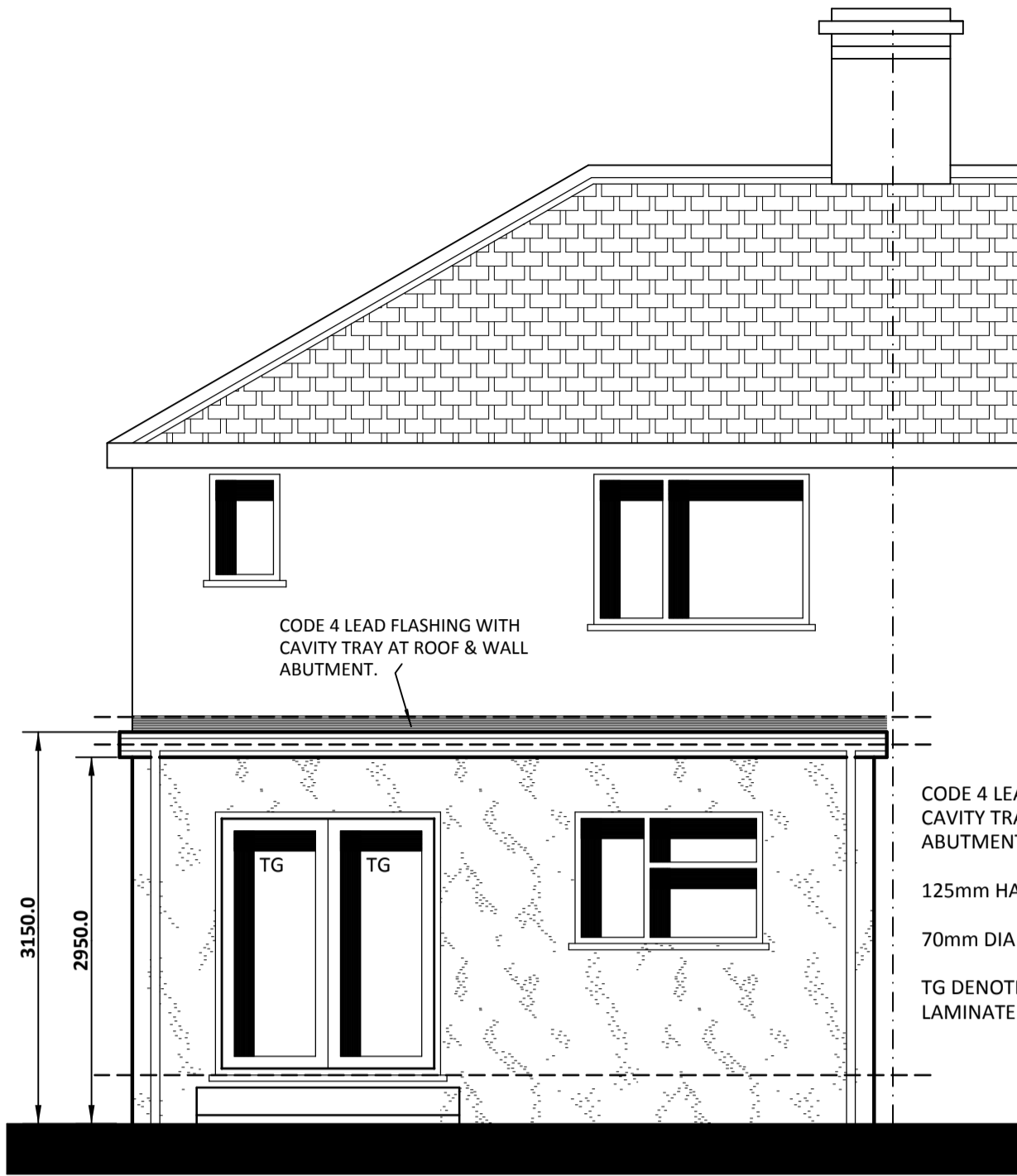
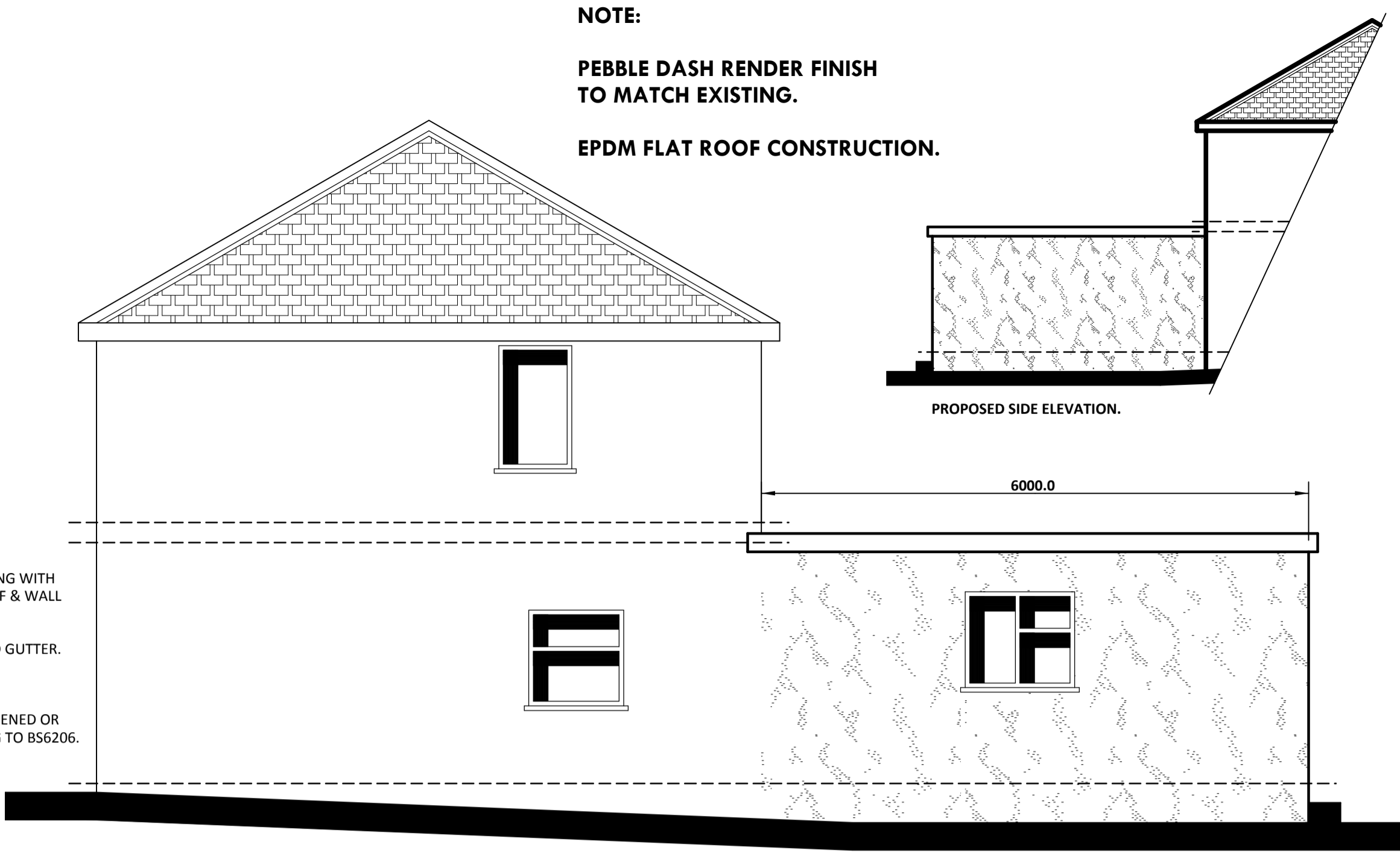


existing rear elevation.

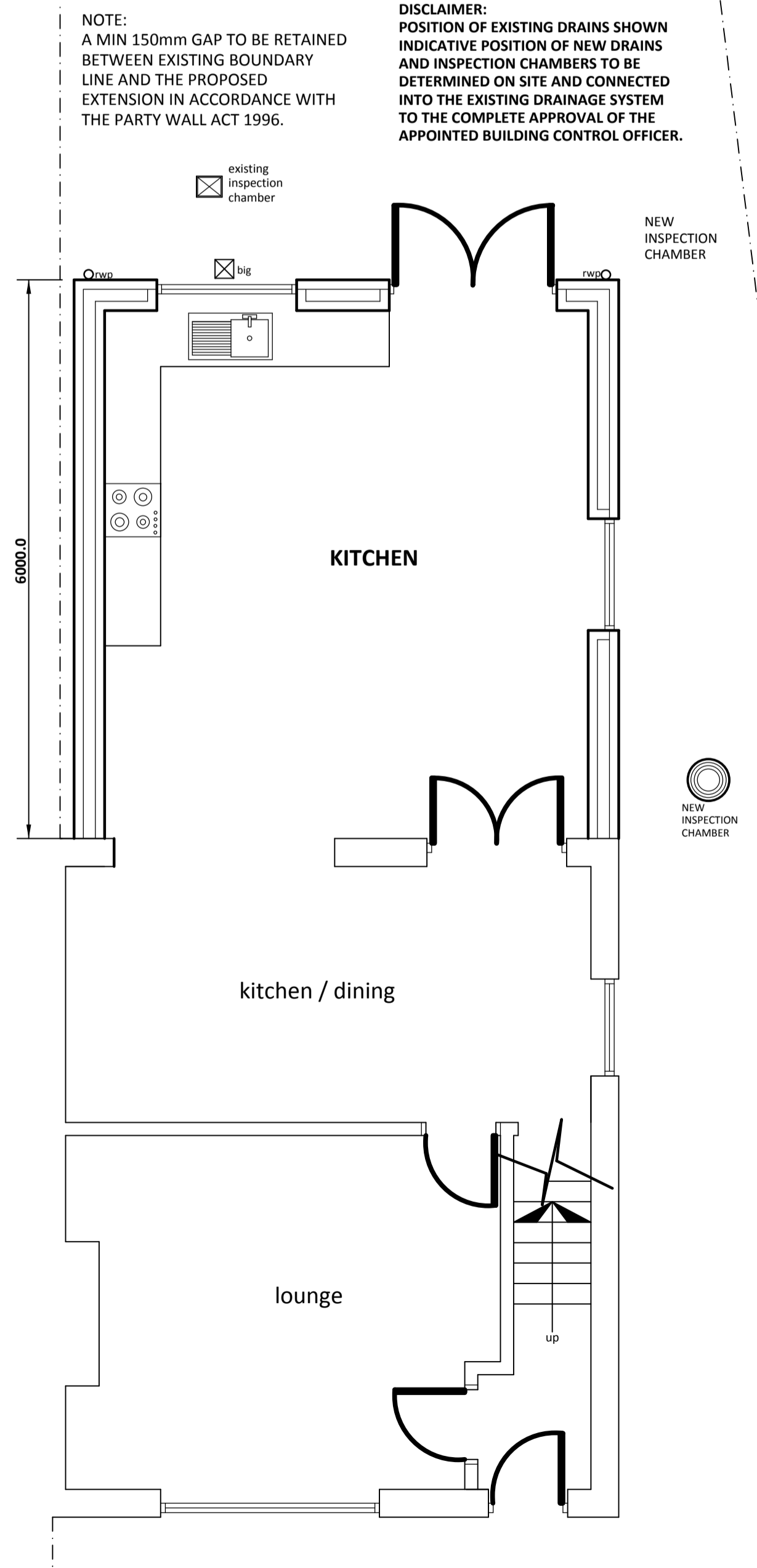


PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

PROPOSED GROUND FLOOR LAYOUT.



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 AND FORMS AN INTEGRAL DPC).

NEW DOOR OPENING:
FORM NEW DOOR OPENING INTO NEW BEDROOM, WITH 2NO 150x100mm RC CONC LINTOLS OVER MIN 150mm END BEARING, SUPPLY AND FIT NEW DOOR IF ANY GLAZING THEN TO BE TOUGHENED OR LAMINATED TO BS6206.

TIMBER PARTITION:
100x50mm SOFTWOOD TREATED TIMBER STUDS AT 400mm CTS WITH 50x100mm HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450mm PROVIDE MIN 10kg/ m3 DENSITY ACOUSTIC SOUND PROOF QUILT TIGHTLY PACKED MIN 100mm THICK ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION APPLIED BOTH SIDES WITH MOISTURE RESISTANT PLASTERBOARD & SKIM FINISH.

STEPS:
DUE TO EXTERNAL FLOOR DIFFERENCE CONSTRUCT NEW CONC STEPS EQUAL TO DISTANCE WITH A GOING OF MIN 350mm FINISHED WITH MARLEY FLOOR FLAGS.

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.

ALL DRAINAGE TO BE 100mm DIA PLASTIC PIPE WORK BY HEPSWORTH OR SIMILAR APPROVED. SURFACE WATER LAID TO A MIN 1 IN 100 FOUL DRAINAGE LAID TO A MIN 1 IN 80. ANY DRAINS PASSING THROUGH WALLS TO HAVE RC CONC LINTOLS OVER & FLEXIBLE JOINTS, DRAINS UNDER NEW EXTENSION TO HAVE 150mm THICK CONC SURROUND & BED RODDING POINTS TO BE PROVIDED AT HEAD OF DRAIN.

ALL LINES OF DRAINAGE INDICATED ARE ASSUMED ONLY AND THE EXACT POSITIONS OF ALL PROPOSED DRAINS SHALL BE DETERMINED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ALL INVERT LEVELS TO BE AGREED ON SITE INSPECTION CHAMBER MAX DEPTH TO INVERT NOT TO EXCEED 1.2m FOR A 450mm DIA INSPECTION CHAMBER. SURFACE WATER DRAINAGE PROVISIONS ALL RAINWATER PIPES TO TERMINATE AT RODDABLE GULLIES CONNECTED TO MIN 100mm DIA DRAINS TO CONNECT TO LAST MANHOLE ON SITE PRIOR TO CONNECTING TO MAIN SEWER.

ALL WORKS TO THE APPROVAL OF THE BUILDING INSPECTOR.

INTERNAL DRAINAGE:

INDICATES: WC 100mm WASTE.

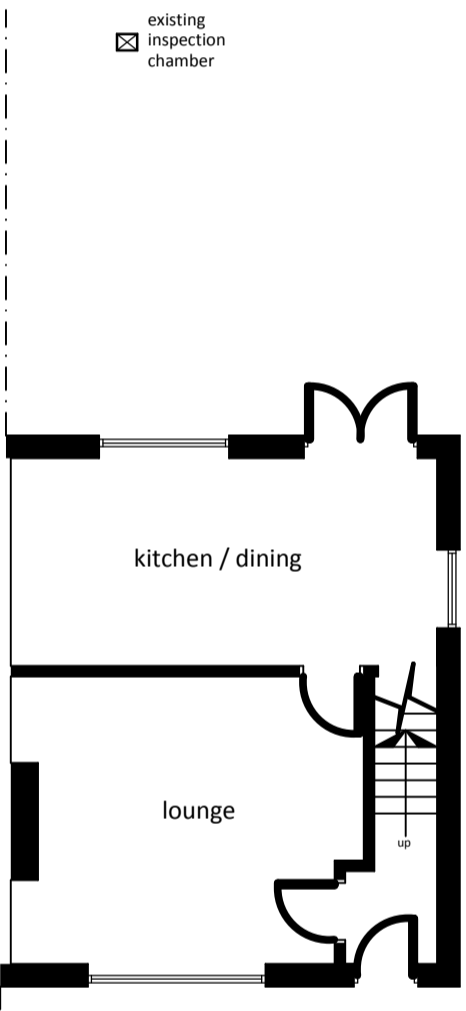
INDICATES: WHB 32mm, WASTE, 75mm DEEP SEAL TRAP.

INDICATES: SHOWER TRAY 40mm, WASTE, 75mm, DEEP SEAL TRAP.

VENTILATION: TO WETROOM VENTED TO EXTERNAL AIR TO EXTRACT 15 LITRES OF AIR PER SECOND WITH 15 MINUTES OVER RUN CONNECTED TO LIGHT SWITCH.

WET ROOM: (if not a shower room). TO BE WATERPROOFED/ TANKED, EITHER VIA A LIQUID TANKING, eg: PCI LASTOGUM OR WEBER SYS PROTEC etc. OR MEMBRANE TANKING eg: IMPEY WATERGUARD. FLOOR DISHED TO WASTE OUTLET: GRID WITH FLOOR PLATE OVER TRAPPED WASTE PIPE. CONNECT TO EXISTING DRAIN TO LA SATISFACTION.

existing ground floor layout. (1:100).



ROOF CONSTRUCTION:

FIRESTONE EPDM RUBBER ROOF GLUED ON 18mm OSB 3 BOARD C16 JOISTS AT 450mm CTS WITH 120mm KINGSPAN BETWEEN JOISTS AND 32.5mm K118 INSULATED PLASTERBOARD AND SKIM BELOW. 50x50mm SW TREATED TAPERED FIRRINGS FIXED TO 225x72mm C24 SW ROOFING JOISTS AT 400mm CTS 100x75mm SW WALL PLATE. SECURE AND JOISTS & SW WALL PLATE DOWN WITH 30x5mm GALV MILD STEEL STRAPS AT 1600mm CTS 25mm VENT GAP AT EAVES FOR VENTILATION AND ALONG FASCIA & SOFFITS BOTH SIDES.

CROSS BATTEN NEW ROOF AS DESCRIBED ABOVE IN THE OPPOSITE DIRECTION TO NEW JOIST SPAN USING 50x50mm SW TREATED BATTENS FIXED AT 600mm CTS ON TOP OF NEW JOISTS CREATING A NATURAL CROSS VENTILATION OVER NEW JOISTS. CEILING TO BE APPLIED WITH A LAYER OF 15mm THICK MOISTURE RESISTANT PLASTER BOARD & SKIM FINISH.

NOTE:

PEBBLE DASH RENDER FINISH TO MATCH EXISTING.

EPDM FLAT ROOF CONSTRUCTION.

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.

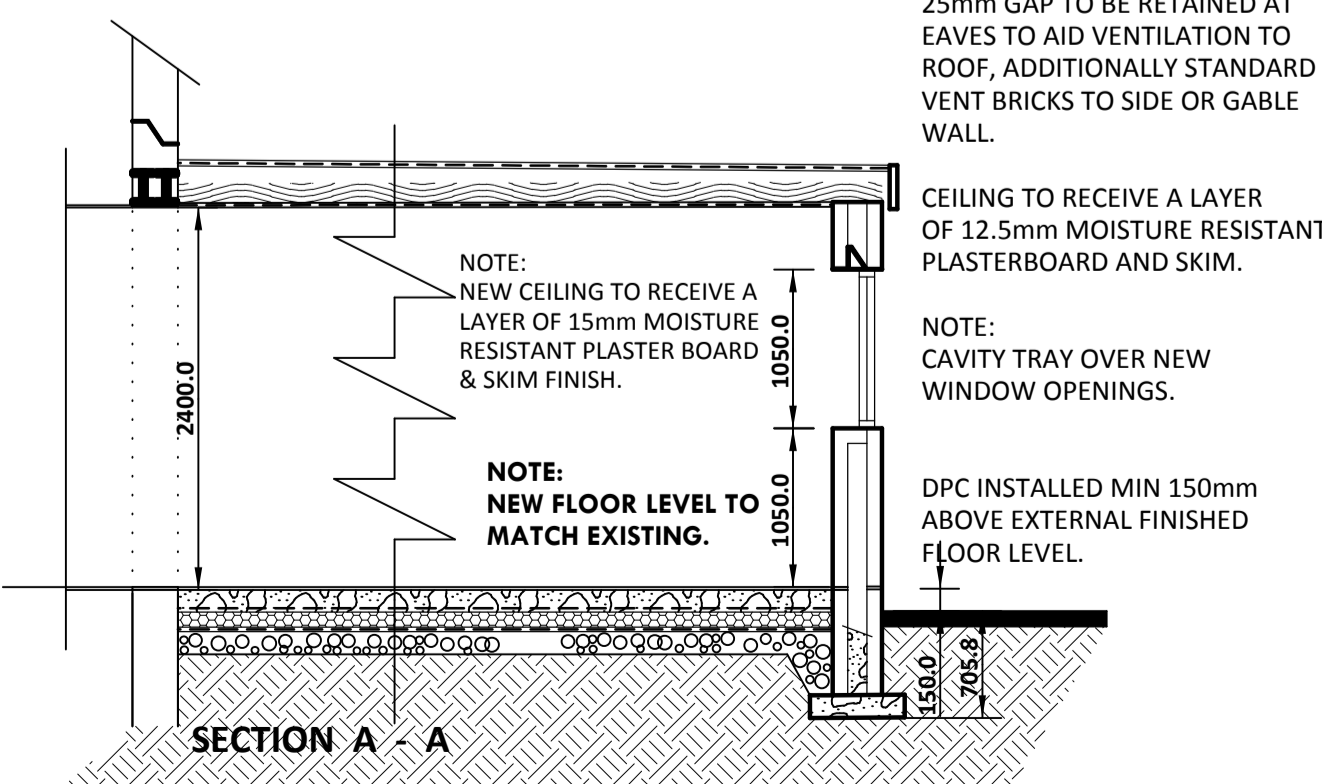
HEALTH & SAFETY NOTES:

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.O.M.

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.

DISCLAIMER:
ACTUAL TYPE OF FOUNDATIONS TO BE DETERMINED ON SITE TO SUIT GROUND CONDITIONS & INSPECTORS APPROVAL.



HEATING:
ALLOW FOR MODIFYING & EXTENDING THE EXISTING PIPES RADIATOR HEATING SYSTEM WITH AN ADEQUATELY SIZED RAIDATORS FITTED WITH 'TRV' 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.

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 MORTAL JOINT TO WALL, LEAD TO BE APPLIED WITH PATINATION OIL.

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 620x150 - 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.O.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 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 SOLID BLOCKWORK 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 50x1000mm 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 HARDCORE AND SURFACED WITH AN ADEQUATE LAYER OF SANDBLINDING TO PROTECT THE DAMP PROOF MEMBRANE. DPM TO BE VISQUEEN 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 RODDABLE BACK INLET GULLIES.

WINDOWS:
WINDOWS TO BE GLAZED WITH DOUBLE LOW 'E' (SOFT) ARGON FILLED WITH MINIMUM 16mm GAP DOUBLE GLAZED UNITS. 800mm2 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' VAL' 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:
MRS KARIN AKHTAR.

Project:
ERECTION OF SINGLE STOREY EXTENSION TO REAR.

Location:
**24 THE CRESCENT
CLITHEROE, BB7 2LP.**

Date / Scale:
May 2024. Scale: 1:50, 1:100.

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Revisions:

Draw No:
042/05/24/24/@A1