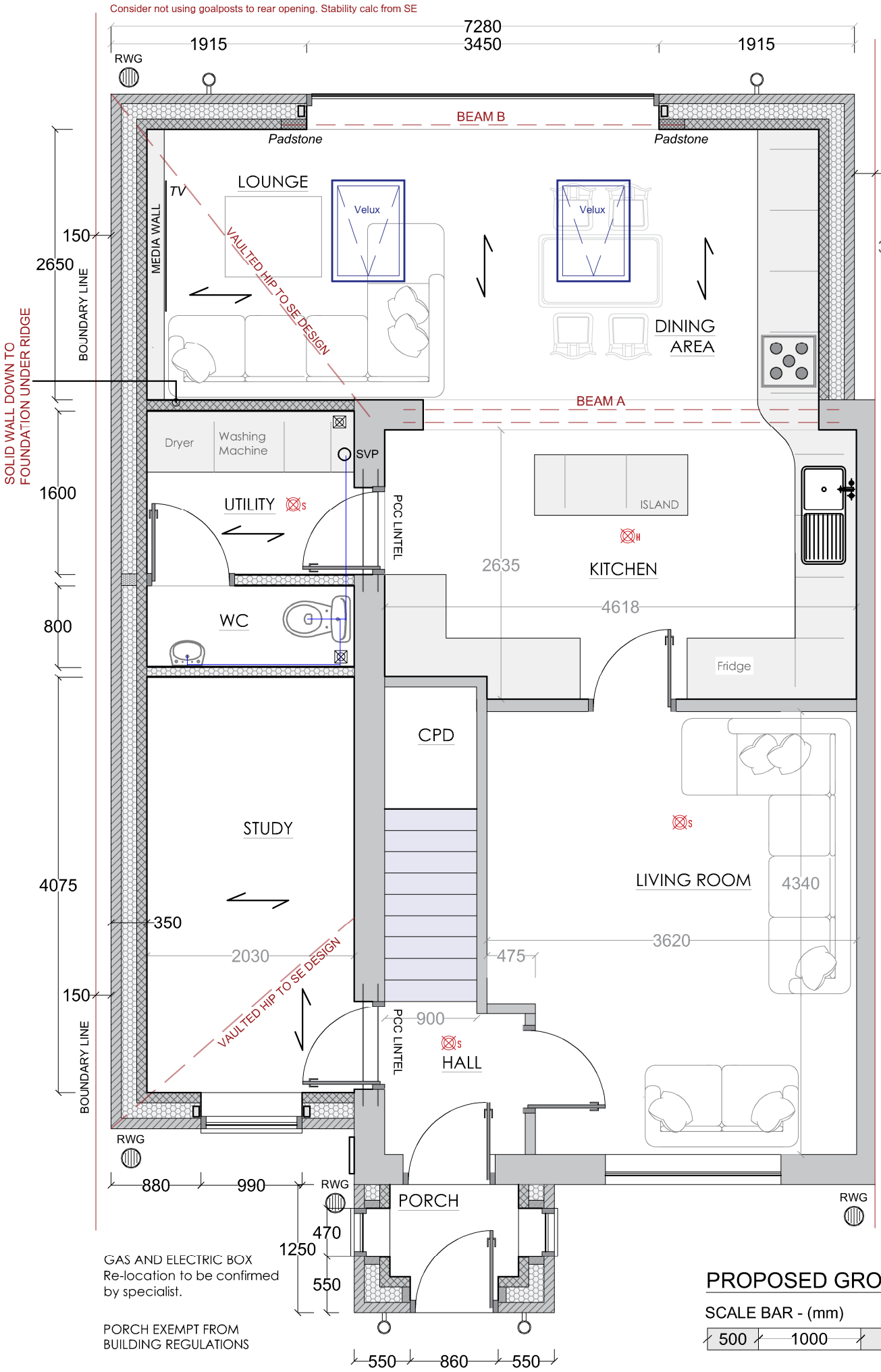
PART A - 7280mm / 3 = 2426mm
1915 + 1915 = 3830mm - (Masonry Greater than 1/3rd)
Consider not using goalposts to rear opening. Stability calc from SE



VAULTED ROOFS - MINIMUM PITCH 15°
TIMBER SIZES: 47 x 170 C16 @ 400 Centres
Timbers to be doubled up around any velux's

U-VALUE: **0.15W/m²K Minimum**
1. BETWEEN - K107 Kooltherm Pitched Roof Board **120mm**
2. UNDER - K118 Kooltherm K7 Insulated Plasterboard** **32.5mm**

ROOF TILES: To be suitable for final roof pitch
MEMBRANE: Suitable Breathable membrane - Kingspan Nilvent

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

New sockets and spot lights to owners design - Part M

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

New Minimum Thermal Elements

Wall Insulation - 0.18W/m²K
Roof Insulation - 0.15W/m²K
Floor Insulation - 0.18w/m²K
Windows & Doors - 1.4w/m²K

See Specifications & Details L1B - CONSEVATION OF FUEL AND POWER IN EXISTING DWELLINGS

Final room layouts and finishes
Kitchens, Bathrooms, WC's to be decided by owners.

Boiler location to be confirmed by specialist.

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

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.

PROPOSED GROUND FLOOR (Scale 1:50)

SCALE BAR - (mm)
500 1000 2000

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** 52 Manorwood Dr, Whiston, Prescot L35 3UZ
WORK Erection of a single storey extension and porch to dwelling house	**Number** 2 / **REVISION** B
DRAWING Proposed Ground Floor	**SCALE 1 - A3** 1:50