

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 easements) and that the Client is satisfied that the proposed works will not be affected by any such restrictions, caveats or way leaves etc. and that the Client is satisfied that the proposed works will not be affected by any such restrictions, caveats or way leaves etc. and that the Client is satisfied that the proposed works will not be affected by any such restrictions, caveats or way leaves etc.

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.

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.

100mm dia PVC gutter on fascia, leave 25mm gap behind fascia, mesh over gap

New walls:-
100mm facing brick to match existing, 110mm cavity, 100mm concrete block with 50mm insulated pib/d and skim on dabs. Fit 60mm Kingspan Thera-mat insulation to cavity side of inner leaf (to achieve a U-value of 0.18) all sat on 2/ layers concrete block. In-fill cavity with concrete up to 225mm below DPM all sat on 700 x 200 concrete footings.

NOTE:- Footings are susceptible to change once excavation works begin and ground conditions are determined on-site, all to the satisfaction of Building Control Officer.

Note:-
All concrete block to be 7N/mm2 crushing strength

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REVISIONS

NO.	DESCRIPTION

DRAWING TITLE
Proposed extension to existing single storey extension and internal alterations to ground and first floor
48-50 Clive Street
Burnley

DRAWING NUMBER
C.S 48-50 / 1

SCALE	DRAWN BY	DATE
1:50, 1:100	L.F	JAN 2024

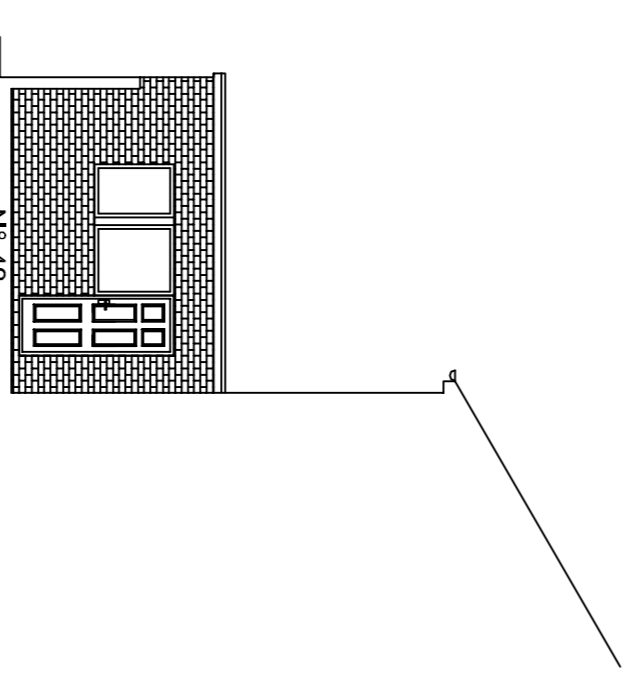
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Flat roof:-
Remove existing flat roof and fit new comprising of 2/ layers torch on membrane, supplied and fixed by specialist contractor. Membranes on timing pieces on 175 x 75 flat roof joists at 400mm centres. Joists fixed securely to timber wallplates. **Joists to be designed to carry a safe working load of 200Kg.** Fix 50mm insulated pib/d and skim ceiling with 100mm Kingspan between joists to achieve a U-value of 0.15W/m2K

Ceiling height of 2300mm is only a suggested ceiling height. New bedroom ceiling level to line through with wet room ceiling level for continuation of ceiling track hoist

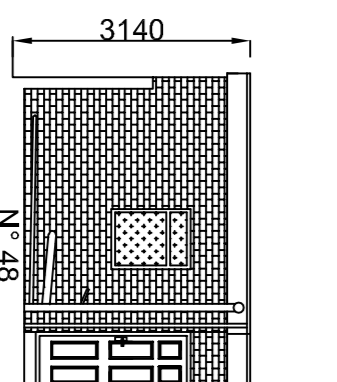
Floor:-
100mm fibre reinforced cement with one layer A142 mesh in middle 50mm cover on 100mm Kingspan Kooltherm K103 on 1200s visqueen on sand blinding on 150mm hardcore. New floor to line through with existing

PROPOSED SECTION A-A
SCALE 1:50



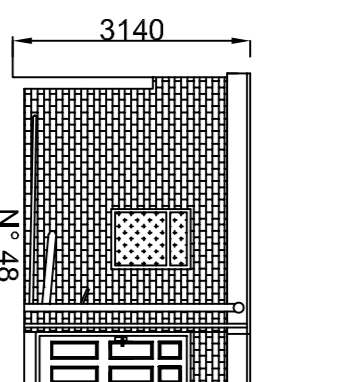
EXISTING SIDE ELEVATION
SCALE 1:100

Notes:-
Roof finished in flat roof to match existing. New walls finished in facing brick to match existing. New windows and doors to match existing.

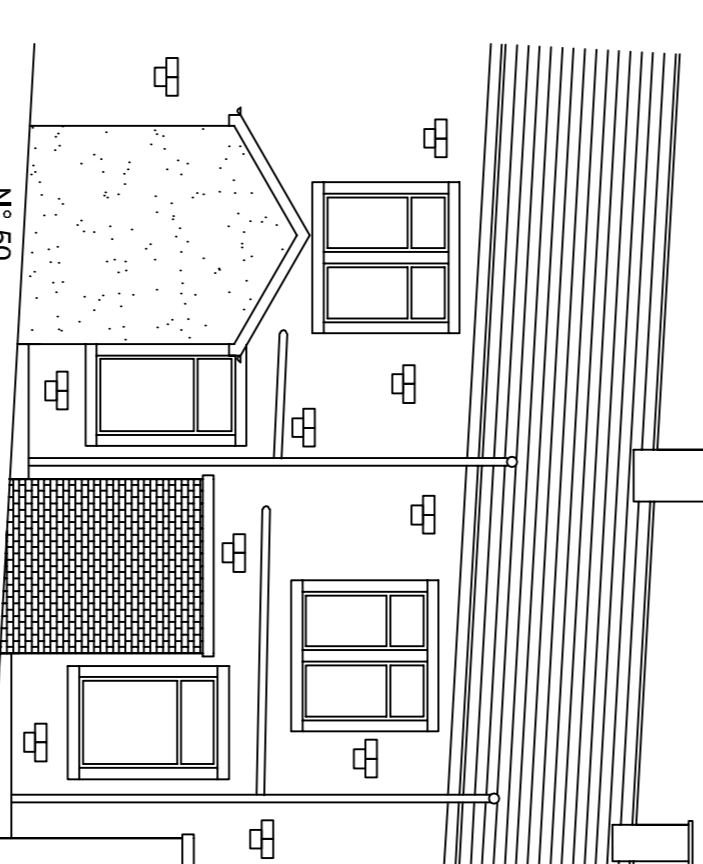


PROPOSED SIDE ELEVATION
SCALE 1:100

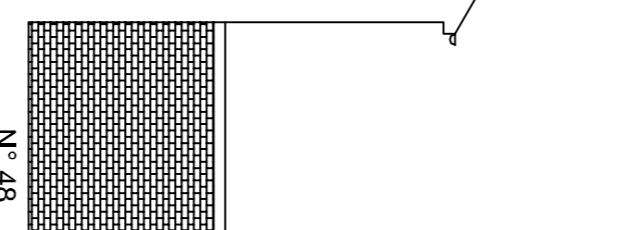
New 100mm dia PVC soil and vent pipe with basket cowl and dia RVP



EXISTING REAR ELEVATION
(Yard walls and store omitted for clarity)
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

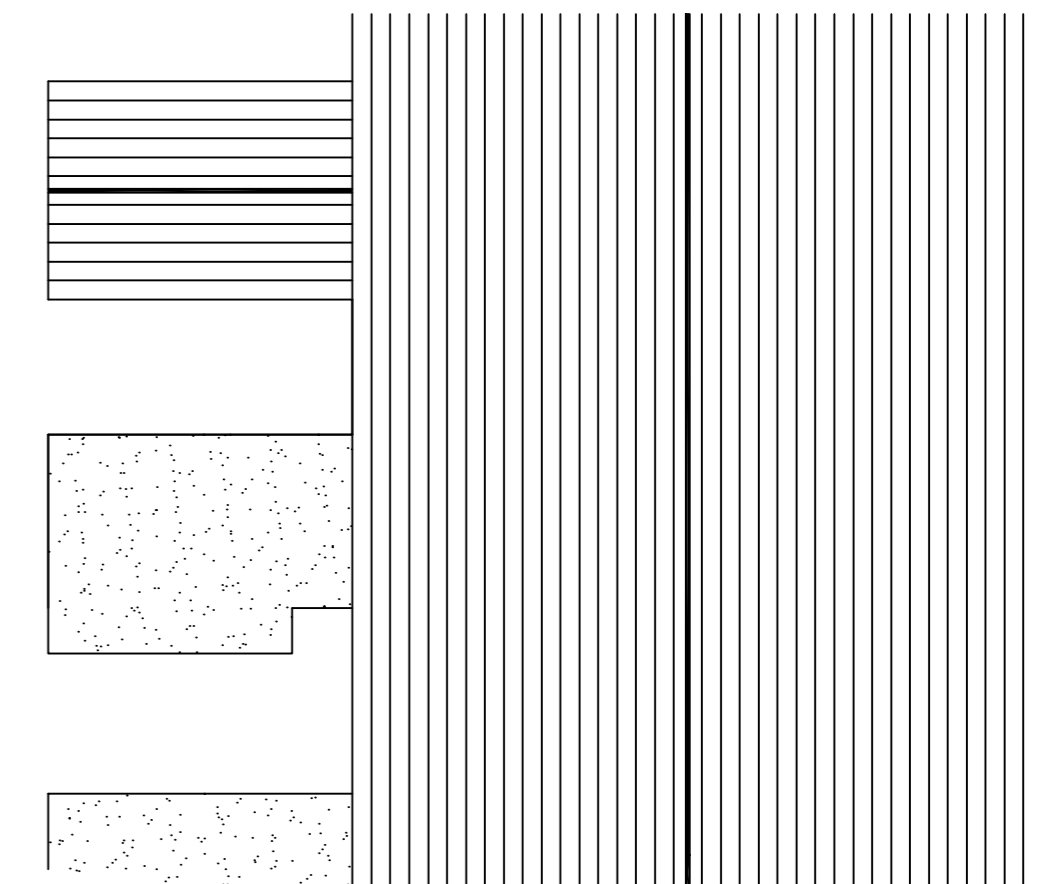


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

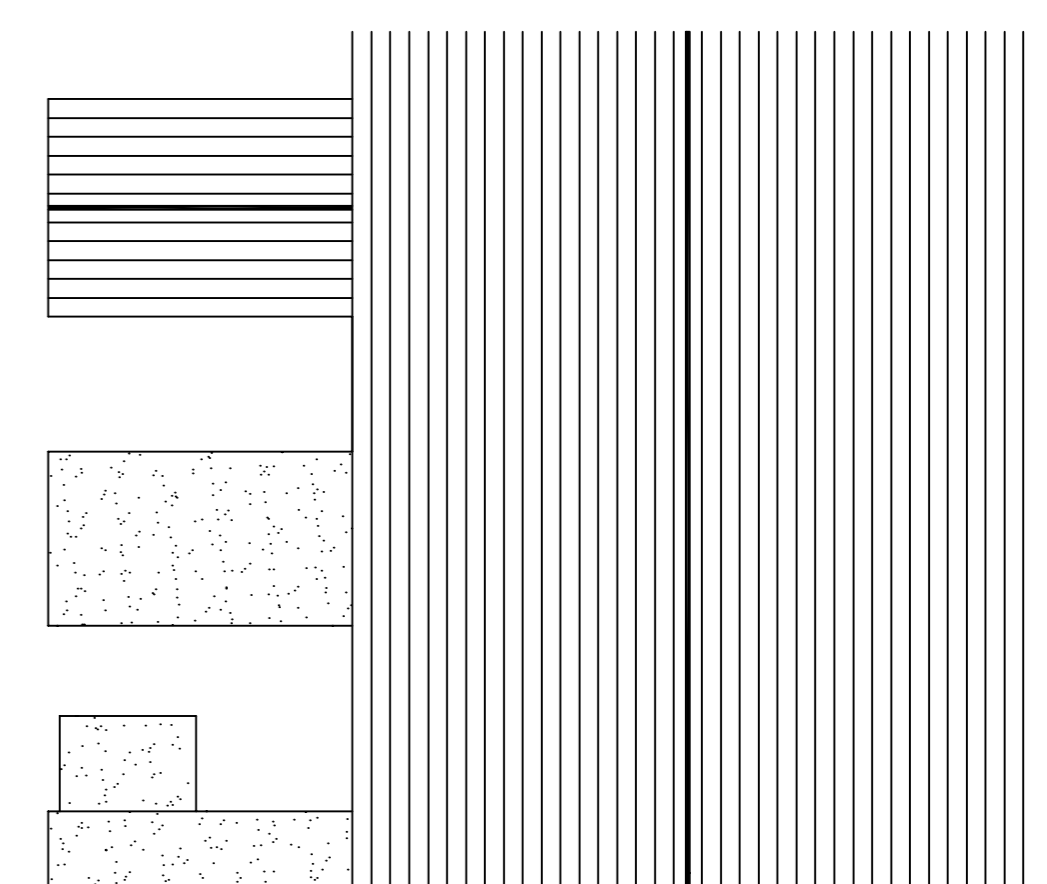
New partition walls to bedroom and between bedroom and bathroom to be 12.5pib/d and skim on 75 x 50 timbers at 400mm centres with 75mm fibreglass between timbers. Fit new internal doors and casing to suit client and grants officer. through with existing.



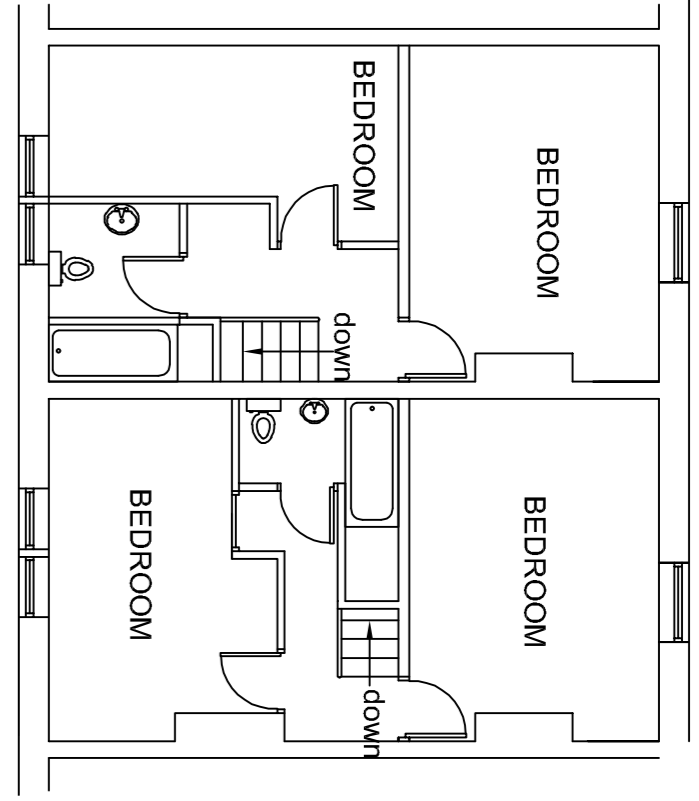
PROPOSED ROOF PLAN
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100

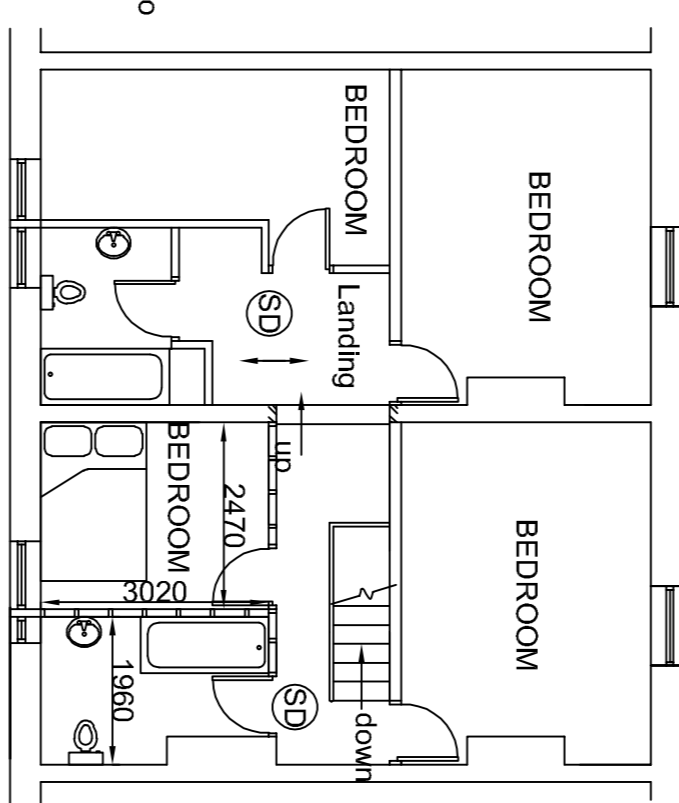


EXISTING FIRST FLOOR PLAN
SCALE 1:100

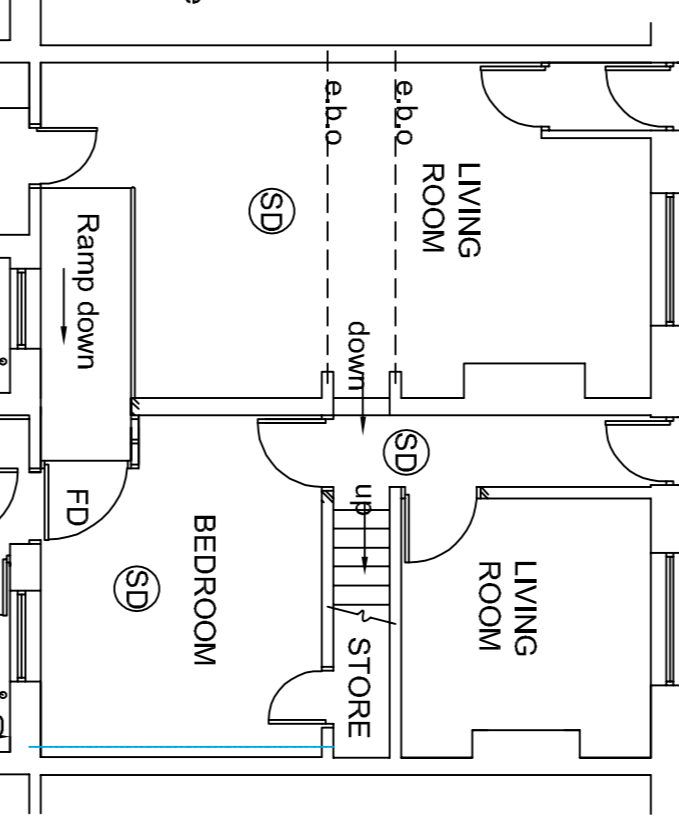


Fit new power points and lights to suit Client and Grants Officer. Fit one in four low energy/high efficiency light fittings. Fit new radiators with thermostatic valves to give a comfortable temperature of at least 21° to bedroom and shower room. Size and positions of radiators to suit Gas Safe registered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

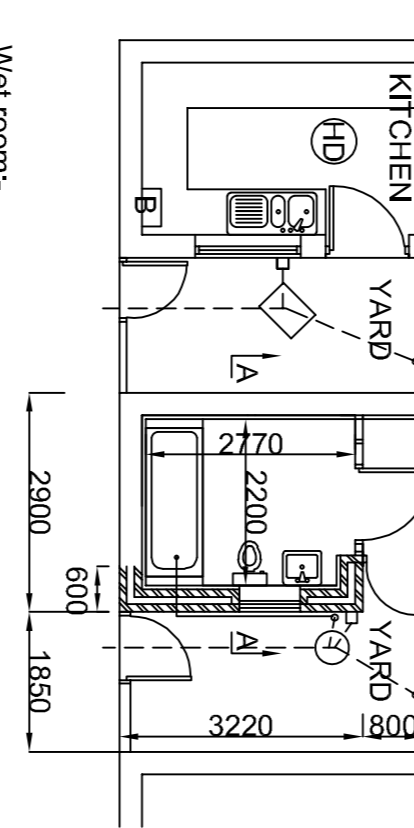
New steps to landing between properties to be min 220mm going up to ceiling level for hoist and widen opening to min 650mm clear. Make good as required. Fit new 150 x 100 RC lintel over.



Remove existing kitchen door and casing, take opening up to ceiling level for hoist and widen opening to min 650mm clear. Make good as required. Fit new 150 x 100 RC lintel over.



Remove staircase and fill in stairwell using 175 x 75 timber joists at 400mm centres sat on existing solid walls run in as shown. Joists sat in joist hangers, securely fixed to timbers, bolted to existing walls. Lay 100mm mineral wool (min 10kg/m3 density) between joists. New floor to line through with existing.

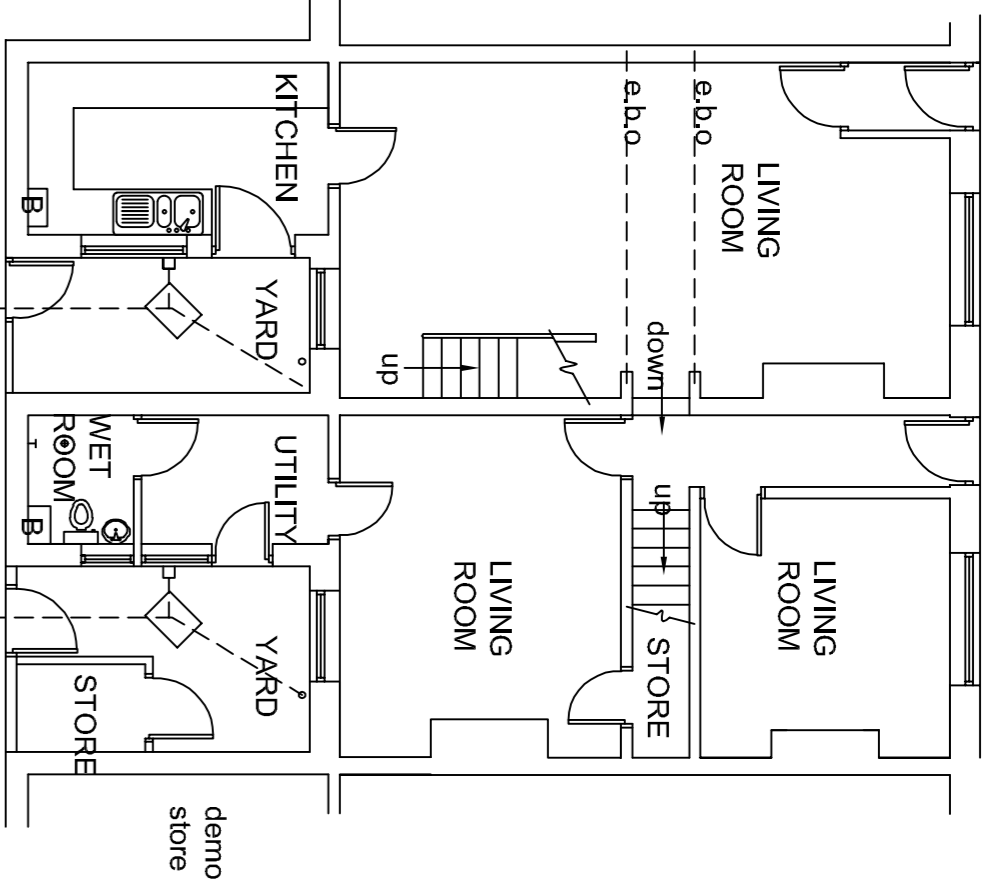


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Wet room:-
pib/d to be removed from ceiling. Existing ceiling to be strengthened to carry a ceiling track hoist with a safe working load of 200kg. New 175 x 75 ceiling joists to be sat alongside and bolted to existing ceiling joists, sat in joist hangers securely fixed to timber bolted to existing walls. Fit 100mm Kingspan between timbers and fit 50mm insulated pib/d and skim ceiling. **Level of bedroom ceiling to match and line through with this ceiling.**
Partition wall as per first floor. Fit new door and casing to give min clear opening of 850mm. Form wet floor throughout with Altro flooring system or similar throughout. Fit height adjustable WB with 32mm dia waste and 75 anti vac trap. Fit Close-net or similar WC. Fit height adjustable bath with integrated fold up/down changing table. Exact positions of furniture to be decided on-site to suit Client and O.T. Soil and waste pipes run into new 100mm dia PVC soil and vent pipe, run into MH and pick up existing drains. Fit electric wall mounted heater started by pull switch. Fit extractor fan run to outside air. Fan capacity 15 litres per second with 15 minute overrun on light. All associated plumbing works for hot and cold water supplies to be connected to existing hot and cold water supplies.



EXISTING GROUND FLOOR PLAN
SCALE 1:100



When existing doors in N° 48 to living room and bedroom, fit 150 x 100 RC lintels over and fit new doors and casings to give min clear opening of 850mm.



Remove existing chimney breast and fit steel beam over set on concrete padstones at each end, all in accordance with structural engineers calculations.



Remove existing kitchen door and casing, take opening up to ceiling level for hoist and widen opening to min 650mm clear. Make good as required. Fit new 150 x 100 RC lintel over.



Fit new suspended ceiling throughout bedroom spanning as shown. **Ceiling must line through with wet room ceiling.** See ceiling A-A regarding wet room ceiling. Ceiling to bedroom to be 200 x 75 C16 timber joists sat in joist hangers, securely fixed to 200 x 75 timber wallplate bolted to existing walls. Fit 100mm mineral wool (min 10kg/m3 density) between joists and fit 12.5pib/d and skim ceiling.



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



Remove stairwell and fill in stairwell using 175 x 75 timber joists at 400mm centres sat on existing solid walls run in as shown. Joists sat in joist hangers, securely fixed to timbers, bolted to existing walls. Lay 100mm mineral wool (min 10kg/m3 density) between joists. New floor to line through with existing.



Remove existing window and fit new split window in the ratio as shown on the proposed first floor plan. Bathroom window glazed in opaque glass bedroom window to be escape window.



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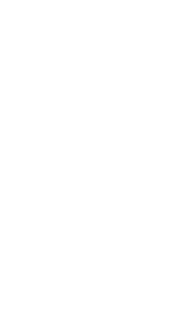
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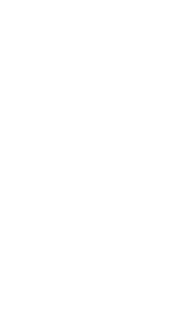
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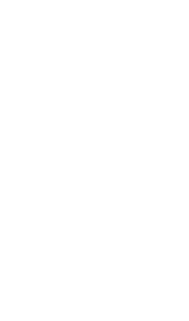
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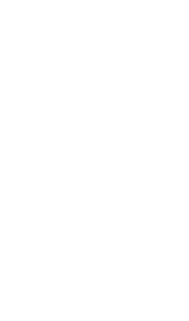
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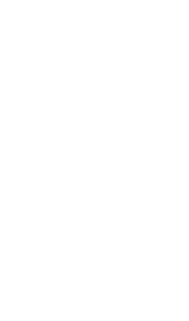
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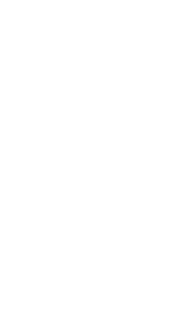
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