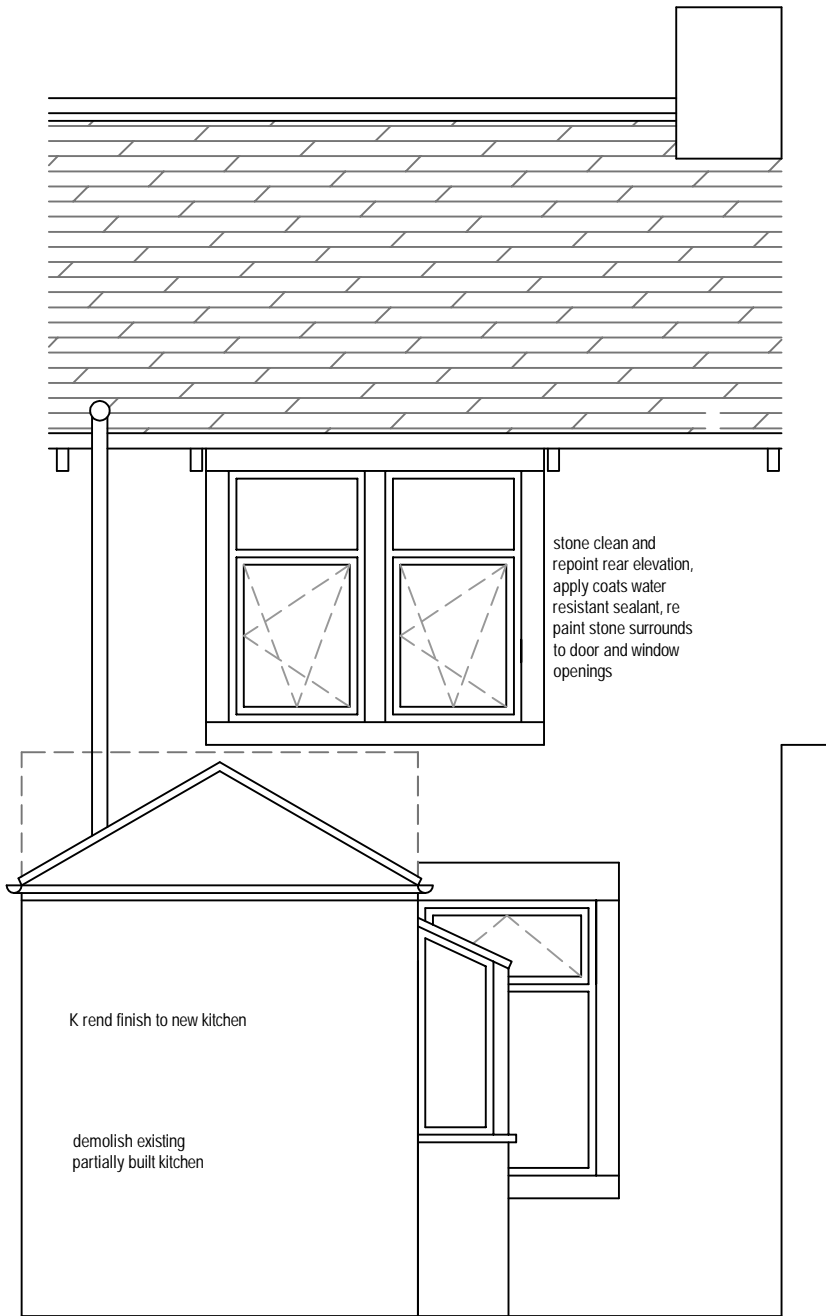
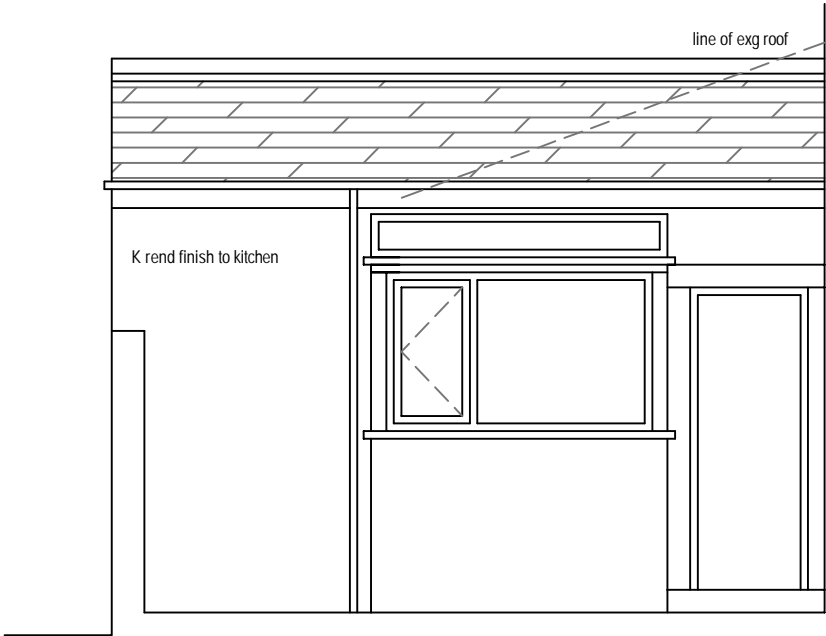


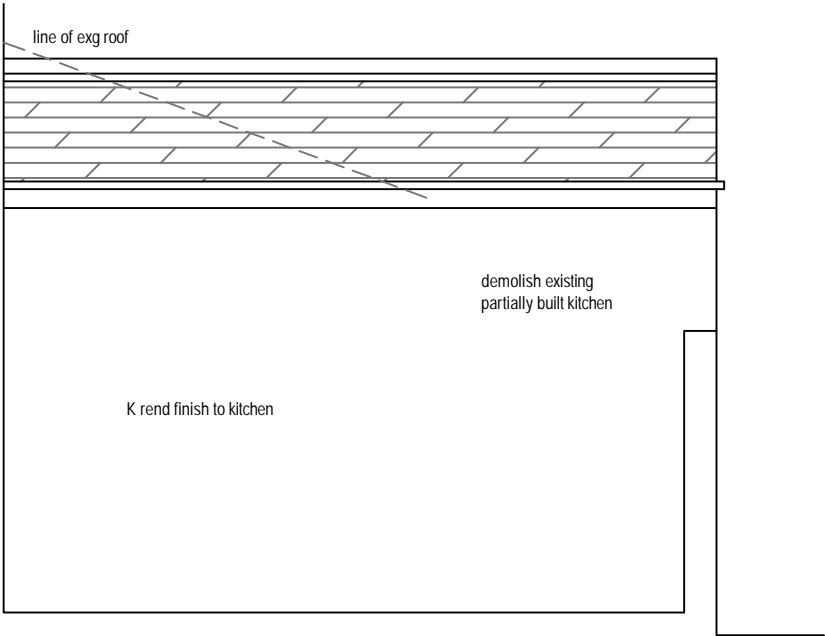
Proposed Front Elevation



Proposed Rear Elevation



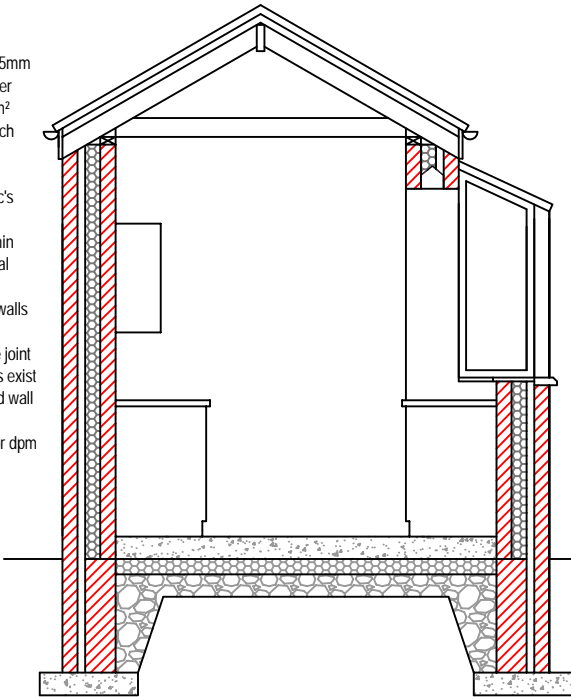
Proposed Side Elevation to Kitchen



Proposed Side Elevation to Kitchen from adjoining property

**Walls**  
100mm concrete block with render finish, 125mm cavity insulated with 75mm Celotex CW4000 insulation, 100mm Celcon standard concrete block inner leaf with plasterboard on dabs and skim finish to give U value of 0.18w/m² 225mm vertical twist stainless steel cavity wall ties embedded 50mm each into each leaf fixed at 750mm horizontally, 450mm vertically (300mm vertically at reveals)  
Horizontal and vertical dpc's around all new openings and cavity tray dpc's over openings.  
IG L1/S 110 steel lintols over openings with integral dpc and insulation min 150mm end bearing. Insulated cavity closers at openings to avoid thermal bridging.  
Brick tor reinforcement together with movement joints to be provided to walls under lintols in accordance with BS5628 part 3 clause 20.  
Break out existing walls and tie walls into existing with Crocodile trueline joint strip system or similar with neat secomastic bead to abutment. If cavities exist to the existing structure, then cavities to be maintained between new and wall abutments  
Wall dpc min 150mm above ground level, linked to cavity tray dpc & floor dpm S/w timber skirting boards, architraves etc to match main house.

**Floor Construction**  
150mm concrete floor with power float finish on 500 gauge visqueen polythene separation layer on 100mm Celotex GA4000 rigid insulation turned up at walls to ensure continuity of insulation on 1200 gauge visqueen dpm turned up at walls to meet dpc and any existing floor dpm on well compacted hardcore, all to achieve a maximum permissible U-value of 0.18W/m²K.



**ROOF**  
Provide and lay slate roof 30° pitch fixed in accordance with manufacturers instructions, on 50 x 25mm tanalised timber battens on breathable roofing felt (joints sealed with 75mm wide double sided adhesive tape) on 100 x 47mm C16 structural grade timber rafters at 400cts. 145 x 47mm ceiling joists at 400mm cts. 200 x 63mm timber ridge. Roof insulated at ceiling level with 2 layers 150mm Rockwool insulation laid in opposite directions to achieve U value of 0.15W/m²K, 9mm plasterboard and skim ceiling, 100 x 50 timber wallplates.  
Rafters and wallplates strapped down to walls at 2m ctrs with 30 x 5mm m/s straps along gables, eaves and abutment. Proprietary eaves and ridge ventilation system to give permanent ventilation to roofspace incorporating fly / vermin screen.  
Proprietary double glazed roof to bay window.  
Cavities closed at roof level with insulated plasterboard. Code 4 lead lined valleys on valley boards.  
Upvc fascia boards, gutters and rain water pipes.  
Code 4 lead flashing and cavity tray between new roof and existing wall.

**Foundations**  
Upon commencement of works ground conditions to be inspected and confirmed with Local Authority building control officer. New concrete strip foundations to be minimum 625mm wide x 150mm deep and laid to a depth of min 750mm below lowest ground level and to suit ground conditions  
Foundations to be stepped down below level of any existing drains and concrete lintols fixed over any drains where they pass through walls

CDM Risk Assessment	
Element	Comments
Lintels	Mechanical Lifting equipment or two man lift to be utilised to position lintels. Manual handling assessment to be carried out.
Masonry Construction	Mechanical Lifting equipment to be utilised to lift concrete blocks into position to reduce manual handling. All masonry construction to be assessed for stability during construction process. Any masonry construction deemed susceptible to collapse to be temporary propped to provide additional support. Manual handling assessment to be carried out. Scaffolding to be provided to prevent falls
Roof Construction	Mechanical Lifting equipment to be utilised to reduce manual handling. Ensure maximum fall height when fixing roof into position is 2 metres by utilising appropriate safety measures and equipment.Scaffolding to be provided to prevent falls

Project Alterations / Refurbishment 27 Cleaver Street, BURNLEY		
Client Burnley Borough Council		
Description Proposed Elevations	Date Aug 22	
Scale 1:50 @ A3	Drawn CW	Drawing No 615/04