

Foundations
Supply and fix minimum 200mm thick strip foundations in C20 concrete max in accordance with Local Building Control : contractor may adopt trench fill if desired (and agreed with Building Control) to:

Walls up to ground level
Build new sub-structure brickwork in class FN engineering brickwork in 1:3 cement:sand with plaster over up to DPC level to all new cavity walls.

Walls above ground

Cavity to be 102.5 facing brick work, 10mm cavity, 50mm cobblex thermadisks 21 (10mm x 50mm sw studs @ 400mm centres with horizontal nogging @ 4' height) plasterboard on studs to give a U value of 0.18 w/m2K. Movement joints to be in accordance with manufacturers recommendations. The cavity is to be filled 225mm below DPC.

Wall ties are to be stainless steel to BS EN945-1 & DD140-2 spaced at 750mm horizontally and 225mm vertically at reveals.

Internal brick walls are to be 100mm standard brick. Partition walls are to be 100mm x 50mm sw studs @ 400mm centres with horizontal nogging @ 4' height including head and sole plates secured to the structure with Gyproc wall board @ 100mm skin finish, full sound insulation to studs with 100mm roofwood.

Head DPC's to be a minimum of 150mm above ground level to coincide with the top of the slate & laid on a mortar bed above and below 1 call cavity doors.

Dimplec insulation DPC to all cavity doors around openings. Top and bond brickwork to existing and maintain clear cavity were new joints existing. All cavity doors to have Kingspan Kottherm cavity doors installed

Steel work

Refer to structural engineer design and calculations

Lights
Light CG 90/100 lights over new openings to suit span plate bearing, wall construction and loadings with 150mm min. bearing. Ensure lintel is suitable for use in connection with bi-fold doors. All openings in excess of 2m to be checked and supported by Structural Engineers calculations.

Cavity wall ties
Use or equivalent stainless steel ties with insulation clips at 750mm horizontal and 450mm vertical centres, staggered, and 300mm centres above reveals. Include cavity tray 14-90pe wrap steel at 500mm centres above 90pe wall to all elevations, including reveals.

Extension floor slab
New concrete floor slab 150mm deep & 1200 x 1200 mm. Slab to be cast in situ and supported by 100mm Kingspan Thermafloor T770 insulation. Provide 50mm insulation between floor slab and wall perimeter. Provide A142 mesh @ 23 up from base. All to achieve U-value 0.20 W/m2K.

Holding down straps
30x50mm girth straps fixed to wall plates at 1.2m centres and continued 900mm down walls, screwed to masonry, include similar vertical twist straps to alternate rafters, screwed to masonry to restrain extension and point roof.

Pitched roof structure

Supply and install C16 sawnwood truss TBC and ceiling line at 400mm centres (ties on rafters) and C16 sawnwood purlins TBC and ceiling line at 400mm centres (ties on rafters) required. Insulated 100x50mm wall plates, 10x57mm battens, nogging breathable membrane, code 4 lead flashings, plain concrete tiling to match No.61 with 125 mm K7 Kingspan insulation board with 37.5mm insulated p.s. to achieve 0.15 W/m2K.

Double up eaves and top and bottom trims around roof lights

Use foliobacked (Duplex) plasterboard to kitchen ceiling.

Supply and fix gutter with downpipes. Includes for all brackets, non-ferrous flange stop ends, bends and outlets as required rainwater pipes into gullies / drainage. Gutter to accommodate falls of any neighbour

Electrical installations

Electrical works to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations.

Ventilation

Opening lights to be provided to ensure 1200th floor area rapid ventilation. Allow for new / kitchen mechanical extraction to achieve min. 30 l/s over hob to vent to outside air.

Windows & Glazed Doors
New windows & doors to be to be double glazed (low E soft coat n=5) with 20mm argon filled gap between panes (U value 1.4 W/m2K). Window and door self energy rating to be Band B or better

Double glazing to new extension to be K-rated low emissivity glass to BS 6206 (tint mark to be visible to all glazing) with toughened panes to any window panes below 800mm, and door panes below 1500mm.

Background ventilation to be achieved by secure window stays or trickle vents to windows, min 400mm2.

New Velux roof lights to roof slope to be fitted to manufacturer's specification with standard double glazing and flashing kit to suit roof tiles.

Drainage

Kitchen sink waste to discharge via 40mm diameter waste with anti vac trap lead to min. fall 180mm per metre to connect into SVP via multi boss connector.

Include pre-cast concrete drain linings to new walls/foundations generally. Where drains penetrate walls, allow for polypropylene inspection chamber (or equivalent) manhole to suit drain invert.

Health & Safety Responsibilities

Health & safety responsibilities on site, and during all construction works associated with this project, are the sole responsibility of the principal contractor (The builder employed by the site owner) and shall be the responsibility of the principal contractor to be provided with and wear recognised protective clothing, head gear and equipment.

Rev	Description	Date
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Project
TWO STOREY SIDE EXTENSION TO 73
TITHEBARN ROAD, KNOWSLEY VILLAGE,
LIVERPOOL, L34 0EU

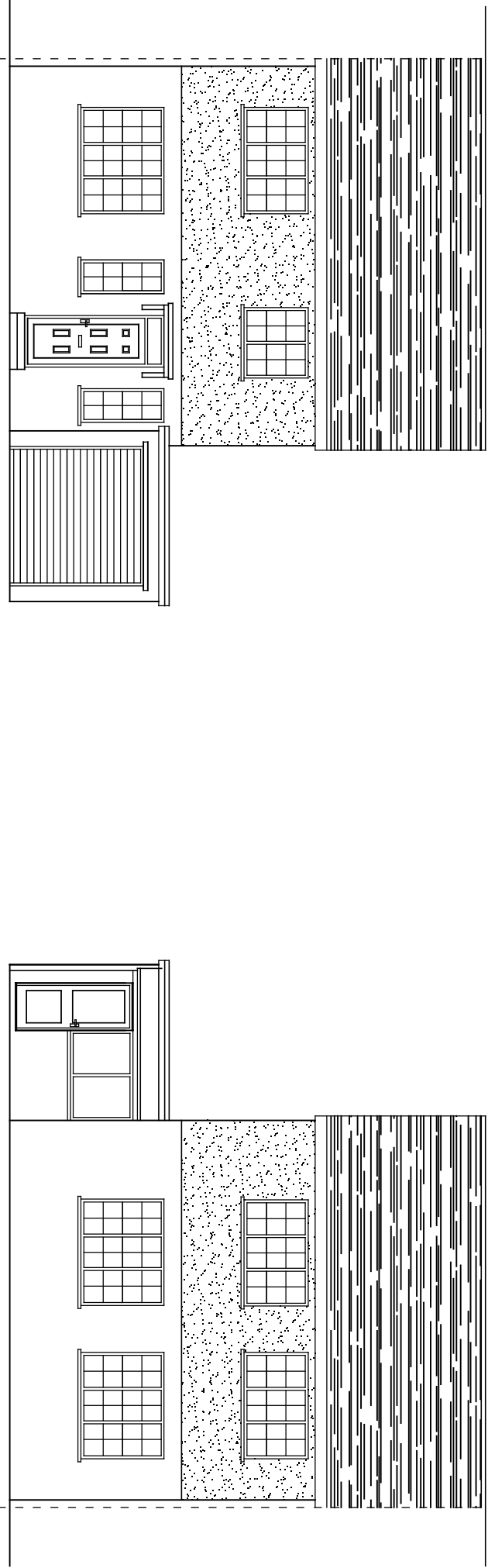
Client
MS S RUTLAND-JONES

Contract No.	Dwg. No.	Revision	Scale	1:50 & 1:100	@ A1
	2	B	By	MCC	Date
			Chkd		MAR 2024

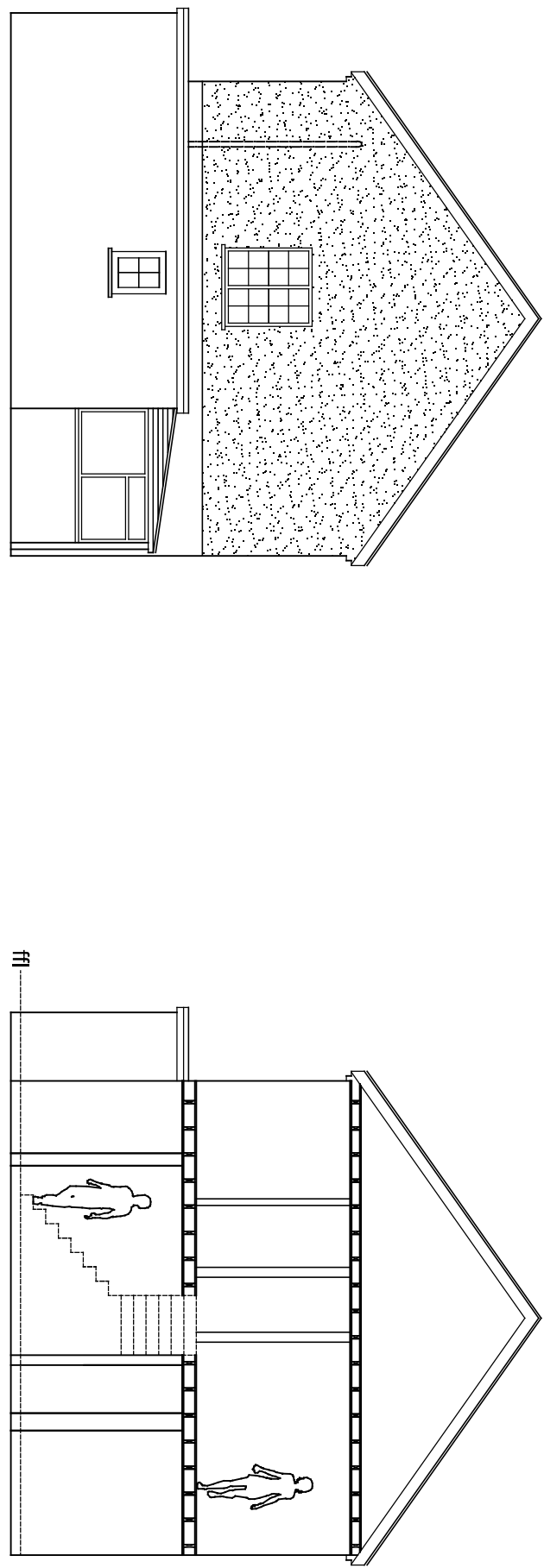
Drawing Title
EXISTING AND PROPOSED PLANS

MIKE CARR - MSc MRTP
Town Planning Consultant

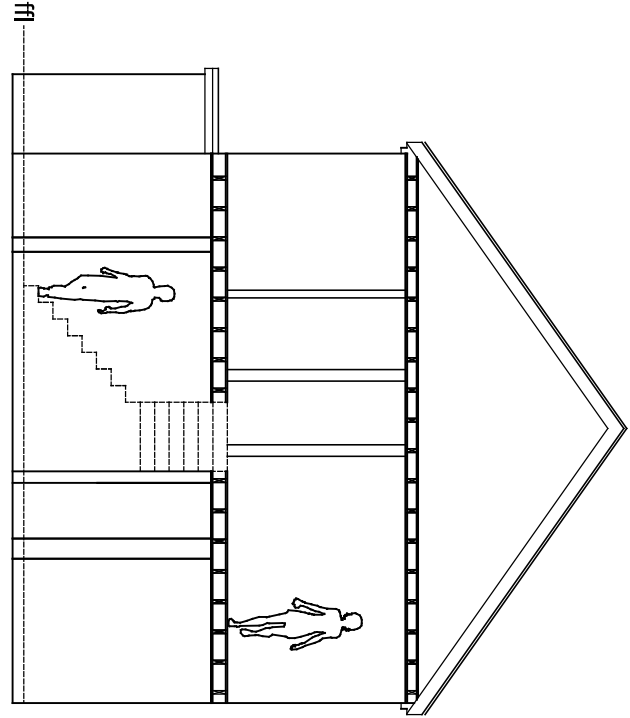
17 BROOKSIDE AVE
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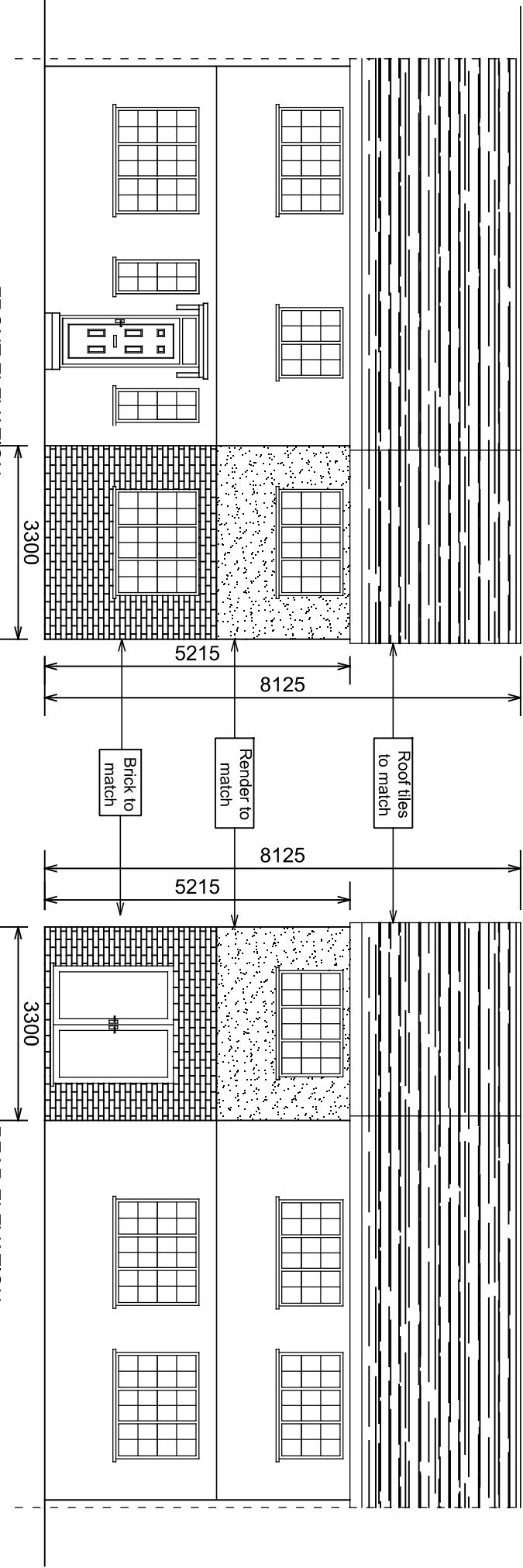
FRONT ELEVATION
AS EXISTING



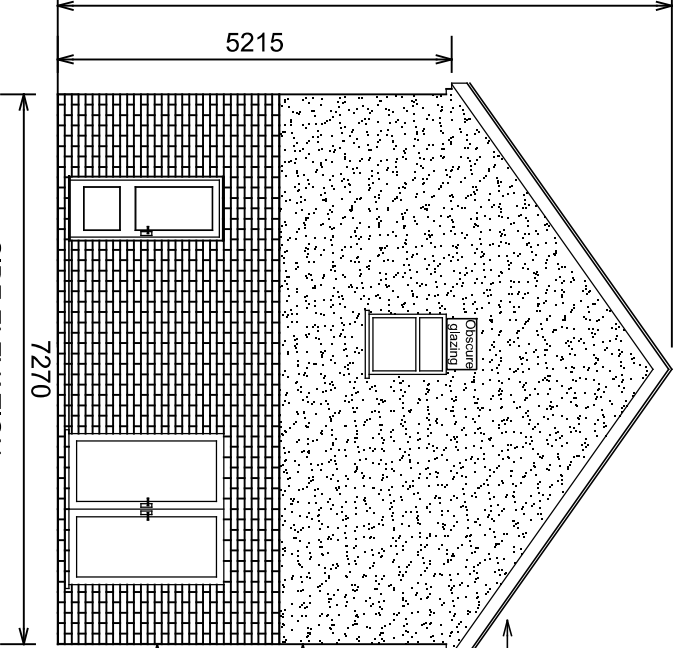
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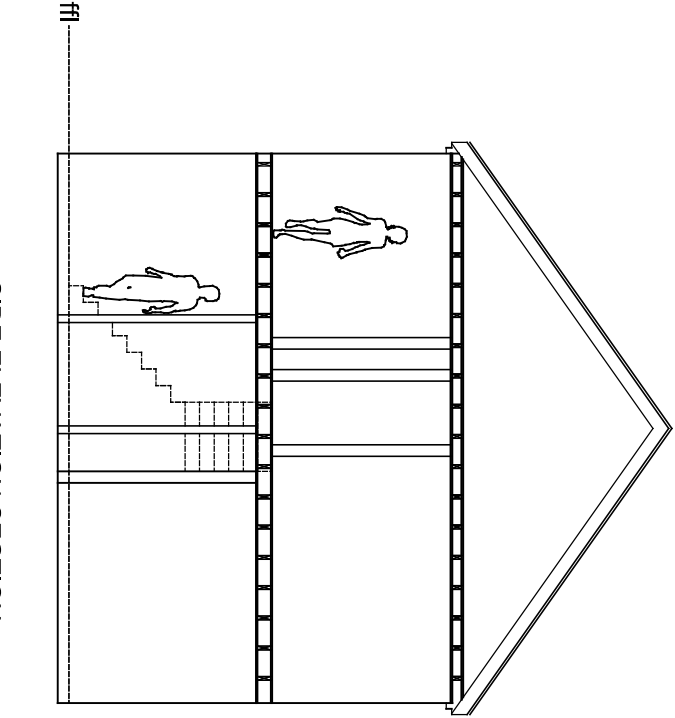
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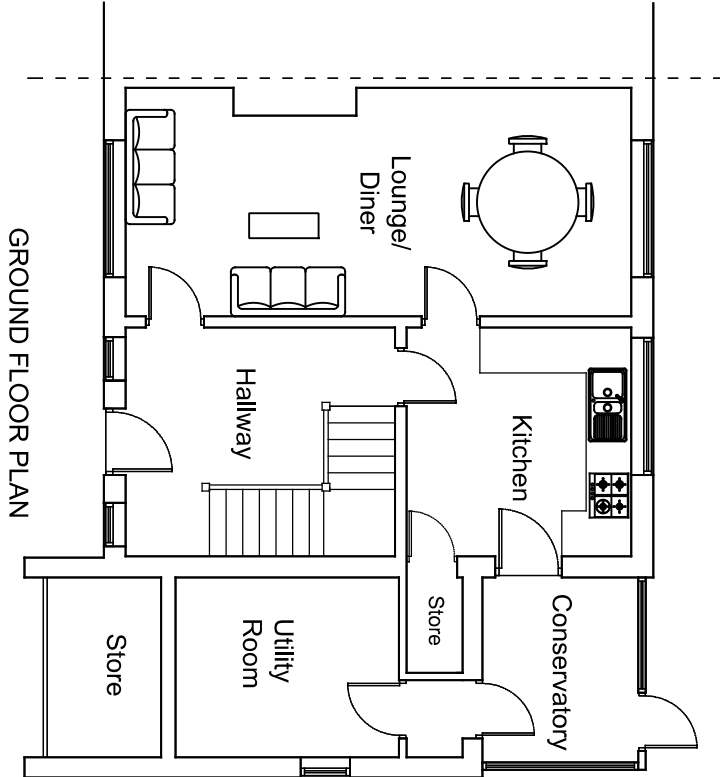
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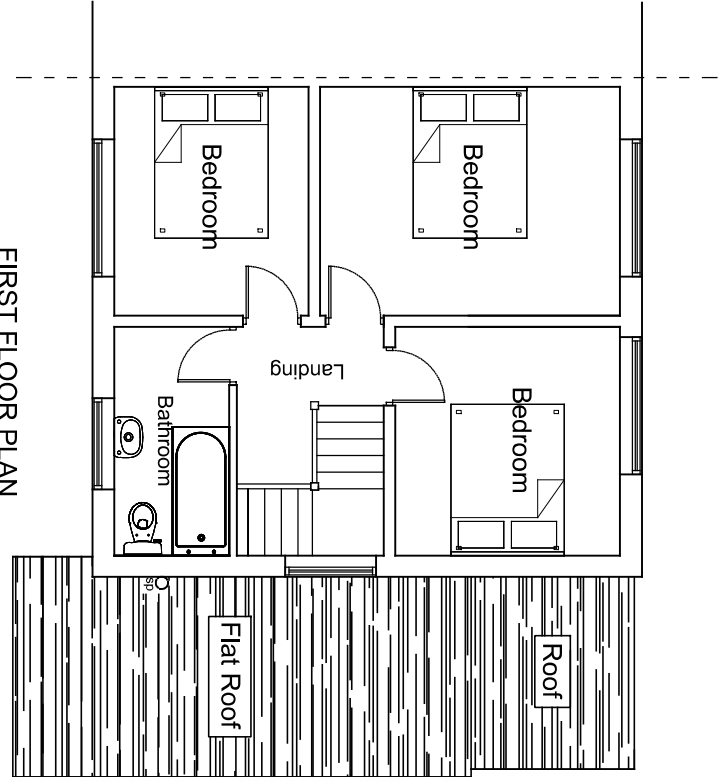
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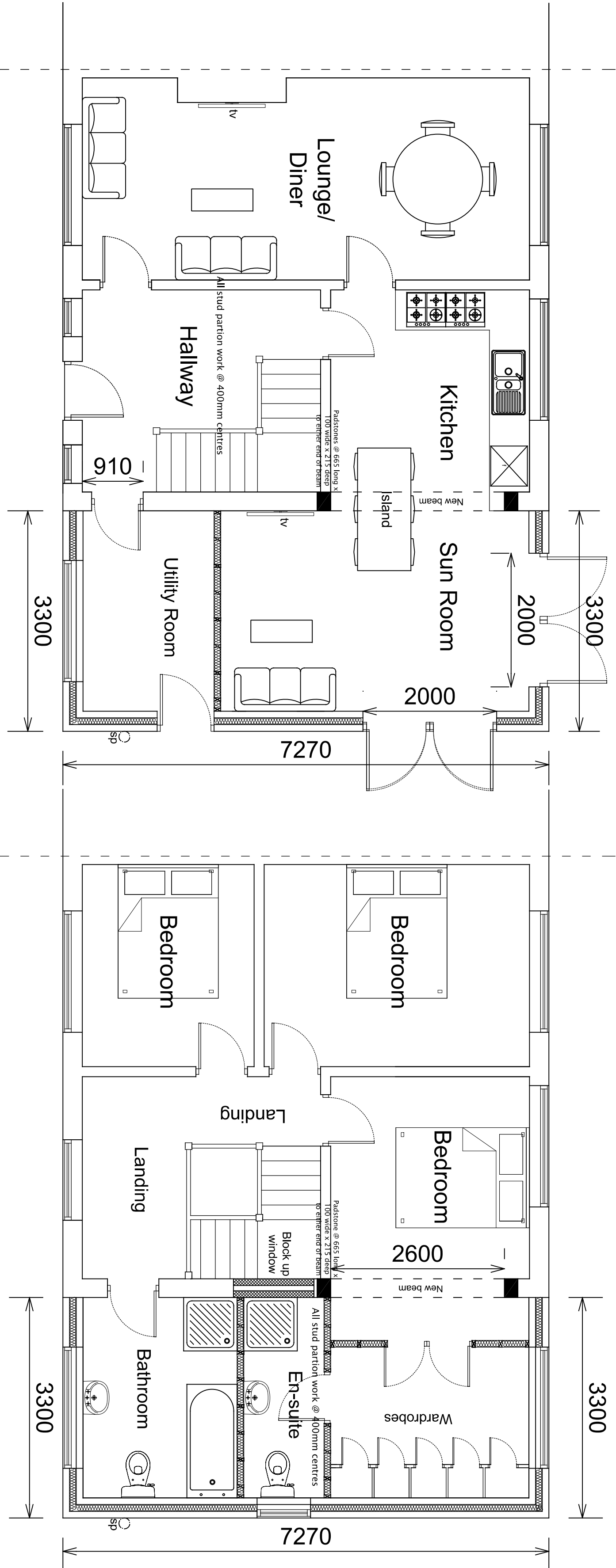
SIDE ELEVATION SECTION
AS PROPOSED



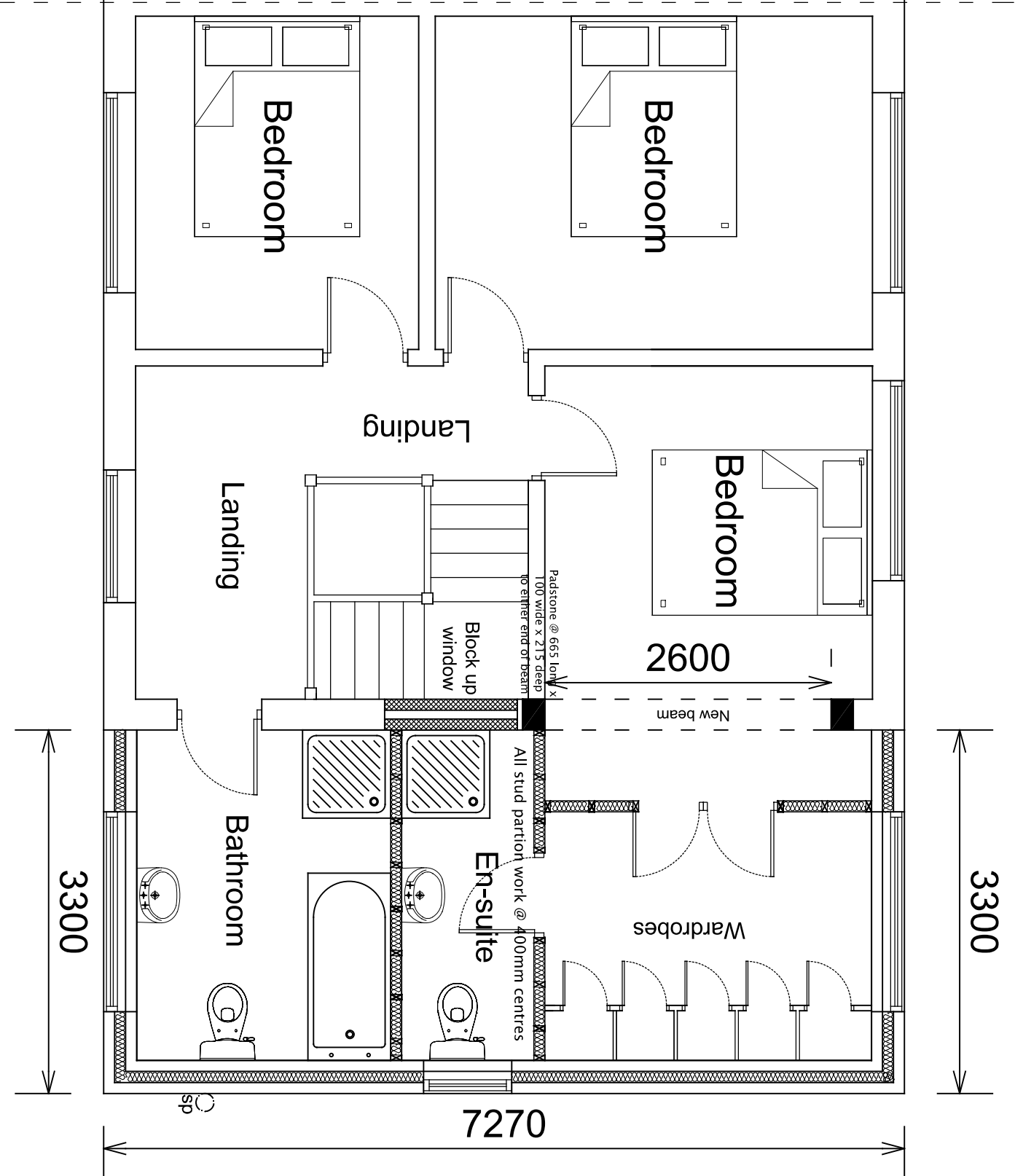
GROUND FLOOR PLAN
AS EXISTING



FIRST FLOOR PLAN
AS EXISTING



GROUND FLOOR PLAN
AS PROPOSED



FIRST FLOOR PLAN
AS PROPOSED

0mm 2500mm 5000mm
SCALE BAR 1:50

0mm 5000mm 10000mm
SCALE BAR 1:100