

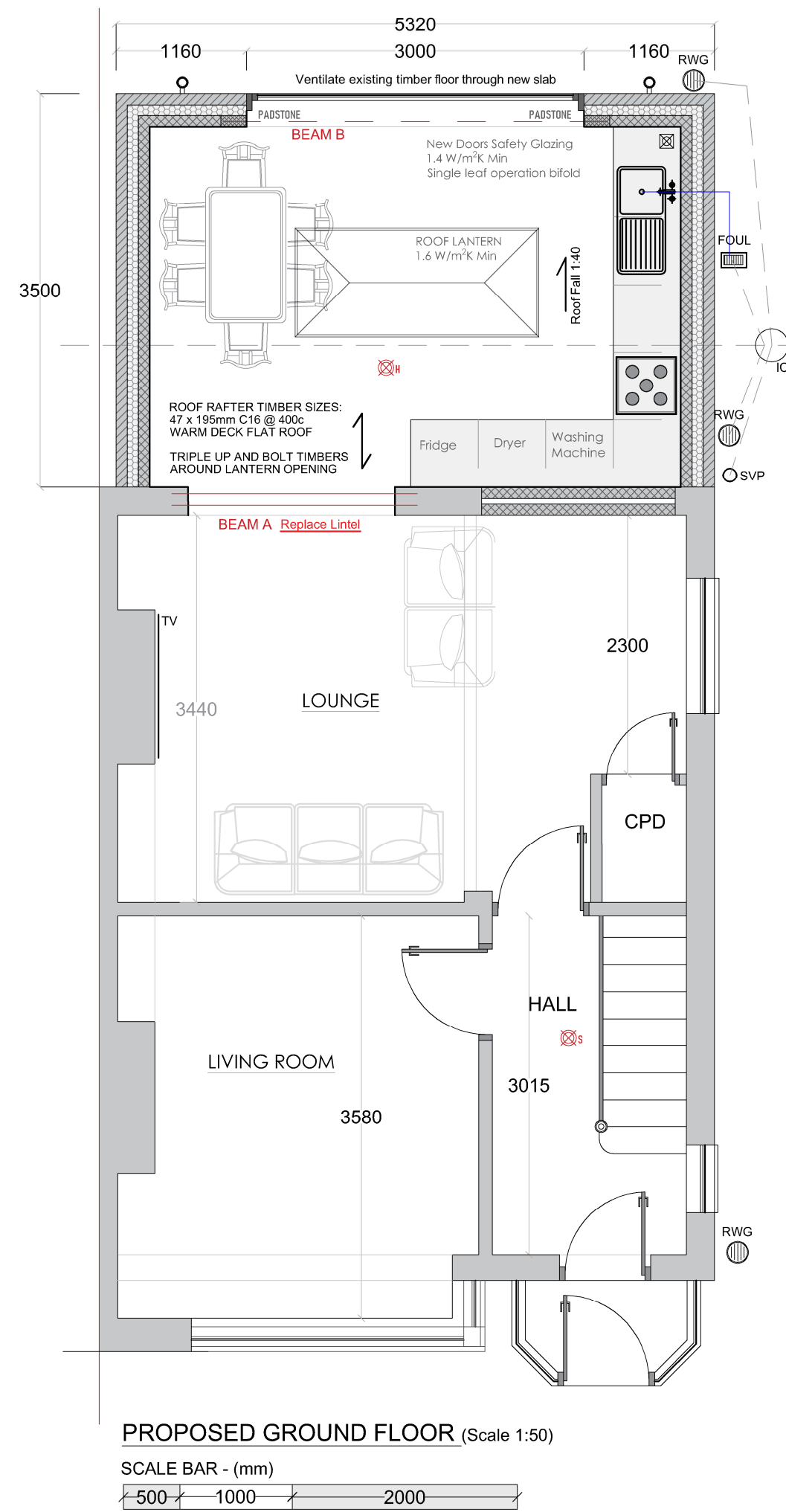
THEEXTENSIONHOUSE

PLANNING & DESIGN SERVICES

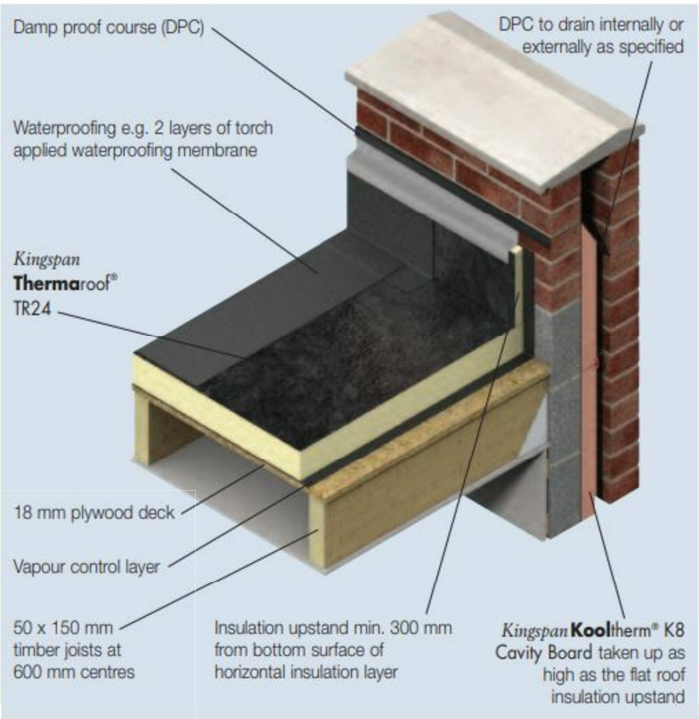
54 St James Street, Liverpool, L1 0AB

TheExtensionHouseLtd@gmail.com

Tel: 07568 164 169



Timber Deck with Plasterboard Ceiling



SUBSIDANCE TO THE EXISTING OUTRIGGER

CHECK CONDITION OF DRAINS UNDER THE PROPOSED EXTENSION

CRACKING IN REAR ELEVATION MORTAR BEDS

Lines of drainage could not be fully determined. New drainage runs to be agreed onsite with Building control prior to covering up

New and altered structural elements such as steelwork and bearings must be designed by a qualified structural engineer and complete calculations are to be provided justifying adequacy. Existing foundations to be assessed by BCO for suitability

30 Minutes Structural Protection Minimum

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All walls and floors to the protected route are to achieve half an hour fire resistance. This may involve over-boarding walls and ceilings in plasterboard. A protected route requires all the doors and frames off the route to be fire resistant. A minimum FD20 is required. Intumescent strips are to be installed in the frame or door. These expand if exposed to fire to prevent fire spreading into protected route to help people escape.

- Smoke Detector & Sounder
- Heat Detector & Sounder
- New Steelwork / Trimmers
- Extract fan
- External lighting

ALL WORKS TO BE UNDERTAKEN TO LATEST BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS

TOWN AND COUNTRY PLANNING ACT 1990 - Advice to be taken from the Local Authority by Client, full planning permission should be applied for and obtained by the owners Prior to work commencing

BUILDING REGULATIONS APPROVAL - is required for this project. The contractor must provide the appointed Building control body with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

PARTY WALL ACT - Prior to commencing work the builder/owners shall ensure that neighbors have been given notice under the Party Wall Act 1996.

CDM REGULATIONS 2015 - The contractor/builder shall be fully aware of the latest Construction (Design and Management) Regulations 2015. The contractor shall notify the Health and Safety Executive where required.

GENERAL - All dimensions given whether figured or scaled are to be checked and verified on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.

PURPOSE Planning and Building Regulations Only	SITE ADDRESS 143 Jeffereys Cres Liverpool L36 4JS	
WORK Erection of a single storey extension to dwelling house		
DRAWING Proposed Ground Floor	Number 01.02	REVISION A
	SCALE 1 - A3 1:50	