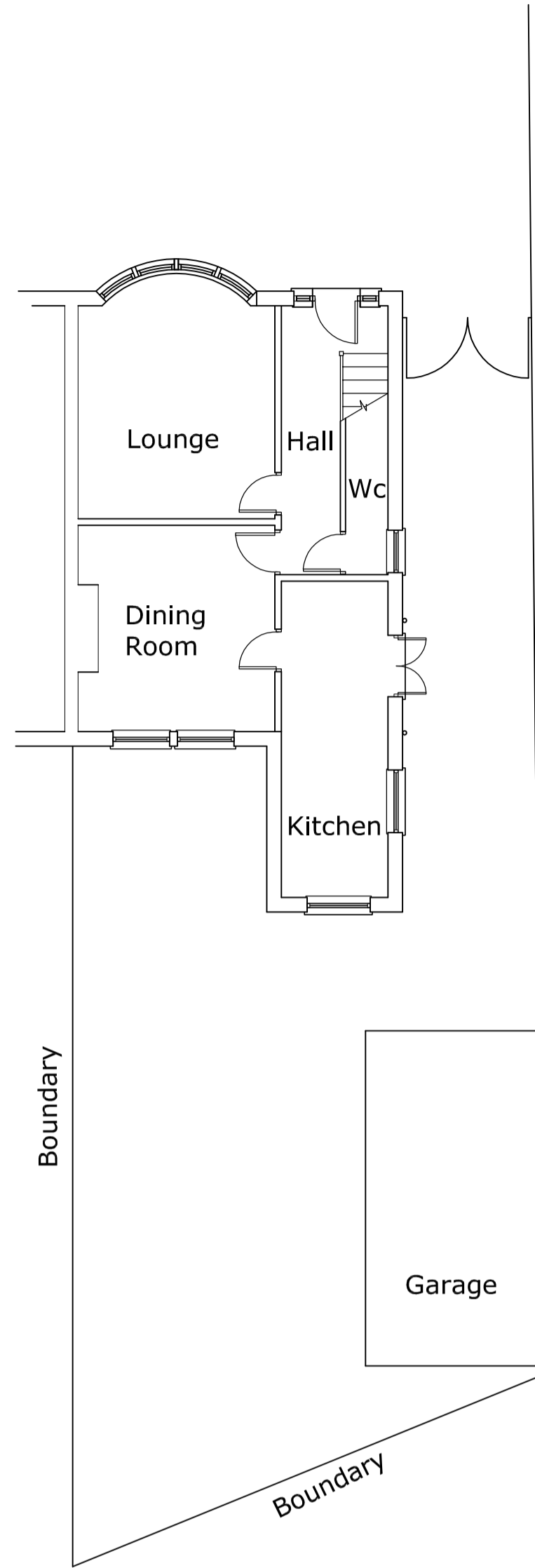


**PRINCIPLE DESIGNER:-**  
 PRIOR TO A CONTRACTOR BEING NOMINATED THE CLIENT WILL BE KNOWN AS THE PRINCIPLE DESIGNER UNDER THE CDM 2015 REGULATIONS, AND WILL BE RESPONSIBLE FOR ALL HEALTH AND SAFETY MATTERS WITH THE DESIGN. ONCE A CONTRACTOR HAS BEEN NOMINATED THE CONTRACTOR WILL TAKE ON THE ROLE OF THE PRINCIPLE DESIGNER AND WILL BE RESPONSIBLE FOR ALL HEALTH AND SAFETY MATTERS INCLUDING HIS SUB CONTRACTORS RELATING TO THE ABOVE WORKS AND ENSURING COMPLIANCE WITH THE CDM 2015 REGULATIONS.



**EXISTING REAR ELEVATION 1:100**



**EXISTING SIDE ELEVATION 1:100**



**EXISTING FRONT ELEVATION 1:100**

**GENERAL NOTES**

All workmanship and materials to comply with Current Building Regulations, Approved Documents, British Standards, Codes of Practice, All structural timbers to be pressure impregnated with preservative. All materials to be fixed, applied or mixed in accordance with manufacturers printed instructions or specification. All materials shall be suitable for their purpose.

Contractor to notify BCO at each stage of construction where applicable.

The contractor shall take into account everything necessary for the proposed execution of works to the satisfaction of the "Inspector" whether or not indicated on the drawing.

SPECIFICATION TO BE READ STRICTLY IN ACCORDANCE WITH LAYOUT AND ANY OTHER DETAILED DRAWINGS. ALL DIMENSIONS TO BE CAREFULLY CHECKED AND VERIFIED ON SITE BY GENERAL CONTRACTOR BEFORE SETTING OUT ANY SITE OR SHOPWORK OR ORDERING ANY MATERIALS OR COMPONENTS.

**FOUNDATIONS**

150mm thickness concrete strip foundation to project 150mm either side of supported wall. Unless otherwise directed by Building Inspector.

All foundations to be provided with minimum 750mm cover, and to be taken down to a level below invert of any adjacent drainage or as directed by BCO. Foundations to suit ground conditions to satisfaction of Local Building Inspector and to be strictly in accordance with Approved Document A or independent Structural Engineer's design.

Contractor to expose and to ascertain the stability of the existing foundations and BCO to inspect for suitability before any work commences on site. If found to be substandard then they must be upgraded in accordance with a suitable scheme approved by Local Authority BCO.

**WALLS BELOW DPC**

"Approved" foundation grade blockwork (common brickwork below ground level, Lean mix concrete cavity up to finished ground level 4 courses min facing brick below dpc to outer leaf of external walls.

**DPC**

Horizontal dpc to BS743 to all walls positioned 150mm above finished ground level, lapped with approved dpm where applicable comprising not less than 1200 gauge Visqueen polythene sheeting.

**GROUND FLOOR**

**CONCRETE CONSTRUCTION**

epoxy self levelling screed (to ensure flush finish between proposed and existing floors) on 125mm concrete floor slab on 125mm Kingspan Thermafloor TF70 zero ODP rigid Urethane insulation slabs on 1200 gauge Visqueen dpm with all joints lapped and taped on 25mm sand bedding on consolidated hardcore down to firm. Dpm taken up edge of slab and lapped under horizontal dpc. If hardcore fill is to exceed 600mm consult Structural Engineer in respect of designed self supporting reinforced concrete slab, allow for 25mm perimeter insulation to prevent cold bridge through slab.

Garage floor slab, fair finish 125mm concrete with mesh reinforcing.

Where internal doors are to be blocked up then provide a sw timber stud framing @ 400mm c/c's with 12.5mm GRG plasterboard and GYPSUM skim finish with all joints taped over 100mm fibreglass sound insulation.

**WALLS ABOVE DPC**

**EXTERNAL WALLS**

325mm overall thickness approx. cavity wall, outerleaf 102.5mm matching facing brick (100mm dense concrete blockwork with matching render where applicable). 100mm cavity with 90mm Kingspan Thermawall TW50 zero ODP Cavity Wall Slab (BBA Approved system) fixed to inside leaf, 100mm "Approved" load bearing high insulating concrete blockwork with 13mm lightweight plaster finish. U-value not exceeding 0.25 w/sq. m K. Walls to be adequately bonded to existing and cavities to be made continuous where applicable.

**STRUCTURAL BRICKWORK**

Rebuild structural brickwork/piers in concrete commons in 1:1.5 mortar off new and approved foundations where applicable. Brickwork to have a maximum allowable stress of 0.70 N/mm2 and to be fully bonded into existing brickwork to form an integrated brick pier or panel or supporting brickwork.

**CAVITY TIES**

"Approved" stainless steel wall ties spaced at 5 per sq.m and to be provided at max. 750mm c/c's horizontally and 450mm c/c's vertically, and at 300mm c/c's vertically within 225mm from sides of all openings with unbonded jambs and every course of brickwork at reveals, closures and movements/expansion joints. Ties shall be vertical twist type or equal as approved by BCO.

**CAVITY CLOSURE**

Top of cavity to be closed with 6mm Masterboard or brick/block laid across cavity. Cut concrete blocks or brick to eaves, verges and reveals. Insulated Horizontal and vertical dpc's (Dampcor or similar approved) provided to all cavity closures around openings and reveals.

**LINTELS**

Suitable combined steel lintels over all openings in external walls. All lintels to have min end bearing as specified by manufacturer or 150mm min. All lintels to be plasterboard/plaster encased to provide half-hour fire resistance.

Suitable "approved" steel box lintels over all openings in load bearing internal walls, suitable steel profile lintels over all openings in non-load bearing internal walls. All lintels to have min end bearing as specified by manufacturer or 150mm min. All lintels to be plasterboard/plaster encased to provide half-hour fire resistance.

Suitable proprietary steel lintels for closed eaves situations. All lintels to have min end bearing as specified by manufacturer or 150mm min. All lintels to be plasterboard/plaster encased to provide half-hour fire resistance.

**CAVITY TRAY**

Stepped or horizontal (as appropriate) remedial cavity tray insertion to abutment of pitched roof with cavity wall, code 4 lead flashing.

**STEEL BEAMS**

New supporting beam insertions as indicated encased to provide half-hour fire resistance. Min 12.5mm plasterboard on noggings with 1.4 gauge wire binding at 500mm centres and 5mm Gypsum skim.

All steelwork to be sat on mild steel bearing plates or concrete padstones as detailed elsewhere.

Where 2 no. beams are used together then they are to be battened together using 40 x 6mm mild steel battens at 600mm c/c's and staggered to top and bottom surfaces of beams.

All steel to be blast cleaned at works and to have two coats of zinc phosphate primer before placing.

Where brickwork is to be propped by the insertion of a UB then brickwork is to be adequately packed off face of beam with slate and grout packing and left for an adequate length of time before any supporting props are removed.

**CEILINGS**

Gyproc Duplex foil backed vapour check plasterboard 12.5mm thick with all joists scrimmed or taped with plaster skim finish. All gaps and penetrations to be sealed.

**GENERAL HABITABLE SPACE**

**VENTILATION**

Background ventilation to be provided to all habitable rooms by provision of suitable proprietary ventilators in window frames or similar having a total not less than 8000 sq. mm. The openings shall be controllable and secure and located so as to avoid undue draughts.

Bathrooms: provided with mechanical extract ventilation capable of extracting not less than 15 litres per second which may run intermittently.

All habitable rooms provided with one or more vent openings with a minimum total area 5% of room floor area with some part at least 1.75m above floor level. Sanitary accommodation: ventilation to be by mechanical extract to open air providing 3 air changes per hour which may be operated intermittently with 15 minute overrun. OR provide ventilation opening with total area at least 1/20th of floor area of room with some part of vent opening at least 1.75m above floor level.

Kitchen: provide mechanical extract ventilation capable of extracting at a rate not less than 60 litres per second or incorporated in cooker hood at a rate not less than 30 litres per second, which may be operated intermittently (this is addition to background ventilation as specified elsewhere).

**PITCHED ROOF CONSTRUCTION**

Interlocking concrete/clay tiles to match existing colour and profile to suit pitch, fixed strictly in accordance with manufacturer instructions. 38 x 25mm sw battens on untearable sarking felt underlayer on roof structure.

Roof structure: Prefabricated sw roof trusses to be designed, constructed, fixed and braced in accordance with BS5268 Pt 3 1985. 100x75mm wall plate strapped to eaves @ max. 1800mm c/c's using 30 x 6mm galvanised mild steel straps min 1000mm long.

Gable walls shall be strapped to roofs with 30 x 6mm galvanised mild steel straps at maximum 1200mm c/c's, extending across first 3 trussed rafters tightened with appropriate 75x50mm noggings and packings.

Form 600 x 600mm access hatch using 100x50mm trimmers.

All new roof timbers to be preservative treated by pressure impregnation. All joints checked to ensure full structural continuity and triangulation.

Marley or equal Dry - Verge UPVC system with matching Marley upvc fascia and soffit boards, fixed strictly in accordance with manufacturers instructions.

Roof Structure: 175x50mm sw rafters @ 600mm c/c's (timber strength class GS16) birdsmouthed and skew nailed to 100x50mm sw wall plate anchor bolted to wall and fixed with gs framing anchors to 100x75mm sw wall plate vertically strapped at eaves at max. 1800mm c/c's using 30 x 6mm gs straps min 1000mm long. Gable walls to be strapped to roof with 30 x 6mm gs straps at max. 2000mm c/c's, across min first 3 rafters, with timber packings and noggings.

Ceiling structure: 50 x 150 sw ceiling joists @ 600mm c/c's nailed to wall plate/supported on galvanised steel joist hangers off structure. 100mm mineral wool insulation laid between the rafters & 2 layers of 100mm mineral wool quilt laid crossways over the top of the ceiling joists.

**ROOF VOID VENTILATION**

All roof spaces shall be ventilated in accordance with relevant recommendations of BS5250 : 1989.

Provide suitable flyscreened ventilation in two opposite sides to promote cross ventilation equivalent to continuous eaves vent gap 10mm wide of pitched roofs. Where insulation follows the slope of roof then provide suitable flyscreened ventilation in two opposite sides to promote cross ventilation equivalent to continuous eaves vent gap 25mm wide to pitched roofs. Also promote ridge level ventilation of at least equal to 5mm continuous ventilation strip.

Provide 50mm min continuous free air space between insulation and underside of roof sarking felt by use of Marley or equal ventilation ducts.

Marley or equal full UPVC eaves ventilation system to be provided.

To monopitched tiled/slate roof, provide a minimum 5000m2 air gap per metre run at ridge abutment, in conjunction with eaves ventilation as detailed previously. Equivalent flyscreened proprietary Marley or equal Ventilation Roof tiles provided at centres to suit placed as high as practical up roof slope.

**RAINWATER GOODS**

To match existing minimum;

**PLUMBING**

Soil pipes and accessories to BS4514, 100mm dia UPVC SVP positioned externally or internally with mesh covered outlet positioned 900mm above any opening light. SVP to discharge directly to inspection chamber via 100mm dia rest bend. SVP to be encased in sound insulating duct where it passes through living room or bedroom as indicated.

WC 100mm dia waste connected to SVP and to be securely bracketed and supported off wall and joists @ 900mm c/c's (where applicable) and all new WC branch connections to be 45 degrees or less. Bath, sink units & showers 76mm deepseal traps min 38mm dia waste pipes. LB 76mm deep seal traps, 32mm basin waste pipes up to 1.7m long and 40mm over 1.7m long. 40mm bath shower waste pipes and 40mm kitchen/utility sink wastes discharging below grate of new gullies and to be securely clipped to wall/floor @ 500mm c/c's. Provide anti-syphonic traps where 50mm dia common branch waste pipe is used for one or more appliances. Waste pipes to be connected to SVP, 100mm branch waste pipe or back inlet gullies.

**WINDOW AND DOOR FRAMES**

UPVC framed double glazed window and doors to client's specific requirements to be confirmed. All habitable rooms shall be provided with an area of clear glazing at least 10% of the floor area of the room.

**GLAZING**

Sealed Argon filled 22mm Pilkington's low 'E' Glass double glazed units throughout. Laminated or toughened glass to be provided to all critical locations, i.e. all glazing between finished floor level and 1500mm above that level in a door or glazed side panel within 300mm of door frame shall be toughened safety glass. Glazing below 800mm to any window to be of laminated or toughened glass. All glazing to comply with current Building Regulations Approved Document Part N.

**SERVICES**

All work and installations to comply with regulations and recommendations or respective "Board" or "Authority" to the satisfaction of the "Inspector".

**DRAINAGE**

All drainage works shown are provisional. Contractor shall confirm position, depth and nature of all existing drainage before any other work commences. All connection proposals to Building Inspector's approval.

All drainage to BS8301 : 1985 CP for building drainage.

New foul/surface water inspection chambers provided in "approved" construction comprising:

Proprietary polypropylene/grp chambers installed strictly in accordance with manufacturers printed instructions. Where invert levels exceed maximum recommended depth for proprietary units, provide brick built chamber or precast concrete inspection chambers in accordance with standard details.

All drainage to be 100mm "Hepsleeve" or nominated plastic system to BS4660 : 1973 laid on nominal 100mm granular bed and surrounded to line indicated. Generally minimum gradients : Foul 1 in 40; Surface water 1 in 80 where achievable.

All rigid jointed drainage beneath buildings to be protected by 150mm concrete surround. Where top of pipe is within 300mm of underside of concrete slab, pipe to be surrounded in concrete.

Where drains pass through walls, foundation brickwork or structure above to be supported by precast concrete R.C. lintels with 50mm clearance all round, packed with mineral wool.

Where a drain is within 1m of the foundation of a wall and bottom of trench is lower than wall foundation, the trench shall be filled with concrete up to the level of the underside of the foundation.

Where a drain is 1m or more from the foundation of a wall and bottom of trench is lower than wall foundation, concrete fill to be provided to within a vertical distance below the foundation underside of not more than the horizontal distance from the foundation to the trench less 150mm.

Stub stack in UPVC with "Durgo" air admittance valve (by Marley) fitted as indicated in a vertical position above level of highest sanitary appliance.

**ELECTRICAL INSTALLATION**

All installations to comply with I.E.E regulations, All fittings to comply with British standards. Quantity, quality and position of fittings in accordance with minimum NHBC requirements and to Clients specification.

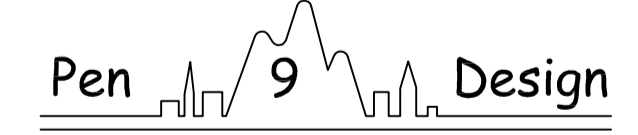
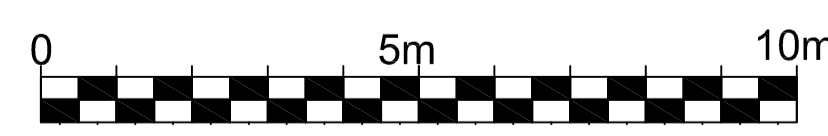
**SMOKE ALARMS**

Provide mains operated self contained smoke alarms (indicated as SD) with battery back up as secondary power source and fitted in accordance with BS5446 : Part 1. In a dwelling house which has accommodation on more than one storey there should be at least one self-contained smoke alarm on each of these storeys and they should be interconnected. There should be a self-contained smoke alarm within 7m of the doors to rooms where a fire is likely to start (kitchen or living room) and within 3m of bedroom doors. These distances are measured horizontally. Smoke alarms should be fitted in accordance with manufacturers instructions and should have maintenance checks at regular intervals.

**HEATING INSTALLATION**

Details of space heating are to be confirmed in due course by the Client and shall comprise suitable fixed space heating appliances of oil/gas or electrically. The installation of any gas appliances shall comply in all respect with Part J of the Building Regulations and the Gas Safety Regulations 1984.

**EXISTING GROUND FLOOR 1:100**



E:- johnmonkarchdesign@gmail.com	
T:- 07534458128 - 01772 467253	
A:- 1 woodstock close Lostock Hall, Preston PR5 5YY	
Subject to Structural Engineer appraisal	This Drawing is For Planning & Building Control Submission Purposes Only
P9D/B/03/22/01	March 2022
PROPOSED SINGLE STOREY EXTENSIONS REAR & SIDE	
EXISTING PLANS AND ELEVATIONS	
FOR Mr. & Mrs Cartmell 437 ST. ANNES ROAD, BLACKPOOL	