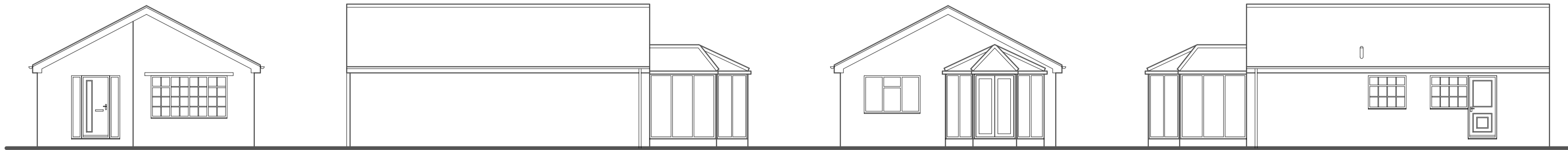


front  
ELEVATIONS AS PROPOSED

side

rear

side



front  
ELEVATIONS AS EXISTING

side

rear

side

**PITCHED ROOF CONSTRUCTION**  
Concrete interlocking roof tiles to match existing on horizontal tanalised SW roofing battens on Kingspan nivent breathable membrane. Matching ridge tiles. Verge cloakings with mortar pointing and UPVC barge boards. 100mm gutters on UPVC fasciaboards and soffits. Roof to be formed at same roof pitch as existing in a traditional construction comprising of 50x100mm rafters and 50x100mm ceiling joists all at max. 400mm cts. 25x200mm ridgeboard, 75x225mm purlins and ceiling binders. 100x50mm SW wallplates. All timber to be C24 grade and all members to be birdsmouthed at junctions. 5x30mm mild steel anchor straps at max. 2.0m cts at eaves level (holding down straps) and gable (at rafter and ceiling levels). Flat ceilings with 12mm plasterboard and skim with 300mm of Rockwool roll insulation quilt above to achieve u value 0.15w/m2.k. Eaves trays to maintain min. 50mm airgap above quilt at all points. Any loft access hatch to be insulated above and with draught sealants at edges.

**EXTERNAL WALL CONSTRUCTION**  
Cavity walls to comprise of 100mm facing brickwork to match existing, 100mm cavity with 75mm Kingspan kooltherm K108 insulation board, 100mm thermalite aircrete turbo or shield blockwork and 12mm plasterboard on clabs with skim finish internally all to achieve u value 0.18w/m2.k. Cavities closed at head in calcium silicate board. IG lintels above openings type L1/S100 with min. 150mm end bearings. Bifold doors with steel beam and angle above to be designed by structural engineer and encased in 12mm fireline board with skim finish to achieve half hour fire resistance. Weep holes above lintels at max. 450mm cts. Cills and reveals closed in fire resistant insulated cavity closers. Stainless steel cavity wall ties spaced 750mm horizontally, 450mm vertically (doubled at openings) and staggered. DPC min. 150mm above ground level and to all cills, jambs and heads. Foundation blocks below ground (7N). All works to be well bonded and all cavities to be continuous.

**INTERNAL WALLS**  
Internal stud walls in 50x70mm SW studs with head and base plates and horizontal noggins with 12mm plasterboard both sides with skim finish with min. 25mm mineral wool sound deadening quilt between.

**WINDOWS AND DOORS**  
UPVC Windows and doors all with 16mm double glazed units with inner panes of low e glass to achieve u value 1.4w/m2.k. Total area of new external openings not to exceed 25% of new floor area plus area of existing openings no longer exposed. trickle ventilators to all rooms and to give min. 1000sq. mm ventilation to habitable rooms (3 no. to kitchen dining). Opening windows as shown and to be min. 1/20 of floor area of habitable rooms. Escape openings to inner room (bedroom) with min. clear areas of 0.33 sq. m and min. clear widths and heights of 0.45m with bottom of openings at max. 1.1m above floor level. Obscure glazing to En Suite window. Toughened glass to all door glazing and any window glazing within 0.3m horizontally of doors or 0.8m of floor. Internal doors to match existing in SW casings.

**GROUND FLOOR CONSTRUCTION**  
18mm t & g moisture resistant chipboard floor decking on min. 50x100mm C24 grade floor joists at max. 400mm cts. 100mm Kingspan kooltherm K103 insulation between joists to achieve u value 0.18w/m2.k. 100mm honeycomb brick sleeper wall with DPC. Min. 150mm high void ventilated at max. 1.2m cts with 65x215mm airbrates. 100mm oversite concrete thickened out below sleeper wall to 225mm thick (on hardcore locally).

**FOUNDATIONS**  
Trial hole to be dug by contractor prior to any works commencing to determine type of foundation to existing house. If strip foundations are found and ground conditions are suitable then construct new works on 600x225mm concrete strip foundations at depths to suit site conditions and to the satisfaction of the building inspector. However should ground conditions be found unsuitable for strip foundations or existing house found to be constructed on a different foundation type then an alternative method of foundation must be incorporated and designed by a structural engineer.

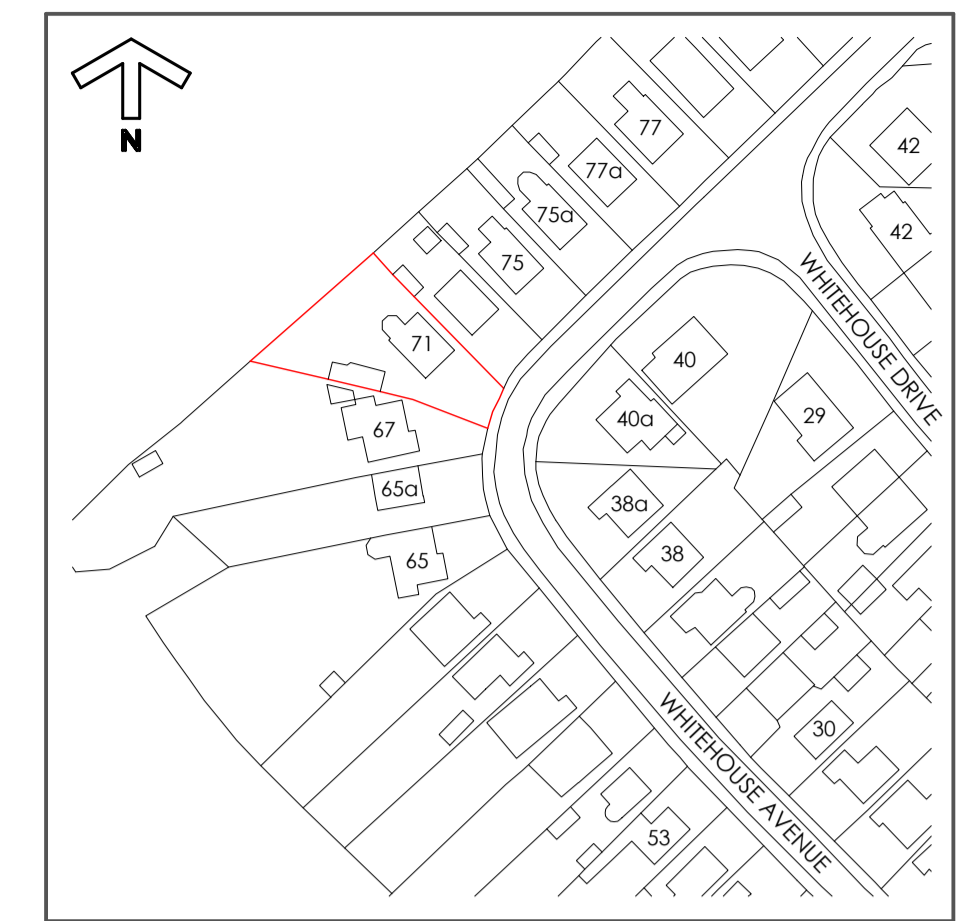
**PLUMBING**  
100mm WC wastes, 40mm bath, shower and sink wastes and 32mm washbasin wastes all with deep seal traps. Any 40mm waste over 3.0m or 32mm waste over 1.7m to be fitted with an anti syphonage trap. 100mm SVP terminating with cage guarding min. 0.9m above any opening within 3.0m. Gully to be trapped.

**DRAINAGE**  
100mm drain pipes laid at max. 1:40 falls in flexible jointed pipes laid in pea gravel channels to connect to existing drains. Inspection chambers at junctions and change of directions. All drains under building to have conc. lintels where passing through walls with min. 50mm clearance all round. Contractor to determine exact position of existing drains prior to any works commencing to ensure that adequate connection and falls are achievable.

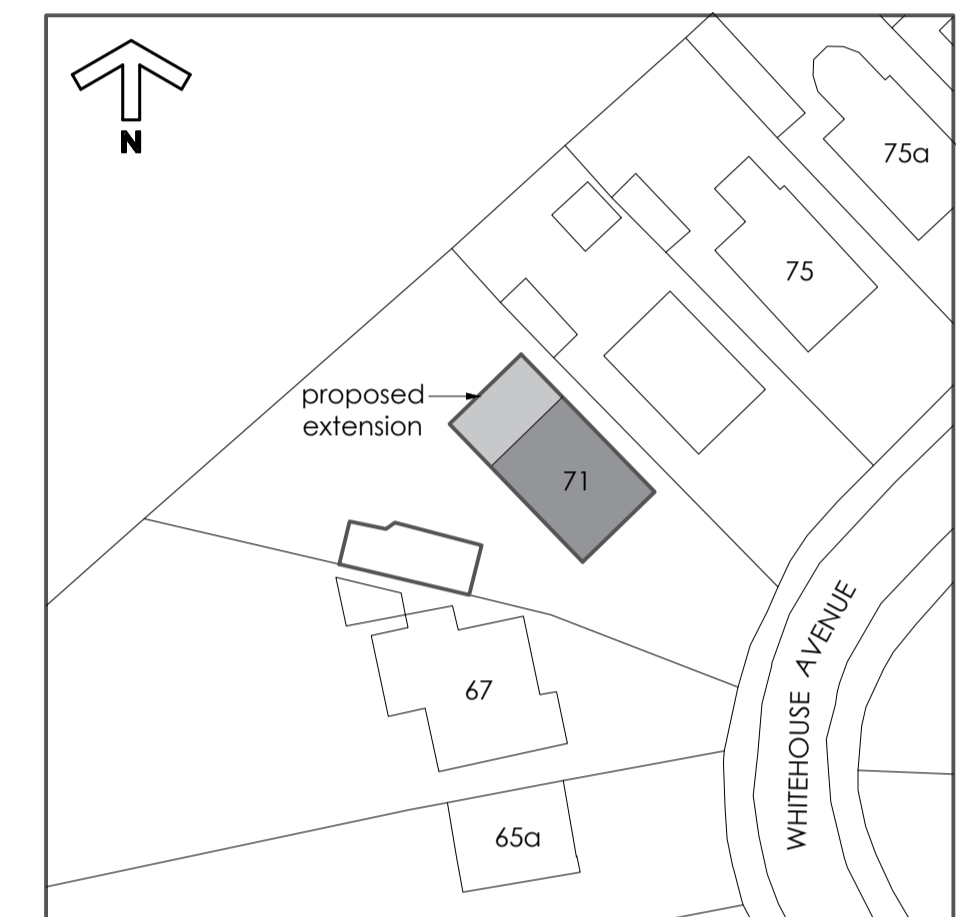
**MECHANICAL VENTILATION**  
Provide intermittent mechanical extract ventilators to Kitchen to extract at a rate not less than 40 litres per second or 30 litres per second if incorporated within cooker hood, to utility to extract at a rate not less than 30 litres per second and to Shower room and En Suite to extract at a rate not less than 15 litres per second all ducted through walls to external air inlet/outlet grilles or through roof voids to tile ventilators.

**ELECTRICS**  
All works must be carried out by a suitably qualified person who must ensure that the existing electrical installation can carry the additional loads or upgrade system as necessary and to be carried out with the correct protective measures and earthing and bonding requirements and provide a relevant compliance certificate upon completion. Sufficient information must be provided to client to operate, maintain and alter the installation safely. Internal light fittings to be installed with lamps with a luminous efficacy more than 40 lumens per circuit watt. External light fittings should have lamp capacity not exceeding 150 watts which automatically switch off when there is enough daylight and when not required at night or the light fittings should have sockets only capable of using lamps with efficacy more than 40 lumens per circuit watt.

**HEATING/HOT WATER**  
New radiators to be fitted with thermostatic control devices. All pipework to unheated areas to be wrapped in flameproof lagging. All works to be designed and carried out by a gas safe approved competent contractor.

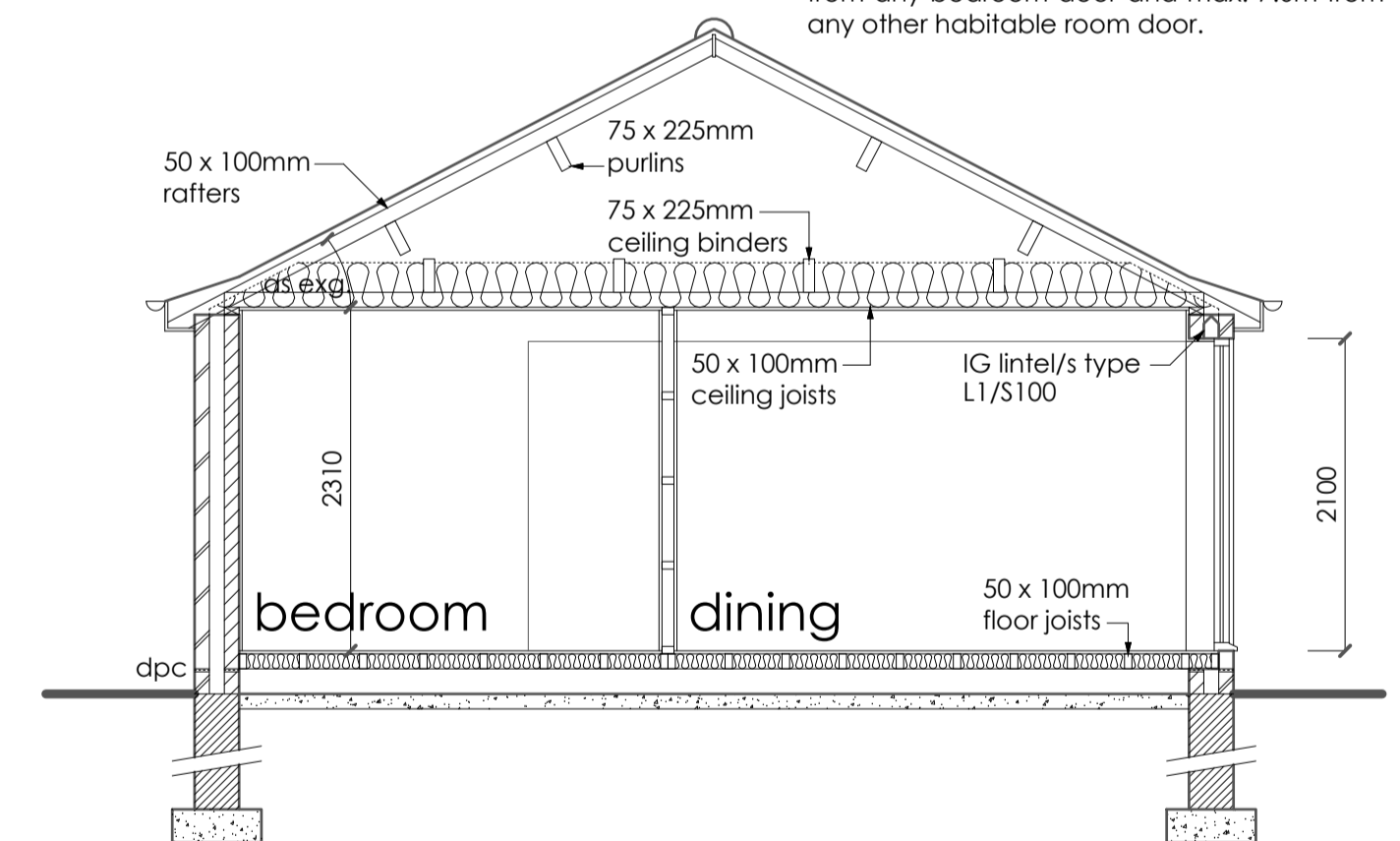


LOCATION PLAN scale 1:1250

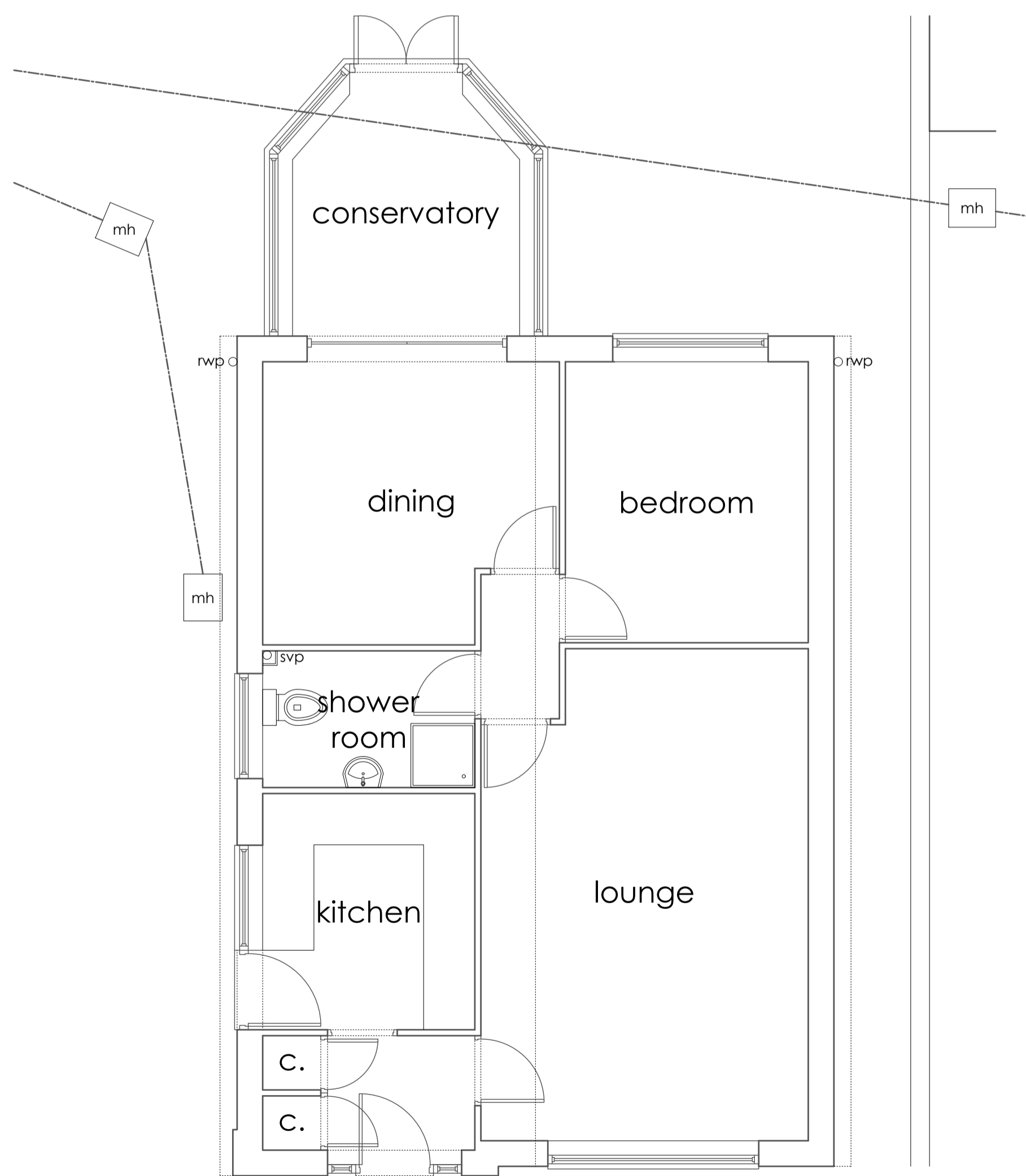


BLOCK PLAN scale 1:500

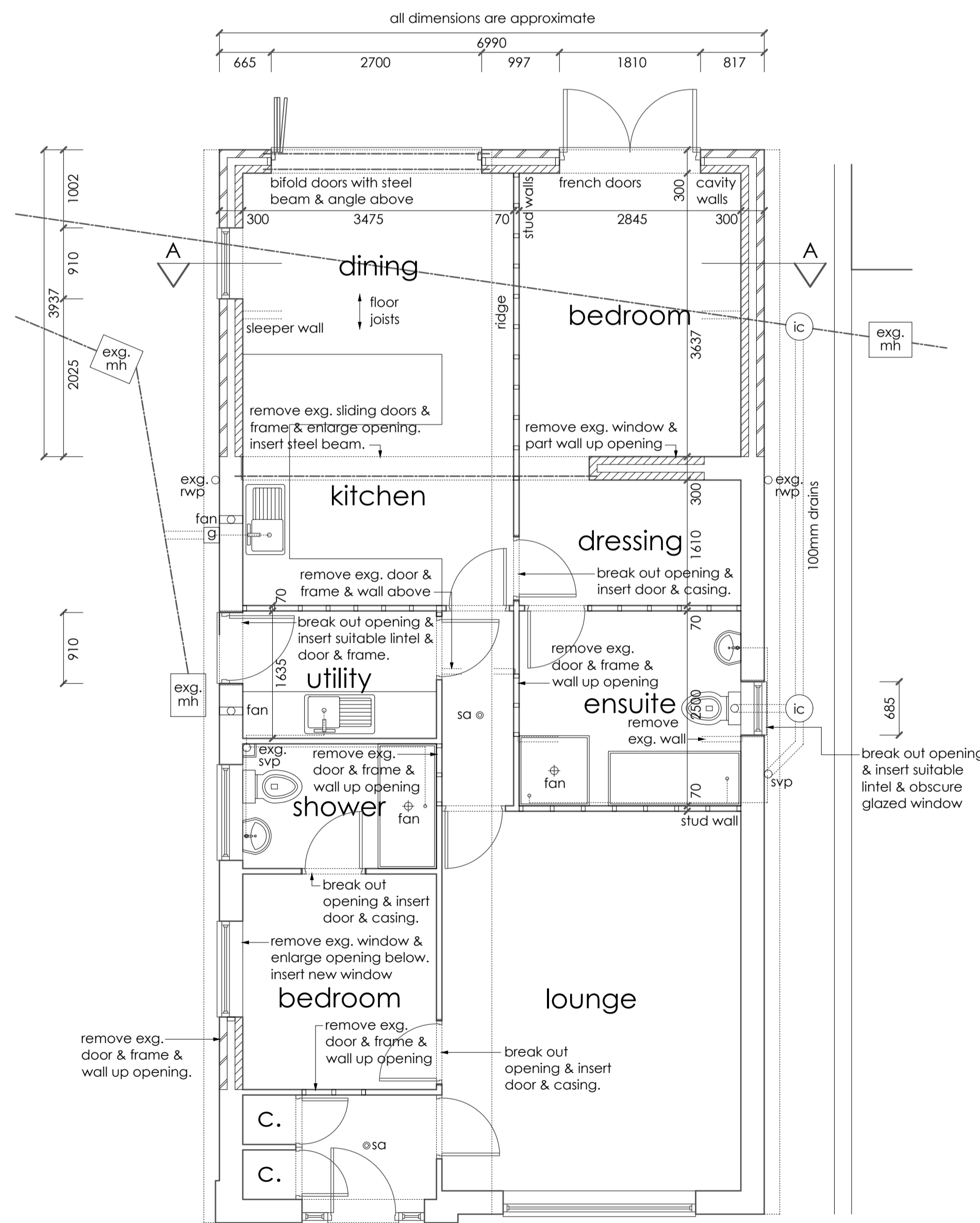
**SMOKE DETECTION**  
Provide interlinked smoke alarms/detectors wired on a separate electrical circuit back to distribution board and positioned max. 3.0m from any bedroom door and max. 7.0m from any other habitable room door.



SECTION A : A



GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

all works must comply with the health & safety CDM regulations 2015

**m ward architectural drawing services**

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Proposed extension to rear at  
71 Whitehouse Avenue,  
Great Preston, LS26 8BN for  
Mrs Linda Rawlinson

date OCT 2023 scales 1:50 1:100 (@ A1) dwg. no. 3061