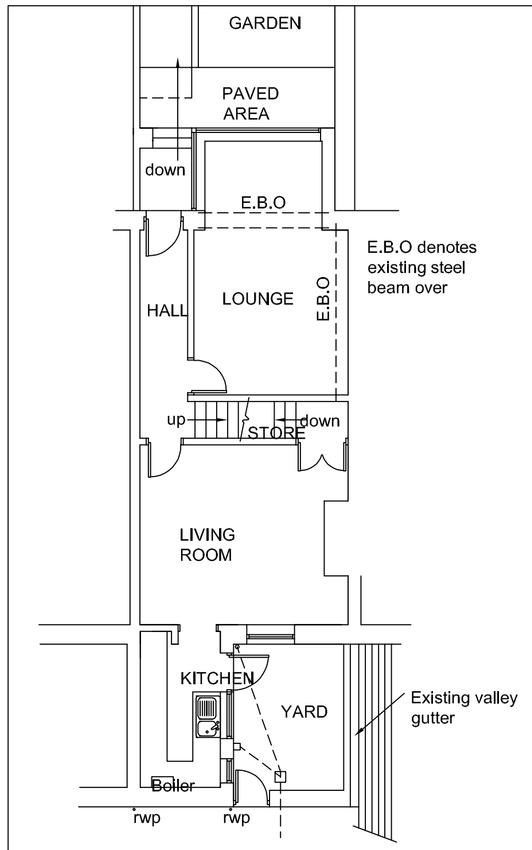


Assumed line of existing drains, builder to check on-site before work commences. Builder MUST also check whether United Utilities sewers are present within the site. If this is not done the Architect will accept no responsibility for disputes at a later date. If in doubt consult Building Control.

EXISTING GROUND FLOOR PLAN
SCALE 1:100

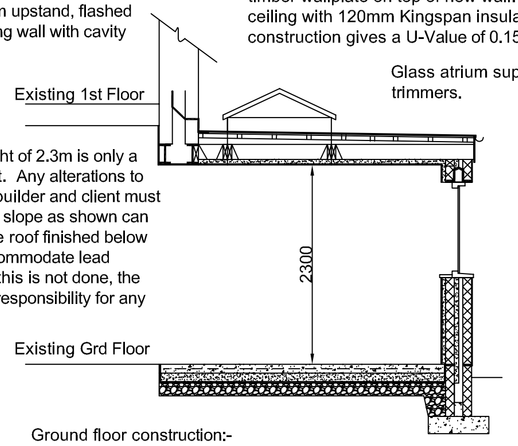
Flashing between new roof and new wall to be code 5 milled lead flashing or similar with min 150mm upstand, flashed into outer leaf of existing wall with cavity tray onto flashing.

The internal ceiling height of 2.3m is only a suggested ceiling height. Any alterations to this dimension and the builder and client must check that the minimum slope as shown can be achieved and that the roof finished below existing windows to accommodate lead flashing as required. If this is not done, the architect will accept no responsibility for any disputes at a later date.

New steel beams cased in 2/ layers Gyproc fireline board and skim

Flat Roof:-
2 layers of torch on membrane supplied and fixed by specialist roofing contractor. Membranes on 18mm exterior plywood on 50 x 50mm counter battens on firring pieces on 175 x 50 joists at 400mm centres. Joists sat in joist hangers securely fixed to timber bolted to existing wall and fixed to timber wallplate on top of new wall. Fix 50mm insulated pl/bd and skim ceiling with 120mm Kingspan insulation laid between joists. This construction gives a U-Value of 0.15W/m2K

Glass atrium supported using doubled up 175 x 50 joists and trimmers.



100mm dia PVC gutter on fascia, leave 25mm gap behind fascia, mesh over gap

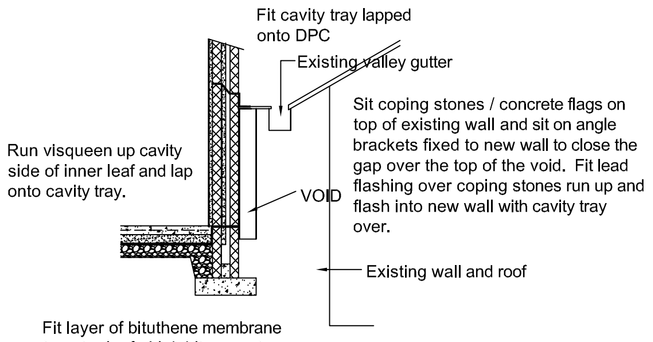
Walls:-
100mm concrete block rendered to match existing with brick or stone plinth below, 110mm cavity, 100mm concrete block with 50mm insulated pl/bd and skim to internal fixed according to manufacturers specifications. Fit 60mm Kingspan Thermawall TW50 insulation to cavity side of inner leaf (to achieve a U-Value of 0.18W/m2k) all sat on 2/ layers concrete block or engineering brick; infill cavity with concrete up to 225mm below DPM all sat on 700 x 200 concrete footings.

Ground floor construction:-
100mm fibre reinforced cement with one layer A142 mesh in middle 50mm cover on 500g polythene on 100mm Kingspan Kooltherm K3 insulation on 1200g Visqueen on sand blinding on 150mm hardcore. Fit 25mm polystyrene between new concrete slab and external walls. New floor to line through with existing. If existing kitchen floor is unsuitable, remove and replace as above

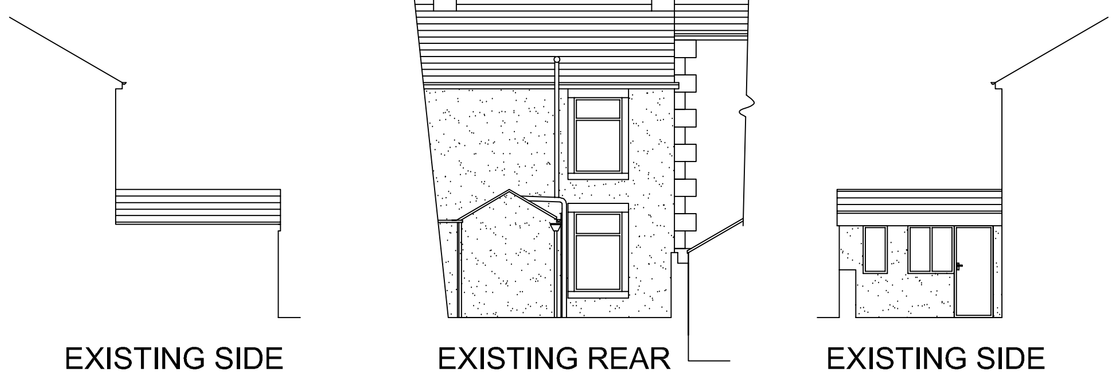
Please note all concrete block is to be 7N/mm2 crushing strength.

Please note that footings are susceptible to change once excavation works begin and ground conditions are determined on-site. All to suit Local Authorities Building Control Officer. If foundations need to be changed, contact architectural designer.

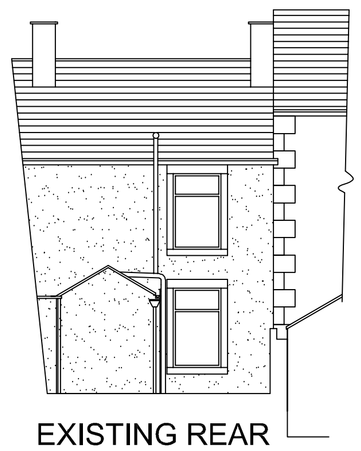
PROPOSED SECTION A-A
SCALE 1:50



PROPOSED SECTION B-B
SCALE 1:50

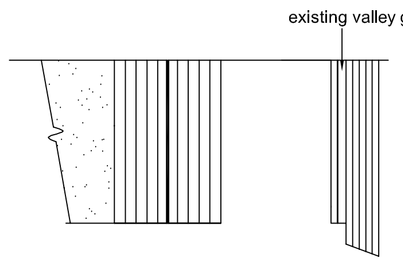


EXISTING SIDE ELEVATION
SCALE 1:100

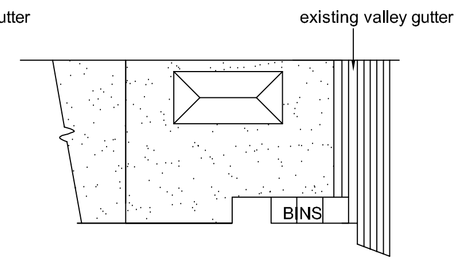


EXISTING REAR ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

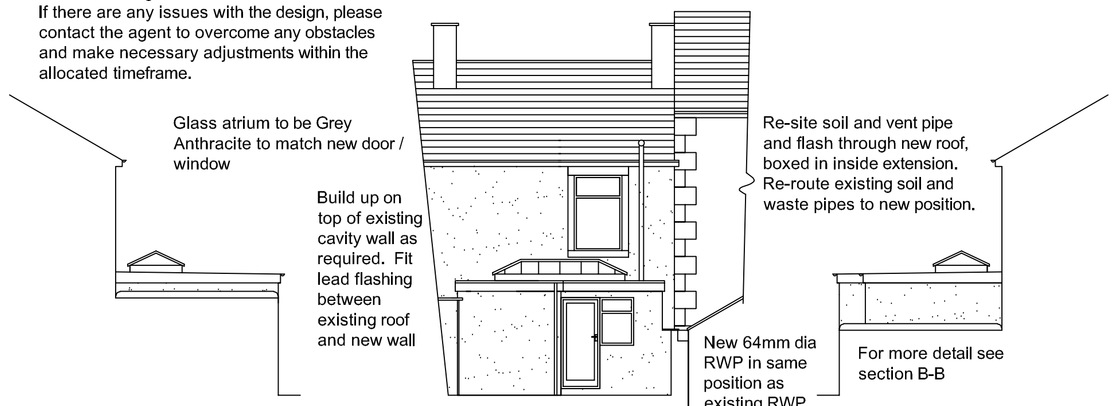


EXISTING ROOF PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

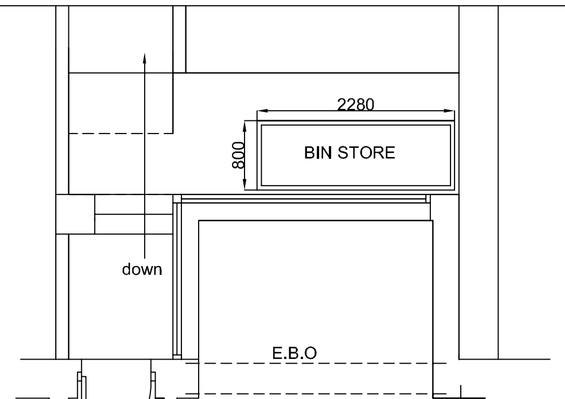
F.A O Planning:-
If there are any issues with the design, please contact the agent to overcome any obstacles and make necessary adjustments within the allocated timeframe.



PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100



Fit new smoke detection at first floor if not already present

Fit new power points and lights to suit Client. Fit all low energy high efficiency light fittings. Should downlighters be used these should be fire and acoustically protected. Fit new radiators with thermostatic valves. Size and position to suit Gas Safe registered Heating Engineer and Client, all run off existing system. Heating Engineer to check whether existing boiler is suitable to run new radiators. If not replace boiler. For any other information refer to Domestic Heating Compliance Guide (Par 35/39 inc.)

Re-site soil and vent pipe. Box in inside extension creating rodding access. Infill with fibreglass. Re-route all existing soil and waste pipes to new soil and vent pipe.

Kitchen layout is only for illustration purposes. Exact design and layout of kitchen to suit client and specialist contractor. Cad drawings can be sent to kitchen fitters upon request.

Set new extension 600mm from boundary line to allow for bins to be stored to the rear.

Remove existing wall and fit 2/ 203 x 133 x 25 UB's over sat on 430 x 215 x 100 C20 concrete padstones at each end, all in accordance with structural engineers calculations (enclosed)

Leave existing rear wall in-situ if in good condition, if not replace as per new wall on section A-A

Fit extractor fan to kitchen, run to outside air. Fan capacity to be 60 litres per second. Any hot water appliances to be run off existing system. Sink to have 38mm waste and 75 anti vac trap. If sink is to be located in Island, run and seal sink waste into roddable sealed gulley under island, run into new drains and pick up existing.

All new 100 dia plastic drains. Footings under drains wall lintelled over. Drains cased in pea gravel under extension. All run into 450 dia plastic M.H and pick up existing drains. New drains laid to min 1 in 40 fall

Fit internal MH with screw down lid. Exact position to suit client and builder on-site.

NOTE:-
All dimensions are approximate and must be checked and confirmed on-site before work commences.

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

NOTES

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely to be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

Notes:-
Wallplates strapped down with 30 x 50m.s galvanized bent straps at 1200mm centres. Vertical leg of strap fixed to wall with M8 screws and plugs. Rafters and trusses fixed securely to wallplates. Fit 30 x 5 m.s galvanized bent straps at 1200mm centres to rafters and trusses and floor joists, minimum 3N° with noggins between and up to gable wall. Vertical leg of strap built into gable wall.
Fit cavity trays with weepholes over external openings.
Fit vertical and horizontal insulated DPC's to external openings.
Close cavities with brick on edge.
All new windows to have a U-Value of 1.4 Argon filled and to be double glazed with minimum 16mm gap, glazed with Pilkington K glass. Fit O.L's 1/20th floor area. All windows to have minimum 10000mm2 trickle ventilation.
All windows, doors and glazed partitions to be glazed in toughened safety glass in areas shown on diagram 1, Building Regulations, Document N.
Cavity ties to wall to be s/s double triangle suitable for 110mm cavity with min 50mm embedment to each leaf. Maximum 750mm horizontal centres and maximum 450mm vertical centres, maximum 300mm vertical centres at reveals.
All electrical work must be designed, installed, inspected and tested by a qualified electrician, qualified up to City and Guilds 2391 (18th Edition). An electrical installation certificate will be required.
(SD) denotes smoke detector wired to mains with battery backup. All smoke detectors to be interconnected.
(HD) denotes heat detector wired to mains with battery backup and interconnected to smoke detectors. Heat detector located remote to any heat source.
(FD) denotes half hour self closing fire door and casing with intumescent strips.
Building inspector will require types of fans and locations in walls and ceilings to accord with pages 48-50 Approved Document Part F (2006 Edition).
All construction to be robust with continuity of insulation and air tightness.
Steel beams and angles to be cased in 2 layers 12.5 Gyproc Fireline board and skim.

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REVISIONS
Rev B:- Bins added for clarification Feb 2026
Rev A:- Extension set back 600mm Feb 2026

PROJECT
Proposed kitchen extension
46 Whalley Road,
Read

DRAWING TITLE
Planning and Building Control Drawing

DRAWING NUMBER
W.R 46 / 1B

SCALE	DRAWN BY	DATE
1:50, 1:100	L.F	OCT 2025

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