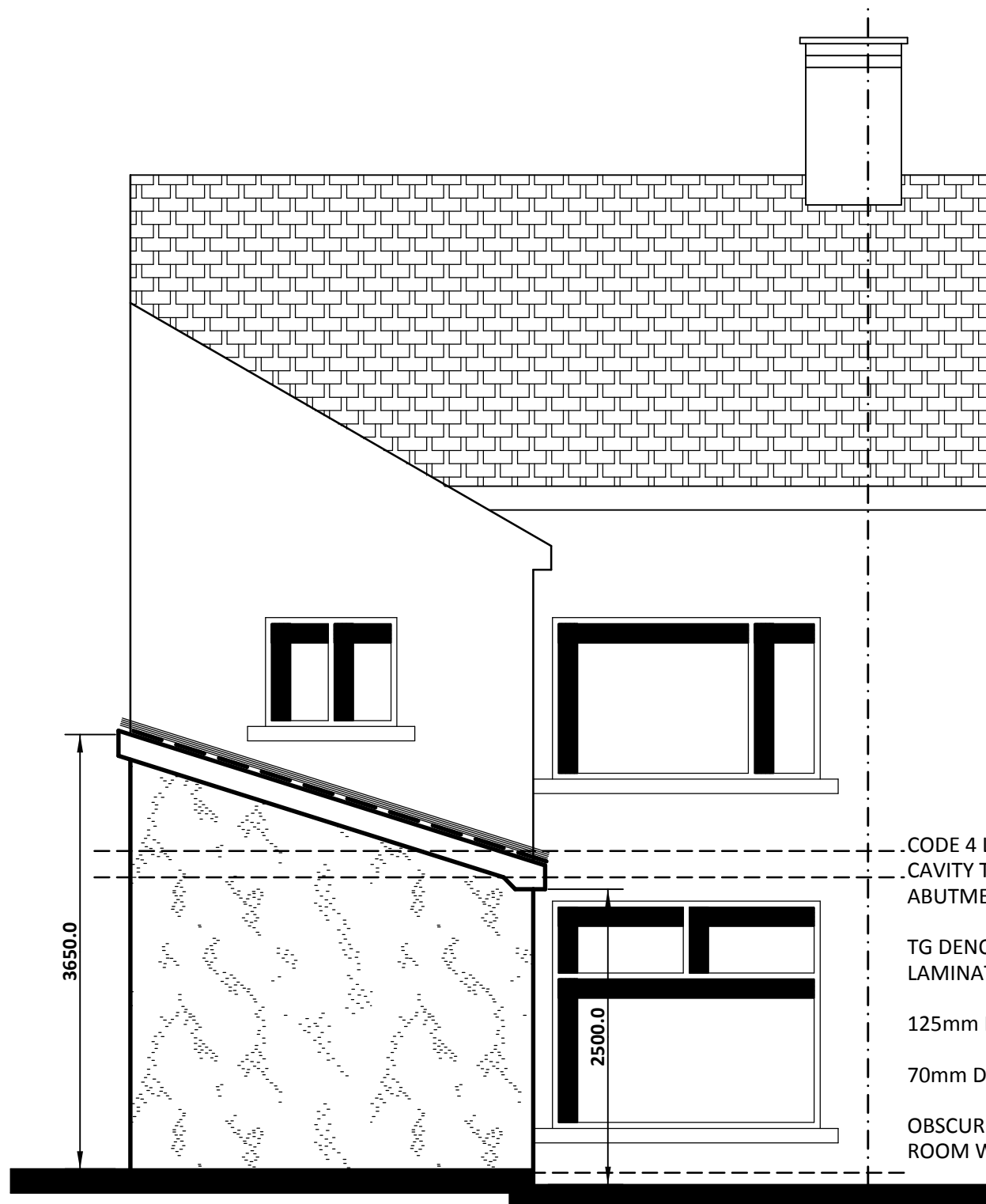
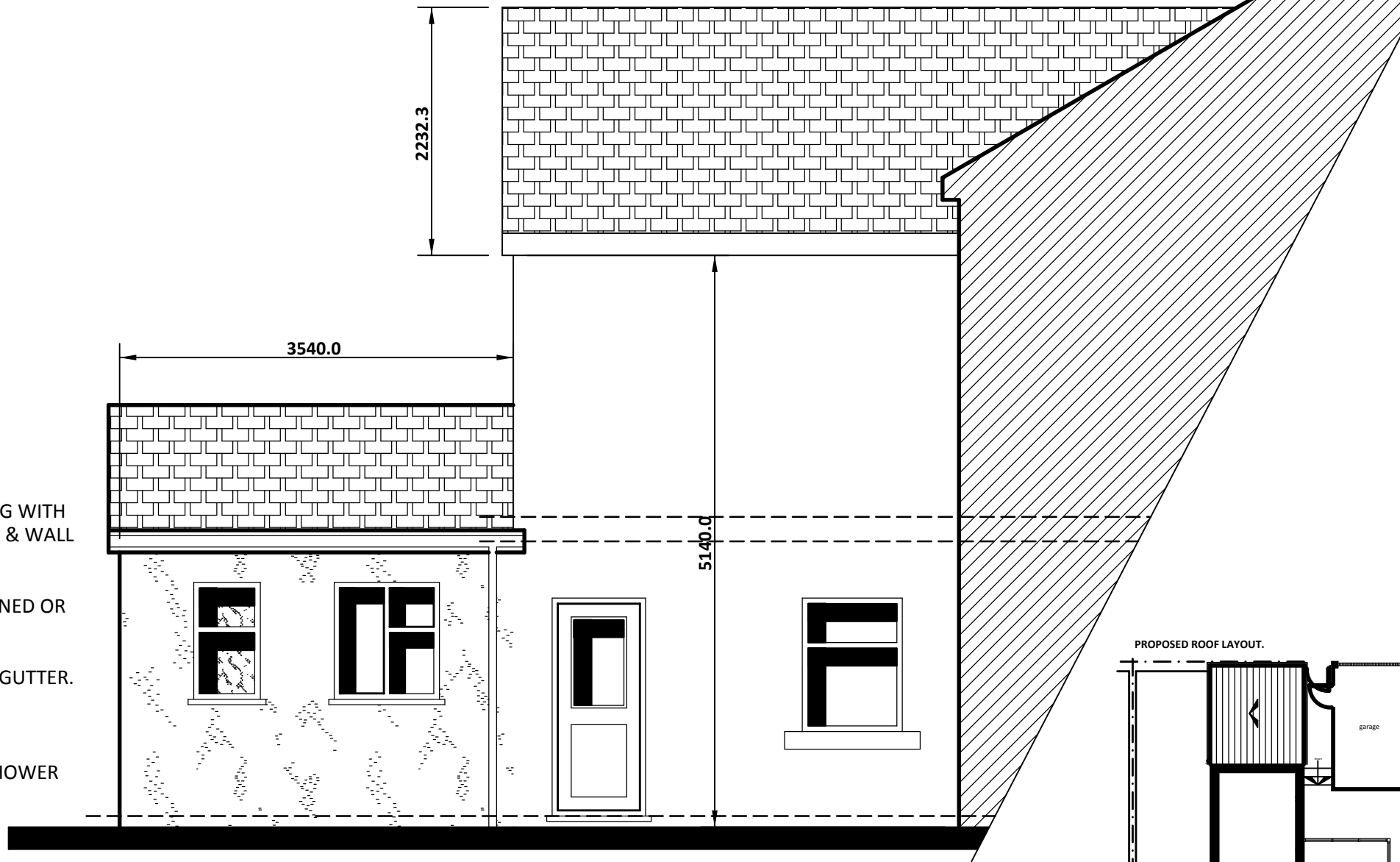
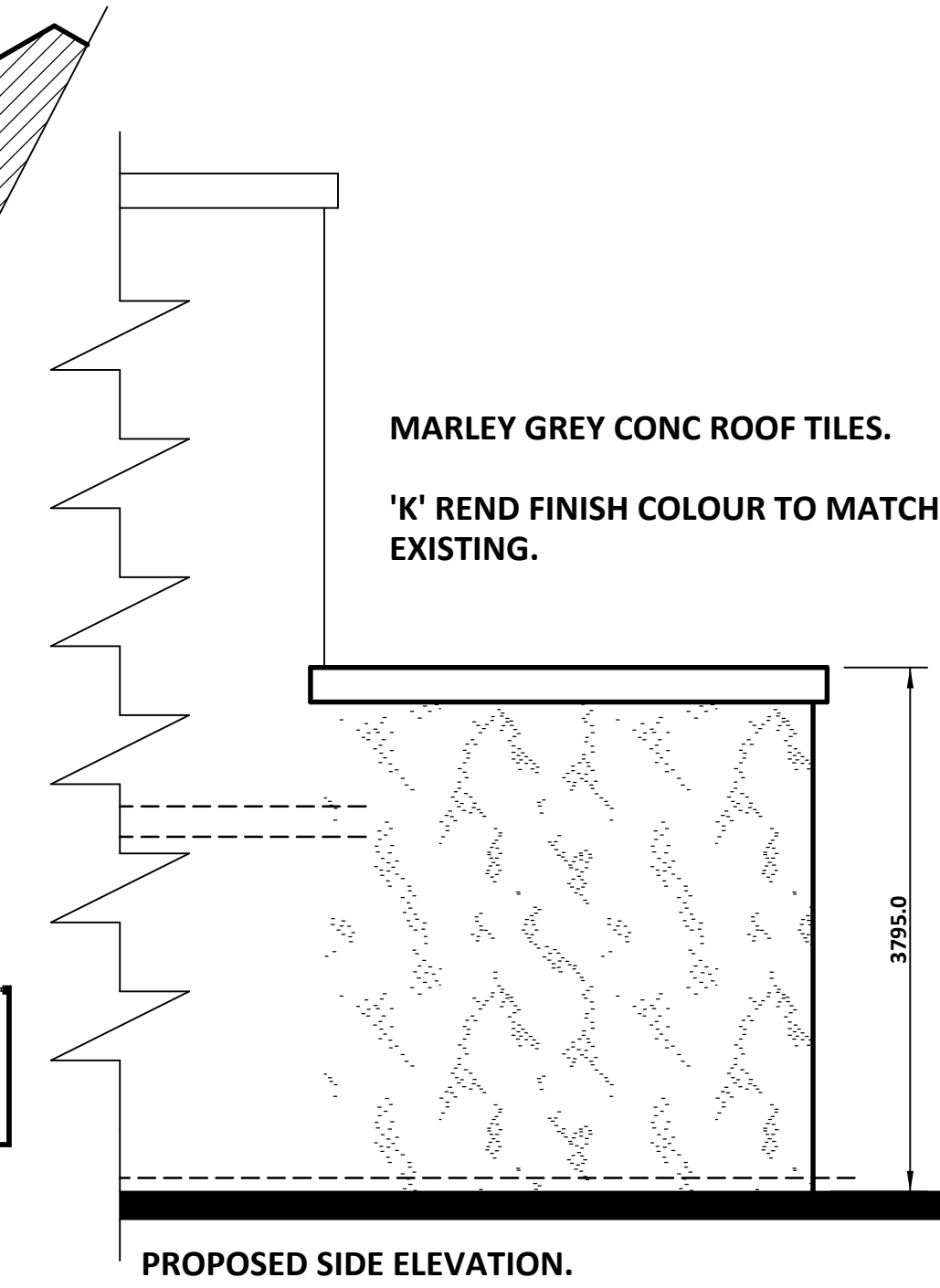




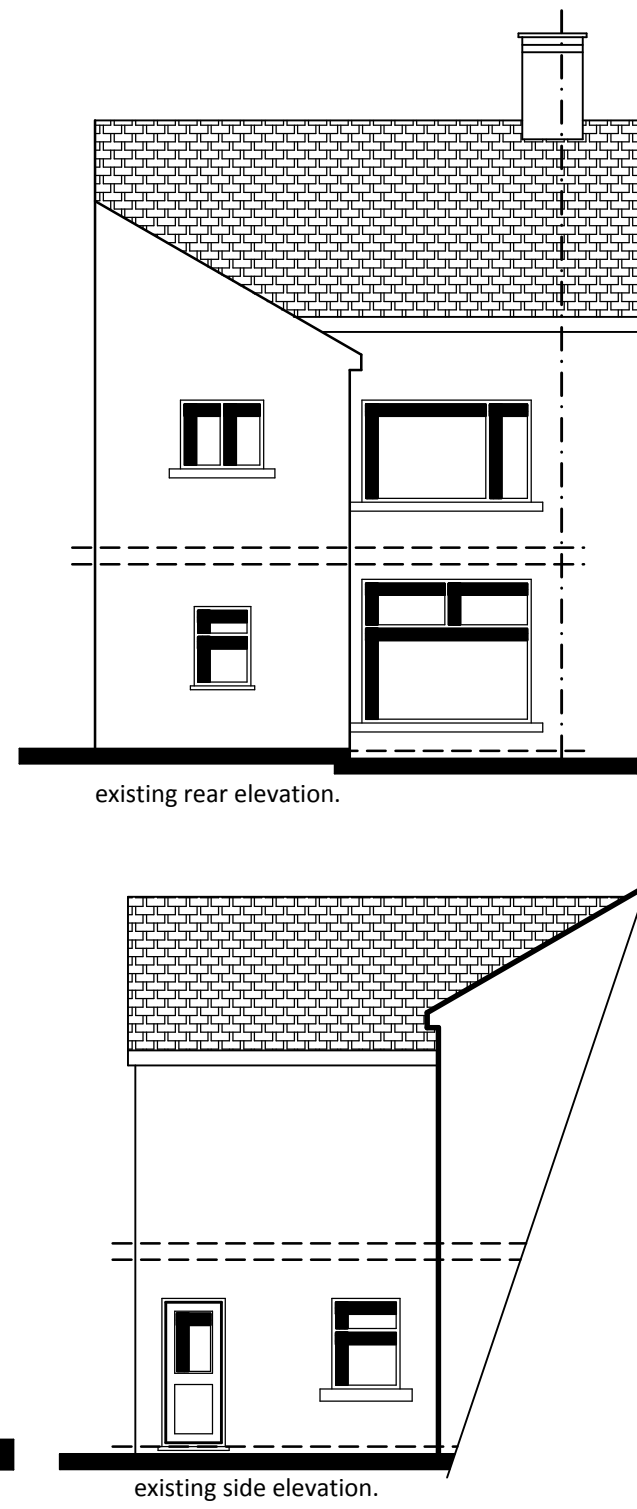
PROPOSED REAR ELEVATION.



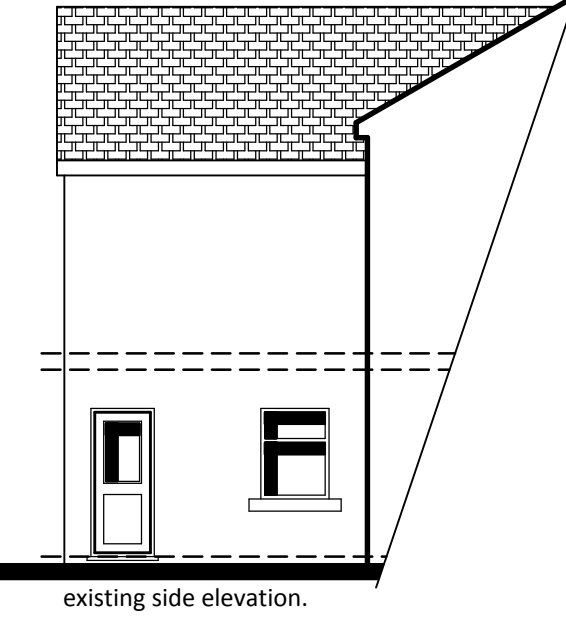
PROPOSED SIDE ELEVATION.



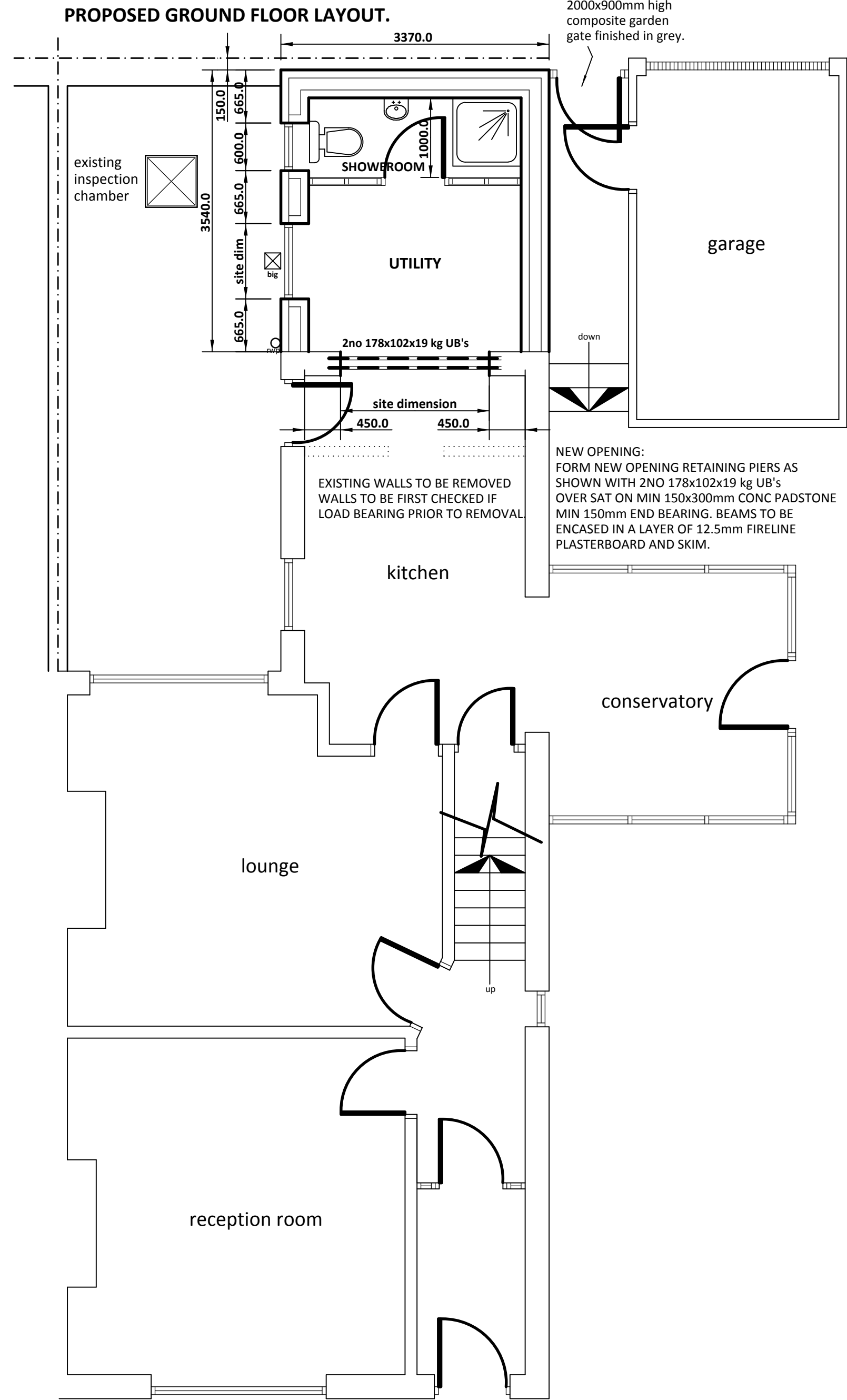
PROPOSED SIDE ELEVATION.



existing rear elevation.



existing 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).

VENTILATION TO KITCHEN/UTILITY MECHANICAL EXTRACTION TO EXTERNAL AIR VIA ROOF OR WALL & FITTED WITH WATERTIGHT TERMINAL TO PROVIDE AN EXTRACT AT A RATE OF 30 LITRES/ SECOND ADJACENT TO HOB OR 60 LITRES/SECOND IF LOCATED ELSEWHERE AND MANUALLY OPERATED.

NEW DOOR:
SUPPLY AND FIT NEW UPVC DOOR WITH ALL GLAZING TO BE EITHER 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 A LAYER OF 12.5mm FIRELINE PLASTER BOARD & SKIM FINISH.

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.

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

The Owner has a duty to serve a party wall notice to any adjoining owners if works are to be carried out to a party wall, structure, or line of junction or if work involves excavation within 3m of a neighbouring building. A party wall agreement/ award should be formalised before commencement of works.

NOTE:
POSITION NEW DRAINS AND NEW RAINWATER GULLIES TO BE DETERMINED ON SITE TO SUIT EXISTING DRAINAGE SYSTEM, AND CONNECTED VIA NEW INSPECTION CHAMBERS TO THE COMPLETE APPROVAL OF THE BUILDING INSPECTOR.

CDM Regulations all parties must abide by the construction design & management regulations 2007. It is the clients responsibility to appoint a competent CDM co-ordinator.

HEATING:
ALLOW FOR MODIFYING & EXTENDING THE EXISTING PIPES RADIATOR HEATING SYSTEM WITH AN ADEQUATELY SIZED RADIATORS 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. ALL GAS RELATED WORK TO BE CARRIED OUT BY A GAS SAFE REGISTERED HEATING ENGINEER. NEW HOT WATER STORAGE & SUPPLY SYSTEMS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BS6700:2006 OR BS EN 12897: 2006.

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 BS7671:2008 ELECTRICAL CERTIFICATE IS TO BE ISSUED FOR THE WORKS CARRIED OUT TO THE APPOINTED BUILDING CONTROL.

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 600x150 - 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.

IMPORTANT NOTE: DISCLAIMER:

WORKS SHALL NOT COMMENCE UNTIL PLANNING & 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.D.M.

POSITION OF NEW DRAINS TO BE DETERMINED ON SITE TO SUIT EXISTING DRAINS RUNS AND TO THE APPROVAL OF THE BUILDING INSPECTOR.

DO NOT SCALE FROM THIS DRAWING.

DISCLAIMER:
FOUNDATIONS TO SUIT SITE CONDITIONS THIS COULD BE EITHER STRIP, PILE OR RAFT TO BE DETERMINED ON SITE TO THE APPROVAL OF THE APPOINTED BUILDING CONTROL OFFICER.

ROOF CONSTRUCTION

MARLEY OR SIMILAR GREY CONC ROOF TILES ON 17.5 DEGREE ROOF PITCH.

ON 50x24mm TANALISED BATTENS ON TYVEK OR SIMILAR ROOFING FELT ON C24 200x50mm SW ROOF RAFTERS AT 450mm CTS MAX.

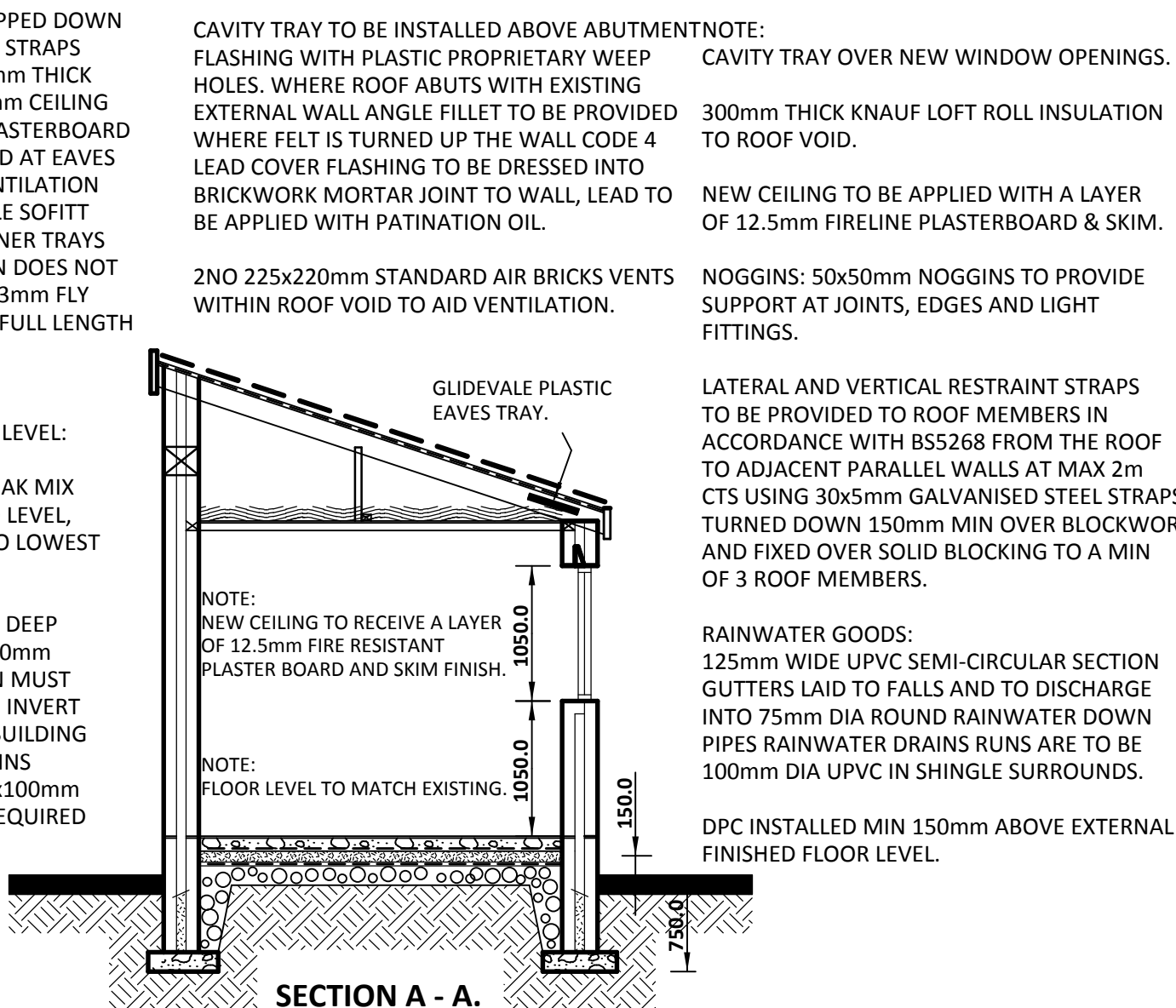
POLE PLATE:
200x50mm SW TANALISED POLE PLATE RAWLBOLTED TO REAR WALL AT 600mm CTS USING 10M BOLTS.

WALL PLATES 75x100mm SW AND STRAPPED DOWN WITH 30x5mm GALVANISED MILD STEEL STRAPS PLUGGED AND SCREWED TO WALL 300mm THICK GLASSFIBRE INSULATION OVER 125x50mm CEILING JOISTS AT 450mm CTS WITH 12.5mm PLASTERBOARD AND SKIM FINISH. ROOF SPACE RETAINED AT EAVES WITH RAFTER TO GIVE 25mm CLEAR VENTILATION WITH A CONTINUOUS RUN OF GLIDEVALE SOFITT VENTILATOR SV 609. INSULATION RETAINER TRAYS TO BE ADOPTED TO ENSURE INSULATION DOES NOT RESTRICT VENTILATION. CONTINUOUS 13mm FLY SCREENED VENTILATION GAP RUNNING FULL LENGTH OF EAVES SOFITT.

WALL CONSTRUCTION BELOW GROUND LEVEL:

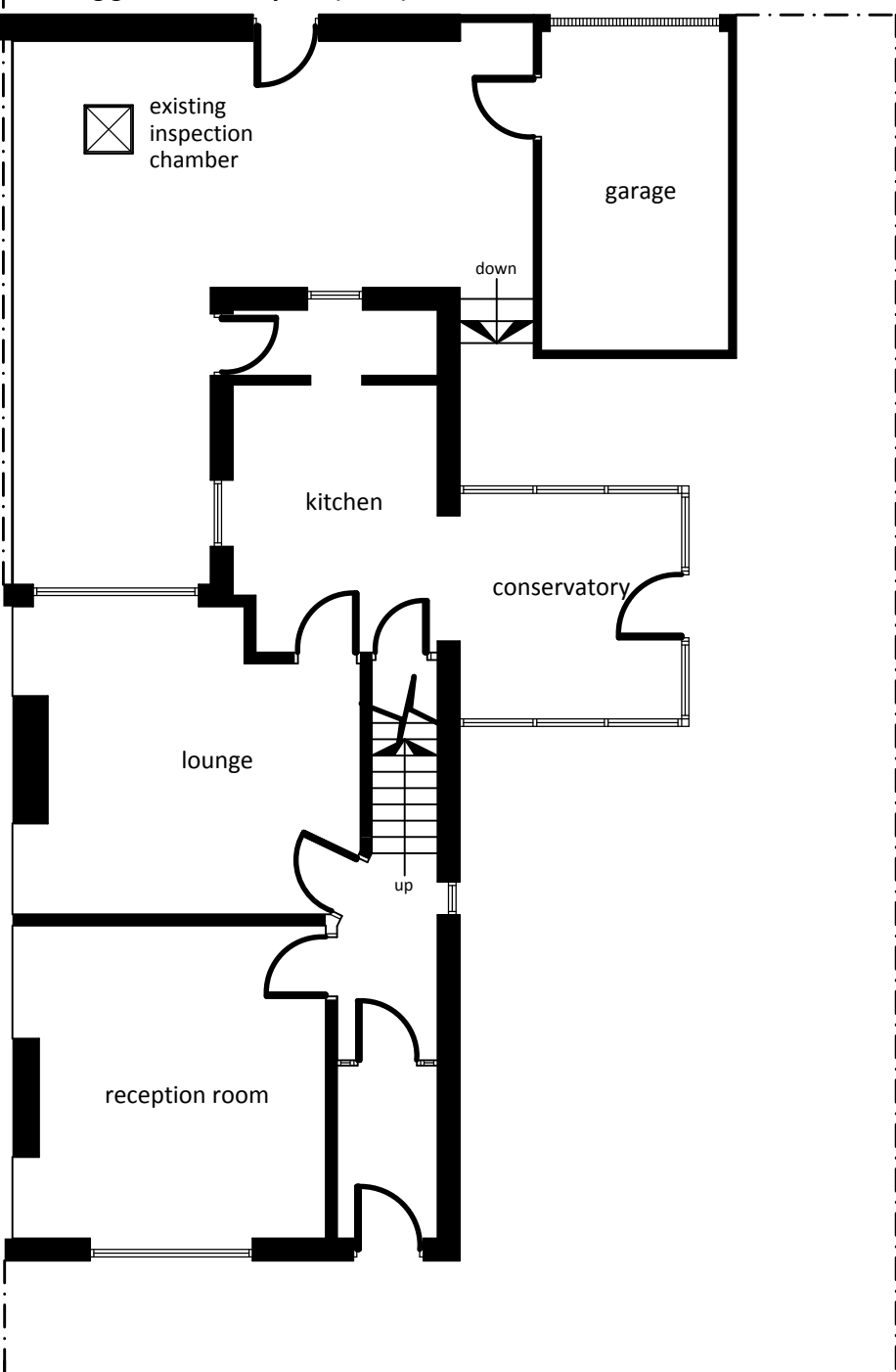
DENSE CONCRETE BLOCKWORK AND WEAK MIX CONCRETE CAVITY FILL BELOW GROUND LEVEL, MIN 225mm FROM TO OF CAVITY FILL TO LOWEST DPC IN WALLS.

WALL TO BE BUILT OF 650x150 - 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.



SECTION A - A.

existing ground floor layout. (1:100).



CAVITY TRAY TO BE INSTALLED ABOVE ABUTMENTNOTE:
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 MORTAR JOINT TO WALL, LEAD TO BE APPLIED WITH PATINATION OIL.

2NO 225x220mm STANDARD AIR BRICKS VENTS WITHIN ROOF VOID TO AID VENTILATION.

CAVITY TRAY OVER NEW WINDOW OPENINGS.
300mm THICK KNAUF LOFT ROLL INSULATION TO ROOF VOID.

NEW CEILING TO BE APPLIED WITH A LAYER OF 12.5mm FIRELINE PLASTERBOARD & SKIM.

NOGGINs: 50x50mm NOGGINs TO PROVIDE SUPPORT AT JOINTS, EDGES AND LIGHT FITTINGS.

LATERAL AND VERTICAL RESTRAINT STRAPS TO BE PROVIDED TO ROOF MEMBERS IN ACCORDANCE WITH BS5268 FROM THE ROOF TO ADJACENT PARALLEL WALLS AT MAX 2m CTS USING 30x5mm GALVANISED STEEL STRAPS TURNED DOWN 150mm MIN OVER BLOCKWORK AND FIXED OVER SOLID BLOCKING TO A MIN OF 3 ROOF MEMBERS.

RAINWATER GOODS:
125mm WIDE UPVC SEMI-CIRCULAR SECTION GUTTERS LAID TO FALLS AND TO DISCHARGE INTO 75mm DIA ROUND RAINWATER DOWN PIPES RAINWATER DRAINS RUNS ARE TO BE 100mm DIA UPVC IN SHINGLE SURROUNDS.

DPC INSTALLED MIN 150mm ABOVE EXTERNAL FINISHED FLOOR LEVEL.

NOTES

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS & 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.D.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 650mm 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 FOUNDATIONS 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 CONCRETE BLOCKWORK TO RECEIVE 'K' REND FINISH TO MATCH EXISTING 150mm CAVITY WIDTH, 100mm DENSE CONCRETE BLOCKWORK INNERLEAF, CAVITY TO BE FILLED WITH 100mm THICK PIR 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 50x100mm GALV STEEL STRAPS. CAVITIES CLOSED AT EAVES AND VERGE AND BEAM FILLED USING SUPALUX LINER. CAVITIES BLOCK SEALED AT JAMB AND CILL POSITIONS USING RMC THERMABATE CAVITY CLOSER.

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 KINGSPAN TF70 INSULATION (OR SIMILAR), TO BE LAID DIRECTLY ONTO DPM, WITH ANOTHER 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.

FIRE SAFETY: SMOKE, HEAT & CARBON MONOXIDE SENSORS AS APPROPRIATE AT ALL FLOORS TO BE PROVIDES WITH MAINS OPERATED INTERCONNECTED FIRE DETECTION AND FIRE ALARM SYSTEM TO BS5446. & INSTALLED IN ACCORDANCE WITH BS5839.

WINDOWS:
ALL NEW WINDOWS SHALL BE DOUBLED GLAZED UPVC UNITS WITH BACKGROUND VENTILATION MIN 8000m2 IN AREA & LOW E GLASS & GAP BETWEEN THE PANES SHALL NOT BE LESS THAN 16mm.

WINDOW SHOULD ACHIEVE EITHER A WHOLE UNIT OF 1.4W/m2 K OR WER (WINDOW ENERGY RATING) BAND C, ALL NEW GLAZING IN ALL HAZARDOUS LOCATIONS SHALL COMPLY WITH SAFETY STANDARDS TO BS6206A.

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.

THIS DRAWING IS COPYRIGHT AS DESCRIBED IN SECTION 47 DESIGN AND PATENTS ACT 1988, AND SHALL NOT BE COPIED OR USED FOR ANY OTHER ADDRESS, THE WORKS ONLY REFER TO 17 ALBEMARLE STREET, CLITHEROE, FOR MRS ALIA KHAN.

Client:

MRS ALIA KHAN.

Project:

ERECTION OF SINGLE STOREY EXTENSION TO REAR.

Location:

17 ALBEMARLE STREET
CLITHEROE, BB7 2EA.

Date / Scale:

March 2026. Scale: 1:50, 1:100.

Copyright:



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Surveyors & Architectural Consultants

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Revisions:

1m 2m 3m

REV A 01.10.2026. REAR GARDEN GATE DETAILS ADDED TO PLANNING OFFICERS REQUEST.

Dwg No:

024/03/26/17/@A1 A