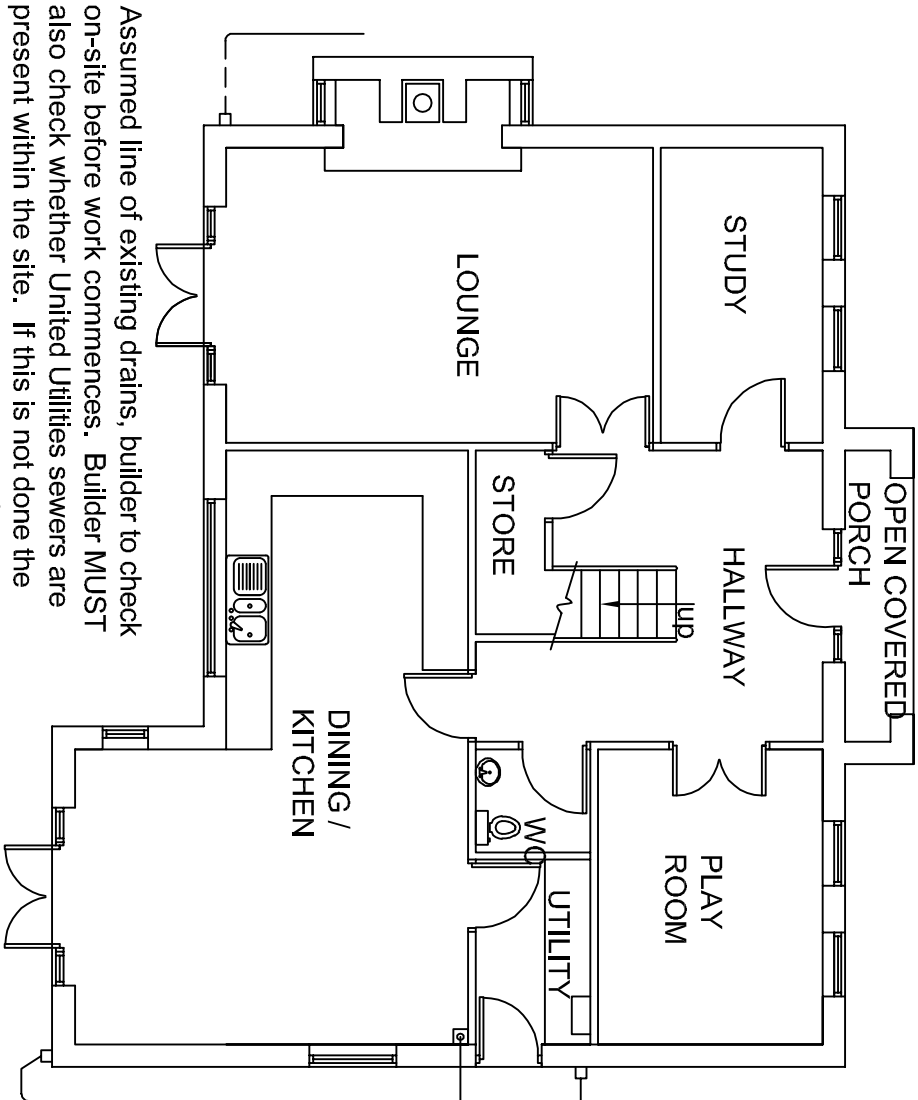
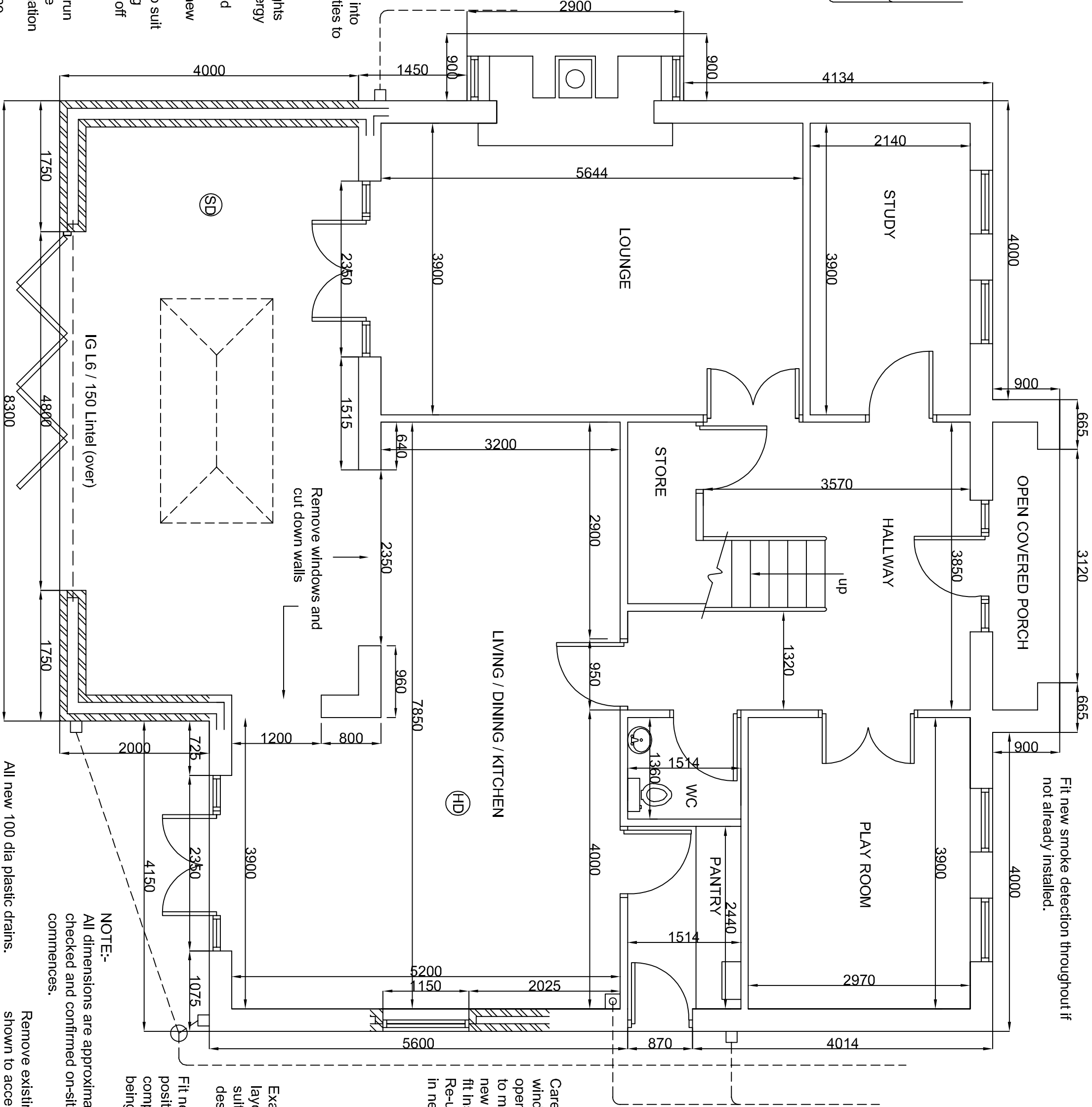




Assumed line of existing drains, builder to check on-site before work commences. Builder MUST also check whether United Utilities sewers are present within the site. If this is not done the Architect will accept no responsibility for disputes at a later date. If in doubt consult Building Control.

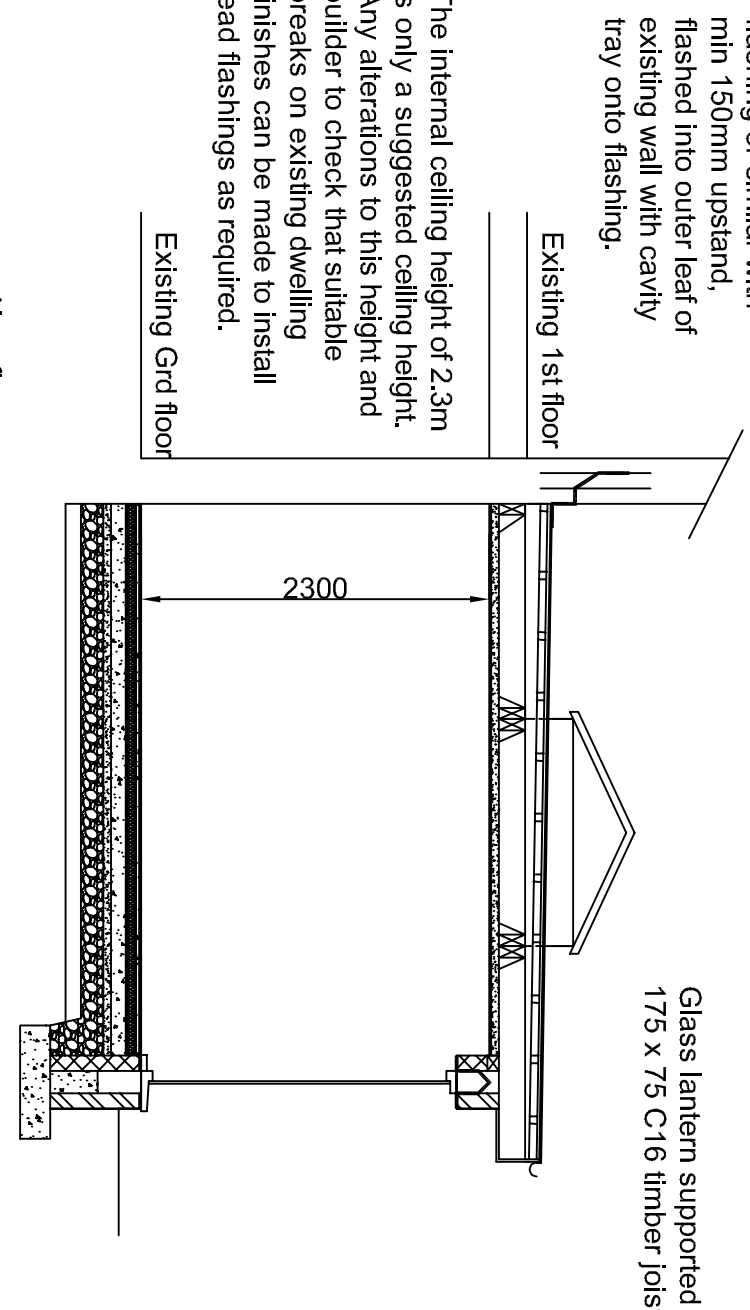
EXISTING GROUND FLOOR PLAN
SCALE 1:100



NOTES:-

- Wallplates strapped down with 30 x 5 m.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 either rafters of trusses and floor joists, minimum 40" with noggins between and up to gable wall. Vertical leg of strap fixed to wall with M8 screws and plugs.
- Fit cavity trays with weepholes over external openings.
- Fit vertical and horizontal insulated DPCs to external openings.
- Close cavities with brick on edge.
- All new windows and rooflights to have a U-Value of 1.4W/m²K. 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 as shown in Approved Document K.
- 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 smart 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 heat hour seal closing the door and casing with incandescent strips.
- Building inspector will require types of fans and locations in walls and ceilings to record Approved Document Part F (2021 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 Gypoc Ffeline board and skim.

Flat Roof:-
Fibreglass flat rubber roofing system supplied and fixed by specialist roofing contractor. Membranes on 18mm exterior plywood on 50 x 50mm counter battens on fixing pieces on 175 x 75 C16 timber joists at 400mm centres. Joists sat in joist hangers securely fixed to timber bolted to existing wall and new wallplates sat on top of new wall as shown. Fix 50mm insulated pibd and skim ceiling with 120mm Kingspan insulation laid between joists. This construction gives a U-Value of 0.15W/m²K.



The internal ceiling height of 2.3m is only a suggested ceiling height. Any alterations to this height and breaks on existing dwelling finishes can be made to install lead flashings as required.

New floor:-
15mm floor finish to suit client on 10-20mm levelling screed on electric UFH Mat (exact type to suit specialist contractor). UFH Mat on 25-50mm Kingspan Kooltherm K3 insulation board on 1200g Visqueen on 100 - 150mm concrete slab on 25-50mm sand blinding on 150mm hardcore all on compacted subgrade. Fit 25mm polyethylene between new concrete slab and external walls. New floor to line through with existing Ground floor construction to achieve a U-Value of 0.18W/m²K

PROPOSED SECTION A-A
SCALE 1:50

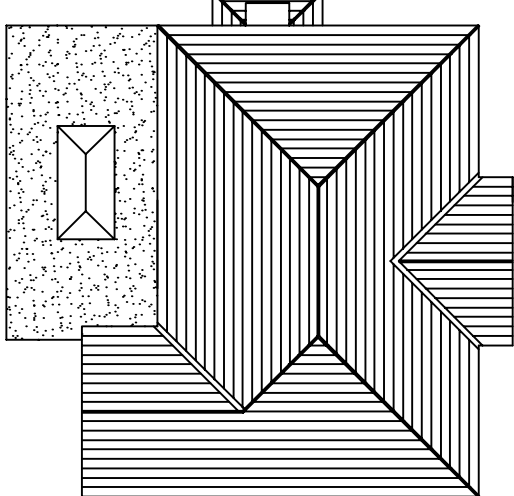
PROPOSED GROUND FLOOR PLAN
SCALE 1:50

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 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.

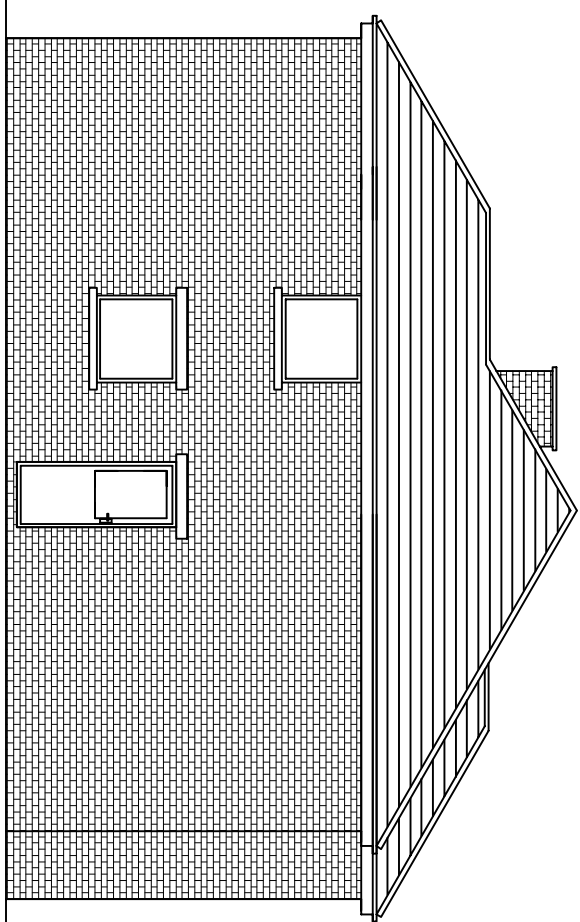
Fit extractor fan to kitchen and utility room run to outside air. Fan capacity to be 60 litres per second. Any hot water appliances to be run on existing system. Sink to have 30mm waste and 75 and vac trap. If sink is to be located in island, run and seal sink waste into roadable sealed gully under island, run into new drains and pick up each end

Fit new power points and lights to suit Client. Fit all low energy high efficiency light fittings. Should downlights be used these should be fire and acoustically protected. Fit new radiators with thermostatic valves. Site 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.)

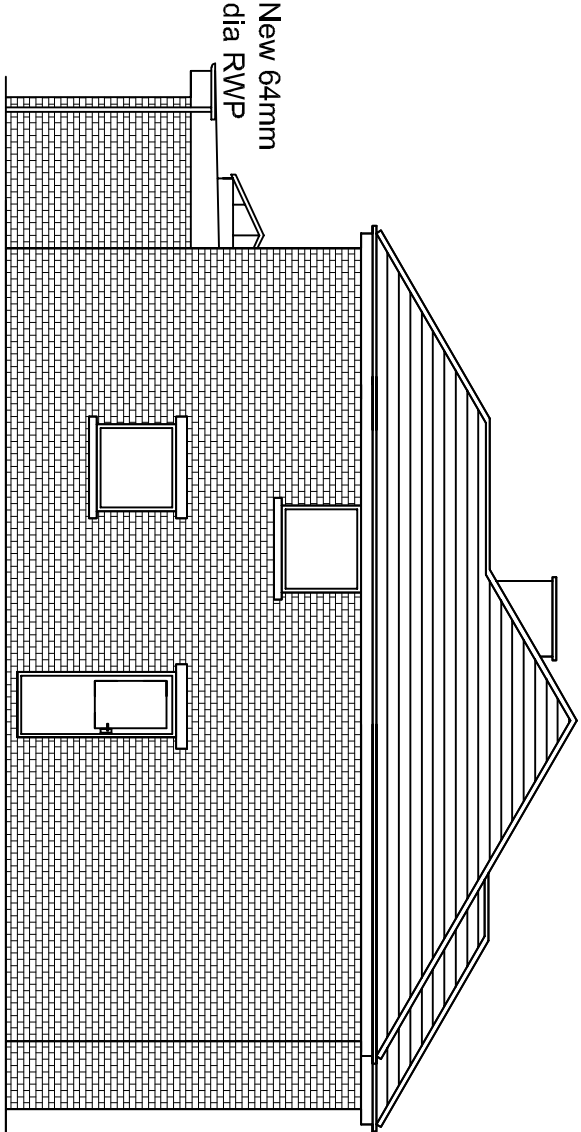


EXISTING ROOF PLAN
SCALE 1:100

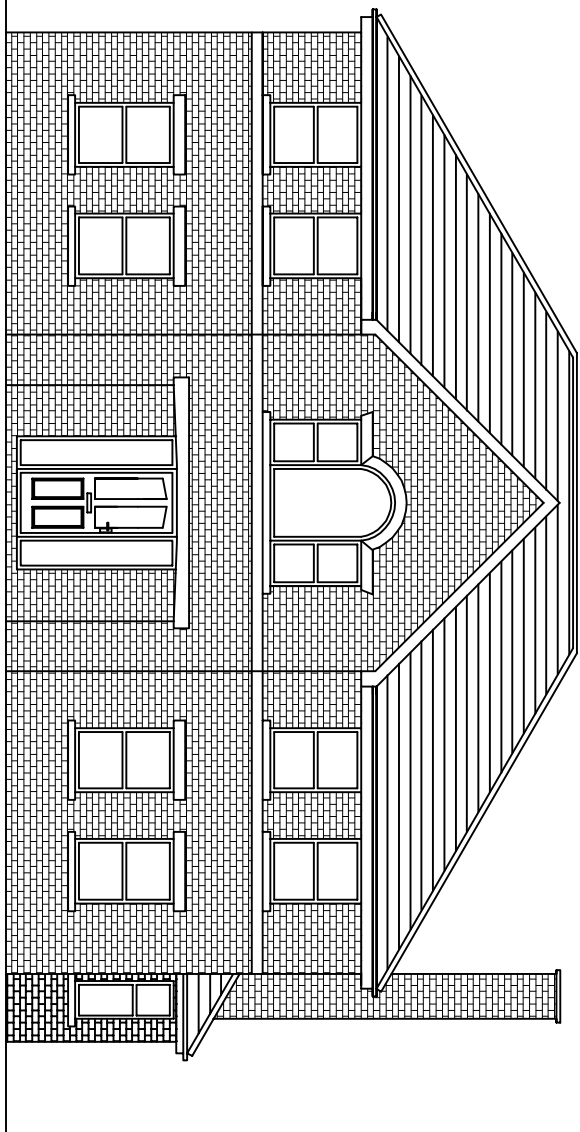
PROPOSED ROOF PLAN
SCALE 1:100



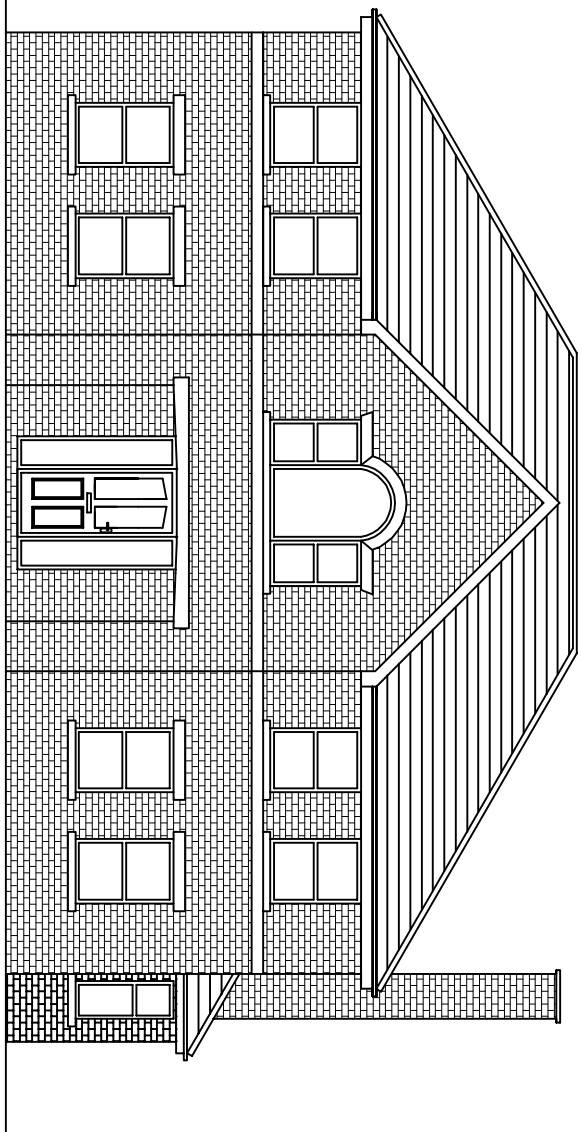
EXISTING SIDE ELEVATION
SCALE 1:100



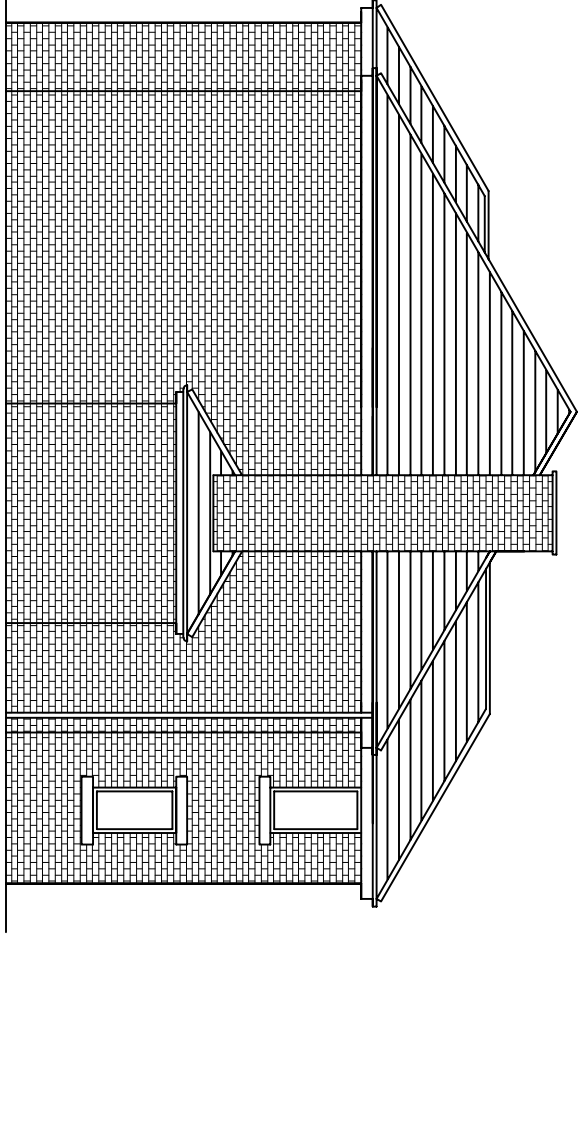
PROPOSED SIDE ELEVATION
SCALE 1:100



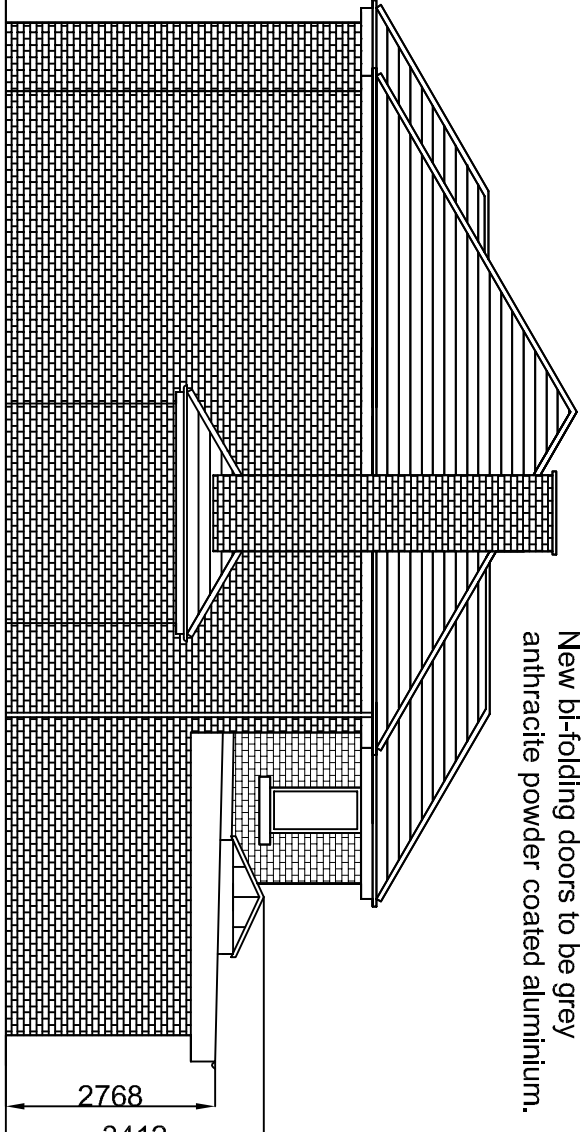
EXISTING FRONT ELEVATION
(This elevation will not change)
SCALE 1:100



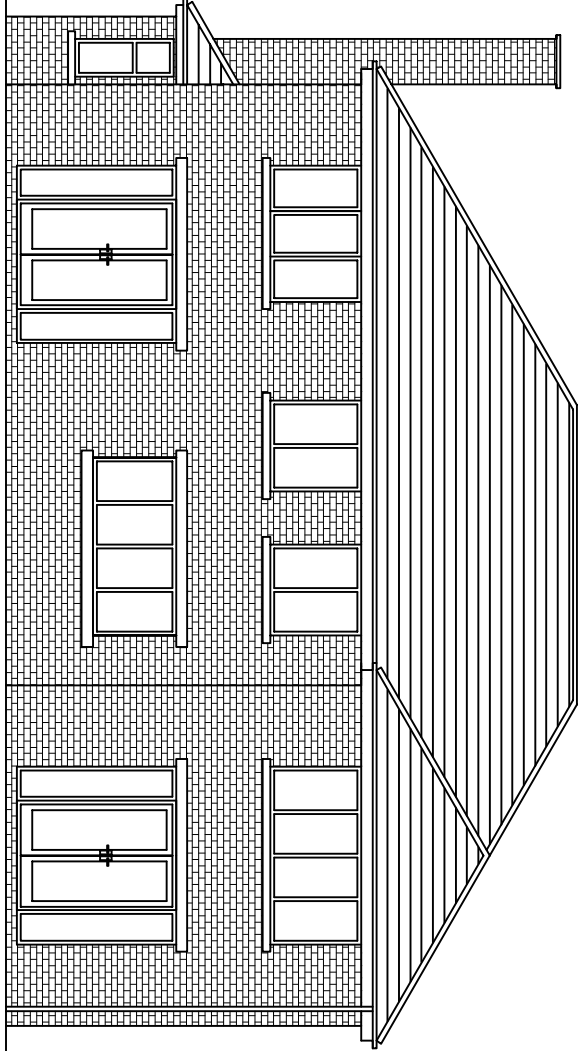
PROPOSED FRONT ELEVATION
(This elevation will not change)
SCALE 1:100



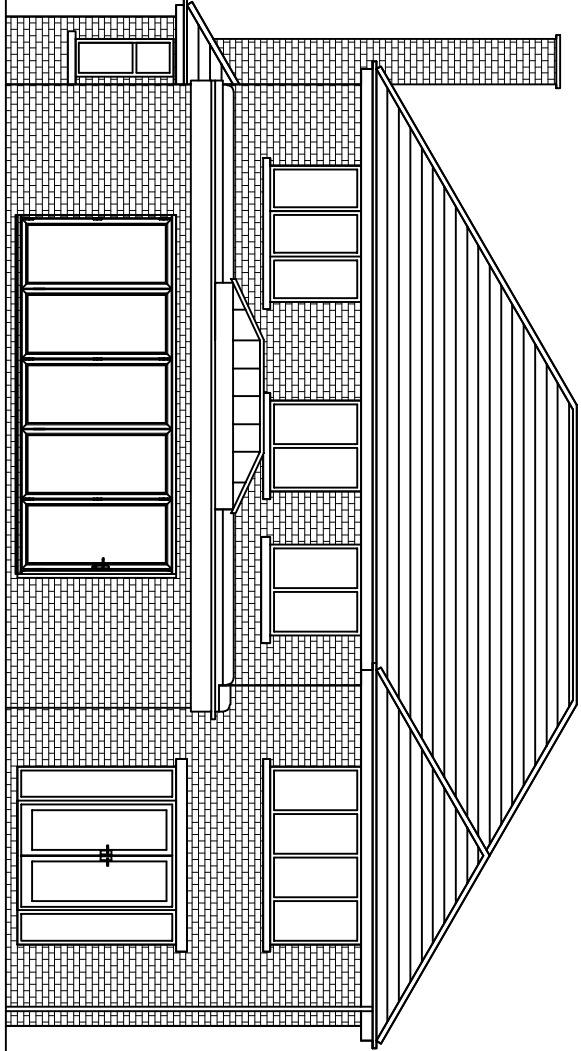
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

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 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 is responsible for creating 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.

Walls:-
100mm facing brick to match existing to outer leaf, 150mm cavity, 100mm concrete block with 12.5mm pibd and skim to internal. Fit 100mm 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 250 concrete footings.

Please note all concrete block is to be 7N/m² 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.

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REVISIONS

PROJECT

Proposed single storey rear extension
9 Beech Drive
Whalley

DRAWING TITLE

Planning and Building Control drawing

DRAWING NUMBER

B.D 9 / 1

SCALE

1:100, 1:50 A1

DRAWN BY

L.F

DATE

JUN 2026