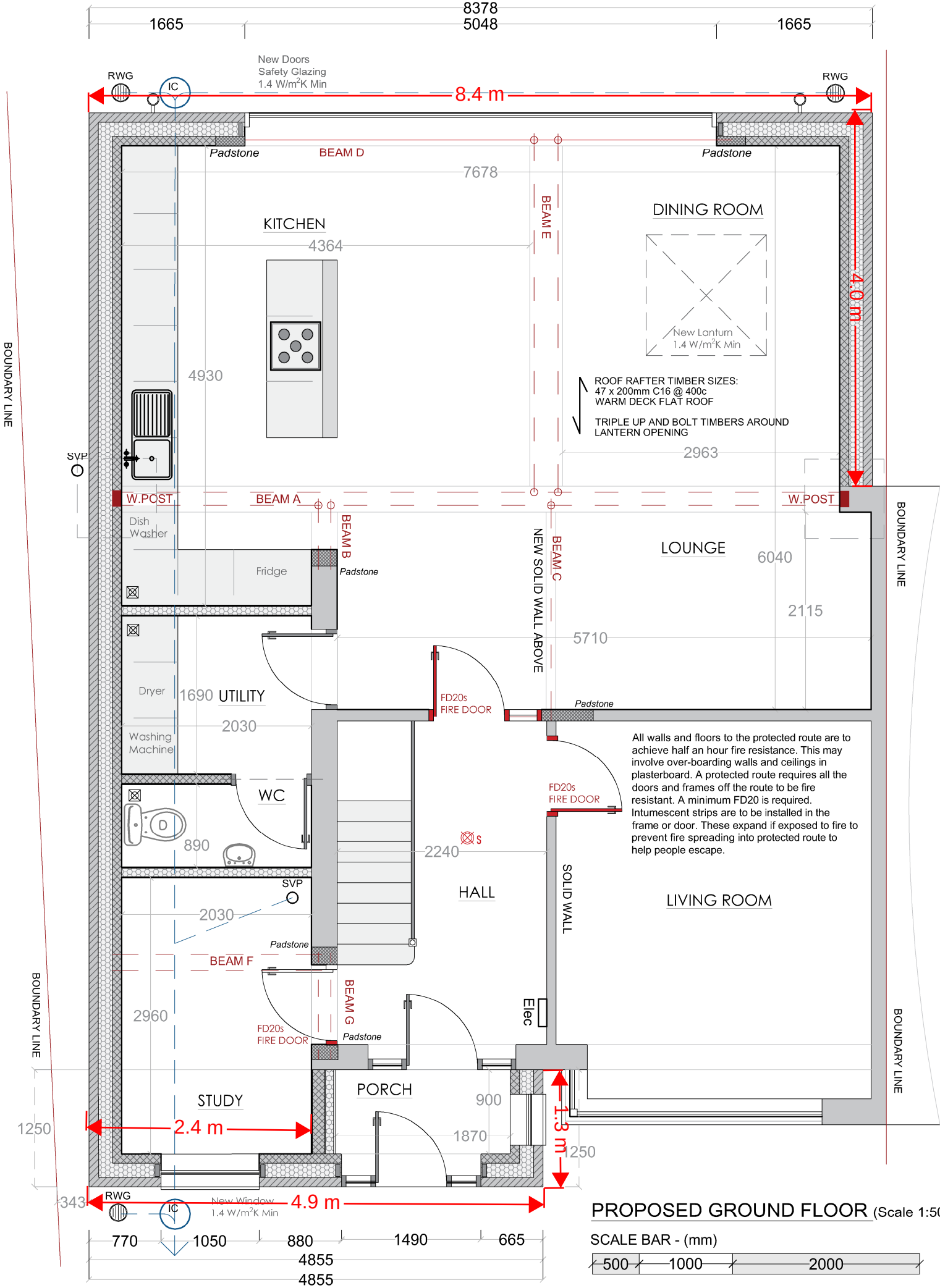


PART A - 8378mm / 3 = 2792mm
1665 + 1665 = 3330m - (Masonry Greater than 1/3rd)
Consider not using goalposts to rear opening. Stability calc from SE



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.

Condition of existing building to be further assessed for suitability. Existing beams should be determined by S.E and assessed / replaced

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 and overall stability

- ROOF RAFTER TIMBER SIZES:
47 x 150mm C16 @ 400c
WARM DECK FLAT ROOF
TRIPLE UP AND BOLT TIMBERS AROUND LANTERN OPENING
- Smoke Detector & Sounder  S
Heat Detector & Sounder  H
New Steelwork / Trimmers 
Extract Fan 
External Lighting 

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 - CONSERVATION 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

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

VAULTED ROOFS - MINIMUM PITCH 15°
TIMBER SIZES: 47 x 150 C16 @ 400 Centres
Timbers to be doubled up around any velux's

- U-VALUE: 0.15W/m²K Minimum**
- BETWEEN - K107 Kooltherm Pitched Roof Board **120mm**
 - UNDER - K118 Kooltherm K7 Insulated Plasterboard** **32.5mm**
- ROOF TILES: To be suitable for final roof pitch
MEMBRANE: Suitable Breathable membrane - Kingspan Nilvent

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 44 Gladstone Ave Liverpool L16 2LQ	
	WORK Erection of Double storey side and rear extension, Single storey rear extension to dwelling house.	
DRAWING Proposed Ground Floor	Number 01.04	REVISION B
	SCALE 1 - A3 1:50	