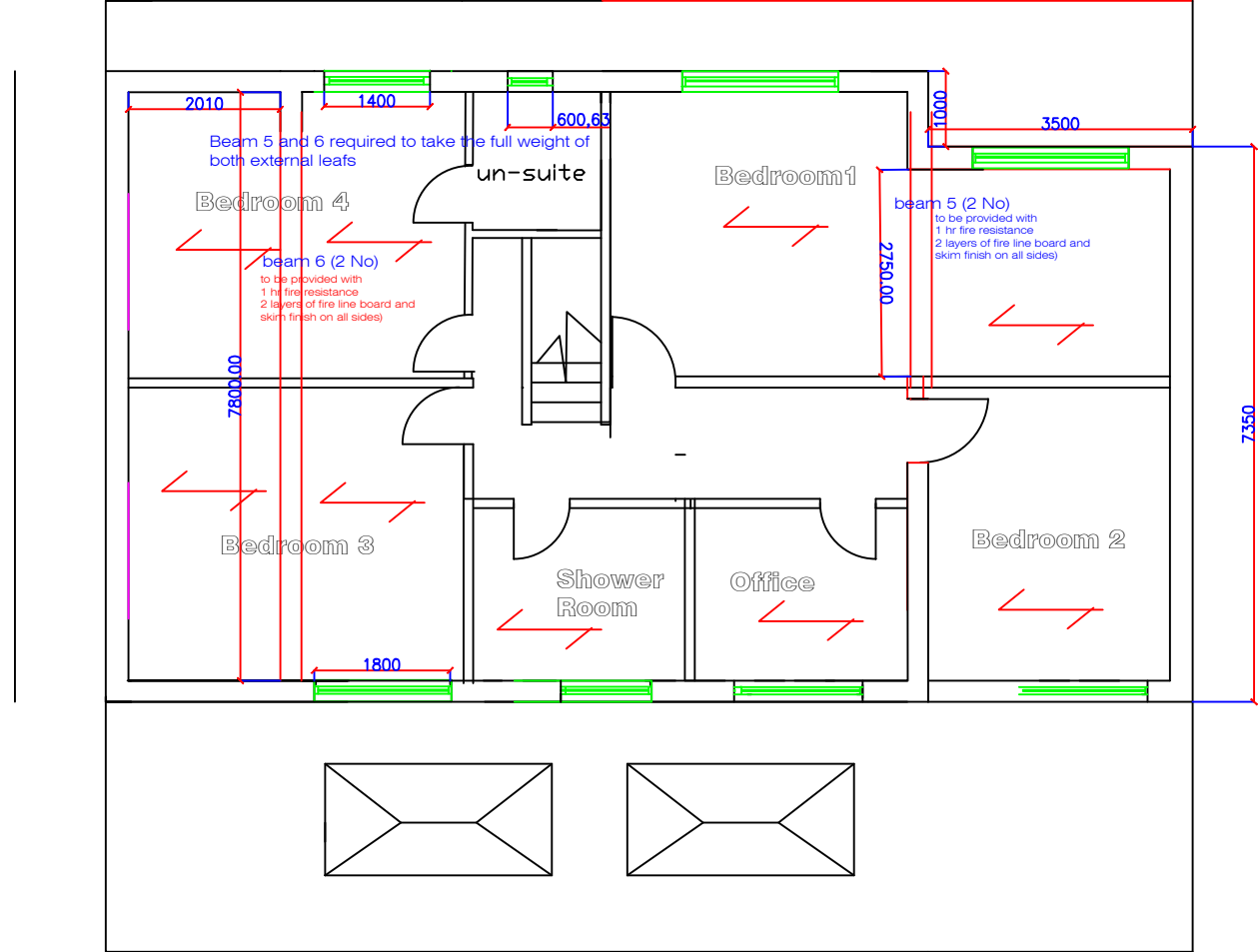
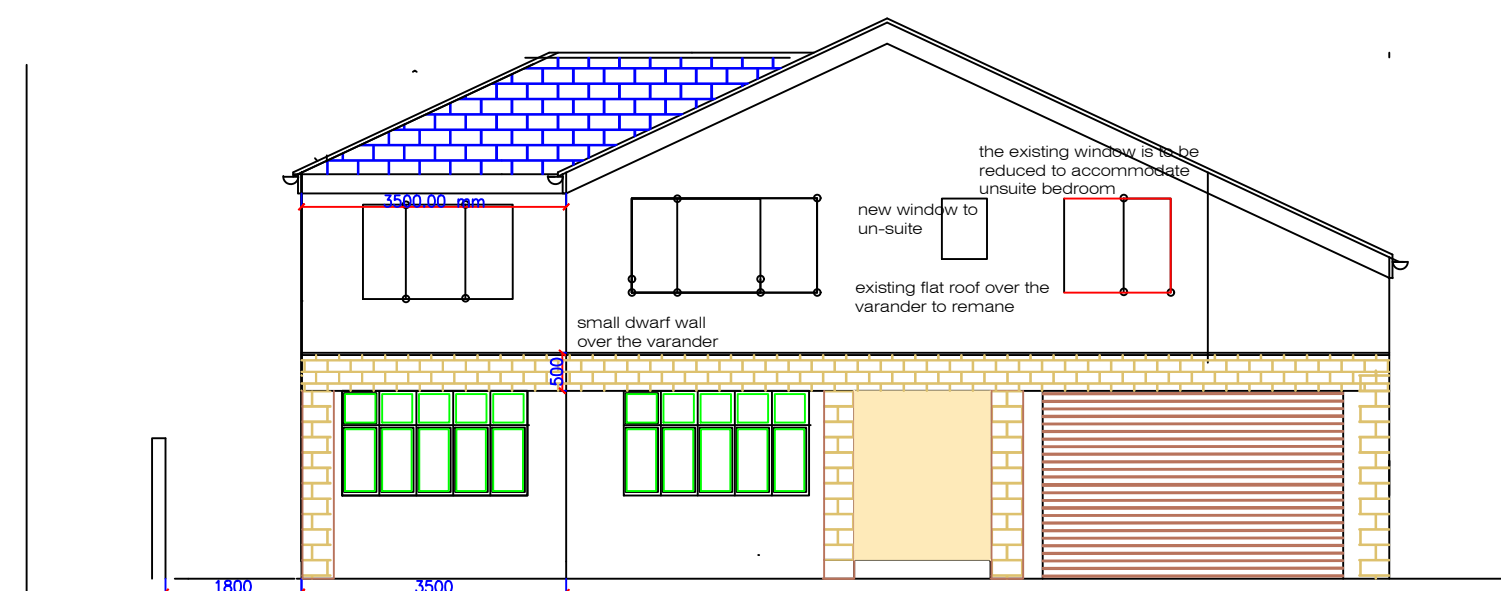


PROPOSED GROUND FLOOR PLAN



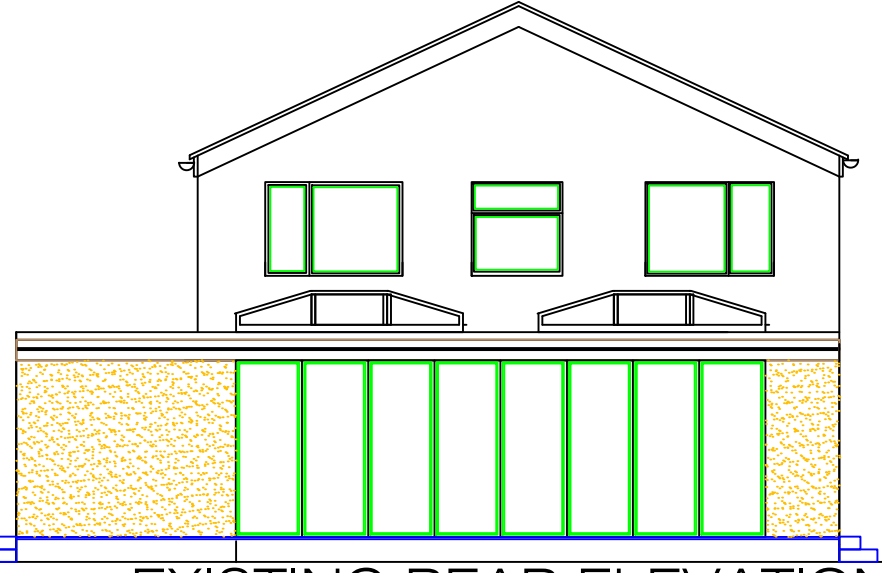
PROPOSED FIRST FLOOR PLAN



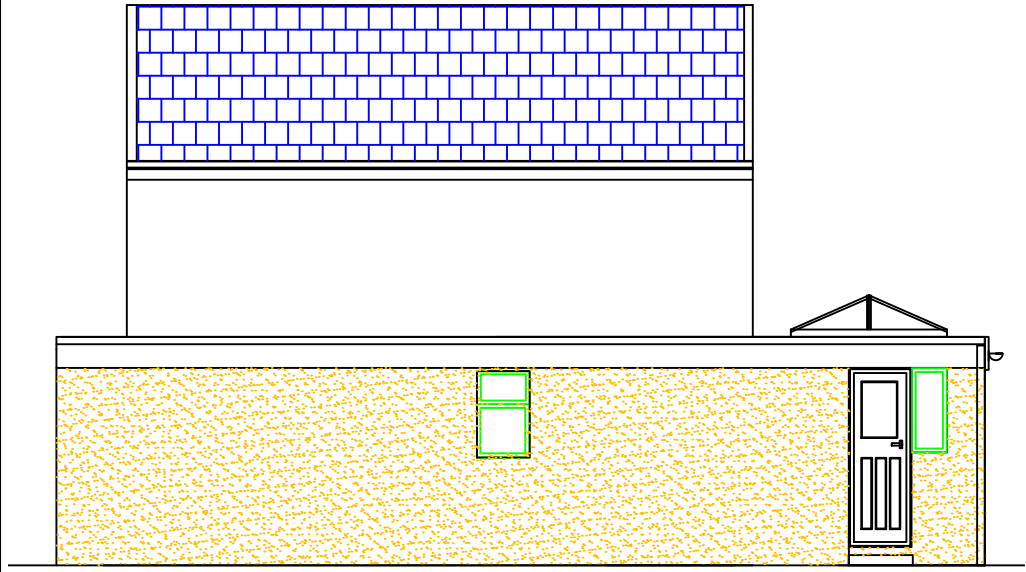
PROPOSED FRONT ELEVATION



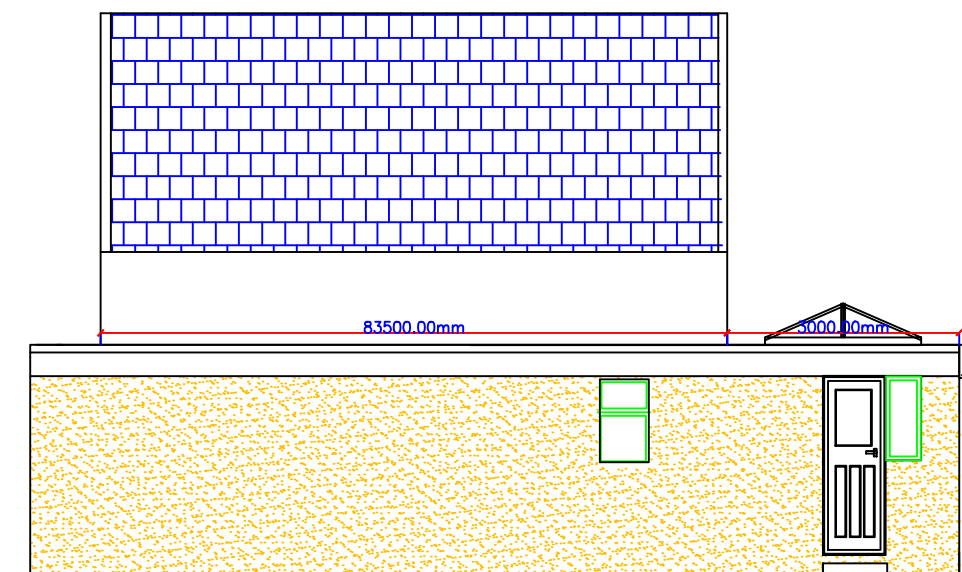
Existing Front Elevation



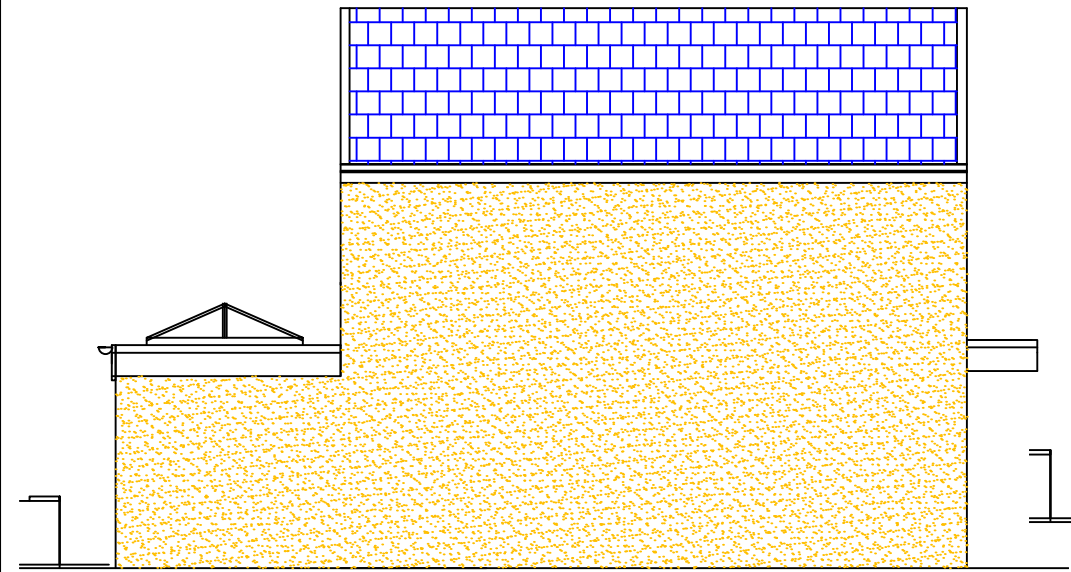
EXISTING REAR ELEVATION



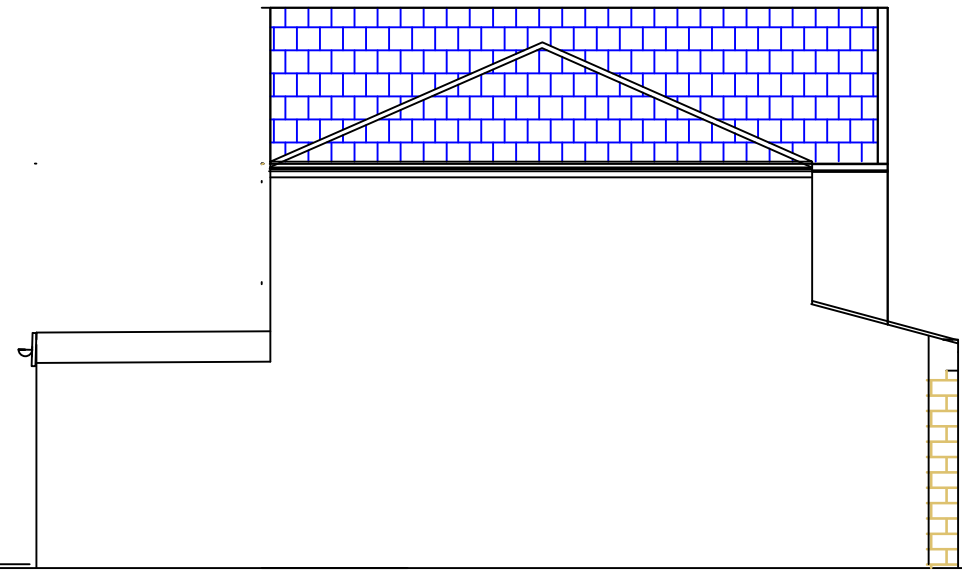
Existing East Elevation



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 1200G DAMP PROOF MEMBRANE PRESSED  
UNDER HYDRO DPC ALL WAY ROUND, WITH MIN 150mm LAPS LAID  
ON 50mm SAND BLINDING, ON 150mm COMPACTED HARDCORE.

EXTERNAL WALL  
ROOF LINE: 25x100x25mm RED FACING BRICKS LAID ON 10mm  
CEMENT/SAND MORTAR MIX 1:3 LAD 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 200x100mm 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 LINE  
SCAR REFLECTIVE WHITE CHIPPINGS BEDDED IN BITUMEN ON 3 LAYER OF  
ANDERBONKHOPT ROOFING FELT, SEALED INDIVIDUALLY ON 18mm HRP  
PLYWOOD DECKING, ON EX 50x20mm SW TREATED TAPERED FIRING, FIX TO  
175x45mm SW FLAT ROOF JOISTS, FIXED AT 400mm CENTRES ONTO  
100x75mm WALL PLATE, SECURE JOIST AND WALL PLATE DOWN WITH 30x5mm  
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 12mm FOLIOKROCK  
PLASTERBOARD AND APPLY A 5mm SKIM FINISH.  
FORM A CONTINUOUS 25mm GAP FOR NATURAL CROSS VENTILATION ALONG  
FASCIA SOFFITS, BOTH SIDES.

DAMP PROOF COURSE  
HYDRO DPC INSTALLED MINIMUM 150mm HIGH ABOVE GROUND FLOOR.  
LAID ON TOP OF PARTNER MEMBERS AS TO EXPOSE THE RATTER 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 30x5mm MILD STEEL  
STRIPS 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.

GLAZING  
ANY NEW GLAZING WITHIN DOORS AND WINDOWS TO COMPLY TO REGULATION 14  
AND DOCUMENT 'K' OF BUILDING REGULATION.  
ALL NEW WINDOW GLAZING TO BE Pilkington 'K' GLASS  
MONO-EDGED BOARDS  
ROOF SLATES TO MATCH EXISTING, PROPERLY FIXED IN ACCORDANCE WITH  
BS 5534 (1976) WITH ALUMINIUM ALLOY NAILS TO BS 1202.  
50x25mm BATTENS ON UNREINFORCED BARKING FELT TO BS 747 ON 200x75mm  
RAFTERS AT 600mm CENTRES TO CP 129 PART 1. BATTENS TO BEAR ON (BROOKLOUTH)  
ON 100x50mm WALL PLATE AT EXTERNAL WALLS AND HAVE 450mm PROJECTING  
EAVES BEYOND FACE OF BRICKWORK.  
EAVES/ROOF BOARD TO COMPREHEND 8mm THICK EXTERNAL QUALITY PLYWOOD  
LAID ON TOP OF PARTNER MEMBERS AS TO EXPOSE THE RATTER 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 30x5mm MILD STEEL  
STRIPS 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.  
NEW EXIST. 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.

- 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) Extp 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

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 TO THE 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 TOGETHER SHOULD NOT EXCEED 25 PER CENT OF TH 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. FOR METAL FRAMES D/ GLAZES TO HAVE 16 MM GAP ARGON FILLED 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.

STUD PARTITION

ERECT NEW STUD PARTITIONS FROM 75x50mm SW MEMBERS THERE SHALL BE A SOLE AND HEAD PLATE AND VERTICAL STUDS AT NOT MORE THAN 800mm CENTRES. NOGGINs SHALL BE PROVIDED AT NOT LESS THAN 900mm CENTRES HORIZONTALLY AND FIX TO EACH SIDE ONE LAYER OF 12.5mm PIRELINE PLASTERBOARD AND THEN APPLY 5mm SKIM FINISH.

VENTILATION  
SUPPLY AND INSTALL TO EACH NEW KITCHEN AND SHOWER ROOM. 1no. VENT AXIA MECHANICAL EXTRACT VENTILATION FAN FOR RAPID VENTILATION. MINIMUM RATING 3 AIR CHANGER PH OR 60 L/S PSEC. INCORPORATE A MINIMUM 15 MINUTES OVERRUN.

WASTE DEEP  
SUPPLY AND INSTALL 40mm dia UPVC WASTE PIPE TO EACH SHOWER OR SINK. 32mm Dia PIPE TO EACH WASH HAND BASIN AND 110mm Dia PIPE TO EACH W.C. ALL LAID TO AN ADEQUATE FALL. INCORPORATE ROODING POINTS WHERE DEEMED NECESSARY. SUPPLY AND INSTALL TO EACH NEW W.H.B. 77mm DEEP x 32mm Dia PVC RE-SEALING BOTTLE TRAP.

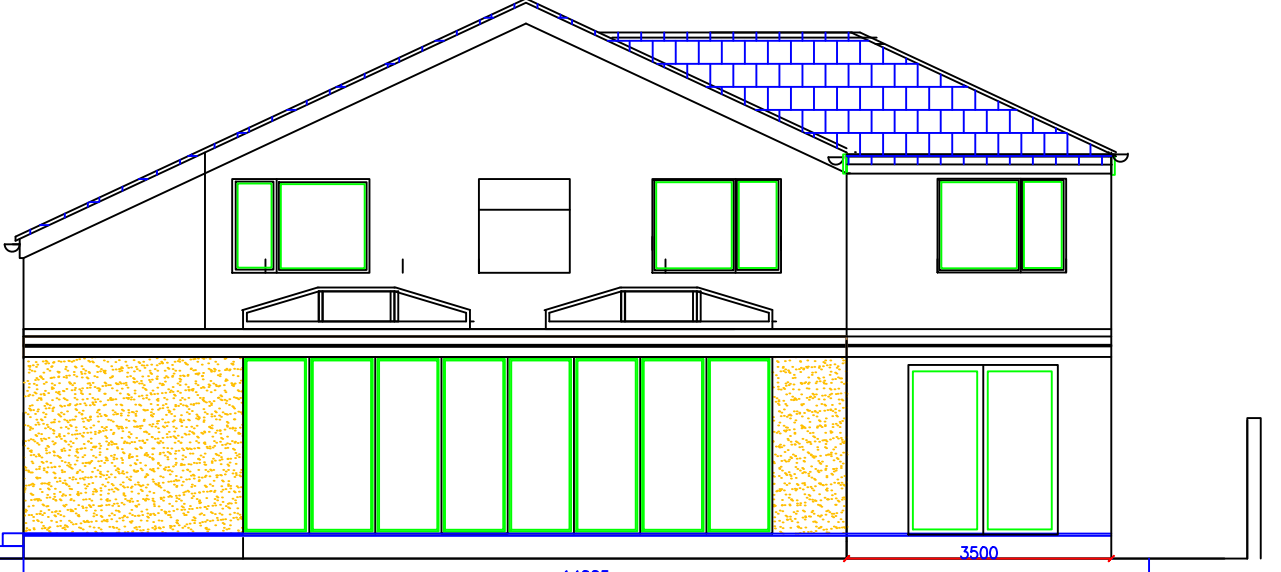
WINDOWS  
ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON 'K' GLASS. ADJUSTABLE TRICKLE VENTILATOR FOR BACKGROUND VENTILATION, 8000 mm2 WITHIN HABITABLE ROOMS AND 4000 mm2 TO KITCHEN AND BATH/SHOWER ROOMS. WINDOW VENTS. OPENERS) TO BE OF 1/20 th OF TOTAL FLOOR AREA, OF EACH ROOM IN QUESTION.

DOORS  
INSTALL NEW 1/2 HR FIRE RESISTING DOORS AND FRAME, HUNG ON 1.5 PAIR STEEL BUTT HINGES, WITH INTUMESCENT STRIPS AND SMOKE SEALS AROUND ALL DOOR FRAMES.  
INSTALL TO EACH NEW OR EXISTING DOOR. 1no. AUTOMATIC DOOR SELF CLOSER.

INSTALL NEW SMOKE/HEAT DETECTORS IDENTIFIED ON EACH FLOOR LEVEL IN POSITION SHOWN, CONNECTED AND LINKED INTO MAINS POWER.  
ALL WORKS EXECUTED SHALL COMPLY TO STANDARDS LAD DOWN IN THE BRITISH STANDARDS AND CODES OF PRACTICES, WORK ALSO TO COMPLY WITH THE CURRENT BUILDING, HEALTH & SAFETY AND FIRE SAFETY REGULATIONS.

THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE NOTES ON PLAN.  
THE MAIN CONTRACTOR TO INCLUDE FOR ALL ITEMS NOT SPECIFICALLY IDENTIFIED ON DRAWING, WHICH ARE DEEMED NECESSARY TO COMPLETE THE WORK SATISFACTORY.

PROPOSED REAR ELEVATION



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

