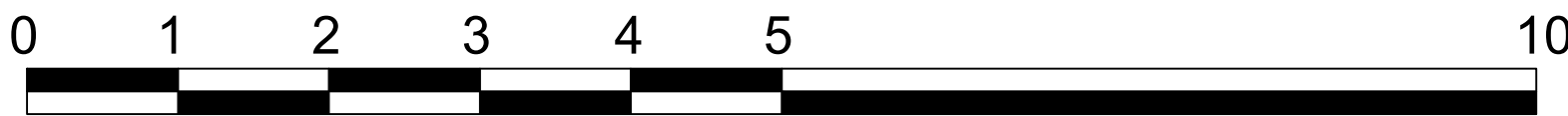
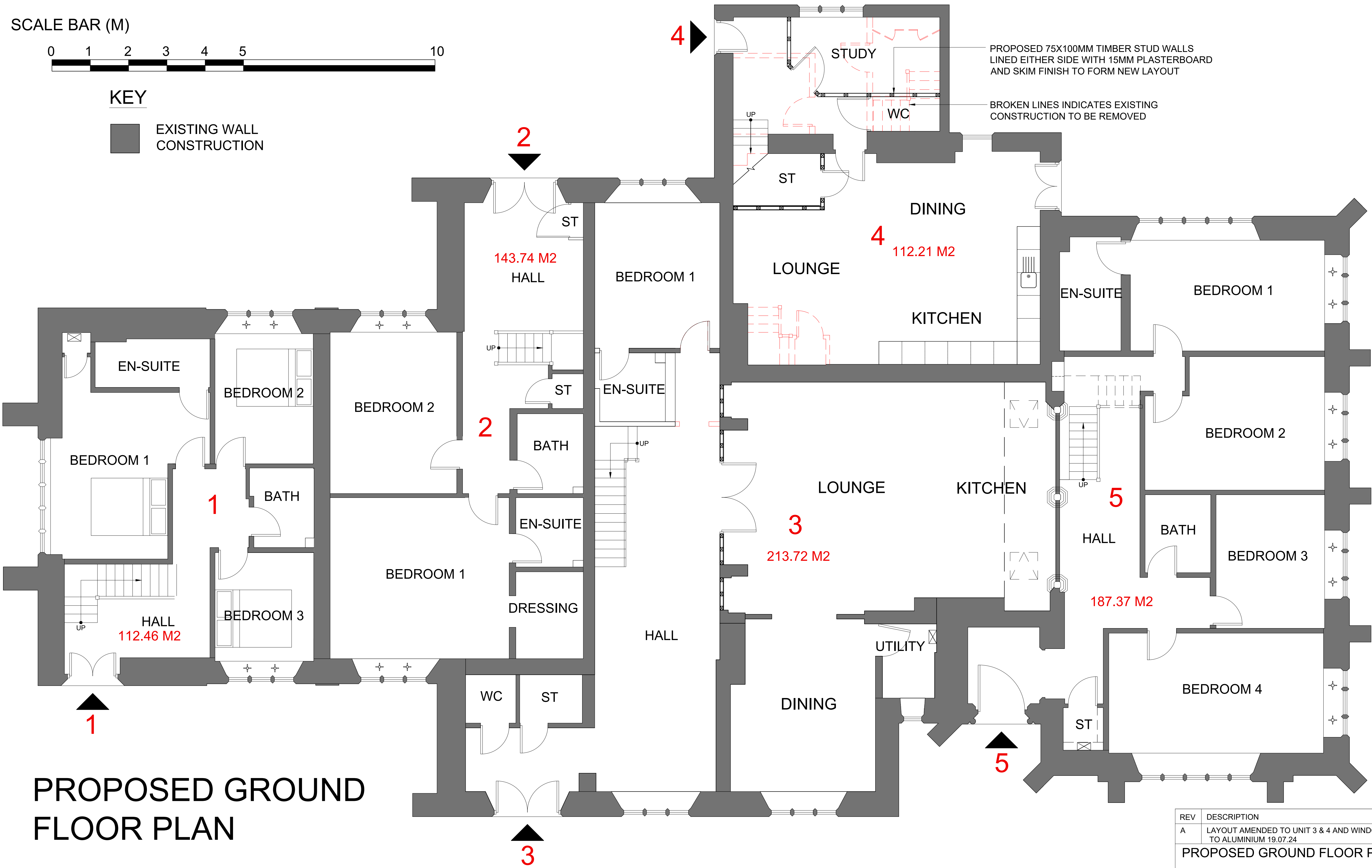


SCALE BAR (M)



KEY

EXISTING WALL
CONSTRUCTION



PROPOSED GROUND
FLOOR PLAN

ROOF CONSTRUCTION: SLOPING ROOF:
Natural slate to LPA approval on 40x20mm S.W counter battens on breathable
membrane to BS 5250:2002 and BS 5534:2003 on existing rafters.
SLOPING CEILING AREAS: 35mm air void and 65mm Celotex XR4000, or similar,
insulation between existing rafters. Rafters to be underdrawn with 12.5mm Plasterboard
and 3mm skim finish.

GROUND FLOOR CONSTRUCTION: SUSPENDED TIMBER FLOOR
CONSTRUCTION:
Floor finish to Client's spec on adhesive to manufacturer's spec on existing joists,
existing joist to have 150mm Celotex XR4000, or similar, insulation between joist

FIRST FLOOR CONSTRUCTION: TIMBER FLOOR CONSTRUCTION:
Floor finish to client's spec on 20mm moisture resistant floor boards on existing floor
joists, existing joist to have 150mm Celotex XR4000, or similar, insulation between joist
and lined on the underside with 12.5mm plasterboard and skim finish.

Habitable rooms
Rapid Ventilation: Operable windows equal to 1/20th of the floor area.
Background Ventilation: Trickle ventilators above windows equal to 8000sqmm
Bathrooms and En-suites (with or without WC)
Rapid ventilation: Operable windows (no minimum opening size)
Background Ventilation: Trickle ventilators above windows equal to 4000sqmm
A gap of 10mm to be provided under floor where bathrooms or en-suites have no
provision of rapid ventilation;
Mechanical Extract: Extraction at 15 litres/sec activated by light switch with 15 minute
overrun.

Kitchen and Utility
Rapid Ventilation: Operable windows (no minimum opening size)
Background ventilation: Trickle ventilators above windows equal to 4000sqmm;
Mechanical Extract: Extraction at 30 litres/sec if located adjacent to a hob or 60
litres/sec if located elsewhere and may be operated intermittently for instance during
cooking.
Note:
All windows to have Trickle Ventilation in accordance with Approved Document F 2010;
Where required, Concealed Safety Restrictors to be fitted to windows to comply with
Approved Document K and positioned to allow an air-gap no greater than 100mm.

STAIRCASE AND BALUSTRADING:
Ground Floor to First Floor: Hardwood Timber
Equal Risers at max 200mm and Goings min of 220mm; 2R + G = 620
General Landings to have a width and length at least equal to the smallest width of the
staircase. Where open Risers are used, gaps should not exceed 100mm in accordance
with Para 1.9 Part K and of at least 50mm at their narrowest part. HW Handrail to be
provided 900mm above pitch line and 1100mm above landing. Where staircase width
exceeds 1000mm, handrail to be providing on both sides. Guarding to stairwell shall be
unclimbable and have no openings exceeding 100mm in accordance with Part K1
Minimum headroom from pitch line to be 2000mm taken vertically and 1500mm taken at
right angles.

WINDOWS:
Glazing: All windows to high-performance Aluminium frames with 24mm double-glazed
units made up of soft Low 'E' coating and argon-filled cavity. Colour to client's approval.
All glazing to BS 6262

Note: All windows to have Trickle Ventilation in accordance with Approved Document F
2010;
Where required, Concealed Safety Restrictors to be fitted to windows to comply with
Approved Document K and positioned to allow an air-gap no greater than 100mm.
U Value: 'U' value of 1.4 W/M2K or better or to have a Window Energy Rating (WER)
Band C.
Note: Escape windows should be provided to bedrooms. The escape window should
have an unobstructed openable area of 0.33sq.m and at least 450mm high and 450mm
wide. The bottom of the openable area should not be more than 1100mm above floor
level.

FIRE PROTECTION:
Every cavity barrier should be constructed to give at least 1/2hr fire resistance which is
to be provided in all cavities except internal partitions. Structural frame and building
fabric to have 1/2 hr fire resistance. All internal Fire Doors to have an FD30S Fire rating
and to conform to BS476-22823:1987 and to include intumescent strip.
'Perko' self-closing device only to be fitted to fire door serving attached or integral
garage;
All internal doors along escape routes to be FD30S and to conform to BS
476-22823:1987;
Test certificated to be provided for all fire doors.
Smoke detectors to be Grade A Category LD2 located in escape routes and habitable
rooms in accordance with BS 5839-6:2004 and to comply with BS 5446-1:2000.
Heat detector to be located in kitchen and to be linked to smoke detectors and to
conform to BS 5446-2:2003.
Smoke detection to be mains operated with a standby power supply.
For surface spread of flame, walls and ceilings in common circulation Areas to achieve

class '0'.
All other areas to achieve class '1'. Surface spread of flame to conform to BS
476-7:1997.

ABOVE GROUND DRAINAGE
All internal drainage fittings to discharge into 100mm SVPs as indicated on the drawing.
All fittings to have 765mm deep seal traps or as specified by manufacturers and in
accordance with ADH of National Building Regs. Waste pipes to connect in SVPs
200mm above lowest waste connection.
Waste pipes to be uPVC to the following sizes.
WHS: 32MM diameter;
Showers, baths and sinks: 40mm dia with 75mm deep seal traps;
WC: 110mm dia hepsleve pipe via Hunter S200 or similar approved manifold;
Cistern: 19mm overflow pipe.
Washing machines and Dishwashers: 40mm with 75mm deep seal trap;
SVP to be located internally and to terminate at plastic cage minimum 900mm above
top of any opening lights with new 110mm uPVC connection to existing drainage
system.
Branch connections exceeding 1700mm to be fitted with Hunter or similar approved
anti-syphon air admittance valves.

REV	DESCRIPTION
A	LAYOUT AMENDED TO UNIT 3 & 4 AND WINDOW SPECIFICATION AMENDED TO ALUMINIUM 19.07.24
PROPOSED GROUND FLOOR PLAN	
PROPOSED CONVERSION OF EXISTING CHURCH INTO FIVE DWELLINGS PARK HALL, HUYTON HEY ROAD, LIVERPOOL	
CLIENT:	PARK HALL HUYTON LTD
DWG NO:	BR K1116/02
SCALE:	1/50 @ A1
DRAWN BY:	D.D.
DATE:	28/02/24
REV:	A
MICHIGAN HOUSE, 17-19 CHORLEY NEW ROAD, BOLTON, BL1 4QR TEL: 01204 392233 FAX: 01204 528505 WWW.NEILPIKEARCHITECTS.CO.UK EMAIL: INFO@NEILPIKEARCHITECTS.CO.UK	
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