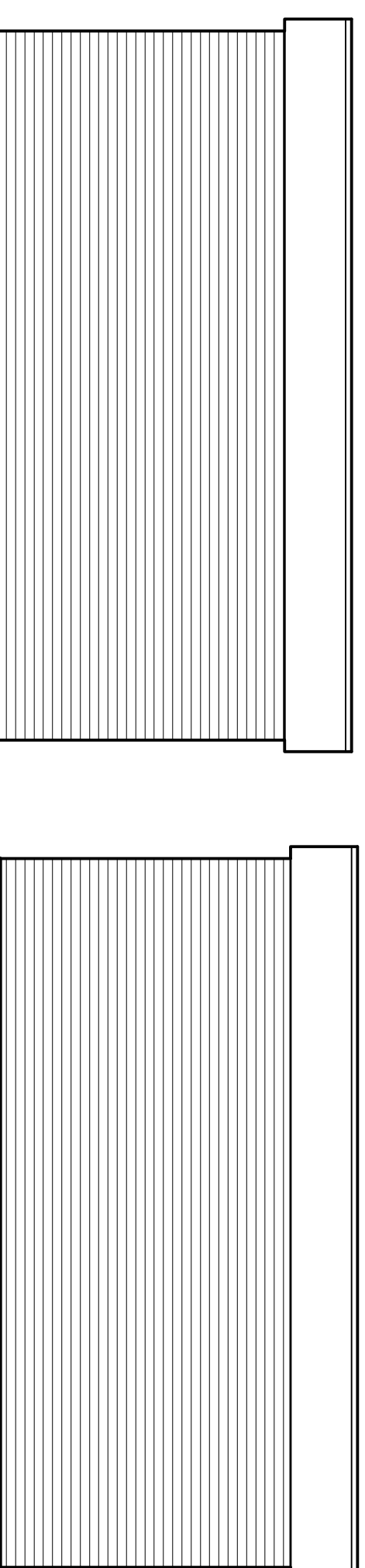
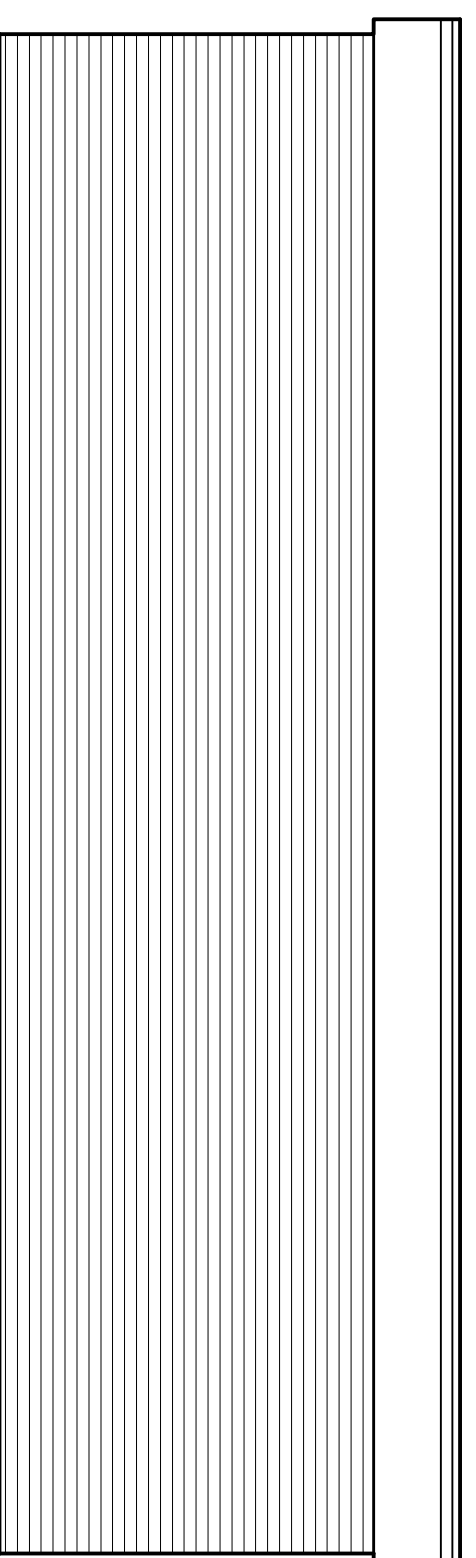


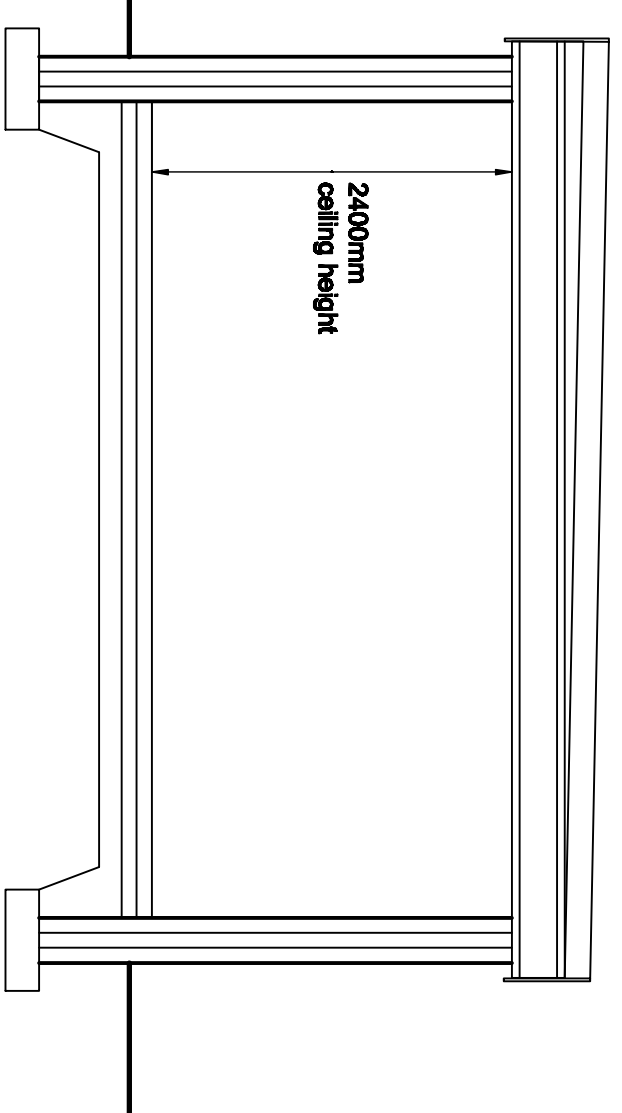
PROPOSED FRONT ELEVATION (Facing House)



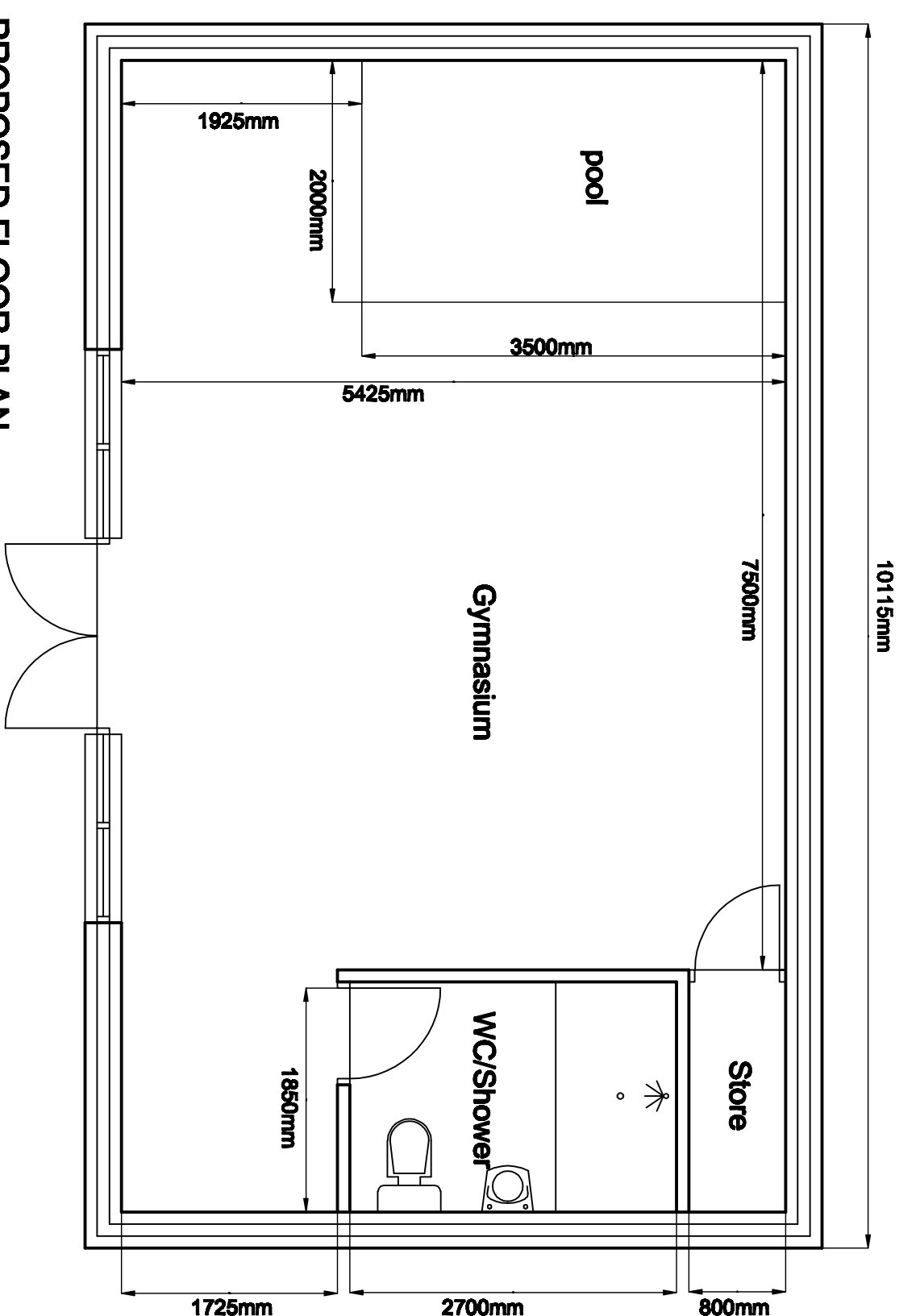
PROPOSED SIDE ELEVATION (Facing 3 Eaton Way) PROPOSED SIDE ELEVATION



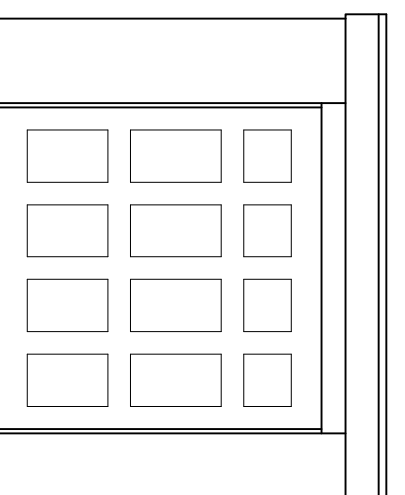
PROPOSED REAR ELEVATION



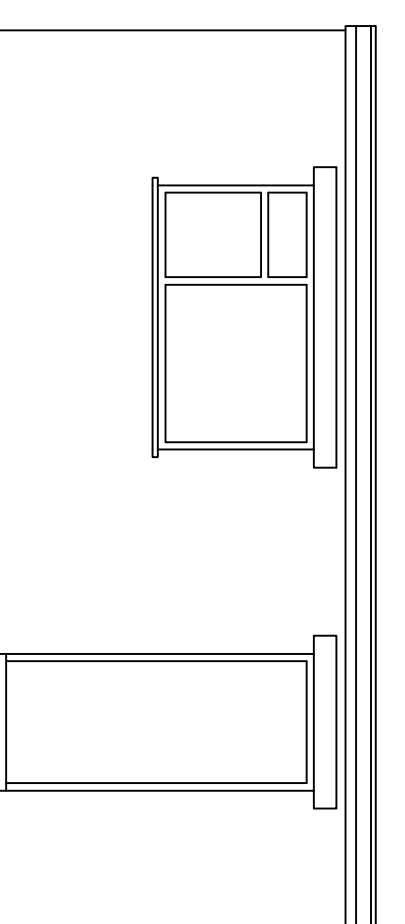
TYPICAL SECTION



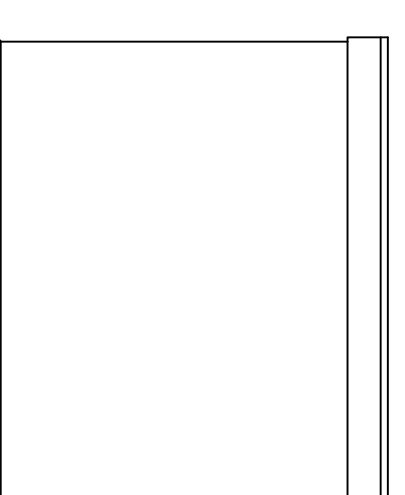
PROPOSED FLOOR PLAN



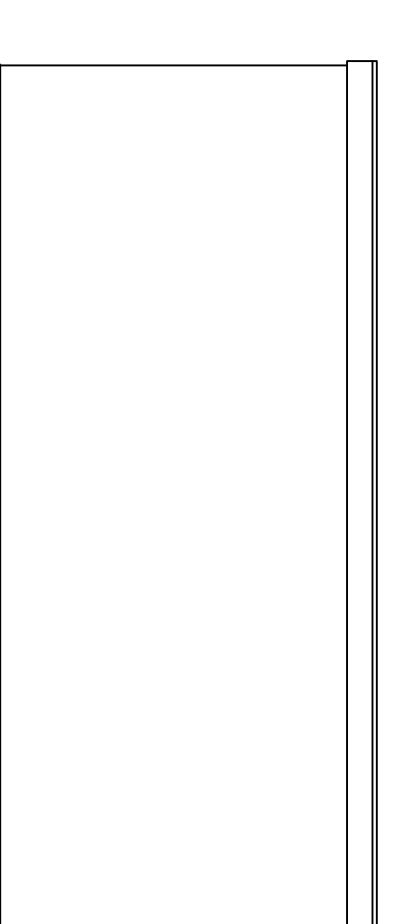
EXISTING FRONT ELEVATION



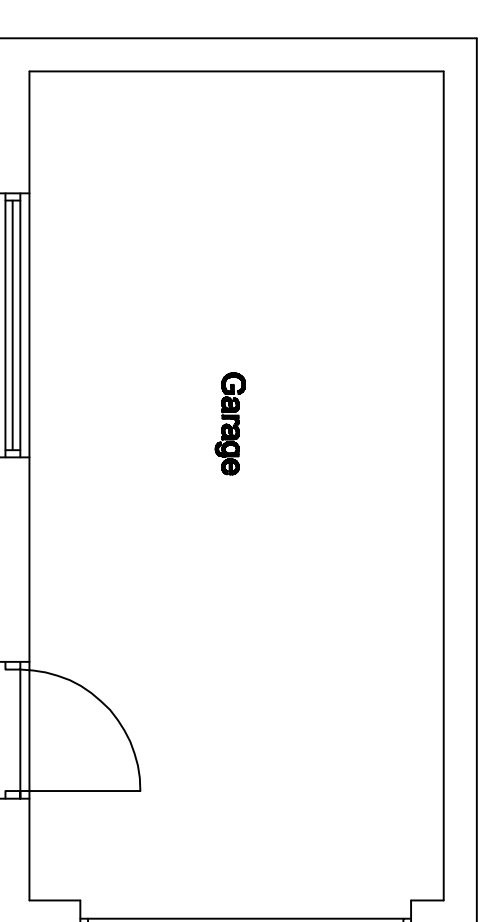
EXISTING SIDE ELEVATION



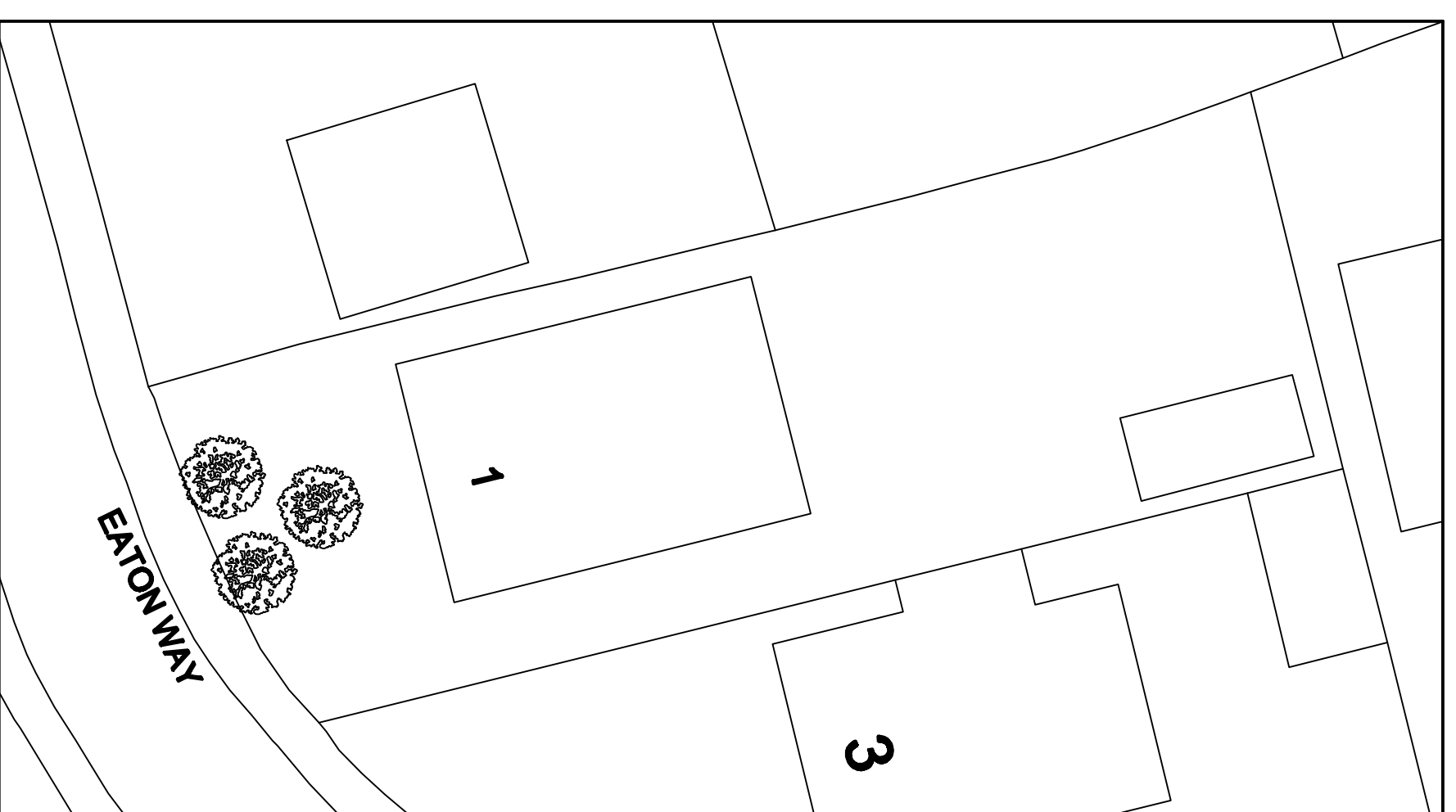
EXISTING REAR ELEVATION



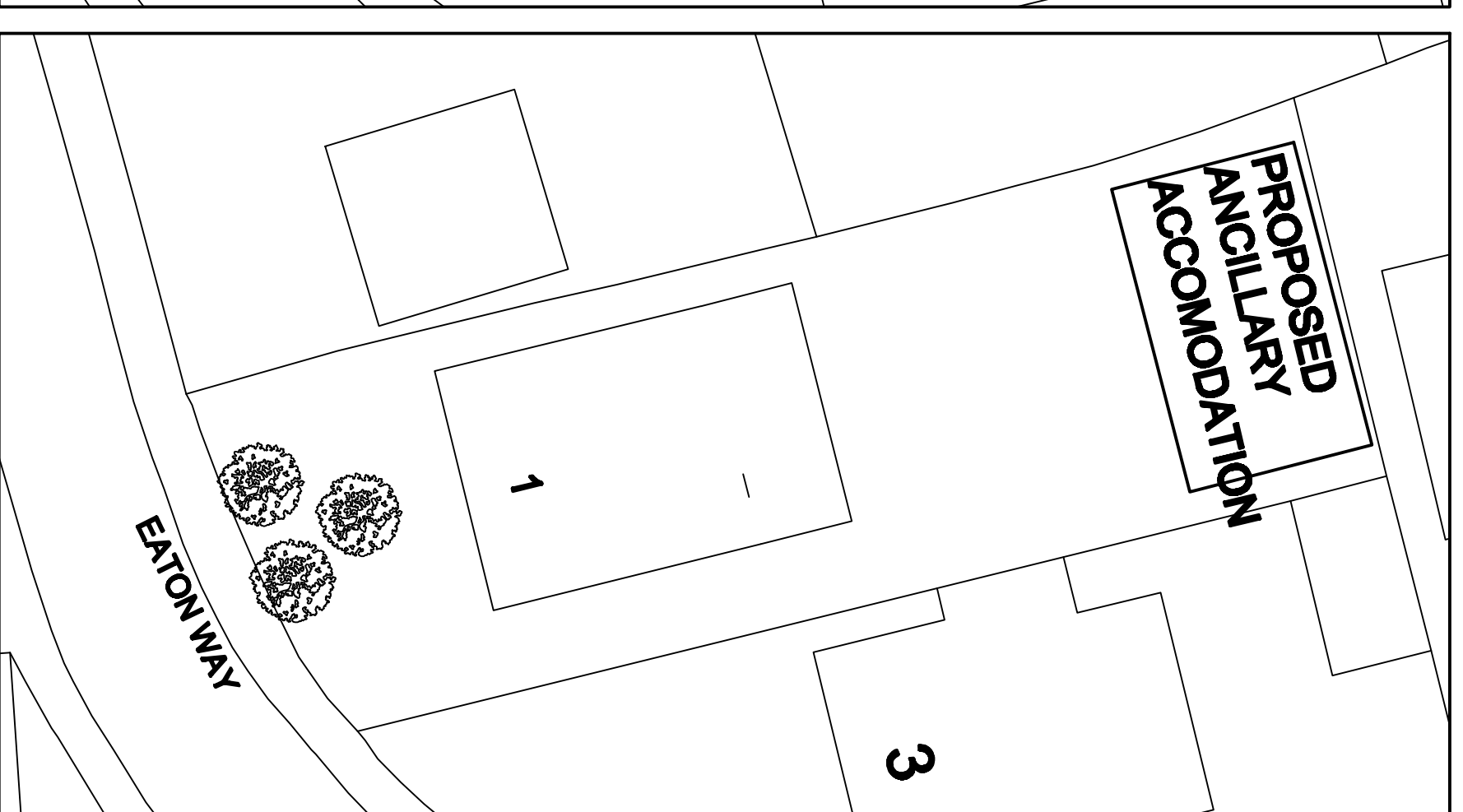
EXISTING SIDE ELEVATION



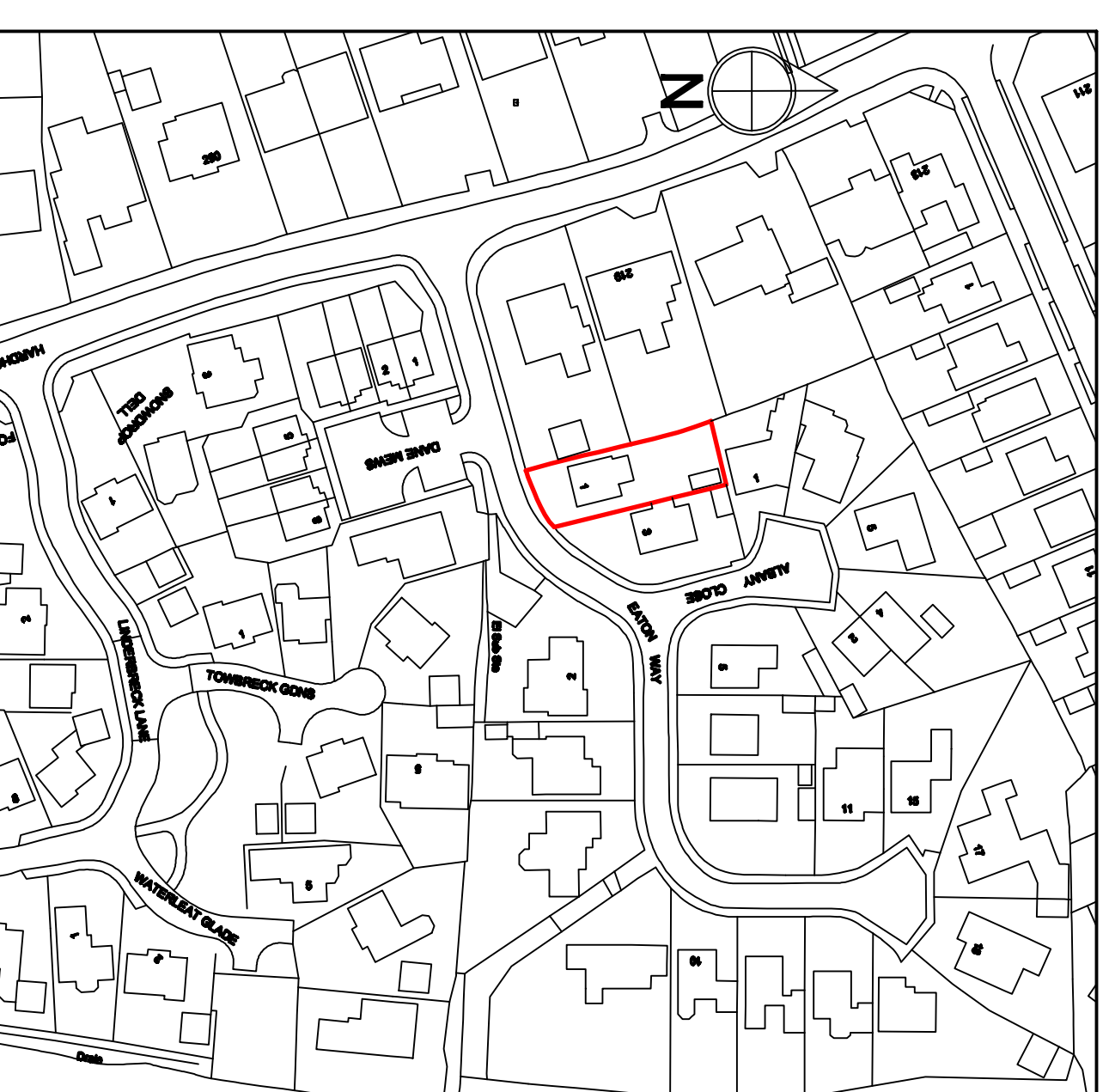
EXISTING FLOOR PLAN



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

SPECIFICATION NOTES

FOUNDATIONS 700x225mm deep concrete slab foundations, minimum 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 Yaquban 40mm dia on 80mm Yaquban K105 Footboard insulation (or similar) to achieve minimum U value of 0.18) Lined up at all edges on 1200g Yaquban 40mm dia on 150mm thick wall board to be fixed to the wall. Clean stone handover with 50mm minimum clean sand bedding. 20mm to be at new doors to be minimum 150mm above ground level and to overlap 150g gpm.

EXTERNAL WALLS 250mm heavy construction, consisting of 100mm facing brick outer leaf to match the existing wall and 150mm inner leaf of 100mm facing brick. All external walls to be finished with Standard Block or similar with K value of 0.15 or lower). Clearly insulation to consist of 75mm Yaquban K105 (or similar approved to achieve minimum U value of 0.18) Provide stainless steel cavity wall tie (750mm horizontally, 450mm vertically, decrease to 220mm vertically around openings). 50mm Speckle board cavity spacer. New cavities to be finished with 100g Yaquban 40mm dia on 150mm thick wall board to be fixed to the wall. Provide cavity insulation including insulation of finished Provide cavity insulation steel lintels or similar over all new openings as shown. Render is to terminate to a half cast moulding and is not to bridge the gap.

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

CEILING Generally to be 12.5mm plasterboard and 50mm skim to underside.

FLAT ROOF (Warm) 30 x 50mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where raftering parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down with minimum 1000mm.

Provide continuous 100mm wide ventilation gap to eaves and the equivalent of 50mm continuous ventilation gap (the vents) at ridge level.

All open ventilation to receive proprietary anti vermin mesh.

ANCHOR STRAPS 30 x 50mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where raftering parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down with minimum 1000mm.

Provide continuous 100mm wide ventilation gap to eaves and the equivalent of 50mm continuous ventilation gap (the vents) at ridge level.

All open ventilation to receive proprietary anti vermin mesh.

BELOW GROUND DRAINAGE New drains to be 100mm diameter flexible plastic laid to a minimum gradient of 1 in 40. All drains to be installed in a trench with a minimum depth of 150mm. All drains to be installed in a trench with a minimum depth of 150mm. All drains to be installed in a trench with a minimum depth of 150mm.

ABOVE GROUND DRAINAGE Wastewaters to be to the 50mm diameter, showers, sinks and baths to be 50mm diameter. All to be fixed with 75mm deep wall trap.

Gutters - 100mm PVCU half round

Roofwater pipes - 50mm diameter PVCU

Soil and vent pipes - 100mm PVCU

VENTILATION Windows and air to provide a minimum of 1200h floor area natural ventilation. Background ventilation minimum 8000 sq m to each habitable room. Background ventilation minimum 8000 sq m to each habitable room. Background ventilation minimum 8000 sq m to each habitable room.

Provide mechanical extract ducted to the outside air to the following- Kitchen: 60 l/sec, Utility Room: 30 l/sec per second

Bathrooms (with or without wet-15 shower) Secondary Accommodation- 6 l/sec/sec.

ELECTRICAL All electrical work 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 concealed 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 parties walls 300mm or doors to be safety glass.

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

Revision