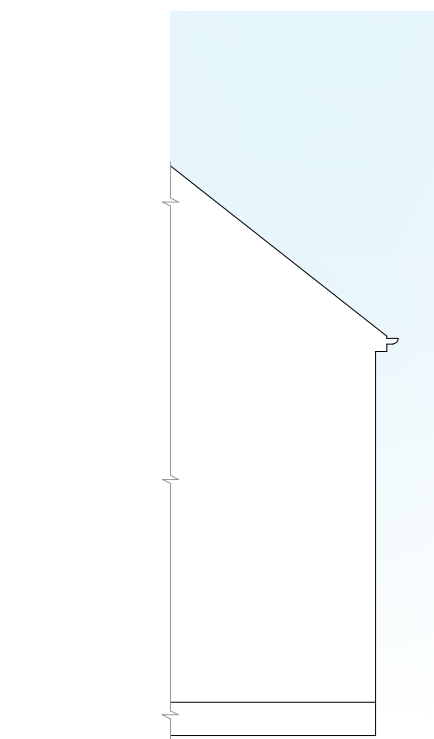
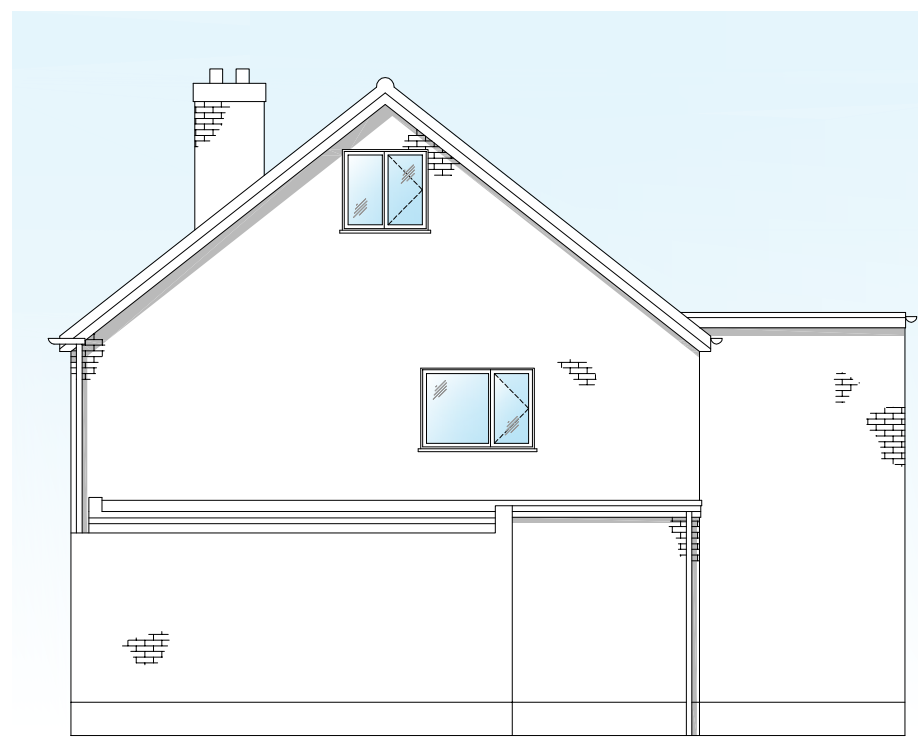




EXISTING SIDE ELEVATION
scale 1:100



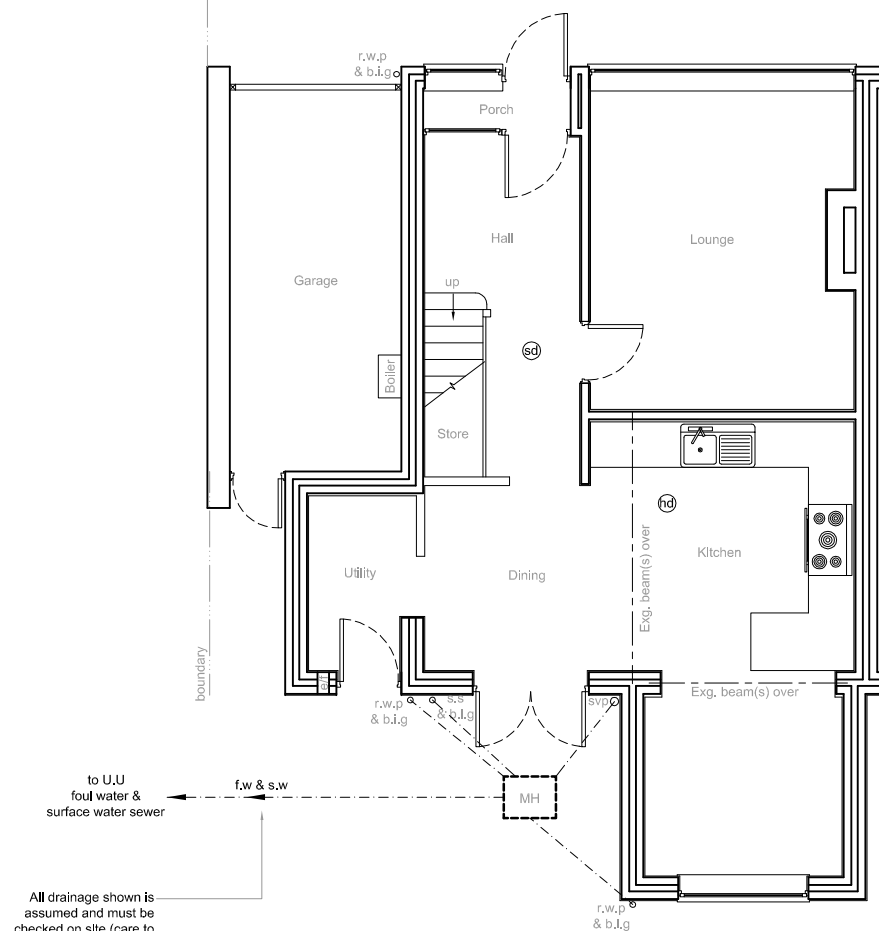
EXISTING FRONT ELEVATION
scale 1:100



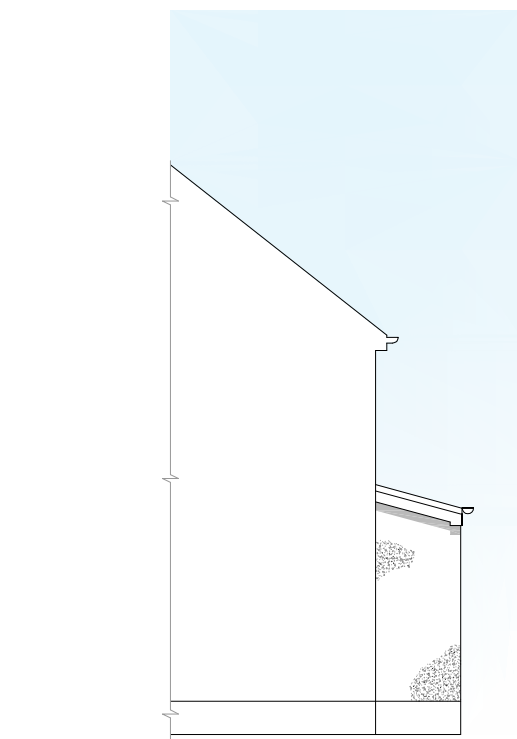
EXISTING OPP¹ SIDE ELEVATION
scale 1:100



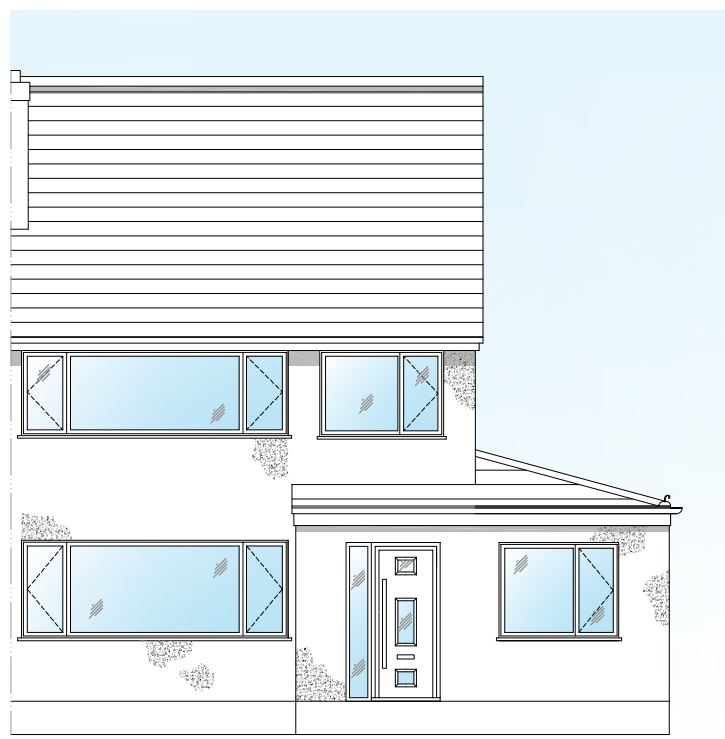
EXISTING REAR ELEVATION
scale 1:100



EXISTING GROUND FLOOR PLAN
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED OPP¹ SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100

38 x 150mm C16 Rafters at max 600mm ctrs
Provide 38 x 150mm C16 ceiling joists at max 600mm ctrs
Provide 300mm thickness Knauf - glass mineral wool insulation to cover total ceiling area in loft space

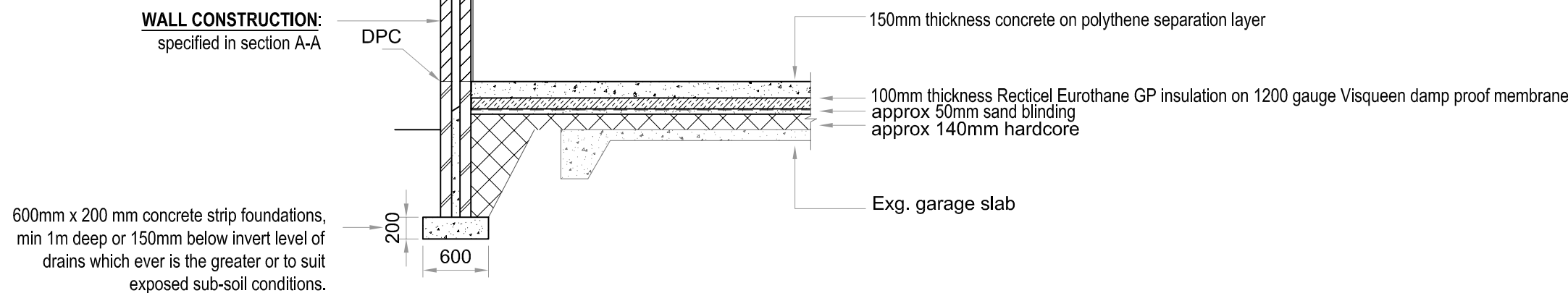
WALL CONSTRUCTION:
Cavity wall comprising of: 100mm conc. blocks to be rendered, 100mm cavity filled with 90mm thickness Recticel Eurowall Plus cavity wall insulation board (to achieve 'u' values of 0.18 W/m²K); stainless steel wall ties (5 No. per m² at staggered ctrs - double up wall ties around all opening reveals); 100mm Thermatite Turbo concrete block inner skin; dense conc. foundation blocks or common bwk. below g.L. with fine conc. cavity fill terminating 225mm below dpc; H/oad pitch polymer dpc. min 150mm above g.L. for both skins; Lap & seal inner skin dpc to floor dpm. 100 x 75mm wall plates tied to inner skin with 38 x 5mm galv. steel straps spanning 600mm of wall & at 2m ctrs. Galv. steel lintels by Keystone Lintels Ltd. With cavity tray dpc's over & external weep holes
New brickwork to be bonded to old using wall ties or similar approved method. Intersecting walls to create continious cavities.
All openings in external cavity wall to have vertical dpc's; cavity wall will be closed around all openings & at plate level with special PVCu insulated cavity closures by Thermabate or similar & approved to prevent cold bridging; ensure cavity wall insulation board terminates 150mm below finished floor level; ensure that no mortar snots or other debris fall between cavity board to bridge skins of wall. Finish internally with 12.5mm plaster and skim. Ensure cavity wall insulation abuts roof insulation to reduce cold bridging

600mm x 200 mm concrete strip foundations, min 1m deep or 150mm below invert level of drains which ever is the greater or to suit exposed sub-soil conditions.

GROUND FLOOR CONSTRUCTION
Laid level with existing using tiles or asphalt finish on 150mm thickness concrete on polythene separation layer on 100mm thickness Recticel Eurothane GP insulation (to achieve 'u' values of 0.18 W/m²K) on, 1200 gauge Visqueen damp proof membrane on 50mm sandblinding, finished fully level & smooth; 150mm layers of clean & sulphate free consolidated hard-core to a maximum depth of 600mm.
All new hard-core must be clean & free of all wood, vegetation etc. Second-hand hard-core shall not be permitted.
NOTE 1:- Should new floor cover existing air bricks for sub-floor ventilation, then the existing air bricks are to be ducted to new air bricks on new external wall to maintain cross ventilation.

NOTE 2:- Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor TF70 zero ODP perimeter insulation upstand insulation strips for the depth of the screed at the abutment of the screed to wall junctions.

WALL CONSTRUCTION:
specified in section A-A



SECTION A-A
scale 1:50

600mm x 200 mm concrete strip foundations, min 1m deep or 150mm below invert level of drains which ever is the greater or to suit exposed sub-soil conditions.

150mm thickness concrete on polythene separation layer
100mm thickness Recticel Eurothane GP insulation on 1200 gauge Visqueen damp proof membrane
approx 50mm sand blinding
approx 140mm hardcore
Exg. garage slab

KEY	
Foul water & Surface water drains	f.w & s.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	i.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 6ltrs/sec flow rate w.c; with 15 mins overrun. Leave 10mm gap below door. Only install an e/f if appliance in the same room is a sealed unit	e/f

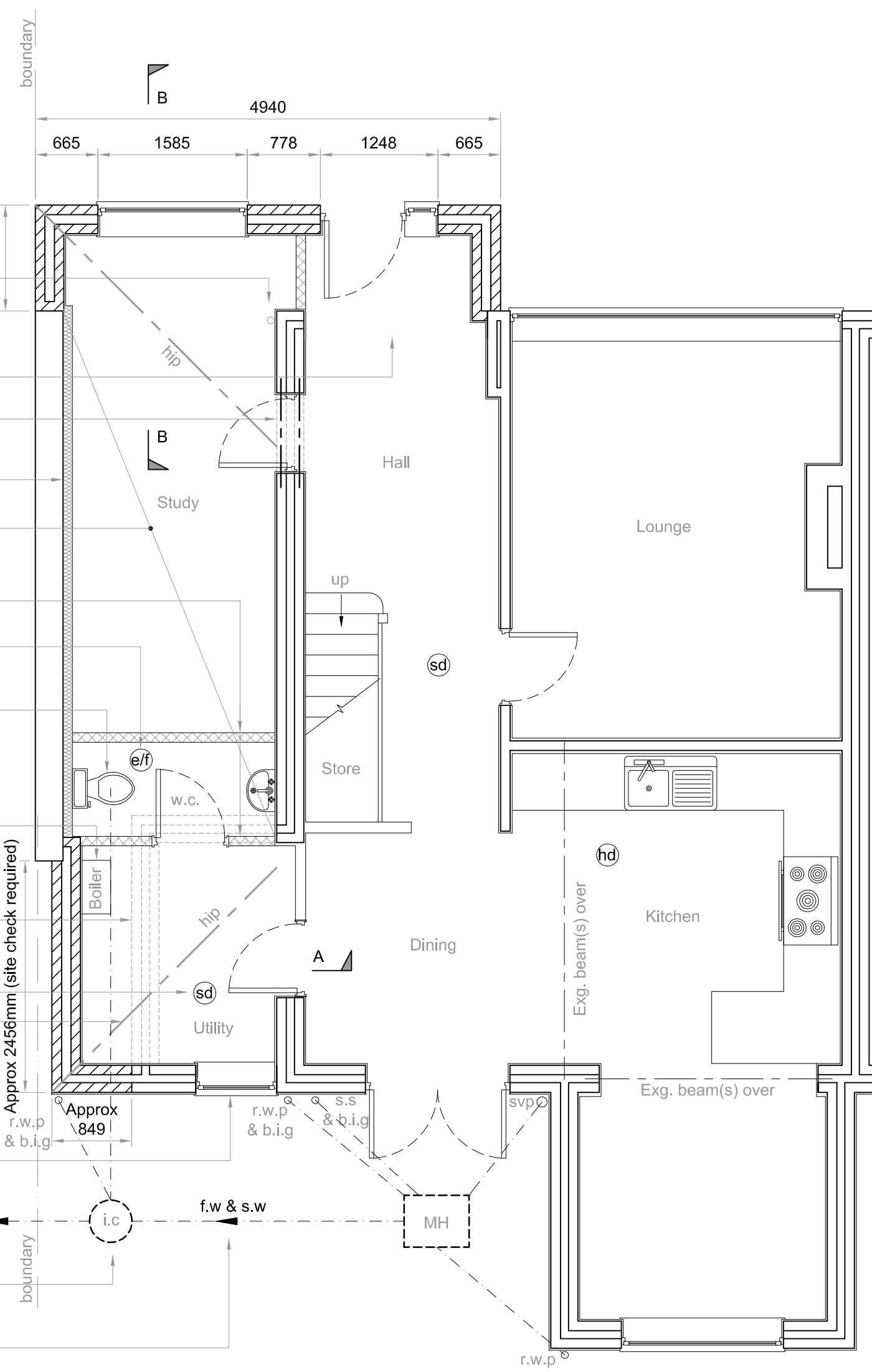
Self contained mains operated interlinked smoke alarms fixed to each floor level in main circulation areas.

Structural Engineer	S.E
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim	
Joist span direction	
Blockwork built on suitable foundations	
Facing brickwork	

Remove r.w.p at ground floor level only and cap any redundant drains.
Remove door and partitions and make good plasterwork.
Create new doorway, provide 2No. box 100 lintels over (see notes).
Provide 100mm PIR boards to garage wall.
Extents of garage slab to be raised to same level as main dwelling as specified in section B-B
New stud partitions.
New e/f to be ducted to outside air.
Connect basin waste to pan waste and connect toilet pan directly to new i.c.
Boiler to be fitted with a flue management system, plume to be diverted to outside air and upwards.

Existing walls to be demolished shown dashed.
New sd
Hip member to S.E's details. Provide new roof over rear extension, garage and front porch as specified in section A-A
Door to be replaced with window, ensuring that window is escape window compliant (see notes).
to U.U foul water & surface water sewer
New i.c.

All drainage shown is assumed and must be checked on site (care to be taken when excavating)



PROPOSED GROUND FLOOR PLAN
scale 1:50

1. For construction purposes, do not scale the drawings.

2. Figured dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.

3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).

4. Report any discrepancies to Pro-Tech immediately.

5. All drawings are to be read in conjunction with other related information &/or relevant Consultants drawings where applicable.

6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.

7. **Electrics:** Lights and sockets to clients specifications and I.E.T.Reg's. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.

8. **Timber:** All timber to be stress graded and stamped, kiln dried (KD).

9. **Windows/Ventilation:** New windows to achieve minimum 'u' values of 1.4 W/m²K with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Lintels over windows/doors to be Keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone lintels filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any loft hatch. All glazing in critical locations on internal and external walls must conform to BS EN 12150, protection against impact, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.

10. **Roof:** Tiles to be Mendip Double Pantile with 100mm headlap or a similar approved tile suitable for a 15° pitch and to match existing as close as possible on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails, on timber rafters fitted to 100mm x 75mm timber wall plates using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm ctrs. All ridge and hip tiles are to be mechanically fixed to the roof. Fascia boards to match with existing. Ceilings to be 12.5mm plasterboard with plaster finish, ceilings below rooms to be 15mm plasterboard. 100mm thick crown wool insulation between all ceiling joists below rooms. 300mm thickness Knauf - glass mineral wool insulation to cover total ceiling area in loft space. All flashings to have a minimum 150mm upstand using code 4 lead flashing. Provide lead flashing where new roof abuts walls (stepped if required). Provide cavity trays where roof abuts wall.

11. **Drainage:** 115mm PVC guttering to 64mm dia. PVC downspouts as shown to B.I.G's to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be incased in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete lintels leaving a 50mm clear gap below filled with approved compressible sealant, masked over at both sides of wall with rigid non degradable sheet material. Sanitary ware to be fitted with 75mm deep seal traps with rodable access to be connected to soil stacks or B.I.G via 40mm dia p.v.c piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48°C via an inline blending valve which is to be compatible with hot and cold sources.

Heating:
New rooms to be heated using radis fitted with thermostatic radiator valves. Fed from exg. boiler
Any alterations to heating /hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

Box lintels:
Box/K-100 Lintels by Keystone or similar approved beams requiring 150mm end bearing, to be given ½ hour fire protection via 2 layers of 12.5mm plasterboard.
Box lintels to have a minimum of one course of blockwork or 2 courses of brickwork between lintel and joists to prevent point loading from joists.

Escape Window(s):
To have an unobstructed opening of at least 0.33m² and at least 450mm (w) x 735mm (h)
The bottom of the opening should be not more than 1100mm and not less than 800mm above floor level.

DWG No.
WA8 5DE/18/01

TITLE
PLANS, ELEVATIONS & SECTIONS

PROJECT
Proposed Development to
18 Lambourne Avenue
Widnes
WA8 5DE

CLIENT
Mrs. S. Chamberlain
DATE 30/05/2025
SCALE AT A1 AS SHOWN

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