

CONTRACTOR RESPONSIBILITIES

Contractor to ensure the following:

Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding.

The contractor shall take into account everything required for the proper execution of the works to the complete satisfaction of the LA building inspector whether or not indicated on the drawing. All materials used shall be fixed mixed or applied in accordance with the manufacturers specifications and instructions and to comply with current codes of practice. all dimensions to be confirmed onsite all new materials to be to of the best quality.

The contractor shall before commencing works on site examine all available drawings and undertake an inspection of the existing structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractor whenever necessary.

The contractor shall establish the nature and adequacy of the existing ground to support the proposed foundations and seek approval from the building control officer in respect of this.

All debris is to be removed from site as work proceeds and the site is to be left in a clean and tidy state at the end of each working day. Where existing surfaces are to be disturbed they shall be made good in every respect to match existing. The contractor shall agree the condition of the existing surfaces etc with the client prior to commencement of the work. All demolition works are to be carried out in accordance with the regulations of the local authority. The contractor is responsible for the adequate design of all temporary works and is to be held responsible for all damage resulting from inadequate propping or premature removal of any portion of the building works.

The contractor shall allow for all labour and materials necessary to prop adequately the existing structure during any demolition and alterations. The contractor shall take responsibility for all risk of accident, loss or claims whatsoever in connection therewith including all thid party risks to persons and property

NEW EXTENSION

SPECIAL CONSIDERATIONS

All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the bulider to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safety glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

FOUNDATIONS

Foundation depth, size and type to be determined by the ground conditions and to be to the satisfaction of the District Building Control Officer.

Strip founds to be a minimum 750mm deep to a suitable load bearing sub strata.Strip founds to be min 1:2:4 conc. Founds over soft spots to have a layer of A393 mesh included with min 30mm cover.Strip founds to be taken down to the invert level of any drains within 1 metre or to angle of repose from invert level of drain.Minimum dimensions of founds to be 600mm x 200mm deep. District Building Control Officer to be informed 24 hours prior to concreting.Concreting to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

CAVITY WALLS

103mm facing brick (to match existing) outer skin, with 100mm cavity to have Celotex Thermaclass Cavity wall 21 insulation 90mm thick or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give a U Value of 0.18 W/m2k. Alternatively, 103mm facing brick to match existing outer skin, with 150mm cavity to have full fill 'Crown Dritherm 34' cavity insulation or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give U Value of 0.18W/m2k. Cavity wall below dpc level to consist of two skins of 103mm brickwork. Cavity to be filled with 1:10 weak mix conc up to 225mm below dpc. Dpc to be min 150mm above ground level. Wall ties to be included every 450mm vertically and 900mm horizontally (Min perm2). Cavities to be closed at eaves and around all openings with special PVCu insulated cavity closures by "Thermabate" or similar approved to eliminate cold bridging. Cavities to be continuous where possible inc connection to existing masonry walls.All openings in brickwork to be surrounded with a damp proof course. Junctions between new and existing walls to be block bonded or alternatively, tied together with wall ties at 300mm c-c vertically. A dpc is to be inserted min 150mm above ground level in both skins. Suitable 'Catnic' lintels are to be used above all door and window openings unless otherwise stated with cavity trays above and weep holes every 4th joint. Minimum external brickwork returns to be 675mm.

PITCHED ROOF (VAULTED)

Conc interlocking tiles to match existing min pitch 18" as spec on treated swd battens on approved reinf breathable roofing felt (Tyvek Supro) to BS 747:1961. Treated rafters to be 225mm x 50mm SC3 at 400mm c-c secured to 100mm x 75mm swd wall plate. Ceiling to consist of 12.5mm plasterboard and skim coat plaster. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. All roof profiles to adjoining surfaces to be lead flashed min 150mm in code 5 lead. Insulation to vaulted ceiling to comprise of 125mm Kingspan Thermo PitchTP10 between 225x50 SC3 Grade rafters@400c-c with a further 25mm Kingspan below. Plate underside of roof with 12.5mm Douglas Fir plywood nailed at 75mm c-c to the underside of rafters finished internally with 12.5mm plasterboard and skim.

If roof needs to be adjusted to have a flat roof section under window to accommodate cill height, flat roof section to consist of Code 5 lead on 25mm WPB ply to falls on sw bearers to inverted dormer and cheeks. Line of bearer to match proposed ceiling line.

SOLID FLOOR

150mm concrete (1:2:4) 500g polythene separating layer on 100mm thick Celotex GA4000 insulation to give U Value of 0.18 W/m2k on 1200g polythene damp proof membrane lapped over dpc to internal skin of brickwork / blockwork and into existing dpc of house. Dpm to be laid on well compacted 150mm deep sand blinded hardcore. Sub floor ventilation of any suspended floors to be maintained by the use of 100mm dia piping laid under the solid floor terminating at airbricks to the outside air. Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermalfloor TF70 zero ODP perimeter upstand insulation strips between conc/screed and external walls.

STUD PARTITIONS

New stud partitions to consist of 100mm x 50mm swd studs at 450mm c-c and noggins at 900mm c-c built off 100mm x 50mm sole plate. Studwork to be infilled with 100mm sound deadening quilt (min density 10kg/m2). Studwork to be faced both sides with 12.5mm plasterboard, scrim joints and skim plaster finish. Studwork at First Floor level to have double joist underneath.

DRAINAGE

All new drains to be 100mm dia 'Hepsleve' glazed earthenware with falls min 1:40. Any drains passing through walls to be linteled over with reinf conc lintels. All drains to be encased in 150mm min conc if within 1000mm of building or passing under floors. All new gullies to be roddable. Gutters to be 75mm half round, RWP's to be min 65mm dia. Soil and vent pipe to be min 100mm dia and to terminate 900mm above the head of any window opening within 3000mm and to be fitted with a bird cage. WHB wastes to be 32mm dia PVC, bath waste to be 38mm dia PVC and sink waste to be 38mm dia PVC. All wastes to have a separate connection to the SVP and all traps to be 75mm deep seal. Junction of waste pipes to SVP to be a min of 200mm from soil connection. New manholes to consist of 150mm (1:3:6) conc base and class B engineering brick walls with class B cover. Internal manholes to have double seal screw down cover. Where existing drainage is a separate system, this is to be maintained. New stub stacks to consist of 100mm dia plastic pipe with screw down cap to facilitate rodding of drain. All new wastes to be bossed into stub stack. **NB All drainage layouts shown are 'indicative' and must be determined on site to the satisfaction of the Building Control Officer.**

VENTILATION

All new windows to have opening vent equivalent to 1/20th floor area. Windows and patio doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to kitchens, all to be operated via a humidistat.

ELECTRICAL WORKS

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING

All new rooms to be heated by radiators fitted with TRV's and linked to the existing central heating system. If new boiler is to be installed it is to have min SEDBUK rating of 86% for mains gas and 85% for oil fired boilers. All alterations to the heating system must be carried out by a Gas Safe registered engineer to clients requirements.

FIRE SAFETY

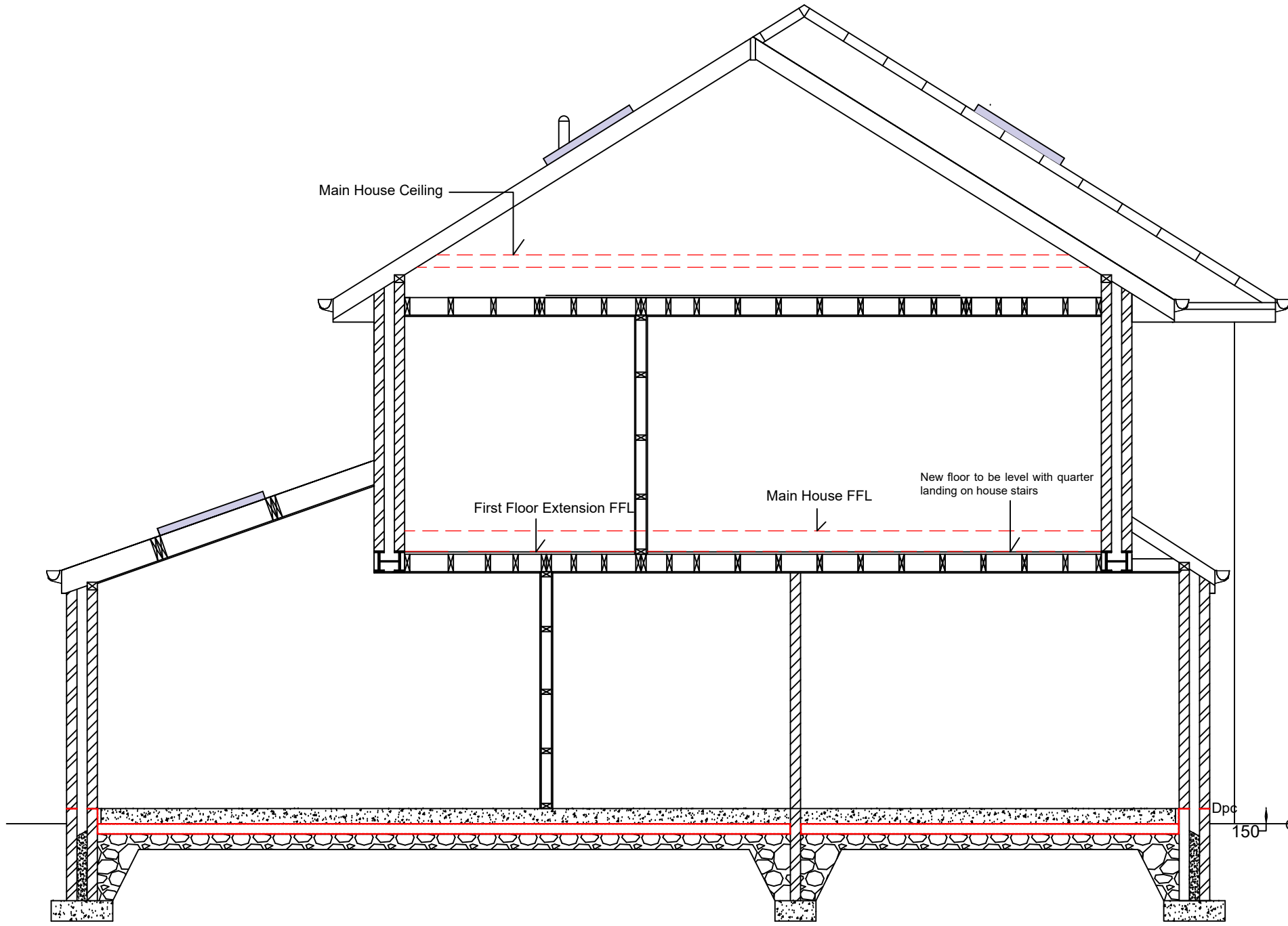
New mains wired linked smoke detection system to be provided to ground and first floor levels. System to be installed in accordance with BS 5446.

A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system.

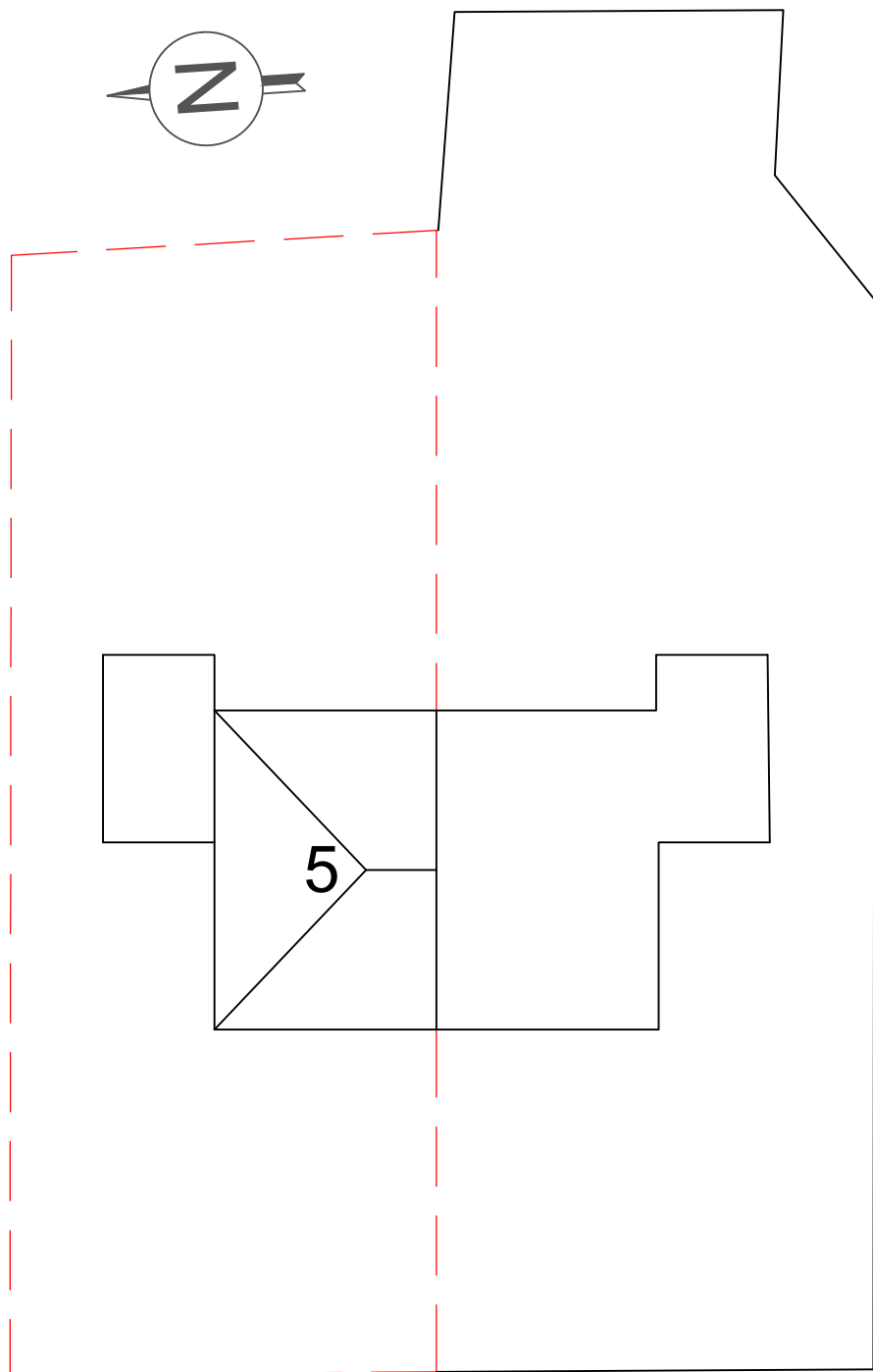
Optical smoke detectors to be a min distance of 300mm from existing light pendants and walls.

GENERAL

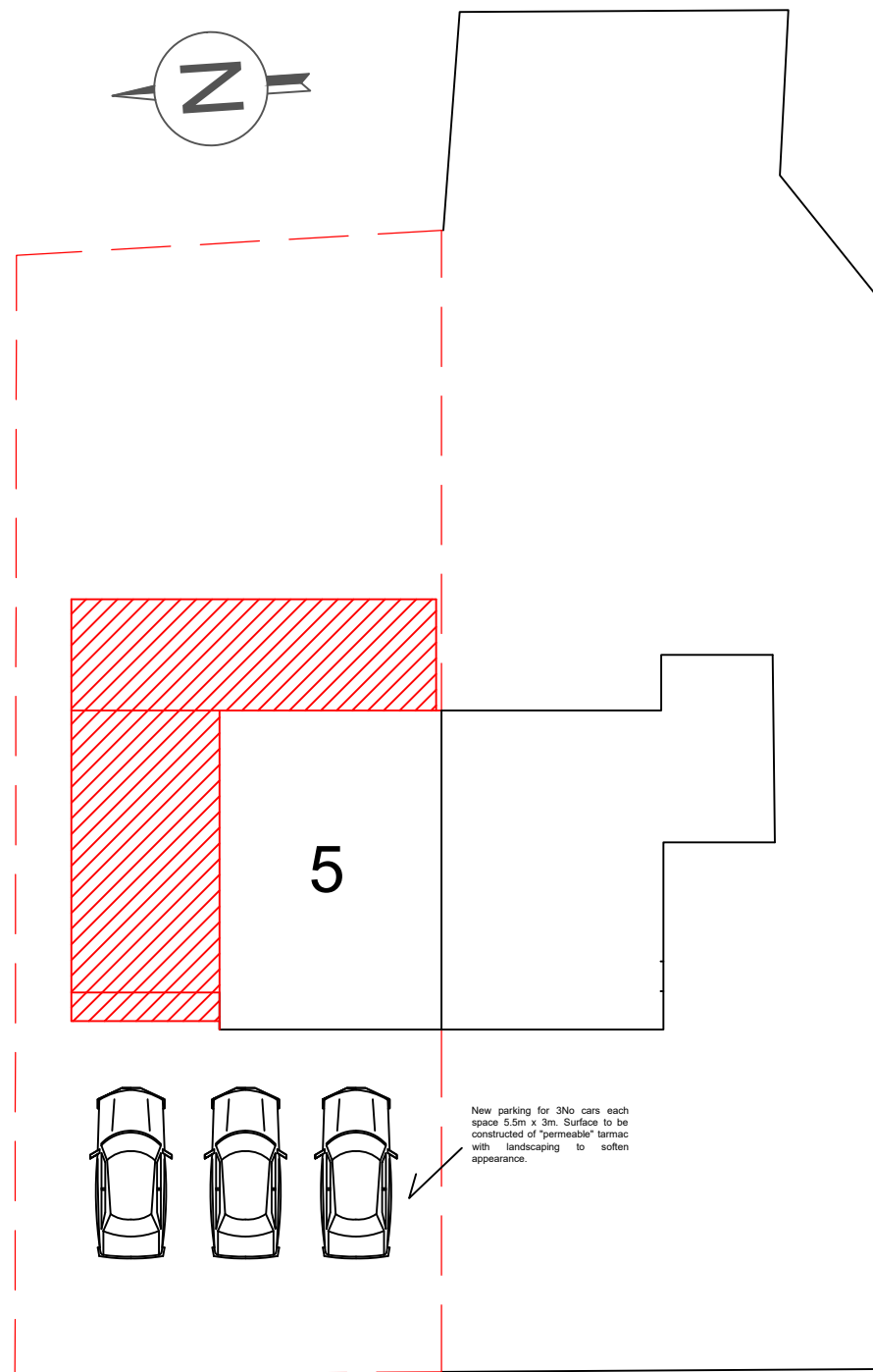
There does not appear to be any trees within the zone of influence of the foundations. If the foundations prove deep then they should be excavated in accordance with recognised guidelines and the ground floors should be suspended to minimise potential ground heave. Founds depth and size to be to the satisfaction of the Building Control Officer.



Proposed Section A-A
Scale 1:50



Existing Site Plan
Scale 1:200



Proposed Site Plan
Scale 1:200

Detail Under Main Rear Window (If Required)
Form Flat roof section under rear window to accommodate cill height. To consist of Code 5 lead on 25mm WPB ply to falls on sw bearers to inverted dormer and cheeks. Line of bearer to match proposed ceiling line.

Under Window Detail
Scale 1:50

Materials in New Extensions

Roof - Concrete tiles, to match existing.
Walls - Facing brick to match existing.
Windows - Upvc to match existing.
Rainwater goods - Upvc to match existing.

PITCHED ROOF (Traditional)

Conc interlocking tiles on treated swd battens on approved reinf breathable roofing felt (Tyvek Supro) to BS 747:1961. Treated rafters to be 170mm x 47mm C24 at 400mm c-c secured to 100mm x 75mm swd wall plate. Insulation to comprise of 125mm Kingspan Thermo PitchTP10 friction fitted between rafters with a further 25mm Kingspan below. Rafters to be strapped back to floor joists to 3No ceiling joists with 30x5mm ms straps with noggins between joists for lateral restraint. A continuous 25mm ventilation gap provided at eaves to provide cross ventilation above insulation. Hip rafters and ridge timber if required to be minimum measurement of the rafter cut plus 25mm. Hips to be birds mouthed and provided with dragon ties to the corners to stop the potential for roof spread. Adequate propping to ridge to be provided if necessary. Ceiling to consist of 12.5mm plasterboard and skim coat plaster. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. All roof profiles to adjoining surfaces to be lead flashed min 150mm in code 5 lead. Lead valleys are to be formed using 19mm treated plywood decking covered with roofing felt and code 5 lead, edges of which are to be dressed 300mm up tile surfaces and sealed.

TIMBER STUD PARTITIONS BETWEEN HABITABLE SPACES AND ROOF VOIDS.

The walls are to be constructed from 100 x 50mm softwood studs with noggins at 400mm and 600mm centres respectively, and are to have 50mm thick layer of Celotex GA4000 or equivalent insulation board is to be fixed between the studs and noggins, and a further 50mm thick layer of the same is to be fixed across the inner face of the studs and noggins The New walls are to be plated on the inner face in 12.5mm Fireline board and skim finish.

PROPOSED TIMBER STUD PARTITIONS BETWEEN PROPOSED HABITABLE SPACES

Proposed walls are to be constructed from 100 x 50mm softwood studs and noggins at 400mm and 600mm centres respectively. Fill the voids between the studs and noggins with 100mm thick Rockwool or similar approved quilt insulation and plate the timbers both sides using 12.5mm thick Fireline plasterboards with taped joints and 5mm thick two-coat board skim finish.

NEW LOFT FLOOR TO MAIN HOUSE

Floor decking to be 22mm moisture resistant chipboard, by 'Weyroc' or similar approved, screwed to 170mm x 47mm C24 joists at 400mm c-c. with 50mm 'Spax TX' countersunk blue zinc MDF screws (or similar) at c/c in accordance with the deck manufacturers direction, 150mm C26 noggins to be provided at mid span and joist ends supported at wall with proprietary joist hangers to manufacturers recommendations.. 100mm thick Rockwool Flexi or similar approved quilt insulation to be placed between joists and 12.5mm Fireline plasterboard beneath with taped joints and 5mm skim finish to give half hour FR. **HEIGHT OF NEW FLOOR TO BE DETERMINED ON SITE TO ALLOW ADEQUATE HEADROOM.**

STAIRS

Maximum rise to be 220mm and minimum going to be 225mm with max pitch to be 42°. Clear headroom over pitch line to be 2000mm min. Min. going at any point to be 50mm, tapered treads to have uniform going not less than the going of the straight flight. Height of handrail to be between 900 & 1000mm above the pitch line of the stairs with spindles spaced so that a 100mm sphere cannot pass thro' any part & not to be readily climbable by children & ALL handrails / guarding able to resist a horizontal force of 0.74kN. Staircase under-drawn to give a full ½ hour fire resistance, critical dimensions - incl. head room above & below - MUST be physically checked AFTER finished floor height is established & all agreed with Client, BEFORE commencement of manufacture, ALL staircase features must match that of existing, IE. newel posts handrails & spindles, where this is not possible then a suitable alternative must be used, if requested the existing newel posts handrails & spindles may be replaced. Staircases shall be correctly located and fixed items to be taken into account include: Overall vertical rise - Staircases normally manufactured off site so the floor-to-floor dimensions must be accurate. Proper allowance should be made for floor finishes to structural floors or staircase treads. Floor joists to be doubled up around trimmed stairwell opening and bolted together with M12 bolts at 900 c-c.

FIRE SAFETY

New mains wired linked smoke detection system to be provided to all floor levels inc new staircase to loft conversion. System to be installed in accordance with BS 5446.

A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system.

Optical smoke detectors to be a min distance of 300mm from existing light pendants and walls.

FIRE STOPPING & DOORS

Any breaches to the fire stopping walls and floors resulting from building services passing through, shall be sealed using a system of proprietary brand intumescent packing in strict accordance with the recommendations of the manufacturer. and to the complete satisfaction of the LABC/Approved Inspector. Fire cones (or similar appropriate systems) should be incorporated over recessed ceiling fittings at all floor levels, and all proposed power and lighting sockets/switches should be fitted with intumescent back-boxes. All internal door sets leading from the ground floor entrance hall, first floor landing area, and attic floor landing area (with the exception of those leading to bathrooms) are to be FD30S Any bespoke or decorative doors proposed by the client shall only be allowed if it can be demonstrated to the LABC/Approved Inspector that they conform to Building Regulations. At the discretion of LABC /Approved Inspector, the existing internal doors from the main circulation route may be upgraded using intumescent paints or any other proprietary brand upgrade system, so long as it can be demonstrated that the works conform to current building regulations, and the fire ratings shown.

EMERGENCY EGRESS

All habitable rooms to be fitted with an emergency egress window with an unobstructed openable area which should be no less than 0.33m2 and minimum of 450mm wide and 450mm high, to conform with requirement the min openable area must be greater than 450x733mm.

The bottom of the open able area should be no more than 1100mm above the finished floor level [FFL]. Openable areas below 800mm above FFL will require guarding, except in the case of a window in the roof, where the bottom of the window may be 600mm above the FFL.

Locks & stays maybe fitted to egress windows subject to the stay being fitted with a release catch, which may be child resistant. Egress windows should be designed as such that they will remain in the open position without needing to be held by a person making their escape.

STRUCTURAL ENGINEERS DETAILS AND CALCS TO BE APPROVED FOR ALL ELEMENTS OF STRUCTURE PRIOR TO WORKS COMMENCING.



Location Plan
Scale 1:1250



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Project **Two Storey & Single Storey Extension & Loft Room
Proposed Floor Plans**

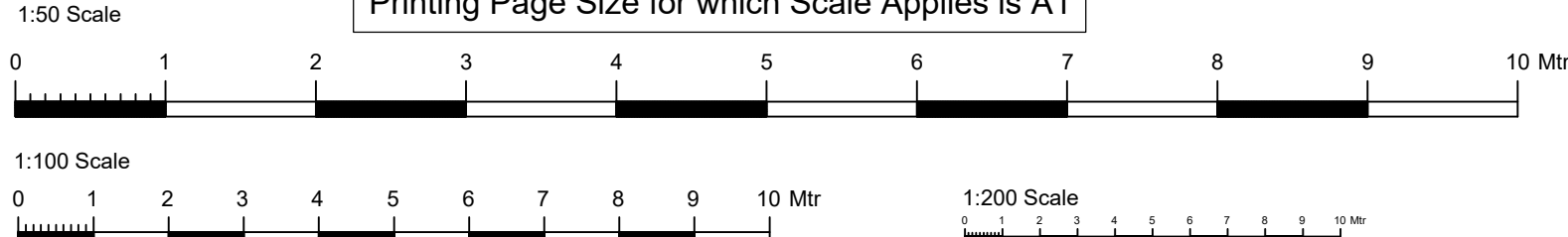
Title **5 George Hale Avenue
Knowsley Park
Prescot, L34 4AJ**

Client

Scale **1:50, 1:100, 1:200 @ A1**
Date **April 2024**
Drawing No **03/Rev A**

Revisions
Rev A 15.10.2024 Amendments requested by Planning

Scale Bars



Printing Page Size for which Scale Applies is A1

NOTE: These drawings are **not intended as full working details / specifications** and are intended solely for 'in principal' Building Regulation and Planning Requirements. The client is to advise the contractor regarding elec socket locations, light fittings, radiator positions, wall finishes etc.

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