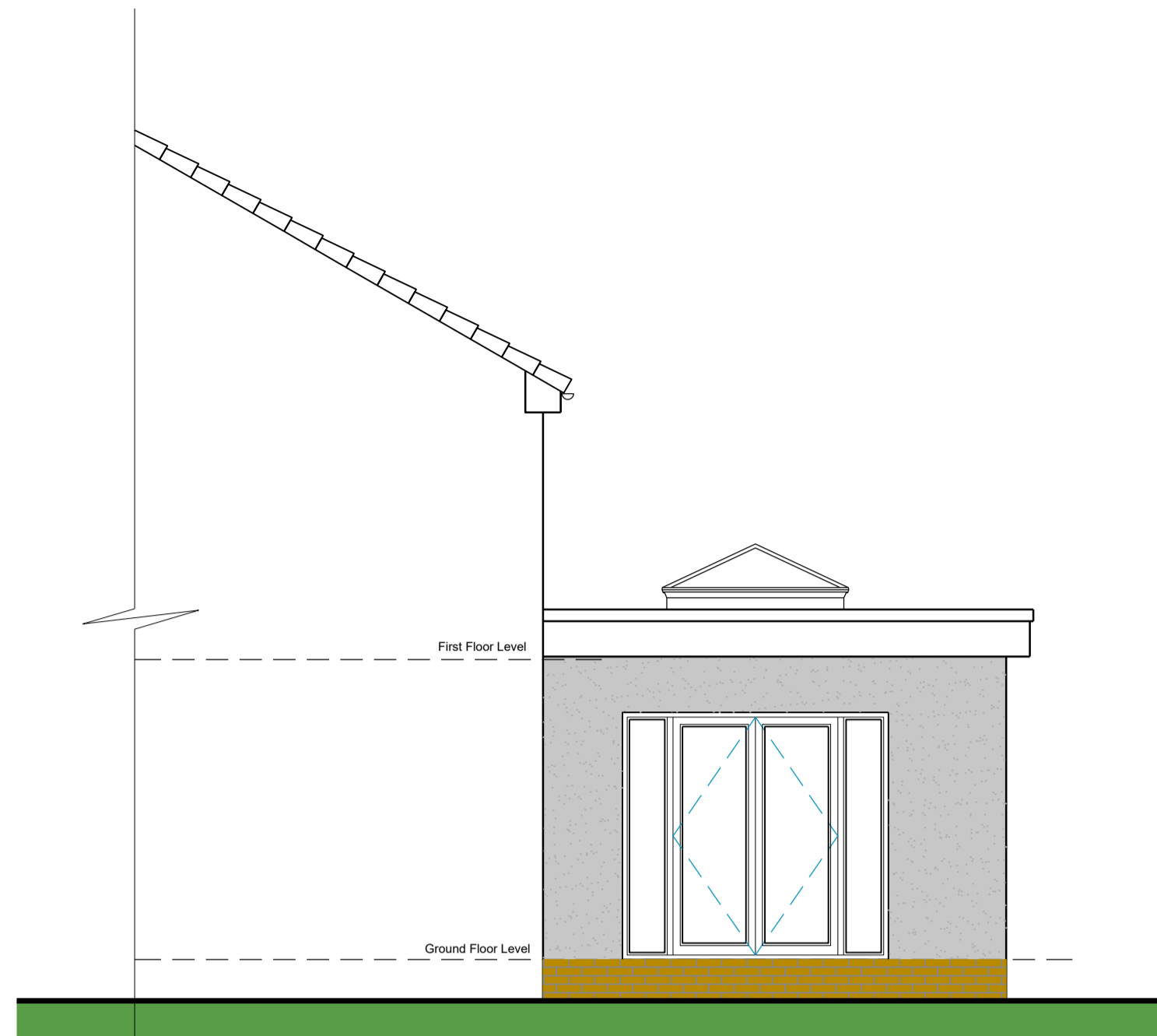
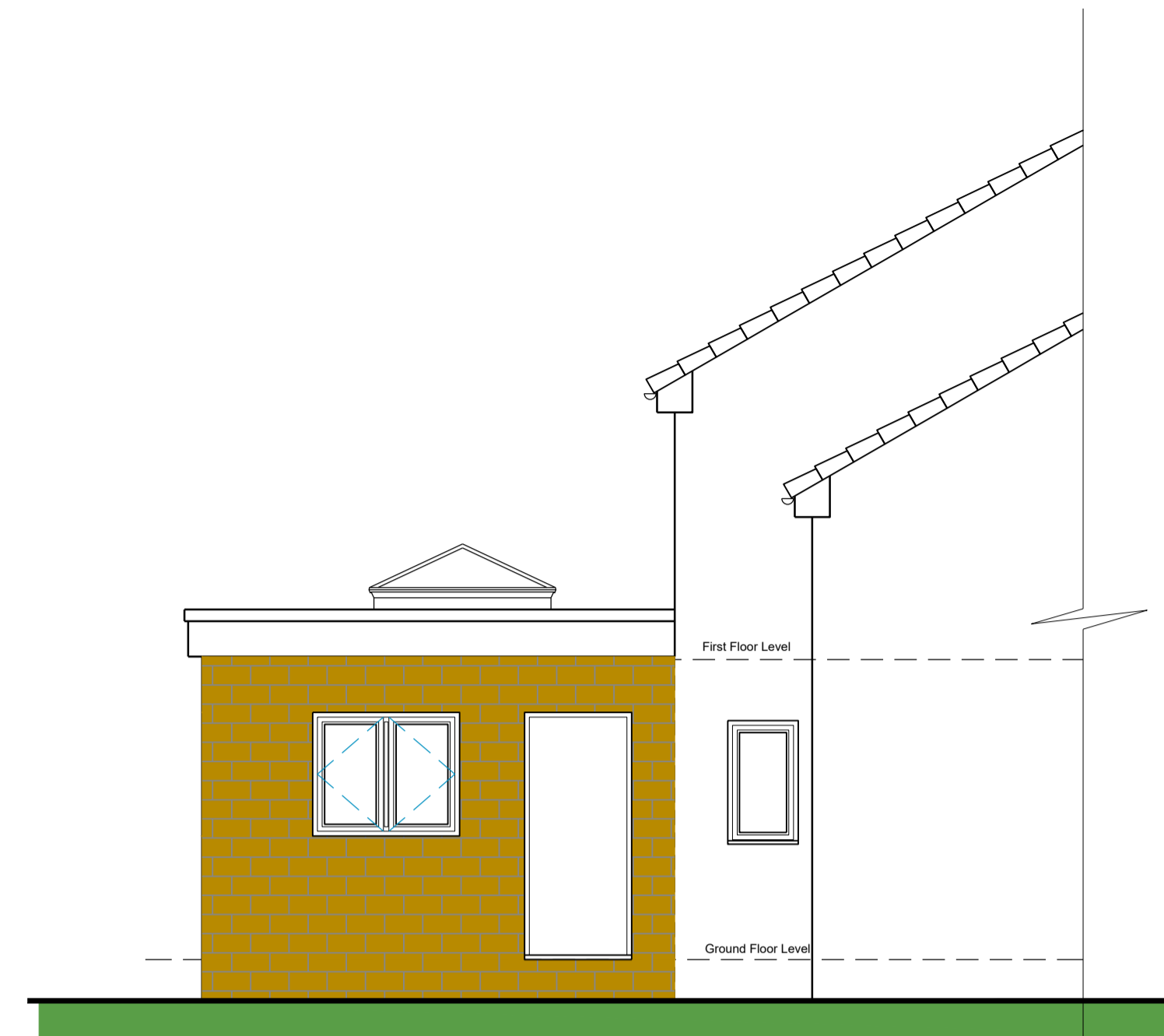


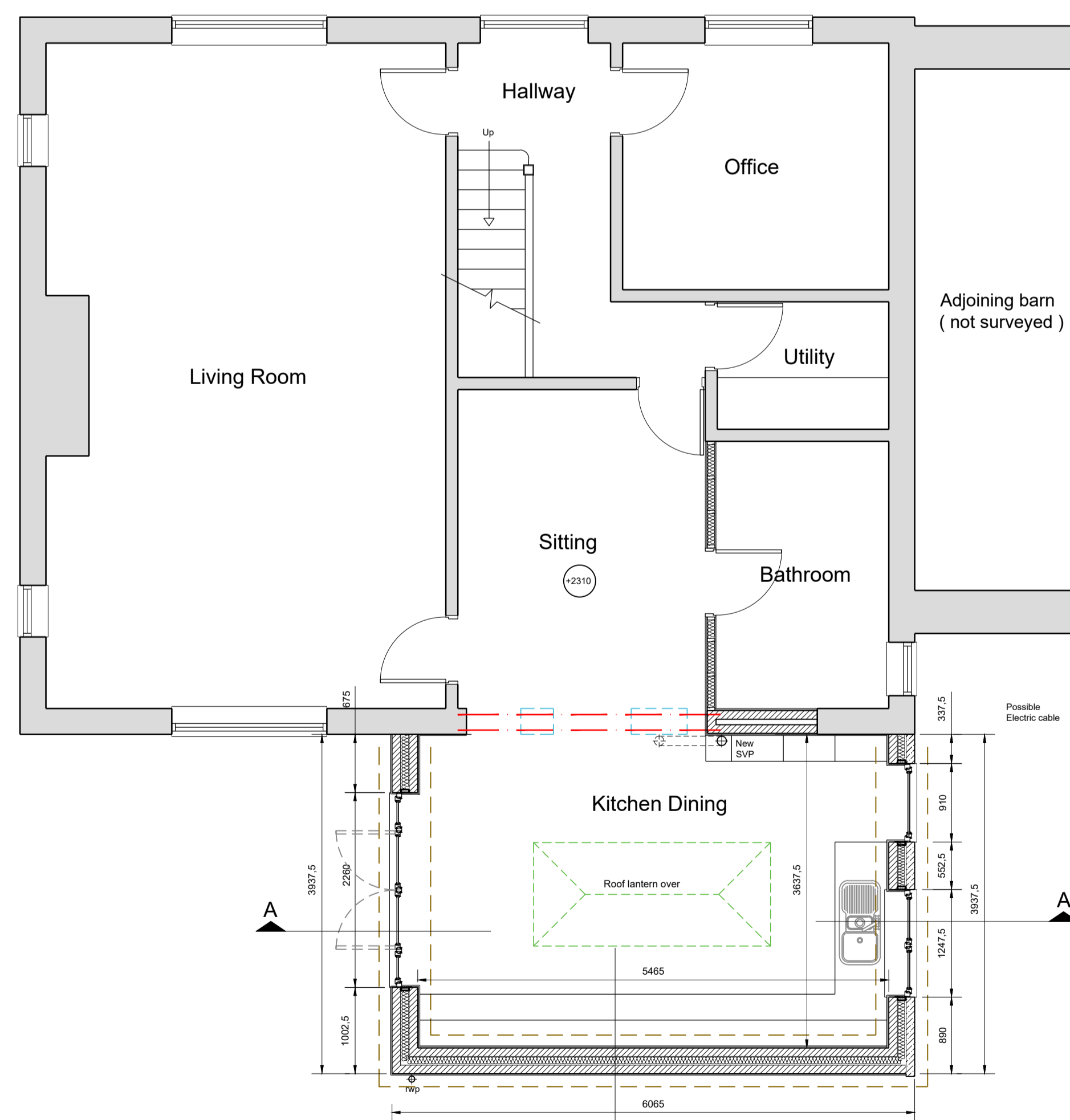
PROPOSED REAR ELEVATION



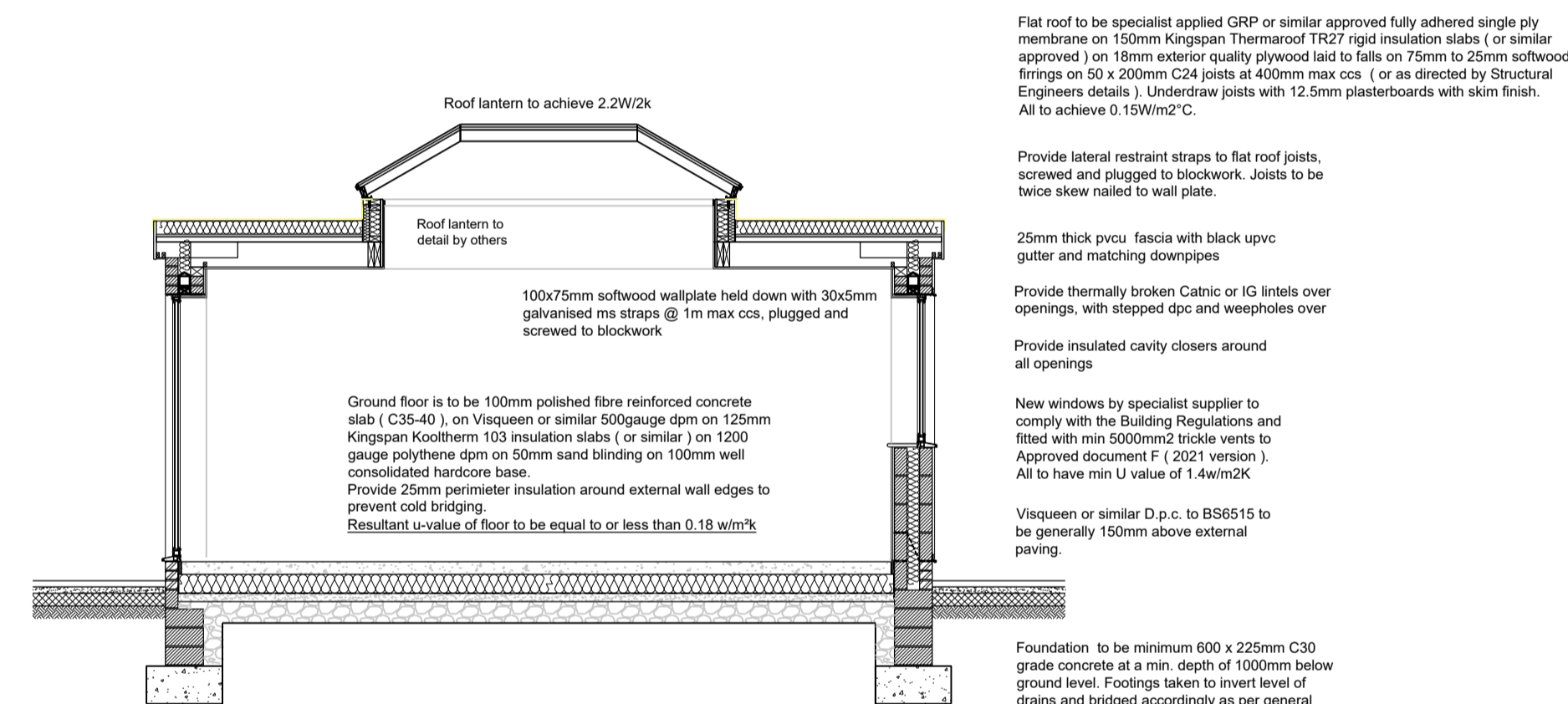
PROPOSED SIDE ELEVATION



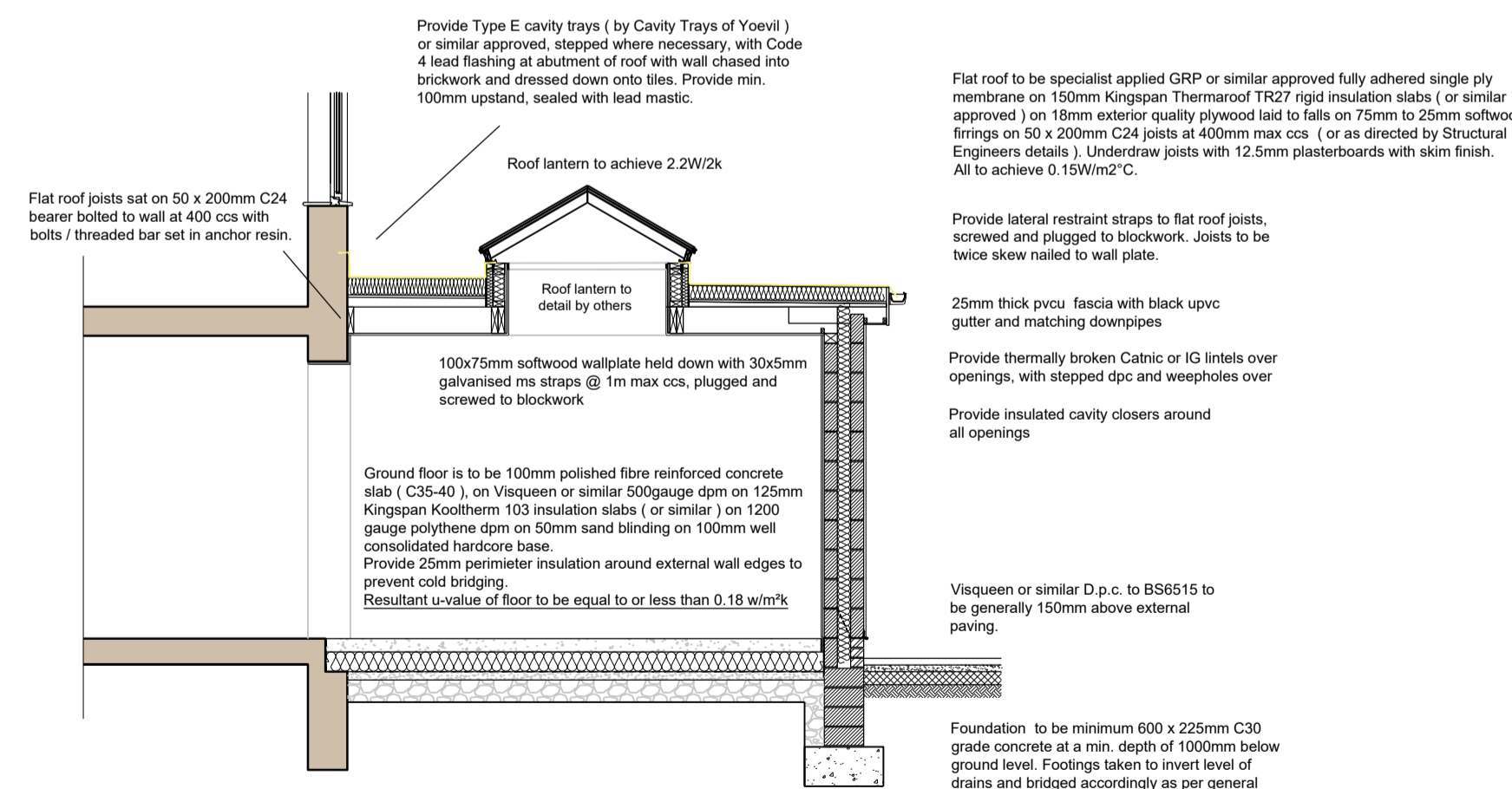
PROPOSED SIDE ELEVATION



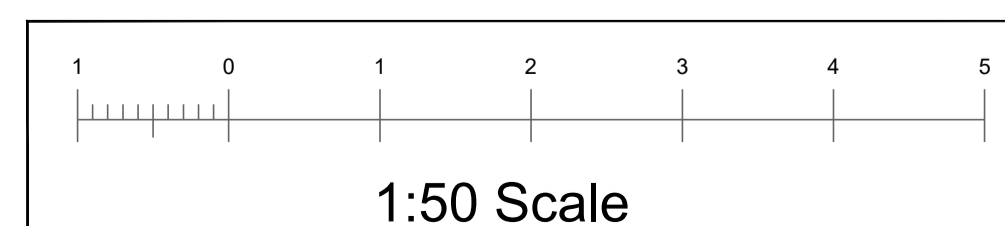
PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION A-A



PROPOSED SECTION B-B



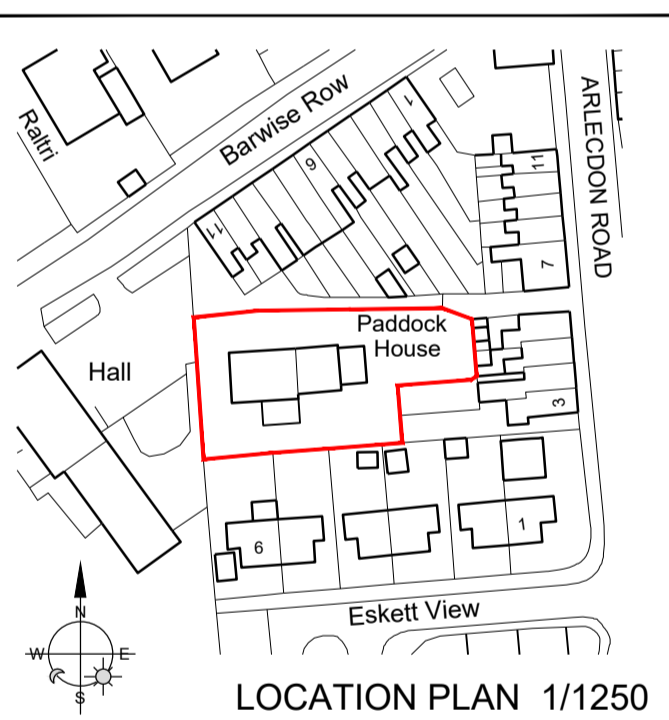
1:50 Scale

GENERAL NOTES

**ROOF CONSTRUCTION:-**  
 Flat roof to be specialist applied GRP or similar approved fully adhered single ply membrane on 150mm Kingspan Thermafloor TR27 rigid insulation slabs ( or similar approved ) on 18mm exterior quality plywood laid to falls on 75mm to 25mm softwood firings on 50 x 150mm C24 joists at 400mm max c/c. ( or as directed by Structural Engineers details ). Underdraw joists with 12.5mm plasterboards with skim finish. All to achieve 0.15W/m<sup>2</sup>C.  
 Upstand frame to roof lantern to be 50 x 100mm studwork with voids packed with 100mm Kingspan PIR insulation. Clad externally with 18mm OSB board fixed through 50mm Kingspan PIR insulation to stud frame. All to achieve 2.2W/m<sup>2</sup>C.  
**EXTERNAL WALLS:-**  
 External leaf of 100mm facing brickwork to match existing, 10mm residual cavity with 50mm Kingspan Kooltherm 100 PIR insulation batts installed and taped in strict accordance with manufacturer's instructions, with inner leaf of 100mm thick 4N/m<sup>2</sup> blockwork. Provide Helifix or similar stainless steel wall ties at 750mm c/c horizontally and 450mm vertical ( 225mm vertical c/c at reveals ). Line walls internally with 12.5mm plasterboards on dabs and skim to finish.  
 Wall to achieve U value not exceeding 0.18W/m<sup>2</sup>K  
 Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed. Cavities filled to GL with weak mix concrete and splayed off.  
 Insulation in cavity taken down 200mm past upper level of floor insulation to prevent cold bridging.  
 Install proprietary DPC to full bed width of outer and inner leaf of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Facings to be taken down minimum 150mm below ground.  
 Lintels to be IG or similar proprietary thermally broken mild steel with insulation material to the core, on 150mm min end bearings, with stepped dpc's over. Form weepholes at 900mm max centres to one third height of brick vertical mortar joint to brickwork directly over all openings & at external finished ground level.  
**GLAZING - WINDOWS AND DOORS:-**  
 Windows and external doors to be PVC-U, with sealed unit double glazing. All opening to be fully weatherstripped with integral compressible seals. Windows to be obscure glazed to bathrooms and where indicated on drawings. Glazing below 800mm above finished floor level to be laminated safety glass to inner panes to Part K. Windows to be fitted with trickle vents of no less than 5000mm<sup>2</sup>  
**GROUND FLOORS:-**  
 Ground floor is to be 100mm polished fibre reinforced concrete slab ( C35-40 ), on Visqueen or similar 500gauge dpm on 125mm Kingspan Kooltherm 103 insulation slabs ( or similar ) on 1200 gauge polythene dpm on 50mm sand blinding on 100mm well consolidated hardcore base.  
 Provide 25mm perimeter insulation around external wall edges to prevent cold bridging.  
 Resultant u-value of floor to be equal to or less than 0.18 w/m<sup>2</sup>k

**ABOVE GROUND DRAINAGE:-**  
 The drainage will comply fully with BS 8301 : 1985 UPVC waste sizes are to be generally:-  
 Wc's - 100mm diameter with minimum 50mm seal, P or S trap to suit.  
 Sinks and Showers - 38mm diameter with 75mm deep anti-siphon trap.  
 Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof tile ventilator. Flush with roof finish. All SVP ducts are to be fitted with mineral wool insulation around the pipe and are to be encased in studwork.

**BELOW GROUND DRAINAGE:-**  
 Drainage layout for separate SW and FW systems to be as agreed with Local Authority. Access chambers and manholes comprising UPVC, clayware, brickwork or concrete ring as appropriate to depth and location with cover of strength class to suit.  
 All connection gulleys at ground level to be fully accessible to allow rodding of below ground drain.  
 Drainage and sewers to be laid no flatter than 1:80 All pipes to be minimum 100mm dia or sized to suit flow and gradient.  
 Pipes to be bedded on and surrounded to half bore in pea gravel or to suit manufacturers recommendations. All drainage runs under ground supported slabs to be haunched with concrete to the same diam. as pipe. Install plank lintel bridging to walls at pipe penetrations.



LOCATION PLAN 1/1250

**NOTE:-**  
 Do not scale, use figured dimensions only, all dims to be checked on site. any discrepancies to be reported to the author of this drawing, which is to be read in conjunction with all other available drawings.  
 All drawings remain the property of FSK Architectural Services and may not be reproduced without the authors consent

DATE	REVISION
REV	



FSK Architectural Services  
 Mob: 07703 262139  
 Email: fsksarchserv@live.co.uk

Client  
**MR & MRS BLACKBURN**  
 Project  
**Proposed extension to rear of 'PADDOCK HOUSE'**  
 Arlecdon Road  
 Arlecdon  
 Cumbria  
 Drawing Title  
**DETAILED DESIGN**  
 Scale  
 1:50 @ A1  
 Date  
 Mar 2026  
 Drawn by  
 KSF  
 Drawing Number  
 26-FSK-19-02  
 Rev.  
 -