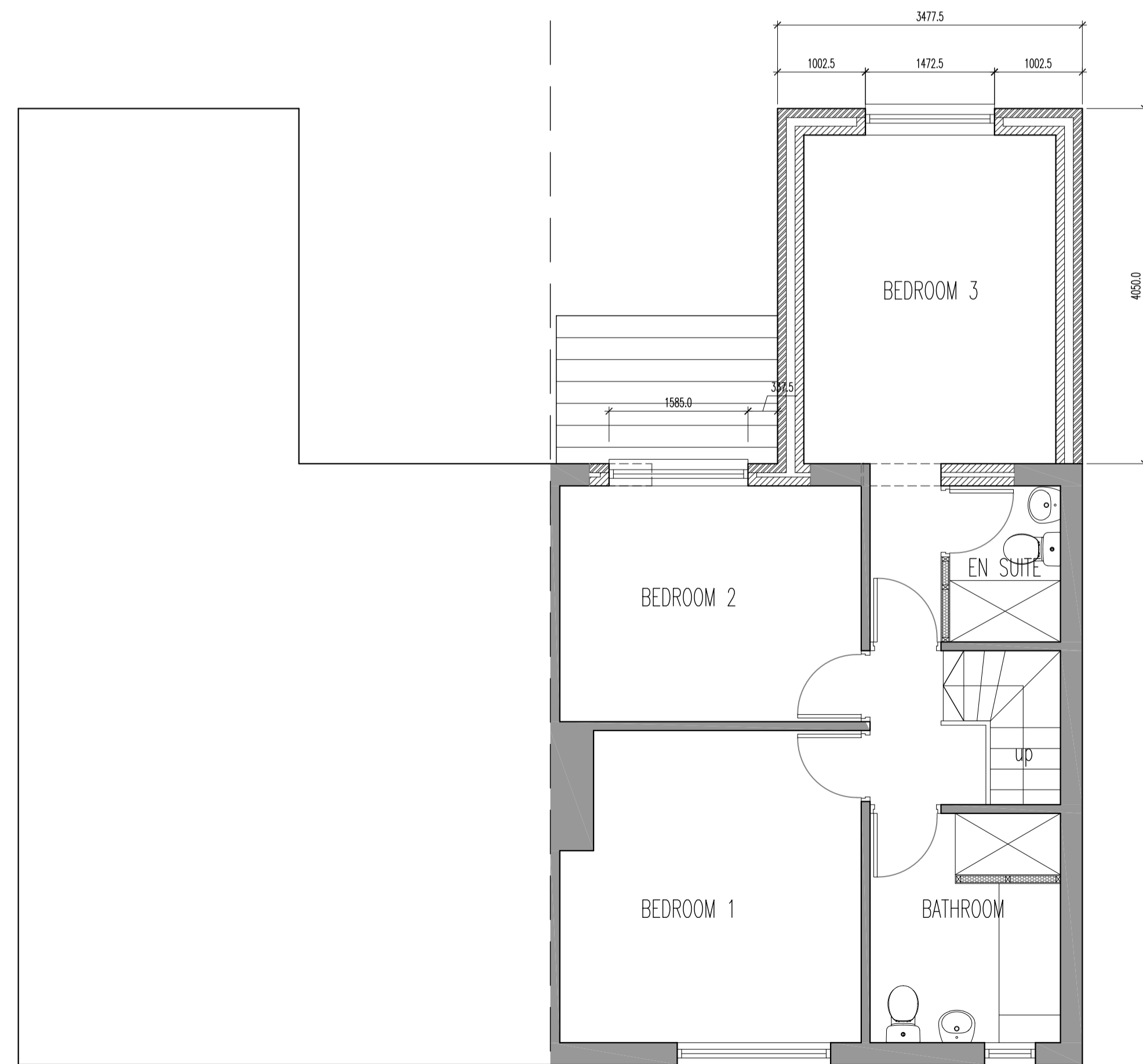
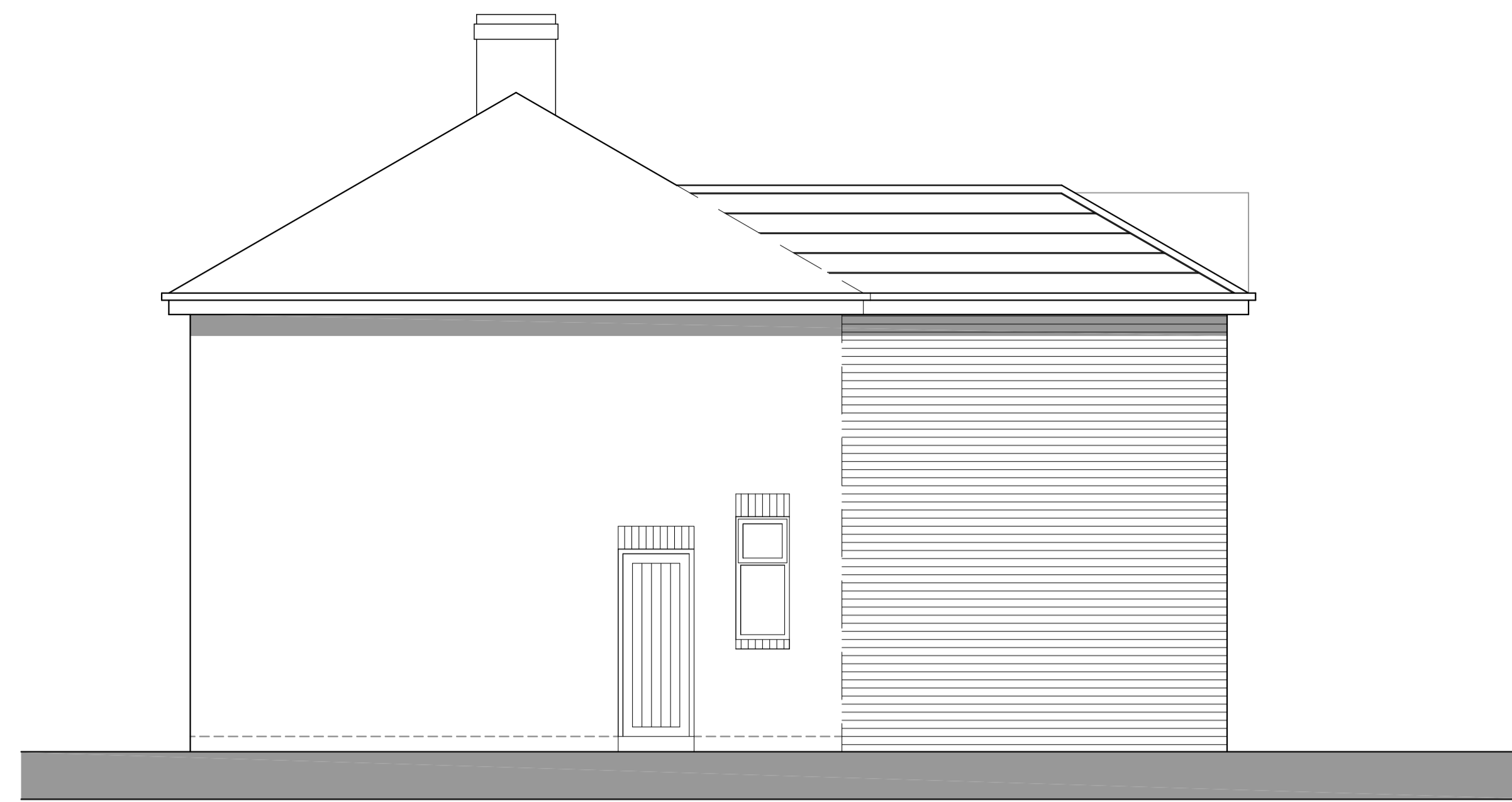


01 PROPOSED GROUND FLOOR PLAN  
SCALE 1:50 @ A1



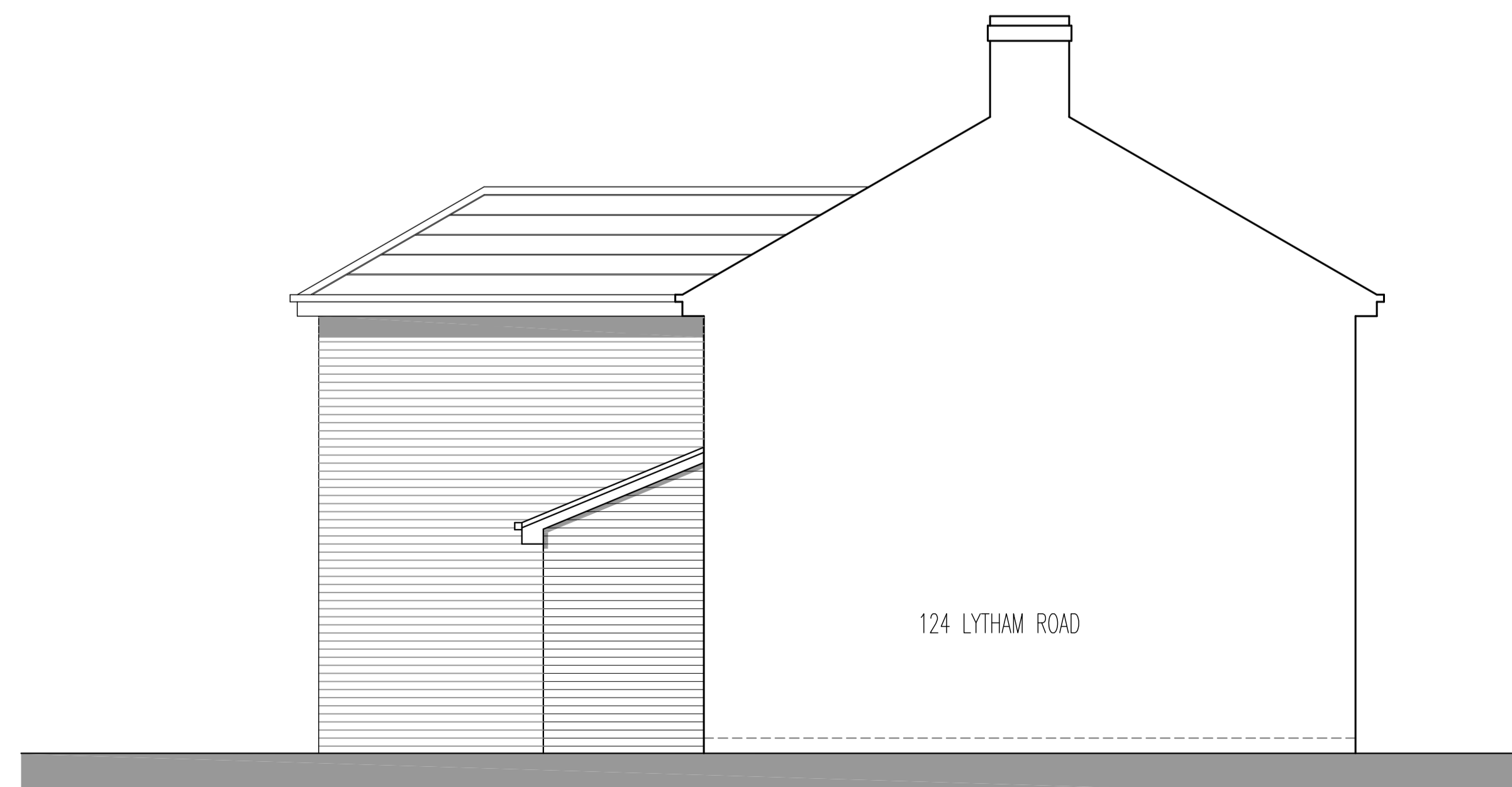
02 PROPOSED FIRST FLOOR PLAN  
SCALE 1:50 @ A1



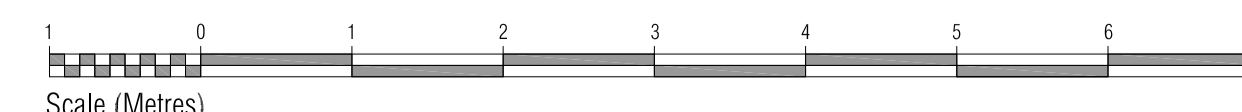
03 PROPOSED WEST ELEVATION  
SCALE 1:50 @ A1



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&P 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 BG'S.

PROVIDE NEW K/AM AT CHANGES OF DIRECTION AND WHERE FOLL 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 TREATED SW FLOOR JOISTS TO ST 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 1,500mm<sup>2</sup>/m RUN OF WALL OR 500mm<sup>2</sup>/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/m<sup>2</sup>K 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/m<sup>2</sup>K.

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

FORM NEW OPENINGS WHERE SHOWN IN EXISTING AND NEW WALLS INCLUDING REPOSITIONED WINDOW TO BEDROOM 2 USING PROPRIETARY STEEL LINTOLS, CATNIC OR SIMILAR MIN. END BEARING 150mm.

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

INSTALL NEW ALUMINIUM FRAMED BI-FOLDING DOUBLE GLAZED DOORS AND WHITE UPVC WINDOWS TO MATCH EXISTING TO THE NEW REAR ELEVATION WHERE SHOWN. POLYESTER POWDER COATED FINISH TO THE BI-FOLD DOORS FROM A STANDARD COLOUR RANGE.

GLAZED UNITS TO PROVIDE A MINIMUM 'U' VALUE OF 1.8W/m<sup>2</sup>K AND BE TOUCHED OR LAMINATED TO PROVIDE ROBUSTNESS IN ACCORDANCE WITH B.S.6202 AND TO SATISFY APPROVED DOCUMENT PART N.

INTERNALLY REMOVE EXISTING EXTERNAL KITCHEN DOOR AND BLOCK UP OPENING USING CAVITY WALL CONSTRUCTION TO MATCH EXISTING WITH 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.

AT FIRST FLOOR LEVEL RELOCATE FAMILY BATHROOM TO EXISTING BEDROOM 3 AND FORM EN SUITE BATHROOM AND CORRIDOR ACCESS TO NEW BEDROOM EXTENSION AS SHOWN.

SUPPLY AND FIT NEW KITCHEN FITTINGS AND SANITARY WARE AS SHOWN ALL TO DISCHARGE INTO EXISTING MODIFIED UNDERGROUND DRAINAGE SYSTEM.

WC CONNECTIONS TO BE 100mm DIAMETER 40mm TO KITCHEN SINK BATH AND SHOWER 32mm TO WASH HAND BASIN ALL WITH 75mm DEEP SEAL TRAPS.

EN SUITE AND NEW BATHROOM TO BE SERVED BY MECHANICAL EXTRACT VENTILATION EQUIVALENT TO A RATE OF 15 LITRES PER SECOND SWITCHED WITH LIGHT. EXISTING MECHANICAL VENTILATION TO KITCHEN TO BE ADAPTED TO SUIT NEW ARRANGEMENT.

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

B	PROPOSED EXTENSION UPDATED TO PART TWO STOREY.	09.06.21	DL	GB
A	GENERAL UPDATE	31.03.21	DL	GB
Rev	Description	Date	By	CHK

Status  Tender  INFORMATION

Construction  As Built

Client  
MR J BROADWELL

Contract  
PROPOSED EXTENSION  
122 LYTHAM ROAD  
SOUTHPORT

Drawing  
PROPOSED PLANS AND ELEVATIONS

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Drawing No. MH1291-03  
Scales 1:50 @ A1  
Drawn DL

Revision B  
Date MARCH 21  
Checked GB

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