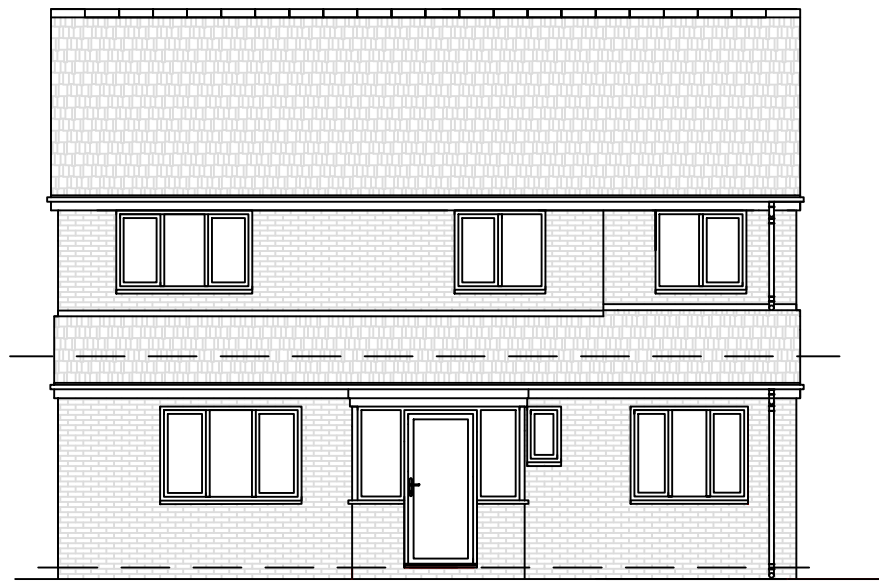
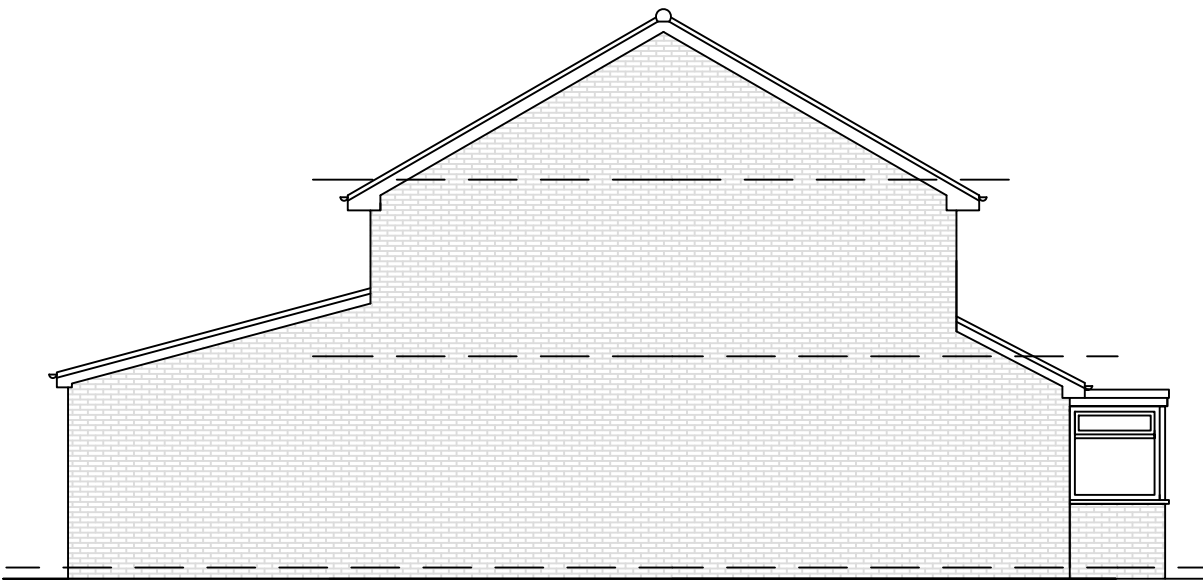
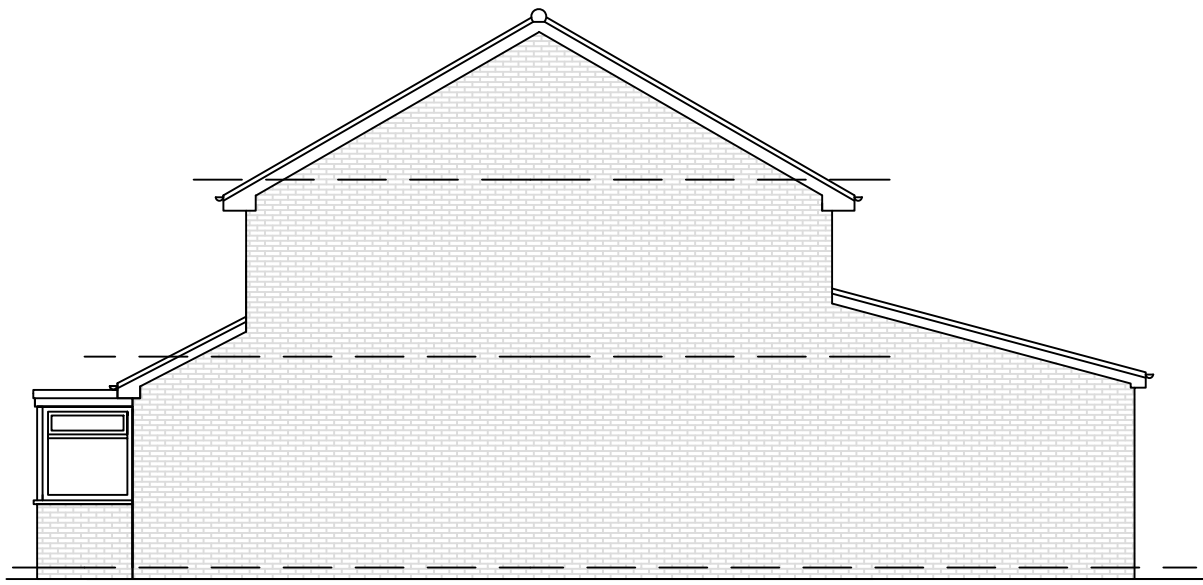




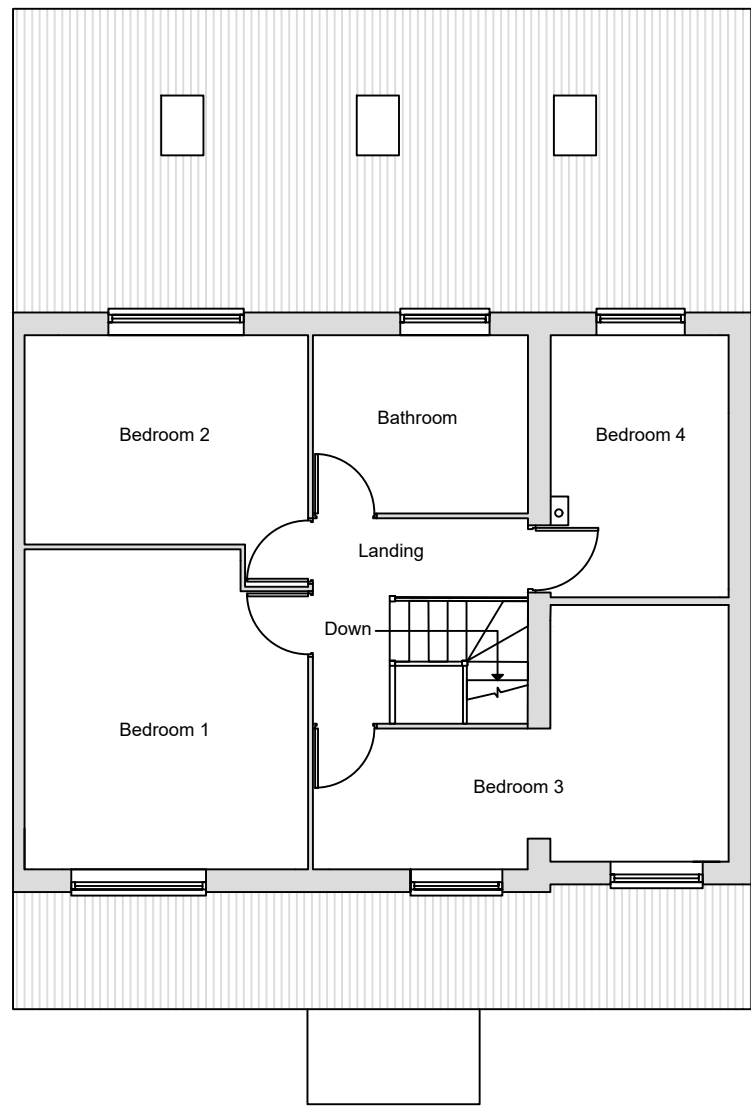
Existing Front Elevation



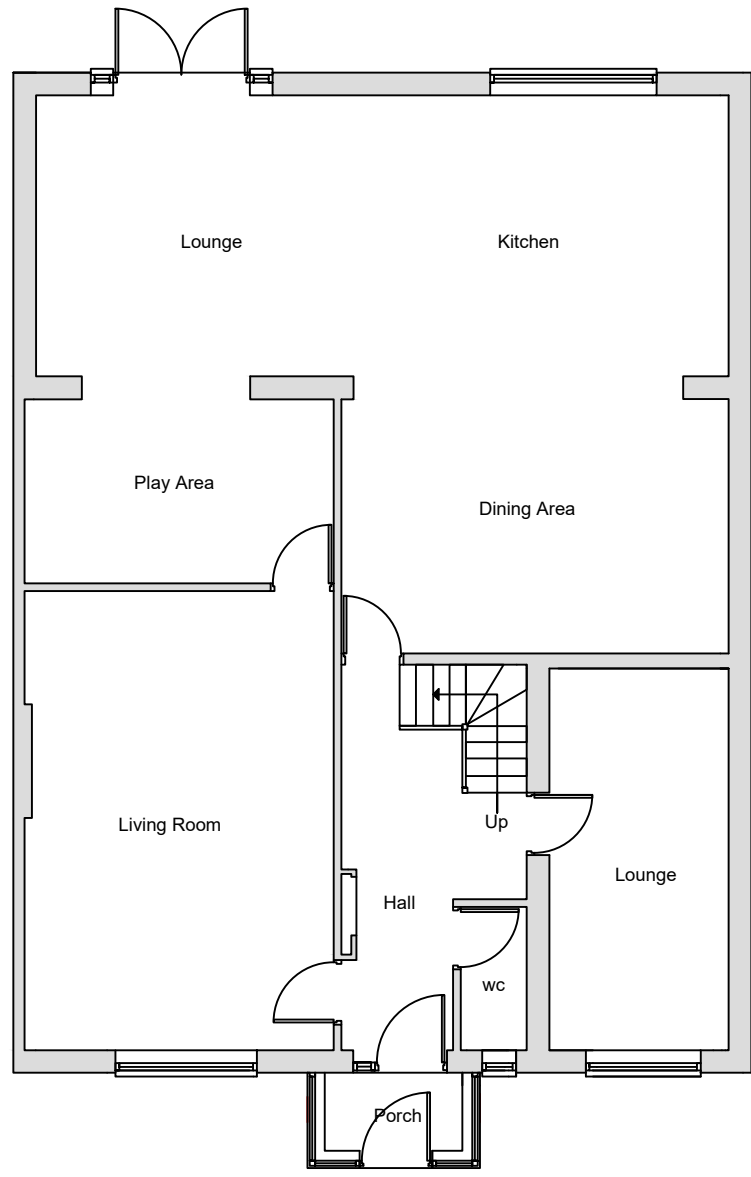
Existing Side Elevation



Existing Side Elevation



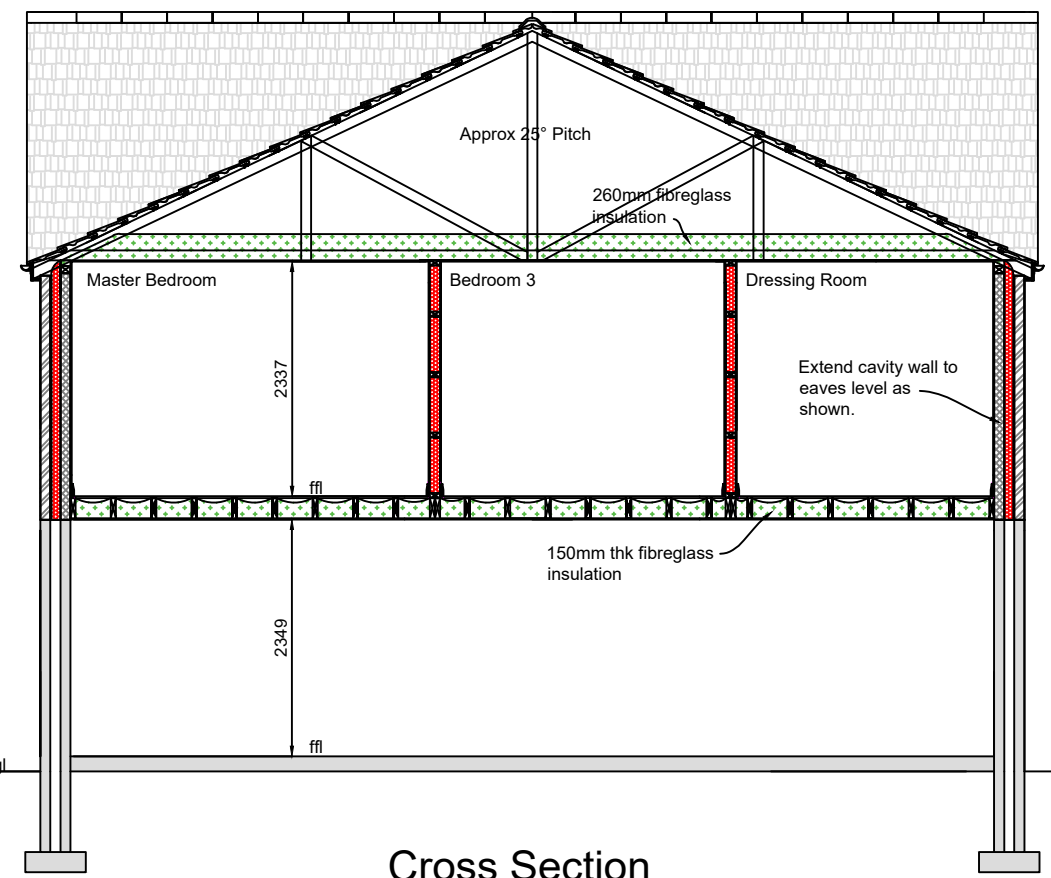
Existing First Floor plan



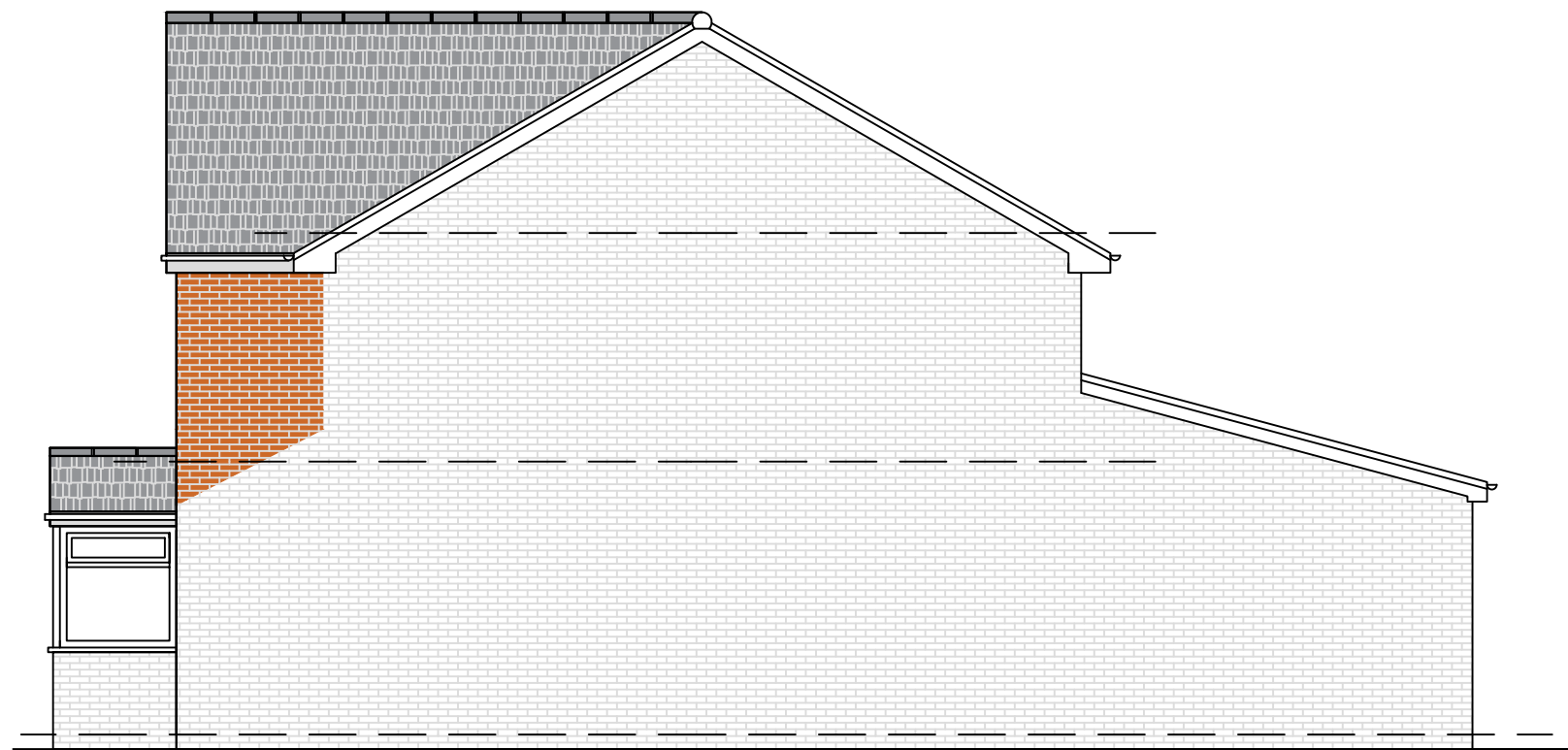
Existing Ground Floor plan



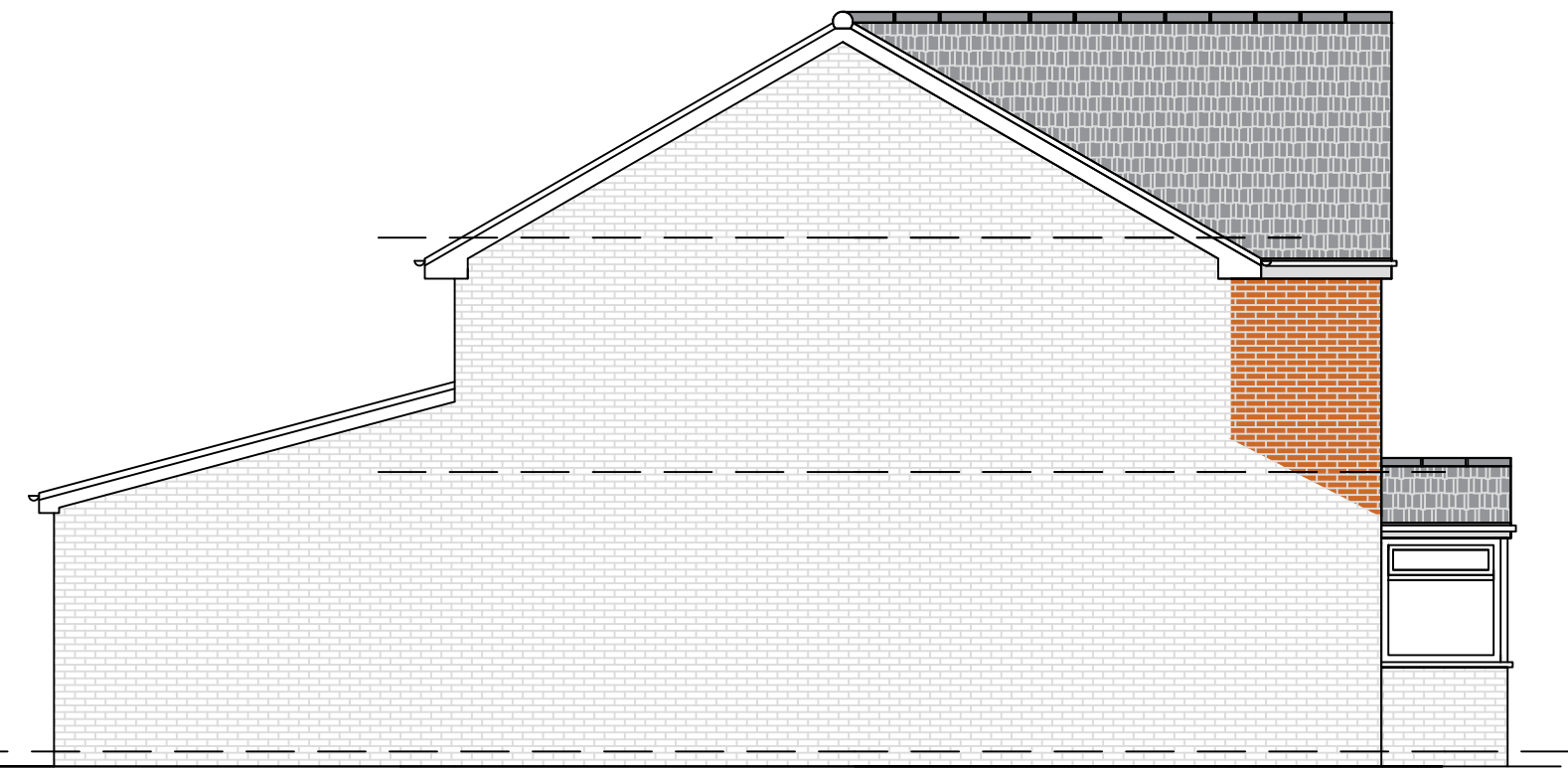
Proposed Front Elevation



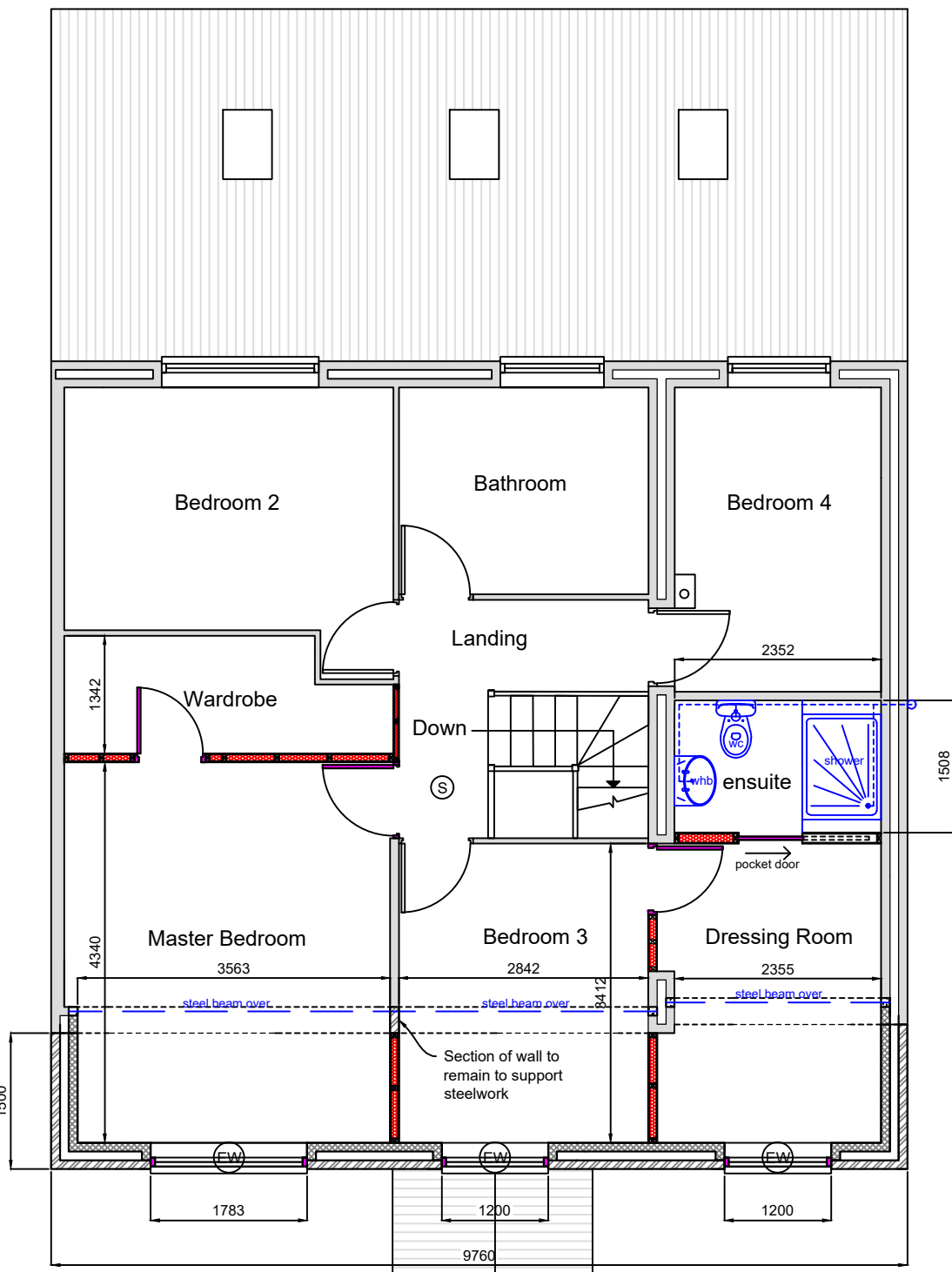
Cross Section



Proposed Side Elevation

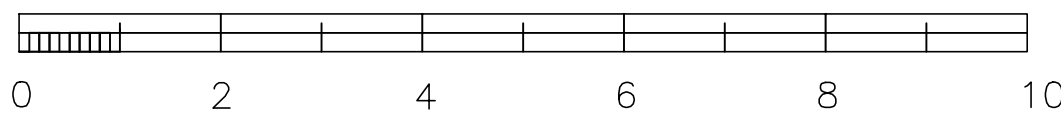


Proposed Side Elevation



Proposed First Floor Plan

scale in metres 1:75



Lintels Above Openings:

External walls: Catnic or similar approved lintels are to be used above all window and door openings (CG90-100) unless otherwise stated with cavity trays above and weep holes every 4 th joint.
Internal walls: Catnic or similar approved lintels to be used above all openings unless otherwise stated.
All lintels to be securely built in to masonry walls and be of the appropriate length to ensure a minimum 150mm bearing at each end.

New Roof (Pitch approx.25°)(To match main roof if possible)

Diminishing timber roof trusses at 400mm centres (To be confirmed by supplier together with structural calculations) fixed to 100 x 75mm softwood wall plate bedded to top of internal cavity skin wall and held down with 30 x 5mm x 1.2m long galvanised steel straps bent at right angles to give min 75mm fixing to the top of the wall plate.
Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at maximum 2m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking to a minimum of three rafters.
Concrete roof tiles to match the existing on 38 x 25 treated battens on 'Tyvek'or similar breathable membrane on roof trusses.
The roof is to be cross-vented by proprietary eaves ventilator equivalent to a 25mm continuous air gap within eaves. To ensure a clear air flow from eaves vents through to roof space, proprietary ventilation trays are to be fixed between trusses.
Insulate between and over ceiling members of trusses with a min 260mm fibreglass insulation and continued to meet wall insulation to form continuous seal.All lead work valleys and flashings to be code 5 grade.

External Cavity Wall :

Cavity wall to comprise of 100mm facing brick to match the existing with 100mm cavity and inner leaf of 100mm thk Turbo block
Cavity to be closed at window, door junctions and at eaves level with blockwork or proprietary cavity closure. Skins to be tied together with stainless steel wall ties spaced at 700mm centres horizontally and 450mm vertically and at 225mm centres at window and door reveals. Provide additional ties within 225mm of side openings at no more than 300mm centres. Bricks to be laid in a 1:1:6 cement:lime:sand mortar with struck joints.
Provide polythene lapped and continuous cavity trays with stop ends, above all lintels and over short piers between closely spaced openings. Provide open perpend or pvcu proprietary perpend at 300mm centres, minimum 2 number per openings.
Fix 80mm thick Quintherm QW insulation (or similar approved) cavity wall insulation to achieve a U value of 0.18w/m2K.Fix bats securely with tightly fitted joints, ensuring that all edges are not damaged and that top edges are covered with a temporary timber batten to ensure that they remain free from mortar droppings and other debris. The cavity wall insulation is to be installed in strict accordance with the manufacturers recommendations commencing below the dpc to avoid cold bridging.
The cavity is to be closed at openings using proprietary cavity closure 'thermabate' or similar approved installed in accordance with manufacturers instructions.
Walls to be finished internally with dot and dabbed 12.5mm plasterboard and a 3mm thick skim plaster floated smooth

First Floor Construction:

22mm thick moisture resistant flooring type C4 chipboard to BS 5669. Ensure throughout edges of boards supported on joists or noggins with 10mm expansion gap at room perimeters between chipboard and walls. Boards to be securely fixed through to 50 x 200mm softwood floor joists (C24) at 400mm centres to match the existing floor.
150mm thick rockwool or similar approved to be laid between joists (40 RV DB). Lateral restraint straps 35 x 6mm galvanised steel to be provided at 2m maximum centres, to be taken over 3 no. joists minimum on solid noggins and turned down into cavity a minimum of 75mm.
Triple joists, bolted together with M10 bolts at 600mm centres, to be provided under partitions.

Internal Walls - Non Load Bearing Studwork:

75 x 50mm softwood framing comprising sole and head plates, uprights at 400mm centres and noggins staggered at mid height. Walls to be lined each side with 12.5mm plasterboard, taped, and skimmed with a 3mm thick finishing plaster floated smooth and flush. All studwork walls constructed on suspended timber floors to be supported on triple joists bolted together with M10 bolts @ 600mm centres or noggins.
For studwork partitions to bedrooms and rooms containing wc's studwork to be lined with 12.5mm thick plasterboard (minimum mass 10kg/m2) and void to include a layer of 25mm insulation quilt. All gaps to be well sealed.

Windows And External Doors:

Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the room served and provide, minimum background ventilation via controlled trickle ventilators to achieve 4000 sq mm in the kitchen and bathroom windows and 8000 sq mm to all other habitable rooms. Part of the ventilation opening must be 1.75m above floor level.
The windows are to be glazed with 24mm (4:16:4) sealed double glazed (low-e: emissivity of 0.05) units (Argon filled) with a maximum 'u' value of 1.6 w/m2k, or a window energy rating of Band D or better. All glass shall be in accordance with BS 6262:1978. Obscure glazing is to be provided to all bathrooms and cloakrooms. All windows and doors are to be weather striped.
Safety glazing in accordance with BS 6206:1981 shall be fitted in the following critical locations:
(1) All glazed doors
(2) All full height sidelights
(3) Any window within 300mm from a door opening up to a height of 1500mm
(4) Any window between finished floor level and 800mm above that level.
All window and doors must comply with Document Q of the Building Regulations (Security)
Windows and Doors to meet BS publication PAS 24:2012 and be fitted with secure door sets
Frames to be mechanically fixed to the structure.Multi point locking systems to PAS3621 with kitemarks.
Glazing to BSEN356.

Plumbing Installation:

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572 : 1978. Above ground foul drainage pipework shall be pvcu to BS 4514.
Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adequate support to lengths of pipework and at junctions and change in direction. No branch connection to be within 450mm above foot of soil pipe. Minimum pipe sizes for sanitary plumbing to be:
Wc's, soil pipes: 100mm dia nom. size
Common pipe wastes: 50mm dia nom. size
Bath, sink: 50mm dia nom. size
Hand basin: 32mm dia nom. size
Shower: 32mm dia nom. size
Overflow: 19mm dia nom. size
All fittings to have 75mm deep seal traps. Provide waste pipes for washing machine and dishwasher where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufacturer's instructions.
The maximum length of waste pipes shall be as follows:
32mm pipe 1.7m maximum length
40mm pipe 3m maximum length
50mm pipe 4m maximum length
100mm pipe 6m maximum length
Soil and ventilating stacks to terminate minimum 900mm above any window head within 3m horizontally.
Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound deadening quilt and with two layers of 12.5mm plasterboard on 38 x 38mm softwood framing finished with 3mm thick plaster skim. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported.

Electrical Installation:

All electrical installation to be in full accordance with BS 7671 and with the latest edition of the IEE wiring regulations and should be carried out in accordance with current installation techniques applicable to the material and equipment being used.
Note that all cables which are covered or surrounded with thermal insulation to be de-rated in accordance with appendix 'A' of BRE 'thermal insulation: avoiding risks' 2002 edition.
All down-lighters in ceiling voids to be either boxed in with 12.5mm plasterboard or fitted with an intumescent cover to maintain half hour fire resistance.
Any external light fittings should have automatic controls, and/or be capable of only taking lamps having a luminous efficacy greater than 40 lumens per circuit-watt.
Fixed internal lighting is to be in accordance with approved document L1B. Fixed energy efficient light fittings, that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt, are to be provided in numbers not less than the greater of 1 per 25m2 dwelling floor area (excluding garages) or part thereof, or 1 per four fixed light fittings. A light fitting may contain one or more lamps.
Switches and socket outlets to be provided for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.
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) or the installation supervised by an electrician qualified to at least City & Guilds 2391 (18th Edition). Prior to completion an appropriate BS 7671 electrical certificate must be provided by the competent person and forwarded to the Local authority within 30 days of installation.

Space Heating (extensions):

Existing central heating system to be extended where required into new rooms in accordance with BS 5449. All new radiators to be fitted with thermostatic valves.
Heat producing appliances and flues to be designed and installed by specialist contractor who is to submit relevant calculations and necessary details to the BCO. All heating and hot water systems to be in strict accordance with Approved Document L1B paragraphs 35 to 38. Copies of commissioning certificates for new or altered space heating and hot water systems are to be submitted to the BCO on completion of the works.All gas work to be carried out by a gas registered engineer.

Emergency egress windows shall have an unobstructed openable area of at least 0.33m2. A minimum width of 450mm combined with a minimum 750mm height or a minimum 750mm width combined with a minimum 450mm height will be acceptable. The openable area shall be not more than 1100mm from the floor.
(EW) Escape window

Smoke alarms:

Smoke alarms are to be installed in circulation areas on each story of the dwelling, as positioned on drawing (large circulation areas may require two units). Smoke alarm unit to BS 5446: part 1: 1990 and is to be fitted minimum 300mm from light fittings and walls. Alarms must be connected to a separately fused mains electricity supply with a transformer (if required) and where more than one unit is fitted within a dwelling they must be interconnected. The installation must comply with the current IEE regulations.
(S) Smoke alarm

GENERAL NOTES

This drawing is the copyright of DP Design Services and may not be used,copied or lent by any third party without prior written consent from DP Design Services.

This drawing has been prepared for the purpose of obtaining Planning / Building Regulation approval only. All details are to the satisfaction of the Area Building Control Officer (BCO). These drawings must not be acted upon until they have been approved by the local authority. Should the client commence work without the local authority approvals in place, they do so at their own risk.
All of the works are to be carried out in accordance with the latest British standards specification and codes of practice for both materials and workmanship.
All dimensions are to the structure and not plaster finish. All measurements are to be checked on site by the contractor and any discrepancies reported to the client.The contractor shall be responsible for liason and dimensional coordination of all the works including those of specialist sub contractors.
Contractors tendering for this work must take into all items required wether indicated on the drawing or not. Before starting work, the nominated contractor shall examine all drawings and carry out a thorough examination of the building structure which will be affected by the works.
Temporary support and protection shall be the responsibility of the contractor and provide temporary support and protection for each stage of the works
Dimensions shown on the drawing are only a guide and will require checking by the contractor before ordering goods.
The quality and design of all finishes and items of fitting out including roof and wall materials,window units,rainwater goods,plumbing,electrics,ironmongery,fixtures and fittings etc are to be agreed between the contractor and property owner

Existing Structure:

Existing foundations to be exposed together with any existing lintels as directed by the building control inspector on site to assess their suitability for additional loading. Any additional work that may be necessary is to be carried out in compliance with the building inspectors recommendations.

Timber Treatment:

All softwood timbers to be adequately treated to prevent infestation. All structural timbers, external frames, window and softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have the stress grade mark.

Materials:

All materials are to be used and installed in accordance with the relevant manufacturers instructions and recommendations. The quality of any material shall not be lower than that defined in relevant british standard, or that an appropriate independent body has satisfactorily assessed the material.

Fire Resistance:

All elements of structure to have a minimum of half hour fire resistance.

Ventilation:

Mechanical extract to be provided as follows:
All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.
Ensuite to incorporate a mechanical extract fan to extract 15 litres per second, located in the wall, which will be operated intermittently, linked to room lighting. Switching to be by means of light switch with isolator switch at high level external to room.

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Project

Proposed First Floor Front Extension At :
10 Mallow Way.
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Knowsley.L36 0XW

Drawing

Existing & Proposed Plans & Elevations

Paper Size

A1

Dwg No.

1053/24

Rev.

Scale

As shown

Date

22.1.24