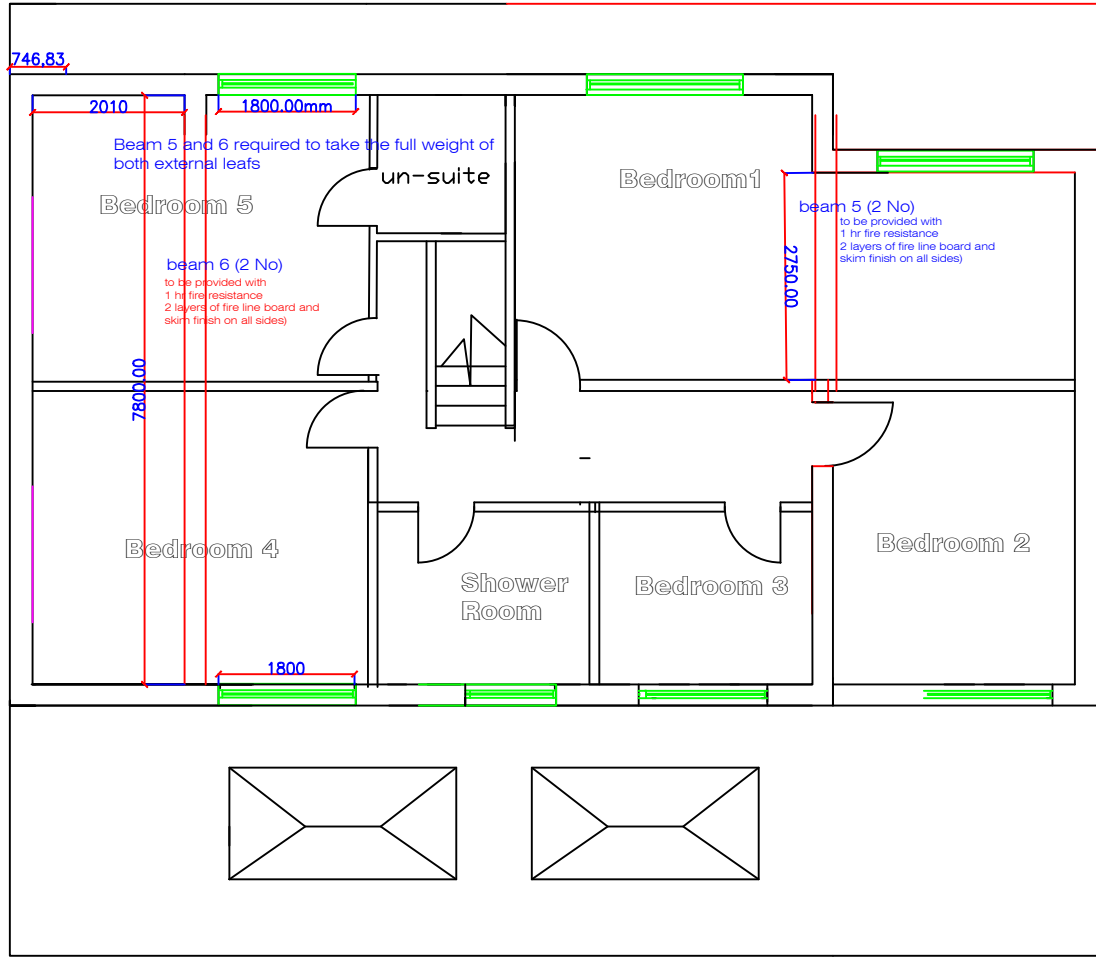


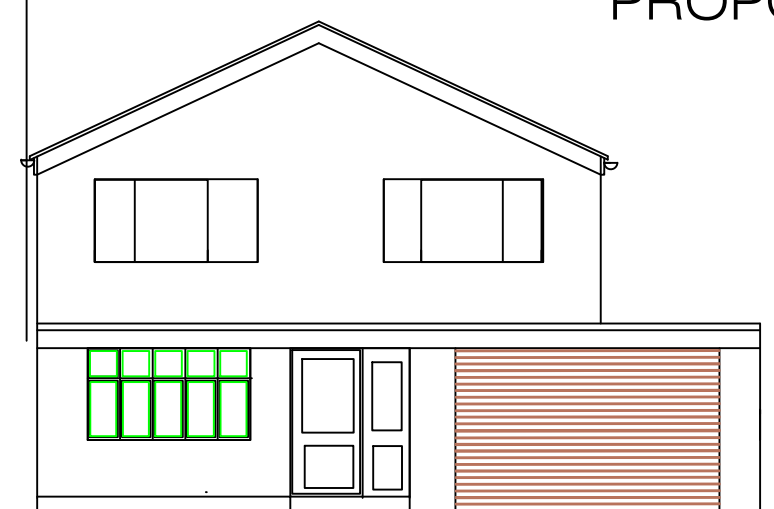
PROPOSED GROUND FLOOR PLAN



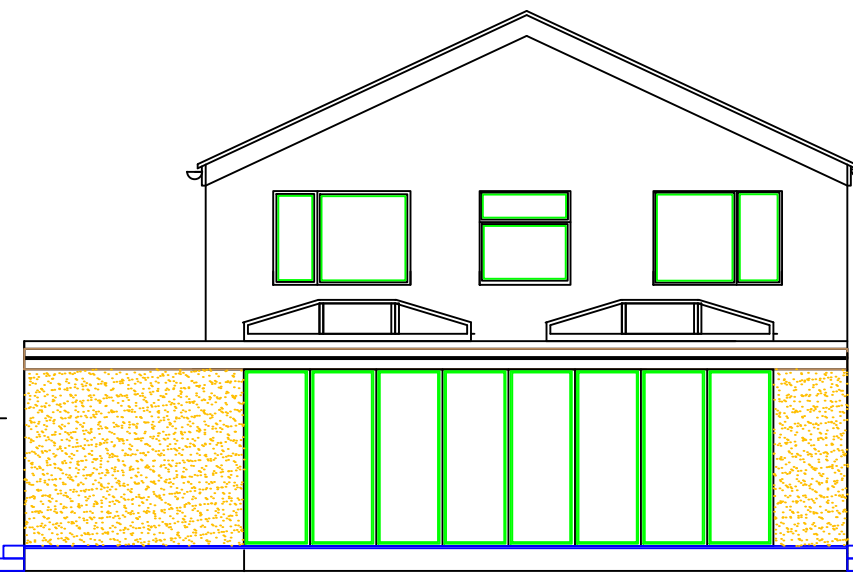
PROPOSED FIRST FLOOR PLAN



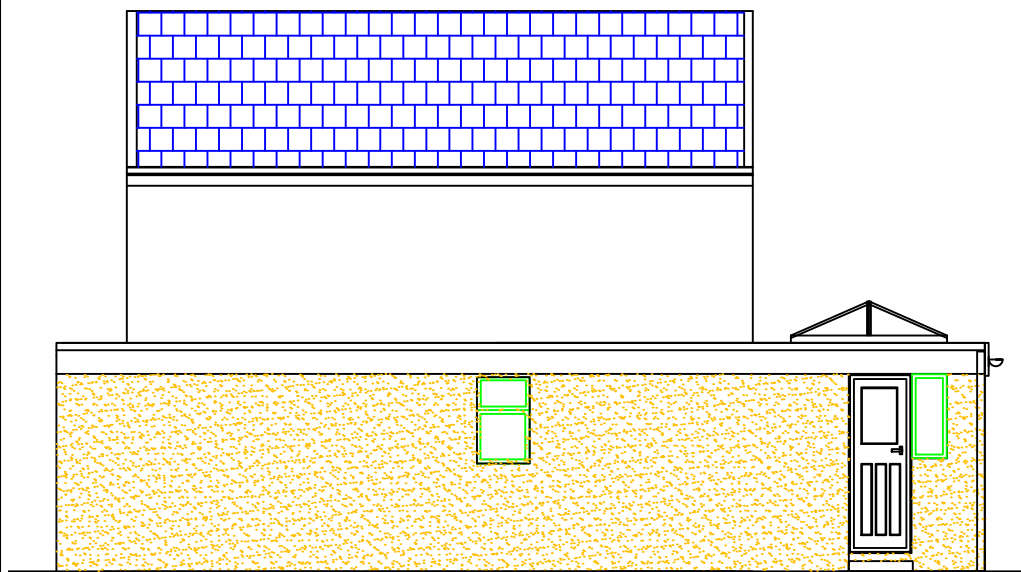
PROPOSED FRONT ELEVATION



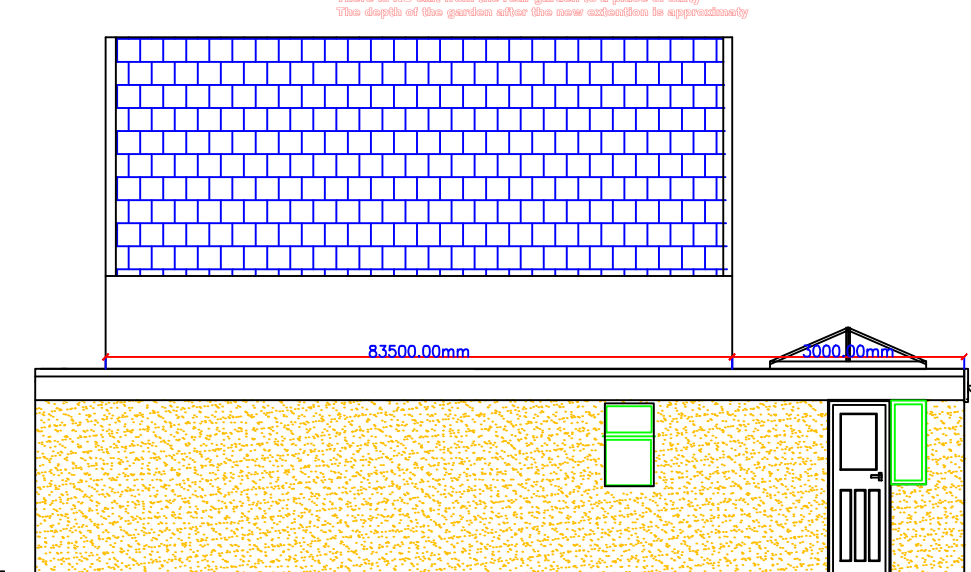
Existing Front Elevation



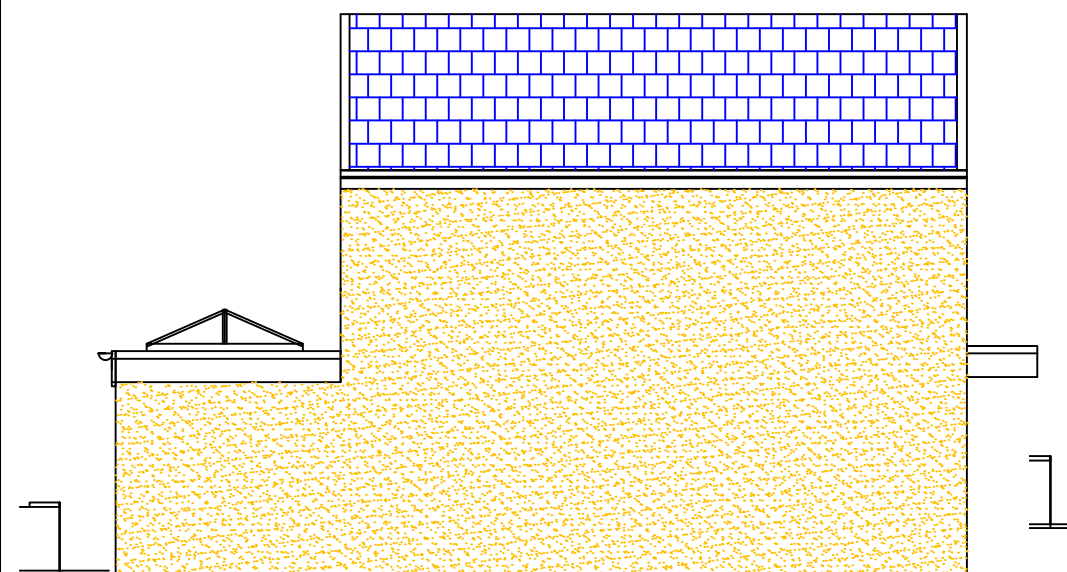
EXISTING REAR ELEVATION



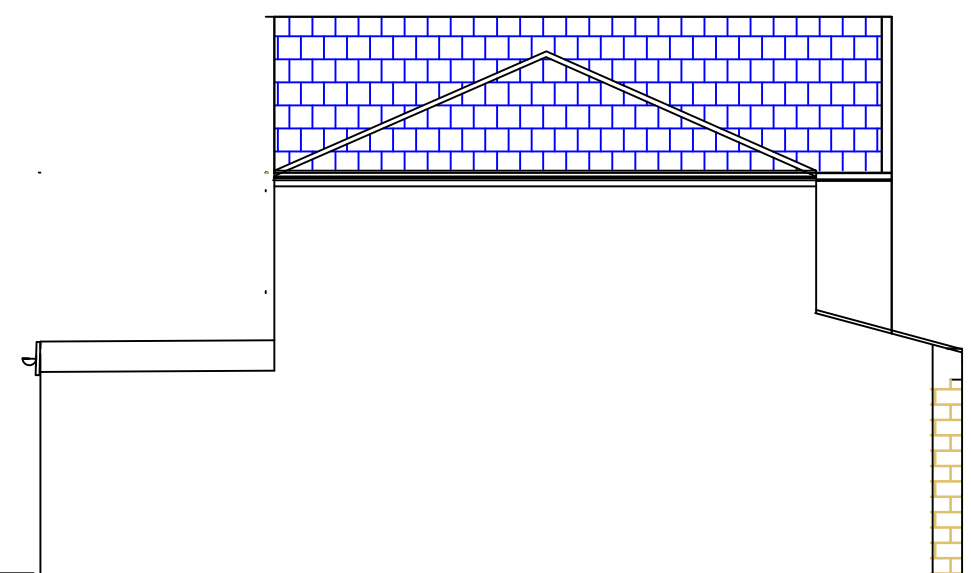
Existing East Elevation



Proposed East Elevation



Existing South Elevation



Proposed South Elevation
scale 1:100

NOTES

CONCRETE FOUNDATIONS
MINIMUM DEPTH OF FOUNDATIONS BELOW GROUND LEVEL 900mm
MINIMUM 150mm THICK IN-SITU CONCRETE FOUNDATION TO CP115, GRADE 25.
THE EXACT SIZE AND DEPTH OF FOUNDATIONS, OR IF REINFORCEMENT IS REQUIRED, SHALL BE DETERMINED ON SITE UPON RECOMMENDATIONS OF THE BUILDING INSPECTOR.

CONCRETE GROUND FLOOR SLAB
100mm CEMENT/SAND SCREED Laid on 100mm POLYSTYRENE INSULATION
Laid on VISQUEEN 1200 DAMP PROOF MEMBRANE DRESSED
UNDER HYDRO DPC ALL WAY ROUND, WITH MIN 150mm LAPS LAID
ON 50mm SAND BLINDING, ON 150mm COMPACTED HARDCORE.

EXTERNAL WALL
ROOF LAY: 25x100x25mm RED FACING BRICKS Laid ON 10mm
CEMENT/SAND MORTAR MIX 1:3 Laid IN STRETCHER BOND WITH WEATHER
STRUCK JOISTS
75mm OR THEREIN IN BETWEEN CAVITY WITH 100MM THERMALITE INNER LIEF
ON 10mm CEMENT/SAND MORTAR MIX 1:3
TIES - SUPPLY AND INSTALL AT 450mm CENTRES VERTICAL AND 900mm
HORIZONTALLY, STAINLESS STEEL CAVITY WALL TIES.

PLASTER
APPLYING TO ALL UNSUITABLE WALLS, THEN APPLY BRITISH GYPSUM
PLASTER, AS RECOMMENDED BY MANUFACTURE.

TIMBER FIRST / SECOND FLOOR
18mm SW FLOOR BOARDS BUT JOINTED TOGETHER, OR SIMILAR, FIXED
TO NEW 200x40mm FLOOR JOISTS AT 400mm CENTRES. JOIST HUNG
FROM GALVANISED JOISTS HANGERS, OR BUILT INTO WALL, INCLUDE FOR
INSTALLING WATER RESISTANT FLOOR BOARD IN WET AREAS AND ADDITIONAL
JOIST DIRECTLY BELOW BATH AND NEW PARTITION WALLS.

FLOOR ROOF LAY
SOLAR REFLECTIVE WHITE CHIPPINGS BEDDED IN BITUMEN ON 3 LAYER OF
ANDERBONIGHT ROOFING FELT, SEALED INDIVIDUALLY ON 18mm HRP
PLYWOOD DECKING, ON EX 30x50mm SW TREATED TAPERED FIRING, FIX TO
175x45mm SW FLAT ROOF JOISTS, FIXED AT 400mm CENTRES ONTO
150x75mm WALL PLATE, SECURE JOIST AND WALL PLATE DOWN WITH 30x50mm
GALVANISED MILD STEEL STRIPS AT 1600mm CENTRES
LAY BETWEEN JOISTS 120mm DEEP, CELOTEX OR KINGSFAN INSULATION.
SECURE A LAYER OF VISQUEEN 1000G SHEET TO THE UNDERSIDE OF JOIST
TO FORM A VAPOUR BARRIER, THEN FIX A LAYER OF 12.5mm FOLKBOARD
PLASTERBOARD AND APPLY A 5mm SKIM FINISH.
RAFTERS AT 600mm CENTRES TO CP 12 RAFTERS, RAFTERS TO BEAR ON (BROODLOUTH)
ON 100x50mm WALL PLATE, HAVE 450mm PROJECTING
EAVES BEYOND FACE OF BROODLOUTH.
EAVES/SOFT BOARD TO COMPRISE OF 8mm THICK EXTERNAL QUALITY PLYWOOD
Laid ON TOP OF RAFTER MEMBERS AS TO EXPOSE THE RAFTER ENDS.
FASCIA BOARDS SHALL BE IN EX 150x20mm THICK S.W EX 300x32mm S.W.
BARGE BOARDS TO GABLE.
RAFTERS TO BE RESTRAINED TO EXTERNAL WALLS WITH 30x50mm MILD STEEL
STRAPS REQUIRED TO WALLS AT CEILING LEVEL UP SLOPE OF ROOF
STRAPS AT 1.8m C/C TAKEN 150mm DOWN WALL CAVITY.
ROOF SPACE TO BE PERMANENTLY VENTILATED BY USING EAVES VENTS.

WALLS
ALL NEW WINDOWS SHALL BE MANUFACTURED AND DESIGNED TO EMPLOYERS
SATISFACTION AND GLAZED IN MINIMUM 3/4" DOUBLE GLAZED SEALED UNITS.
INCORPORATE IN EACH NEW WINDOW ADJUSTABLE TRICKLE VENTILATOR FOR BACKGROUND
VENTILATION, 8000 mm2 WITHIN HABITABLE ROOMS AND 4000 mm2 TO BATH/ SHOWER ROOM
WINDOW VENT. OPENERS FOR RAPID VENTILATION, SHALL HAVE A TOTAL
AREA OF AT LEAST 1/20th OF THE TOTAL FLOOR AREA.

ALL WORK CARRIED OUT SHALL BE APPROVED AND COMPLETED TO THE
BUILDING INSPECTORS AND EMPLOYERS SATISFACTION.

UNITS
ERECT ALL NEW EXTERNAL WINDOW AND DOOR OPENING, SUPPLY AND
INSTALL 1no. 270x143mm HIGH CATINING STEEL LINOT, REF-CN43,
150mm MINIMUM END BEARING TO THE LINETLS
UNLESS OTHERWISE SPECIFIED ON PLAN.

STUD PARTITION
ERECT NEW STUD PARTITION FROM 75x50mm SW MEMBERS, THERE SHALL
BE A SOLE AND HEAD PLATE AND VERTICAL STUDS AT NOT MORE THAN 900mm
CENTRES. NOGGINs SHALL BE PROVIDED AT NOT LESS THAN 900mm
CENTRES HORIZONTALLY AND FIX TO EACH SIDE. ONE LAYER OF
12.5mm PLASTERBOARD AND THEN APPLY 5mm SKIM FINISH. FOR HALF
HOUR FIRE RESISTING STUD PARTITION, FIX 12.5mm TIRELINE PLASTERBOARD
TO EACH SIDE OF STUDS AND THEN APPLY 5mm SKIM FINISH.
STUD WALLS TO BE COVERED ON DAMP PROOF COURSE.
VISIBLE FLOOR JOIST TO BE PROVIDED UNDER PARTITION

SUPPLY AND INSTALL TO EACH NEW KITCHEN AND BATHROOM 1no. VENT
AXIA MECHANICAL EXTRACTOR FAN FOR RAPID VENTILATION.
MINIMUM RATING 3 AIR CHANGES PER HOUR OR 60 LTRS PER SECOND
INCORPORATE A MINIMUM 15 MINUTE OVERRUN, TO EXTRACT FOUL AIR
DIRECTLY OUT TO EXTERNAL AIR.

DRAINAGE
EXCAVATION FOR NEW DRAINAGE TRENCHES SHALL BE TO STRIGHT LINES
AND TO CORRECT DEPTH AND GRADIENT AS RECOMMENDED BY BUILDING
INSPECTOR. INCLUDE FOR SUITABLE BEDDING AND BACKFILLING MATERIAL
NEW 150mm DIAMETER DRAIN SHALL BE CAREFULLY CONNECTED TO EXISTING
DRAINING BELOW GROUND LEVEL. ALL NEW DRAINAGE LINES SHALL BE
ESTABLISHED ON SITE. ALL EXISTING AND NEW DRAINS PASSING UNDER
BUILDING STRUCTURE SHALL BE ENCASED IN 150mm CONCRETE.

WASTE DEEP
SUPPLY AND INSTALL 40mm DIA UPVC WASTE PIPE TO EACH BATH, SHOWER
OR SINK, 32mm DIA PIPE TO EACH WASH HAND BASIN AND 110mm DIA PIPE
TO EACH W.C. ALL LAD TO AN ADEQUATE FALL. INCORPORATE ROODING POINTS
WHERE DEEMED NECESSARY. SUPPLY AND INSTALL TO EACH NEW W.H.B.
75mm DEEP x 32mm DIA. PVC RE-SEALING BOTTLE TRAP.

GLAZING
ALL NEW GLAZING WITHIN DOORS AND WINDOWS TO COMPLY TO REGULATION 14
AND DOCUMENT 'N' OF BUILDING REGULATION.
ALL NEW WINDOW GLAZING TO BE Pilkington 'K' GLASS

MEND DETACHED ROOF
ROOF SLATES TO MATCH EXISTING, PROPERLY FIXED IN ACCORDANCE WITH
BS 5534 (1991) WITH ALUMINIUM ALLOY NAILS TO BS 1002
50x25mm BATTENS ON UNTEARABLE SARKING FELT TO BS 747 ON 200x75mm
RAFTERS AT 600mm CENTRES TO CP 12 RAFTERS, RAFTERS TO BEAR ON (BROODLOUTH)
ON 100x50mm WALL PLATE, HAVE 450mm PROJECTING
EAVES BEYOND FACE OF BROODLOUTH.
EAVES/SOFT BOARD TO COMPRISE OF 8mm THICK EXTERNAL QUALITY PLYWOOD
Laid ON TOP OF RAFTER MEMBERS AS TO EXPOSE THE RAFTER ENDS.
FASCIA BOARDS SHALL BE IN EX 150x20mm THICK S.W EX 300x32mm S.W.
BARGE BOARDS TO GABLE.
RAFTERS TO BE RESTRAINED TO EXTERNAL WALLS WITH 30x50mm MILD STEEL
STRAPS REQUIRED TO WALLS AT CEILING LEVEL UP SLOPE OF ROOF
STRAPS AT 1.8m C/C TAKEN 150mm DOWN WALL CAVITY.
ROOF SPACE TO BE PERMANENTLY VENTILATED BY USING EAVES VENTS.

- Notes for Building Control
- 1) All work to be carried out to the satisfaction of the Local Authority.
 - 2) Any new mechanical ventilation to toilets to give min 6 air changes/hr.
 - 3) Extg ceilings/ heights to be retained
 - 4) Any new min 12hr stud partitions to be formed using Gyproc 70mm metal studs with 12.5 plasterboard & skim both sides.
 - 5) Any new stud partitions around Classroom/office/Meeting Rooms to have sound deadening quilt.
 - 6) Where pipes & ducts pass through fire walls & floors they are to be fitted with dampers or intumescent fire collars and fitted to manufacturers instructions.
 - 7) Waste from new sinks to be 38mm pvc with 75mm deep seal trap & connected into existing soil system
 - 8) Carefully take out extg walls shown dotted, all these works to be checked and agreed by Structural Engineer prior to being stripped out.
 - 9) All fire precaution works to be in accordance with M&E
 - 10) All works to be in accordance with Approved Document L2B (Conservation of fuel and power in existing buildings other than dwellings)
 - 11) All sanitary fittings to be connected to extg drainage in the building to the satisfaction of Building Control.

ELECTRICAL WORK - PART P - ELECTRICAL SAFETY
AT COMPLETION OF PROJECT A * PART P * CERTIFICATE OF COMPLIANCE SHOULD BE PROVIDED BY AN ELECTRICIAN REGISTERED AS PART OF AN APPROVED COMPETENT PERSONS SCHEME.
ELECTRICAL WORK TO BE DESIGNED, INSTALLED, TESTED AND CERTIFIED (COPIES TO BE SUBMITTED BEFORE COMPLETION CERTIFICATE CAN BE GRANTED) BY AN ELECTRICIAN REGISTERED AS PART OF AN APPROVED COMPETENT PERSONS SCHEME.
THE CLIENT MUST RECEIVE BOTH COPY OF SELF CERTIFICATION CERTIFICATE AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO BUILDING CONTROL.
POWER SOCKETS, TV SOCKETS AND PHONE JACK POINTS TO BE 450 ABOVE FLOOR LEVEL AND FITTED NO NEARER THAN 350 MM FROM ROOM CORNERS.
LIGHT SWITCHES, ENTRY PHONES AND DOOR BELL POINTS TO BE 1200 ABOVE FLOOR LEVEL.
CENTRAL HEATING SWITCHES/ CONTROLS TO BE 1200- 1400 SO THAT READING CAN BE TAKEN BY A PERSON.
THE NUMBER AND LOCATION OF POWER SOCKETS, LIGHT SWITCHES, TELEPHONE POINTS, TELEVISION POINTS , CEILING ROSES RECESSED LIGHTING ETC. TO

PART N - TO COMPLY FULLY WITH THIS DOCUMENT.
GLAZING - GLASS TO DOORS /WINDOWS-UP TO 300 MM FROM EDGE OF DOOR AND UP TO A DISTANCE OF 1500 MM ABOVE GROUND LEVEL TO HAVE TOUGHENED GLASS TO B.S. 6206: 1989/ GLAZED UNITS TO MEET 1.8 U VALUE
THE MAX. GLAZED AREA TWO DOORS/WINDOWS TAKEN TOGETHER SHOULD NOT EXCEED 25 PER CENT OF THE FLOOR AREA FOR D/ GLAZED UNITS. ALL D/ GLAZED UNITS TO BE FITTED BY AN INSTALLER REGISTERED UNDER FENSA SCHEME RUN BY GLASS AND GLAZING FEDERATION.
FOR PLASTIC AND TIMBER FRAMES D/ GLAZED UNITS TO HAVE 16 MM AIR GAP AND A SOFT LOW-E-COATING TO 1.6 U VALUE.
AND A SOFT LOW-E-COATING TO 1.6 U VALUE.
LAMINATED TO B.S. 6207/ED BY AN INSTALLER REGISTERED UNDER FENSA SCHEME RUN BY GLASS AND GLAZING FEDERATION.

PROPOSED TWO STOREY EXTENSION TO THE SIDE OF THE PROPERTY
AND SINGLE STOREY EXTENSION OVER THE EXISTING GARAGE

At 48 Knowsley Road West
Clayton Le Dale
BLACKBURN BB19PW
For Mr Mohammed Yaser

Scale 1:100, 005
Dwg No 001, 005

Drawn by Mr I M Patel
Date August December January 2022

