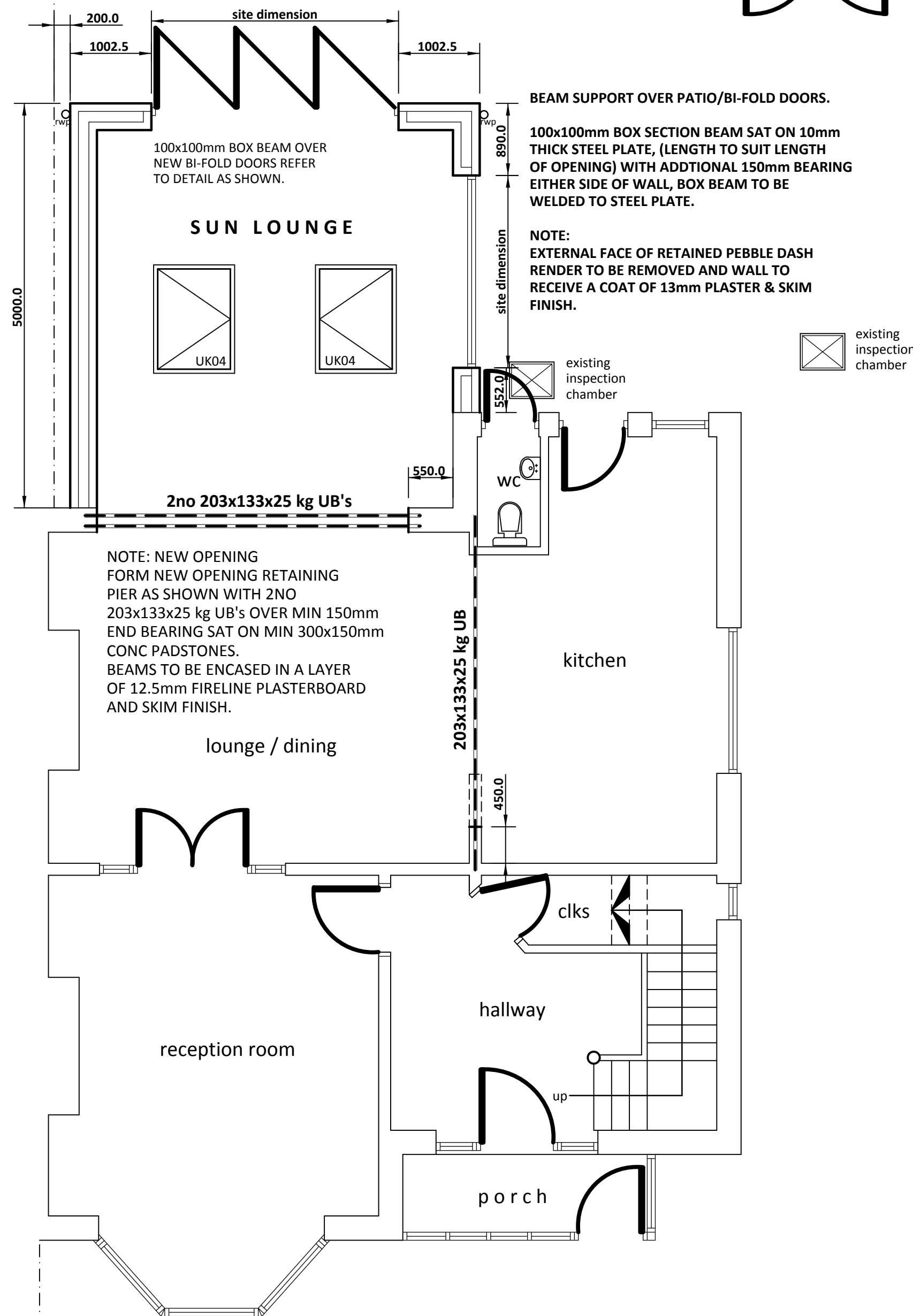




PROPOSED REAR ELEVATION.

PROPOSED GROUND FLOOR LAYOUT.



PROPOSED SIDE ELEVATION.

NOTE:  
MIN 200mm GAP TO RETAINED BETWEEN EXISTING BOUNDARY LINE AND PROPOSED EXTENSION IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

DISCLAIMER:  
EXISTING DRAIN POSITIONS HAVE NOT BEEN ESTABLISHED BY THE DESIGNER THIS IS TO BE DETERMINED ON SITE PRIOR TO WORKS COMMENCING ON SITE, EXISTING INSPECTION CHAMBERS ARE TO BE RE- POSITIONED AND RE- INSTALLED ALL WORKS TO BE CARRIED OUT THE COMPLETE SATISFACTION OF THE APPOINTED BUILDING INSPECTOR.

NOTE:  
ALL NEW EXISTING CAVITIES TO BE CONTINUOUS OR A PROPRIETARY INSULATED WALL TIES SYSTEM AND VERTICAL DAMP PROOF COURSE TO BE INSTALLED AT JUNCTION OF NEW AND EXISTING WALL TO INSPECTORS SATISFACTION.

CAVITIES TO BE CLOSED AT JAMBS & CILLS WITH FULLY INSULATED & CONTINUOUS CAVITY CLOSERS eg KINGSPAN KOOLTHERM CAVITY CLOSER (WEATHER RESISTANT & FORMS AN INTEGRAL DPC).

VELUX ROOF LIGHT:  
SUPPLY AND FIT 2NO VELUX (UK04) ROOF LIGHTS (980x1340mm WIDE), INSTALLED TO MANUF SPEC WITH ADEQUATE LEAD FLASHING SURROUND. NOTE: ROOF RAFTERS TO BE DOUBLED UP EITHE RSIDE OF WINDOW FRAME.

SUPPLY AND INSTALL NEW PATIO DOORS OR ALUMINIUM FRAMED BI-FOLD DOORS TO CLIENTS CHOICE TO SUIT WIDTH ALL GLAZING TO BE EITHER TOUGHENED OR LAMINATED TO BS6206.

NOTE:  
ALL GLAZING WITH LESS THAN 800mm CILL HEIGHT FROM INTERNAL FLOOR LEVEL TO BE TOUGHNED OR LAMINATED TO BS6206.

DRAINS.  
ALL NEW DRAINS TO BE CONNECTED INTO THE EXISTING SYSTEM VIA 110mm DIA REST BEND DIRECTION OF DRAINS TO BE INVESTIGATED ON SITE TO INSPECTORS APPROVAL. POSITION OF NEW INSPECTION CHAMBERS TO BE DETERMINED ON SITE AND CONSISTING OF 450mm DIA PLASTIC INSPECTION CHAMBERS ON 100mm THICK CONC BASE AND SURROUNDED WITH 150mm OF PEA SHINGLES FOR INVERT LEVELS OF 1000mm, HEPSLEEVE FLEXIBLE JOINTED 100mm DIA PIPES WITH 150mm BEDS AND SURROUND LAID TO FALLS MIN 1:40. ENCASE ALL DRAINS UNDER EXTENSION WITH 150mm CONCRETE, RC LINTOL TO SUPPORT OPENING FOR DRAINS PASSING THROUGH WALLS, 50mm SPACE TO BE PROVIDED ALL AROUND PIPE. OPENING ON BOTH SIDES TO BE MASKED WITH RIGID BOARD TO PREVENT ENTRY OF SOIL OR VERMIN.

DISCLAIMER:  
KHALID KHAN ASSOCIATES DOES NOT ACCEPT ANY LIABILITY FOR THE POSITION OF ANY DEAD OR ALIVE DRAINS THIS IS TO BE INVESTIGATED BY THE 'CONTRACTOR' PRIOR TO WORKS COMMENCING ON SITE.

The Owner has a duty to serve a party wall notice to any adjoining owners if works are to be carried out to a party wall, structure, or line of junction or if work involves excavation within 3m of a neighbouring building. A party wall agreement/ award should be formalised before commencement of works.

CDM Regulations all parties must abide by the construction design & management regulations 2007.

It is the clients responsibility to appoint a competent CDM co-ordinator.

#### VELUX ROOF LIGHTS:

SUPPLY AND FIT 2NO VELUX (UK04) ROOF LIGHTS (980x1340mm WIDE), INSTALLED TO MANUF SPECIFICATION WITH ADEQUATE LEAD FLASHING SURROUND, NOTE: RAFTERS TO BE DOUBLED EITHER SIDE OF WINDOW FRAME.

CAVITY TRAY TO BE INSTALLED ABOVE ABUTMENT FLASHING WITH PLASTIC PROPRIETARY WEEP HOLES. WHERE ROOF ABUTS WITH EXISTING EXTERNAL WALL ANGLE FILLET TO BE PROVIDED WHERE FELT IS TURNED UP THE WALL, CODE 4 LEAD COVER FLASHING TO BE DRESSED INTO BRICKWORK MORTAR JOINT TO WALL, LEAD TO BE APPLIED WITH PATINATION OIL.

NOTE:  
CAVITY TRAY OVER NEW WINDOW OPENINGS.

NEW CEILING TO BE APPLIED WITH A LAYER OF 12.5mm FIRELINE PLASTERBOARD AND SKIM.

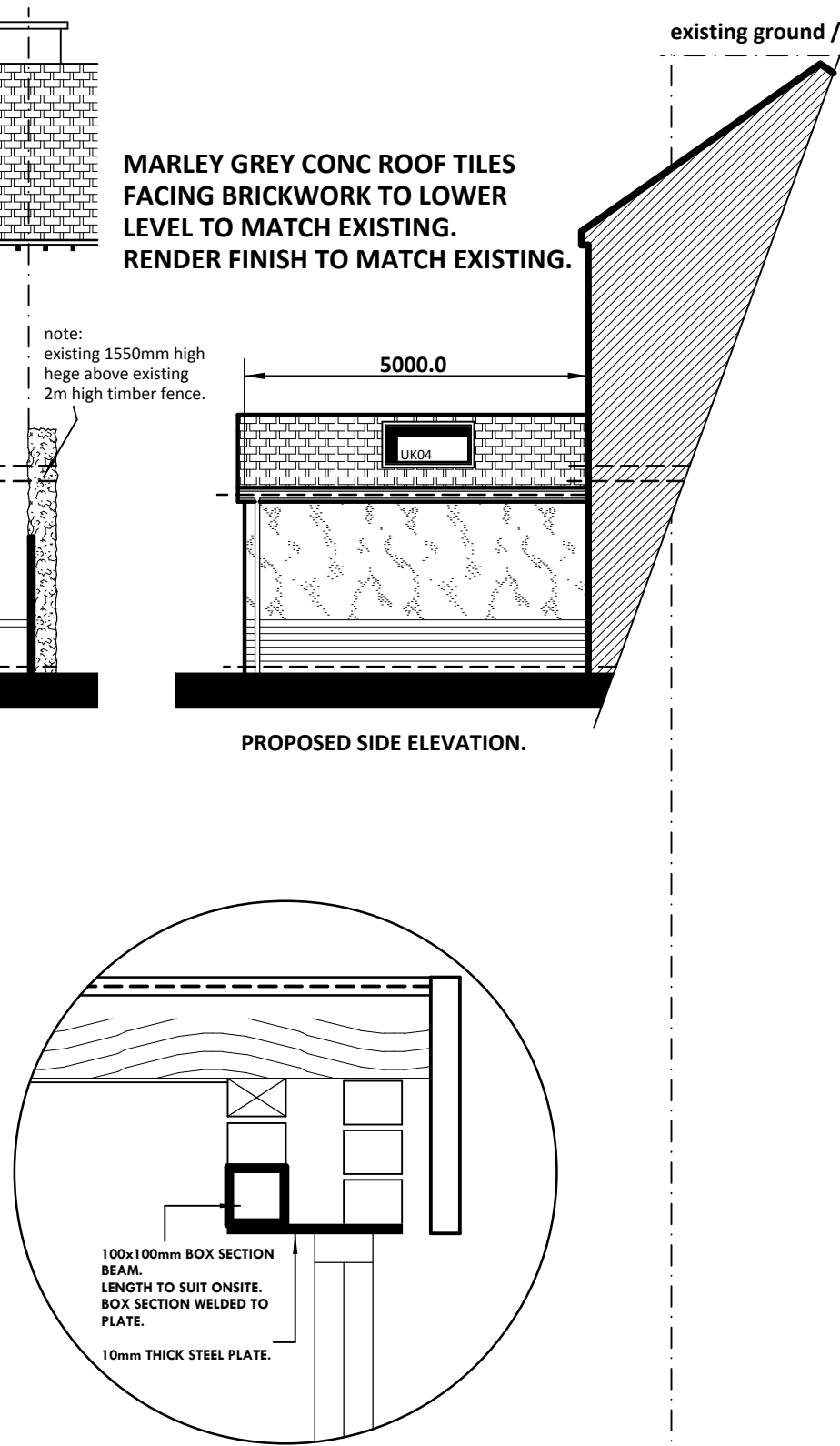
NOGGINNS: 50x50mm NOGGINNS TO PROVIDE SUPPORT AT JOINTS, EDGES AND LIGHT FITTINGS.

LATERAL AND VERTICAL RESTRAINT STRAPS TO BE PROVIDED TO ROOF MEMBERS IN ACCORDANCE WITH BS5268 FROM THE ROOF TO ADJACENT PARALLEL WALLS AT MAX 2m CTS USING 30x5mm GALVANISED STEEL STRAPS TURNED DOWN 150mm MIN OVER BLOCKWORK AND FIXED OVER SOLID BLOCKING TO A MIN OF 3 ROOF MEMBERS.

RAINWATER GOODS:  
125mm WIDE UPVC SEMI-CIRCULAR SECTION GUTTERS LAID TO FALLS AND TO DISCHARGE INTO 75mm DIA ROUND RAINWATER DOWN PIPES RAINWATER DRAINS RUNS ARE TO BE 100mm DIA UPVC IN SHINGLE SURROUNDS.

DPC INSTALLED MIN 150mm ABOVE EXTERNAL FINISHED FLOOR LEVEL.

NOTE:  
TYPE OF FOUNDATIONS TO BE DETERMINED ON SITE TO SUIT SITE CONDITIONS AND TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR.



#### BEAM SUPPORT OVER NEW PATIO/BI-FOLD DOORS.

BEAM SUPPORT OVER PATIO/BI-FOLD DOORS.

100x100mm BOX SECTION BEAM SAT ON 10mm THICK STEEL PLATE, (LENGTH TO SUIT LENGTH OF OPENING) WITH ADDITIONAL 150mm BEARING EITHER SIDE OF WALL, BOX BEAM TO BE WELDED TO STEEL PLATE.

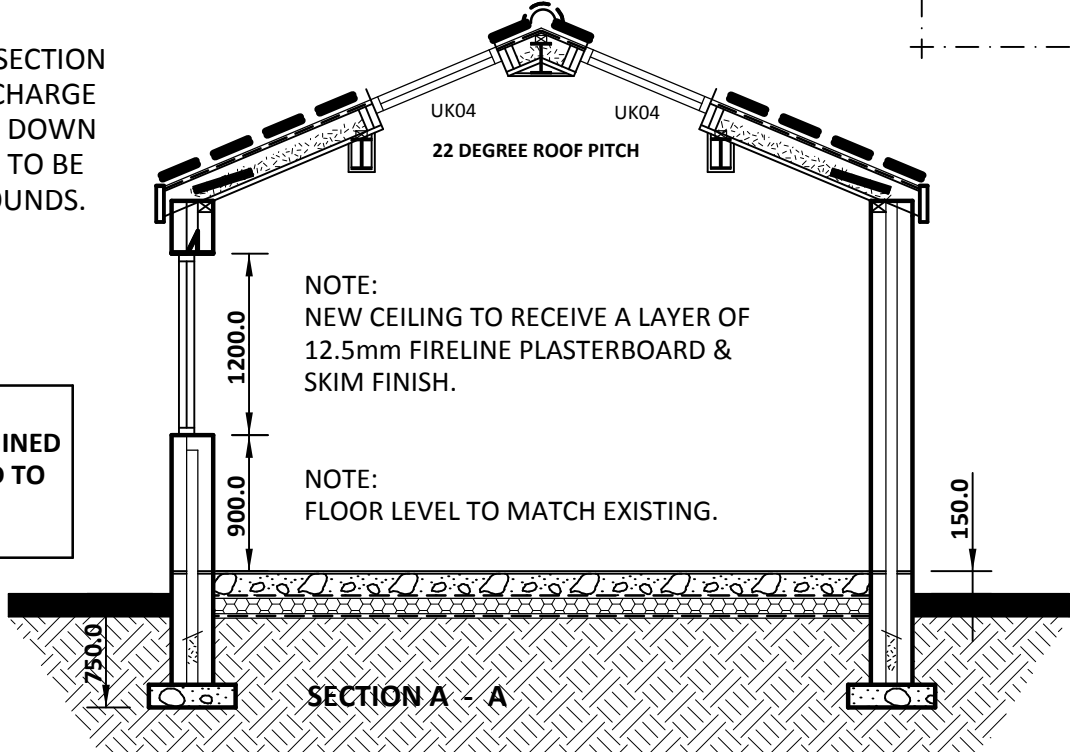
#### ROOF CONSTRUCTION

MARLEY GREY CONC ROOF TILES ON 22 DEGREE ROOF PITCH.

ON 50x24mm TANALISED BATTENS ON TYVEK OR SIMILAR ROOFING FELT ON 150x50mm SW ROOF SPARS AT 450mm CTS MAX, WITH 178x102x19 kg UB RIDGE BEAM AND 2NO 178x102x19 kg UB'S PURLINS WITH 75x50mm SW WALL PLATE SHOTFIRED INTO BEAM.

WALL PLATES 75x100mm SW AND STRAPPED DOWN WITH 30x5mm GALVANISED MILD STEEL STRAPS PLUGGED AND SCREWED TO WALL AT 1200mm CTS, INFILLED WITH 100mm THICK 'KINGSPAN' INSULATION RETAINING A MIN 50mm AIR GAP STAPLED WITH A LAYER OF 'TRI ISO' INSULATION OR SIMILAR CROSSED BATTENED BY 50x50mm SW BATTENS FINISHED WITH A LAYER OF 12.5mm FIRELINE PLASTERBOARD AND SKIM FINISH.

NEW CEILING TO COMPRISE OF A VAULTED CEILING WITH ALL INSULATION TO RAFTERS TO COMPRISE OF 100mm THICK 'KINGSPAN' RETAINING A 50mm AIR GAP STAPLED WITH A LAYER OF 'TRI ISO' INSULATION AND FINISHED WITH A LAYER OF 12.5mm FIRELINE PLASTER BOARD AND SKIM FINISH.



#### IMPORTANT NOTE:

THIS PROJECT REQUIRES PLANNING & BUILDING REGULATION CONSENT AND WORKS SHALL NOT COMMENCE UNTIL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS PLAN, ANY CHANGES ON SITE TO BE FIRST AGREED WITH THE BUILDING INSPECTOR.

#### HEALTH & SAFETY NOTES:

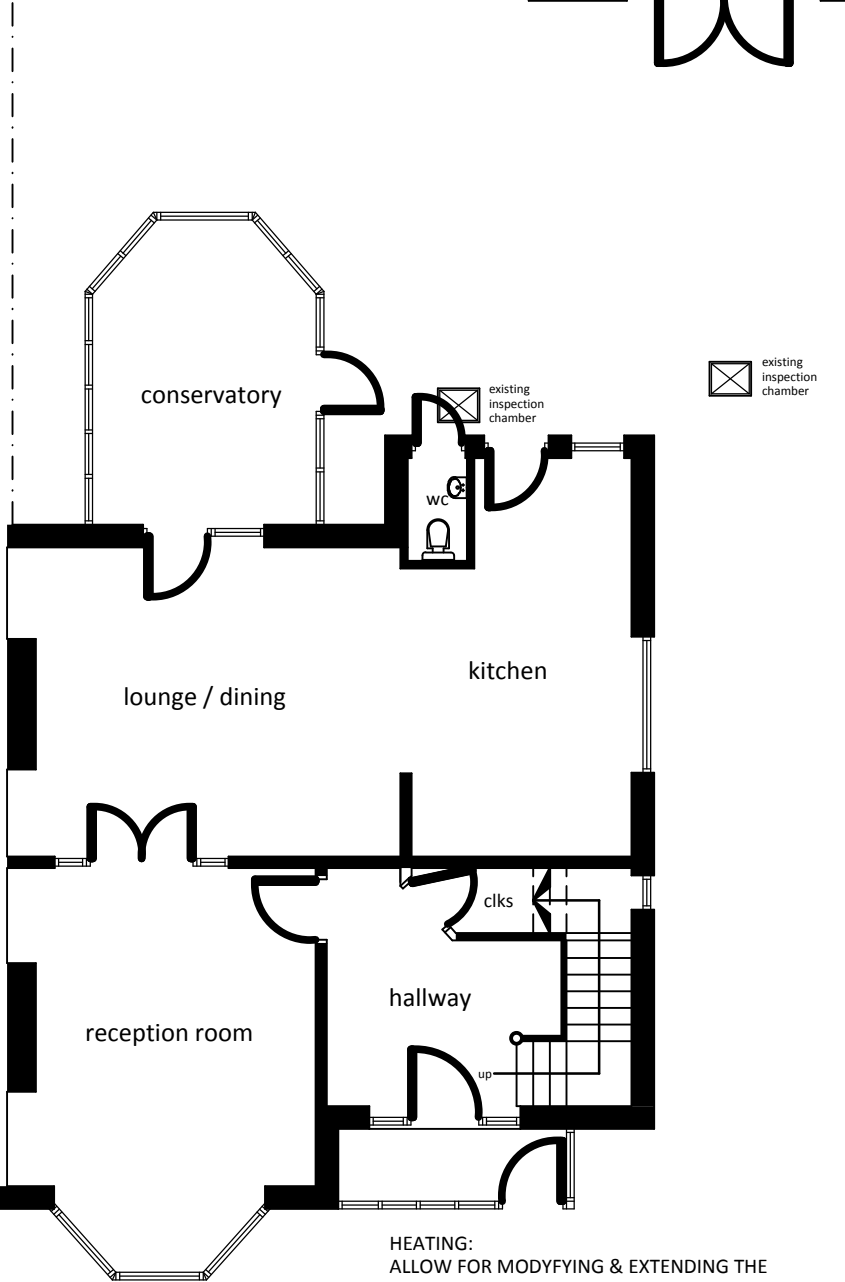
CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE IS CARRIED OUT IN A SAFE & SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT 1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.N.

DO NOT SCALE FROM THIS DRAWING.

#### DISCLAIMER:

FOUNDATIONS: TYPE OF FOUNDATIONS TO BE DETERMINED ON SITE TO SUIT EXISTING GROUND CONDITIONS, PRIOR TO WORKS COMMENCING ON SITE BY THE APPOINTED CONTRACTOR, WHETHER STRIP, RAFT OR PILE.

existing ground / site layout. (1:100)



HEATING:  
ALLOW FOR MODIFYING & EXTENDING THE EXISTING PIPES RADIATOR HEATING SYSTEM WITH AN ADEQUATELY SIZED RADIATORS FITTED WITH 'TRI' NEW HOT WATER STORAGE AND SUPPLY SYSTEMS TO BE DESIGNED & INSTALLED IN ACCORDANCE WITH BS 6700:2006 OR BS EN 12897:2006. WORKMANSHIP TO BE IN ACCORDANCE WITH BS800:15:1990. ENSURE SHOWER TRAYS ARE FITTED WITH AN APPROPRIATE TEMPERATURE CONTROL DEVICE WHICH WILL NOT ALLOW HOT WATER SUPPLY TO EXCEED 48 deg C TO PREVENT SCALDING.

ELECTRICAL:  
THE CONTRACTOR TO ALLOW FOR MODIFYING & EXTENDING THE EXISTING LIGHTING AND POWER ELECTRICAL INSTALLATIONS TO SUIT NEW POSITIONS.

ALL ELECTRICAL WORKS TO MEET REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON CERTIFICATE SUCH AS BRE CERTIFICATION LTD, BSI, NICEIC CERTIFICATION. AN APPROPRIATE BS7671 ELECTRICAL CERTIFICATE IS TO BE ISSUED FOR THE WORKS CARRIED OUT.

WALL CONSTRUCTION BELOW GROUND LEVEL:

DENSE CONCRETE BLOCKWORK AND WEAK MIX CONCRETE CAVITY FILL BELOW GROUND LEVEL, MIN 225mm FROM TO OF CAVITY FILL TO LOWEST DPC IN WALLS.

WALL TO BE BUILT OF 630x150 - 200mm DEEP CONCRETE STRIP FOUNDATIONS MIN 750mm COVER TO FOUNDATIONS. FOUNDATION MUST BE TAKEN BELOW ANY ADJACENT DRAIN INVERT LEVEL. ANY DRAINS PASSING BENEATH BUILDING TO BE CASED IN 150mm CONCRETE DRAINS PASSING THROUGH WALL TO HAVE 150x100mm RE-INFORCED CONC LINTOLS OVER AS REQUIRED MIN 150mm END BEARING.

## NOTES

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS.

#### HEALTH AND SAFETY NOTES:

THE CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE ARE CARRIED OUT IN A SAFE & SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT 1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.M.

THIS DRAWING SHALL NOT BE SCALED.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY), MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671, ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS.

THIS PROJECT REQUIRES PLANNING PERMISSION/BUILDING REGULATION CONSENT (which-ever is applicable) WORKS SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN GRANTED. ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS DRAWING, ANY CHANGES TO BE FIRST AGREED ON SITE WITH THE INSPECTOR.

DISCLAIMER: FOUNDATIONS: TYPE OF FOUNDATIONS HAVE NOT BEEN ASSESSED ON SITE THIS IS TO BE DETERMINED ON SITE TO SUIT GROUND CONDITIONS TO THE COMPLETE APPROVAL OF THE APPOINTED BUILDING CONTROL OFFICER.

FOUNDATION TYPE DESIGN AND CONSTRUCTION TO SUIT BUILDING AND SITE CONDITIONS. CONCRETE STRIP FOUNDATIONS TO BE A MIN 200mm DEEP AND 630mm WIDE AND TO HAVE A MINIMUM COVER OF 600-750mm. FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA, TO THE SATISFACTION OF THE BUILDING INSPECTOR.

#### EXTERNAL WALLS BELOW DPC:

CAVITY AS SPECIFIED AND 100mm THICK CONCRETE BLOCKWORK 7N/sqmm INNER LEAF LEAN MIX CONCRETE CAVITY FILL FROM FOUNDATIONS TO GROUND LEVEL. PROVIDE PRE-CAST CONCRETE LINTOLS OVER ANY SERVICES PASSING THROUGH LOAD BEARING WALLS BELOW DPC.

#### EXTERNAL WALL CONSTRUCTION: (TO ACHIEVE A U-VALUE OF 0.18w/m2k).

100mm FACING BRICKWORK AND SOLID CONCRETE BLOCK TO RECEIVE RENDER FINISH TO MATCH EXISTING, 130mm CAVITY WIDTH, 100mm DENSE CONCRETE BLOCKWORK INNERLEAF, CAVITY TO BE FILLED WITH 80mm THICK KOOLTHERM K8 INSULATION ( OR SIMILAR APPROVED), WALLS TO BE TIED TOGETHER WITH STAINLESS STEEL VERTICAL TWIST WALL SAFETY TIES TO BS1243 IN STAGGERED FORMATION AT 450mm VERTICAL (300mm AT OPENINGS) AND 750mm HORIZONTAL CTS. LATERAL RESTRAINT PROVIDED BY 50x100mm GALV STEEL STRAPS. ALL OPENINGS IN CAVITY WALL TO BE PROTECTED WITH HORIZONTAL DPC's, CAVITY TRAYS, STOP ENDS, WEEP HOLES AND INSULATED DPC's AS NECESSARY.

#### DAMP PROOF COURSE:

TO BE BS743:1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC LAPPED AT LEAST 150mm.

#### FLOOR CONSTRUCTION: (U-VALUE 0.13 w/m2k).

EXISTING GROUND TO BE LAYERED WITH AN AVERAGE THICKNESS OF 150mm WELL COMPACTED HARD CORE AND SURFACED WITH AN ADEQUATE LAYER OF SANDBINDING TO PROTECT THE DAMP PROOF MEMBRANE. DPM TO BE VIKEREN 1200 GAUGE LAID WITH EDGES LAPPED NOT LESS THAN 300mm AND TURNED UP THE PERIMETER WALL AND TUCKED UNDER DPC TO PROVIDE A COMPLETE WATER PROOF MEMBRANE, 100mm THICK PIR INSULATION (OR SIMILAR), TO BE LAID DIRECTLY ONTO DPM, WITH ANOTHER LAYER LAYER OF DPM LAID ON TOP OF THE INSULATION WITH OFF CUTS OF INSULATION TO BE PLACED AROUND THE PERIMETER WALLS OF THE NEW EXTENSION, 150mm THICK C35 CONC FLOOR SLAB TO BE LAID OVER INSULATION AND FINISHED WITH A 50mm SAND CEMENT SCREED (1:3), NEW FLOOR LEVEL TO MATCH EXISTING INTERNAL LEVEL.

ROOF CONSTRUCTION: REFER TO SECTIONAL DETAIL.

#### RAINWATER GOODS:

GUTTERS AND RWP's TO MATCH EXISTING OR NEW 125mm SQUARE SECTION AND SQUARE RWP'S TAKEN TO RODABLE BACK INLET GULLIES.

#### WINDOWS:

WINDOWS TO BE GLAZED WITH DOUBLE LOW 'E' (SOFT) ARGON FILLED WITH MINIMUM 16mm GAP DOUBLE GLAZED UNITS. 8000mm2 VENTILATOR TO WINDOW HEAD IN HABITABLE ROOMS. ALL GLAZING SHALL BE TOUGHENED OR LAMINATED SHOWN (TG) IN ACCORDANCE WITH BUILDING REGULATIONS PART N.

ESCAPE WINDOWS TO BEDROOMS SHALL HAVE AN OBSTRUCTED OPENABLE AREA OF MIN 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE SIDE HUNG OPENER.

THE BOTTOM OF THE OPENABLE AREA SHALL BE MAX 1100mm ABOVE FLOOR LEVEL. WINDOWS TO ACHIEVE A 'U VALE' OF 1.6w/m2k, DOORS TO ACHIEVE A 'U VALU' OF 1.8w/m2k.

#### NOTE:

THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE FOR CLARIFICATION OR QUERIES CONTACT KHALID KHAN 07798 686430. ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL OFFICER.

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Client:

MR CHRISTOPHER MCGONAGLE.

Project:

ERECTION OF SINGLE STOREY EXTENSION TO REAR.

Location:

106 PIMLICO ROAD  
CLITHEROE, BB7 4PT.

Date / Scale:

April 2024. Scale: 1:50, 1:100.

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Revisions:

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