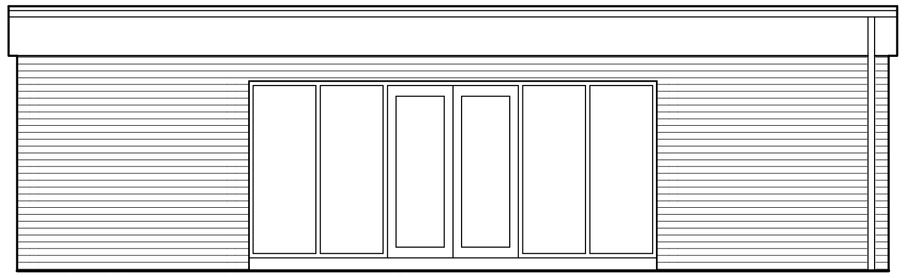
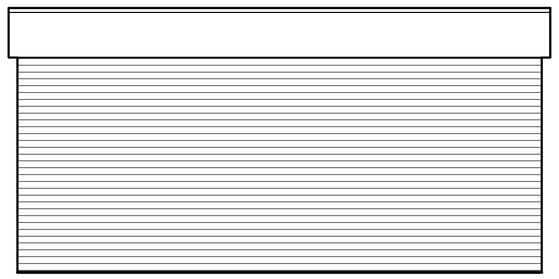
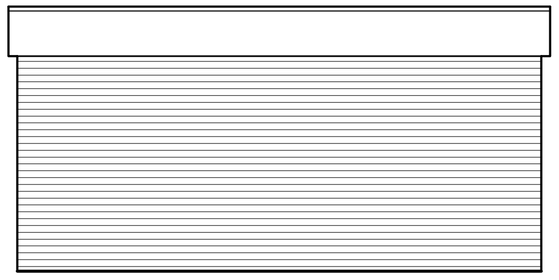


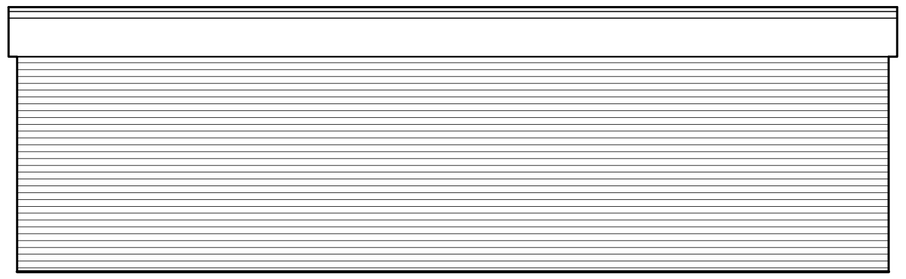
PROPOSED FRONT ELEVATION (Facing House)



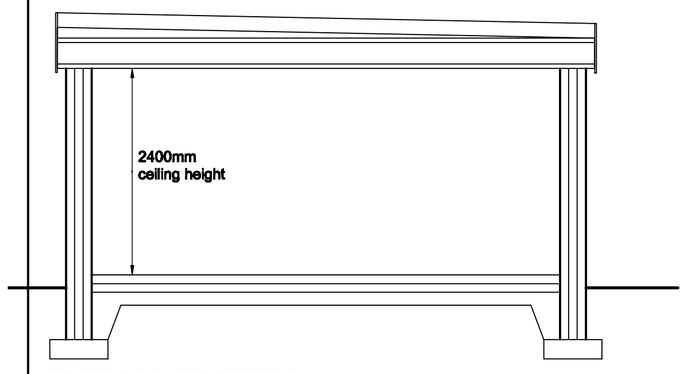
PROPOSED SIDE ELEVATION (Facing 3 Eaton Way)



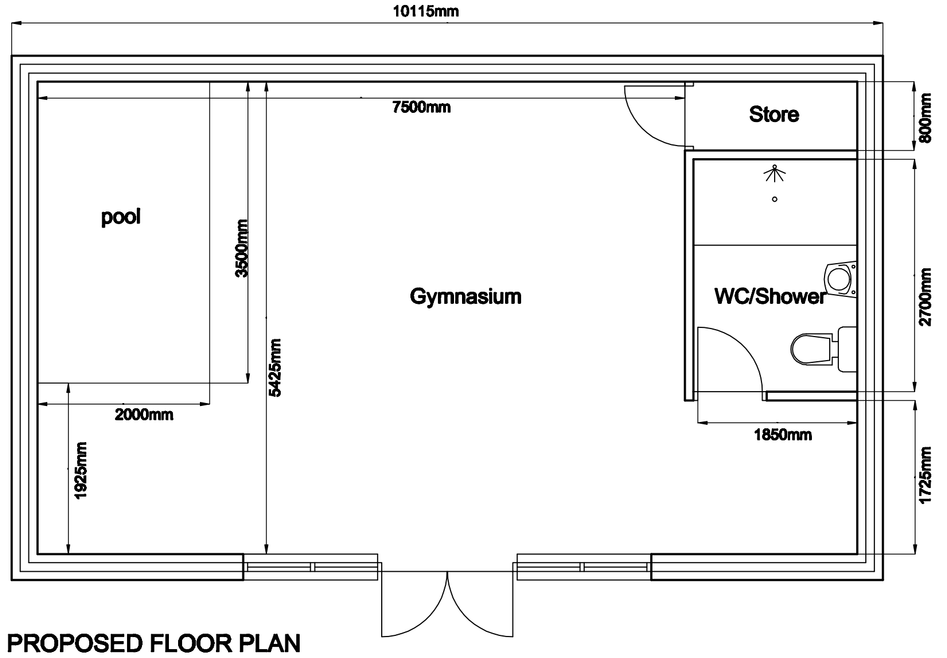
PROPOSED SIDE ELEVATION



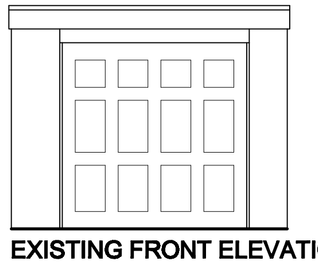
PROPOSED REAR ELEVATION



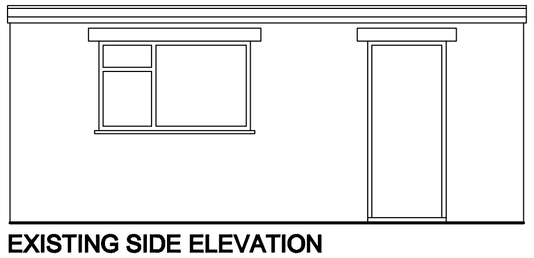
TYPICAL SECTION



PROPOSED FLOOR PLAN



EXISTING FRONT ELEVATION



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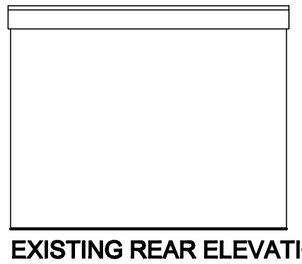
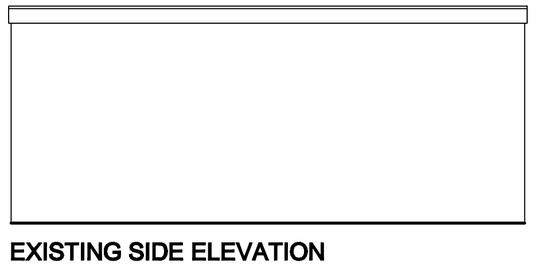


EXISTING REAR ELEVATION



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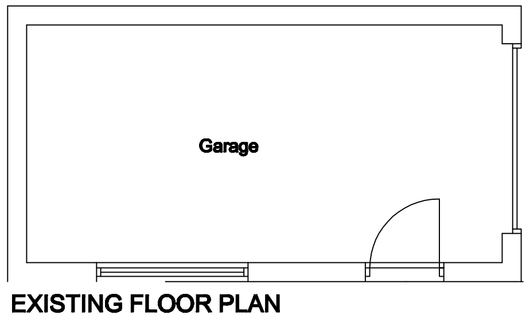
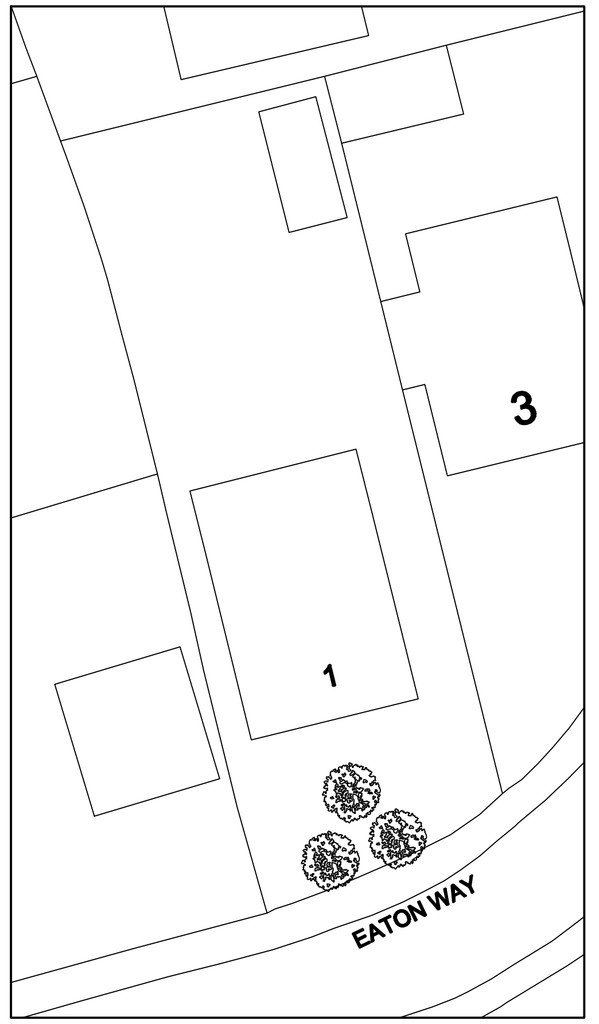
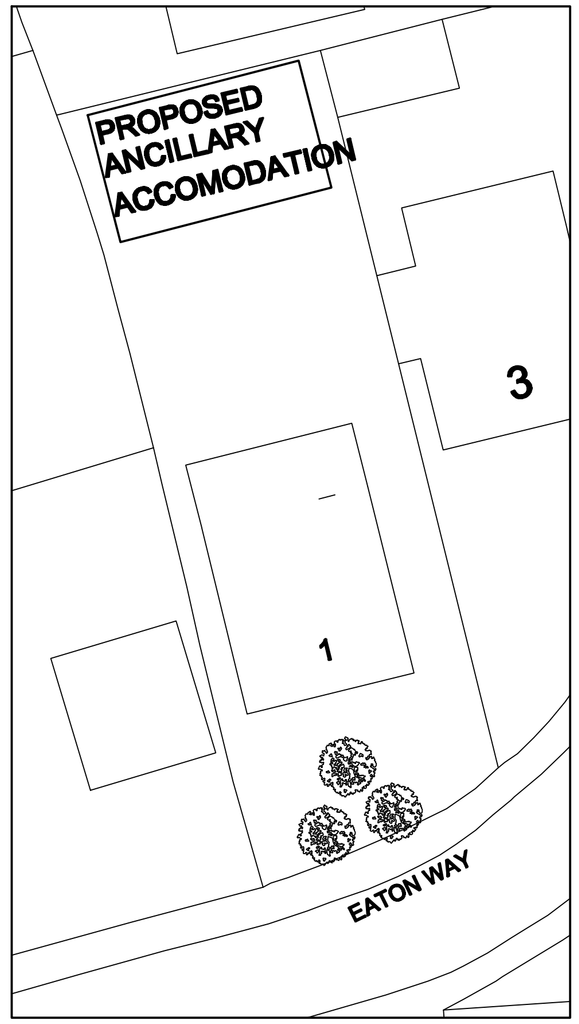


EXISTING FLOOR PLAN



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

LOCATION PLAN 1:1250

SPECIFICATION NOTES

FOUNDATIONS
To be a minimum 700x225mm deep concrete strip foundations, minmum depth 600mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer.

GROUND FLOOR
50mm sand and cement screed on 100mm thick concrete floor slab on 1200g visqueen dpm on 80mm Kingspan K103 Floorboard insulation (or similar to achieve minimum U value of 0.18) turned up at all edges on 1200g visqueen dpm on minimum 150mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding.Dpm's to be lapped to dpc.
All new dpc's to be minimum 150mm above ground level and to overlap into dpm.

EXTERNAL WALLS
325mm cavity construction, consisting of 100mm facing brick outer leaf to match the existing dwelling 125mm cavity, 100mm load bearing blockwork inner leaf (Celcon Standard Block or similar with K value of 0.15 or lower) Cavity insulation to consist of 75mm Kingspan Kooltherm K108 (or similar approved to achieve minimum U value of 0.18) Provide stainless steel cavity wall ties (750mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9mm Superlux board cavity closer. New cavities to run continous with exsiting. Close cavities at openings including installation of insulated vertical dpc. 100x75mm softwood wallplate.
Provide Catnic insulated steel lintels or similar over all new openings as shown. Render is to terminate to a bell cast moulding and is not to bridge the dpc.

INTERNAL WALLS
100mm concrete blockwork with 12mm plaster finish to both sides.

Ensure suitability and structural integrity of any existing walls which are bearing new steelwork or are subject to any additional loadings

CEILINGS
Generally to be 12.5mm plasterboard and 3mm skim to underside.

FLAT ROOF (Warm)
2 layers of high performance elastomeric felt Final layer being white mineral finish) on 170mm total thicknees Kingspan Thermaroof TR27 (or similar to achieve minimum U value of 0.15) on vapour check layer on 19mm exterior quality plywood deck on sw firrings cut to falls on ...mm x 5..mm SC3 timber joists at 400mm centres. 12mm plasterboard and skim finish to ceiling.
Alternative to felt finish to be liquid applied grp system on OSB board.

INSULATION.
All insulation is to comply with the current Part L of the Building Regulations. All insulation layers are to be continuous and robust.

VENTILATION TO PITCHED ROOF
Provide continuous 10mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap (tile vents) at ridge level.

All open ventilation to receive proprietary anti vermin mesh.

ANCHOR STRAPS
30 x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down wall minimum 1000mm.
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and tied down wall minimum 1000mm.

BELOW GROUND DRAINAGE
New drains to be 100mm diameter flexible plastic laid to a minimum gradient of 1 in 40. Any existing drains under or in close proximity to the new building are to be replaced if consisting of material other than flexible plastic or flexibly jointed pipes. Where drains pass through walls form opening with Spanlite concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe.Provide cement fibre collars to both sides of openings.

New inspection chambers if required are to be 750 x 400mm internally, constructed from 225mm Class 'B' engineering bricks built off 150mm thick concrete slab. Single seal mild steel galvanised cover.
Alternative - Hepworth 450mm diameter polypropelene with single seal cover

ABOVE GROUND DRAINAGE
Wastes to whb to be 32mm diameter, showers, sinks and baths to be 38mm diameter. All to be fitted with 75mm deep seal traps.
Gutters - 100mm PVCu half round
Rainwater pipes - 65mm diameter PVCu
Soil and vent pipes - 100mm PVCu

VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room,
Open plan Kitchen/Dining Rooms are to have a minimum 5no trickle vents each a minimum 8000 sq mm
Provide mechanical extract ducted to the outside air to the following-
Kitchens- 60 litres/ sec, Utility Room- 30 litres per second
Bathrooms [with or without wc]- 15 litres/sec
Sanitary Accommodation- 6 litres/sec.

ELECTRICAL
All electrical work is to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so.

Any new steelwork is to be encased in 12mm fireline plasterboard and skim to give a minimum 30 minutes fire protection

Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass
All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.4.
Any first floor low level glazing is to designed as containment glass in accordance with Part K of the Building Regulations

GENERAL NOTES
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice.

Treatment of any existing trees which are in proximity of and may effect the structural integrity of the proposed building is to be agreed on site with the Building Control Officer

Prior to any excavation it is the builder's responsibilty to ascertain the positions of any underground service pipes or cables in the vicinity. Care to be taken during all excavations

THIS DRAWING IS FOR PLANNING APPROVAL ONLY

Revision	Date	Amendment Detail

Project
1 EATON WAY
POULTON-LE-FYLDE
PROPOSED ANCILLARY ACCOM

Drawing Title
EXISTING AND PROPOSED PLANS AND ELEVATIONS
SITE AND LOCATION PLANS

Scale	Drawn/Checked	Date	Drawing No.	Revision
1:50		APRIL 2024		