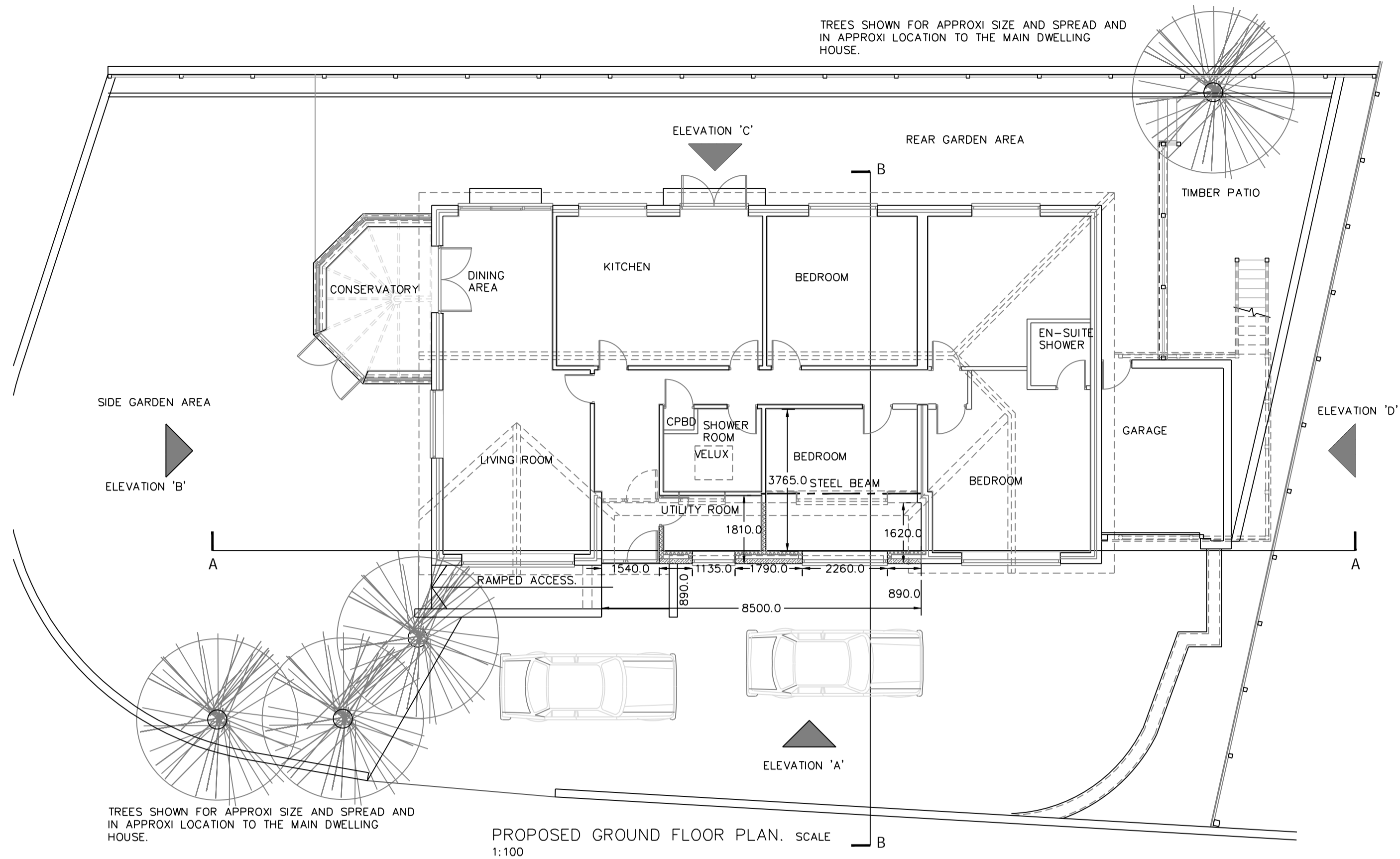


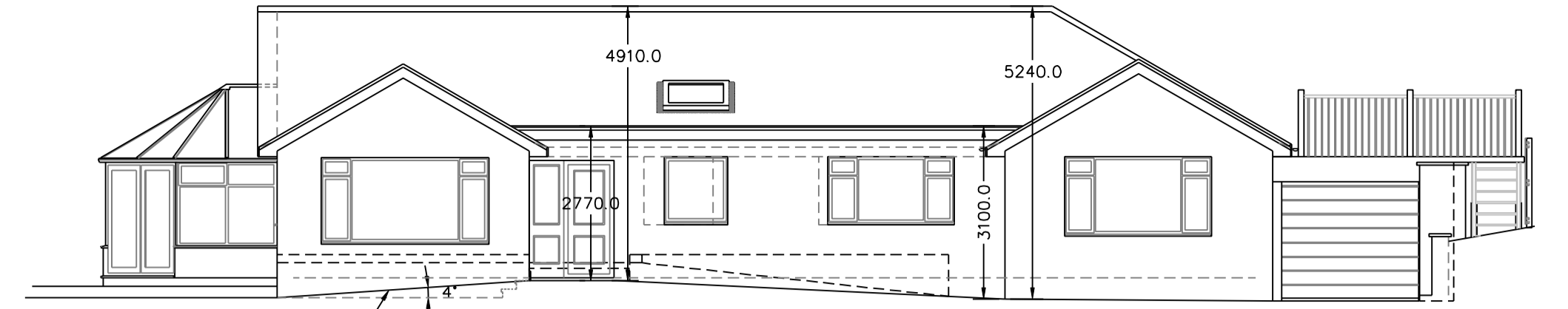
TREES SHOWN FOR APPROX SIZE AND SPREAD AND IN APPROX LOCATION TO THE MAIN DWELLING HOUSE.



PROPOSED GROUND FLOOR PLAN. SCALE 1:100

GENERAL CONSTRUCTION NOTES.

- FOUNDATIONS:**
STRIP BUILDING AREA OF ALL VEGETABLE MATTER AND RUBBISH. EXCAVATE TRENCH TO STRIP FOOTINGS ALONG CENTER LINE OF WALL TO A MAX DEPTH OF 900MM BELOW INTERNAL FINISHED GROUND LEVEL OR TO SUITABLE SUB-STRATA AGREED ON SITE WITH APPOINTED BUILDING INSPECTOR AND STRUCTURAL ENGINEER. WIDTH OF FOOTINGS AS SPECIFIED BUT WHERE DIFFICULT GROUND CONDITIONS EXIST FOUNDATION CONSTRUCTION TO BE IN ACCORDANCE WITH CONSULTING ENGINEERS DESIGN DETAILS AND TO APPROVED DOCUMENT 'A' OF THE BUILDING REGULATION APPROVED DOCUMENTS. MIN WIDTH OF FOOTINGS TO BE 600MM X 200MM THK TO EXTERNAL CAVITY WALLS. WHERE APPLICABLE 400MM X 200MM THK FOOTINGS TO INTERNAL LOAD BEARING WALLS.
- WALLS BELOW DPC:**
EXTERNAL: 100MM CONC. COMMON/BLOCKWORK OR FLETTONS EXTERNAL LEAF UP TO A MIN OF 2 COURSES BELOW DPC. 110MM WIDE CAVITY FILLED WITH LEAN MIX CONC. TO WITHIN 225MM OF DPC LEVEL WITH TOP EDGE SPLAYED TO THE OUTSIDE. 150MM DENSE CONC. BLOCKWORK UP TO DPC LEVEL INNER LEAF.
INTERNAL: 100MM CONC. COMMONS/BLOCKWORK UP TO DPC LEVEL.
- DAMP PROOFING:**
DAMP PROOF COURSES TO BE 1000G 'HYLOAD' OR SIMILAR APPROVED TO B.S. 743 AND AT A MIN 150MM ABOVE EXTERNAL GROUND FLOOR LEVEL AND LAPPED AND SEALED WITH DAMP PROOF MEMBRANE UNDER SLAB.
HORIZONTAL DPC'S UNDER CILLS OF OPENINGS AND LAPPED WITH VERTICAL DPC'S WHERE BLOCKWORK CLOSES CAVITY AROUND DOOR AND WINDOW OPENINGS. CAVITY TRAYS AND WEEPHOLES EVERY 4TH HEADER JOINT TO BE PROVIDED OVER OPENINGS AND AT JUNCTIONS. DPC'S AND CAVITY TRAYS TO BE PROVIDED TO ALL EXTERNAL METER BOXES. FLASHINGS TO BE CODE 4 LEAD, VALLEYS TO BE CODE 5.
- GROUND FLOOR:**
GROUND FLOOR TO BE CONSTRUCTED OF 50MM THICK SAND/CEMENT SCREED ON 150MM THK IN-SITU CONC. SLAB INCORPORATING STEEL MESH REINFORCEMENT WITH MIN 50MM COVER TOP AND BOTTOM LAID DIRECTLY ONTO 100MM THK 'KINGSPAN' INSULATION BOARDS OR SIMILAR APPROVED SANDWICHED 2 LAYERS OF VISQUEEN DPM I.E. 1ST LAYERS LAID ON TOP OF INSULATION BOARDS WITH 2ND LAYER LAID DIRECTLY BELOW AND ABOVE 50MM THK SAND BLINDING INTURN LAID ON TOP OF 300MM THICK HARDCORE WELL COMPACTED IN MAX 150MM THK LAYERS.
- WALLS ABOVE DPC:**
EXTERNAL WALLS: 375.0MM CAVITY CONSTRUCTION, OUTER LEAF TEXTURED BRICKS SIMILAR IN COLOUR, TEXTURE & SIZE TO MAIN DWELLING WALLS. 110MM WIDE CAVITY INCORPORATING 50MM THK 'KINGSPAN' INSULATION BOARDS. 100MM THK MEDIUM DENSITY BLOCKWORK INNER LEAF LINED INTERNALLY WITH MIN 40MM THK INSULATED PLASTERBOARDS OR SIMILAR APPROVED PROPRIETARY BLOCKWORK TO ACHIEVE THE REQUIRED 'U' VALUE OF 0.18W/M2K. STAINLESS STEEL WALL TIES MIN 225MM LONG (TRIANGULAR TIES OR SIMILAR APPROVED) AT MAX 750MM HORIZONTAL C/C AND 450MM VERTICAL C/C EACH ROW OF TIES STAGGERED ON ABOVE THE OTHER. TIES AT OPENING POSITIONS TO BE AT MAX 225MM VERTICAL C/C.
INTERNAL WALLS: 100MM THK MEDIUM DENSITY OR LIGHTWT BLOCKWORK BUILT OFF NEW IN-SITU CONC. FOOTINGS WITH COMMONS UP TO DPC LEVEL AND BLOCKWORK ABOVE DPC TIED BACK TO INNER LEAF OF EXTERNAL CAVITY WALL. MIN 13MM PLASTER FINISH TO BOTH SIDES.
- TIMBER STUD WALLS:** CONSTRUCTED FROM 75MM X 50MM SW TIMBER STUDS AT MAX 600MM VERTICAL & HORIZONTAL C/C LINED ON BOTH SIDES WITH 12.5MM PLASTERBOARDS. JOINTS TO BE TAPED AND SCIMMED PRIOR TO APPLYING FINAL SCIM FINISH.
- MORTAR:** TO BE IN ACCORDANCE WITH B.S. 5628 PART 1 1978 AND MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. ALL CAVITIES TO BE KEPT CLEAN OF MORTAR.
- NOTE:** JOINTS TO BE SCIMMED AND TAPED PRIOR TO FINAL SCIMMING. ALLOW FOR ACCESS HATCH TO ROOF SPACE WITH SW LINING AND WALK BOARD'S TO TANK.
- LINTELS:** GALVANISED STEEL COMBINED LINTELS (I.G. OR SIMILAR APPROVED) WITH MIN 150MM END BEARINGS AT EACH END ABOVE STRUCTURAL OPENINGS.
- DOORS AND WINDOWS:** EXTERNAL DOOR'S AND WINDOW'S TO MANUFACTURERS RANGE. WINDOW'S TO ACHIEVE 1/10TH FLOOR AREA FOR GLAZING AREA AND 1/20TH FLOOR AREA FOR VENTILATION. ALL GLAZING TO BE SEALED DOUBLE GLAZED UNITS AND TO B.S. 7412, 7413 & B.S. 7950. FRAMES TO BE POINTED WITH AN APPROVED MASTIC TYPE AND STYLE WINDOWS. DOORS AND IRONMONGERY TO BE SEPARATELY APPROVED BY CLIENT PRIOR TO PLACING ANY ORDER'S.
- INTERNAL WASTE PIPES:** W.C. TO HAVE P-TRAP AND CONNECTED TO SOIL AND VENT PIPE. WASH HAND BASIN TO HAVE 32MM DIA WASTE OUTLET TO 75MM DEEP SEAL ANTI VAC TRAP TO 32MM DIA WASTE TO BACK INLET GULLY. (S.I.G.) TO INSPECTION CHAMBER. (I.C.) KITCHEN SINK TO HAVE A 38MM DIA WASTE TO B.I.G. EXTERNALLY MOUNTED 110MM DIA SOIL AND VENT PIPE TO 100MM DIA SUPERSLEEVE DRAIN OR SIMILAR APPROVED TO NEW I.C. WHERE REQUIRED PROVIDE RIDDING EYES AT BENDS OF PIPES. INSPECTION CHAMBERS UP TO 650MM DEEP TO BE VITRIFIED CLAY OR POLYPROPYLENE, UP TO 950MM DEEP TO BE POLYPROPYLENE. OVER 950MM DEEP TO BE PRE-CAST CONCRETE SECTIONS. ALL NEW HIGHWAY WORKS TO BE TO LOCAL AUTHORITY SPECIFICATION.

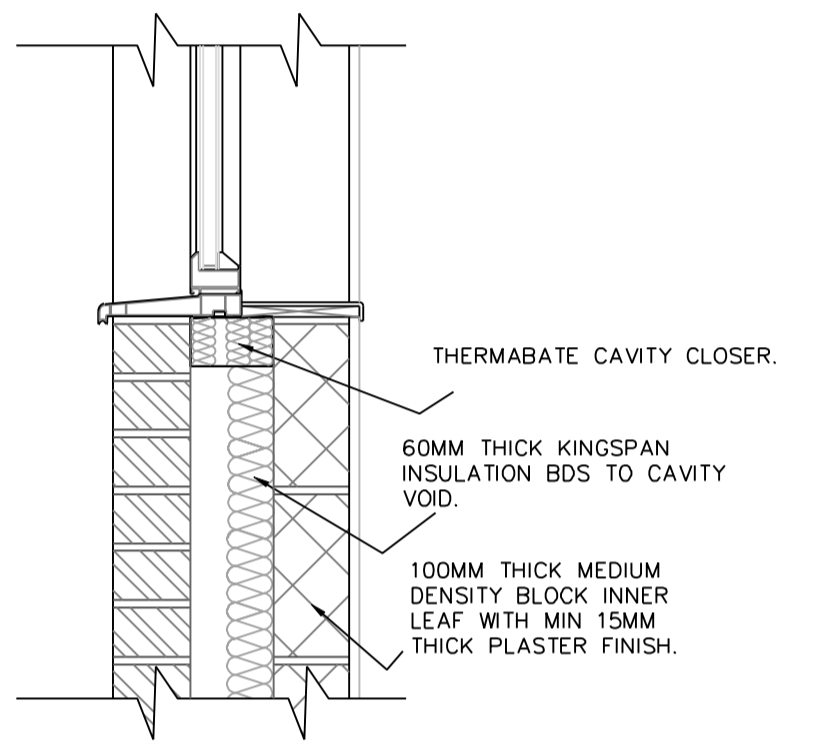


PROPOSED FRONT ELEVATION 'A'. SCALE 1:100

NOTE: - ALL NEW GLAZING TO NEW WINDOW FRAMES TO BE PILKINGTON 'K' OR SIMILAR APPROVED.

CONTRACTOR TO TAKE ALL RELEVANT SITE DIMENSIONS PRIOR TO STARTING ANY STRUCTURAL WORK AND PLACING ORDERS FOR MATERIALS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

- DRAINAGE:** WORKS TO BE IN ACCORDANCE WITH B.S. 8301 1985 AND ANY ENGINEERS DRAWINGS. HOUSE DRAINS TO BE 100MM DIA SUPERSLEEVE LAID TO MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. INSPECTION CHAMBERS UP TO 650MM DEEP TO BE VITRIFIED CLAY OR POLYPROPYLENE, UP TO 950MM DEEP TO BE POLYPROPYLENE, OVER 950MM DEEP TO BE PRE-CAST CONCRETE SECTIONS. ALL NEW HIGHWAY WORKS TO BE TO LOCAL AUTHORITY SPECIFICATION.
- PIPEWORKS:** ALL PIPEWORKS IN ROOF SPACE TO BE INSULATED IN ACCORDANCE WITH B.S. 5422:2009.
- SURFACE WATER:** GUTTER TO BE MARLEY PREMIER 112MM HAKF ROUND OR SIMILAR APPROVED LAID TO FALLS OF 1:600 DISCHARGING TO MARLEY 68MM DIA METER CIRCULAR SECTION DOWNPIPES OR SIMILAR APPROVED. DISCHARGING TO 100MM DIA METER SURFACE WATER DRAINS AS LAYOUT. LAID TO FALL MIN. 1:80 DISCHARGING INTO EXISTING 225MM DIA METER SURFACE WATER SEWER IN THE CIRCUIT.
- CONNECTIONS:** ALL CONNECTIONS TO BE TO LOCAL AUTHORITY APPROVAL.
- HARD SURFACES:** ALL HARD SURFACES ADJACENT TO EXTERNAL WALLS OF THE HOUSES TO BE LAID TO FALL AWAY FROM THE BUILDING.
- DRIVEWAYS:** LAID TO FALLS AS CAMBER AND AWAY TO ROAD.
- TRICKLE VENTS:** TRICKLE VENTS TO HEADS OF ALL NEW WINDOWS.



TYPICAL WINDOW CILL DETAIL. SCALE 1:10

ALL PIPEWORKS IN ROOF SPACE TO BE INSULATED IN ACCORDANCE WITH B.S. 5422:2009.

SURFACE WATER: GUTTER TO BE MARLEY PREMIER 112MM HAKF ROUND OR SIMILAR APPROVED LAID TO FALLS OF 1:600 DISCHARGING TO MARLEY 68MM DIA METER CIRCULAR SECTION DOWNPIPES OR SIMILAR APPROVED. DISCHARGING TO 100MM DIA METER SURFACE WATER DRAINS AS LAYOUT. LAID TO FALL MIN. 1:80 DISCHARGING INTO EXISTING 225MM DIA METER SURFACE WATER SEWER IN THE CIRCUIT.

ALL CONNECTIONS TO BE TO LOCAL AUTHORITY APPROVAL.

ALL HARD SURFACES ADJACENT TO EXTERNAL WALLS OF THE HOUSES TO BE LAID TO FALL AWAY FROM THE BUILDING.

DRIVEWAYS LAID TO FALLS AS CAMBER AND AWAY TO ROAD.

TRICKLE VENTS: TRICKLE VENTS TO HEADS OF ALL NEW WINDOWS.

DRAINS PASSING BENEATH BUILDINGS TO BE SURROUNDED IN 150MM CONCRETE WITH PROVISION FOR RETENTION OF FLEXIBILITY. DRAINS PASSING THROUGH WALLS TO BE PROTECTED BY R.C. LINTELS AND HAVE MIN 50MM CLEARANCE PROTECTED BY VERMIN GUARD TO RIGID SHEET MATERIAL.

GULLIES AND INSPECTION CHAMBERS TO BE 'HEP WORTH' OR SIMILAR APPROVED. DRAIN TRENCHES WITHIN 1.0M OF THE BUILDING SHOULD BE FILLED WITH CONCRETE TO A LEVEL EQUAL TO THE DISTANCE OF THE TRENCH FROM THE BUILDING LESS 150MM. ALL DRAINAGE INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS AND TO THE APPROVAL OF THE APPOINTED BUILDING INSPECTOR.

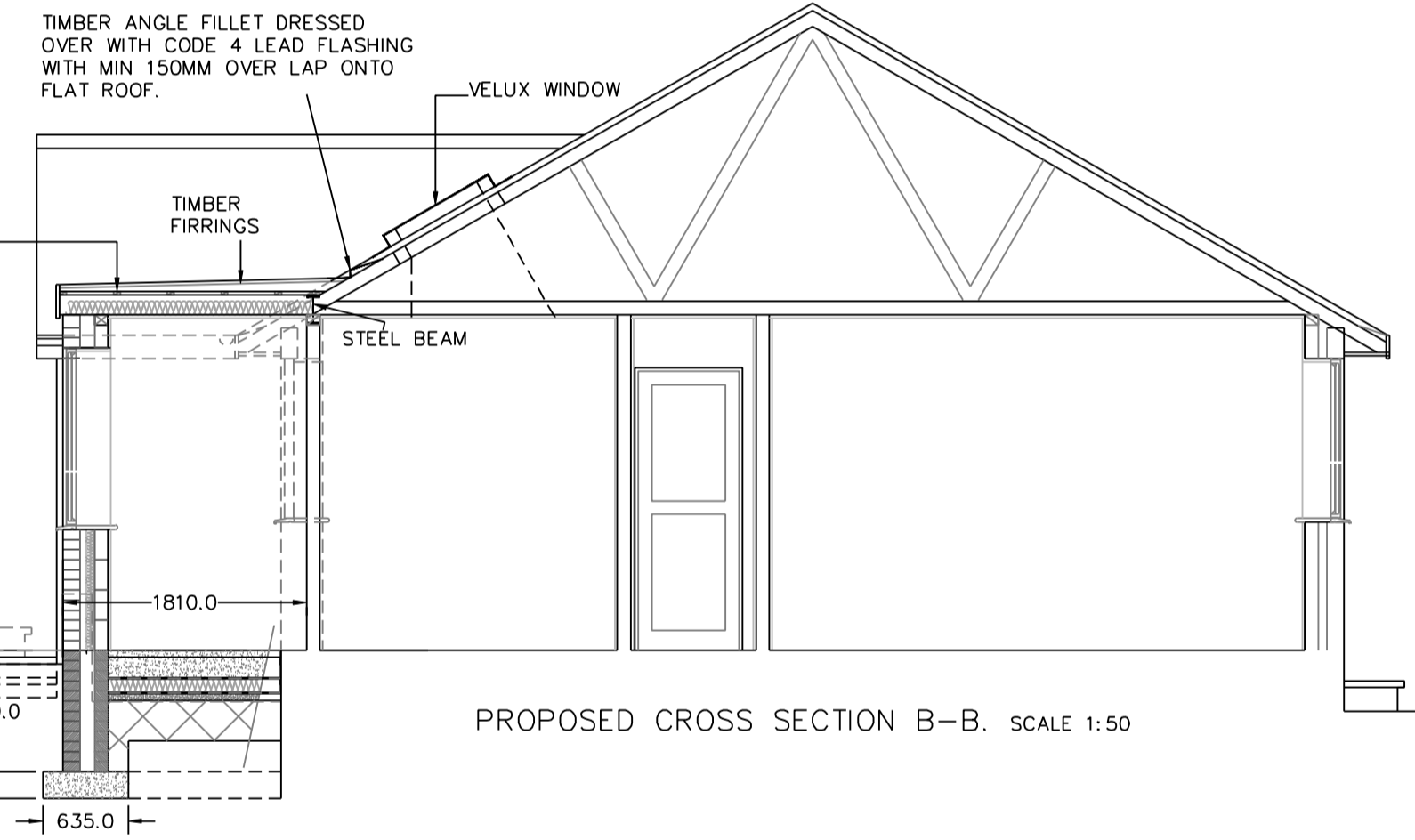
SMOKE DETECTION: TO BE PROVIDED AS INDICATED ON PLAN LAYOUTS. DETECTORS TO BE LINKED, PERMANENTLY WIRED TO A SEPARATE FUSE ON THE DISTRIBUTION BOARD AND HAVE BATTERY BACK UP ALL TO B.S. 5839 PART 1 2017 AND FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

VENTILATION (GENERAL AND MECHANICAL): KITCHEN: TO HAVE AN OPENING WINDOW AND TO HAVE BACKGROUND VENTILATION OF 4000MM2. TO HAVE EXTRACT VENTILATION OF 30 LITRES PER SECOND IF ADJACENT TO HOB, OR 60 LITRES PER SECOND IF ELSEWHERE.

BATHROOMS WITH OPENABLE WINDOWS: TO HAVE BACKGROUND VENTILATION OF 4000MM2 TO HAVE MECHANICAL EXTRACT OF 15 LITRES PER SECOND LINKED TO LIGHT SWITCH.

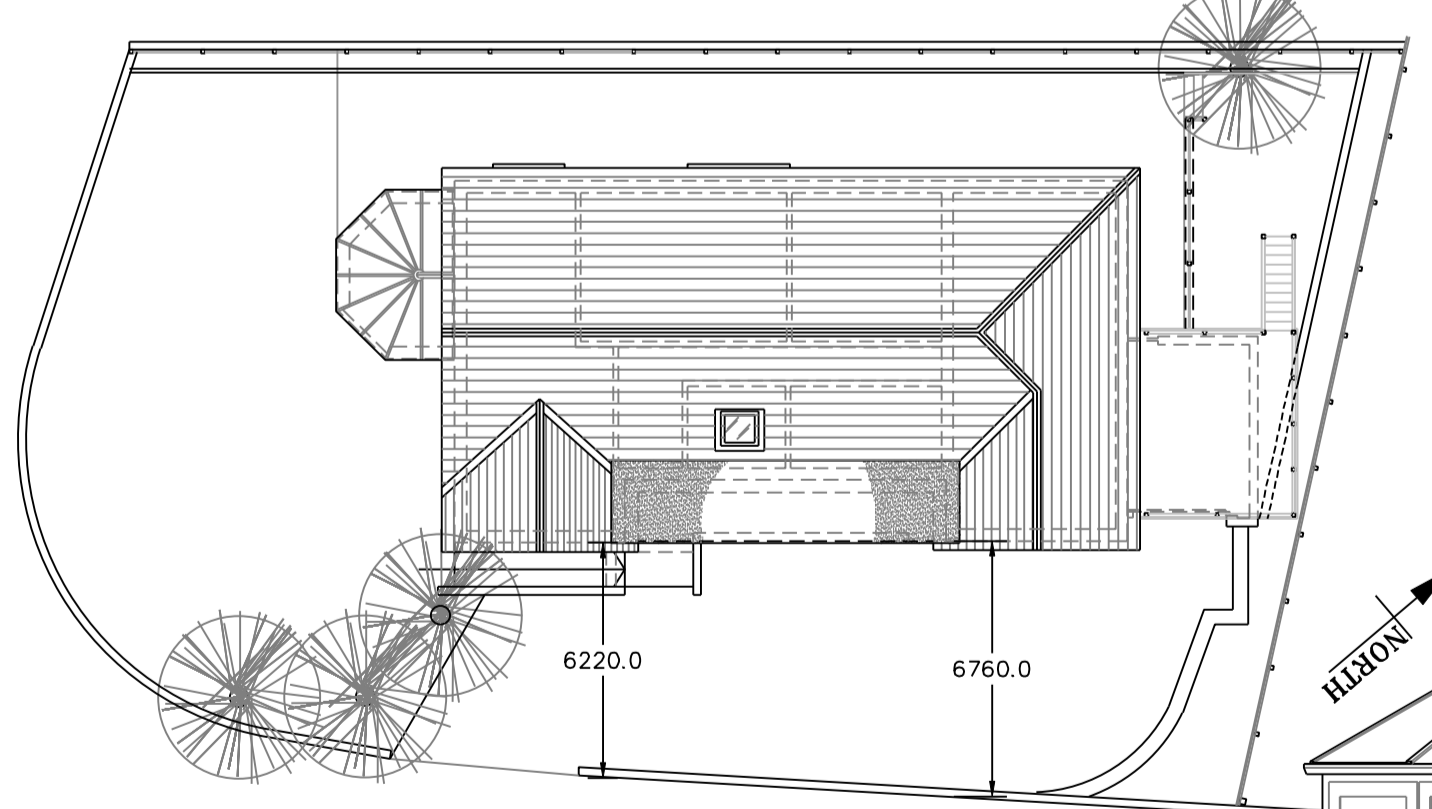
BATHROOMS WITH NO OPENABLE WINDOWS: TO HAVE BACKGROUND VENTILATION OF 4000MM2. TO HAVE MECHANICAL EXTRACT OF 15 LITRES PER SECOND, LINKED TO LIGHT SWITCH WITH 15 MINUTE OVER RUN TO HAVE AN AIR INLET INTO THE ROOM E.G. 10MM GAP BENEATH THE DOOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO PRIOR TO COMPLETION THE APPOINTED BUILDING INSPECTOR SHOULD BE SATISFIED THAT THE PART 'P' HAS BEEN FULLY COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE B.S. 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

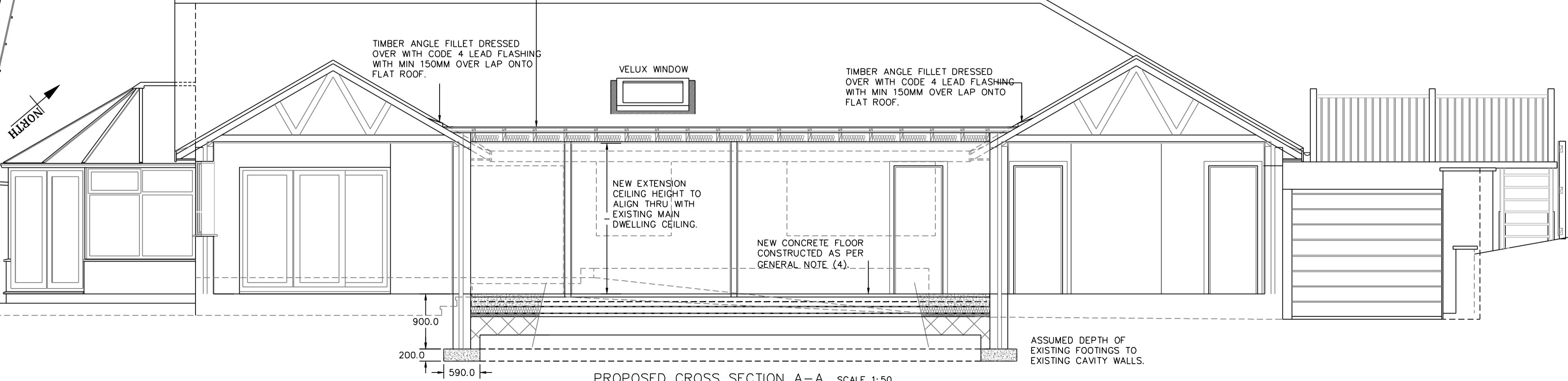


PROPOSED CROSS SECTION B-B. SCALE 1:50

FLAT ROOF CONSTRUCTED OF RUBBER ROOFING MATERIAL LAID DOWN IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS ON TOP OF 18MM THK WBP PLYWOOD NAILED DOWN ON TOP OF SW FIRRINGS ON 25MM X 50MM SW TIMBER BATTENS RUNNING IN OPPOSIT DIRECTION TO TIMBER ROOF JOISTS TO ALLOW FOR CROSS VENTILATION OF ROOF SPACE. 175MM X 50MM SW TIMBER ROOF JOISTS WITH MIN END BEARINGS OF 100MM AT EACH END. WITH MIN 140MM CELOTEX 'DOUBLE R' OR KINGSPAN INSULATION BOARD LAID BETWEEN ROOF JOISTS UNDERDRAWN BY 1200G VISQUEEN VAPOUR BARRIER AND FIRELINE BOARD WITH JOINTS TAPED AND SCIMMED PRIOR TO APPLYING FINAL SCIM FINISH.



PROPOSED ROOF/SITE PLAN. SCALE 1:200



PROPOSED CROSS SECTION A-A. SCALE 1:50

NOTE: THESE PLAN COPIES ARE FOR PLANNING APPROVAL PURPOSES ONLY.

No reliance should be placed upon dimensions which are scaled off this drawing: please see annotations.

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Issued			
PLANNING DEPT	11		
CLIENT	1		
BUILDING REGS			

title
PROPOSED FRONT SINGLE STOREY EXTENSION TO FORM NEW UTILITY ROOM AND LARGER BEDROOM & ACCESS NEW RAMP TO FRONT ELEVATION AT: - 52 FAIRFIELD DRIVE, BURNLEY, BB10 2PU.

PROPOSED GROUND FLOOR PLAN, PROPOSED CROSS SECTION DETAILS, PROPOSED ELEVATIONS AND GENERAL CONSTRUCTION NOTES.

YOUNUS KHAN
ARCHITECTURAL CONSULTANT
YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH. DESIGN CONSULTANT

DATE	DRAWN	CHECKED	REV
MARCH 2024			
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