

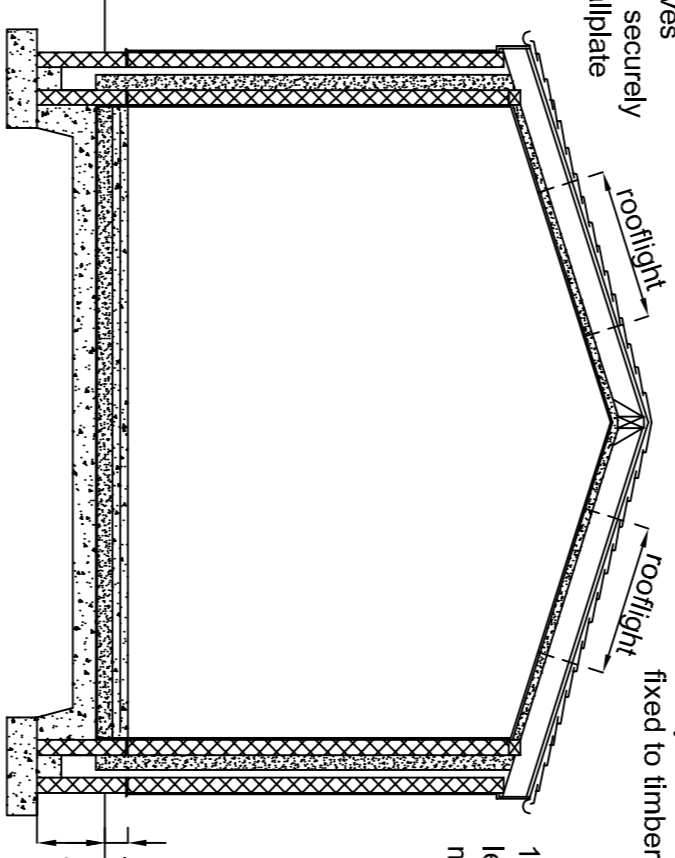
EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

BUILDER PLEASE NOTE:-
Roof detail has been designed in this manner due to the new roof slope only being approx 17.5%.
Alter careful removal of existing slates on gully roof on-site, builder to decide whether fall under slates would be necessary. If this is not done, the architect will accept no responsibility for any problems in the future.

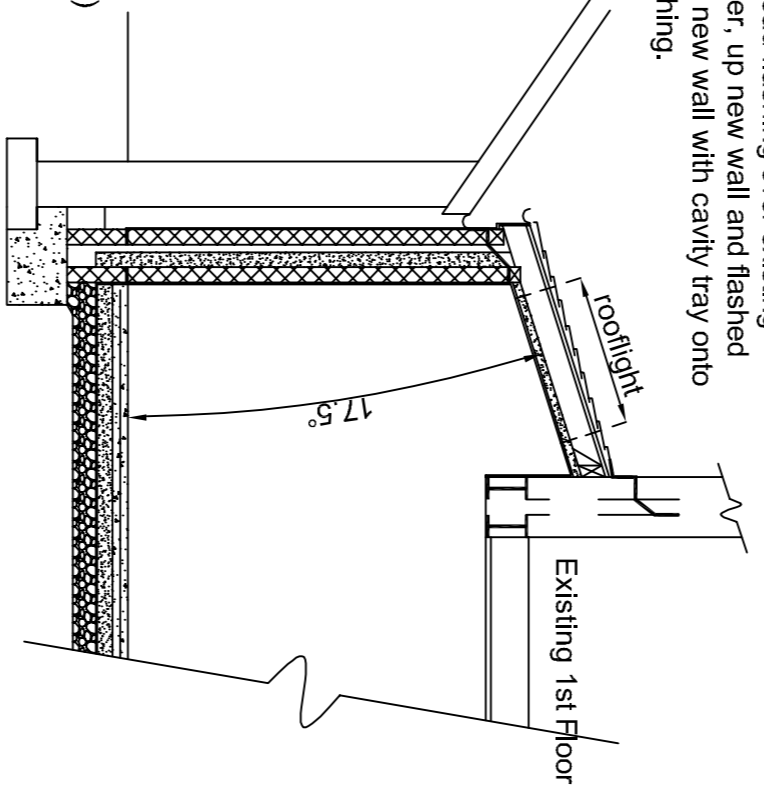
Roof as per roof on section A-A
Fit lead flashing over existing gutter, up new wall and flashed into new wall with cavity tray onto flashing.



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.

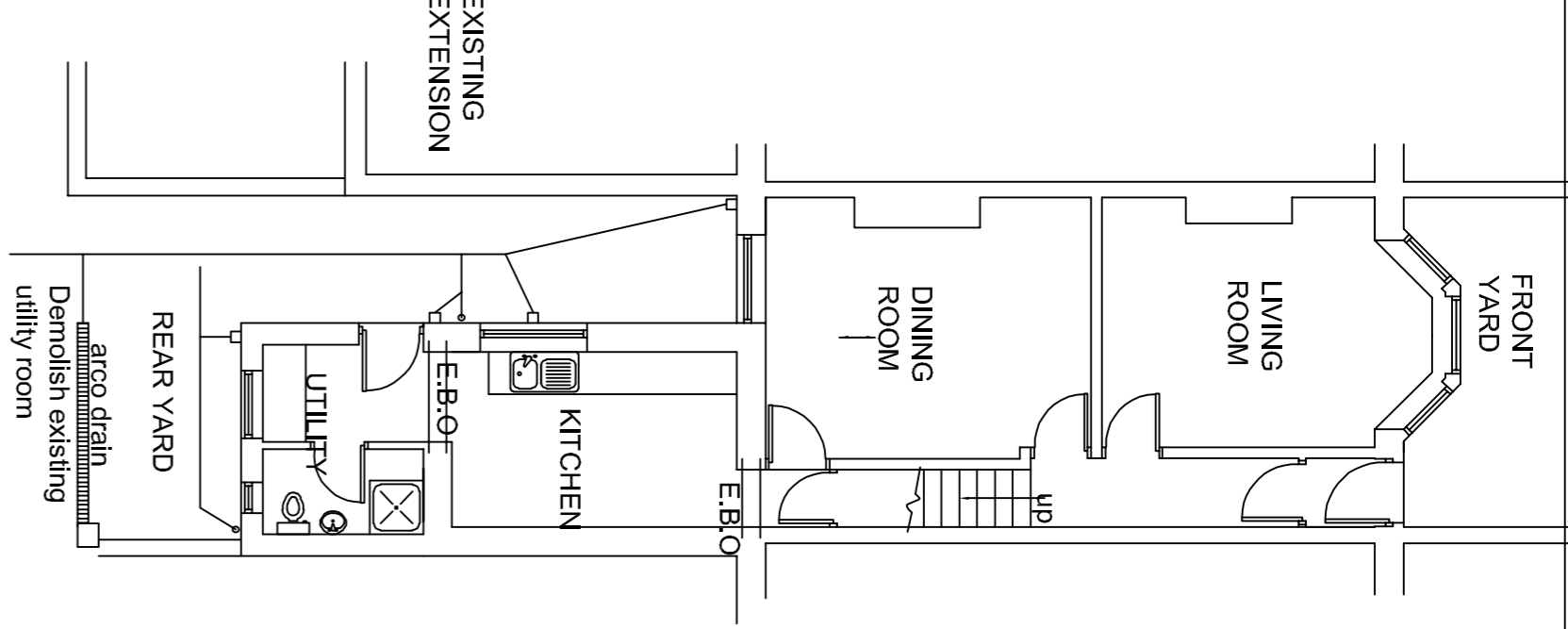
PROPOSED SECTION A-A
SCALE 1:50

PROPOSED SECTION B-B
SCALE 1:50



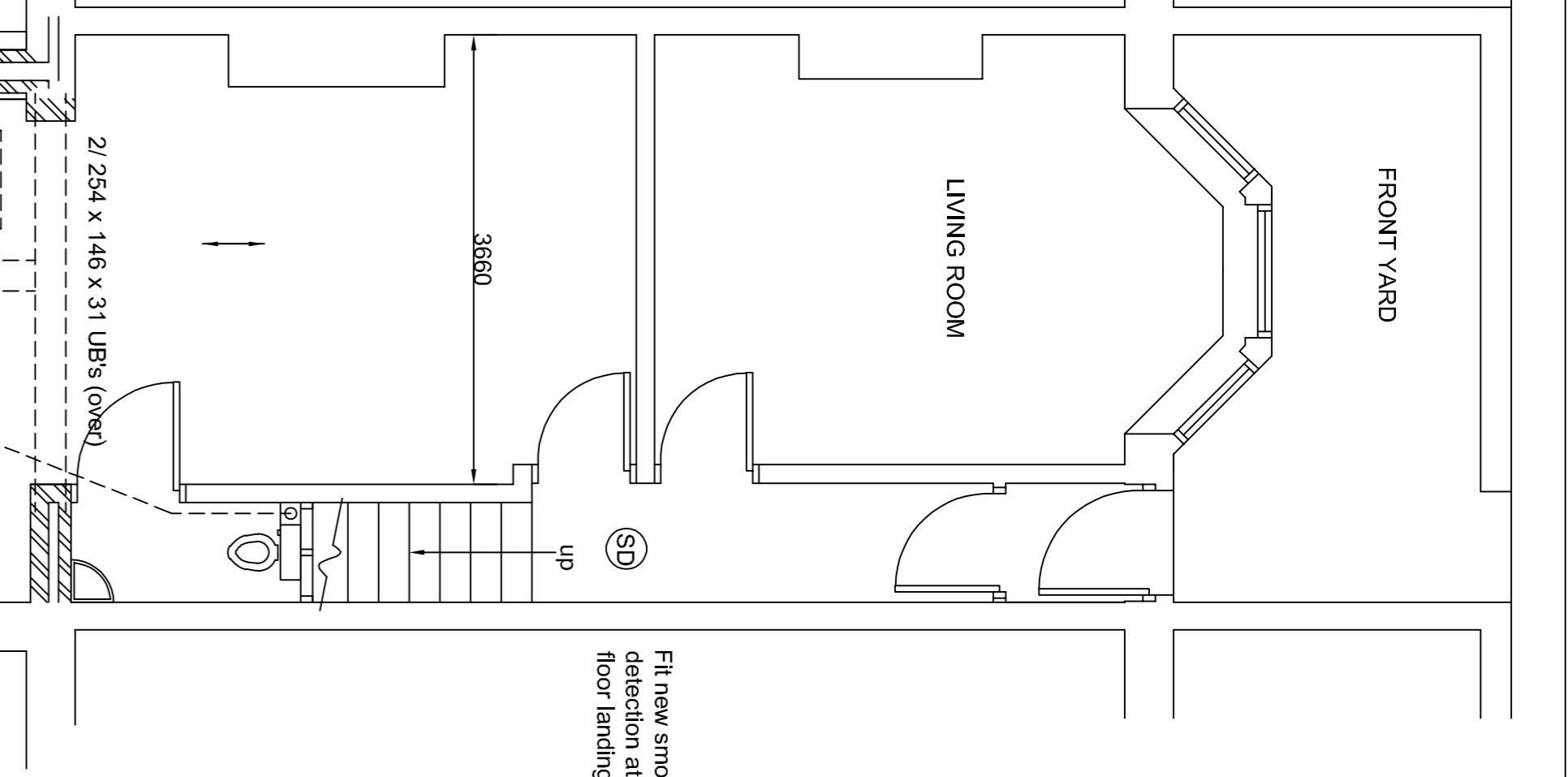
NOTE:-
All concrete block to be 7N/m² crushing strength
Builder please note that footings shown are susceptible to change once excavation works begin and ground conditions are determined on-site, all to the satisfaction of Building Control Inspector.

Notes:-
Roof finished in blue slate, new walls finished in natural stone to match existing and render. New windows and doors to be black frames.
Raise sills on both existing first floor rear windows to 800mm from finished floor level to allow for lead flashing of new roof
Ceiling level of existing kitchen under outgutter. Slates can run alongside floor joists at a higher position then ceiling level can run through if flat ceiling is preferred by client
Cathedral window frame will be made up of 203 x 102 x 23 U.B.s. Frame will be constructed off site and delivered as one frame
Front face of wall and visible part of wall to the side built using stone floor on outgutter.



EXISTING GROUND FLOOR PLAN
SCALE 1:100

Remove existing rear window, brick up some of the opening as shown in construction to match existing plaster as required.
Remove existing walls as shown and fit new steel beams as shown set on concrete padstones and connected as per Structural Engineers calculations enclosed
New WC:-
Partition under stairs comprising of 125p/16d and skim on 75 x 50 timbers at 400mm centres. Exact position to suit head height under stairs. Fit new internal door and casing. 32mm waste and 75 anti vac trap to WB. Fit wash down WC. Soil and waste pipes run into new 100mm dia PVC mini soil and vent stack with automatic vent, run into new drains in floor, run to I/C and pick up existing drains. Fit extractor fan run to outside air. Fan capacity to be 15 litres per second with 15 minute overrun on light.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Remove existing rear window, brick up some of the opening as shown in construction to match existing plaster as required.
Remove existing walls as shown and fit new steel beams as shown set on concrete padstones and connected as per Structural Engineers calculations enclosed
New WC:-
Partition under stairs comprising of 125p/16d and skim on 75 x 50 timbers at 400mm centres. Exact position to suit head height under stairs. Fit new internal door and casing. 32mm waste and 75 anti vac trap to WB. Fit wash down WC. Soil and waste pipes run into new 100mm dia PVC mini soil and vent stack with automatic vent, run into new drains in floor, run to I/C and pick up existing drains. Fit extractor fan run to outside air. Fan capacity to be 15 litres per second with 15 minute overrun on light.

Client MUST enter into an agreement with adjacent owner under the requirements of the Party Wall Act 1996. If this is not carried out the Architect does not accept any responsibility for any disputes at a later date.

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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, easements or way leaves etc... exist which could adversely affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...). The client's solicitors would most likely 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 obtaining 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.S.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.
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Client is responsible for contacting home insurance company to inform them that works will be occurring and give them a start and finish date where possible.

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 whether existing boiler is suitable to run new radiators. If not replace boiler. For any other information refer to Domestic Heating Compliance Guide (Pw 35/99 Inc.)
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 road/double sealed gully under island, run into new drains and pick up existing.
All new 100mm dia plastic drains. Footings under drains wall installed over. Drains cased in pea gravel under extension. All run into 450mm dia plastic 1/1H and pick up existing drains. New drains laid to min 1 in 40 fall.
NOTE:-
All dimensions are approximate and must be checked and confirmed on-site before work commences.

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REVISIONS		
PROJECT		
Proposed single storey rear extension		
123 Whalley Road		
Sadden		
DRAWING TITLE		
Preliminary Plans		
DRAWING NUMBER		
W/R 123 / 1		
SCALE	DRAWN BY	DATE
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