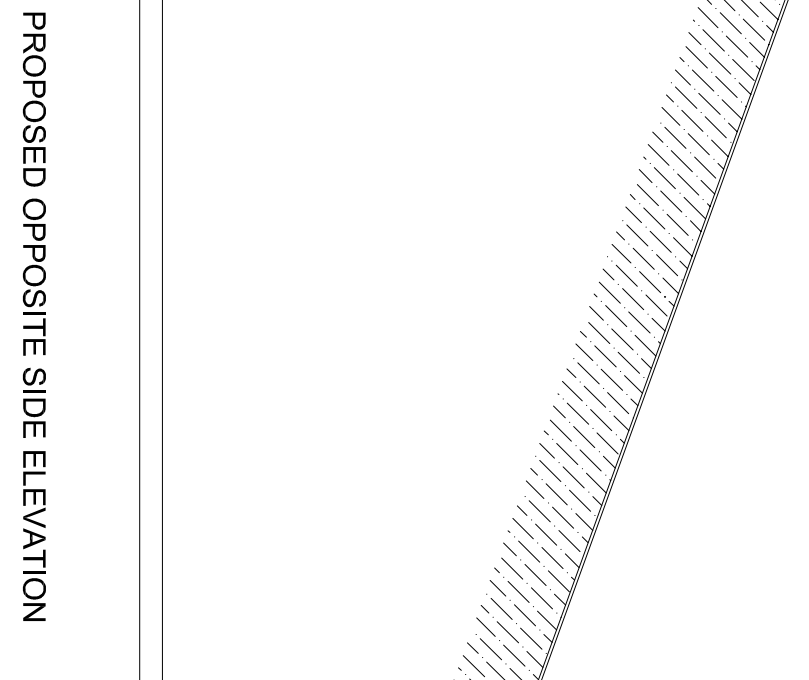
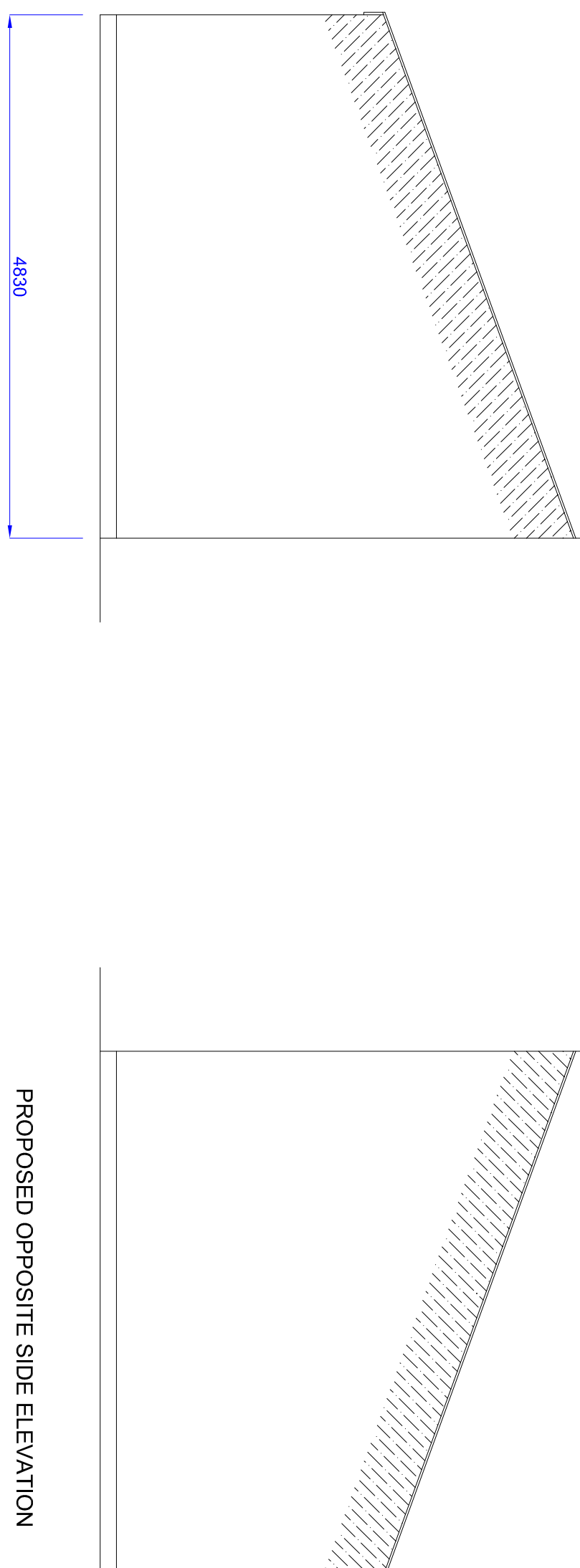
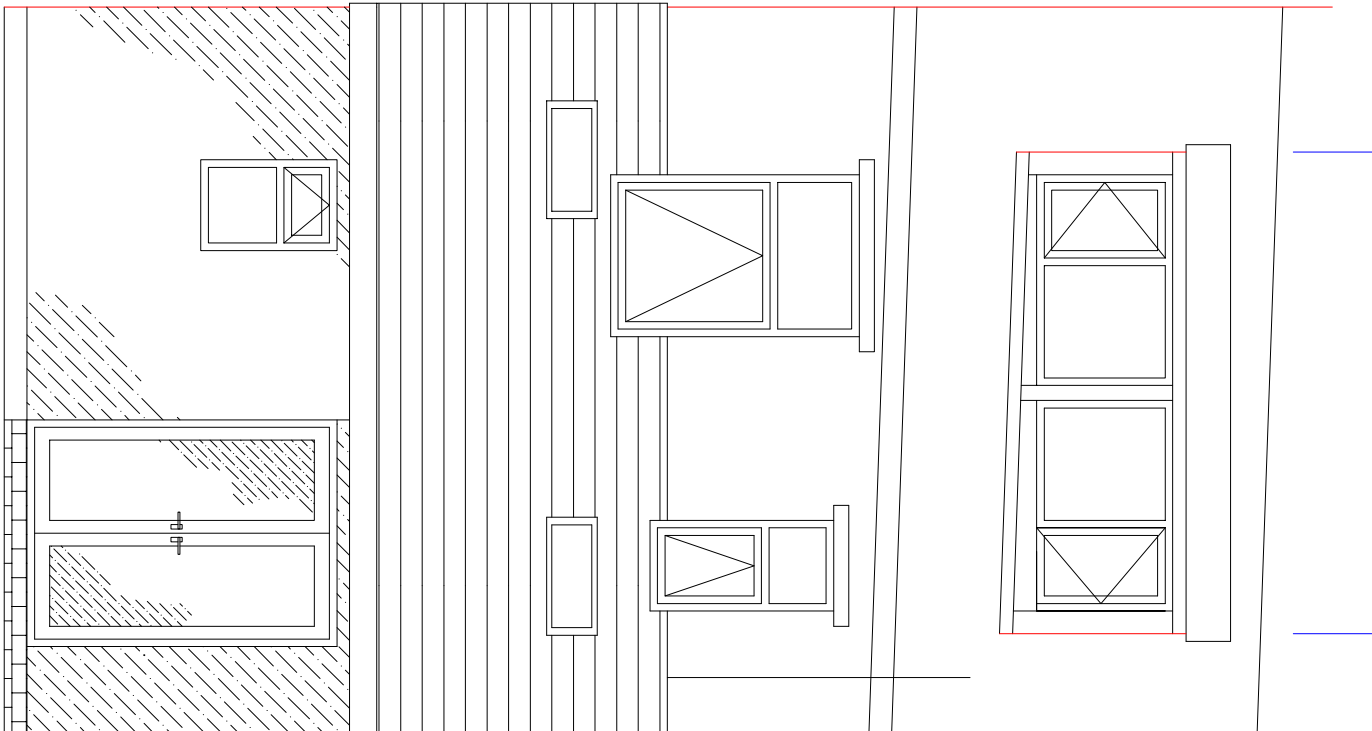
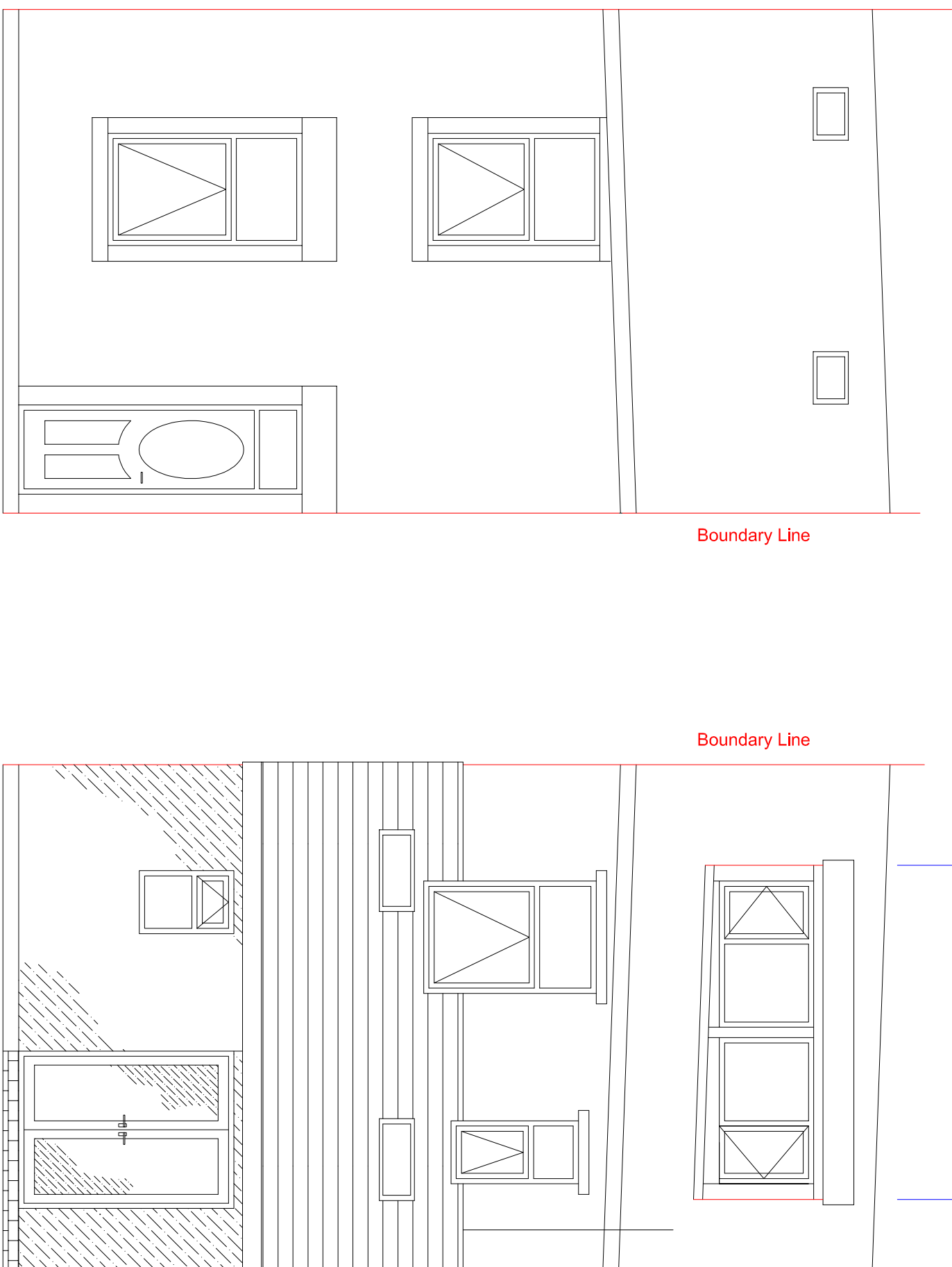
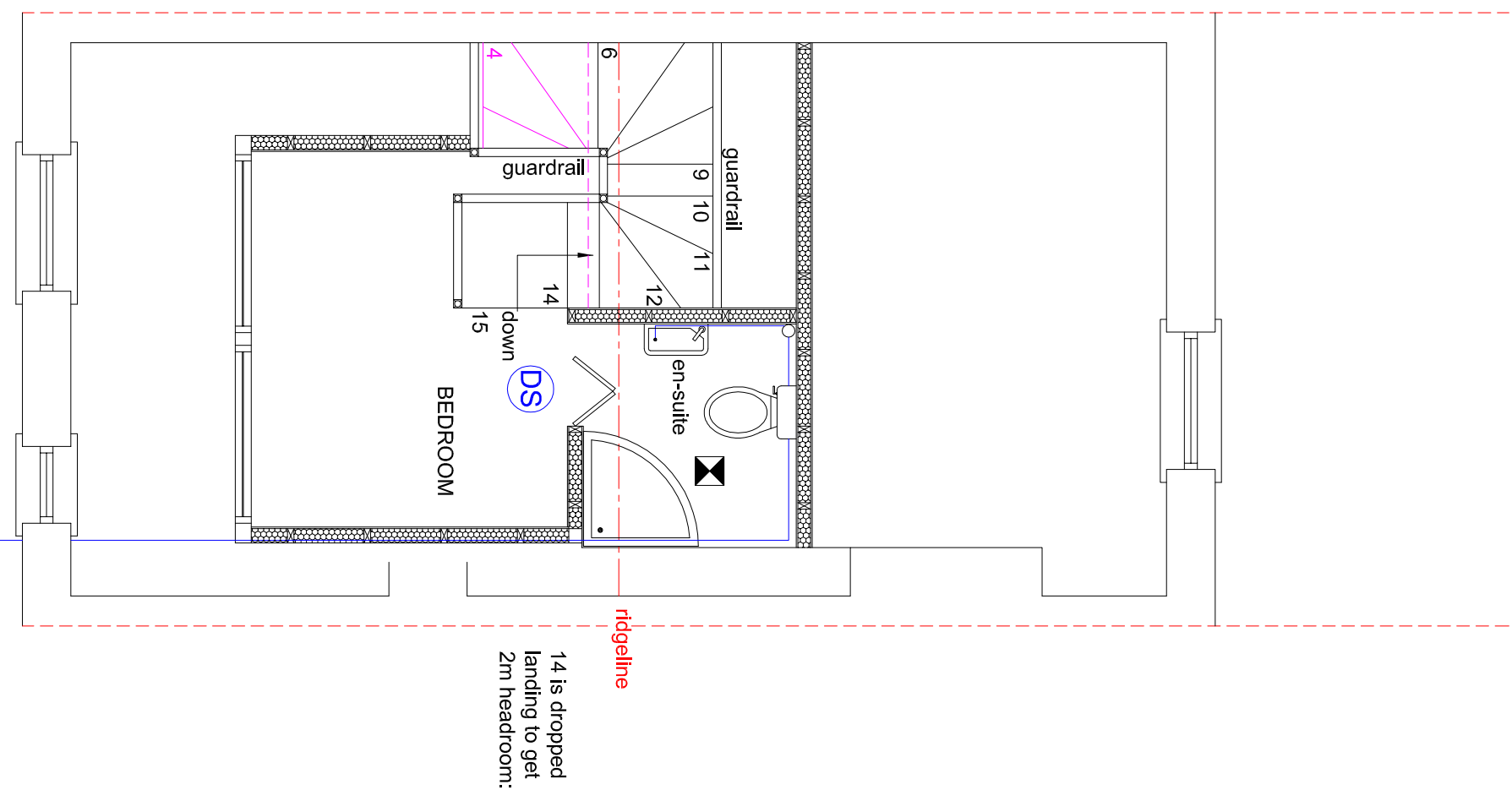
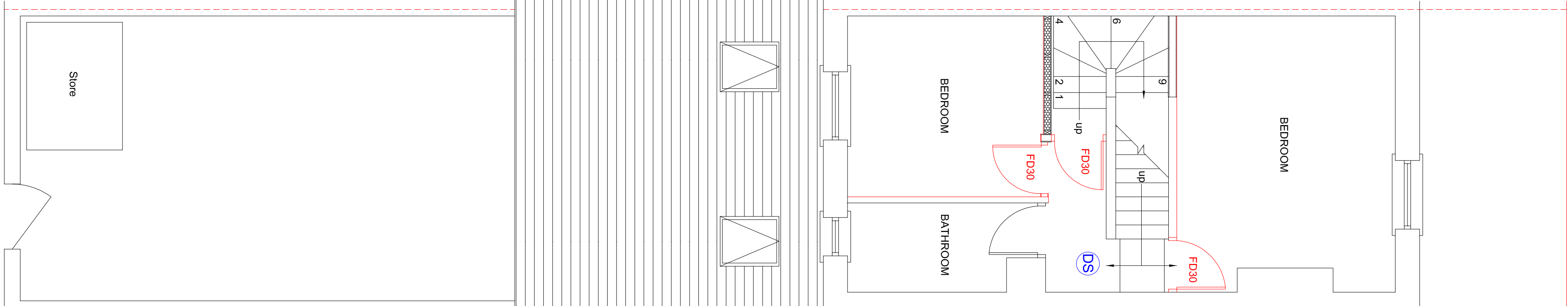


FOUNDATIONS:
New foundations:



that has been carried out prior to any approvals being granted. Contractor to site check all dimensions and levels before starting work. Exact boundary positions to be identified prior to construction work starting. Building contractor to ensure that no persons or materials encroach over any boundaries without written consent of the adjoining land/property owners.

 Scale Bar	Proposed lift conversion and ground floor rear extension at: 11 Cardigan Avenue, Clitheroe, BB7 2LY	Plan Number CA1000140	Date	Scale
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BOUNDARY WALL ACT 1986- It is the responsibility of the applicant to notify the adjoining property owner of the proposed works and to ensure that the necessary permissions are obtained. This should state the form a written notice, details of which can be found at the O.D.P.'s website, or from the Local Authority Planning Services Department.	
These drains are the responsibility of T.C. Design Services and should not be copied in part or whole without the specific written permission from the organisation	

A.T.C. Design Services

Cad Designs for Commercial, Domestic and Industrial Developments:

25 Princeville Way, Warran, WA6 7NL
 contact: 07786302294 e-mail: info@atcdesign.co.uk

SNW2017/12

May 2017

1:50 (A1)

FOUNDATIONS: New foundations to be 600 x 200mm concrete strip type to carry walls on suitable sub-strata to satisfaction of Local Authority Building Control Officer; to be minimum 1000mm deep or 150mm below current level of any nearby drains, whichever ever is the greater. Any drains beneath proposed extension to be encased in 150mm concrete walls to bridge drains using reinforced concrete inlets to be min 50mm above drain.

WALLS: To be 300mm cavity type; 100mm outer leaf 75mm block with painted cement/sand render finish; 100mm cavity filled 'U' value: 0.18; 100mm inner leaf 'Thermablend' boarding blocks or similar; 12mm plasterboard secured to blockwork using cut and lap adhesive with plaster finish. Stainless Steel wall ties at 450mm vertical, 750mm horizontal and 300mm at eaves/insulated vertical d.p.c to all external reveals using Dancor or Thermablend insulated cavity chases. All new cavities to link into existing and brickwork to be attached to existing.

PREPARE EXTENSION ROOF: If the roof is to be approved matching grey Natural Slate at 18 degree pitch to the ridge, the roof should be prepared by installing a 50 mm thick layer of Easylak bedded system on 50 x 25mm timber battens on one side of the roof. The battens should be spaced at 1000mm centres. The second layer of Easylak or similar bedded system should be applied between rafters on the other side of the roof. The battens should be 50mm centres. The rafters should be spaced on 200 x 50 C16 rafters at 50mm centres. The rafters should be braced on one end by 100 x 50mm wallplates with 12mm plaster battenhead on one end. The bracing should be 150mm (450mm) on the other end. The bracing should be 150mm (450mm) on the other end. The bracing should be 150mm (450mm) on the other end.

LIMITS: All new linings unless otherwise stated are to be Glastic type CGE or Glastic with 150mm endearing and half hour the protection using one layer 15mm Frelaine plasterboard with plaster skim finish.

Brickwork above linings and beams to be tiled with felt or similar cavity tray. All existing linings to be checked on site by Local Authority Building Control Officer. All structural elements to have 30 minutes the protection using one layer 15mm Frelaine plasterboard with plaster skim finish.

WINDOW: All new windows to be p.v.c.u. double glazed to clients' requirements with minimum Argon filled air space in sealed units of 20mm. To be low emissivity 'K' glass to give required 'U' value of 0.16W/m²·K or an energy rating of Band 'C' from supplier. Glazing to be maximum 25% floor area. Draught proof striping fitted to open windows. Rapid ventilation to be provided by opening lights minimum 5.1% floor area.

VENTILATION: Ventilation to be achieved by fitting new Exgair GXCS wall mounted fans, or ceiling mounted fans where wall space is restricted:
 1. All kitchen to have 30liters/sec extract capacity if adjacent to hob or island.
 2. Utility rooms to have 30liters/sec extract capacity.
 3. Bathrooms to have 15 l/sec extract capacity. W.C's to have 6liters/sec extract capacity.

ALL to be staggered to open air and fitted with automatic back draught shutters.

Gas fitted in windowless accommodation to be linked into light switch and to be fitted with minimum 15 minute overrun facility with 10mm gap at foot of door to room.

Background ventilation to be supplied by min 8000 square mm, trickle vents fitted in window heads.

RAINWATER GOODS/DRAINS

Existing soil vent pipes to discharge minimum 900mm above any ground level. Existing drains located on site by contractor. All new back water valves to have rodding access.

HEATING SYSTEM: The heating system can be extended to include additional radiators in new extensions to clients' requirements.

INSTALLATION: The radiator should be installed in a hot water boiler to be installed by a Gas Safe registered engineer to be Gas Safe registered, and to include for fitting thermostatically controlled radiator valves.

PIPE LAGGING: Any existing pipework outside the heated envelope of the building to the radiators should be insulated to prevent heat loss and freezing.

GLAZING: All glazing in critical areas is to be toughened glass to B.S. 6206: 1981 and must be approved doc.N.1.

ELECTRICAL SYSTEM:

- Extensions to existing electrics to comply with new Part 'P' Approved Document.
- To be designed, installed, tested and certified on completion to BS 7671 by a person competent to do so.
- At least 75% of light fittings to have energy saving bulbs fitted.

SMOKE ALARMS. Existing Fire Warning System to be checked that it is mains operated interfired with battery back up to comply with current edition of BS 5839:part 6; **WATERMISTERS.** All watermist fittings to drain via 50mm dia p.v.c. piping and be fitted with 75mm minimum deep seal traps. To drain to new s.v.p. in cloakroom with air discharge valves.

Existing Foundations.
Existing foundations to be checked by LABC Inspector for suitability to take increased loading:

Any proposed changes or deviations from approved plans required by the client or builder to be sanctioned by all relevant Local Authority departments and requires before carrying on.

Designs shall be prepared and approved by the Local Authority Planning Department.

It is the contractor's applicants responsibility for notifying anything in writing to the Local Authority Planning Department prior to commencing any works.

Contractor to site check all dimensions and levels before starting work. Exact boundary positions to be identified prior to construction work.

Any boundary lines or structures to be removed or altered without the written consent of any landowners.

Proposed loft conversion and ground floor rear extension at: 11 Cardigan Avenue, Clitheroe, BB7 2DY

Plan Number	SN02B/12	Date	Nov 2012	Scale	1:50 @ A1
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