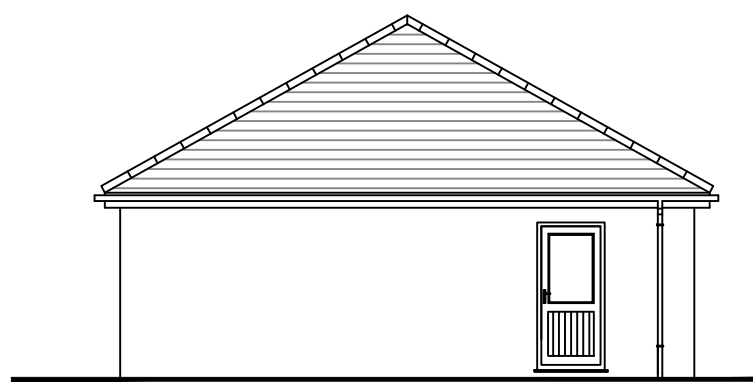
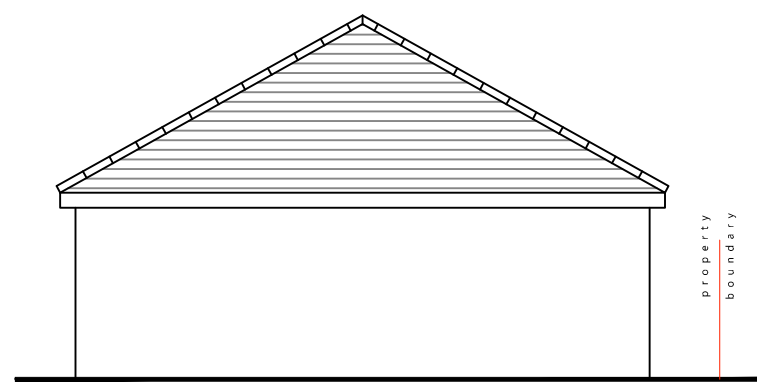


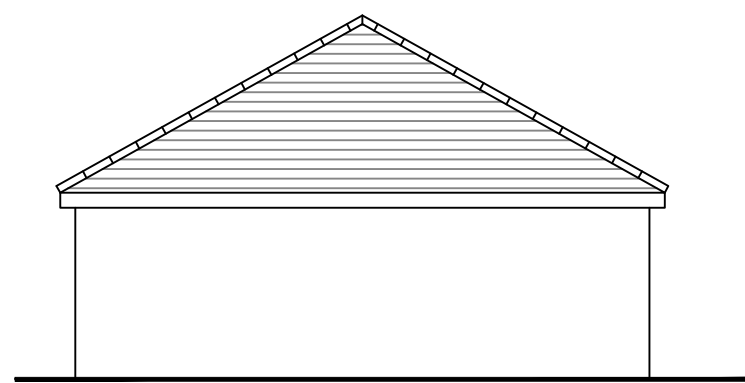
existing front (NE facing) elevation



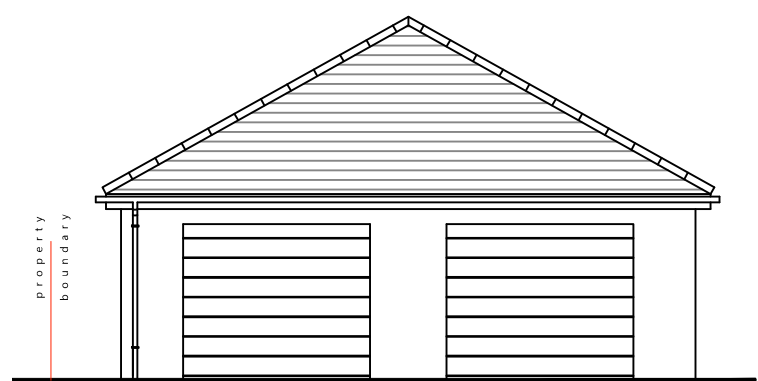
existing side (SE facing) elevation



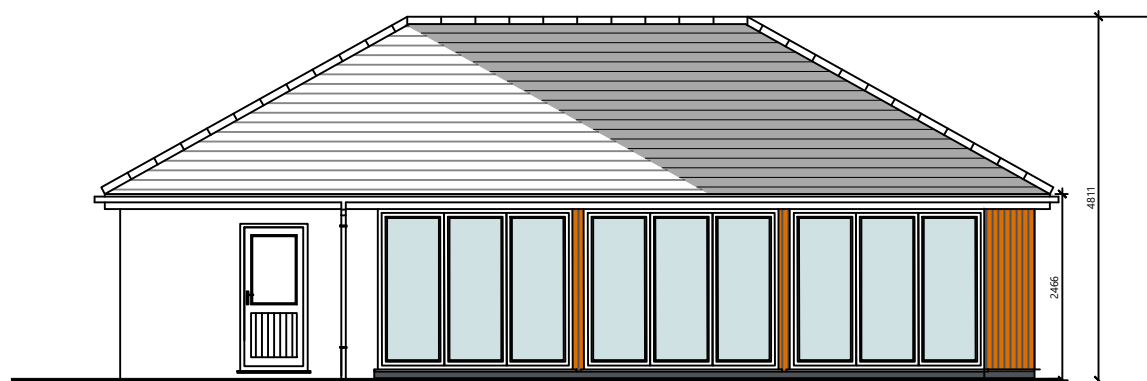
existing rear (SW facing) elevation



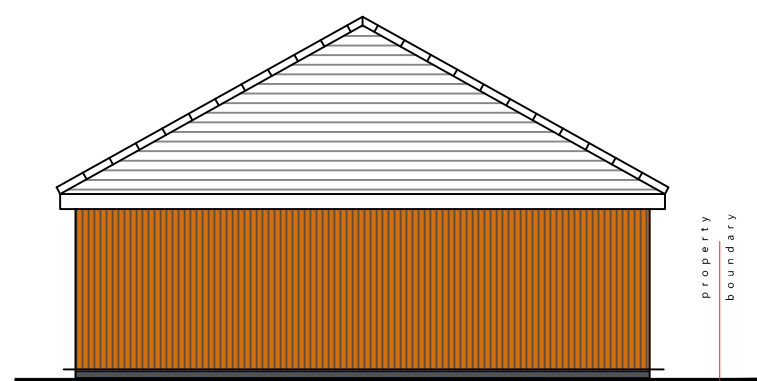
existing side (SE facing) elevation



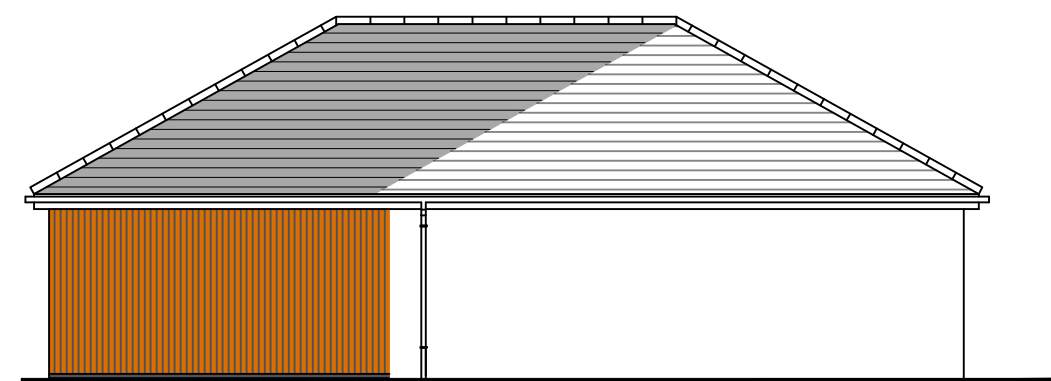
proposed front (NE facing) elevation



proposed side (SE facing) elevation



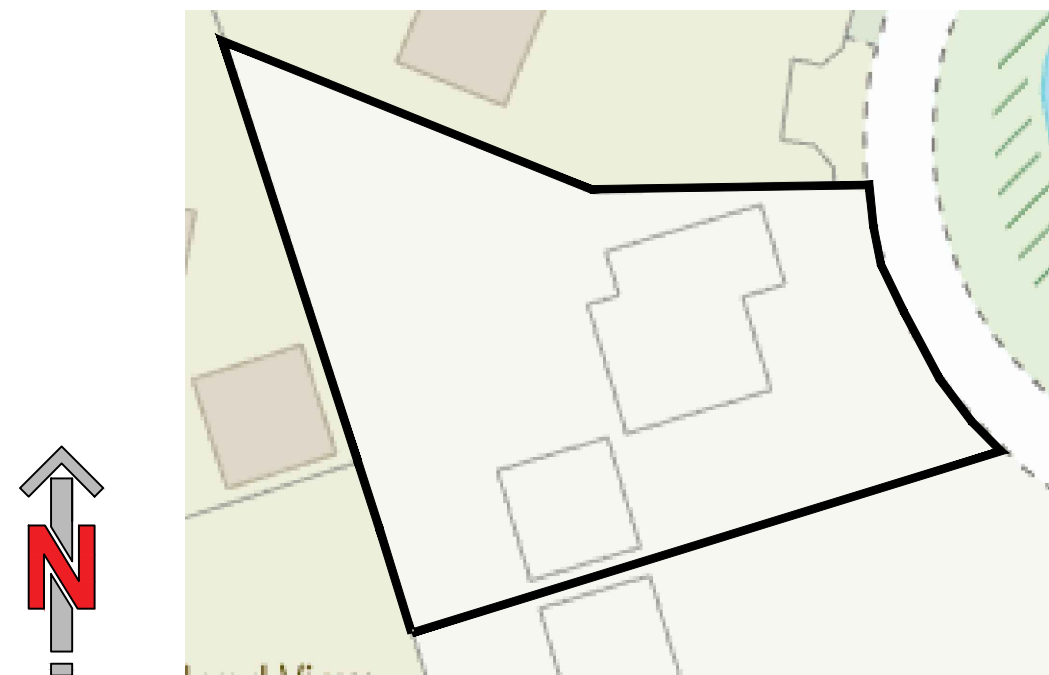
proposed rear (SW facing) elevation



proposed side (SE facing) elevation



location plan (1:1250)



existing site plan (1:500)



proposed site plan (1:500)



#### GENERAL NOTES

This drawing is for the purpose of obtaining Planning Permission & Building Regulations approval only. Samples of all external facing materials to be provided for L.A. inspection & agreement prior to work commencing. All permissions and approvals to be obtained prior to commencement.

Contractor to check all measurements prior to commencement of work on site. All workmanship and materials shall comply with current Building Regulations, British Standards and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications.

All materials shall be suitable for their purpose. If it is intended to carry out works on and build onto the boundary wall or excavate or construct foundations either within 3m of a neighbouring owners building where that work goes deeper than the neighbours foundations or within 6m where that work will cut a line drawn downwards at 45degrees from the bottom of the neighbours foundations then, in accordance with the Party Wall / Structures Act 1996 the client must serve notice on all affected owners prior to commencing the work.

The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether or not indicated on the drawing.

**CEILINGS:** 12.5mm plasterboard & skim to under side of rafters.

**ROOF:** Concrete tiles to suit pitch & in colour to match main roof on 38x25mm sw battens on 'Roofshield' or similar breathable roofing membrane to BS 747 on 47 x 175mm C24 sw rafters @ 400mm c/c. Rafters to be securely fixed to 50 x 150mm sw runner bolted to main house wall using M8 bolts @ 500mm c/c and to be doubled up around Velux rooflights. Min 15° pitch to be established prior to installation of rooflights and contractor to ensure correct flashing detail for lower pitch is used. Wallplate to be 100x75mm sw strapped to wall at eaves at max 1800 c/c using 30x5mm galv. m.s. straps. 30x5mm galv. m.s. verge straps at max 1200mm c/c built into wall and fixed to 3 No. rafters. 75x50mm sw blocking noggings under straps. 100mm 'Celotex' or similar insulation between rafters with 25mm underdrawn beneath to achieve U value of 0.20 W/m²·K. 6mm uPVC soffits on 38x38mm sw framing to eaves and verges with proprietary 25mm continuous ventilation system fixed to top of fascias. New cavity tray to be provided above roof / wall abutment. New code 4 lead flashings to roof / wall abutment properly wedged & pointed. Felt beneath to be lapped up wall 100mm.

**R.W.GOODS:** All rainwater goods to be renewed with 100mm ½ round guttering in colour to match existing discharging into 63mm round rainwater pipes discharging to soakaway / B.I.G.

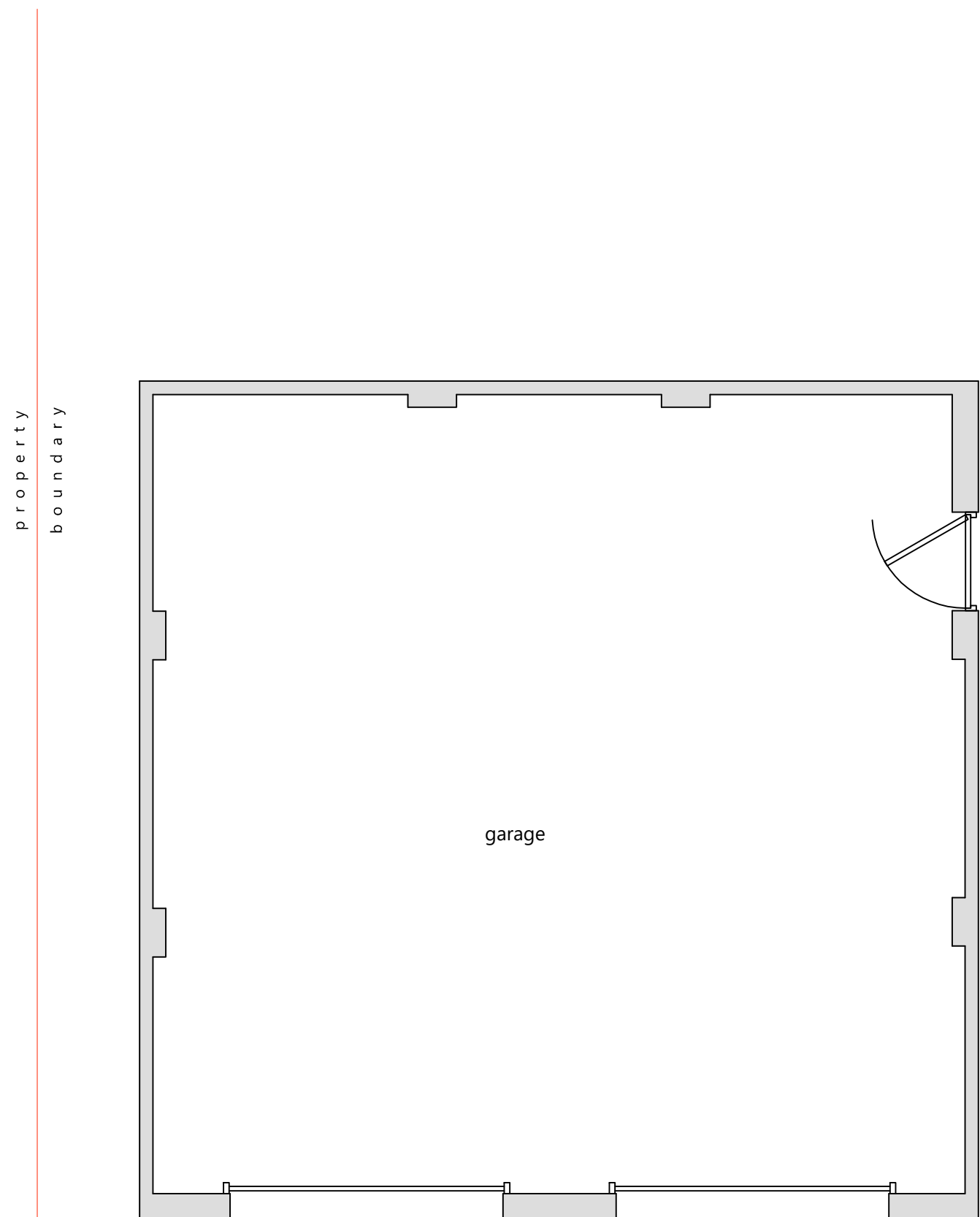
**VENTILATION:** All habitable room windows to be fitted with 'trickle ventilators' to provide background ventilation with min opening area of 8000mm² & smallest dimension of 8mm. All other rooms to be fitted with trickle ventilators with opening area of 4000mm² or an average of 6000mm² throughout. Kitchen to have extract ventilation min 60l/s (30l/s if ducted through cooker hood) terminating at external mesh covered vent.

**HEATING & HOT WATER:** Sufficient capacity exists within the current heating system to facilitate additional radiators / hot water to proposed extension.

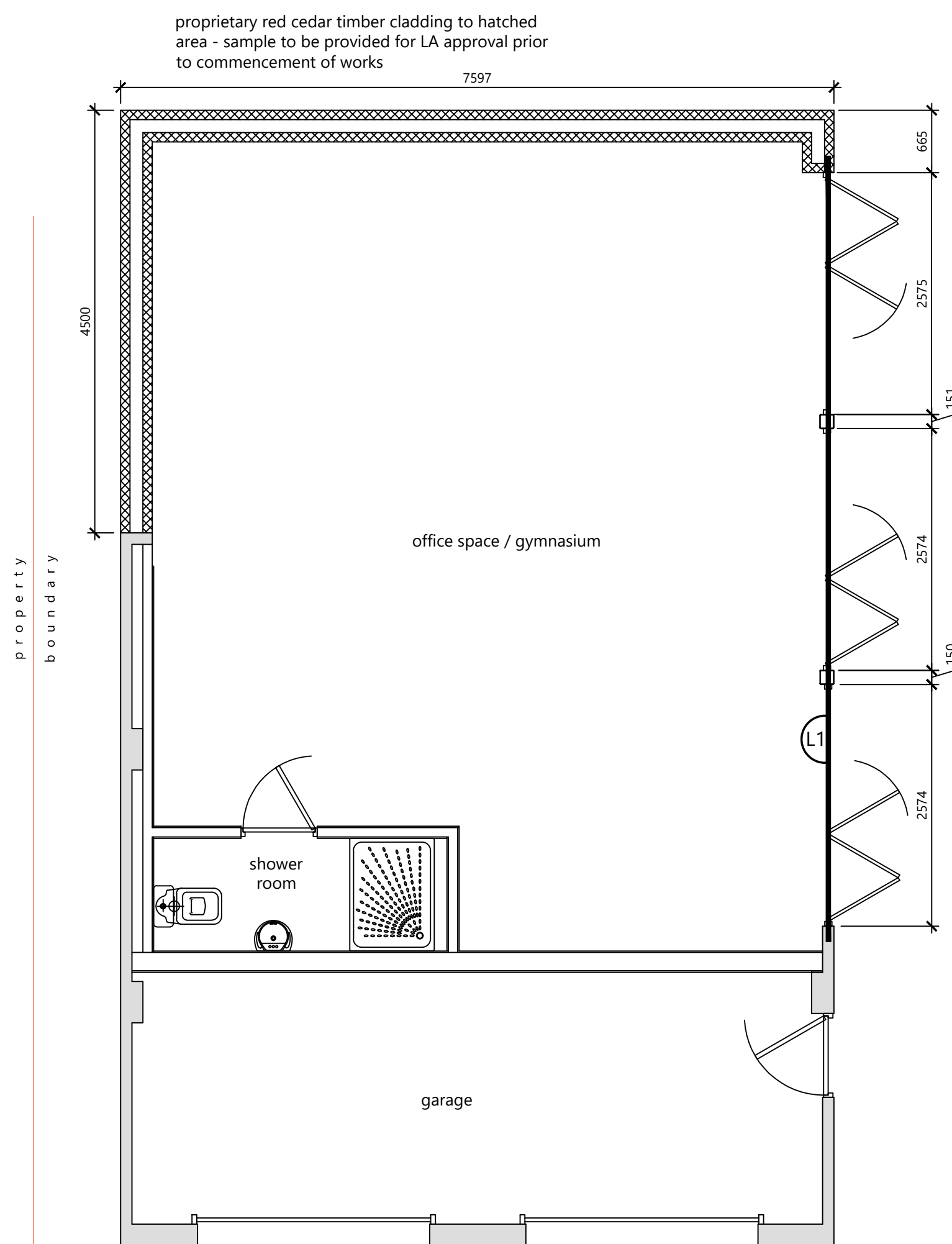
**CONSERVATION OF FUEL AND POWER:** T.R.V's to be provided to all existing radiators. Energy efficient lighting (LED) to be provided to new room, hallway and landing.

**SMOKE DETECTORS:** Mains wired self-contained inter-connected smoke detectors with battery back up to BS 5446 pt 1 to be provided to hallway and landing, heat detector to be provided to kitchen linked in to system.

**ELECTRICAL INSTALLATIONS:** All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the local authority a self-certification certificate with 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.



existing floor layout (1:50)



proposed floor layout - (1:50)



pictorial image of proposed red cedar cladding

REV	DATE	AMENDMENTS / NOTES
C	03/06/2024	elevational dimensions added as per planning admin request
CLIENT		
Mr. E. Delaney		
PROJECT DESCRIPTION		
Extension to rear elevation / internal alterations of detached garage to form gymnasium and home office		
PROJECT ADDRESS		
12 Northcote Park Langho Blackburn BB6 8FB		
DRAWING TITLE		
Planning Permission / Building Regulations submission		
DATE DRAWN		DRAWN
30th April 2024		IT
		CHECKED
		IT
DRAWING NUMBER	REVISION	SCALE(S)
24004-01	C	1:50 1:100 1:500 1:1250 @ A1