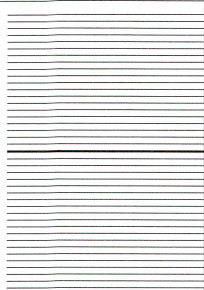
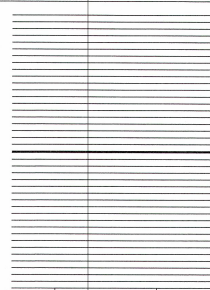




EXISTING REAR ELEVATION
SCALE 1:100

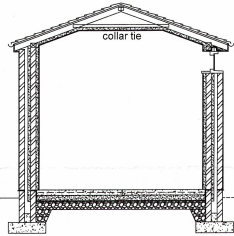


EXISTING ROOF PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

Roof - stone slates to match existing, headlap and fixing to suit manufacturers specification. Slates on tanalized timber battens on breathable felt on gang nailed trusses at 400mm centres with hips to the rear. Trusses and bracings to be in accordance with manufacturers specification and BS 5288 Part 3, 1985 and BS 6399 Part 3, 1998. Trusses and hips to be designed, fabricated and installed by specialist contractor. Trusses fixed securely to hips and timber walplates. Roof slope approx 20°. Builder to check the slates chosen can be fixed at this slope, if not, consult with architectural designer. Fit 100mm Kingspan between trusses and rafters and underdraw using 50mm insulated pl/td and skim. This construction will achieve a U-Value of 0.15W/m2K.



New floor - 100mm fibre reinforced cement screed with one layer A142 mesh in middle on 500g polythene on 100mm Kingspan Kooltherm K3 insulation on 1200g Visqueen on sand blinding on 150mm hardcore. Fit 25mm polystyrene between new concrete slab and external walls. New floor to line through with existing.

PROPOSED SECTION A-A
SCALE 1:50

100mm dia PVC gutter, fascia and ventilated soffit to suit client and builder

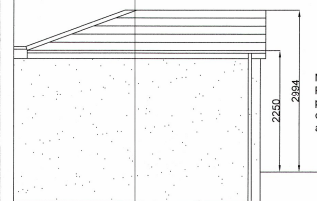
New walls - 100mm random stone to match existing to front wall, 100mm concrete block with K-rend to side walls, 110mm cavity, 100mm concrete block to internal leaf with 50m insulated 12.5pl/td and skim on dabs. Fit 60mm Kingspan Thermawall TWS0 insulation to cavity side of inner leaf (to achieve a U-Value of 0.18W/m2K) all sat on 2/layers concrete block, infill cavity with concrete up to 225mm below DPM all sat on 700 x 200 concrete footings.

Please note all concrete block is to be 7N/m2 crushing strength.

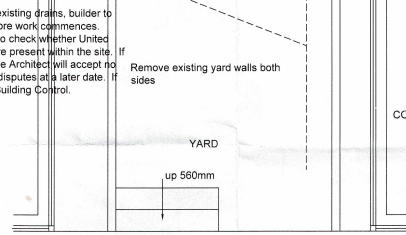
Please note that footings are SUOTH to change once excavation works begin and ground conditions are determined on-site. All to suit Local Authorities Building Control Officer. If foundations need to be changed, contact architectural designer.

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Notes - Roof finished in stone slate to match existing. Front wall finished in random stone to match main wall, side walls finished in K-Render coloured cream. New window and doors to be finished in grey anthracite PVC

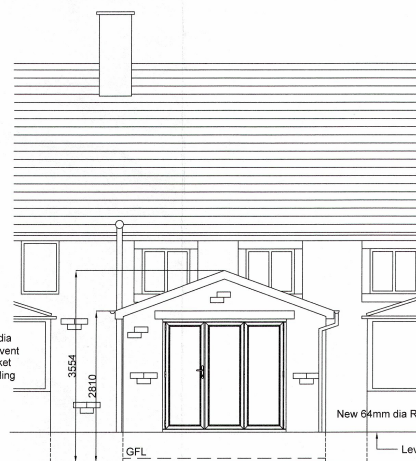


PROPOSED REAR ELEVATION
SCALE 1:50



EXISTING GROUND FLOOR PLAN
SCALE 1:50

Assumed line of existing drains, builder to check on-site before work commences. Builder MUST also check whether United Utilities sewers are present within the site, this is not done the Architect will accept responsibility for disputes at a later date. If in doubt consult Building Control.



PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Fit new smoke detection at first floor landing if not already present

Exact layout of new kitchen to suit client and kitchen fitter. If CAD drawings are required by kitchen fitter contact architectural designer who can arrange this.

Remove existing window and french doors as shown and make good as required

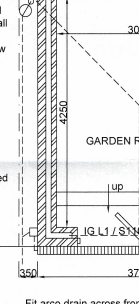
Re-site existing soil and vent pipe and re-route all existing soil and waste pipes. SVP full into new drains into rodding eye and pick up existing drains

For roof truss detail see attached sheet enclosed within this pack

Please note that all dimensions given are approximate and must be checked and confirmed on-site between Client and Builder.

plaster external wall unless client wants to leave random stone visible internally

New walls bonded to existing walls, cavities to be continuous



Fit IG L1 S1110 lintel over french door / window combi frame.

Fit arco drain across front of extension and run into gully in new drains to prevent water ingress from back street

All new 100 dia plastic drains. Footings under drains wall lintelled over. Drains cased in pea gravel under extension. All run into 450 dia plastic M.H and pick up existing drains. New drains laid to mm 1 in 40 fall

Fit new power points and lights to suit Client and Grants Officer. Fit all low energy high efficiency light fittings. Fit new radiators with thermostatic valves to give a comfortable temperature of at least 21°. Size and positions of radiators to suit Gas Safe registered Heating Engineer and Client. Heating Engineer to check existing boiler to see if new radiators can be run off existing system. For any other information refer to Domestic Heating Compliance Guide (par 35/39 inc)

Client MUST enter into an agreement with BOTH adjacent owners under the requirements of the Party Wall Act 1996. If this is not carried out the Architect does not accept any responsibility for any disputes at a later date.

NOTES
Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc., exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc.) The client's solicitors would most likely be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc. All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

All work should be carried out to current British Standards, Codes of Practice and Health and Safety legislation including the Construction Design and Management Regulations.

Working from Heights is dangerous. Be properly trained and prepared with appropriate precautions.

Builder MUST check whether or not there are any United Utilities sewers present within the site BEFORE any works commence. If this is not done the Architect will accept no responsibility for any disputes at a later date. If in doubt consult Building Control.

Contractor to be responsible for the stability of all temporary works required to complete in a safe manner.

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REVISIONS

PROJECT
Proposed single storey extension
4 Thane Row
Burnley

DRAWING TITLE
Existing and proposed plans, elevations section and notes

DRAWING NUMBER
T,R 4 SS / 1

SCALE
1:50, 1:100
L.F
DRAWN BY
DATE
SEP 2023