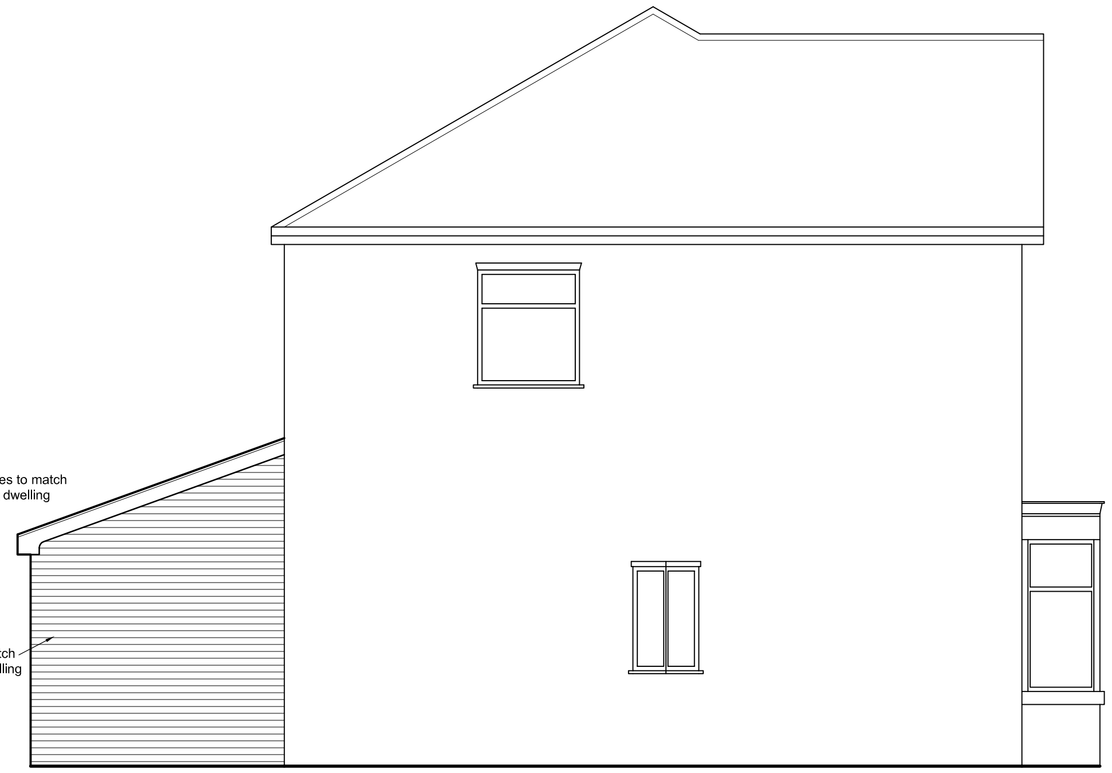
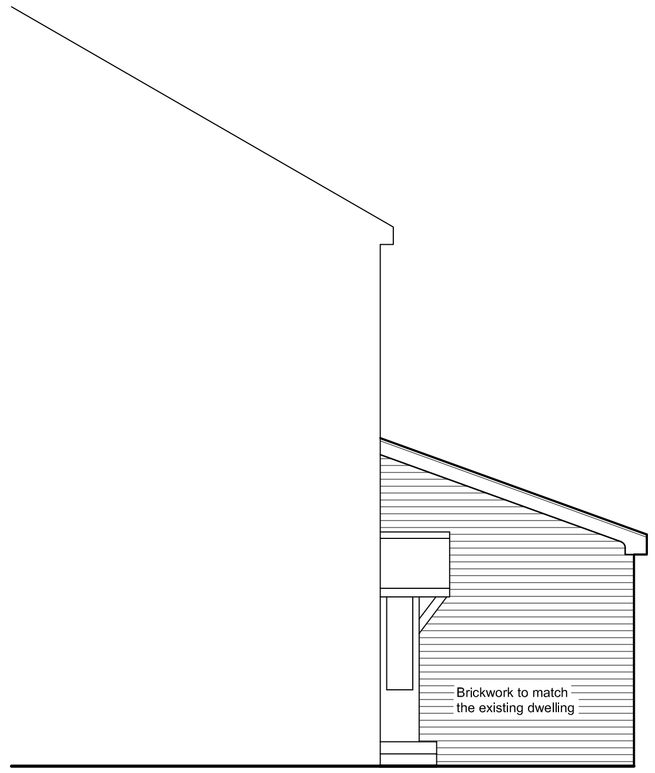
PROPOSED REAR ELEVATION

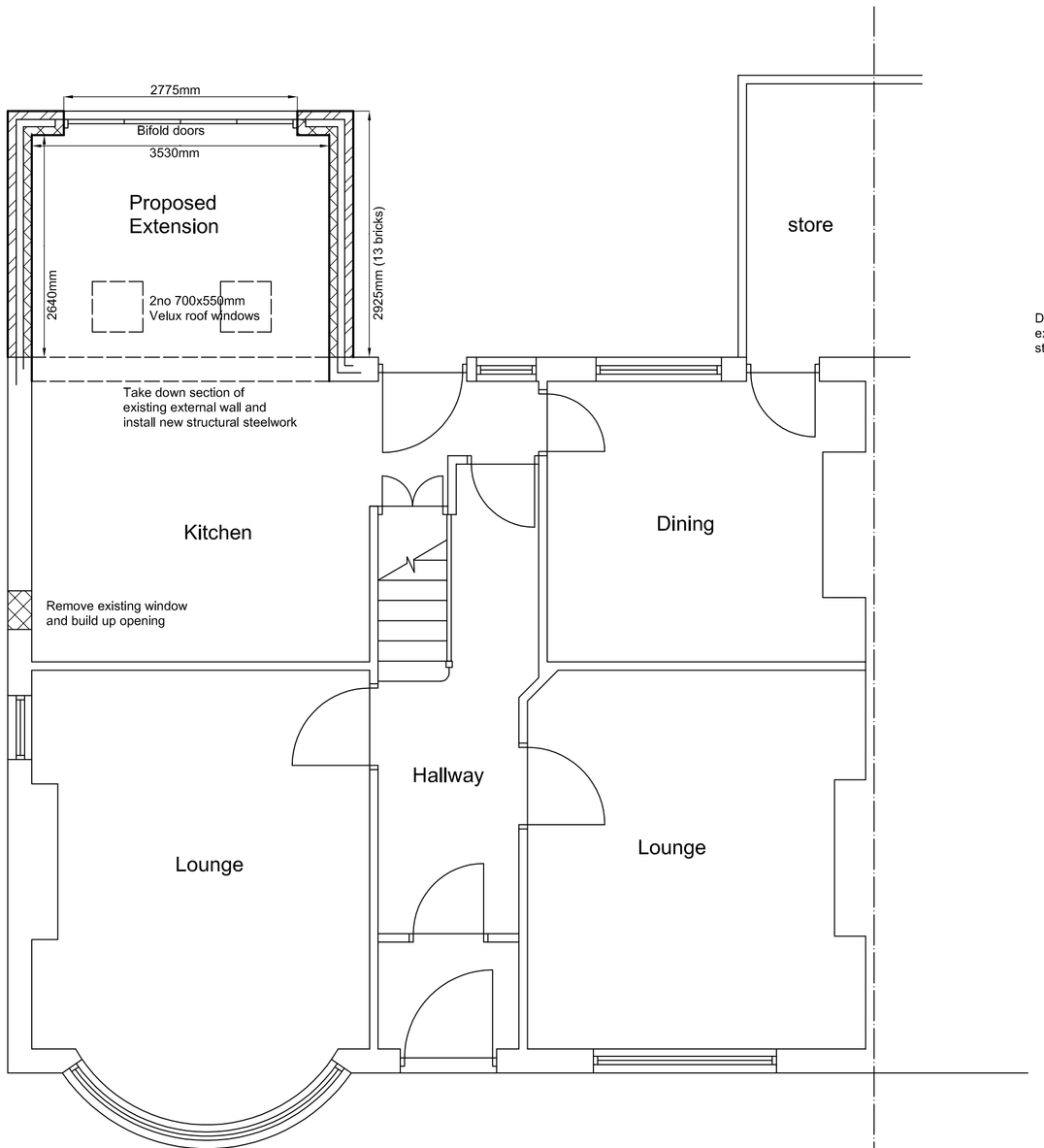


PROPOSED SIDE ELEVATION

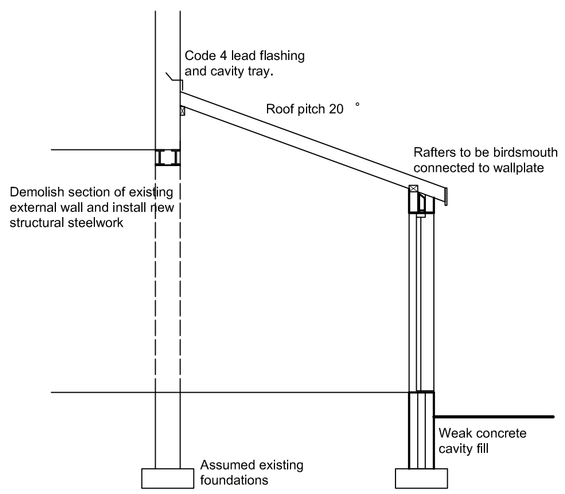


PROPOSED SIDE ELEVATION

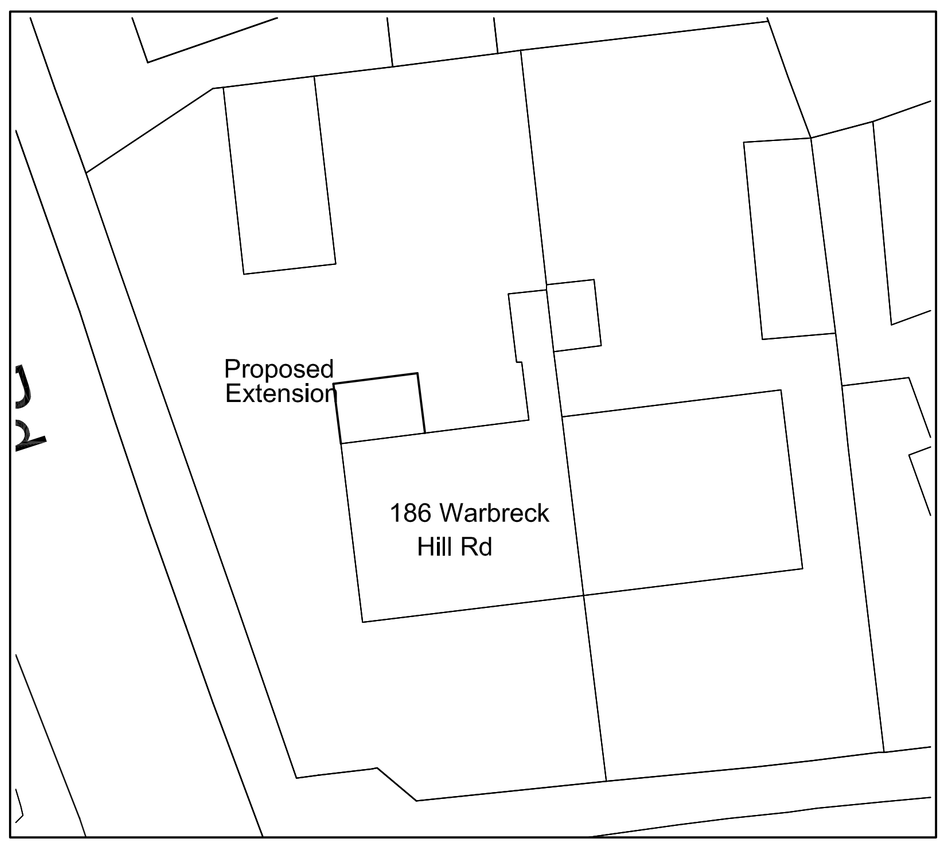
LOCATION PLAN 1:1250



PROPOSED GROUND FLOOR PLAN



TYPICAL SECTION



SITE PLAN 1:200

SPECIFICATION NOTES

FOUNDATIONS
To be a minimum 600x225mm deep concrete strip foundations, minmum depth 600mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer.

GROUND FLOOR
50mm sand and cement screed on 100mm thick concrete floor slab on 1200g visqueen dpm on 75mm Kingspan Kooltherm K3 Floorboard insulation (or similar to achieve minimum U value of 0.22) turned up at all edges on 1200g visqueen dpm on minimum 150mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding.Dpm's to be lapped to dpc.

ALTERNATIVE GROUND FLOOR
19mm flooring grade chipboard on.....mm x ..... SC3 grade timber floor joists at .....mm centres. 100mm oversite concrete. 100mm thick Kingspan Kooltherm K3 Floorboard (or similar to give minimum U value of 0.22) laid between joists supported on battens securely fixed to sides of joists. Provide air bricks at minimum 1800mm centres to ventilate floor void. Minimum floor void to be 150mm.

All new dpc's to be minimum 150mm above ground level and to lap into dpm

EXTERNAL WALLS
285mm cavity construction, consisting of 100mm facing brick outer leaf to match the existing dwelling, 85mm cavity, 100mm load bearing blockwork inner leaf (Celcon Standard Block or similar) with K value of 0.16 or lower. Cavity insulation to consist of 85mm Crown Dritherm Cavity Slab 32 (or similar approved to achieve minimum U value of 0.28) Provide stainless steel cavity wall ties (750mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9mm Superlux board cavity closer. New cavities to run continous with exisitng. Close cavities at openings including installation of insulated vertical dpc. 100x75mm softwood wallplate.
Provide Catnic insulated steel lintels or similar over all new openings as shown. Render is to terminate to a bell cast moulding and is not to bridge the dpc.
Note -wall insulation is not required to Garage

.CEILINGS
Generally to be 12.5mm plasterboard and 3mm skim to underside.

PITCHED ROOF
Natural slates to match the exisiting dwelling on 38 x 25mm sw battens on breathable membrane on 150mm x 50mm rafters at 400mm centres, 75mm Kingspan Kooltherm K7 insulation between rafters, Multifoil insulation to underside of rafters. 12mm plasterboard and skim to ceilling. Minimum U value 0.18. Ensure a minimum 50mm clear air gap between top of insulation and underside of sarking felt.
Provide proprietary rafter trays to ensure insulation does not obstruct the air flow.
Double up rafters around rooflight apertures.

ANCHOR STRAPS
30 x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down wall minimum 1000mm.
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 1000mm.

BELOW GROUND DRAINAGE
New drains to be 100mm diameter flexible plastic laid to a minimum gradient of 1 in 40. Any existing drains under or in close proximity to the new building are to be replaced if consisting of material other than flexible plastic or flexibly jointed pipes. Where drains pass through walls form opening with Spanlite concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe.Provide cement fibre collars to both sides of openings.

New inspection chambers if required to be 750 x 400mm internally, constructed from 225mm Class 'B' engineering bricks built off 150mm thick concrete slab. Single seal mild steel galvanised cover.
Alternative - hepworth 450mm diameter polypropelene with single seal cover

ABOVE GROUND DRAINAGE
Wastes to whb to be 32mm diameter, showers, sinks and baths to be 38mm diameter. All to be fitted with 75mm deep seal traps.
Gutters - 100mm PVCu half round
Rainwater pipes - 65mm diameter PVCu
Soil and vent pipes - 100mm PVCu

VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to Kitchens, Sanitary and Utilities.
Provide mechanical extract ducted to the outside air to the following-
Kitchens- 60 litres/ sec, Utility Room- 30 litres per second
Bathrooms [with or without wc]- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

ELECTRICAL
All electrical work is to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so.

All new steelwork is to be encased in 12mm fireline plasterboard and skim to give a minimum 30 minutes fire protection

Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass
All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.8.

GENERAL NOTES
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice.

This design is dependant on the structural integrity of the existing building. If there is any doubt regarding the structural integrity of any part of the existing building it is advised that the client seeks the advice of a Structural Engineer

Prior to any excavation it is the builder's responsibilty to ascertain the positions of any underground service pipes or cables in the vicinity. Care to be taken during all excavations

THIS DRAWING IS FOR LAWFUL DEVELOPMENT APPLICATION ONLY

Revision	Date	Amendment Detail

Project
186 Warbreck Hill Rd, Blackpool
Proposed Rear Extension

Drawing Title
Proposed Plan and Elevations
Location and Site Plan

Scale	Drawn/Checked	Date
1:50		Feb 2021

Drawing No.

Revision