



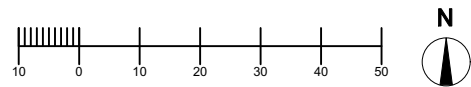
P018: 9 MAPLE WAY, BROADGREEN, LIVERPOOL
MERSEYSIDE L16 2AD

PROPOSED SINGLE STOREY REAR EXTENSION

REV: A DATE: 10.07.25



Produced on 10 June 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 342438 389517, 342538 389517, 342538 389617, 342438 389617, 342438 389517
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Data licence expires 10 June 2026. Unique plan reference: v1f/1267803/1701120

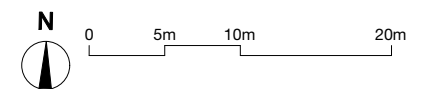


SITE LOCATION PLAN Scale 1:1250

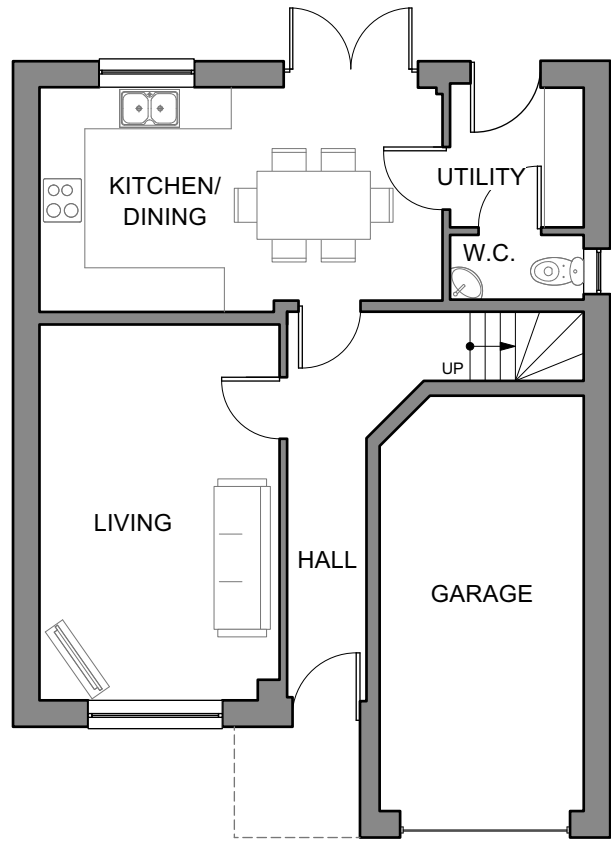
DRAWING KEY:



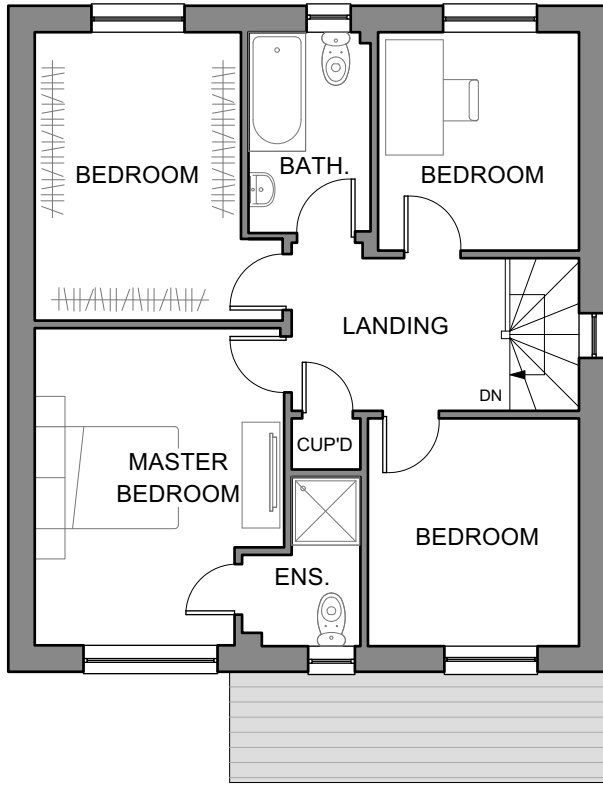
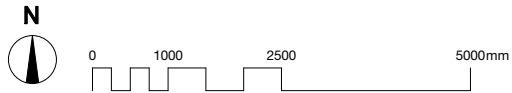
EXISTING BLOCK PLAN Scale 1:500



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						9 MAPLE WAY, BROADGREEN, LIVERPOOL, MERSEYSIDE L16 2AD	018_400	24 06 2025		
						Description	Description	Drawn		
						PROPOSED SINGLE STOREY REAR EXTENSION	BUILDING CONTROL	SS		
						Drawing Title	Scale	Audited		
						SITE LOCATION PLAN AND EXISTING BLOCK PLAN	1:1250 & 1:500 @ A3	BT		



EXISTING GROUND FLOOR PLAN
Scale 1:100

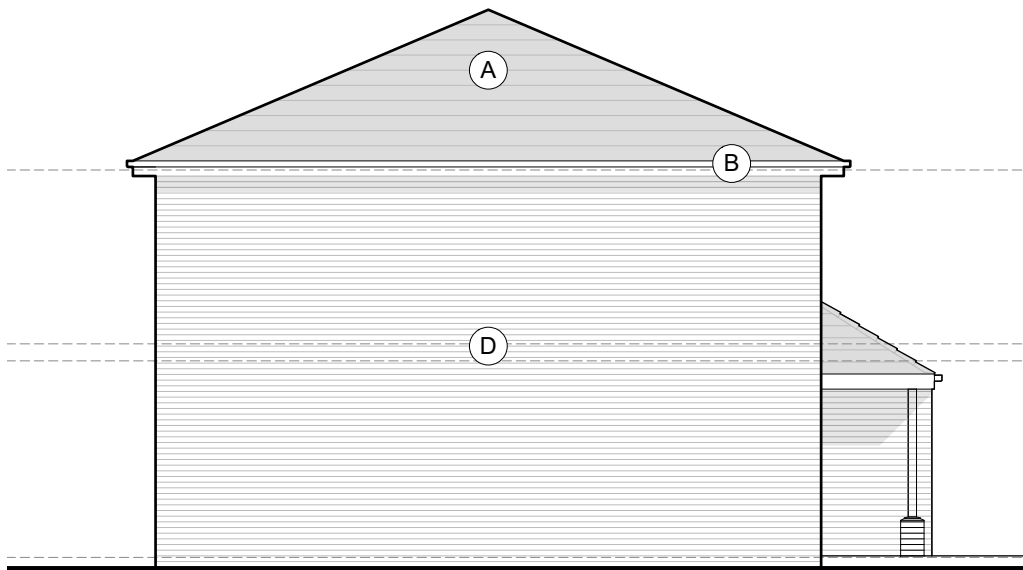


EXISTING FIRST FLOOR PLAN
Scale 1:100

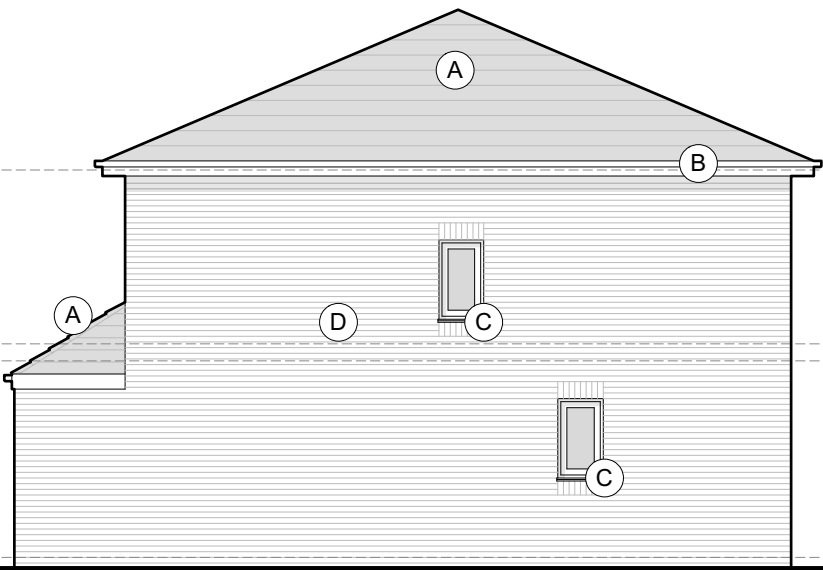
- MATERIAL KEY:
- (A) SLATE ROOF TILES
 - (B) BLACK UPVC RAINWATER GOODS
 - (C) WHITE UPVC DOORS AND WINDOWS
 - (D) RED FACING BRICKWORK
 - (E) BLACK COMPOSITE ENTRANCE DOOR & GARAGE DOOR



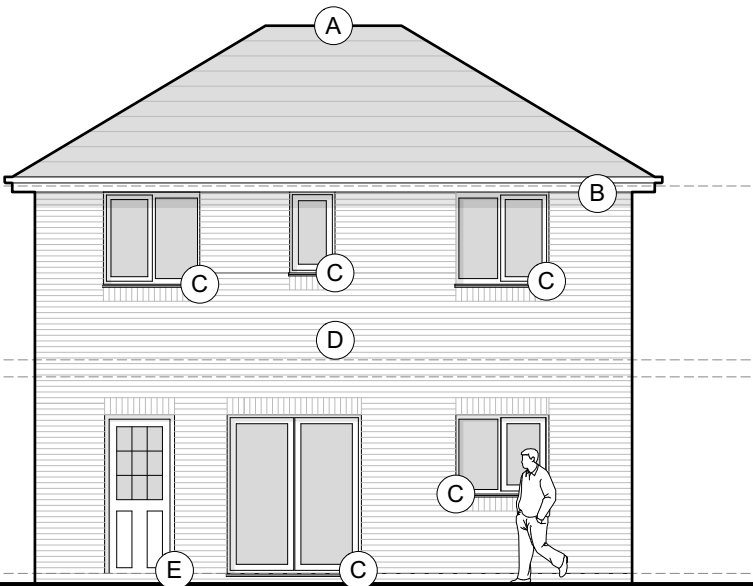
FRONT ELEVATION (SOUTH) Scale 1:100



SIDE ELEVATION (WEST) Scale 1:100



SIDE ELEVATION (EAST) Scale 1:100



REAR ELEVATION (NORTH) Scale 1:100

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						9 MAPLE WAY, BROADGREEN, LIVERPOOL, MERSEYSIDE L16 2AD	018_401	24 06 2025		
						Description	Description	Drawn		
						PROPOSED SINGLE STOREY REAR EXTENSION	BUILDING CONTROL	SS		
						Drawing Title	Scale	Audited		
						EXISTING PLANS & ELEVATIONS	1:100 @ A3	BT		

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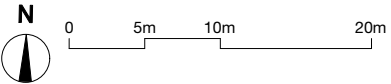
SITE BOUNDARY

EXISTING BUILDING

EXTENSION ROOF



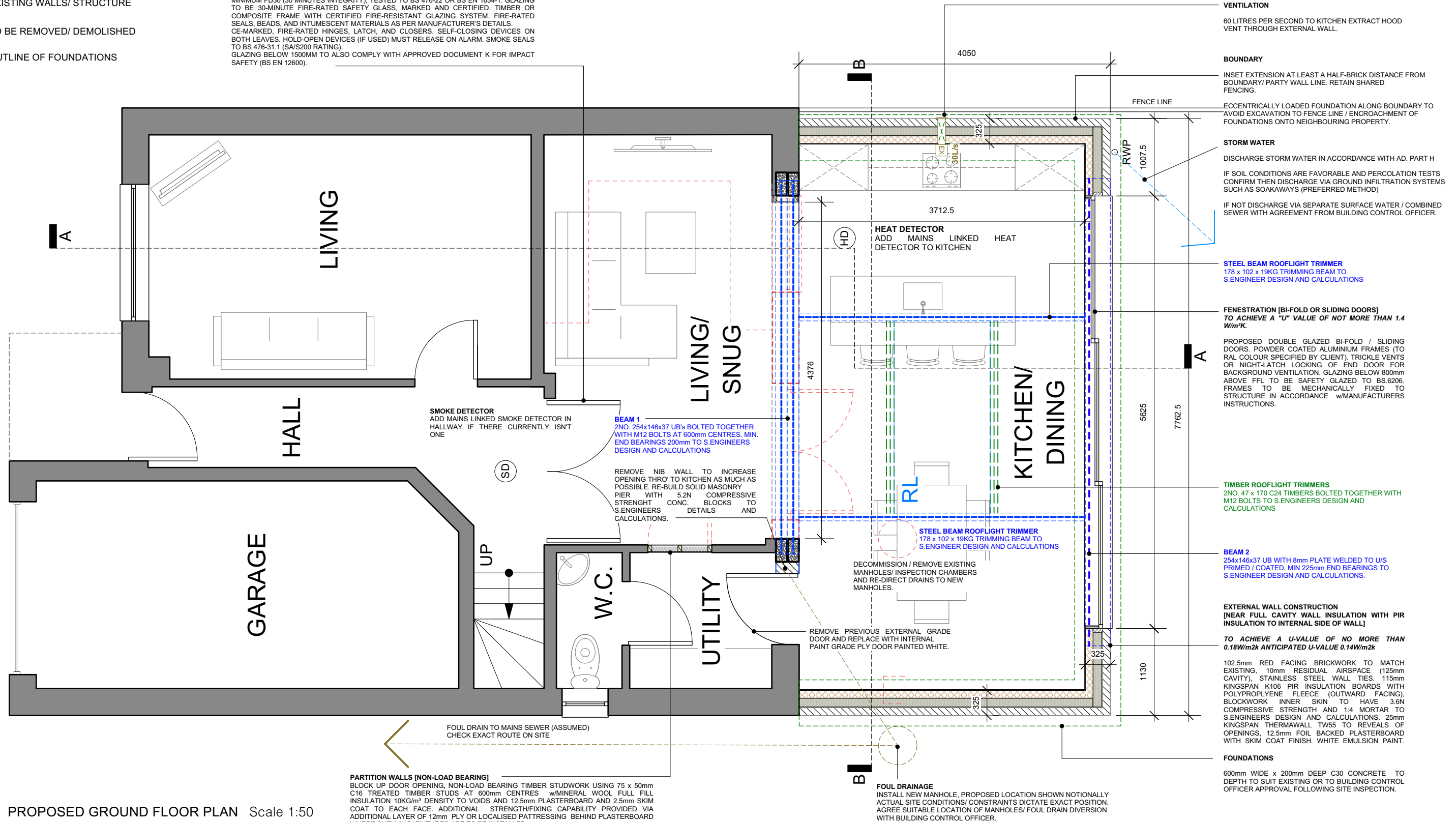
PROPOSED BLOCK PLAN Scale 1:500



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						Description	Description	Drawn		
						PROPOSED SINGLE STOREY REAR EXTENSION	BUILDING CONTROL	SS		
						Drawing Title	Scale	Audited		
						PROPOSED BLOCK PLAN	1:500 @ A3	BT		

- STEEL WORK / LINTELS / TRIMMERS
- TIMBER TRIMMERS
- EXISTING WALLS/ STRUCTURE
- TO BE REMOVED/ DEMOLISHED
- OUTLINE OF FOUNDATIONS

MINIMUM FD30 (30 MINUTES INTEGRITY), TESTED TO BS 476-22 OR BS EN 1634-1. GLAZING TO BE 30-MINUTE FIRE-RATED SAFETY GLASS, MARKED AND CERTIFIED. TIMBER OR COMPOSITE FRAME WITH CERTIFIED FIRE-RESISTANT GLAZING SYSTEM. FIRE-RATED SEALS, BEADS, AND INTUMESCENT MATERIALS AS PER MANUFACTURER'S DETAILS. GLAZING TO BE CERTIFIED TO BS 476-22 OR BS EN 1634-1. SELF-CLOSING DEVICES ON BOTH LEAVES, LOCK-OPEN DEVICES (IF USED) MUST RELEASE ON ALARM. SMOKE SEALS TO BS 476-31.1 (SA/SMO RATING). GLAZING BELOW 1500MM TO ALSO COMPLY WITH APPROVED DOCUMENT K FOR IMPACT SAFETY (BS EN 12600).



0 1 2 3 4 5 M

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	A	25.07.10	SBS	BT	Amendments following coordination with structural engineers design	9 MAPLE WAY, BROADGREEN, LIVERPOOL, MERSEYSIDE L16 2AD	018_403_A	24 06 2025	
						Description	Description	Drawn	
						PROPOSED SINGLE STOREY REAR EXTENSION	BUILDING CONTROL	SS	
						Drawing Title	Scale	Audited	
						PROPOSED GROUND FLOOR PLAN	1:50 @ A3	BT	

DRAWING KEY

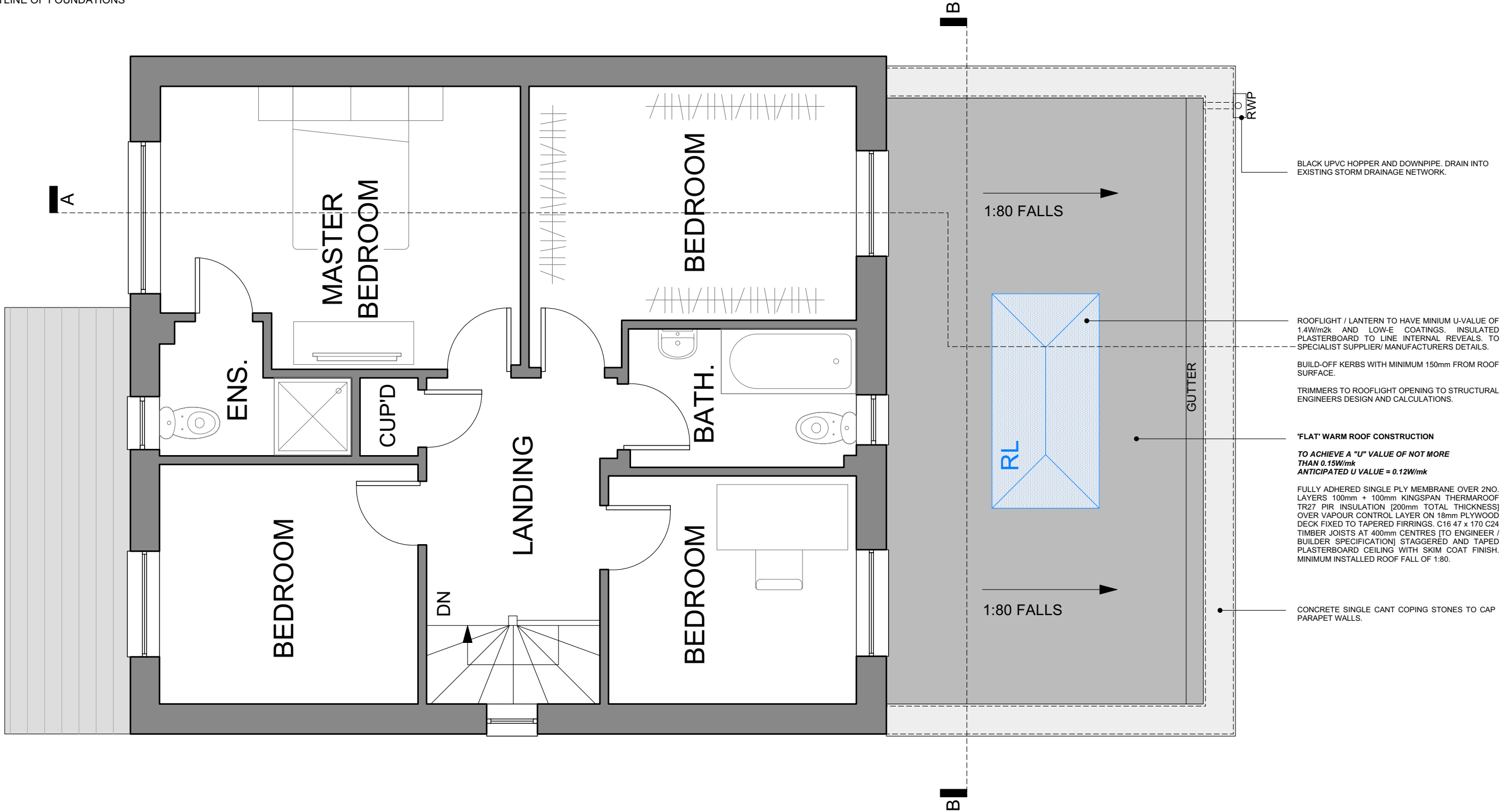
--- STEEL WORK / LINTELS

--- TRIMMERS

EXISTING WALLS/ STRUCTURE

TO BE REMOVED/ DEMOLISHED

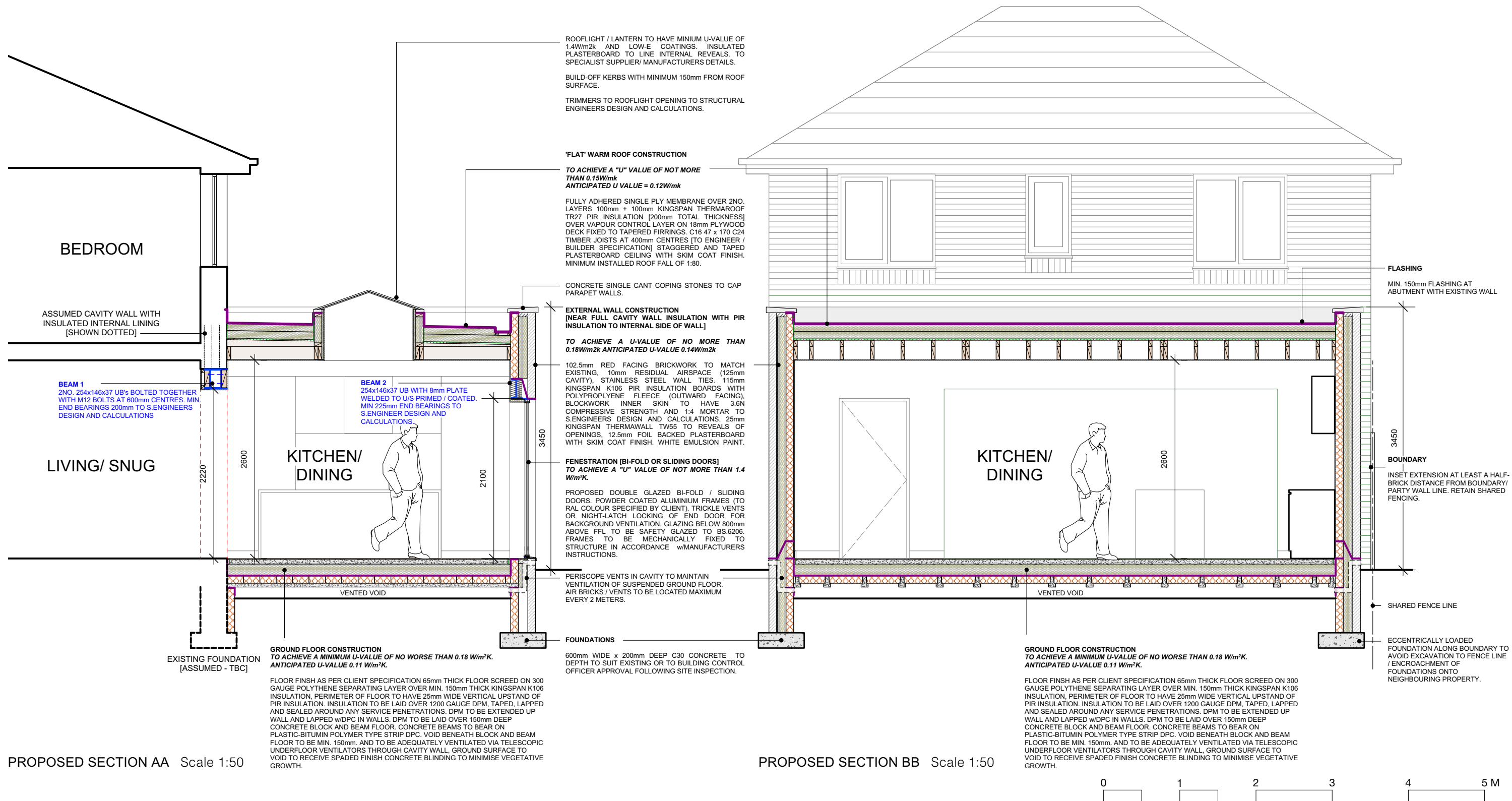
OUTLINE OF FOUNDATIONS

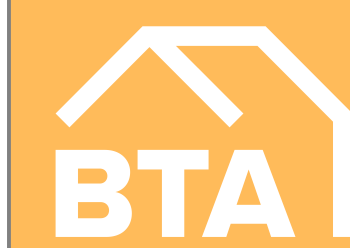


PROPOSED FIRST FLOOR PLAN Scale 1:50



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	A	25.07.10	SBS	BT	Amendments following coordination with structural engineers design	9 MAPLE WAY, BROADGREEN, LIVERPOOL, MERSEYSIDE L16 2AD	018_404_A	24 06 2025	
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						PROPOSED SINGLE STOREY REAR EXTENSION	BUILDING CONTROL	SS	
						Drawing Title	Scale	Audited	
						PROPOSED FIRST FLOOR PLAN	1:50 @ A3	BT	



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						Description	PROPOSED SINGLE STOREY REAR EXTENSION	Description			BUILDING CONTROL	Drawn
						Drawing Title	PROPOSED CROSS SECTIONS	Scale	1:50 @ A3		Audited	BT

MATERIAL KEY:

- A

SLATE ROOF TILES
- B

BLACK UPVC RAINWATER GOODS
- C

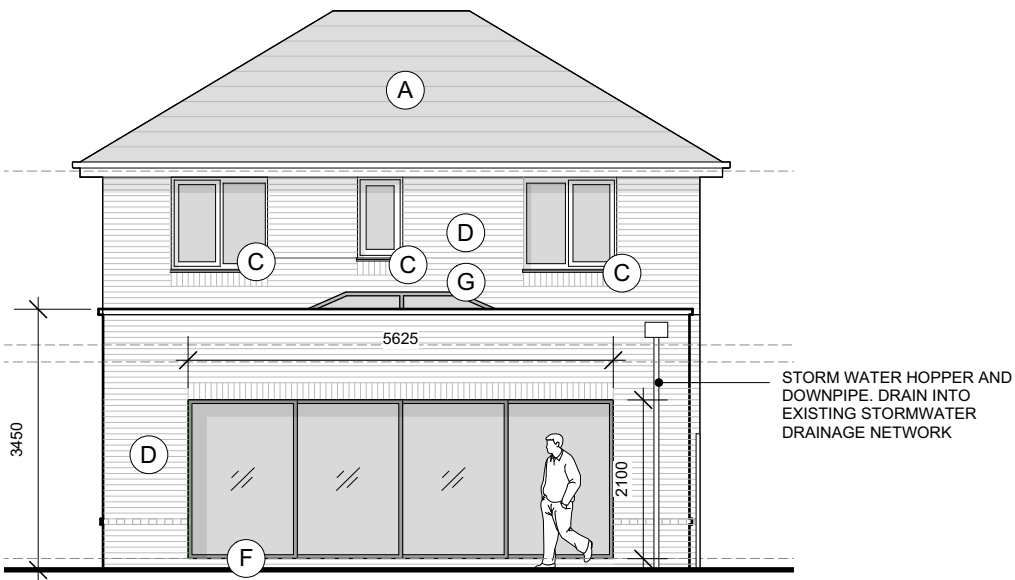
WHITE UPVC DOORS AND WINDOWS
- D

RED FACING BRICKWORK
- E

BLACK COMPOSITE ENTRANCE DOOR & GARAGE DOOR
- F

ANTHRACITE GREY UPVC OR POWDER COATED ALUMINIUM SLIDING DOORS
- G

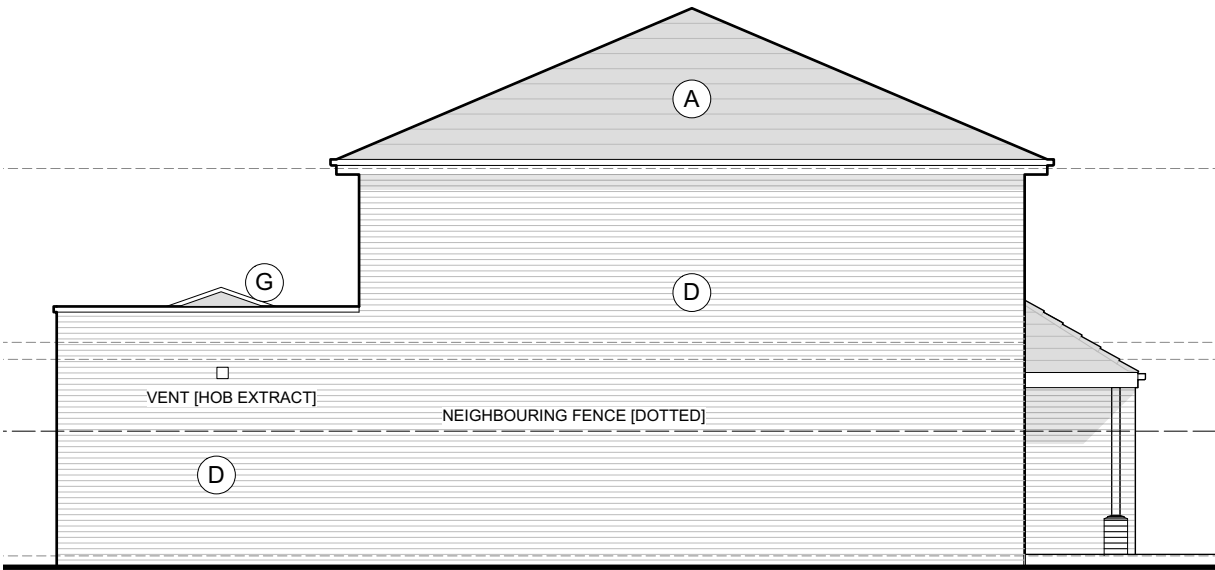
LANTERN STYLE ROOF LIGHT



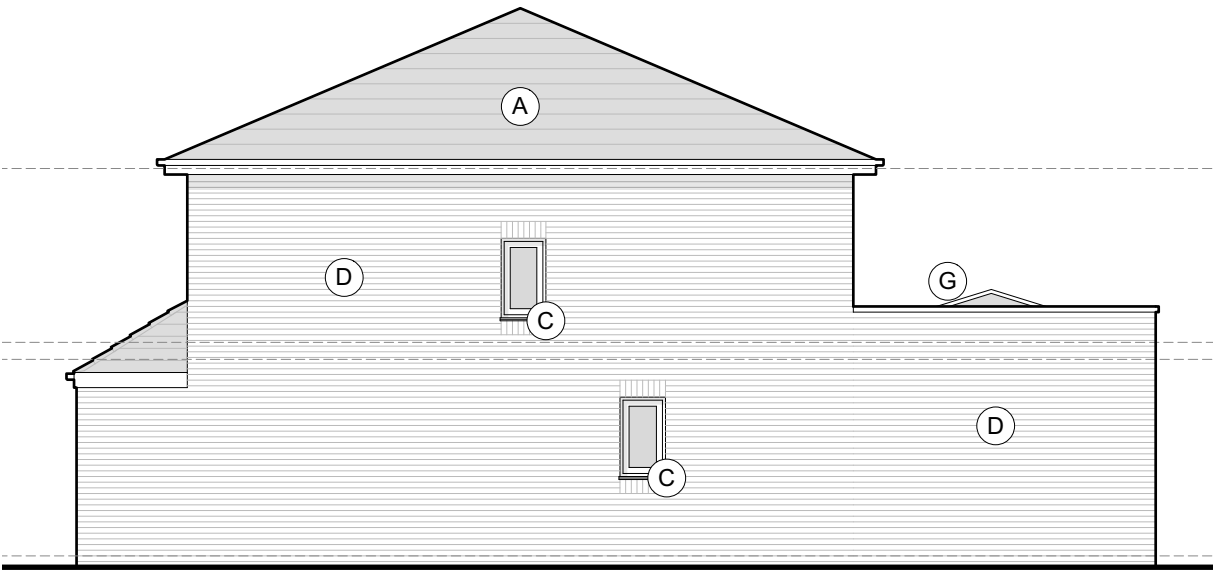
PROPOSED REAR ELEVATION (NORTH) Scale 1:100



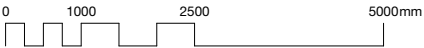
FRONT ELEVATION (SOUTH) Scale 1:100
[NO PROPOSED CHANGES]

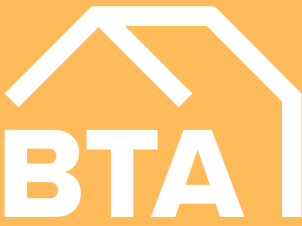


PROPOSED SIDE ELEVATION (WEST) Scale 1:100

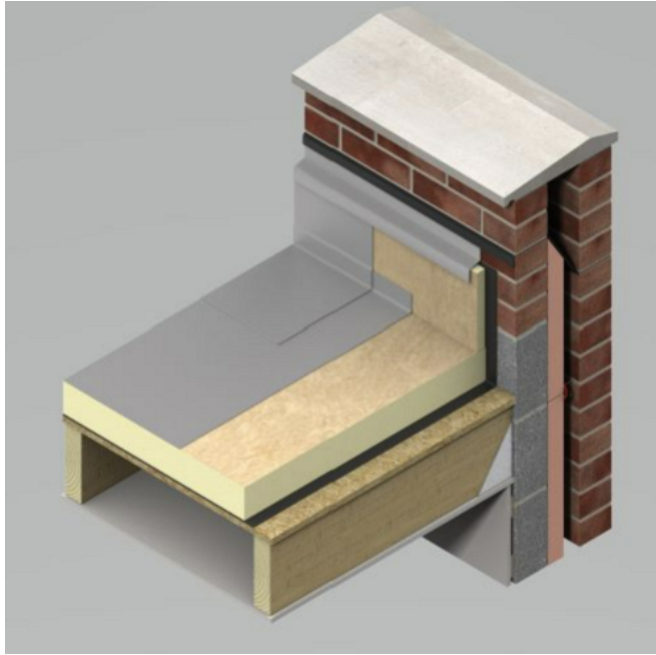


PROPOSED SIDE ELEVATION (EAST) Scale 1:100



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						PROPOSED SINGLE STOREY REAR EXTENSION	BUILDING CONTROL	SS		
						Drawing Title	Scale	Audited		
						PROPOSED ELEVATIONS	1:100 @ A3	BT		

WARM DECK FLAT ROOF INSULATION



Flat Roof - Timber Deck - Adhered

Maple Way

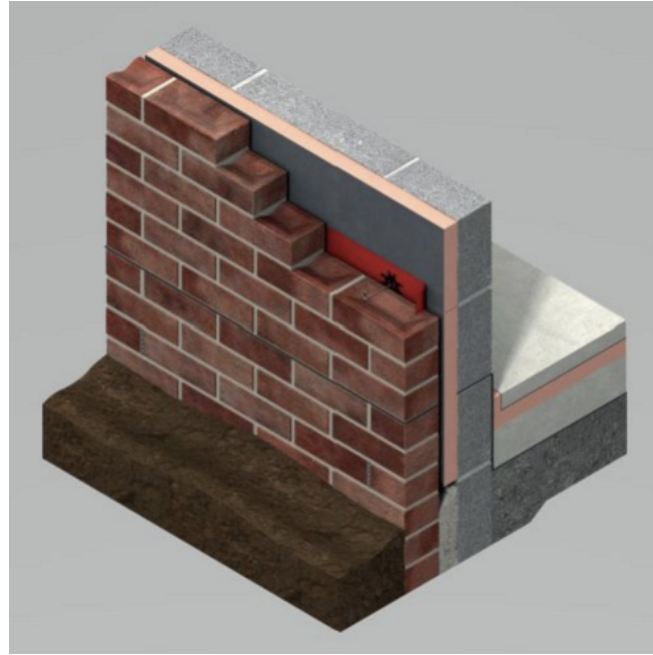
01/08/2025

U Value

0.12 W/(m²·K)

Layer	Material	Thickness mm	Lambda W/(m·K)	R value m²·K/W
External Surface Resistance				0.040
Waterproofing	SINGLE PLY MEMBRANE (ADHERED)	1.5	0.160	0.009
Insulation	THERMAROOF TR27 - double layered (100mm + 100mm)	200		8.000
Vapour Barrier	VAPOUR CHECK BITUMINOUS	3	0.230	0.013
Roof Deck	PLYWOOD DECKING	18	0.140	0.129
Bridging	TIMBER JOISTS (47mm@600mm)	150	0.130	1.154
Bridge percentage	9%			
Air Cavity	TIMBER JOIST CAVITY; U/V. (47mm@600mm)	150		0.174
Plasterboard	PLASTERBOARD	12.5	0.190	0.066
Internal Finish	PLASTER SKIM	3	0.180	0.017
Internal Surface Resistance				0.100
Total Construction Thickness				388 mm

NEAR FULL FILL CAVITY WALL INSULATION



Cavity Wall - Near Full Fill

Maple Way

01/08/2025

U Value

0.14 W/(m²·K)

Layer	Material	Thickness mm	Lambda W/(m·K)	R value m²·K/W
Internal Surface Resistance				0.130
Internal Finish	PLASTER (LIGHTWEIGHT)	13	0.180	0.072
Inner Leaf	AERATED BLOCK (k-value = 0.15 W/mK)	100	0.150	0.667
Mortar Bridging	MORTAR		0.800	0.000
Bridge percentage	7%			
Insulation	KOOLTHERM K106 (Polypropylene fleece (grey facing) to face outward)	115	0.019	6.053
Wall Ties	STAINLESS STEEL WALL TIES Number of Anchors per m² Diameter of Anchors (mm)	3 3.99 mm	17.000	
Residual Airspace	UNV. A/SPACE;	10		0.149
Outer Leaf	BRICKWORK FACING	102.5	0.770	0.133
External Surface Resistance				0.040
Total Construction Thickness				340.5 mm

SUSPENDED GROUND FLOOR, BLOCK AND BEAM



Suspended Ground Floor - Beam and Block

Maple Way

01/08/2025

U Value

0.11 W/(m².K)

Layer	Material	Thickness mm	Lambda W/(m·K)	R value m²·K/W
Internal Surface Resistance				0.170
Floor Finish	SAND CEMENT SCREED	65	1.400	0.046
Separation Layer	POLYTHENE SEPARATION LAYER	0.5		0.001
Insulation	KOOLTHERM K103	150	0.019	7.895
Damp Proof Membrane	DAMP PROOF MEMBRANE	0.9		0.001
Floor Deck	CONCRETE BEAM & BLOCK DECK (block k-value = 1.13 W/mK)	100	1.130	0.088
Bridging	CONCRETE BEAMS, 500.0 CENTRES		1.400	0.000
Bridge percentage	12%			
External Surface Resistance				0.187
Total Construction Thickness				316.4 mm

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						Description PROPOSED SINGLE STOREY REAR EXTENSION	Description BUILDING CONTROL	Drawn SS	
						Drawing Title U-VALUE CALCULATIONS [ESTIMATED]	Scale NTS @ A3	Audited BT	

CONSTRUCTION DESIGN MANAGEMENT (CDM) REGULATIONS 2015

The Construction (Design and Management) Regulations (CDM) are a set of legal requirements in the UK designed to improve health, safety, and welfare in construction projects. Introduced by the Health and Safety Executive (HSE), CDM regulations aim to ensure that construction work is properly planned, managed, and executed from concept to completion.

The latest version, CDM 2015, places greater emphasis on cooperation, coordination, and communication among all parties involved in a project.

Roles of Duty Holders:

1. Client
 - Ensures suitable arrangements for managing a project, including appointing competent duty holders.
 - Maintains oversight to ensure health and safety standards are met.
 - Provides all relevant health and safety information related to the property to other duty holders.
 - Provides adequate welfare facilities to Contractors and workers i.e. WC's, rest areas etc.
2. Principal Designer (for projects with more than one contractor)
 - Plans, manages, monitors, and coordinates health and safety in the pre-construction phase.
 - Ensures that designers comply with their duties and that relevant information is shared.
3. Designer (BTA's role for this project)
 - Eliminates, reduces, or controls foreseeable risks through design.
 - Provides information on potential risks and ensures design complies with health and safety standards.
4. Principal Contractor (for projects with more than one contractor)
 - Plans, manages, monitors, and coordinates health and safety during the construction phase.
 - Develops the construction phase plan and ensures safe working practices.
5. Contractor
 - Ensures their work is carried out safely and in accordance with CDM requirements.
 - Cooperates with the principal contractor and provides relevant information.
6. Workers
 - Must follow health and safety instructions, use provided equipment correctly, and report concerns.
 - Participate in training and cooperate with other duty holders.

Under CDM 2015, a construction project is considered ****notifiable**** to the Health and Safety Executive (HSE) if it meets either of the following criteria:

1. The project is scheduled to last longer than 30 working days and has more than **20 workers** on site at any one time working simultaneously.

OR

2. The project exceeds 500 person-days of construction work.

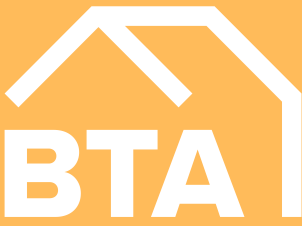
For more information please visit: www.hse.gov.uk/construction/cdm/2015/

9 MAPLE WAY - RISK REGISTER

Risk ID	Description of Risk	Likelihood	Impact	Risk Rating	Mitigation Measures	Responsibility
R1	Falls from height during roof work or scaffolding	Medium	High	High	Use compliant scaffolding, full edge protection, fall arrest systems, and safe access.	Principal Contractor
R2	Falls from open edges (e.g., upper floor, stair voids)	Medium	High	High	Install temporary edge protection or barriers as per CDM guidelines.	Principal Contractor
R3	Injuries from manual handling of heavy materials	High	Medium	High	Manual handling training, use of lifting aids, team lifting where needed.	All Contractors
R4	Risk of structural collapse during demolition phase	Medium	High	High	Structural survey, planned sequencing, and temporary supports where required.	Designer (Engineer), Contractor
R5	Electrocution from existing live services	Medium	High	High	Pre-construction checks, isolate electrical and gas services before works start.	Principal Contractor
R6	Dust inhalation and exposure to asbestos during alterations	Low	High	Medium	Asbestos risk survey, dust control, PPE, and trained operatives.	Principal Designer, Contractor

* Please note: In relation to Risk 'R6', In the UK, an Refurbishment and Demolition (R&D) Asbestos Survey is recommended (and often legally required) before any building work is carried out on a property built before the year 2000.

R7	Poor coordination leading to unsafe site conditions	Medium	Medium	Medium	CDM-compliant Construction Phase Plan, regular coordination meetings and site briefings.	Principal Contractor
R8	Inadequate welfare facilities for workers	Low	Medium	Low	Ensure welfare (toilet, wash, rest) facilities are available and maintained.	Client, Principal Contractor
R9	Public safety (children or neighbours accessing site)	Medium	High	High	Secure perimeter fencing, locked gates, clear signage, and access control.	Principal Contractor
R10	Collapse of trench during foundation excavation	Medium	High	High	Shoring or trench boxes for deep excavations, trained operatives, no lone working.	Contractor
R11	Underground services strike during excavation	Medium	High	High	Pre-excavation utility scans, CAT & Genny use, and hand digging in service zones.	Principal Contractor
R12	Trips or falls into open excavations	Medium	High	High	Barrier off excavations, cover when not in use, appropriate signage and lighting.	Contractor

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						Description				
						PROPOSED SINGLE STOREY REAR EXTENSION	Description			
							BUILDING CONTROL	Drawn		
								SS		
						Drawing Title				
						CONSTRUCTION DESIGN MANAGEMENT (CDM) REGULATIONS 2015	Scale			
							NTS @ A3	Audited		
								BT		