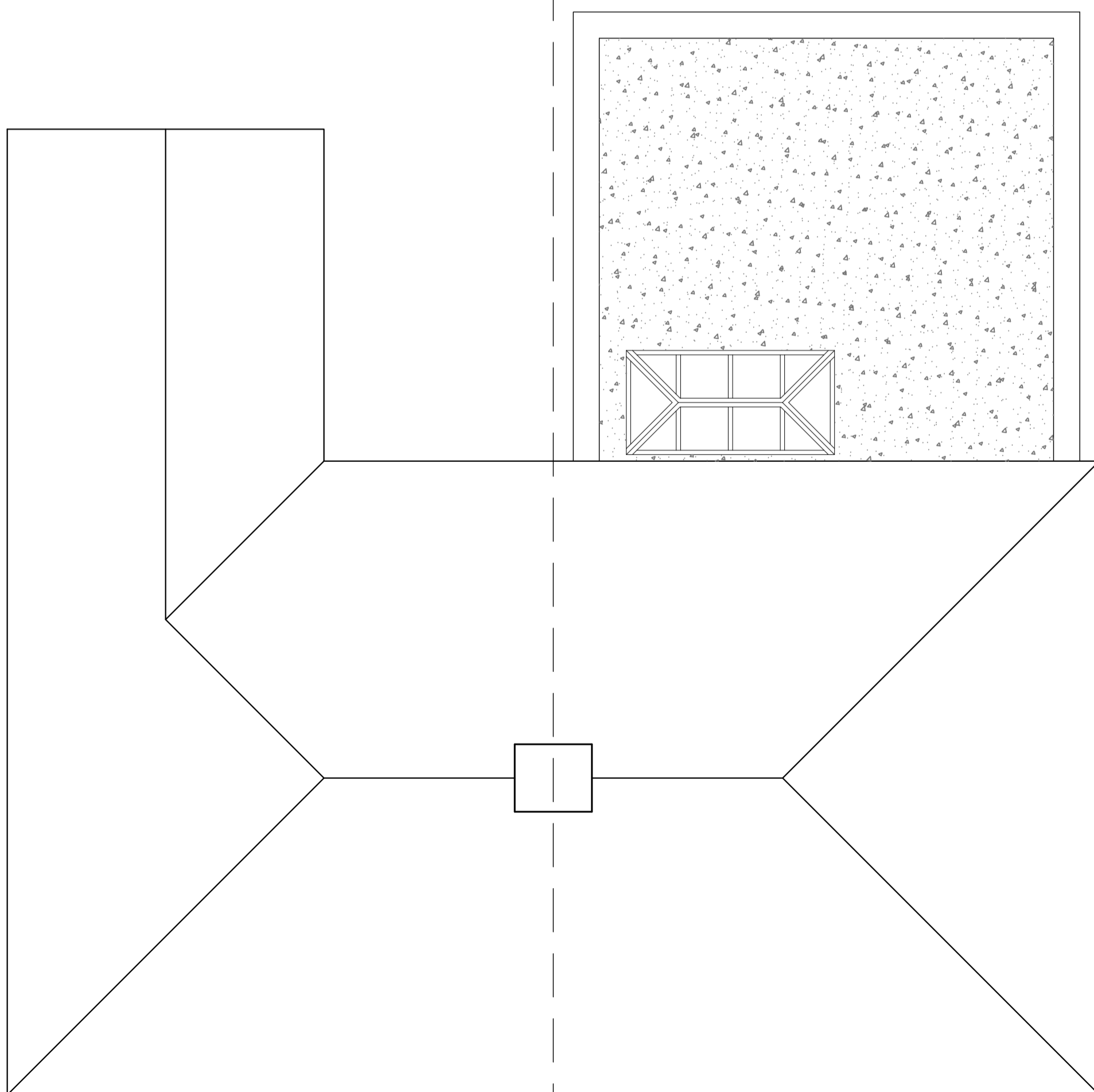
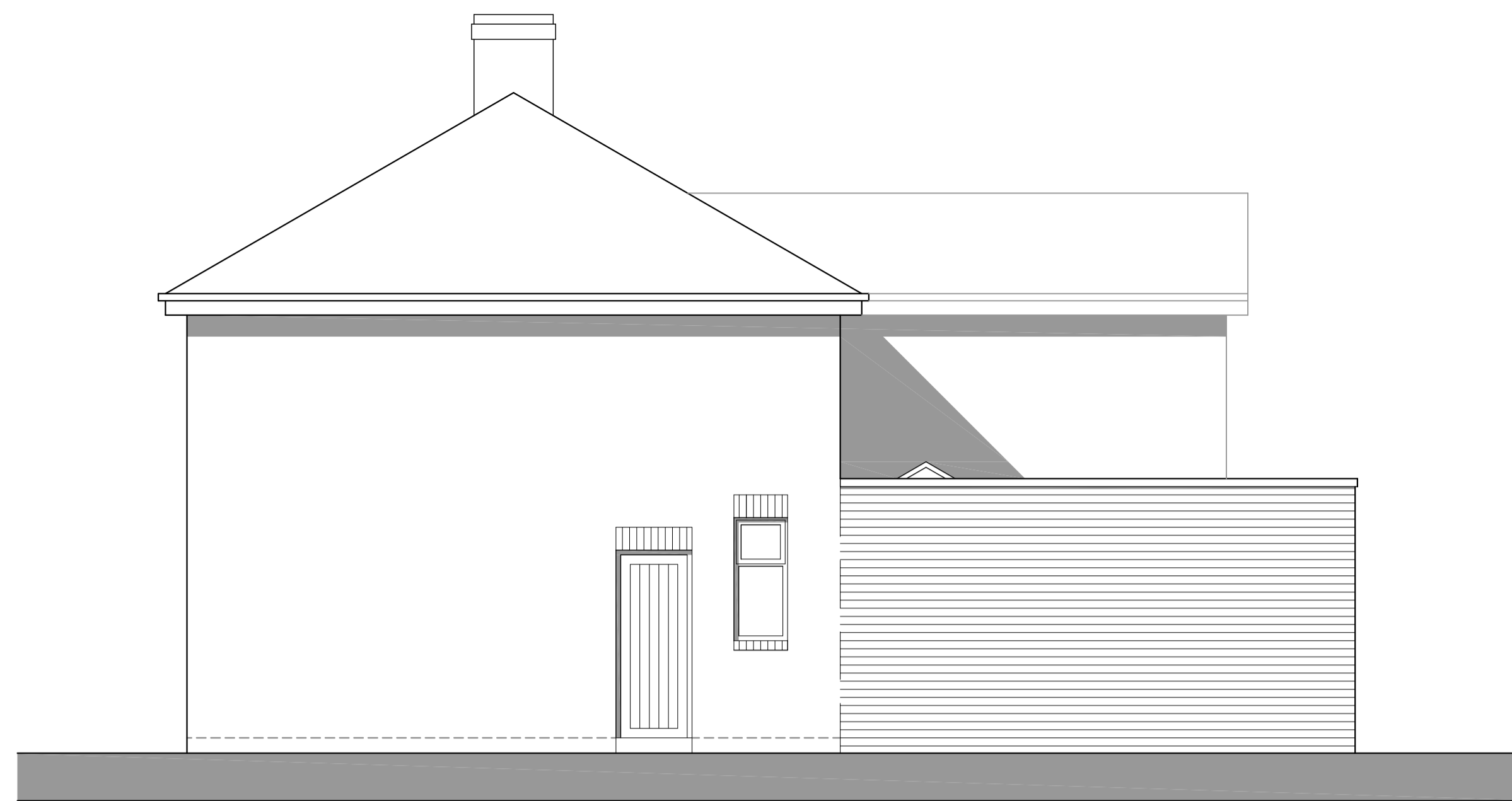


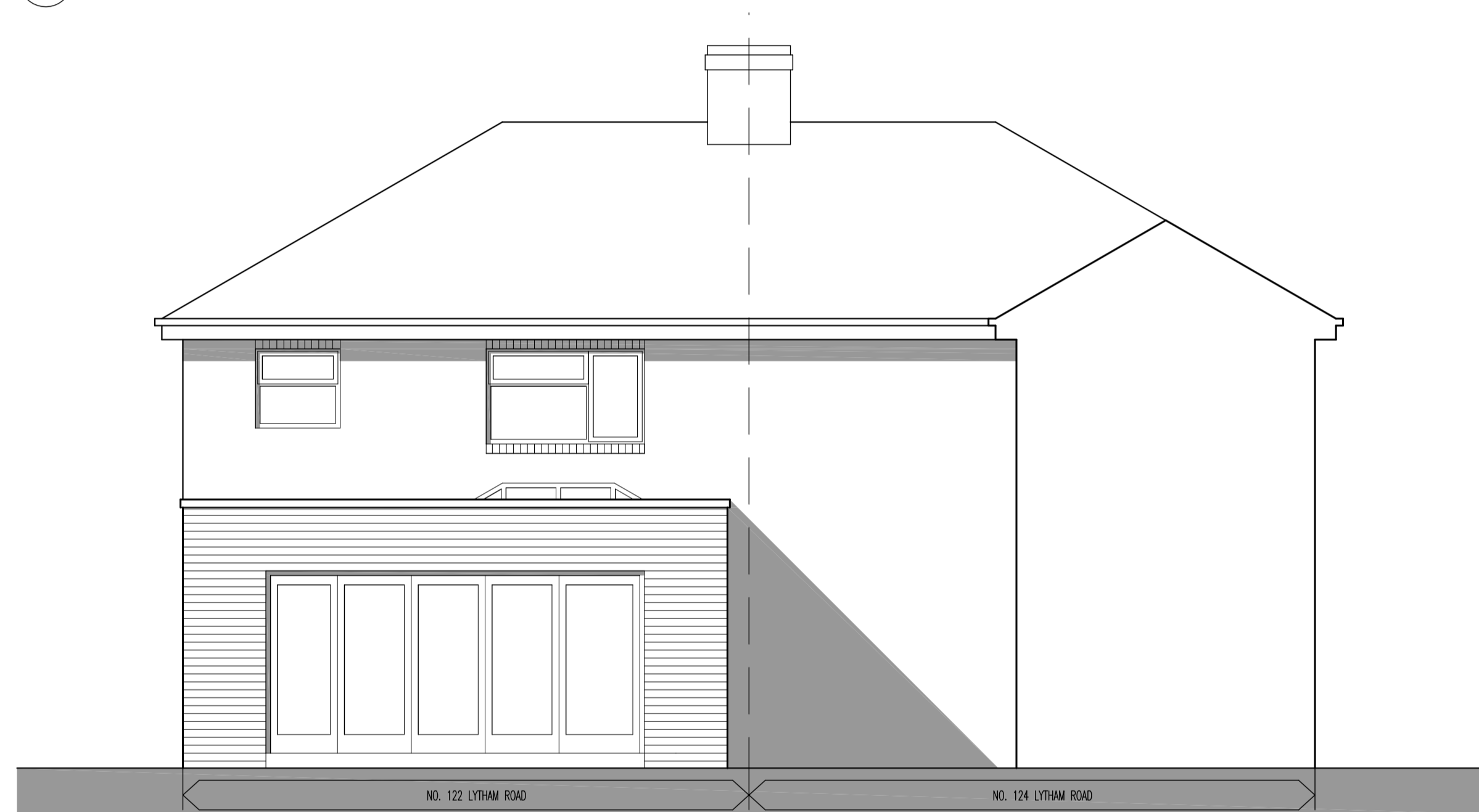
01 PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1



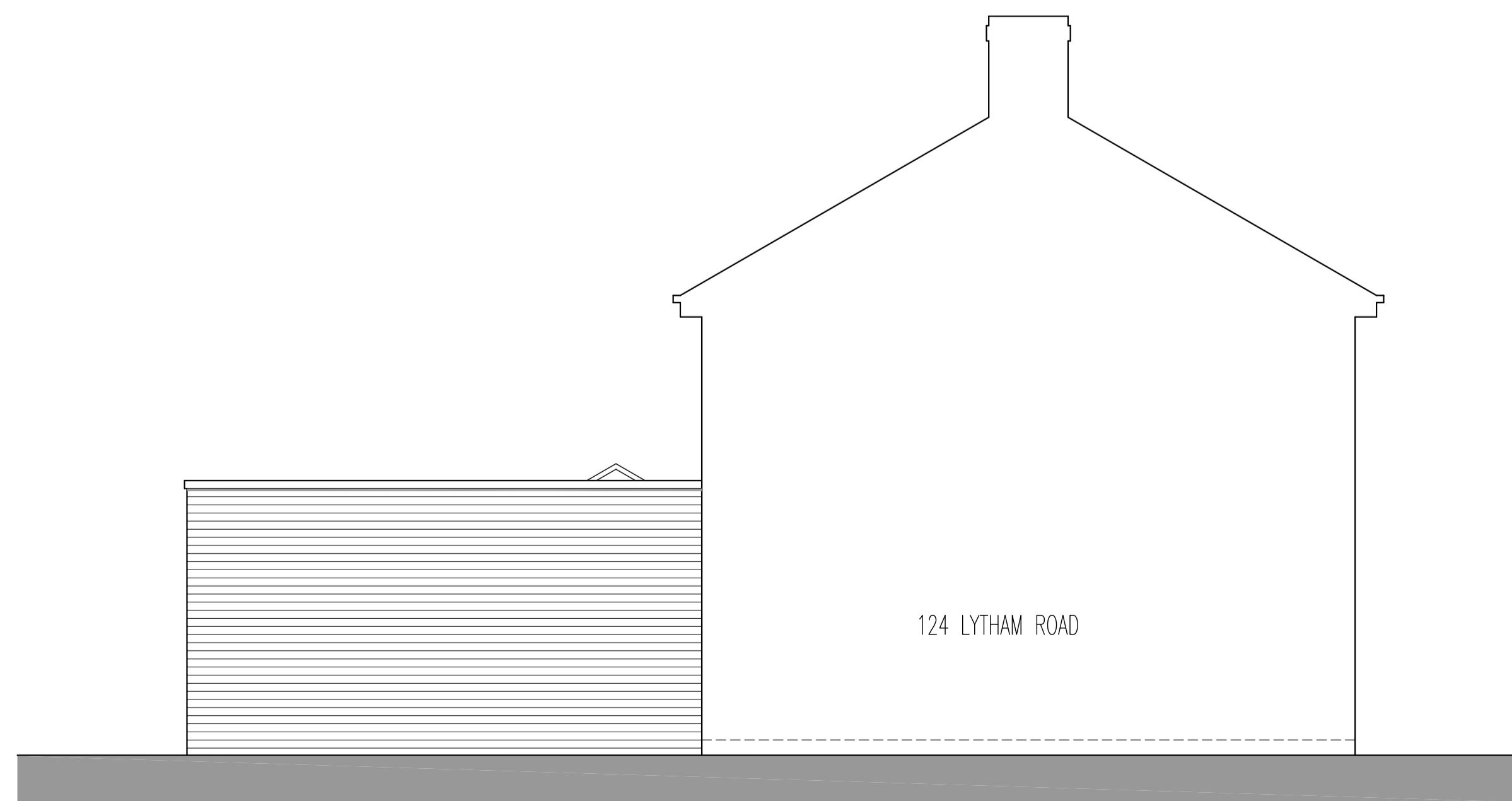
02 PROPOSED ROOF PLAN
SCALE 1:50 @ A1



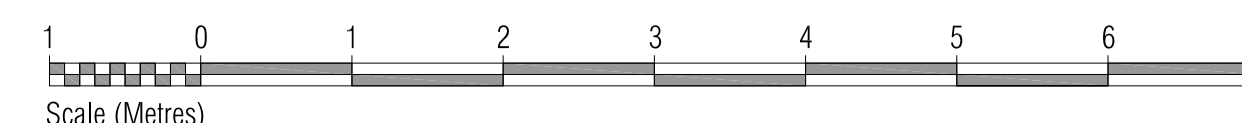
03 PROPOSED WEST ELEVATION
SCALE 1:50 @ A1



04 PROPOSED SOUTH ELEVATION
SCALE 1:50 @ A1



05 PROPOSED EAST ELEVATION
SCALE 1:50 @ A1



ALL DRAINAGE RUNS ARE TO BE CHECKED ON SITE WITH NEW SYSTEM MODIFIED TO SUIT.

EXTEND ADAPT EXISTING UNDERGROUND DRAINAGE SYSTEM INCLUDING RELOCATION OF EXISTING S&WP USING 100mm DIAMETER EARTHWARE PIPEWORK TO MATCH EXISTING TO AN ASSUMED LINE FROM REAR ALONG GABLE TO LYTHAM ROAD. REMOVE ANY EXISTING REDUNDANT DRAINAGE.

IF PIPE RUN IS WITHIN 1M OF THE BUILDING'S FOUNDATION AND BELOW LEVEL OF FOOTING DRAINAGE TRENCH TO BE FILLED WITH CONCRETE TO U/S OF FOUNDATION.

NEW RWP'S TO DISCHARGE INTO UNDERGROUND SYSTEM VIA BIG'S.

PROVIDE NEW K/AH AT CHANGES OF DIRECTION AND WHERE FOUL BRANCH CONNECTS INTO MAIN RUN EITHER IN PLASTICS OR 2ND CLASS ENGINEERING BRICKS CONCRETE BASE AND CI COVER AND LID.

SUSPENDED GROUND FLOOR CONSTRUCTION TO BE 18mm FLOORING GRADE CHIPBOARD ON TREATED SW FLOOR JOISTS TO S/D DESIGN NOMINALLY 200x50mm AT 450mm CTS. JOISTS SUPPORTED OFF NEW AND EXISTING MASONRY VIA GALVANISED METAL JOIST HANGERS AND INCORPORATE HERRINGBONE STRUTTING WHERE REQUIRED.

FINISHED FLOOR LEVEL SET TO MATCH EXISTING ABOVE A VENTILATED AIR SPACE WITH A MINIMUM 75mm TO U/S OF ANY WALL PLATE AND 150mm TO U/S OF FLOOR INSULATION. AIR BRICKS TO BE PROVIDED IN OPPOSING WALLS TO PROVIDE A FREE AREA OF AIR EQUIVALENT TO 1,500mm²/m RUN OF WALL OR 500mm²/FLOOR AREA WHICH EVER IS THE GREATER.

ALL ABOVE 100mm UN-REINFORCED CONCRETE GROUND COVER AT ADJACENT GROUND LEVEL OR ABOVE ON 1200g VISQUEEN DPM ON BLINDED HARDCORE.

NEW FLOOR CONSTRUCTION TO ACHIEVE A MINIMUM U VALUE OF 0.22W/m²K USING KINGSPAN KOOLTHERM K103 FLOORBOARD INSULATION BETWEEN JOISTS.

NEW EXTERNAL WALLS TO BE BUILT USING CAVITY WALL CONSTRUCTION WITH 102.5mm FACING BRICK OUTER LEAF TO MATCH EXISTING, INSULATED CAVITY NOMINALLY 100mm WITH 100mm CONCRETE BLOCK INNER LEAF TO ACHIEVE A MINIMUM U VALUE OF 0.28W/m²K.

ALL BUILT OFF NEW CONCRETE FOUNDATIONS GENERALLY TO MATCH EXISTING TO SUIT GROUND CONDITIONS.

FORM NEW OPENINGS WHERE SHOWN IN EXISTING AND NEW WALLS USING PROPRIETARY STEEL LINTOLS, CATNIC OR SIMILAR MIN. END BEARING 150mm.

DPC TO HEAD AND JAMBS AND HORIZONTALLY 150mm ABOVE FINISHED FLOOR LEVEL.

REMOVE EXISTING EXTERNAL KITCHEN DOOR AND BLOCK UP OPENING USING CAVITY WALL CONSTRUCTION TO MATCH EXISTING WIDTH USING TWO LEAVES OF 100mm CONCRETE BLOCKWORK WITH LIGHTWEIGHT PLASTER FINISH.

FORM NEW DOOR OPENING BETWEEN LIVING ROOM AND KITCHEN WHERE SHOWN USING PROPRIETARY STEEL LINTOL, CATNIC OR SIMILAR ALTERNATIVELY PC CONCRETE MIN. END BEARING 150mm.

BLOCK UP EXISTING INTERNAL DOOR OPENING AND FORM NEW ENLARGED UTILITY AS SHOWN USING 12.5mm PLASTERBOARD AND SKIM ON 75 x 50mm TREATED SOFTWOOD STUDDING.

CART AWAY ALL DEBRIS MAKE GOOD TO ALL DISTURBED WORK PARTICULARLY ADJACENT FLOORS WALLS AND CEILINGS.

INSTALL NEW ALUMINIUM FRAMED BI FOLDING DOUBLE GLAZED DOORS TO THE NEW REAR ELEVATION WHERE SHOWN. POLYESTER POWDER COATED FINISH FROM A STANDARD COLOUR RANGE.

GLAZED UNITS TO PROVIDE A MINIMUM 'U' VALUE OF 1.8W/m²K AND BE TOUGHENED OR LAMINATED TO PROVIDE ROBUSTNESS IN ACCORDANCE WITH B.5.6202 AND TO SATISFY APPROVED DOCUMENT PART N.

CONSTRUCT NEW FLAT ROOF BEHIND A PARAPET WALL AS SHOWN USING SINGLE PLY MEMBRANE ON AN EXTERNAL QUALITY WFB PLYWOOD DECK NOMINALLY 19mm THICK SUPPORTED OFF TREATED SOFTWOOD TIMBER JOISTS.

PLASTERBOARD AND SKIM FINISH INTERNALLY. KINGSPAN PIR INSULATION TO PROVIDE A MINIMUM OF 0.22W/m²K.

CLEAR DOUBLE GLAZED LANTERN LIGHT 2400mm X 1200mm LOCATED WHERE SHOWN. ALUMINIUM FRAME POLYESTER POWDER COATED FROM A STANDARD COLOUR RANGE.

ROOF TO BE TIED LATERALLY TO NEW WALLS VIA 100 X 75mm TREATED SW WALLPLATES AND GALVANISED MS STRAPPING.

WHERE NEW ROOFS ABUT EXTERNAL WALLS INSERT NEW CODE 4 LEAD FLASHINGS 150mm ABOVE LINE OF ROOF LAPPED INTO NEW CAVITY TRAY.

Rev	Description	Date	By	Chk
A	GENERAL UPDATE	31.03.21	DL	GB

Status	Purpose for Issue
Planning <input type="checkbox"/> Tender <input type="checkbox"/>	INFORMATION
Construction <input type="checkbox"/> As Built <input type="checkbox"/>	

Client
MR J BROADWELL

Contract
PROPOSED EXTENSION
122 LYTHAM ROAD
SOUTHPORT

Drawing
PROPOSED PLANS AND ELEVATIONS

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Drawing No. MH1291-03 Revision A
Scales 1:50 @ A1 Date MARCH 21
Drawn DL Checked GB

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