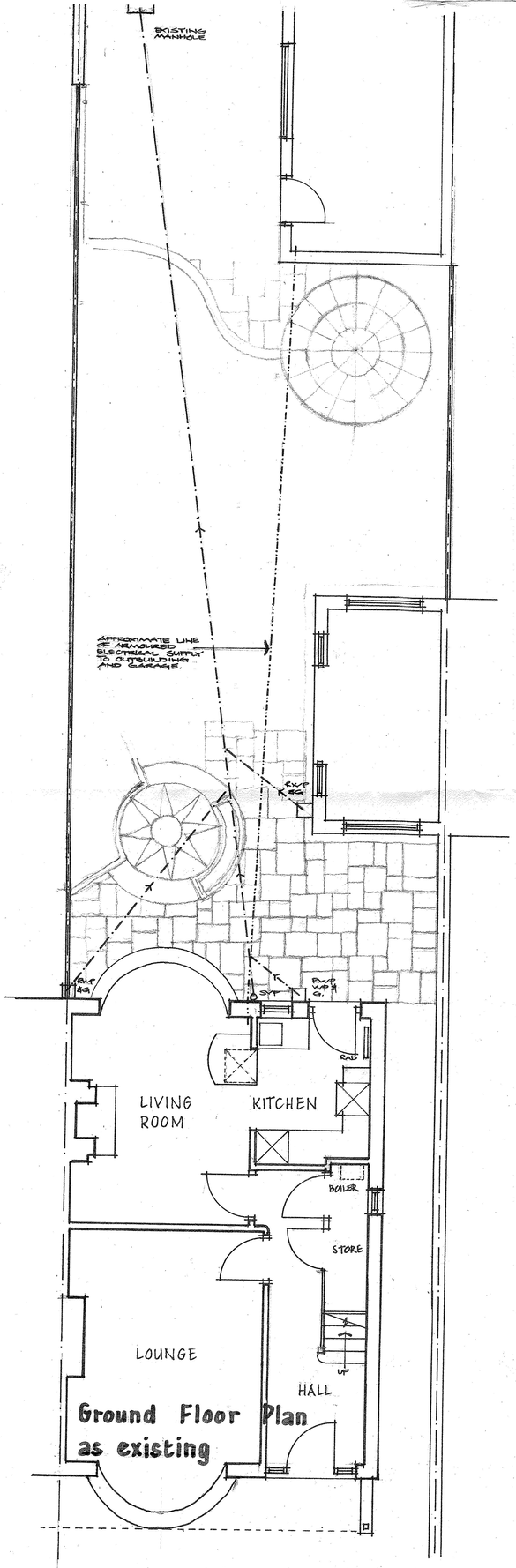
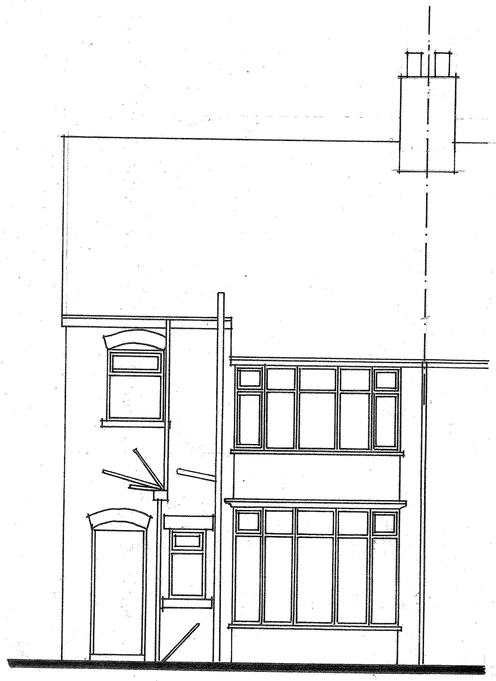
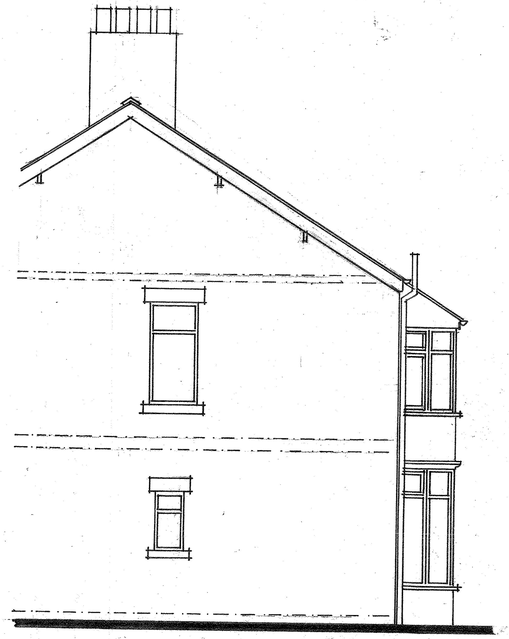


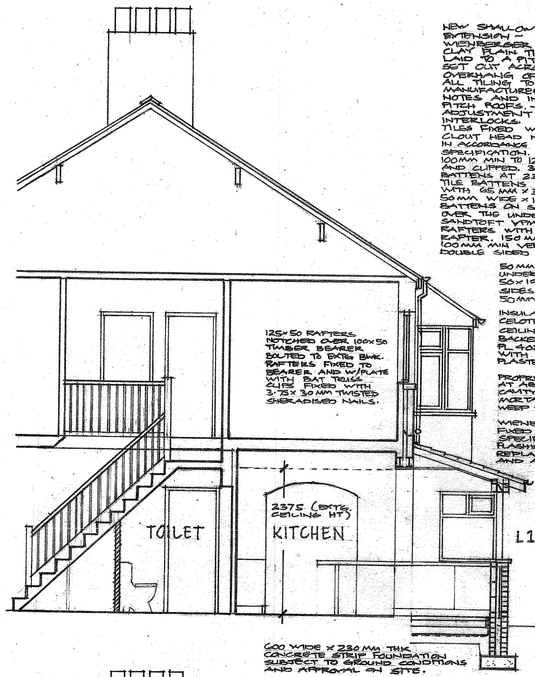
Ground Floor Plan
as existing



North / Rear Elevation as existing

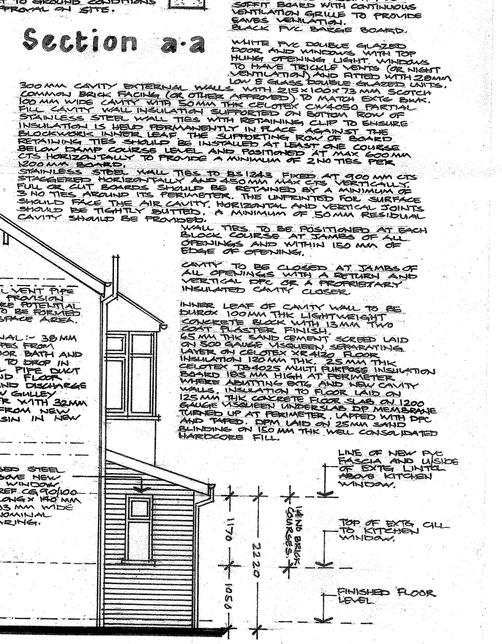


East / Side Elevation

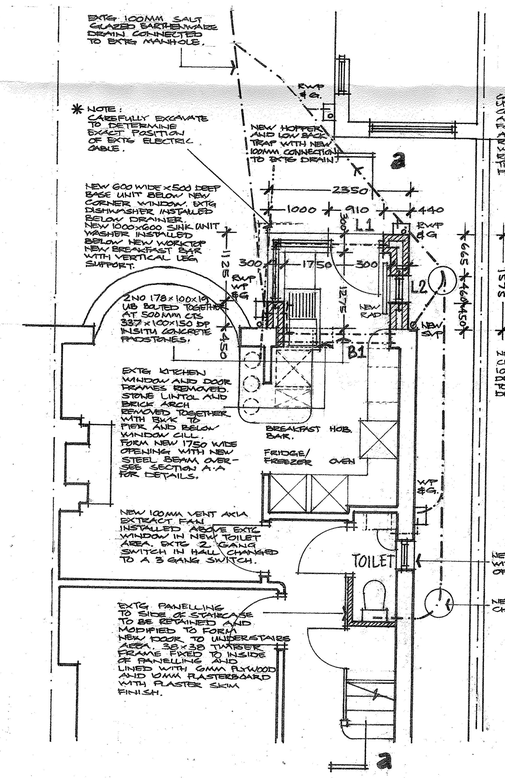


NEW SHALLOW PITCH ROOF TO PROPOSED EXTENSION WIENBERGER SANDTOFT 20/20 INTERLOCKING CLAY PLAIN TILES COLOUR REF ANTIQUE SLATE LAID TO A PITCH OF 17½° (MINIMUM IS 15°) SET OUT ACROSS THE WIDTH TO ENABLE AN OVERHANG OF 50-60 MM AT VERGES. ALL TILING TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TECHNICAL NOTES AND INSTALLATION GUIDE FOR LOW PITCH ROOFS - TILES INCORPORATE A 3-4 MM ADJUSTMENT SHUNT BUILT INTO THE SIDE INTERLOCKS.
TILES FIXED WITH 45 MM x 3.35 MM ALUMINIUM CLOUT HEAD NAILS AND CLIPPED WHERE REED IN ACCORDANCE WITH MANUFACTURERS FIXING SPECIFICATION. TILES TO HAVE A HEADLAP OF 100 MM TO 120 MM MAX. EAVES TILES NAILED AND CLIPPED. 38 MM x 25 MM TREATED TILE BATTENS AT 330 MM TO 210 MM MIN BATTER GAUGE. TILE BATTENS FIXED OVER COUNTER BATTENS WITH 65 MM x 3.35 MM SMOOTH ROUND STEEL NAILS. 50 MM x WIDE x 19 MM THK TREATED COUNTER BATTENS ON SANDTOFT BUTYL NAIL TAPE FIXED OVER THE UNDERLAY AT RAFTER POSITIONS. RAFTERS WITH A 10 MM GAP BETWEEN EACH RAFTER. 150 MM MIN HORIZONTAL LAP AND 100 MM MIN VERTICAL LAP WITH SANDTOFT DOUBLE SIDED TAPE TO SEAL ALL LAPS.
50 MM AIRSPACE BETWEEN UNDERSIDE OF UNDERLAY AND TOP OF INSULATION. 50 x 19 TIMBER BATTENS FIXED TO SIDES OF RAFTERS TO ENSURE THAT 50 MM AIR GAP IS MAINTAINED.
INSULATION TO ROOF TO BE 75 MM THK CELOTEX GA4100 BETWEEN RAFTERS.
CEILING TO BE 25 MM THK INSULATION BACKED PLASTERBOARD CELOTEX PL4025 12.5 MM PLASTERBOARD WITH INTEGRAL VAPOUR BARRIER. PLASTER SKIM FINISH TO CEILING.
PROPRIETARY PLASTIC CAVITY TRAY AT ABUTMENTS BUILT INTO EXISTING CAVITY WALL AND BEDDED ON MORTAR AND CLIPPED TOGETHER. WEEP VENT AT CENTRE OF EACH TRAY.
WIENBERGER TOP ABUTMENT VENT FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. CODE 4 LEAD COVER FLASHING OR WIENBERGER WEBLA LEAD REPLACEMENT FIXED TO BRICKWORK AND ABUTMENT VENT.
WIENBERGER UNDERLAY SUPPORT TRAY ON TREATED TIMBER FILLET AT EAVES. 125×50 C16 GRADE TIMBER RAFTERS SUPPORTED OVER WALL PLATES. 100×50 TIMBER.
203 MM WIDE × 157 MM HIGH CATNIC GALVANISED STEEL MITRED CORNER LINTOL SUPPLIED WITH 60 MM DIAM STEEL POST WITH SPIGOT AND 260 MM SQUARE BASE PLATE WITH 14 MM DIAM HOLES FOR M12 FIXING BOLTS. LINTOL SIZE 1500+150 END BEARING × 1125 + 150 END BEARING. PROVISIONAL HEIGHT OF STEEL POST TO BE 1170 BUT SUPPLIED OVER SIZE FOR CUTTING ON SITE TO EXACT HEIGHT.
600 WIDE × 230 MM THK CONCRETE STRIP FOUNDATION SUBJECT TO GROUND CONDITIONS AND APPROVAL ON SITE.
BLACK PVC 100 MM UK GUTTER ON BLACK PVC FASCIA. PVC SOFFIT BOARD WITH CONTINUOUS VENTILATION SLUE TO PROVIDE EAVES VENTILATION. BLACK PVC BARGE BOARD.
WHITE PVC DOUBLE GLAZED DOOR AND WINDOWS WITH TOP HUNG OPENING LIGHT. WINDOWS TO HAVE TRICKLE VENTS (OR NIGHT VENTILATION) AND FITTED WITH 28 MM LOW E GLASS DOUBLE GLAZED UNITS.

Section a-a

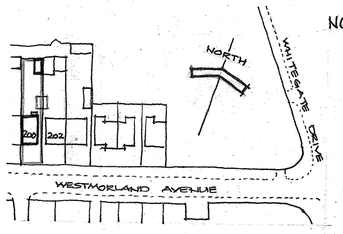


North / Rear Elevation as proposed East / Side Elevation



Ground Floor Plan
as proposed

* NOTE :-
- THIS DRAWING TO BE READ IN CONJUNCTION WITH HEERMOLE ASSOCIATES STRUCTURAL DETAILS AS INDICATED ON DRAWING No. 8335/01.
- BUILDING REGULATIONS APPROVAL PREVIOUSLY OBTAINED FOR GROUND FLOOR TOILET BUT WORKS NOT COMPLETED AT THE SAME TIME THAT STRUCTURAL ALTERATION WORK WAS UNDERTAKEN (ALSO APPROVED).



Block Plan
scale: 1/1250

NOTES:-
ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE AND TO BE CHECKED AND AGREED ON SITE
ALL CONSTRUCTION AND BEARING TIMBER SIZES, THERMAL INSULATION ETC TO COMPLY WITH THE LOCAL REGS 2010 AND AMENDMENTS.
ALL DRAINAGE TO BE TO THE SATISFACTION OF THE LOCAL AUTHORITY PVC POLYPIPE DRAINAGE SYSTEM WITH 150 MM DIAMETER PIPES BEDDED AND SURROUNDED IN ISOMAT GRANULAR FILL (PEA GRAVEL) IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. NEW 100 MM DRAIN RUNS TO BE LAID TO A FALL OF 1 IN 40.
NEW FLOOR TO BE 150 MM CONCRETE SLAB ON GROUND WITH DPM AND 100 MM THK CELOTEX INSULATION BOARDS. EXTG GROUND FLOOR TO BE LIFTED AND TAKEN TO DPC TO INSURE NEW FLOOR LEVEL IS NOT LOWER THAN EXTG.
NEW CAVITY WALL TO HAVE CONTINUOUS CAVITY AT JUNCTION WITH EXISTING REAR EXTERNAL WALLS.
NEW CAVITY WALLS TIED TO EXISTING REAR WALL - EXPANSION OR SIMILAR STAINLESS STEEL WALL STARTER CHANNELS FIXED TO EXTG BRICKWORK AND STAINLESS STEEL TIES BUILT INTO NEW BRICK FACING OUTER LEAF EVERY 3RD COURSE AND IN EACH COURSE OF NEW BLOCKWORK INNER LEAF. CAVITY AT EAVES SEALED WITH SLATE OR SUITABLE MATERIAL.
EXTERNAL WALLS FROM TOP OF FOUNDATION TO ONE COURSE BELOW GROUND LEVEL TO BE CONSTRUCTED IN CONCRETE COMMON BRICKS AND 100 MM WIDE CAVITY TO BE FILLED TO GROUND LEVEL WITH 1:12 WEAK MIX CONCRETE WITH THE TOP SECURED TO ALL THE BRICK GUTTER BOARDS TO BE INSERTED TO PREVENT BRIDGING BY MORTAR DROPPINGS.
DURING CONSTRUCTION OF EXTERNAL WALLS CAVITY BOARDS TO BE USED TO PREVENT BRIDGING BY MORTAR DROPPINGS.
ROOF TIMBERS - RAFTERS, TILE/SLATE BATTENS, WINDBOARDS ETC TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE AND TREATMENT. ELECTRIC WALL BEARER, TILT FILLET ETC TO BE PRESSURE TREATED.
ALL ELECTRICAL WORK TO COMPLY WITH PART P BUILDING REGULATIONS AND ELECTRICAL TEST CERTIFICATE TO BE PROVIDED FOLLOWING COMPLETION OF THE WORK.

Proposed Rear Extension and Ground Floor Toilet.
200 Westmorland Avenue. Blackpool.
for Mr and Mrs J Grugel.

scale: 1/50
drg no. 2021/4