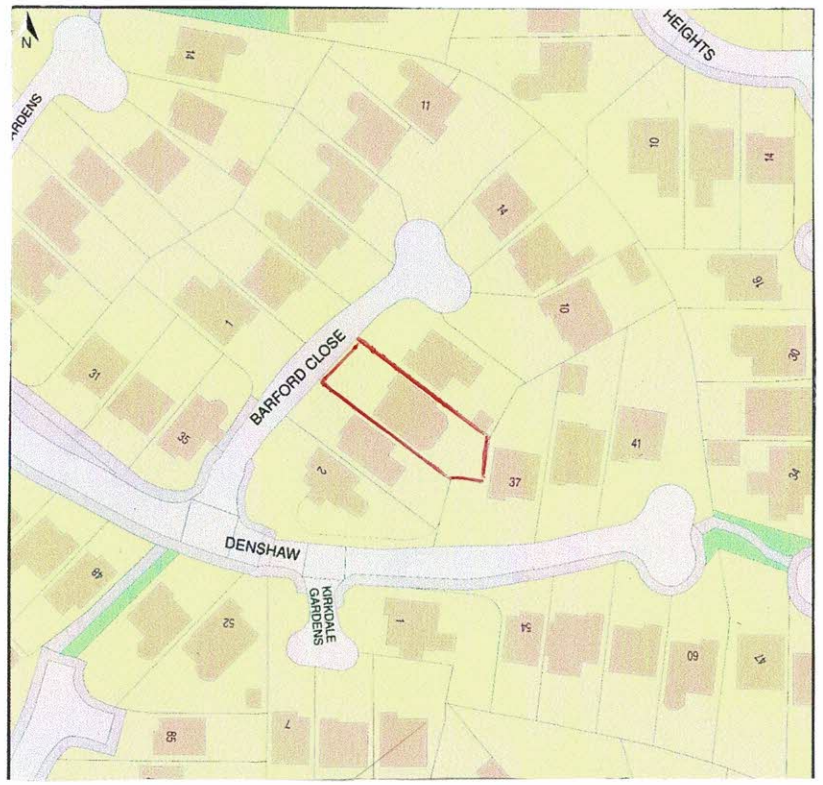
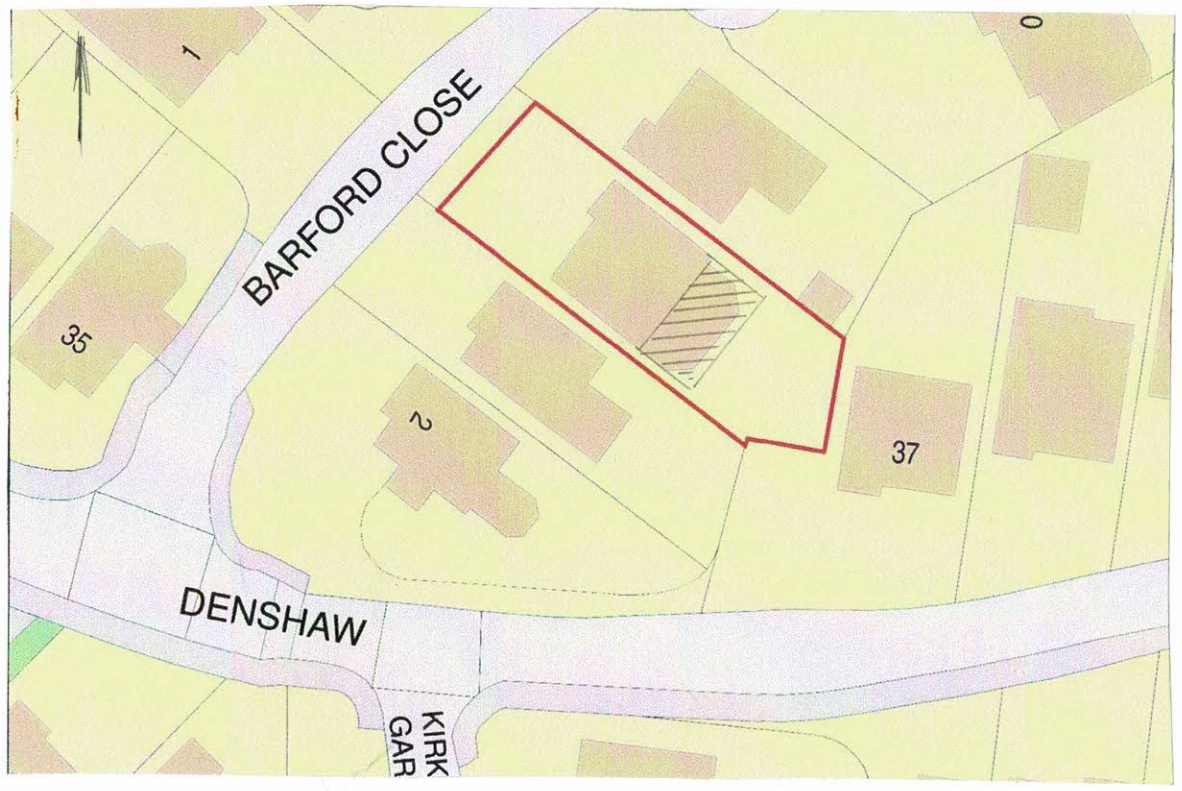
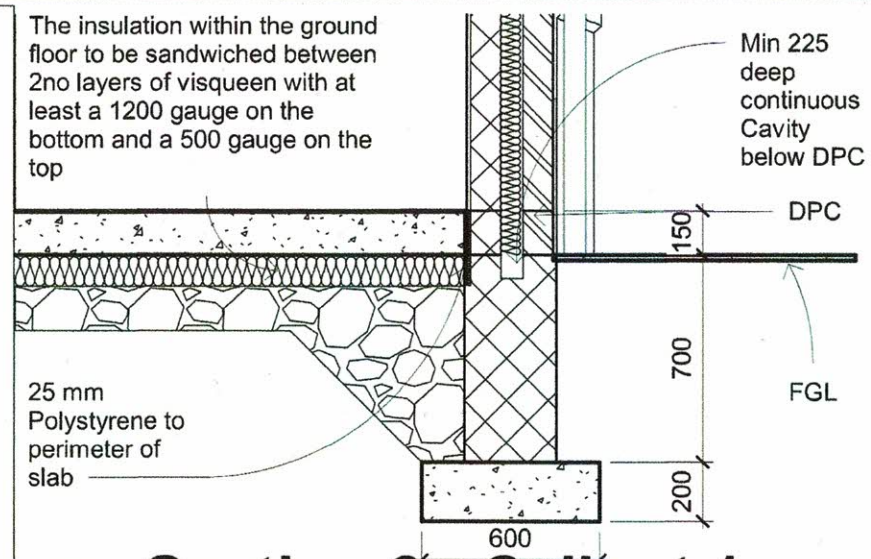



LOCATION PLAN 0m 25m 50m 75m 100m 125m

VISUAL SCALE 1:1250 @ A3




BLOCK PLAN 1;500




## 1 Section 2 - Callout 1

1 : 25

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations or within 6M of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A party wall agreement is to be in place prior to start of works on site.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous
with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.
mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

PIPEWORK THROUGH WALLS

Where new pipework passes through
external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K ,New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 100mm Xtratherm Cavitytherm CT/PIR insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.Vertical joints in the board must be staggered and all joints tightly butted.All details including corner and junction to be as relevant BBA certificate.Location to be assessed for suitability of insulation boards

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board .

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

FOUNDATION

Provide 200mm min x 600mm strip foundation. Concrete Mix to conform to BS EN 206-1 and BS 8500-2.All Foundations to be a minimum of 900 mm below ground Level. Exact depth to be agreed on site with Building Control officer to suit site conditions. Ensure foundations Are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be 600mm Min.Sulphate resistant cement to be used if required. Please Note that should any adverse soil conditions or difference In soil type to be found or any major tree roots in excavations The building control officer is to be contacted and the advice Of a structural engineer to be sought.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Office

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.18 W/m²K P/A ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 100mm thick Celotex GA4000 insulation.25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

registered LABC Partner Authority Scheme

ID SBID ASSOCIATE

AGF Plans & Architectural Services Ltd.
121 Park Rd,Westhoughton,Bolton,BL5 3DB.
agfplans@hotmail.co.uk - 07980544857

Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Single Extension To Rear Of 6 Barford Close,SKELMERSDALE,WN8 0BB

SHEET
Location Plan

CLIENT
Clair Hickling

| Date | Project number | Scale (@ A3) |
|---|---|---|
| 13/10/2023 | NDH/CH/10/23 | 1 : 25 |
| Drawn by Neil | DRAWING NUMBER | REV |
| Checked by Checker | 1 Of 6 | |

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