

NOTES:
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 These works are subject to the Construction Design and Management Regulation 2015, the contractor is to provide a specific construction phase plan and other relevant documentation when applicable. It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

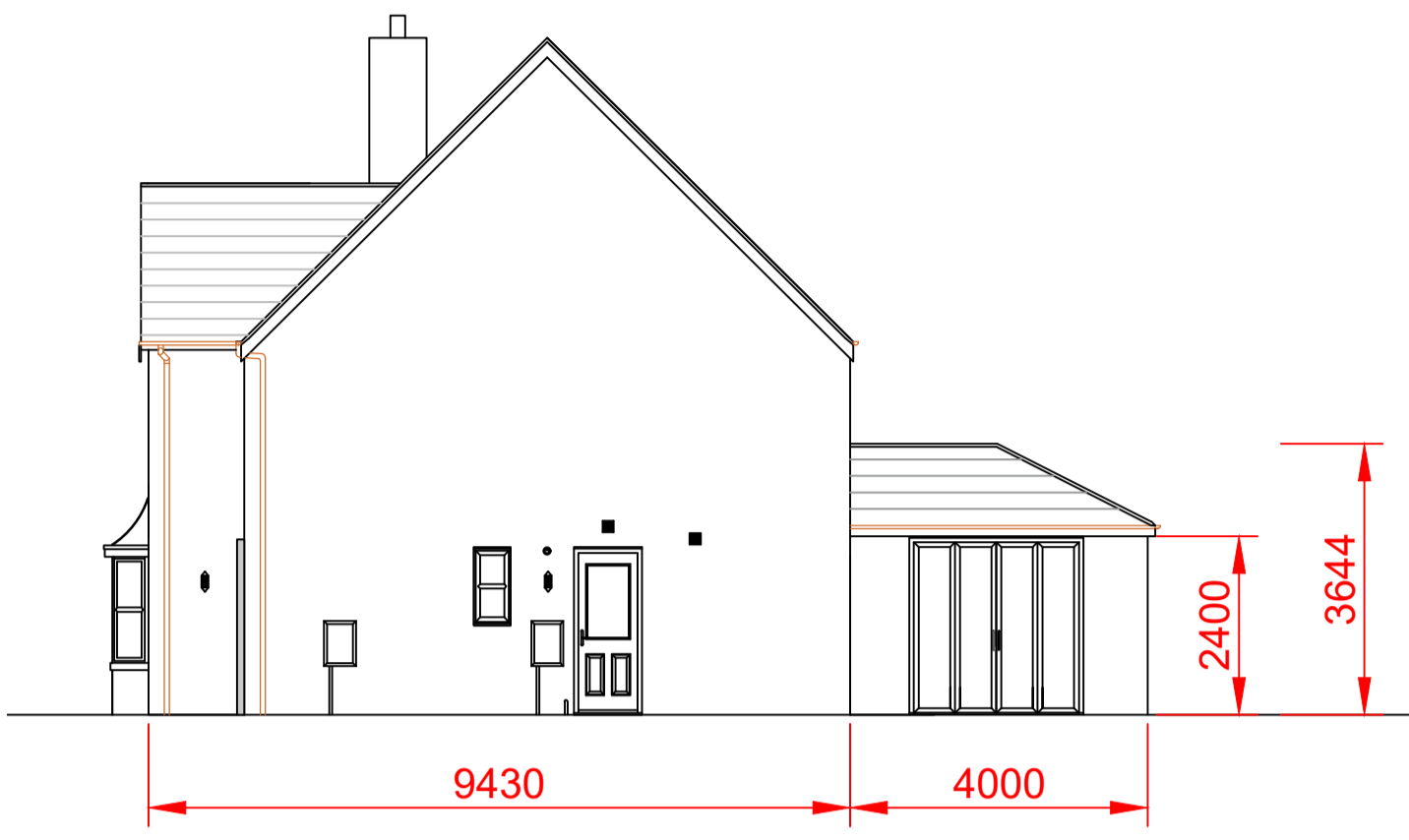
FRONT (NORTH) ELEVATION
 SCALE 1:100 @ A1



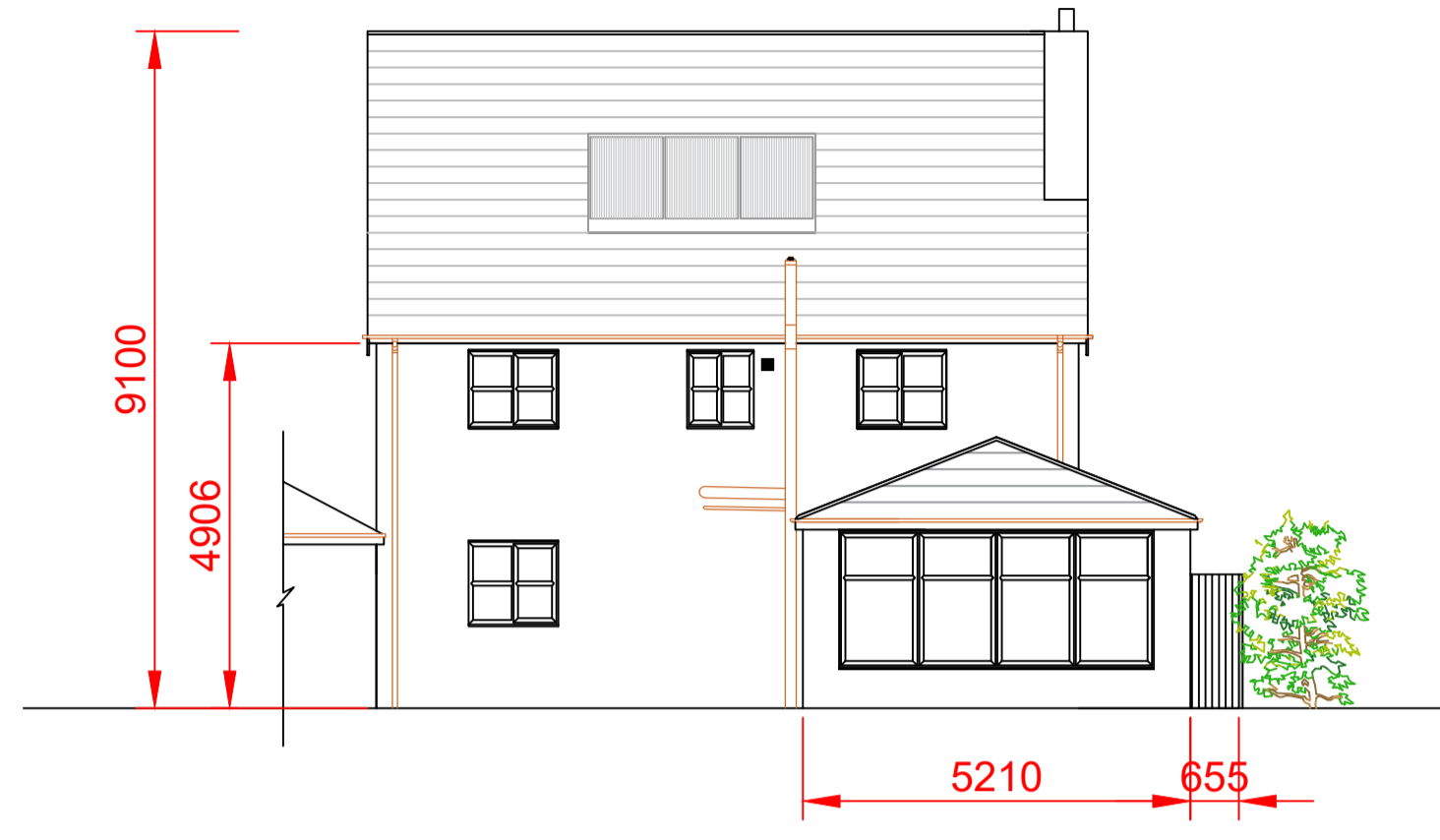
GABLE (EAST) ELEVATION
 SCALE 1:100 @ A1



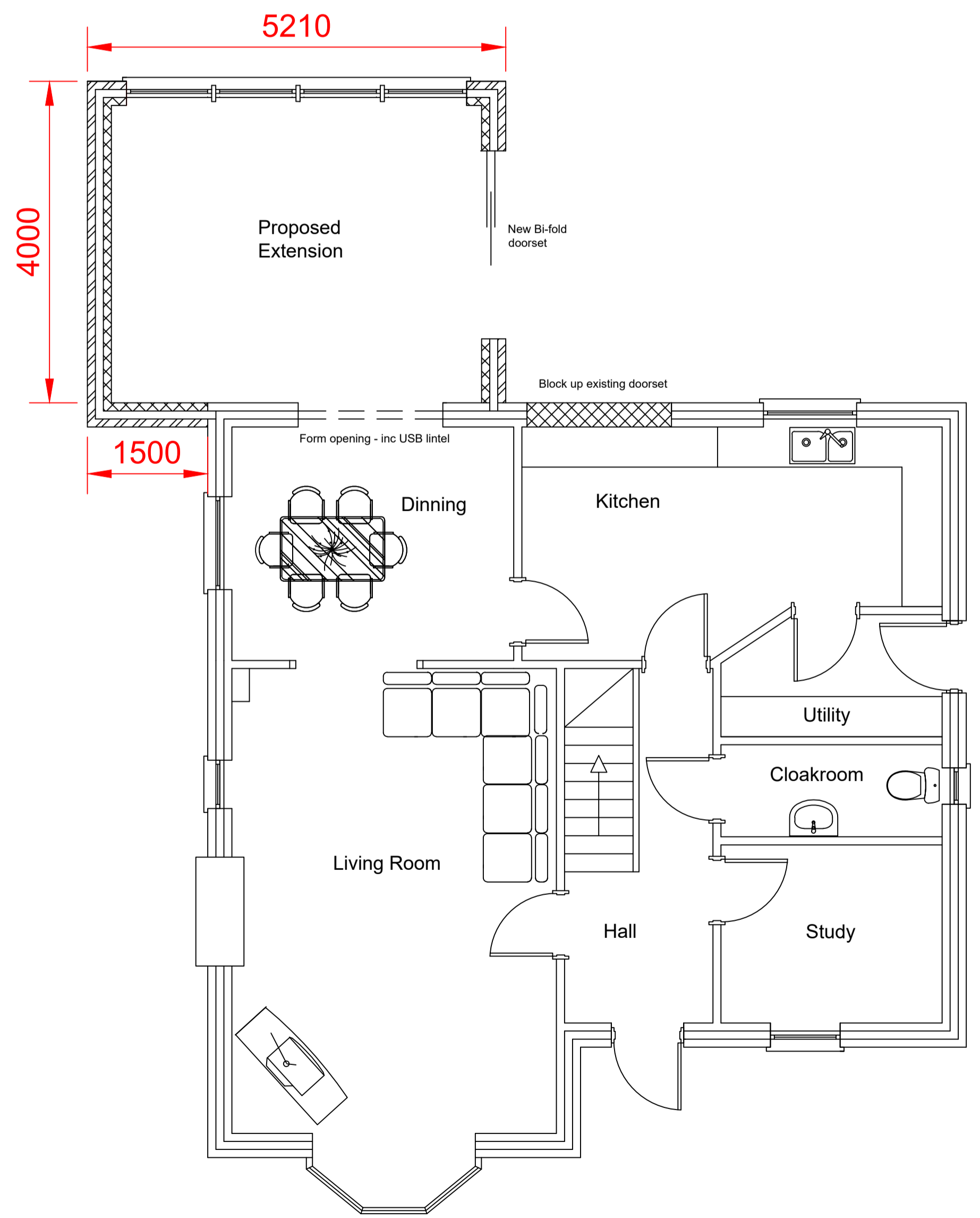
GABLE (WEST) ELEVATION
 SCALE 1:100 @ A1



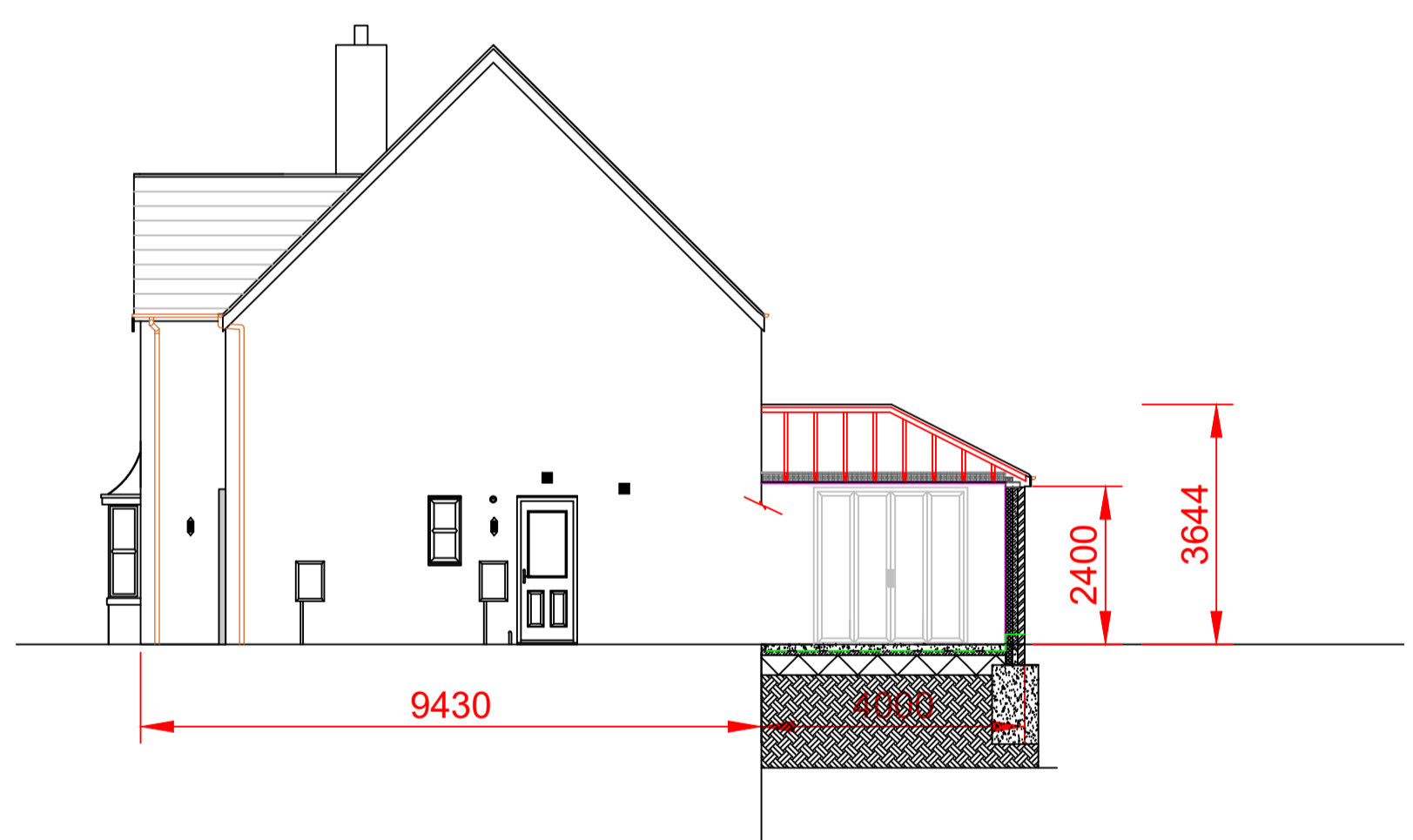
REAR (SOUTH) ELEVATION
 SCALE 1:100 @ A1



PROPOSED GROUND FLOOR LAYOUT



GABLE (WEST) ELEVATION



New External Window & Door Openings:-

Form new external window and door openings as indicated on drawings. Allow for all temporary propping as necessary, and provide and install new insulated Catnic lintels or similar approved to outface of wall, and similar approved concrete lintel to internal face of wall as appropriate.

External Walls:-

External cavity walls inc internal skin of concrete block, 50mm thick Ecotherm or similar approved rigid insulation boards with a closely matching external facing stone. Walls to achieve min U-value of 0.26W/msq.K. NB: same specification included to build up former patio door opening, include for cavity wall ties as required. All finishes we will match the existing property in appearance and characteristics.

New Internal Structural Openings:-

Allow for forming new internal structural openings with internal walls as indicated. Allow for all temporary propping as necessary, and provide and install new steel I beams or similar approved concrete lintels as appropriate. Ensure appropriate end bearing to all openings as required. Exact beam sizes are to be calculated by an approved structural engineer prior to installation.

New Floor Construction:-

Construct solid floor slab in 150mm concrete, C35 mix with A193 mesh laid in bottom third with power float finish. Slab to be cast on 100mm thick EcoTherm, Eco-Versal rigid insulation board laid on 1200g Visqueen, lapped to DPC under external and internal walls. Floor to be laid to level with the existing floor finish within the existing ground floor accommodation.

Floors to achieve min U-value of 0.18W/msq.K.

Roof Construction

Timber truss formations are to be manufactured and designed by a nominated supplier. Exact detail to be confirmed by the main contractor and detail provided to building control. A new breathable roofing felt covered with an interlocking concrete tile to match the existing property will finish the roof.

Roof to be insulated with 300mm glass fibre quilt above ceiling level to achieve min U-Value of 0.16W/msq.K.

Allow for providing and installing new insulated access hatch within new extension include for all trimming out to form opening and install in accordance with manufactures recommendations.

Windows:-

Windows to comprise white Upvc framed double glazed units (colour of uPVC to match existing property). Glazing to consist of 28mm double glazed units with Argon filled cavity and Low E inner leaf.

Surface Water Drainage Systems/Connection:-

Surface Water Drainage:- Existing rainwater drainage to be reviewed and to be confirmed onsite. Minor alterations are expected and new fall pipes from extension are to be connected into the existing surface water drainage system. Exact arrangement to be agreed/confirm with building control officer onsite.

Electrical services:-

Switches, sockets outlets, aerial point in extension to be installed to agreed locations.

On completion of the building work, a signed approved electrical compliance certificate (BS 7671 or Part P building regulation approval) is to be submitted to the Building Control Inspector.

Client	Householder Planning Application
Client	Mr & Mrs Trotter
Project Site	5 Mayfair Close, Clitheroe, Lancashire, BB7 2RP
Drawing Title	Ground Floor Domestic Extension Proposed Elevations and Floor Layout
Scale	1:100 @ A1
Designed by	CA
Drawn by	CA/RN
Checked by	RN
Client Check	JT
Date Drawn	29.06.22
Project No	PRQJNO
Drawing No	N-A