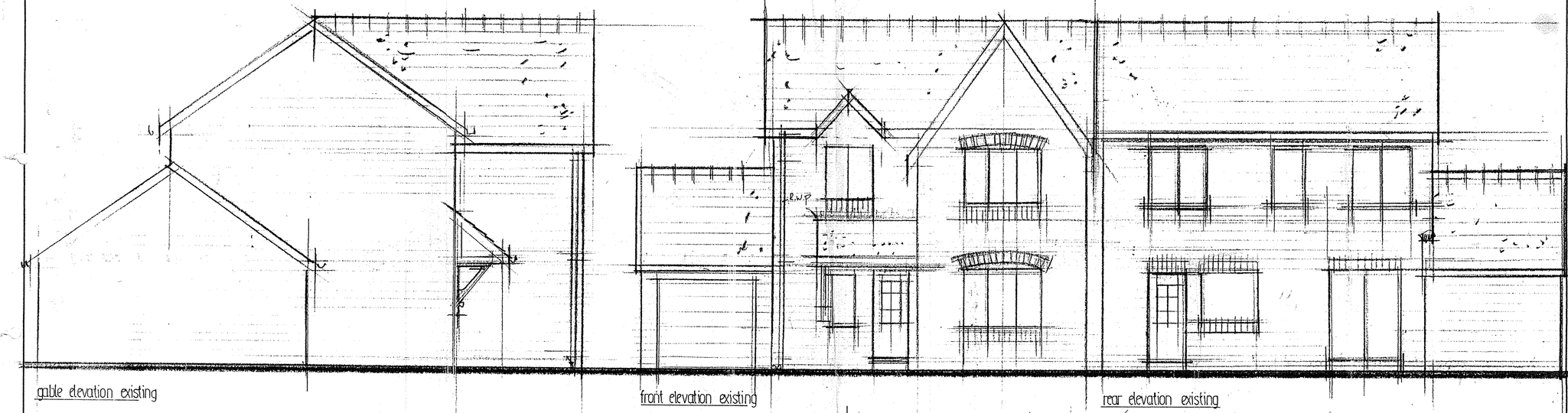
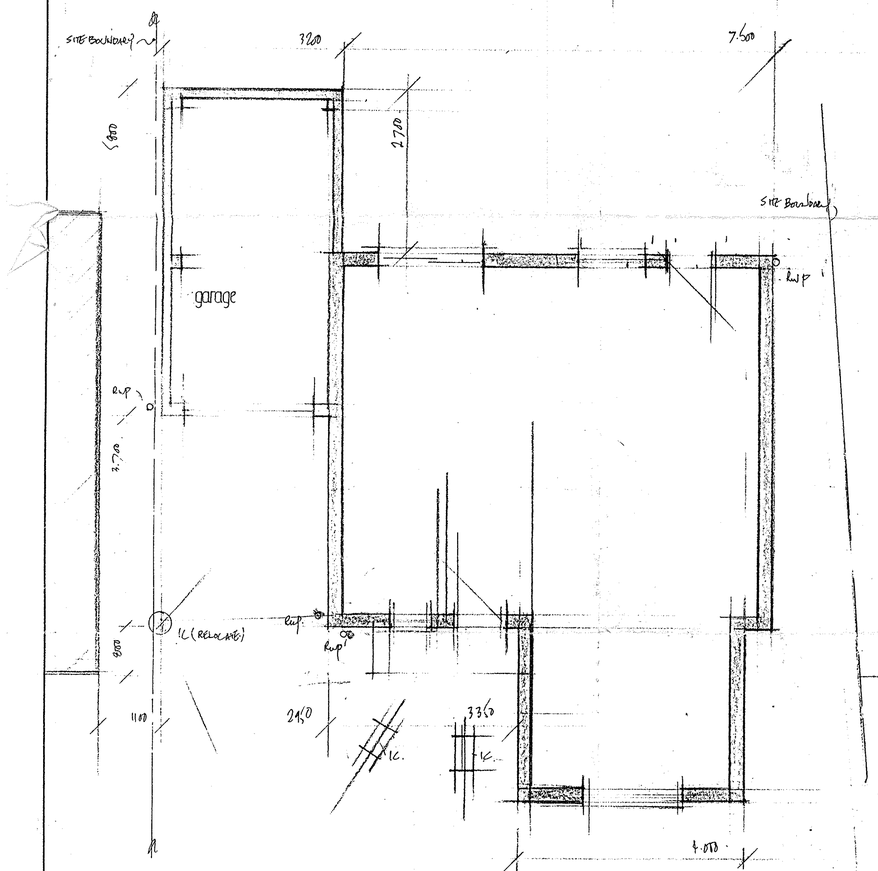
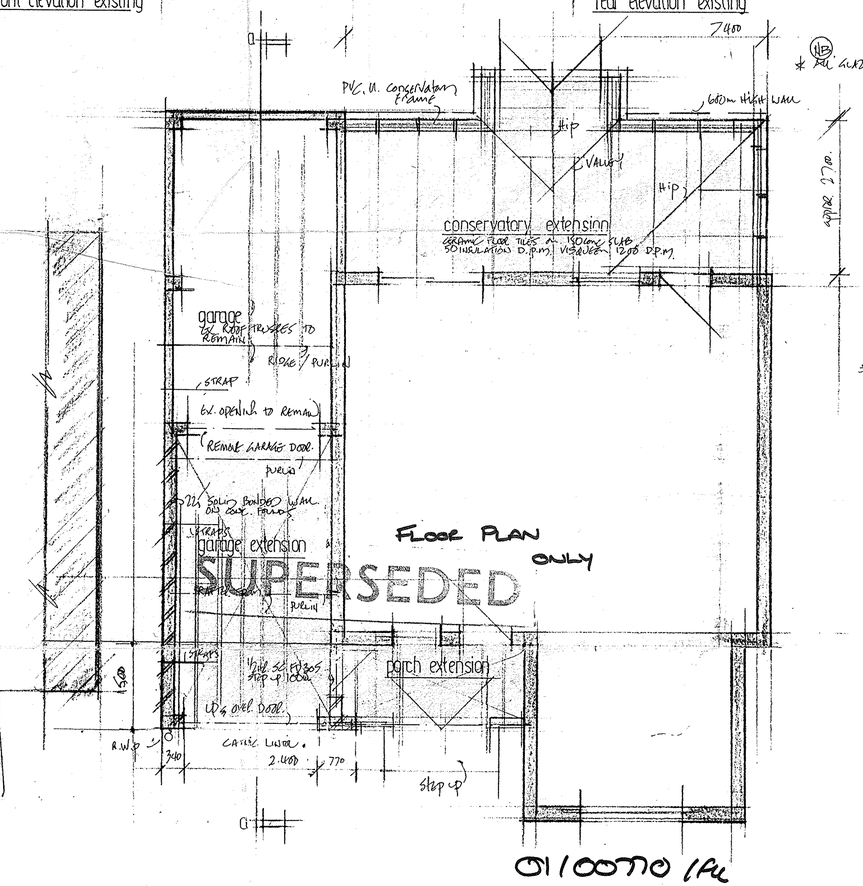




ground floor plan existing



ground floor plan proposed

GENERAL NOTE
* SEPARATE DRAINAGE SYSTEM EXACT DETAILS TO BE RESOLVED ON SITE WITH L.A. INSPECTOR

* ALL GLAZING TO BE SAFETY TYPE

PLAN DISPLAYED AT COMMITTEE

Date 21.02.02

Notes as applicable

GENERAL NOTES
All work to be to in accordance with the Building Regulations 1991 and amendments. All dimensions to be checked on site by the Contractor and discrepancies found should be reported to the agent immediately. The contractor to check all sizes and availability of all building materials used in construction. If building on a boundary line the adjoining owner's written consent should be sought. New brickwork to be bonded onto existing brickwork all to the satisfaction of the D.B.S; D.P.C. to 747 and a min of 150mm above ground level. D.P.C. to all cavity closings. All elements of structure to be half hour fire resistant. All roofs to be class AA rated. Class 0 to circulation areas and class 1 generally to internal surfaces. All roofligths to be AA rated. Max. glazed area of 15% of the floor area for single glazed windows and rooflights. Stud walls to be constructed of 75 x 50mm timber with 12.5mm plasterboard and skim both sides. Refuge to be made available on days of collection. Flashings to have min upstand of 150mm. Approved cavity trays to be located at all new wall abutments to manufacturers instructions. All timber to be impregnated with suitable approved preservative. If render finish ensure bellcasts over windows and doors and at D.P.C. level. W/C floor surface to be smooth and impervious.

FOUNDATIONS
Both size and depth of foundations to suit ground conditions and to the satisfaction of the D.B.S. Walls below D.P.C. to be in common brickwork filled with weak mix concrete up to ground level to approved trench blocks. Any existing foundations to be exposed and to the satisfaction of the D.B.S.

BRICKWORK SUPERSTRUCTURE
Brickwork above D.P.C. to be 100mm, colour and texture to the satisfaction of the Planning Department. 50mm cavity filled with 50mm dritherm or similar and 100mm thermalite shield blockwork or similar to achieve 0.45W/M² K. All buttressing walls to have a min of 550mm returns on brickwork. Cavity wall to be tied with galv wall ties at spacings of 900mm horizontally and 450mm vertically and increased around openings. Expansion joints required at every 6m in blockwork, 12m clay brickwork and 9m in brickwork generally. Min pier size of 190mm x 190mm at a max of 3m D/C. R.S.J's to be positioned on concrete pile padstones and bolted together where necessary.

COMPARTMENT WALLS AND FLOORS
All compartment walls to be built up to the underside of the roof covering and firestopped. Garages to have step up of 120mm min into the house. Compartment doors to be FD 30 mechanically self closing. Pipework to be firestopped through compartment floors. Compartment floors to be plated with 12.5mm plasterboard and skim for half hour fire restistance.

LINTELS
Lintels to be by Catnic or similar approved to suit openings and to have an end bearing of 150mm (insulated).

GROUND FLOOR (SOLID)
50mm sand and cement screed on 50mm E.P.S. or similar on min of 100mm concrete on min of 1200g visqueen D.P.M. lapped with D.P.C. on 150mm sand blinded hardcore to achieve a 'U' value of 0·45 W/M² K.

GROUND FLOOR (SUSPENDED)
Ground covering to be 50mm concrete with min of 1200g visqueen lapped with D.P.C on sand blinding. 19mm chipboard or T & G boarding. Joists to be SC3 ..... @ ..... C/C floor to be strapped at a max of 2m C/C with galv straps with a min cross section of 30 x 5mm. Ensure D.P.C. between suspended joists & brickwork. Ensure void of 125mm to underside of joists. Air bricks required to achieve cross flow ventilation.

FIRST FLOOR
19mm chipboard or T& G boarding on ..... joists SC3 ..... C/C underside to be plated with 12·5mm straps with a min cross section of 30 x 5mm. First floor partitions to be double joist supported. If floor is above a garage it should be insulated with 100mm insulation to achieve 0·6 W/M² K.

FLUES
All balanced flues used to be min of 300mm from any opening into the building and if below 2m above ground level to be fitted with a guard.

VENTILATION
Windows to have an opening of at least 1/20th of the floor area. All habitable rooms to have trickle ventilations of 8000mm. Bathroom to have extract fan to give 15 L/S. Kitchen to have extract fan to give 60 L/S or 30 L/S cooker hood. Rooms with just w/c to have 3 air changes per hour. Anti-space to be vented.

STAIRS
Stairs to be to BS 5395 **Private Stairs** max pitch 42° max rise to be 220mm and min going to be 220mm (2R + G = 550-700mm). Width to be a min of 800mm. Vertical headroom to be 2m from pitch line. Handrails & Balustrading to be between 840mm & 1000mm high and on landings 900mm & 100mm. Guarding to be able to resist 0·36 KN/m and should be constructed so that a 100 Ø sphere cannot pass through. Any landings to be at least the width of the smallest appropriate stairway. There should be a clear space of 400mm at base of the stairs. Common stairs max pitch 38°, max rise to be 190mm and min going to be 240mm (2R + G = 550-700mm). Width to be a min of 900mm. Vertical headroom to be 2m from pitch line. Handrails & Balustrading to be between 900mm & 1000mm high and should be constructed so that a 100mm Ø sphere cannot pass through. Landings to be at least the width of the smallest stairway. There should be a clear space of 400mm at the base of the stairs.

PITCHED ROOF
..... to suit ..... pitch and to the satisfacion of the Planning Department on 38 x 25mm softwood battens on sarking felt. Rafters to be SC3 ..... @ ..... C/C. Wall plate to be 100 x 75mm and strapped to brickwork at a max of 1m C/C. Ridge to be 150 x 25mm. Hip rafters to be 200 x 50mm dragon ties fixed to hip ends. Ceiling joists to be SC3 ..... @ ..... C/C.
Purlins to be ..... Binders to be ..... Roof to be strapped at a max of 2m C/C with galv straps with a min cross section of 30 x 5mm. Roof to be braced to comply with BS 5268 part 3. Roof to be Insulated with 200mm fibre glass to achieve 0·25W/M² K. Ceiling to be plated with 12·5mm plasterboard & skim. Roof to have at least 10mm gap at eaves and high level roof vents required at a max of 1·5m spacings to achieve cross flow ventilation.

FLAT ROOF
Limestone chippings bedded in Bitumen on 3 layers of built up roofing felt Andersons or similar on 18mm plywood decking. Firrings on ..... joists @ ..... C/C SC3 to be built in or on approved joist hangers. Wall plate to be 100 x 75mm and strapped at a max of 1m C/C with galv straps with a min cross section of 30 x 5mm. Roof to be braced to comply with BS 5268 part 3. Roof to be insulated with 150mm fibre glass to achieve 0.25W/M² K. Ceiling to be plated with 12·5mm plasterboard & skim. Roof to have at least 25mm gap at eaves and cross batten if necessary to achieve 50mm gap over insulation If necessary incorporate a Gildevale Flashing vent or similar.

LOFT CONVERSIONS
The means of escape window should have a min openable area of 850 x 500mm. Any dormer & skylight windows should be a min of 1·1m from finished floor level & 1·7m from eaves. Existing doors opening off staircase enclosure to be fitted with self closing devices. If 2 rooms in the loft space the ground floor doors should also be FD20. Any glazing in doors to be Georgian wired glass hall hour fire resistant. If 2 doors in loft space the staircase to be min 800mm wide. If 1 room in loft the staircase to be min of 600mm wide. Refer to stairs for construction regulations.

UNDER GROUND DRAINS
All drains to be to the satisfaction of the D.B.S. and to conform to BS 8301. All redundant existing drains to be removed or grubbed up where necessary. Drains within 1m or under the building to be encased in 150mm concrete. If slubstack is to be used ensure a max of 1·5m from the crown of the drain. Branch drains over 6m in length required to be vented. 75mm vent pipe to discharge a min of 900mm above highest openable window. S.V.P. to discharge to a manhole existing S.V.P. to be fitted with an access panel if not discharging to a manhole. Drains to Hepworth Supersleeve or similar falls to be 100mm to 1 : 40 and 150mm to 1 : 60. Manholes to be constructed of 225mm class 'B' Engineering brick suitably benched on a 150mm concrete base. Inspection chambers to be Hepworth or similar and to be encased in a min. of 150mm concrete. New gully's to be back inlet type mace rondavia. As manholes or inspection chambers positioned inside the building to be fitted with a double seal, screw down cover.

DRAINAGE ABOVE GROUND
All above ground drainage to conform to BS 5572 and to be tested on site to the D.B.S. satisfaction. S.V.P. to be 100mm and to discharge 900mm above highest openable window and to be fitted with a cage. All sanitary fittings to have separate connections to the S.V.P. and not within 200mm of a W/C connection. All sinks, baths and showers to have 40mm Ø Deep-seal traps and if pipework exceeds 3m anti-vac traps should be used. Shower to be raised on a plinth and trap to be made accessible. Basins to have 32mm Ø Deep-seal trap and if pipework exceeds 1·7m anti-vac traps to be used. All basins to W/C must have a supply of both hot and cold water, Min of 100mm H/R gutter with 63mm downspout. If max effective roof area exceeds 37m² – then gutter should be increased to 150mm H/R with 89mm downspout. Gutter to be dipped at a max of 1m C/C and laid to a fall.
Glazing in critical areas is to comply with BS 6206.

Do not scale from this drawing.
All structural timber is to be stamped dry or K.D.

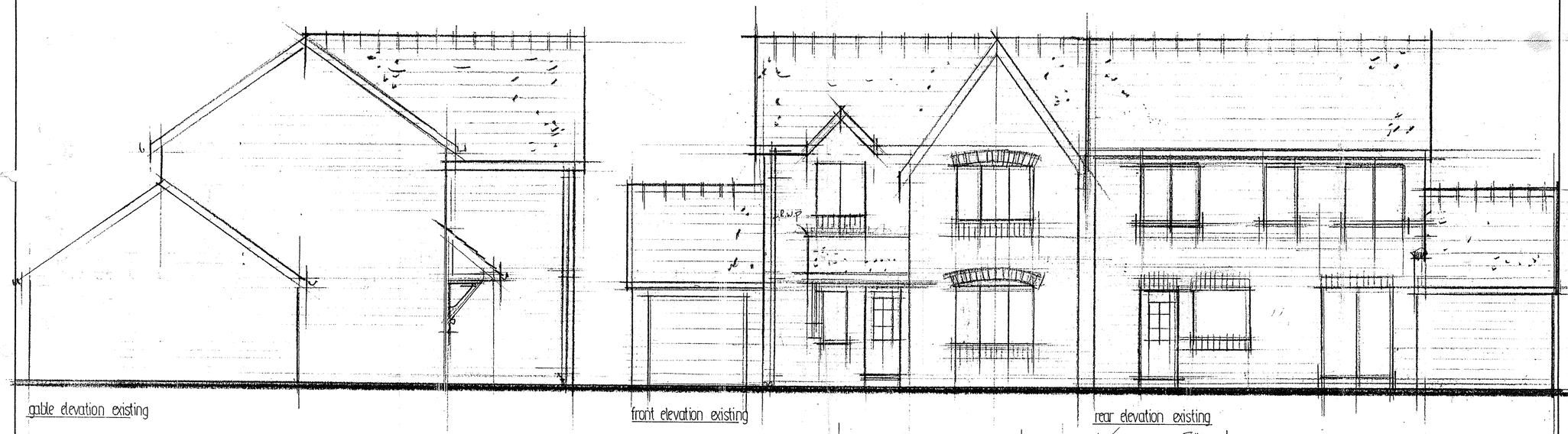
PROJECT
Alterations and extensions

ADDRESS 2 Knightsbridge Walk.
Littledale. Kirkby L33 4HB.

W. V. O'Hara A.R.I.B.A. – Chartered Architect
8A Chellowdene, Thornton, Liverpool L23 4UQ
0151 924 7295

SCALE 1·50 | DATE NOV 2001 | DRAWING No. KW 01./79.

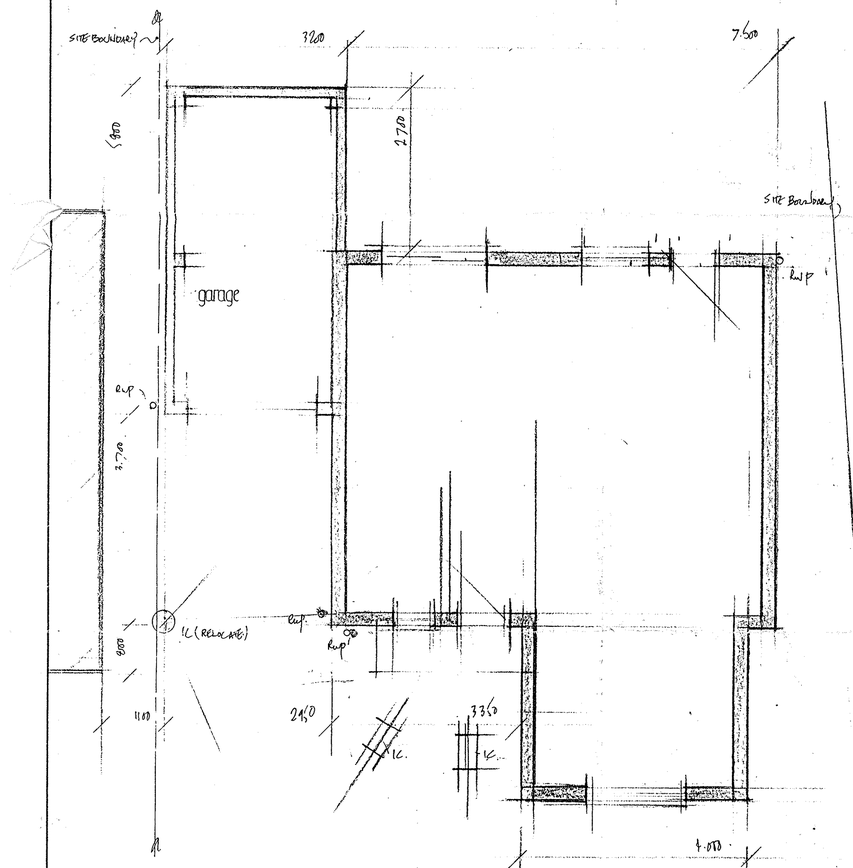
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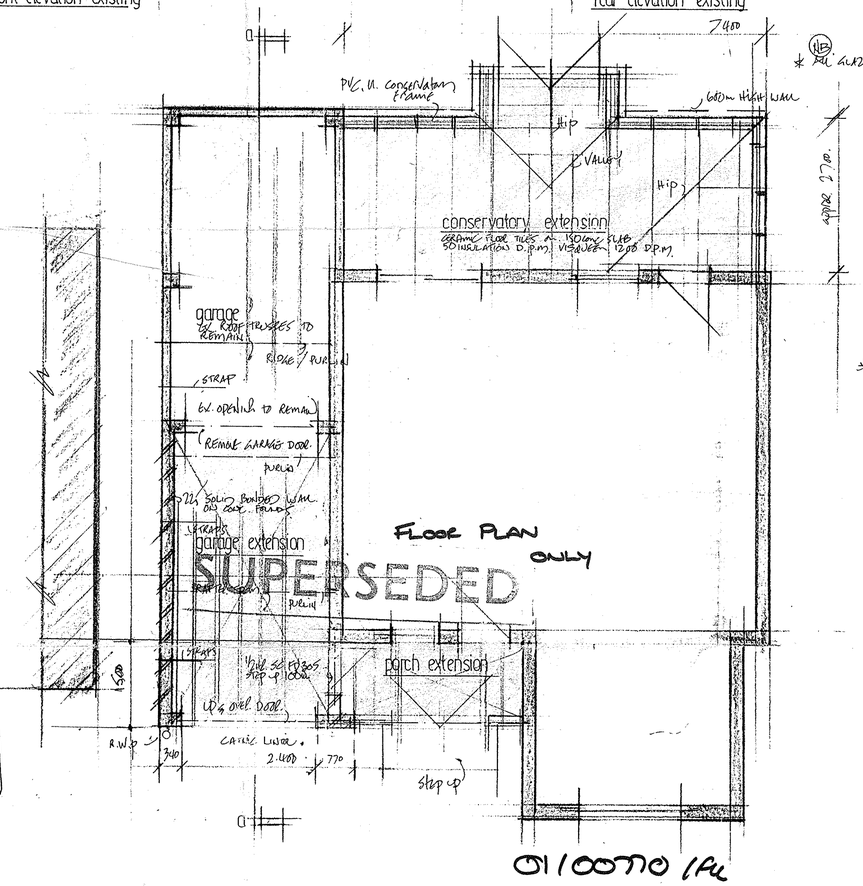
gable elevation existing

front elevation existing

rear elevation existing



ground floor plan existing



ground floor plan proposed

* R.S. ALARMS TO BE SAFETY TYPE

0110070 IAL

PLAN DISPLAYED AT COMMITTEE

Date 21.02.02

Notes as applicable

GENERAL NOTES
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LOFT CONVERSIONS
The means of escape window should have a min openable area of 850 x 500mm. Any dormer & skylight windows should be a min of 1-1m from finished floor level & 1-7m from eaves. Existing doors opening off staircase enclosure to be fitted with self closing devices. If 2 rooms in the loft space the ground floor doors should also be FD20. Any glazing in doors to be Georgian wired glass half hour fire resistant. If 2 doors in loft space the staircase to be min 800mm wide. If 1 room in loft the staircase to be min of 600mm wide. Refer to stairs for construction regulations.

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Glazing in critical areas is to comply with BS 6206.

Do not scale from this drawing.
All structural timber is to be stamped dry or K.D.

PROJECT
Alterations and extensions

ADDRESS 2 Knightsbridge Walk. Littledale. Kirkby L33 4HB.

W. V. O'Hara A.R.I.B.A. – Chartered Architect
8A Chellowdene, Thornton, Liverpool L23 4UQ
0151 924 7295

SCALE 1:50. DATE NOV 2001 DRAWING No. KW 01/11.

Kobra Reprographics Liverpool 266