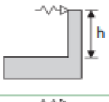


Building Category and location See paras 1.38, 3.2 and 3.4		Height (h)
Single family dwellings	Stairs, landings, ramps, edges of internal floors	900mm for all elements
	External balconies, including Juliette balconies and edges of roof	1100mm



- 3.3 In a building that may be used by children under five years of age during normal use, guarding should be constructed in accordance with both of the following.
- To prevent children being held fast by the guarding: ensure that a 100mm sphere cannot pass through any openings in the guarding.
 - To prevent children from readily being able to climb the guarding: avoid horizontal rails.

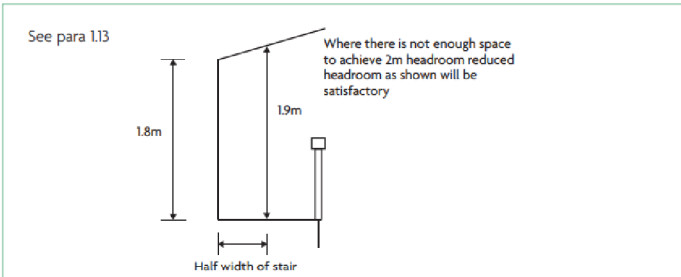
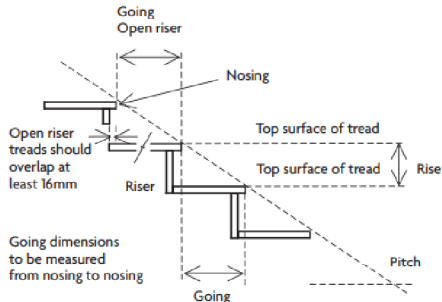


Diagram 1.4 Reduced headroom for loft conversions

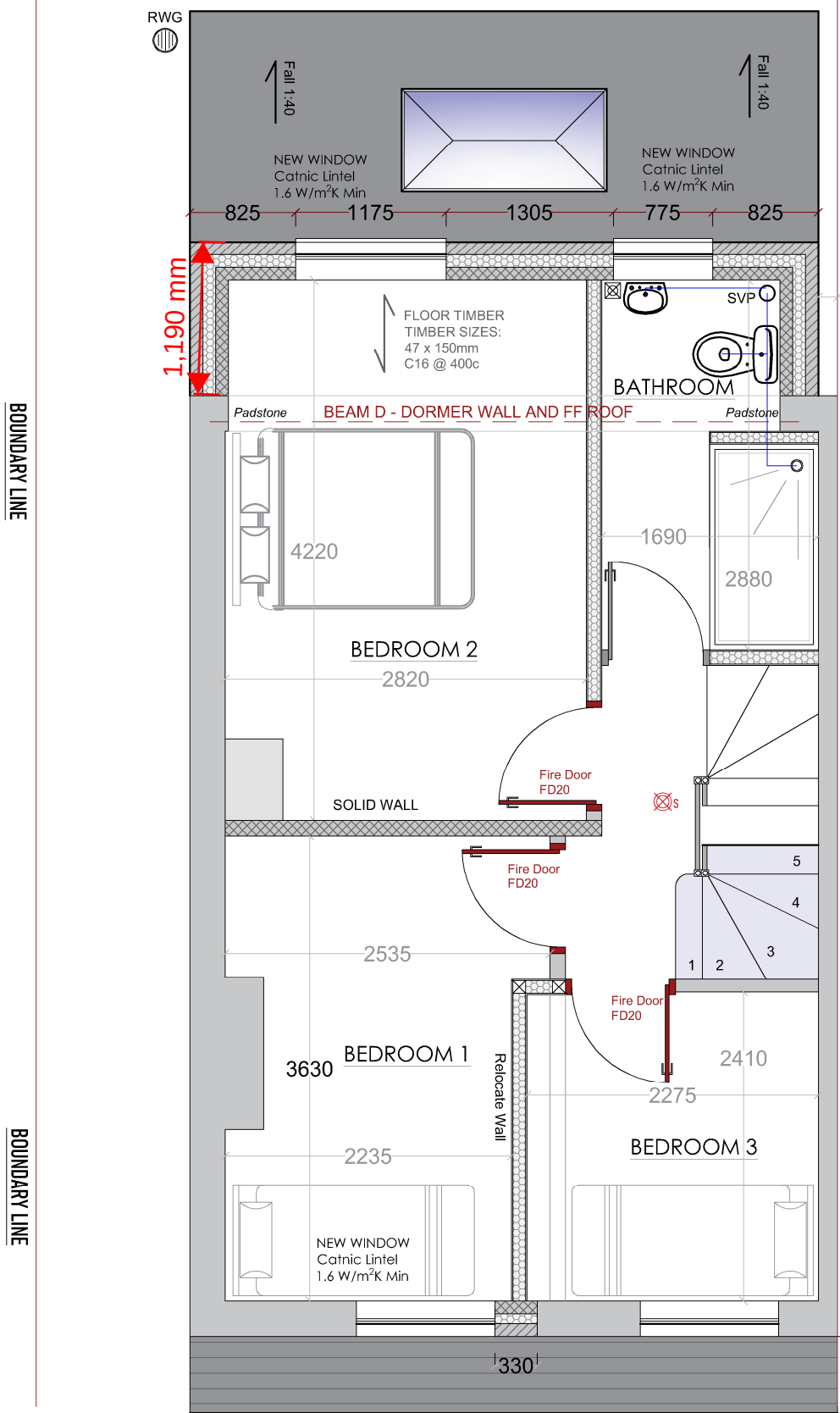
STAIRS

Table 1.1 Rise and going				
	Rise*		Going*	
	Minimum (mm)	Maximum (mm)	Minimum (mm)	Maximum (mm)
Private stair ^{1,2}	150	220	220	300



Note: Two examples of tread profiles have been shown together for illustrative purposes only

OUTBUILDING



PLANNING NOTES

The materials of the extension (such as bricks, tiles, rendering, timber etc) should whenever possible match those of the existing property and be of the same colour, texture and size. If matching materials are not available, the materials should be as close a match as possible. Windows and doors should be of the same proportions, design and materials of the existing house and should be in line with the existing openings.

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

New sockets and spot lights to owners design - Part M

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

30 Minutes Structural Protection Minimum

- Final room layouts: Kitchens, Bathrooms, WC's to be decided by owners.

Dormer walls to party wall side to be provided with superlux board or Promat masterboard to achieve required fire separation between the neighboring property.

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

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.

PROPOSED FIRST FLOOR (Scale 1:50)

SCALE BAR - (mm)



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 97 Kingsway, Liverpool L36 2PL	
	Number 01.05	REVISION A
WORK Erection of Partial Single storey and Double Rear extension with a dormer, loft conversion to dwelling house	SCALE 1 - A3 1:50	
DRAWING Proposed First Floor		