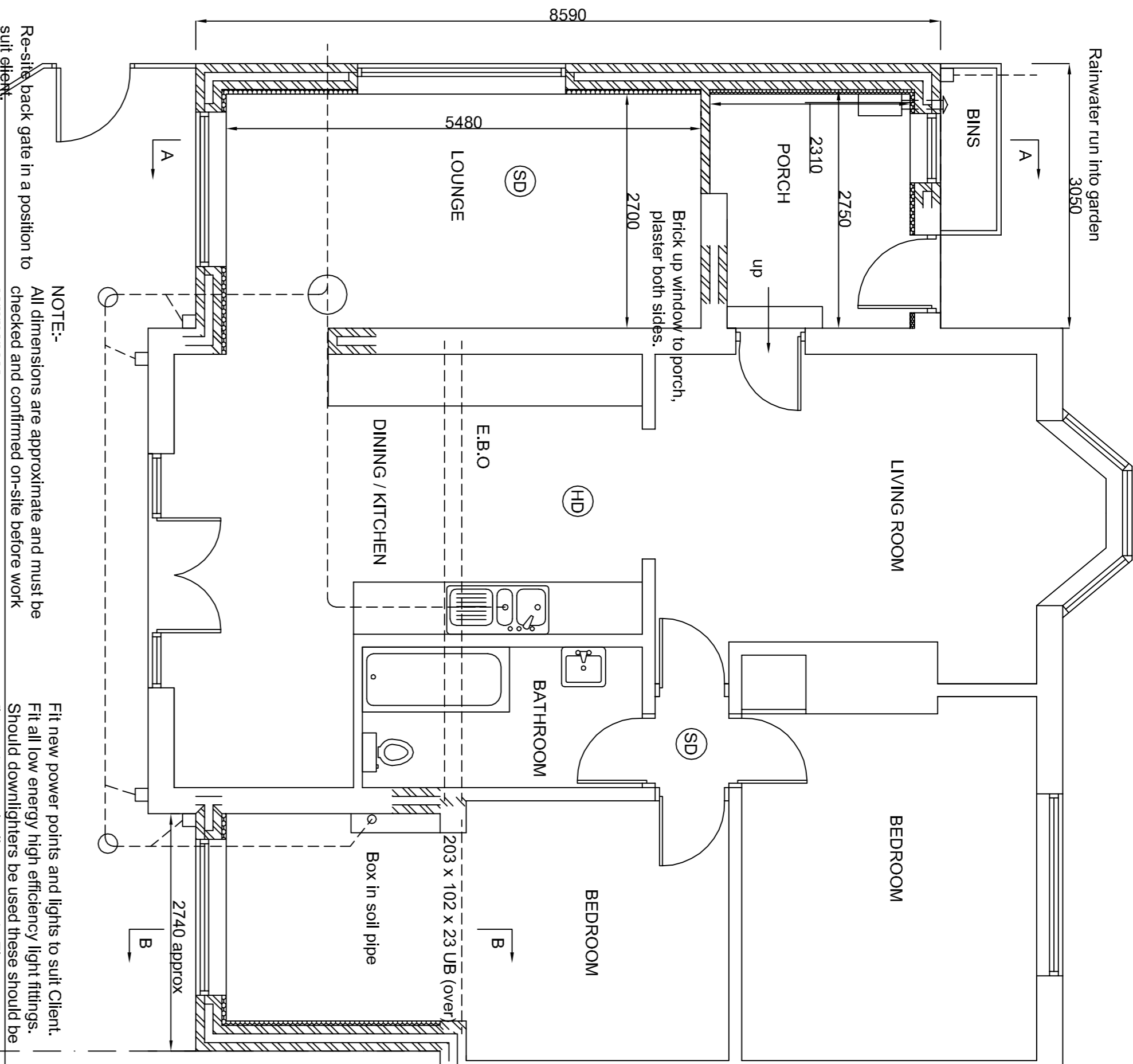


Re-site boiler in porch. This work to be carried out by Gas Safe registered heating engineer



Remove existing wall and fit new 203 x 102 x 23 UB steel beam over to support existing rafters and new flat roof joists. Steel beam set on 430 x 100 x 215 deep solid 7N/m<sup>2</sup> concrete blocks as padstones.

New walls bonded to existing walls, cavities to be continuous.  
Brick up existing bathroom window in cavity construction to match existing, plaster both sides, and all pipework, fill with fibreglass and create rodding access.

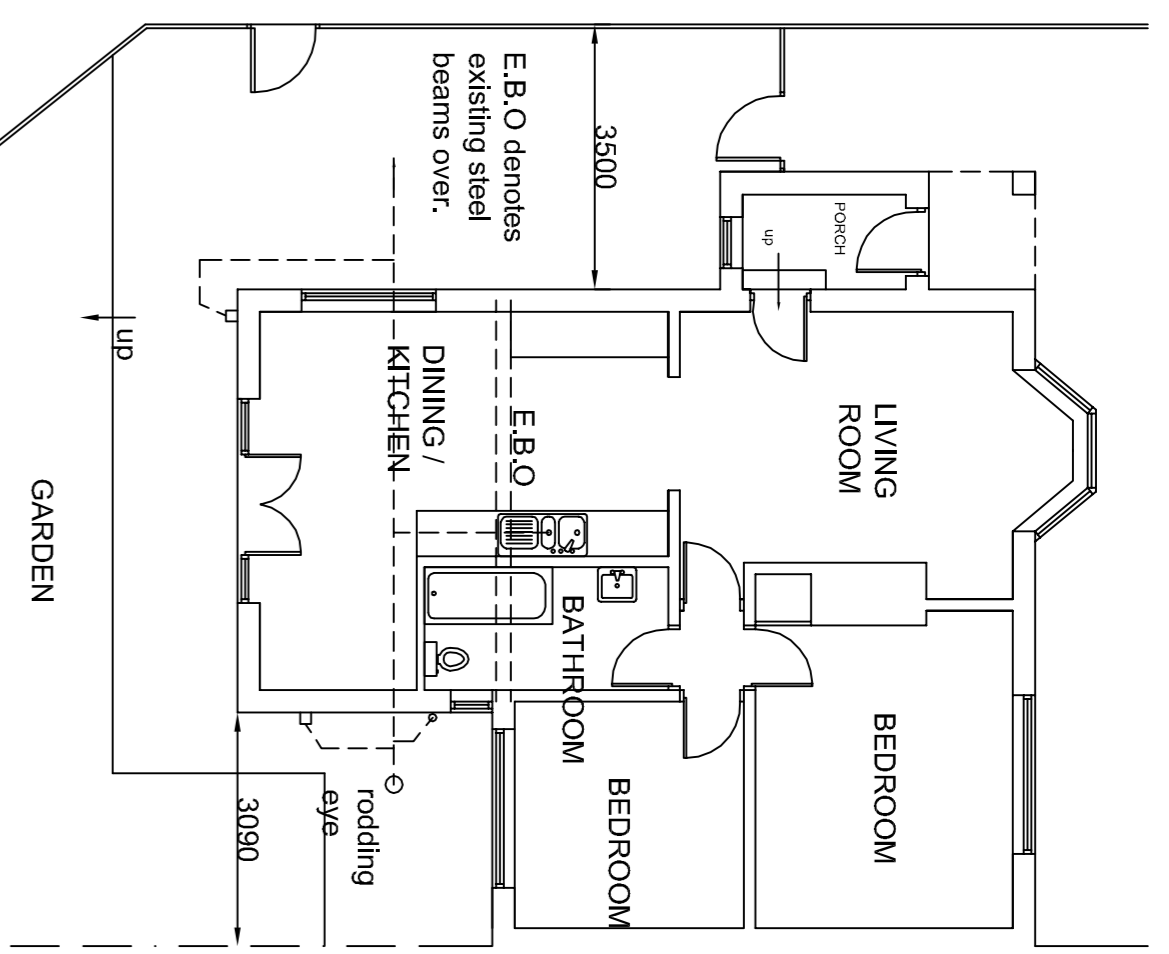
Client MUST enter into an agreement with adjacent owner under the requirements of the Party Wall Act 1996. If this is not done the Architect will accept no responsibility for any disputes at a later date. In doubt consult Building Control.

**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50

**NOTE:-**  
All dimensions are approximate and must be checked and confirmed on-site before work commences.  
Re-site back gate in a position to suit client.

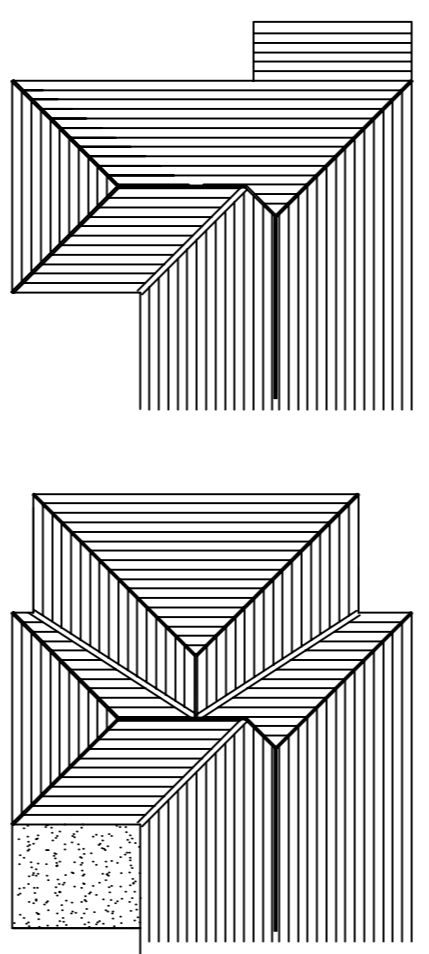
Remove existing side window and re-site in rear wall. Brick up one pane of existing window to create more unit space in kitchen. Cut down wall to form access into lounge and make good where required. Fit new linen over if required.

Fit new power points and lights to suit client. Fit all low energy high efficiency light fittings. Should downlights be used these should be fire and acoustically protected. Fit new radiators with thermostatic valves. Size and position to suit Gas Safe registered Heating Engineer and Client, all run off existing system. Heating Engineer to check whether existing boiler is suitable to run new radiators. If not replace boiler. For any other information refer to Domestic Heating Compliance Guide (Par 35/39 Inc.)



Assumed line of existing drains. Builder MUST also check whether United Utilities sewers are present within the site. If this is not done the Architect will accept no responsibility for any disputes at a later date. In doubt consult Building Control.

**EXISTING GROUND FLOOR PLAN**  
SCALE 1:100



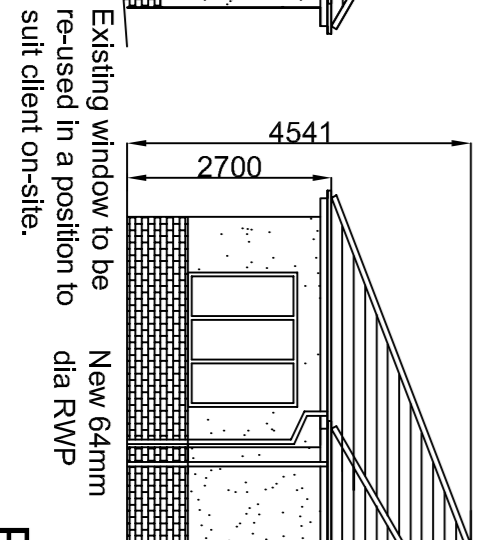
**EXISTING SIDE ELEVATION**  
SCALE 1:100

Lead lined valleys between new roof and existing roof. Fit lining fills under tiles. Lead flashed over fitting filler and up under tiles. All on diminishing trusses fixed to 12.5 exterior plywood fixed to existing and new trusses.

**EXISTING REAR ELEVATION**  
SCALE 1:100

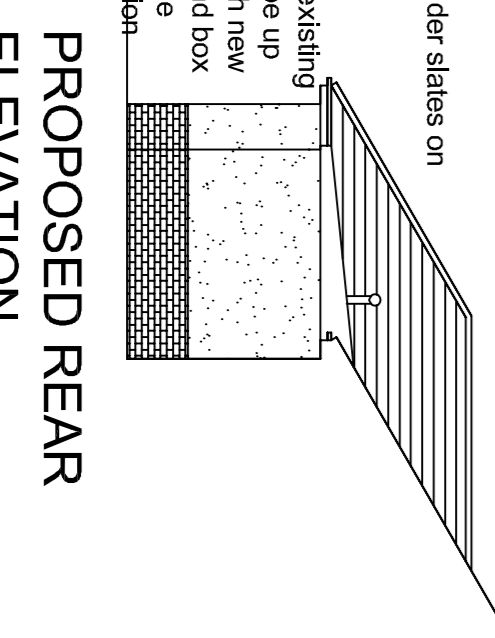
New bedroom window to be escape type window with side hung O.L min 0.34m<sup>2</sup> with min width or height of 450mm. Height to bottom of O.L from floor should be 1100mm max. Should window locks be used they should be of a type where the key cannot be removed. Should easy clean hinges be used, please ensure that they can be opened beyond 90° for effective escape.

**PROPOSED SIDE ELEVATION**  
SCALE 1:100



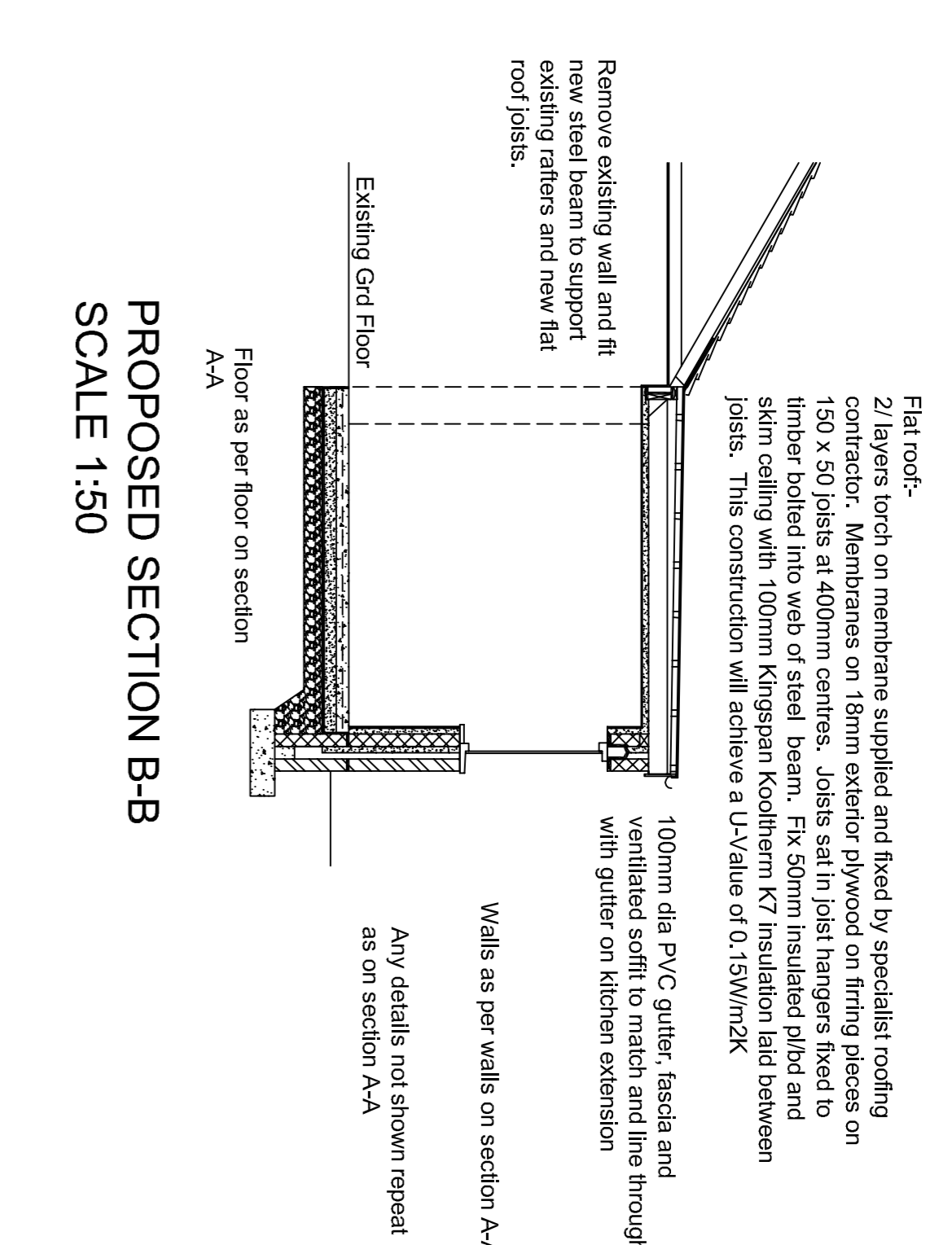
Existing window to be re-used in a position to suit client on-site.

**PROPOSED REAR ELEVATION**  
SCALE 1:100



Run felt up under slates on both roofs  
Flash existing soil pipe up through new roof and box in inside extension

**PROPOSED REAR ELEVATION**  
SCALE 1:100  
(Fence omitted for clarity)



**PROPOSED SECTION B-B**  
SCALE 1:50

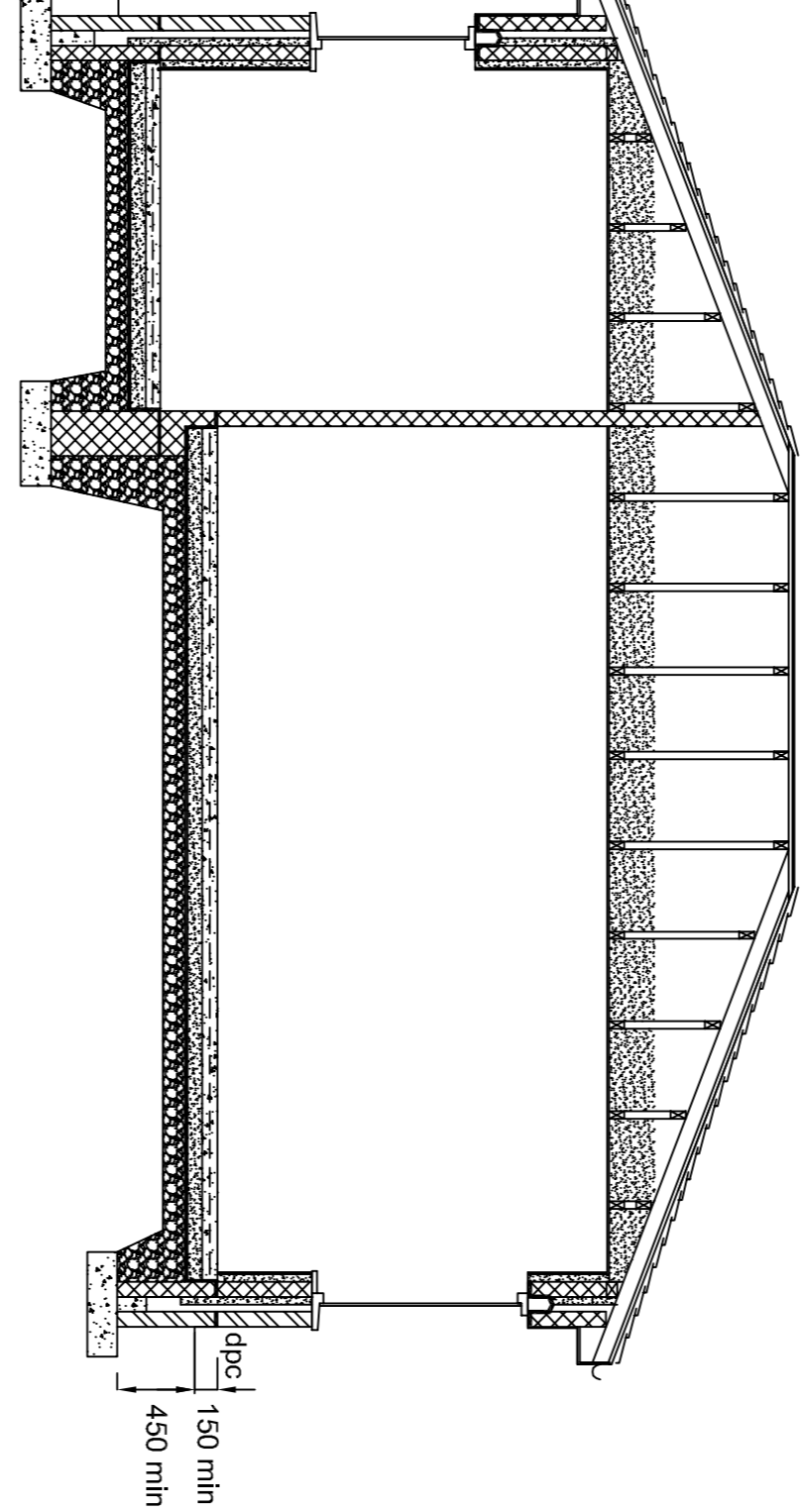
**ROOF:-**  
Terracotta concrete tiles to match existing. Builder must check that the tile chosen will work on reduced roof pitch (20° approx). If tile is not suitable then builder to choose a tile that is as close as possible to the terracotta tile, that will work on roof slope and that the client and Local Authority are agreeable with. Headlap and fixing to suit manufacturer's specification. Tiles on tanalized timber battens on breathable fall on gung nailed trusses at 600mm centres. Trusses and bracings to be in accordance with manufacturer's specification and BS 5268 Part 3, 1965 and BS 6399 Part 3, 1998. Trusses fixed securely to timber wallplates. Trusses to be designed, manufactured and installed by specialist contractor. Roof slope approx 20°. Ceiling:- 12.5plybd and skim fixed to underside of trusses. Lay 150mm fibreglass between bottom of trusses with a further 150mm fibreglass laid across. This construction will achieve a U-Value of 0.15W/m<sup>2</sup>K

Gutter fascia and ventilated soffit to match and line through with existing.

**New walls:-**  
100mm concrete block with render to match existing and brick pinnh below, all to match existing. 100mm cavity, 100mm concrete block with 50mm insulated 12.5plybd and skim on dabs. Fit 60mm Kingspan Thermawall TW50 insulation to cavity side of inner leaf to achieve a U-Value of 0.18) all set on 2/1 layers concrete block, infill cavity with concrete up to 225mm below DPM all set on 700 x 200 concrete footings.

Please note all concrete block is to be 7N/m<sup>2</sup> crushing strength.

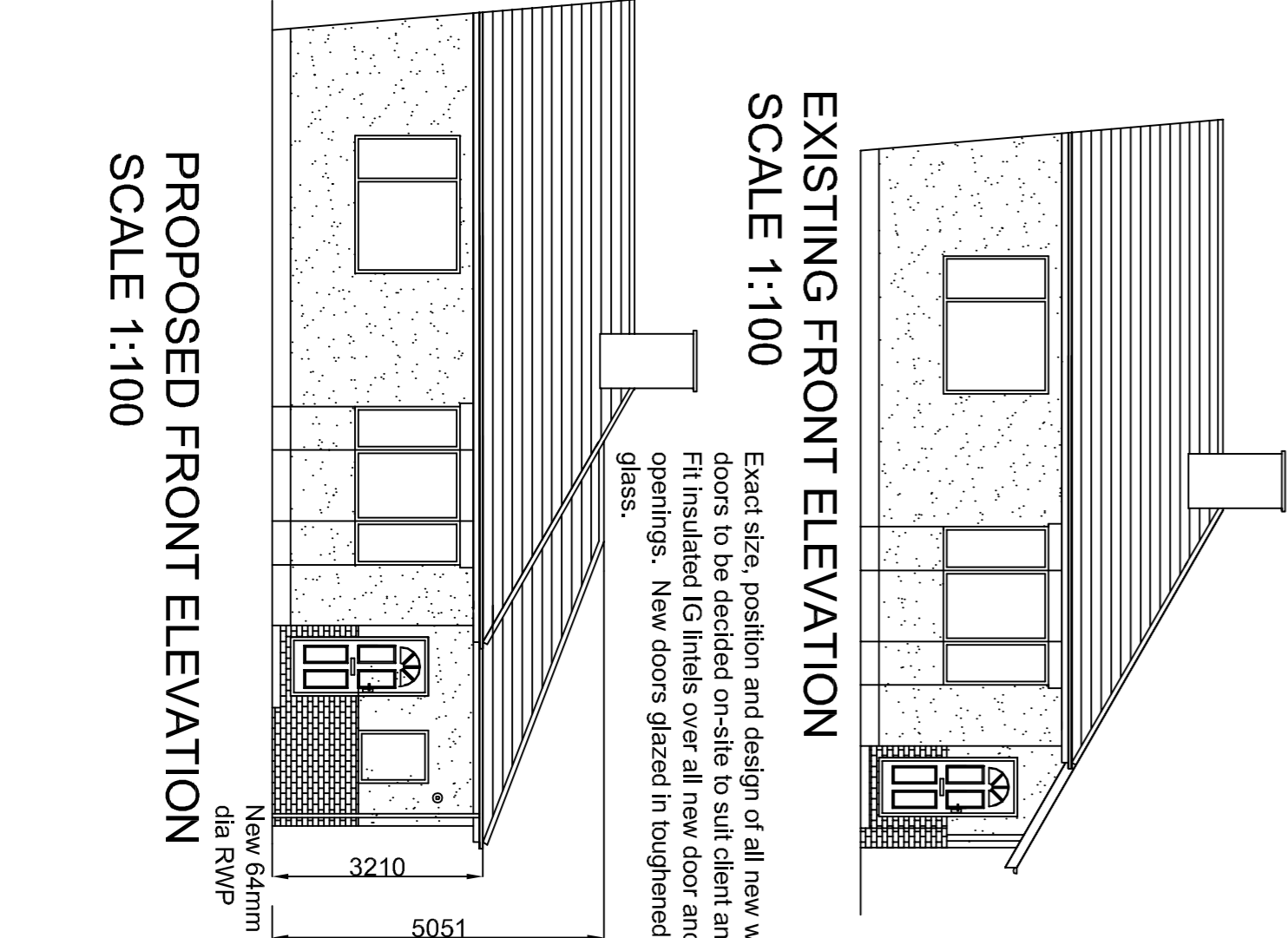
Please note that footings are susceptible to change once excavation works begin and ground conditions are determined on-site. All to suit Local Authorities Building Control Officer. If foundations need to be changed, contact architectural designer.



**PROPOSED SECTION A-A**  
SCALE 1:50

**New floor to porch and lounge:-**  
100mm fibre reinforced cement screed with one layer A232 mesh in middle on 50kg polythene on 100mm Kingspan Kooltherm K3 insulation on 120kg Visqueen on sand blinding on 150mm hardcore. Fit 25mm polystyrene between new concrete slab and external walls. New floor to line through with existing porch floor

Wall between porch and lounge to be 140mm solid 7N/m<sup>2</sup> concrete block wall with 12.5plybd and skim finish to both sides. Thicken out to 300mm below insulation and sit on 700 x 200 concrete footing.



**EXISTING FRONT ELEVATION**  
SCALE 1:100

Exact size, position and design of all new windows and doors to be decided on-site to suit client and builder. Fit insulated IG units over all new door and window openings. New doors glazed in toughened safety glass.

**PROPOSED FRONT ELEVATION**  
SCALE 1:100

**PROPOSED SIDE ELEVATION**  
SCALE 1:100

**PROPOSED REAR ELEVATION**  
SCALE 1:100

**PROPOSED REAR ELEVATION**  
SCALE 1:100  
(Fence omitted for clarity)

**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 and 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.  
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<b>JACK WALSH LTD.</b>	
Building Consulting Services	
Office 1 Remec House, Summit Works	
Manchester Road, Burnley,	
Tel N° (01282) 450041	
<b>REVISIONS</b>	
Rev B:- Sizes of extensions reduced to fit within curtilage	Mar 2023
Rev A: Main roof finish altered	Jan 2023
<b>PROJECT</b>	
Proposed single storey extensions	
21 Norfolk Avenue,	
Burnley	
<b>DRAWING TITLE</b>	
Existing and proposed plans, elevations sections and notes	
<b>DRAWING NUMBER</b>	NA 21 / 1B
<b>SCALE</b>	
1:50, 1:100	
<b>DRAWN BY</b>	L.F
<b>DATE</b>	JAN 2023