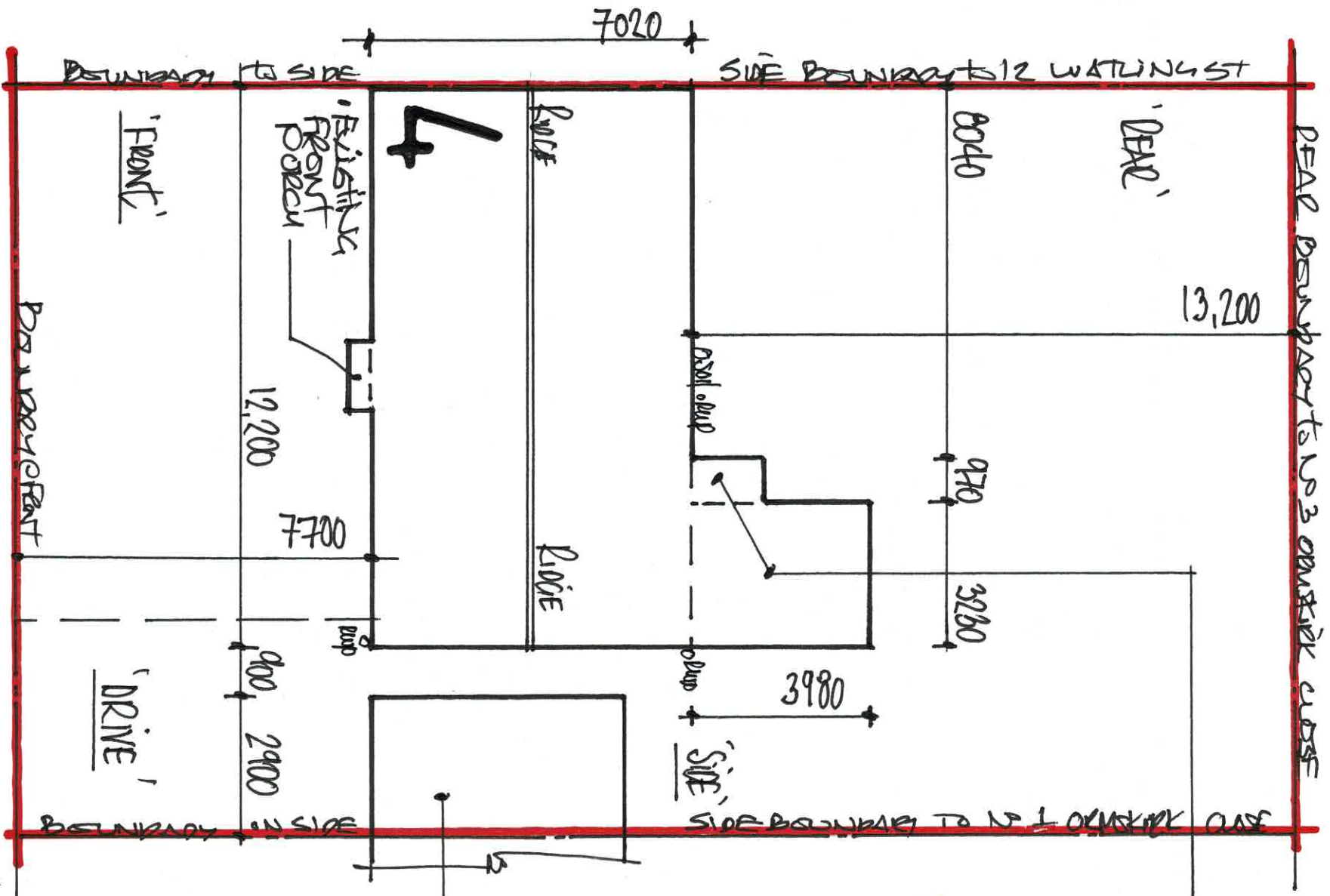




1:125 EXISTING "BLOCK PLAN"

OCTOBER-2024

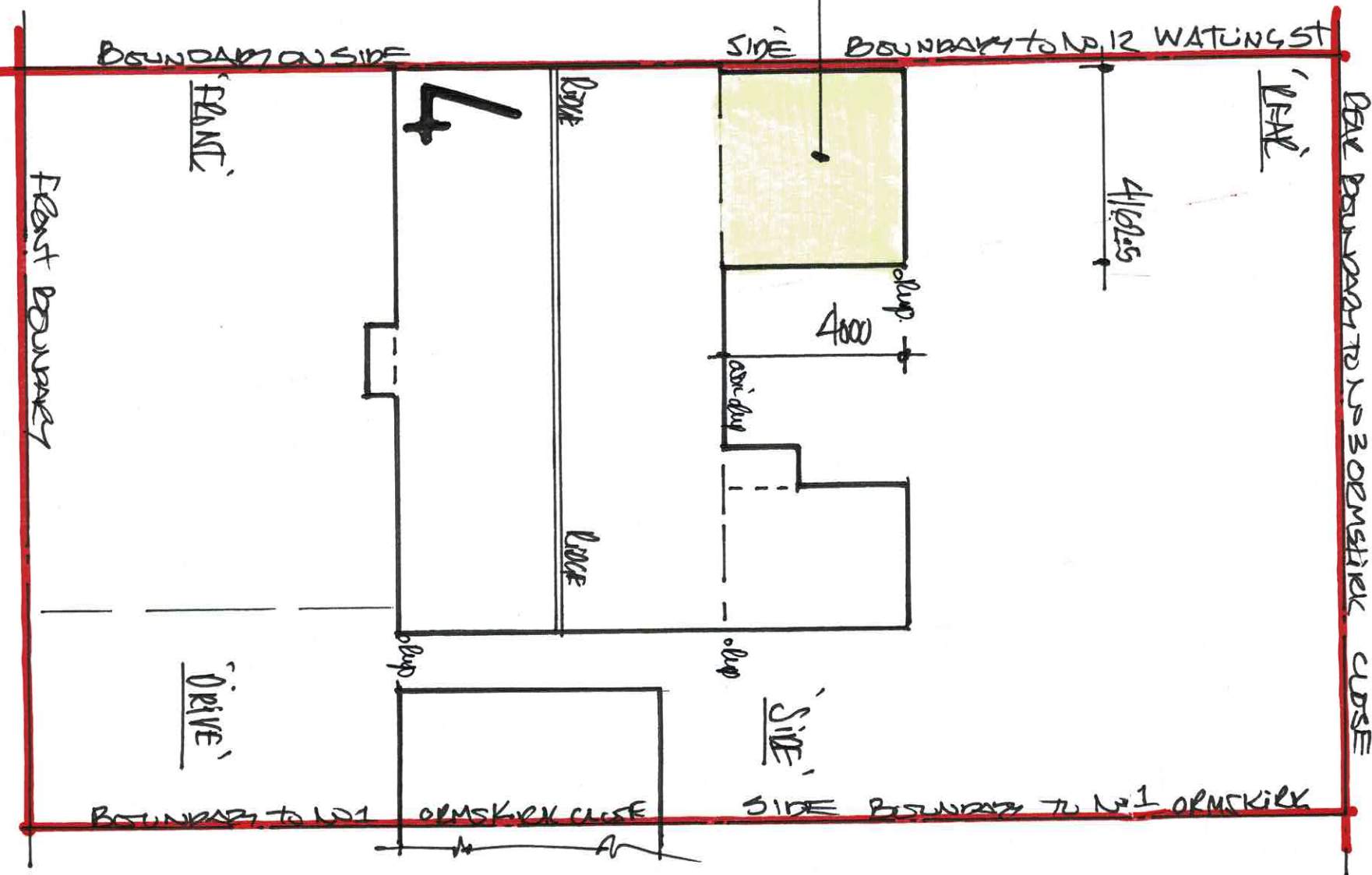
EXISTING SINGLE STOREY
FAT ROOFED EXTENSION TO
REAR OF DETACHED DOMESTIC
BUILDING.

PROPOSED SINGLE STOREY
DOMESTIC (REAR) FLOOR
BEDROOM EXTENSION BUILT
ATTACHED TO REAR OF ACCESS
C3. DETACHED, DOMESTIC
BUILDING AS CLASS-A
PERMITTED DEVELOPMENT.

ORIGINAL AS BUILT FAT
ROOFED DOMESTIC DETACHED
CANNEX BLOCK. C3 SIDE

Address: —

N°4 Longridge Drive,
Section 1 Farm
BURY, LANC'S.
BL8 2JD.



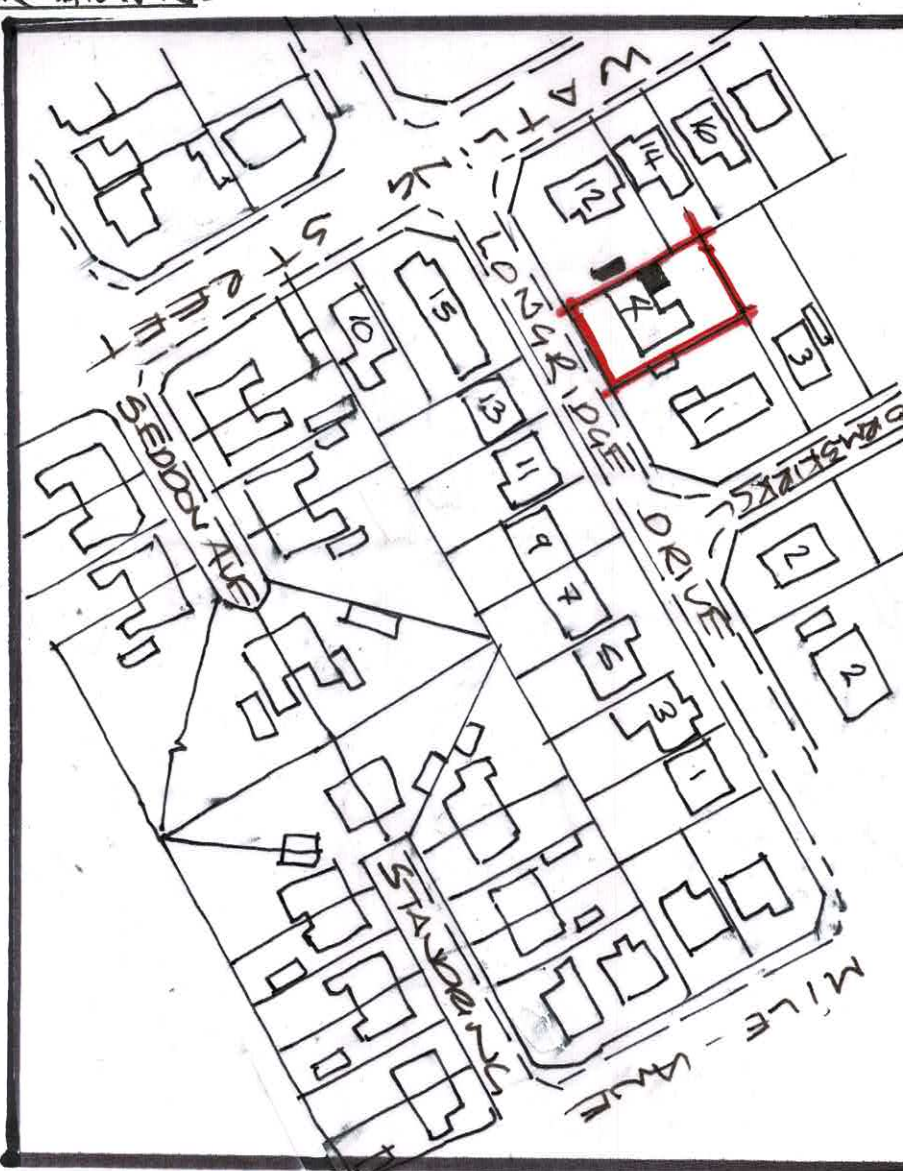
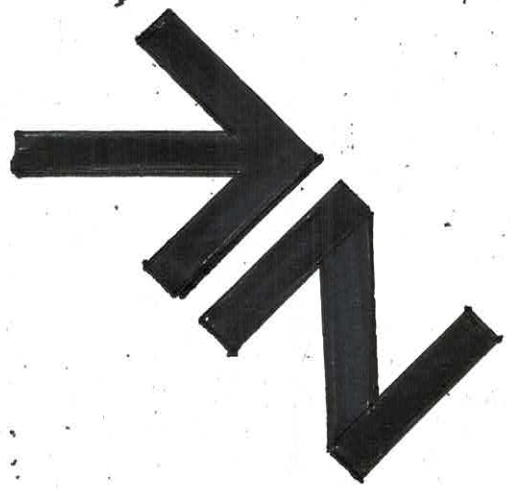
1:125 PROPOSED "BLOCK PLAN"

D R G N°

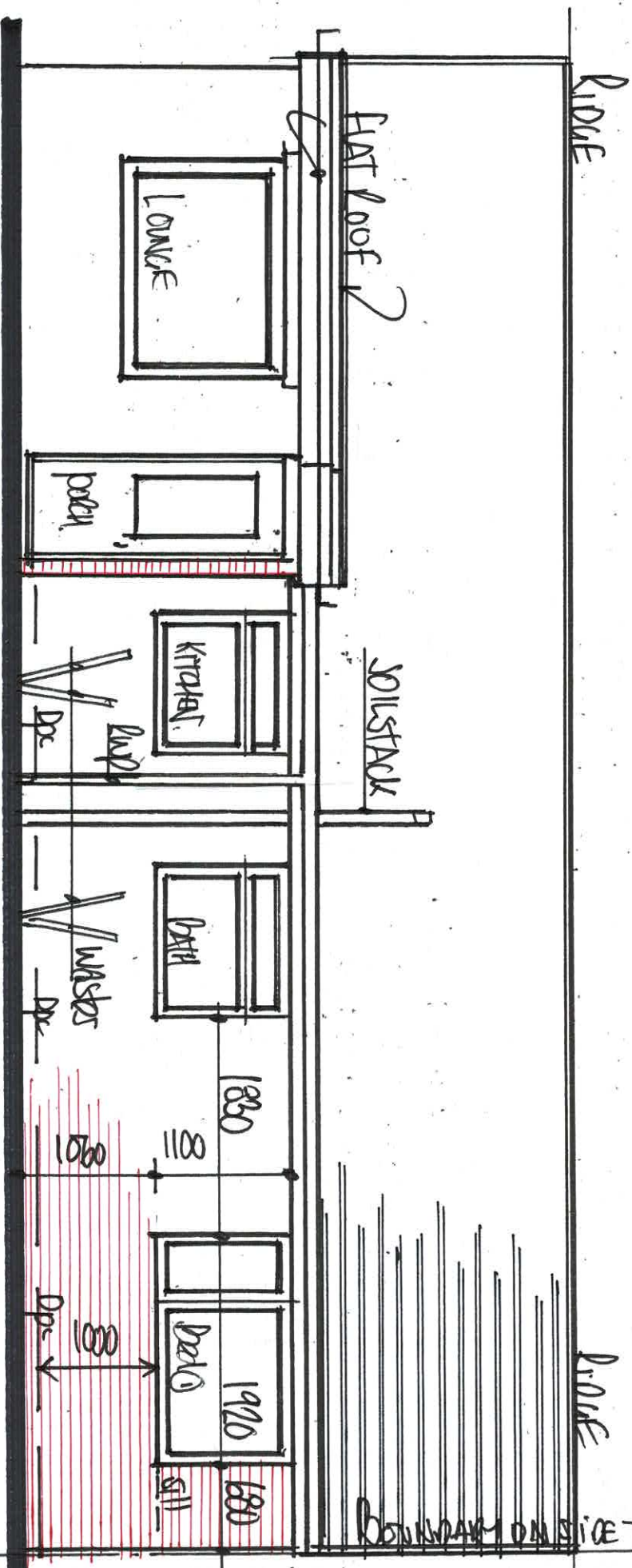
1

EXISTING MATERIALS:-

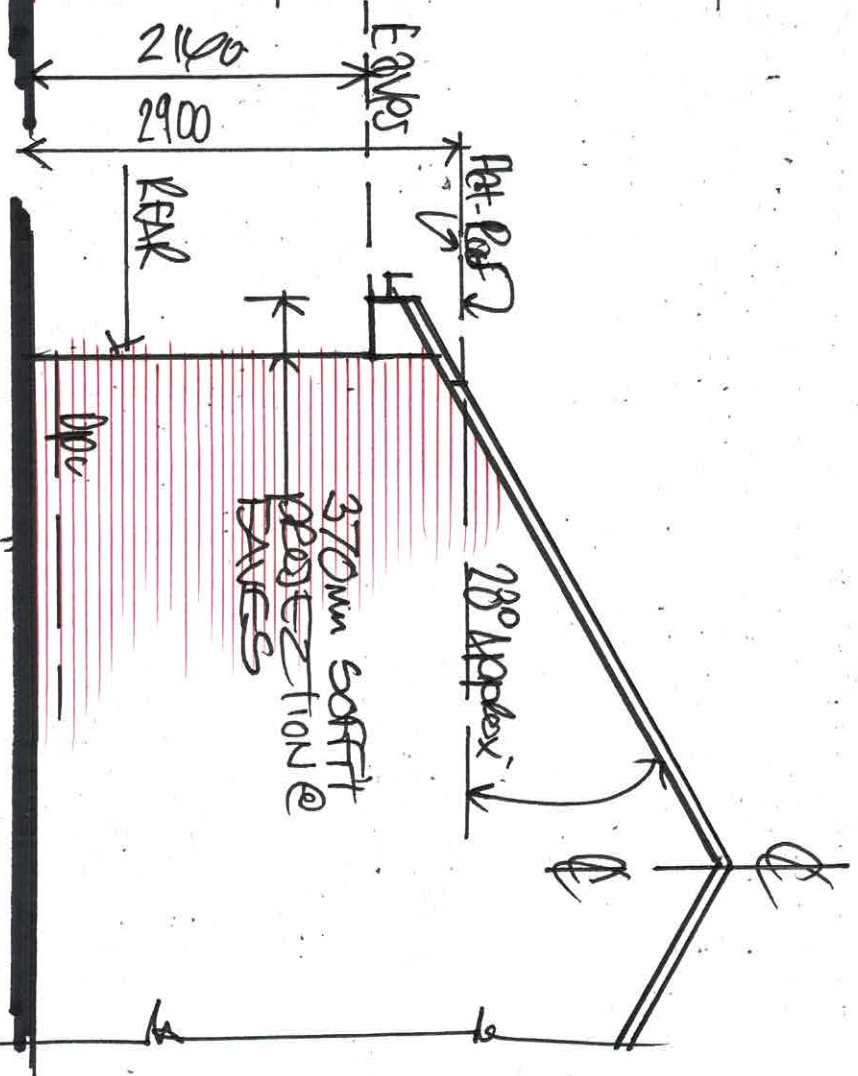
- PREFABED INTERLOCKING CONCRETE, MARBLE, WOOD-GR. MAJOR ROOF TILES TO AN APPROX 28° DOW-ROOF PITCH AND FLAT ROOFED REAR EXTENSION
- RUSTIC CLAY/STONE FACE BRICKS IN 1:3 C/S NATURAL MORTAR. STITCHED CORNER BOND, BUTT Joints POINTED
- UPVC WHITE PREFABED DOOR/Window FRAMES/ASSEMBLIES FITTED WITH SEALS, DOUBLE GLAZED UNITS.
- WHITE UPVC ROOFLINE FASCIA/SOFFITS CEILING TO A 370mm SOFFIT DEPRESSION AND BOX? UPVC GUTTERS DRAINSPOTS
- UPVC BLACK SOL STACKS, WASTES + SANITARY
- ROOF CONSTRUCTION - A SERIES OF SW TIMBER PREFABRICATED ROOF TRUSSES "FINIC" TYPE FIXED ONTO WALLPLATES CEILING TO ROOF/BLOCK, ONTO INTER SKIN CONSTRUCTION MASONRY
- EXISTING FLAT ROOF JOISTS TO EXTENSION ONTO EX WALLPLATES
- EXISTING Cavity WALL CONSTRUCTION OF 102mm Cavity AFTER 1st FACE BRICKS, 200mm INSULATED Cavity AND 100mm THICK BRICK HAS VICUTHERM BULKHEAD INSUL USE.



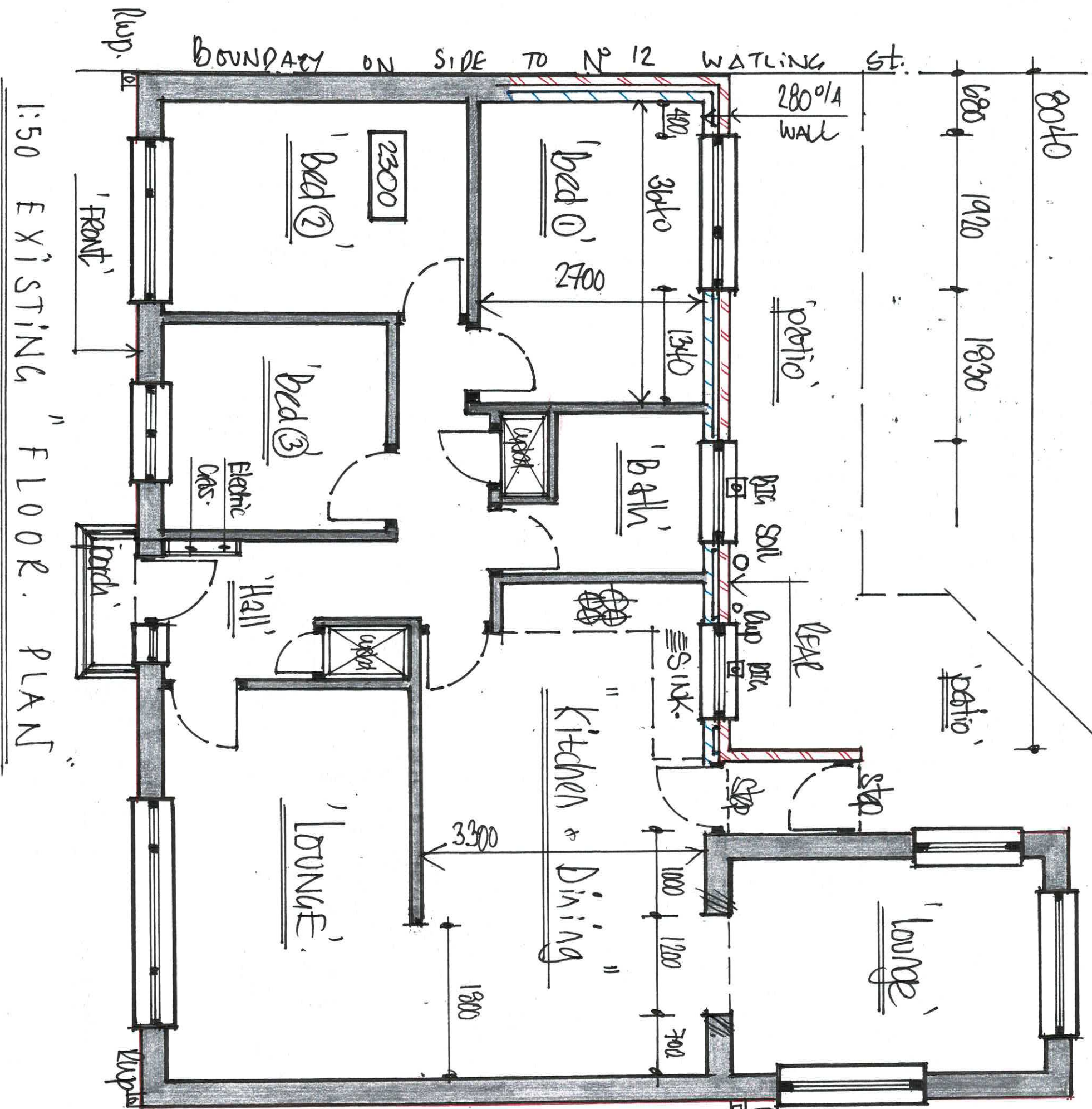
1:1250 'Site Location' - Plan



1:50 EXISTING - "REAR" ELEVATION + PART "SIDE VIEW TO 12 WATLING ST



D R G N:



"SITE - DRAINAGE"

• AGE OF PROPERTY AND OBSERVATIONS MADE @ TIME OF SURVEY WOULD SUGGEST THAT A COMBINED SYSTEM OF FUL/SW SITE DRAINAGE EXISTS AND PRIOR TO WORKS COMMENCING ON SITE, CONTRACTORS ARE TO LOCATE EXIST DRAINAGE AND ESTABLISH ITS EXACT POSITION, DIRECTION, DEPTH AND INVERT LEVELS AND ARRANGE TO UPGRADE, EXTEND AND MODIFY DRAINAGE TO SUIT PROPOSED WORKS AND CARVED OUT AT ALL TIMES TO FULL SATISFACTION / APPROVAL OF MRC OF

"GENERAL - NOTES:-"

• THESE PLANS, DETAILS AND DRAWINGS HAVE BEEN PROVIDED, DETAILLED AND DEDICATED FOR THE SOLE PURPOSES OF APPLYING TO BUILDING CONTROL & BURY COUNCIL TO OBTAIN THE NECESSARY BUILDING REGULATIONS FIRE PLANS / PLAN CHECK APPROVALS AND TO ALSO APPLY FOR A "CERTIFICATE OF VALIDITY" FOR THE CONDUITS PLANNING, DEPOT TO QUALIFY THE PROPOSED WORKS, ARE DEEMED TO BE "CLAS - A" PERMITTED, DEFERRED WORKS - ONLY!!

• AS ADVISED BY APPLICANTS, THEY OWN THE PROPERTY ON A FEEHOLD TENURE (NOT LEASEHOLD) SO ANY WORKS CAUSED FOR THE PROPOSED WORKS WILL NOT BE DEEMED REQUIRED IN ADDITION TO THOSE FROM THE LOCAL AUTHORITY....

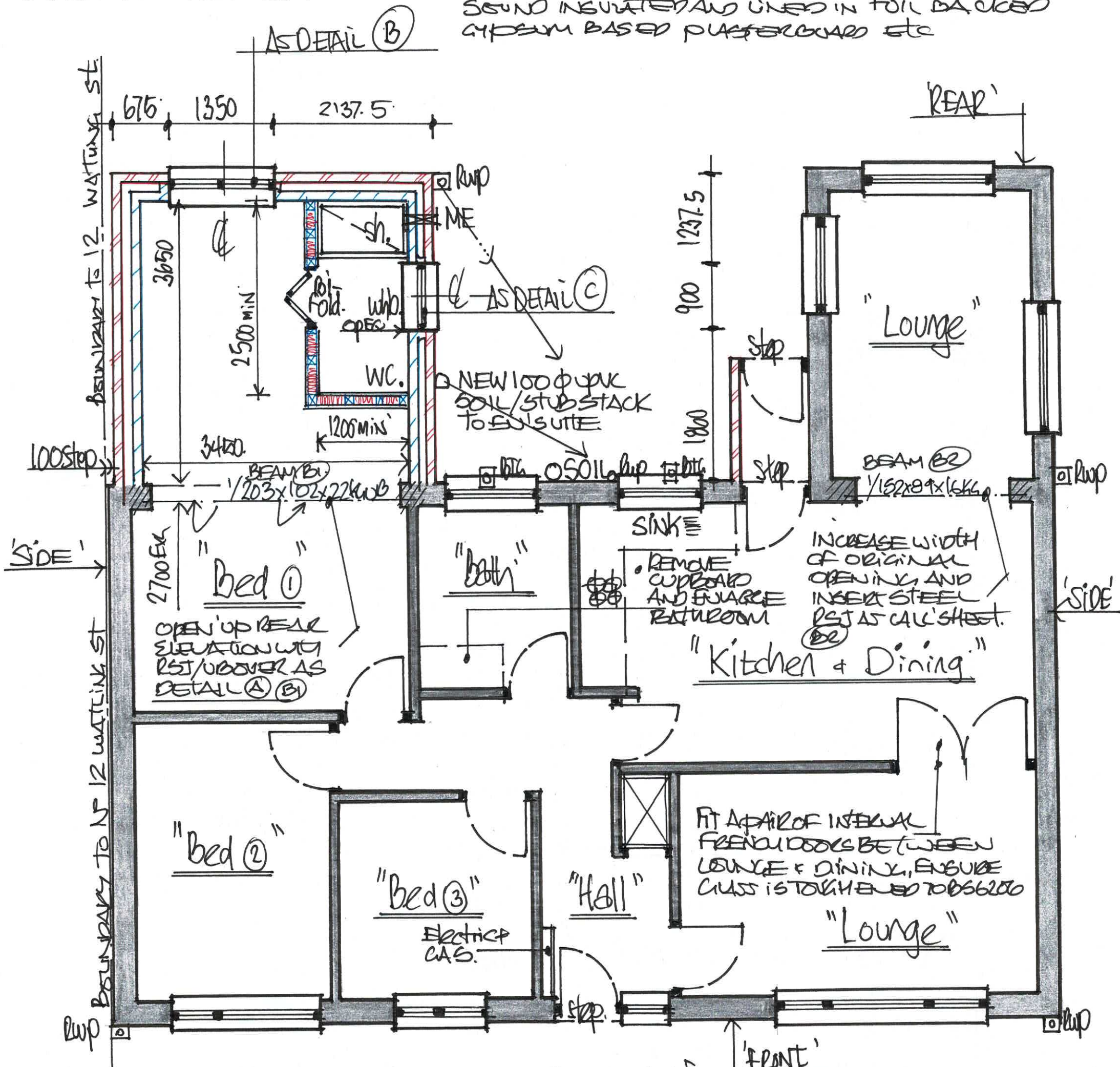
- SITE DRAINAGE :- AS DRG N^o 3, USE EXISTING ASSUMED COMBINED FW/SW DRAINAGE AND CONNECT NEW DRAINAGE INTO WITH MIN 100 Ø GRP/PLASTIC DRAINAGE UP TO MIN 1:40 FALLS / GRADIENTS FROM REST BENDS TO SOIL/STUB STACK / SEALED BACK-INLET GULLIES TO RWP/DOWNSPOUTS, ONTO MIN 150 THK CLEAN STONE. PEAGRAVEL-PIPE BEDDING AND CONNECT UP TO EXISTING SYSTEM.
- ENSURE ALL NEW DRAINAGE IS INSPECTED, TESTED AND APPROVED BY B.C.O. PRIOR TO BACKFILLING AND ENCASING UP TO GROUND REINSTATEMENT LEVELS
 - PROVIDE EASY ACCESS TO DRAINS VIA RODDING EYES / INSPECTION CHAMBERS IN ORDER TO ROD, JET, CCTV-CAMERA SURVEY ETC @ CHANGE IN DIRECTION OF DRAINS / INTERSECTION ETC
 - ENSURE PROVISION OF ADEQUATE VENTILATION TO FW DRAINAGE AS DOCH VIA SOIL STACK.

ADDITIONAL FLOOR AREA

$3.45 \times 3.65 = 12.60 \text{m}^2$
 = B. REQS FEES AS TABLE A
 AT 1. 10 - 40m² ETC.

ENSUITE ARRANGEMENT

POSITIONS OF SHOWER UNIT, WC / WHB TO BE ACCESS TO ON SITE TO SUIT MIN 1200 X 2500 INTERNAL AREA OF ENSUITE TO BED ① BUILT OF SW TIMBER STUD CONSTRUCTION AS NON-LOAD BEARING STATUS SOUND INSULATED AND LINED IN FOIL BACKED GYPSUM BASED PUFFERBOARD ETC

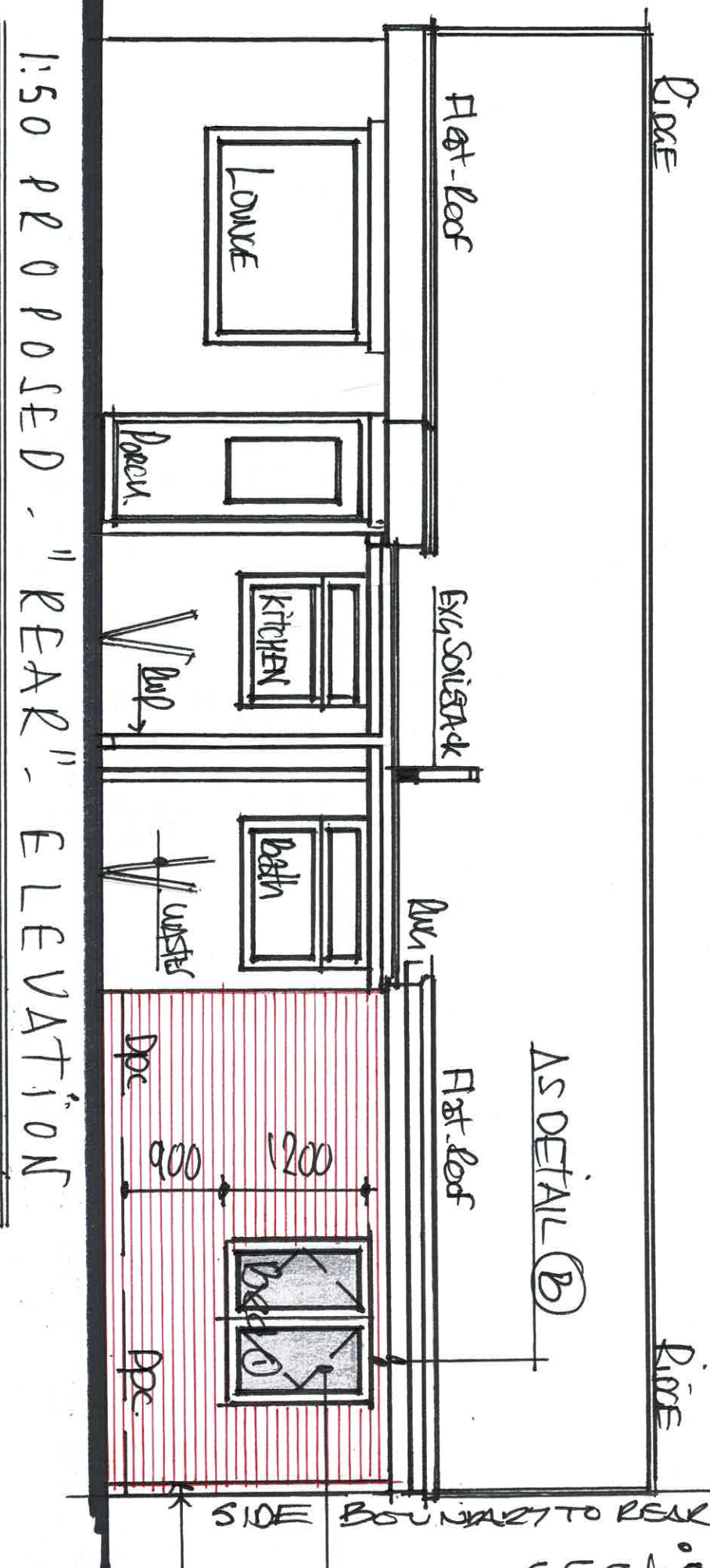


1:50 PROPOSED FLOOR PLAN

DRG N^o 4

• Flat Roof Construction:

- SPECIALIST BBA' APPROVED 'REP - FIRESTONE' OR SA Flat Roof waterproof system installed TO MANUFACTURERS RECOMMENDATIONS... OR A TRADITIONAL BITUMEN BOUND, AS TOLERATED 3x WATERPROOF CURPED BITUMENOUS FIB BUTTUP Flat Roof SYSTEM BOUND ONTO 25mm MARINE/WBP plywood Flat Roof DECKING, SOWNED ONTO EX 75x50 SW FIBREGLASS STRIPS PATTERNED OUTTOP OF FIB REOF JOISTS TO CREATE A MIN 1:60 CROSS FALL OUTTO BEAK.
- USE EX 170x47 SC4/C24 OR EX 195x47 SC3/C16 TREATED SUPTIMBER Flat Roof JOISTS FIXED @ 400x AS EUROCODE STAGUES 7.4/7.3 RESPECTIVELY TO SPAN BEAM TO BEAM FROM EXCAVATION/BEAM (B) AS DETAIL (A) OUT OUTRIGER WALLUPATE @ EAVES AS DETAIL (B)
- PROVIDE 2x REINS SAID Flat Roof JOIST STRUCTURE NOOK 150x135x AND 30x5mm/cayuo Flat Roof JOIST RESTRAINT STRIPS @ 800x @ 90° TO SPAN OF JOISTS AND FIXED TOPS OF 15T x 310 Flat Roof JOISTS OF INSULATE AS A Flat Roof TO ACQUIRE A MAX 0.15 U-VALUE AS DETAIL (B) USING RIGID PIR. FURTHER INSULATION: KINS PAN THE 27-THRU-ROOF OF SA WITH 100mm BETWEEN JOIST CAMBERS AND 4 2ND 50mm BOARD ACCESS FACE OF SPARS AND 12.5mm GYPSUM BASED PASTERBOARD TO CEILING. ENSURE A MIN 50mm FREE AIR SPACE ABOVE INSULATION TO ALLOW FOR ADEQUATE CROSS VENTILATION FROM EAVES AS DETAIL (B) THED TO EXISTING ROOF VENTS AND UNDISTURBED ROOF SPACE.



• LISTS:-

AS DETAILS (B) + (C) USE CURRIC 'SUBAR CQ 150 TYPE OF SA INSULATED OPALBACKED STEEL UNISTO SOFT SPANS, ASSUMING FOR 150mm END BEARINGS AND ENCASED IN GYPBOC-PIK 1/2 HR FIRE LINE BOARD FOR MIN 30 mins 1/2 HOUR FIRE - RESISTANCE AS DETAIL (B)...

• INTERNAL PARTITIONS:-

BUILT TO SUIT ROOM ADJACENT AND TO FORM SUITE TO BEDD AS NON-LOAD BEARING, STATUS IN 150x50 TREATED SUTIMBER, SOLE PLATE OF DPC TO FLOOR VERTICAL STUDS @ 400x - (CROSS NOZAINSTO SUIT AND 50mm 10kg/m³ DENSE QUIETWOOL SOUND INSULATION BETWEEN STUDS AS DOWEL WITH 12.5mm FILL BACKED GYPSUM BASED PASTERBOARD FOR 2mm SIGM CT, 20% DIVISION DECOR' ANY/OR SPECIALIST AND/OR CERAMIC WALLING TO SHOWER ENCLOSURE/SPRINKLERS

• CREATE EXTRACTION DUCT TO SHOWER ENCLOSURE (B) WITH A BUTTABLY LOCATED, MOTISTURE RESISTANT "CUBES" LIGHT FITTING, BATH OPERATED FROM EXTERIOR LIGHT SWITCH OR INTERIOR POU CERO.

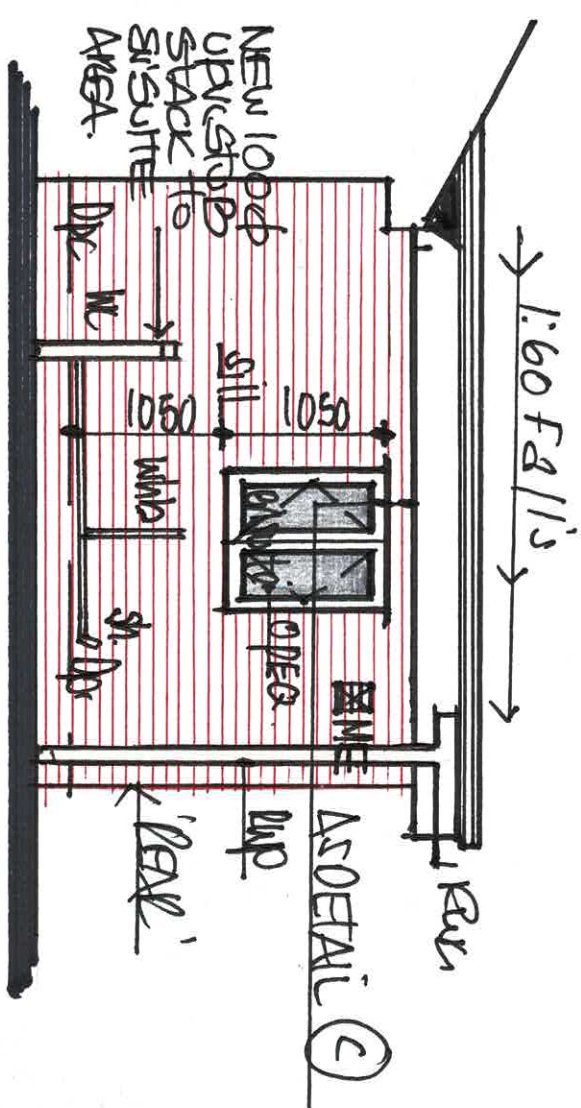
- AS BE STRIPACTIVE, PROVIDE A SIDE OPENING SECONDARY MEANS OF ESCAPE WINDOW TO BEDD AS B. DETS DOZ B1 PLATE 2-8 (a)
- PROPOSED SEAL EXTENSION STEPPED/SET IN BY 100mm OFF SOE/WALL IN ORDER TO AVOID SUBMERGMENT FROM ROOF UNITS AND/OR FOUNDATIONS ABOVE/BELOW GROUND LEVELS... TO NO 12 UNITS... ST...

NEW WINDOW FRAMES, ASSEMBLY + CARING

- 70mm VETA OR 8TH V OR SA UPVC PREFORM FRAMES, ASSEMBLY AND SECTIONS FOR WHITE COLOUR COATED TO MATCH EXISTING, FITTED WITH SEALED DOUBLE GLAZED UNITS OF A 28mm in 28.5mm PAGES AND A 20mm ALUMINIUM, SEALED VACUUM/CAVITY BETWEEN UNITS TO ACHIEVE A MAX VALUE OF 1.4 AS DOC L 1.5

- PROVIDE TRICKLE VENTS TO EACH WINDOW FOR SECURE BACKDRAUGHT VENTILATION EQUAL TO MIN 800mm² AS DOC P 1.5. TABLE 1.7 for AND OPERABLE FOR LAP/NATURAL - PURE VENTILATION FOR AIR AS DOC F EQUAL IN OPERABLE SIZE TO MIN 1/20th ROOMS FLOOR AREA
- * - NIGHT LOCKS ARE NO LONGER APPROPRIATE/SUITABLE DUE TO PROBLEMS OF DRINKS/SEWAGE AS DOC L 4

- AS BEST PRACTICE PROVIDE A SIDE OPENING, SECONDARY MEANS OF ESCAPE WINDOW TO BEDROOM EXTENSION AS DOC B1 PARA 2.8(a) @ MIN 450 x 750 HxW = 0.33m² IN OPENING AREA UP FLIGHT TO SILHET @ MAX 1100mm - AVE 900 AS REPAIR BLADE FOR... CANNOT TO ENSURE WINDOW TO BE OPENED, REORDER FOR REPAIR AND A FLIGHT TO SILHET @ 1050 FOR A 1500 x 1500mm SP. AS BACK EXTRACTION CAN (B/BAHE) IN ADDITION TO WINDOW OPENED TO SUITE AS DOC F. PROVIDE ADDITIONAL MECHANICAL VENTILATION USING A TOPPS SIL/NU-AIR TYPE OR SA LOW VOLUME EXTRACTION UNIT TO SLOW DOWN CIRCULATION TO RUN NOISES MAX 15 L/SEC AND DUCT-VENT OUT THROUGH CAVITY WALL FOR SILENCE, MAXIMUM 100mm.

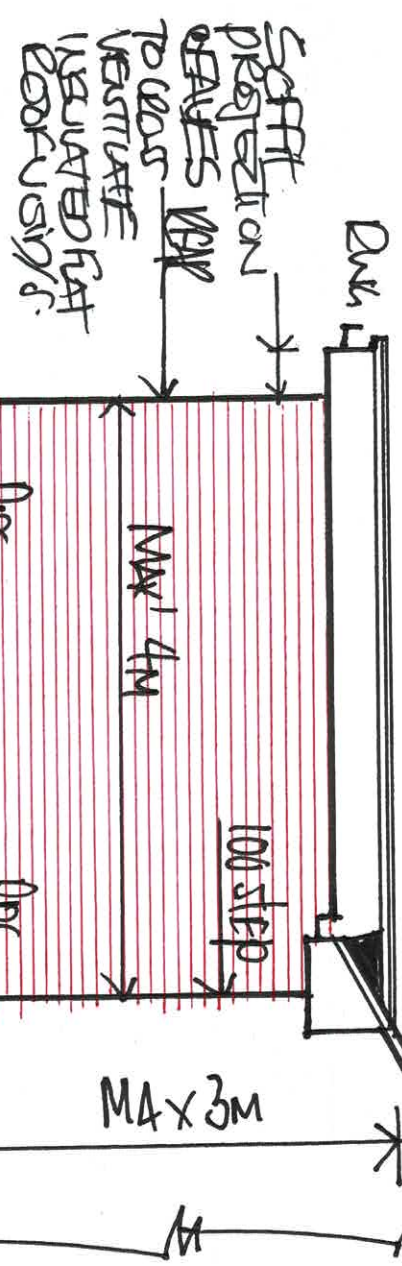


1:50 PROPOSED 'IN-SIDE' VIEW

- AS POSSIBLE PROVIDE A ROPING EYE, ACCESS POINT TO NEW 100mm UPVC SOIL-STACK TO EASILY ACCESS BEDROOM DRAINAGE TO ROD, DEF. CTV SURVEY etc

EXTERNAL WALL CONSTRUCTION:

- 102mm BUSTIC (V) GUTTER LEAF MADE BLINDS SET INTO TO MATCH EXISTING, IN 1:3 C/S NATURAL MOTIF + STRUTTER BAND WITH A 100mm CEILING SOFFIT. TAPED TO ROOF TYPE OK SA INNER LEAF CUT OUT 14H. ADDED CONC. BOUTDOCK FOR A 150mm BASED WALLBOARD, 2mm SLICING, 2CT'S BRUSH ON DECOR FINISH ETC.
- FORM A 150mm WIDE CAVITY BETWEEN WITH STAINLESS STEEL CAVITY WALL THICK 750 x 412, 450 x 117 BEHIND 50mm TO BACK LEAF TO SLOPE OUTWARDS WITH EXTRA THICK TO WINDOW BEHINDS @ 225% WITHIN 3000 OF APERTURE.
- AS DOOR CROSS CAVITIES USING CAVAROL/THERMASTE TYPE OR SA INSULATED DOOR/CAVITY CLOSERS TO WINDOW BEHINDS TO REDUCE DISTURBANCE AIR-HEAT LOSS etc
- FULL INSULATED CAVITIES FROM DPC TO WALL TOP WITH 'CROWN-DATUM' OR SA FOR FULL CAVITY WALL INSULATION TO 150mm TO ACHIEVE A MAX 0.18 U-VALUE AS DOC L 1.5
- IN VIEW OF ATTENDING TO TOOTH/BONDED MASONRY TO EXISTING, PROVIDE A PERFORATED STAINLESS STEEL STRUTTER BAND CONCRETE - CRACKS THE 'TAP' SYSTEMS CEMENTED TO EXISTING MASONRY + CEMENTED TO BUT CURBING OF NEW TO ENSURE A-SEALING, ROBUST + POSITIVE CONNECTIONS NEW MASONRY TO EXISTING etc...



PROPOSED SIDE VIEW FROM REAR OF NO 12 WATLING ST