PERMITTED DEVELOPMENT RIGHTS:

Single storey side extension to be constructed in accordance with householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

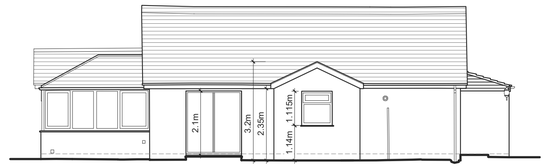
The extension has been designed in line with the points below in accordance with the householder permitted development rights.

- Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house (Original house width 9.795m, side extension width 1.575m)
- Side extensions to have a maximum height of four metres (height of the extension 3.2m).
- The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house (extension to be constructed in facing brickwork, with a concrete tile roof covering to match the existing house).

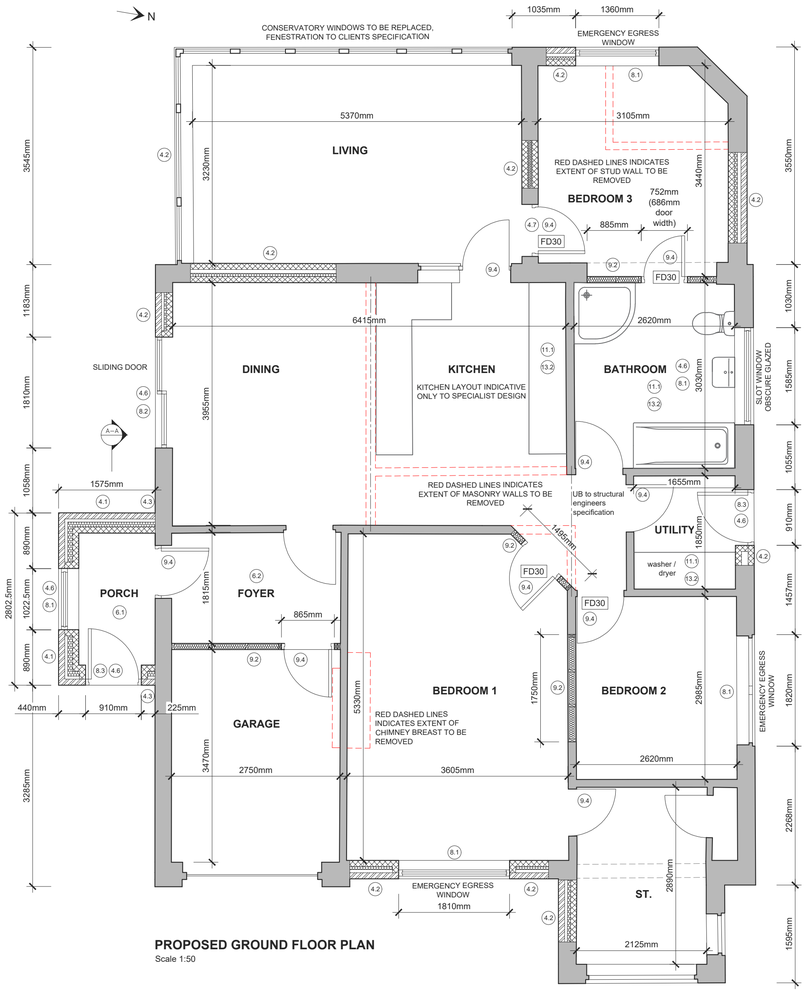
PROPOSED EAST ELEVATION
Scale 1:100

PROPOSED NORTH ELEVATION
Scale 1:100

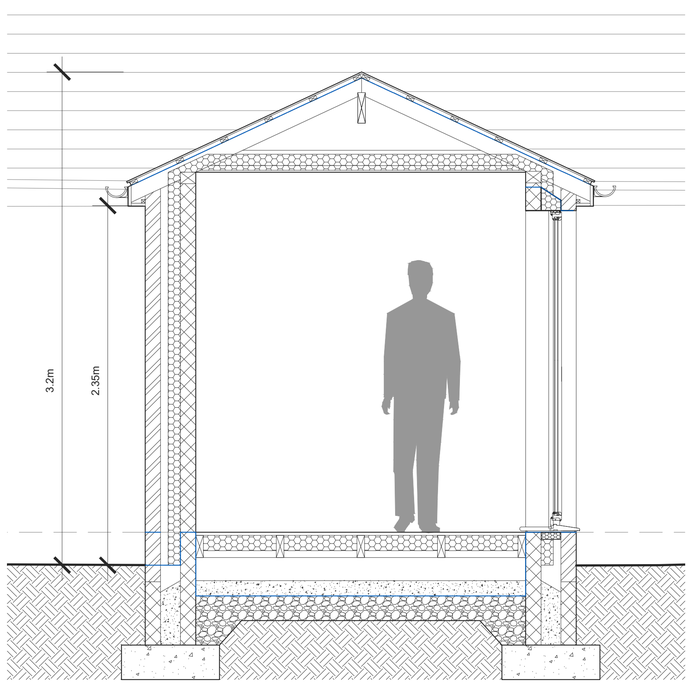
PROPOSED WEST ELEVATION
Scale 1:100



PROPOSED SOUTH ELEVATION
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED SECTION A-A
Scale 1:20

ROOF
Roof to be constructed using kiln dried - stress graded timber, valley rafters, jack rafters, common rafters, layboards and ridge board / beam sizes to structural engineers design/specification. Rafters (provisionally C16 47 x 100mm) to be fixed to 75mm x 100mm wall plates on internal face of cavity walls and fixed to ridge / rafters. Ceiling joists to structural engineers specification. 100mm Kingspan K107 insulation fixed between rafters / ceiling joist, 57.5mm Kingspan Kooltherm K118 insulated plasterboard to underside of rafters, scrimmed joints, plaster skim finish. To achieve U-value of 0.15W/m2K. Wall plates and rafters to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200mm long at 1.0m centres. Lateral restraint to be provided by galvanised mild steel straps 30 x 5mm turned down inner face of walls and fixed to 100 x 50mm softwood blocking fixed between rafters over a minimum of 3 rafters. Straps at 1m centres. All roof members to be in accordance with Structural Engineer information. Restraint type hangers to block walls, face fix hangers to trimmers. Design and fixing details in accordance with structural engineers information. fascia, soffit and barge boards. Eaves ventilation to match existing, equal to a continuous 25mm air gap with insect screen to provide ventilation and maintain air path. 20 degree roof pitch.
Valley gutters at intersection of roof pitches formed in 18mm WBP plywood. Lead work, flashing and valleys to be formed from Code 5 lead sheet, be fully supported on treated valley boards, and to have minimum 150mm lap joints and dressed 200mm under tiles. To be fixed in lengths not exceeding 1.5m, fixed in accordance with the roof manufacturer's and the Lead Sheet Association recommendations. Lead to be treated with patination oil.
Concrete roof tile to be fixed in accordance with manufacturer's details to 25 x 50mm treated battens on breathable membrane (Kingspan nilvent or equal approved) fixed to rafters. Ridge capping fixed in accordance with manufactures guidance.
Upvc gutters and downpipes in accordance with BS EN 12056-3, to match existing and to connect into existing surface water system.

CAVITY WALLS
External cavity walls constructed in facing brickwork (frost resistant blockwork up to one course below external ground level), 130mm cavity insulated with 80mm Kingspan Kooltherm K108 partial fill boards (or equivalent approved) with a 100mm dense concrete blockwork internal skin. Lined internally with 12.5mm Gyproc Wallboard ten. All joints scrimmed and boards finished with skim ct of plaster. To achieve U-value of 0.18W/m2K.
Stainless steel wall ties Ancon Staifix HRT4 (or equal approved) 275mm long built in at 750mm max crs horizontally, 450mm crs vertically and 225mm crs vertically at all unbonded jamb positions (all to wall be manufacturers details).
Visqueen Zedex CPT DPC through full width of cavity walls at min 150mm above ground level, lapped under and taped with DPM. Radon barrier. Visqueen Zedex CPT cavity tray discharging over DPC. All in accordance with Visqueen details. Weak mix fill to cavities up to level of insulation.

GROUND FLOOR
Lay 150mm min thick sand blinded hardcore, 100mm min thick concrete over site above at 1:80 gradient to outside of building, concrete mix in accordance with BS 8110, BS 5328, mix type ST2 or GEN1, on 1200g (300 micrometer) DMP / radon gas proof membrane which should extend across foot print of building and external walls. If required by building control a sub floor sump, depressurization pipe with up stand is to be positioned below the over site concrete floor slab in radon gas permeable hardcore-in accordance with sump manufacturer's details. Allow a ventilated air space at least 150mm to the underside of the suspended timber floor.
Provide sub floor ventilation using 225 x 75mm grilled air bricks and proprietary telescopic vents through two opposing external walls at 2m centers and 450mm from wall corners to vent all parts of the floor void.
Floor joists: provisional subject to structural engineers information, 50mm x 145mm C16 strength class, floor joists 400mm ctrs. Joists to be supported off proprietary heavy duty galvanized joist hangers resin bolted to walls at 600mm centers using 16mm diameter high tensile bolts. Proprietary galvanized steel strutting / timber noggins to be fixed at mid span.
Floor to be insulated with 120m Kingspan K103 to achieve a U-Value of 0.18 W/m2k.
Fix 22mm thick moisture resistant tongue and grooved timber floor boards laid with joints staggered, long edge fixed across the joists and all joints positioned

FOUNDATIONS
Concrete strip foundations to external cavity walls to suit specific site ground conditions. Provisionally Excavate ground for new strip foundations to a minimum depth of 750mm below ground, 225mm deep x 600mm wide with A252 mesh. Foundation work to comply with BS 8000:1, 2 and 5 and BS 8004. General purpose concrete mixes for non-hazardous conditions to comply with BS 8500 and BS EN 206-1. All to structural engineers specification and to comply with the Building Regulations approved document A sections A1/2. Actual sizes and depth to be agreed on site with building control surveyor. Foundations to be formed in natural ground capable of supporting an allowable bearing pressure of 100 kN/m². Excavation and ground conditions to be approved by Building Inspector on site prior to pouring of concrete.

	by	revision	date
A	PRG	Revised following client consultation	27.11.2023

RVA
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CIAT CHARTERED PRACTICE

CLIENT	PROJECT	DRAWING TITLE	DATE	DRAWN	SCALE	SHEET	DRAWING NO.	REVISION
Anna Crabtree	No.38 Abbey fields Whalley Lancashire	Proposed Floor Plan, Elevations and Section	November 2023	P.Gudgeon	1:20, 1:50, 1:100	A1	2308-BR02	A