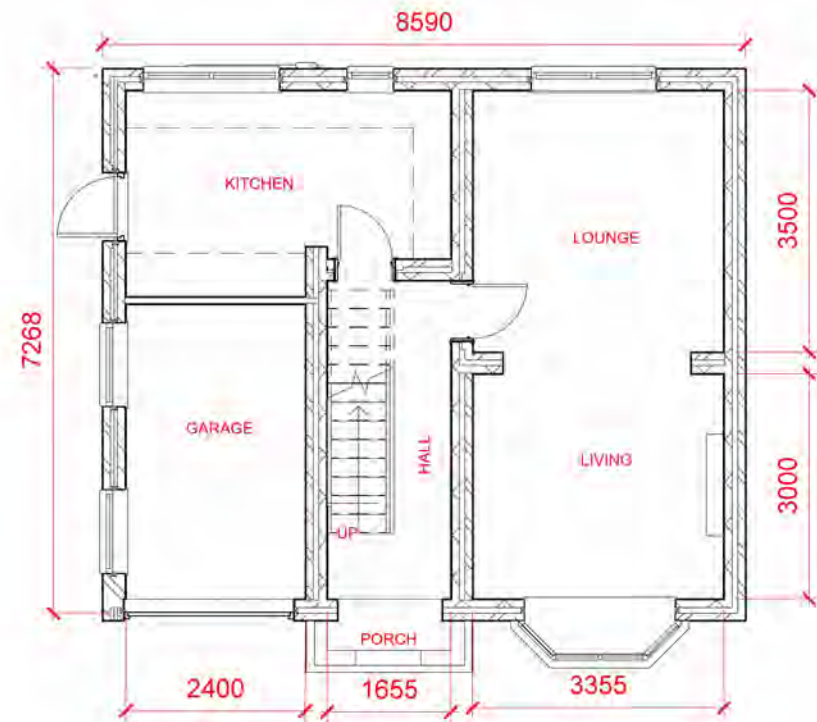
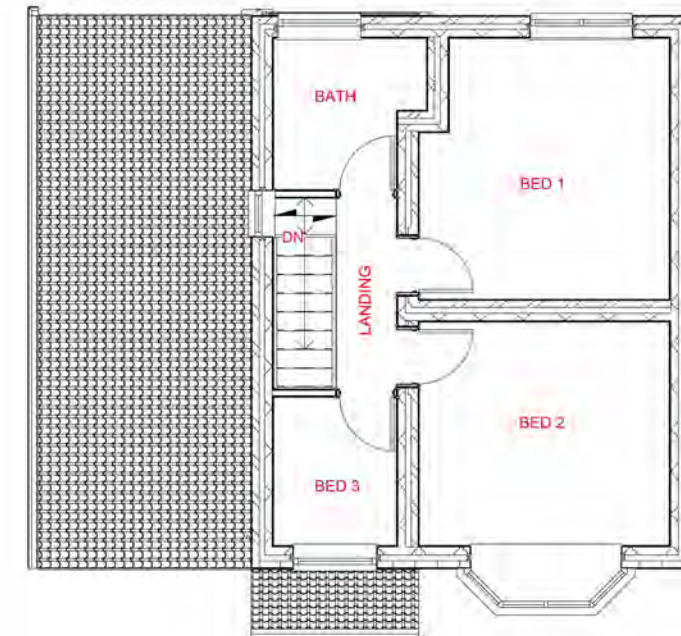
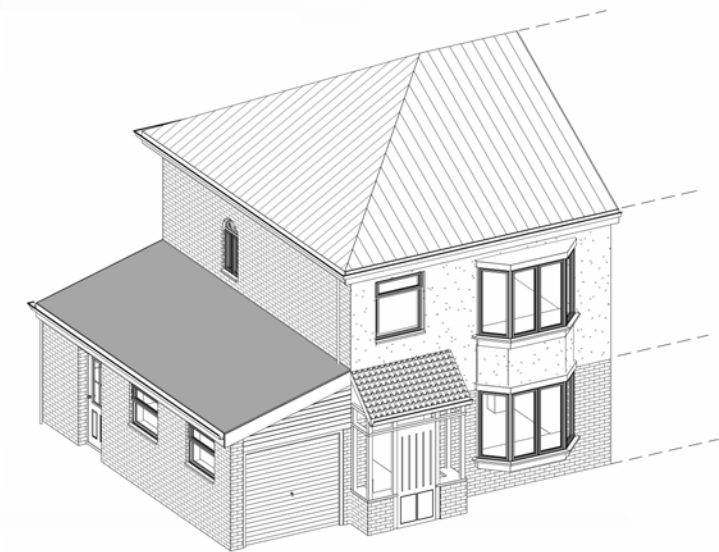




1 **Level 0**
1 : 100



2 **Level 1ST**
1 : 100



EXISTING OVERHEAD



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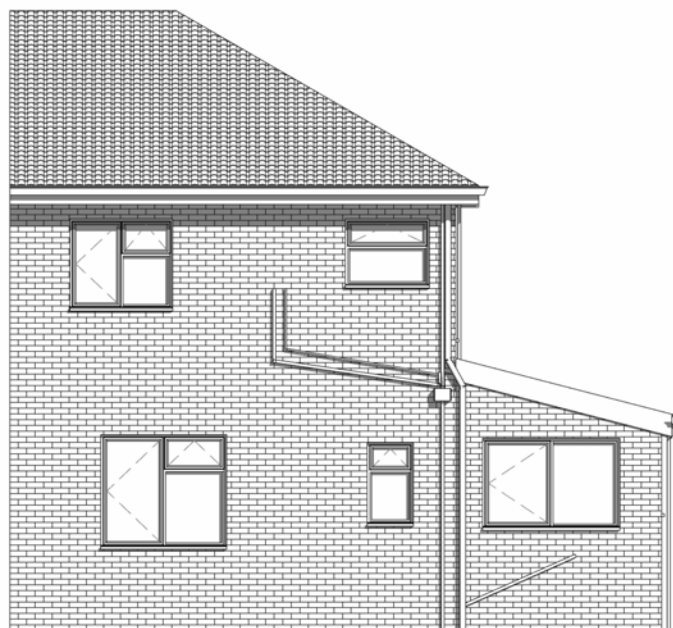


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				26 DERWENT AVENUE PRESCOT L34 2ST	GRUNDY		
				SHEET	Date Issue Date	Project number Project Number	Scale (@ A3)
				EX PLAN	Drawn by Author	DRWAING NUMBER A100	REV
					Checked by Checker		
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE				

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1 st
2500

Level 0
0

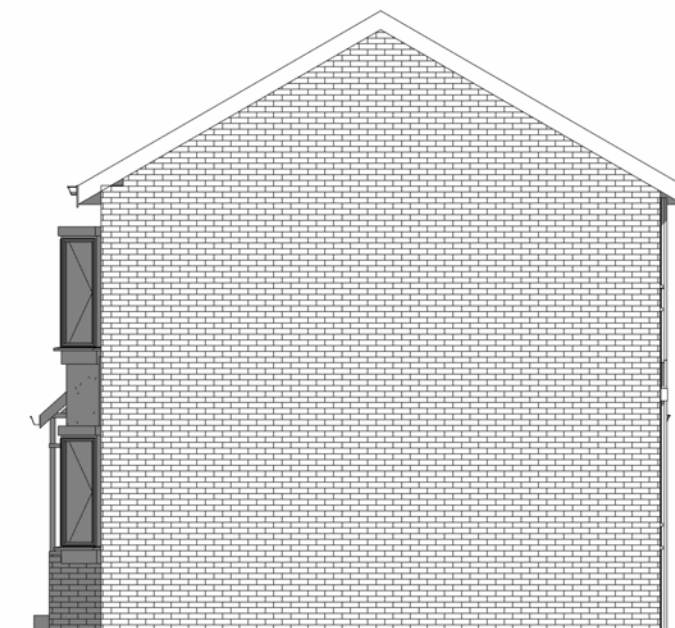


1 North
1 : 100

Level 2
5400

1 st
2500

Level 0
0



3 East
1 : 100

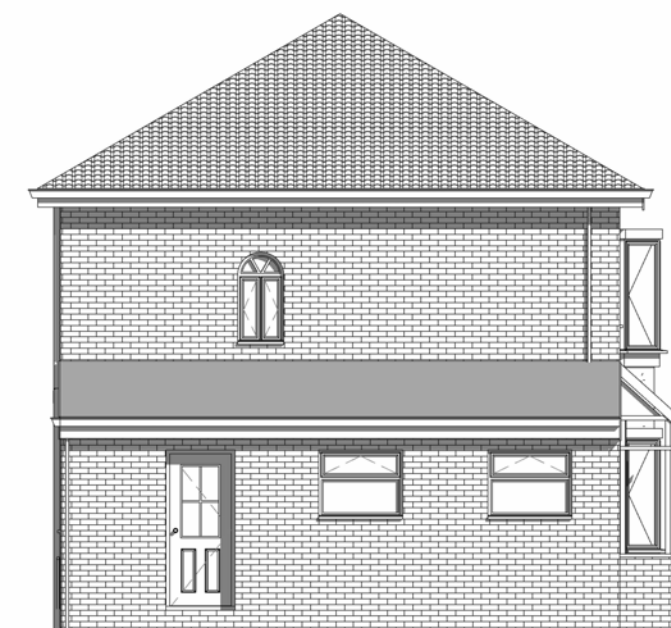


2 South
1 : 100

Level 2
5400

1 st
2500

Level 0
0



4 West
1 : 100



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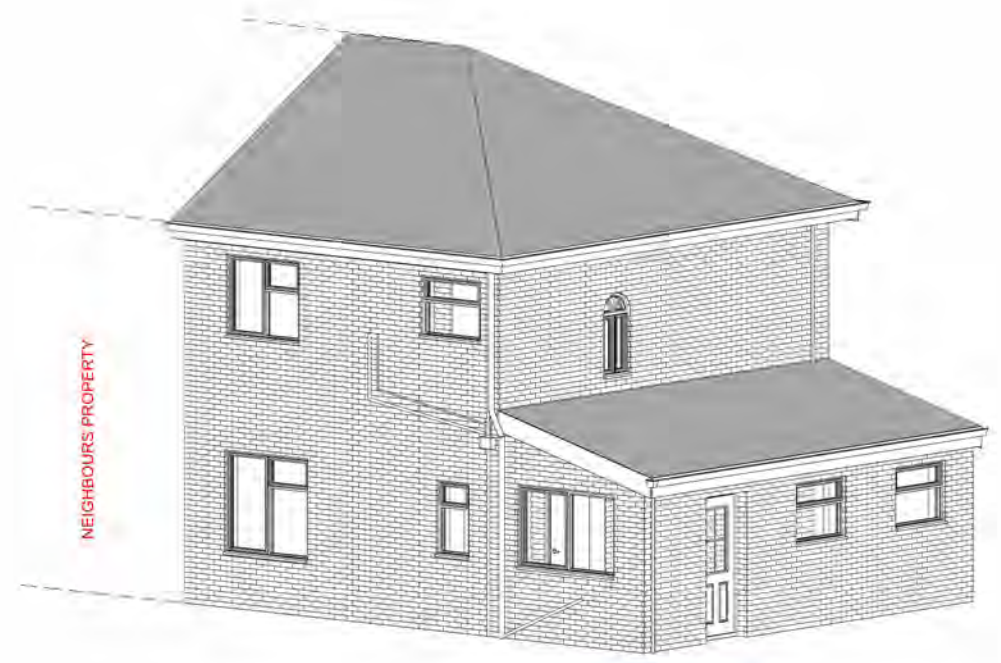
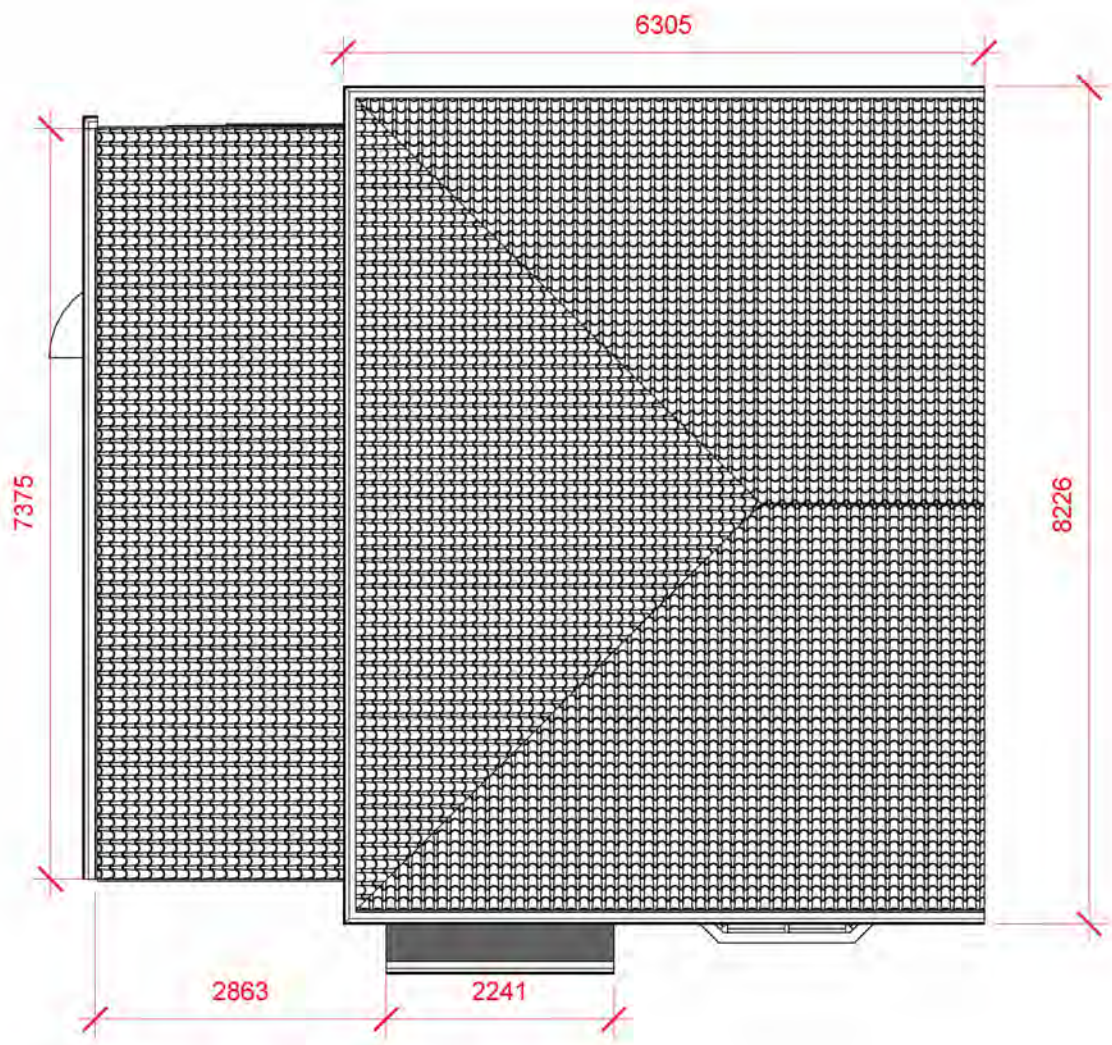
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
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PROJECT
26 DERWENT AVENUE PRESCOT L34 2ST

SHEET
EX ELEVATIONS

CLIENT
GRUNDY

Date Issue Date	Project number Project Number	Scale (@ A3)
Drawn by Author	DRWAING NUMBER	REV
Checked by Checker	A101	



REAR PERSPECTIVE VIEW



FRONT PERSPECTIVE VIEW



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				PROJECT	CLIENT		
				26 DERWENT AVENUE PRESCOT L34 2ST	GRUNDY		
				SHEET	Date Issue Date	Project number Project Number	Scale (@ A3)
				EX ROOF	Drawn by Author	DRWAING NUMBER	
					Checked by Checker	A102	REV
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE				

BUILDING REGULATIONS NOTES

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings– Foundations are constructed, and the structure of the lowest floor level is complete.
For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.
For all other works – constructed 15% of the overall work.

NOTICE OF COMPLETION

A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings).

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullfire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.
Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.
The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks.
Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations.
Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.
Risk of condensation at potential cold bridges to be minimised, wall insulation should about the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.
(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection).
Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullfire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

FOUNDATIONS

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation provide new concrete foundation with a width at least the width of the new wall plus 300mm, mix to conform to BS EN 206:2013 (+A2:2021) and BS 8500-2.
Depth be a minimum of 1000mm below ground level, to existing foundation depth or as approved on site by Building Control to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:2015 Code of practice for foundations (+A1:2020).
Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should adverse soil conditions, or any major tree roots in excavations be discovered, Building Control to be contacted and the advice of a Structural Engineer should be sought.

LINTEL SUPPORT FOR NEW WALL

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation dig a trench across the opening, provide a suitable concrete lintel (2no 100 x 150mm deep concrete lintels (RMC) or 2no 100 x 140 pre-stressed lintels) to span the opening of a single garage door, for larger openings a lintel design will be required.
Cut lintels into the brickwork below the damp proof course or place onto the concrete foundation projections, provide minimum 150mm bearing to both sides, concrete fill the cavity below lintels to prevent vermin entering the dwelling.

DRY LINING EXISTING CAVITY WALL

To achieve min U-value 0.18 W/m²K
The existing external walls must be checked for stability and be free from defects, as required by Building Control. Insulate existing wall on the inside using 100mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by Building Control).
Fix a vapour control layer on the warm side of the insulation. Finish with 12.5mm plasterboard with a plaster skim. An injected DPC may also be required to the wall if one is not already present and working. New DPC to be made continuous with floor DPM.
All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

FOUNDATIONS

Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation provide new concrete foundation with a width at least the width of the new wall plus 300mm, mix to conform to BS EN 206:2013 (+A2:2021) and BS 8500-2.
Depth be a minimum of 1000mm below ground level, to existing foundation depth or as approved on site by Building Control to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:2015 Code of practice for foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains.
Sulphate resistant cement to be used if required. Please note that should adverse soil conditions, or any major tree roots in excavations be discovered, Building Control to be contacted and the advice of a Structural Engineer should be sought.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
The cavity should extend to at least 225mm below the DPC or where this is not possible provide a cavity tray at the base with weep holes at 600 ctrs.
Existing walls may require an injected DPC if one is not already present and working.

UPGRADE OF EXISTING PITCHED ROOF

To achieve U value of 0.16 W/m²K
The existing roof must be checked for stability and be free from defects, as required by Building Control. Provide 150mm XR4000 Celotex between ceiling joists with a further 25mm over joists, cross laid at right angles.
Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster.
Provide polythene vapour barrier between insulation and plasterboard. Note: Some pitched roofs are constructed using breathable roofing felt and do not require ventilating if installed in strict accordance with their test certificate.
Loft hatches should be suitable designed and installed to ensure optimum air tightness.

UPGRADE OF EXISTING PITCHED ROOF

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Loft hatches should be suitable designed and installed to ensure optimum air tightness.

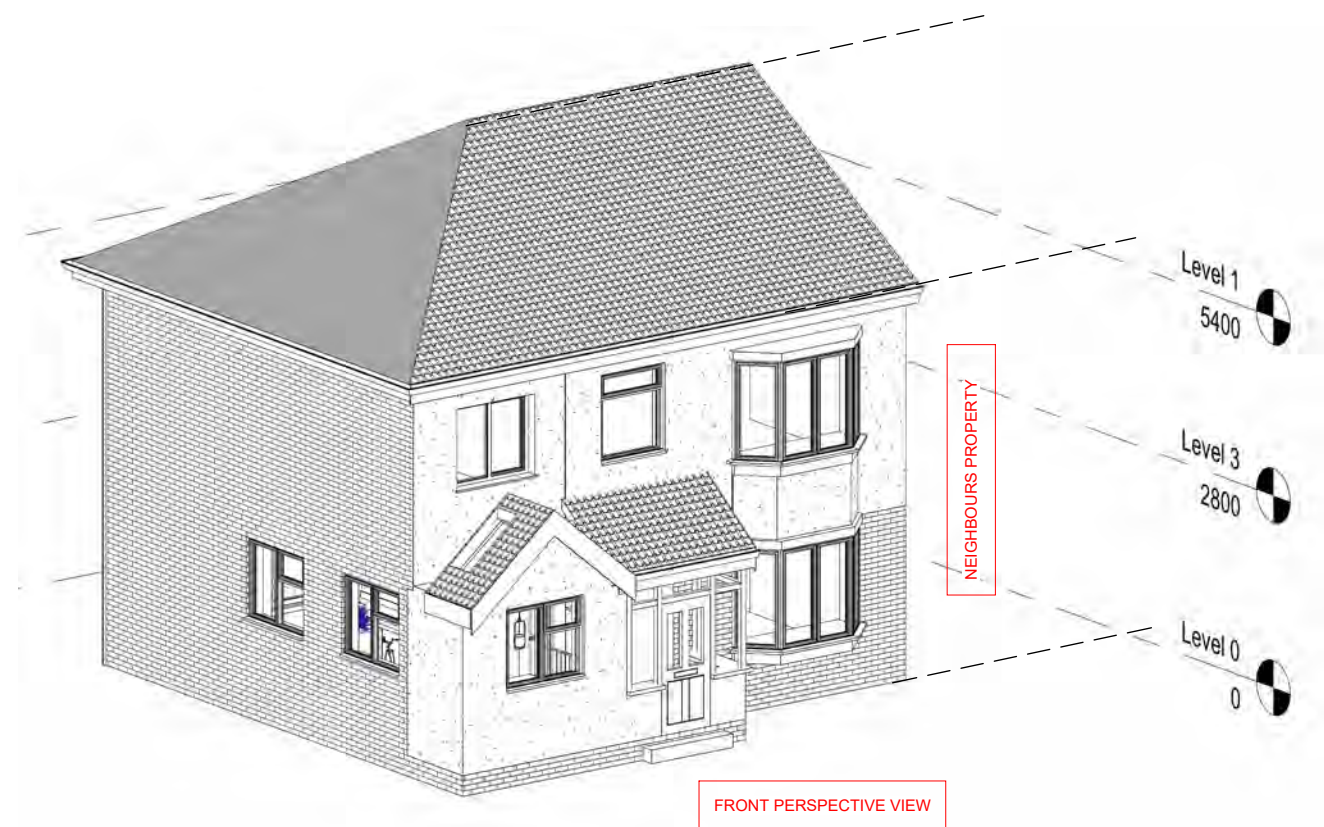
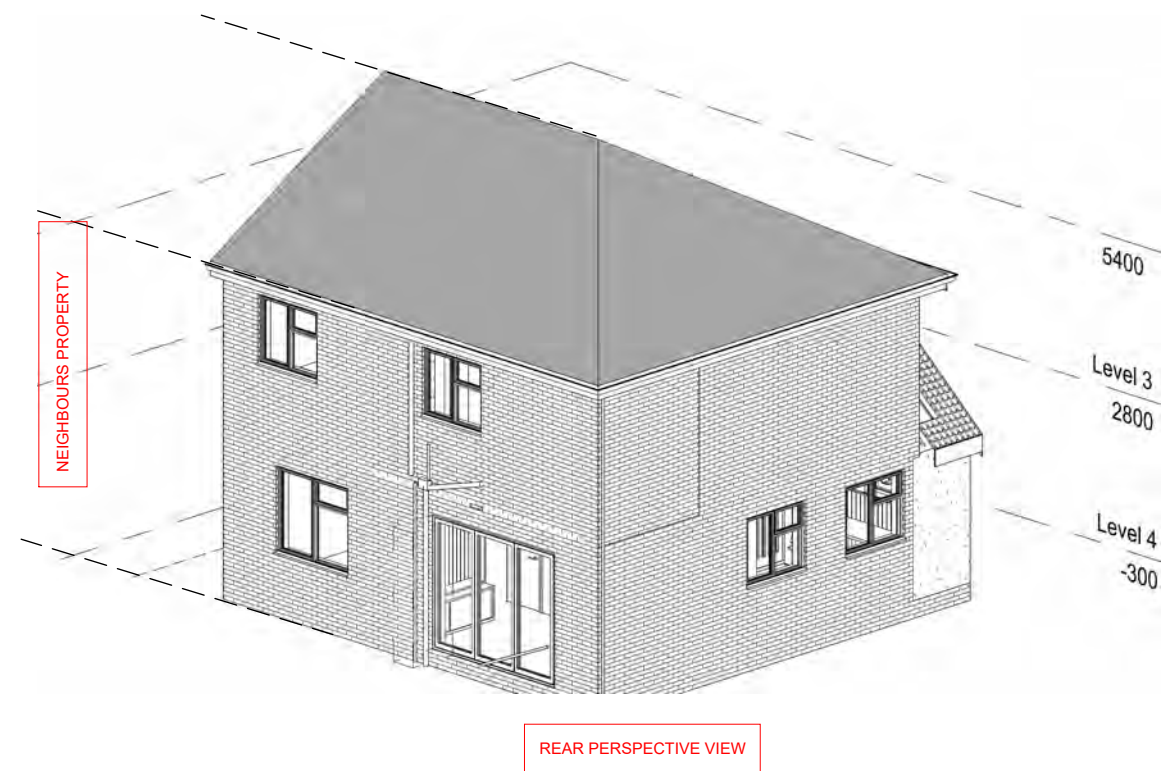
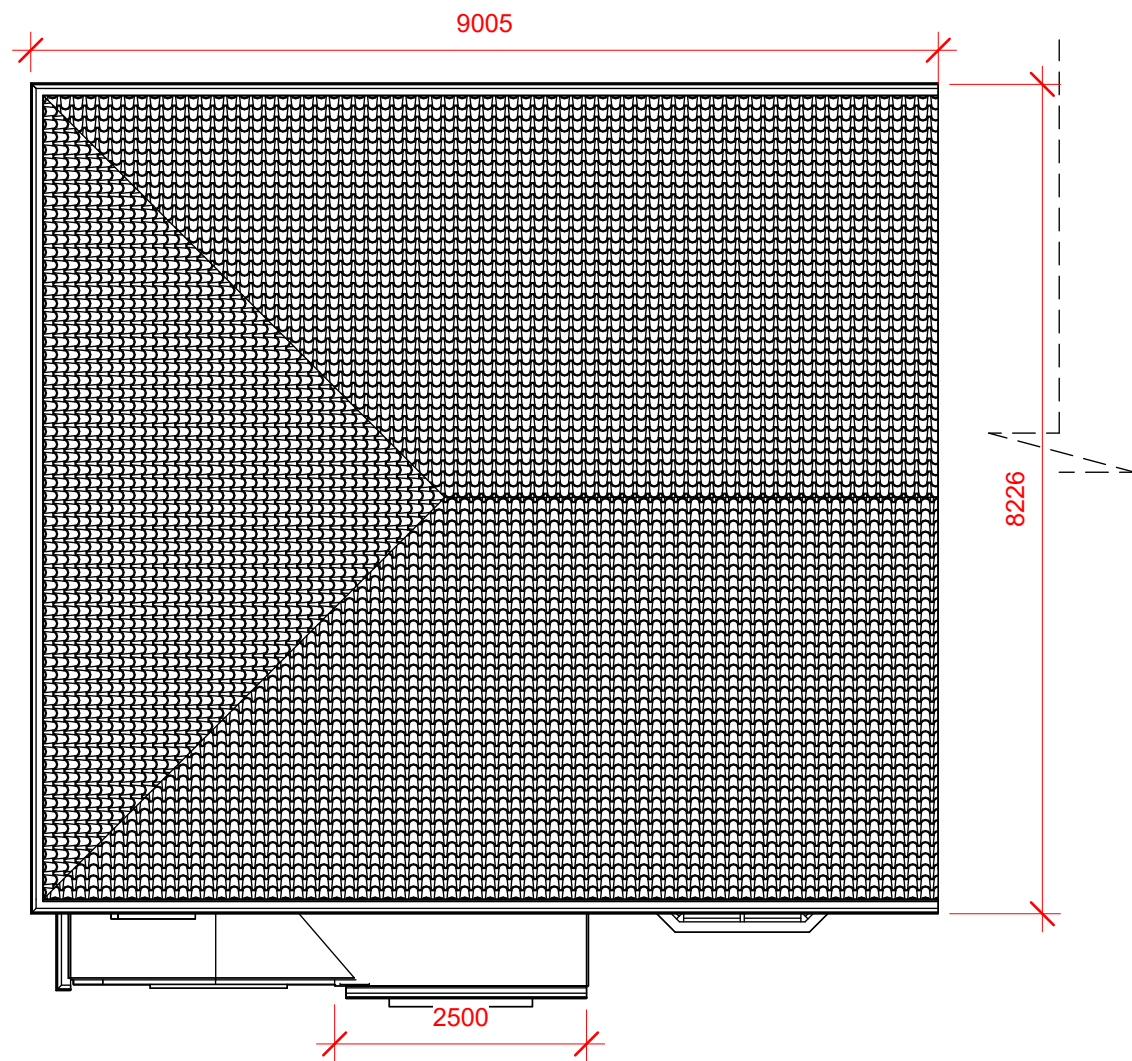
UPGRADE OF PITCHED ROOF

(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.15 W/m²K
Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by Building Control before works start on site. The existing roof condition must be checked and be free from defects, as required by Building Control, any defective coverings or felt to be replaced in accordance with manufacturée's details.
Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres, max span 3.47m.
Insulation to be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.
(Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION, IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.



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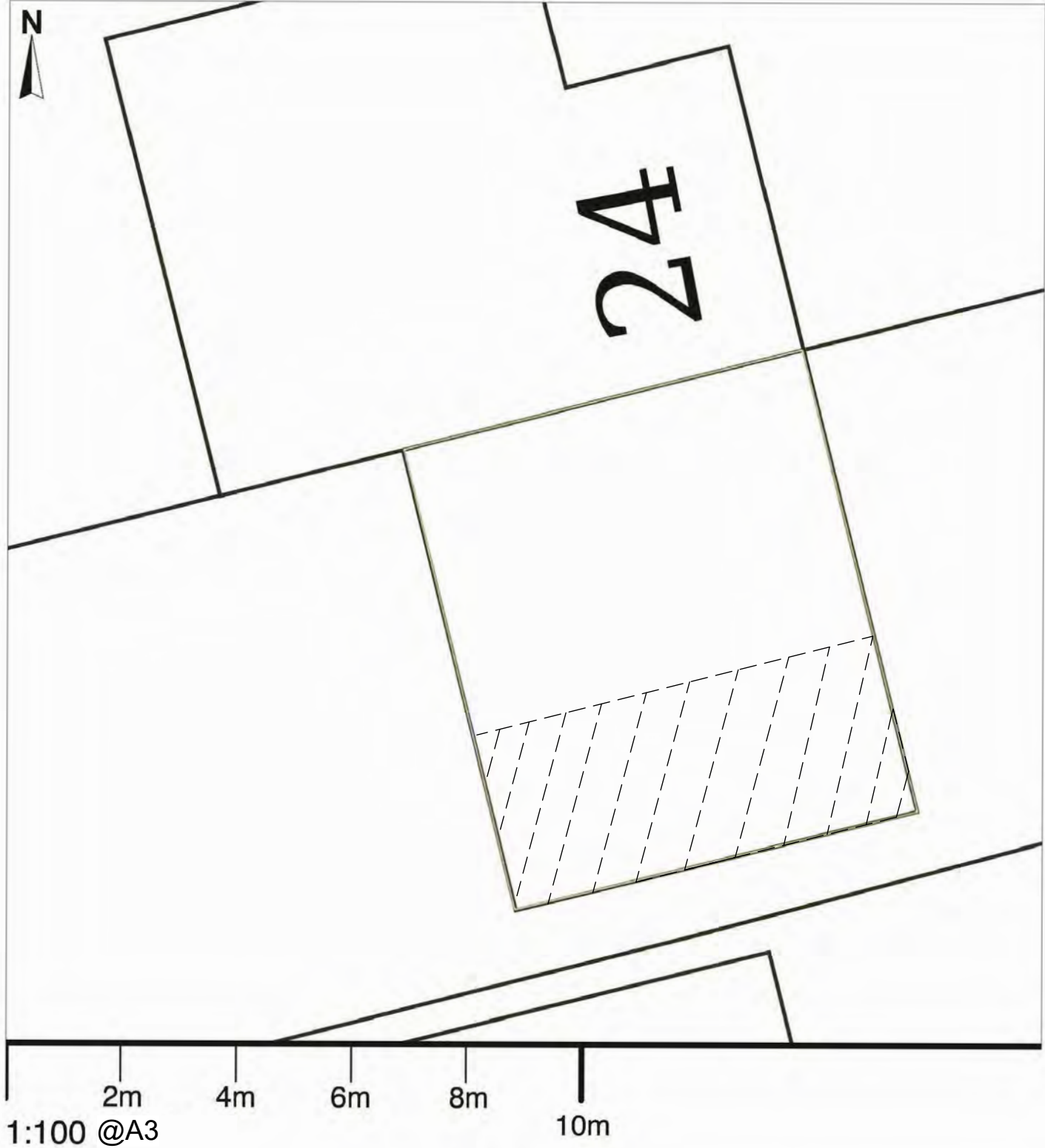
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				26 DERWENT		GRUNDY		
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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE			Checked by Checker		



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				PROJECT 26 DERWENT AVENUE PRESCOT L34 2ST	CLIENT GRUNDY		
				SHEET PROPOSED ROOF	Date Issue Date Drawn by Author Checked by Checker	Project number Project Number DRWAING NUMBER A104	Scale (@ A3) 1 : 75 REV
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE				



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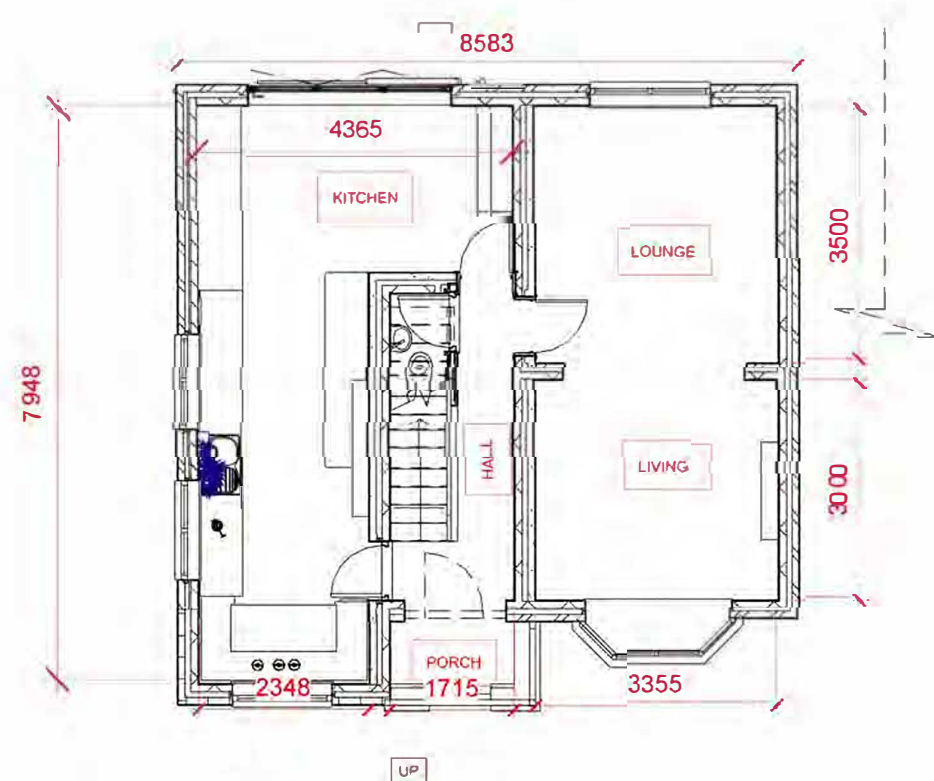
© Crown copyright and database rights 2025 OS 100054135. Map area bounded by: 347452,392747 347594,392889. Produced on 19 January 2025 from the OS National Geographic Database. Supplied by UKPlanningMaps.com. Unique plan reference: p2f/uk/1197507/1608831



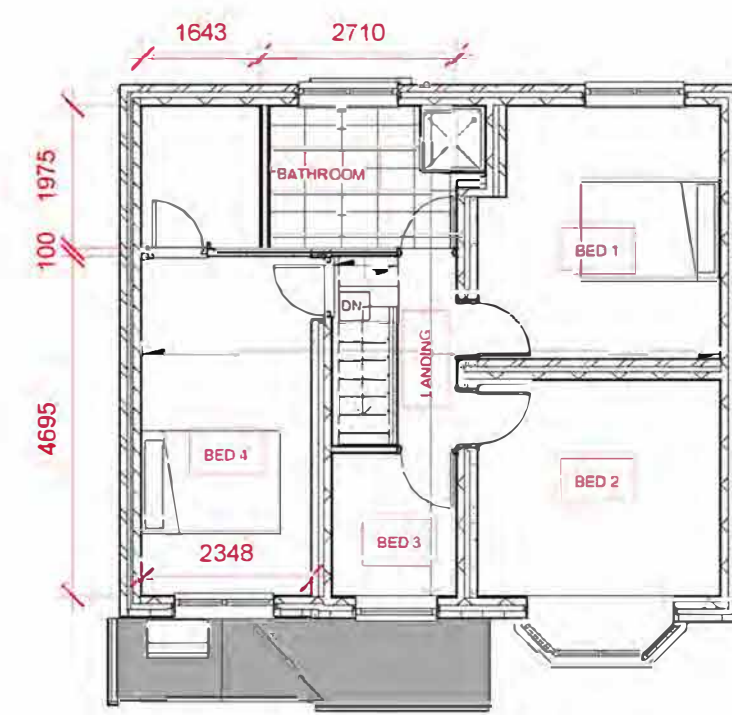
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				PROJECT	CLIENT			
				26 DERWENT	Date	Project number	Scale (@ A3)	
					Issue Date	Project Number		
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET	LOCATION	Drawn by	DRWAING NUMBER	REV
						Author	A105	
						Checked by		
						Checker		



1 Level 0
1 : 100



2 Level 1ST
1 : 100

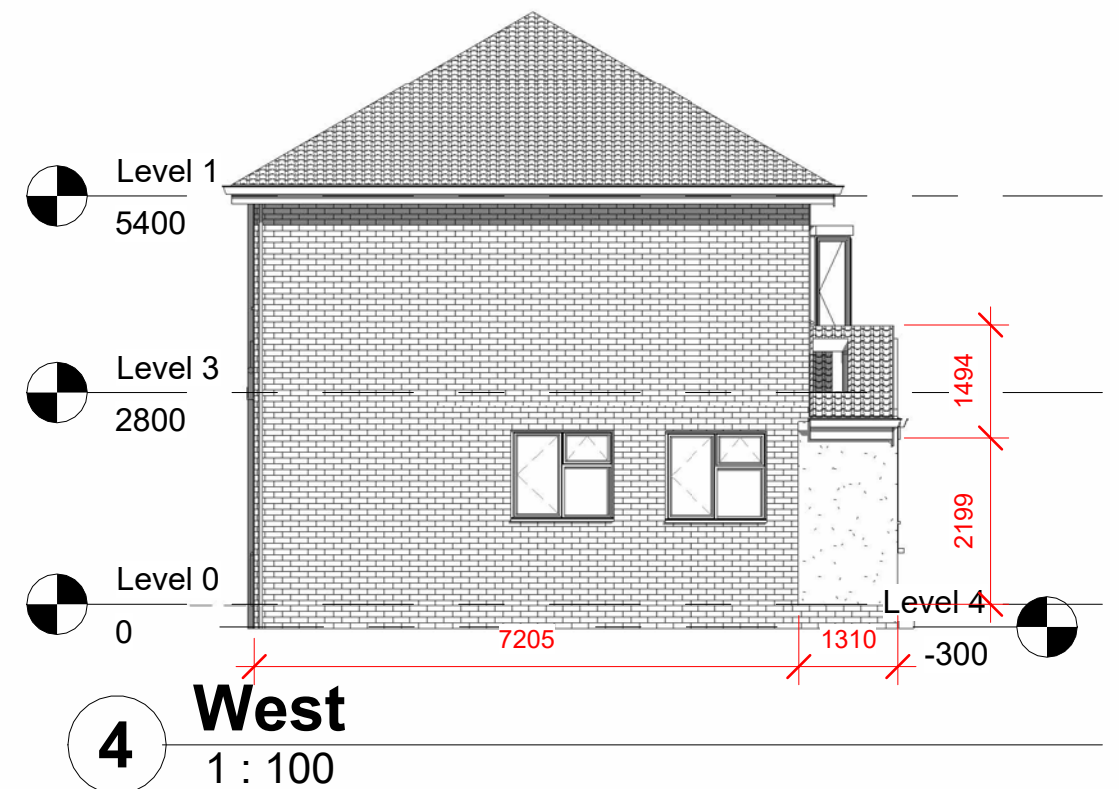
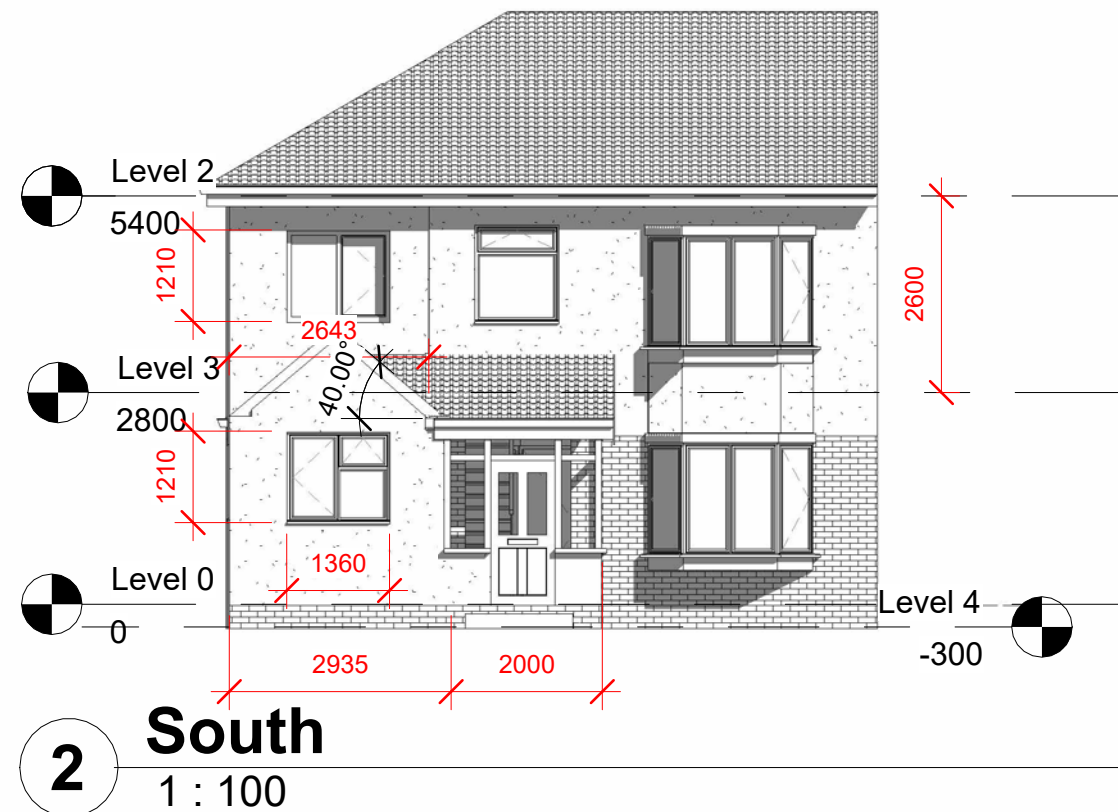
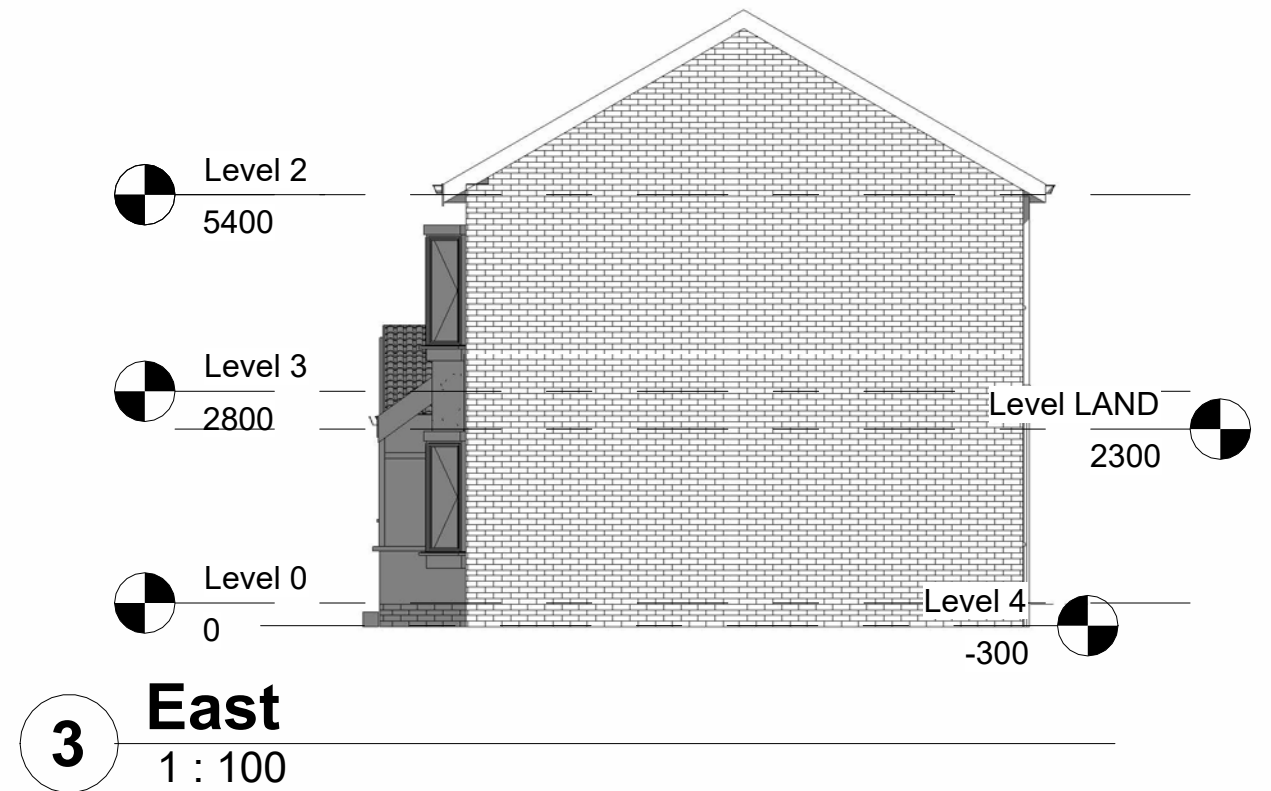
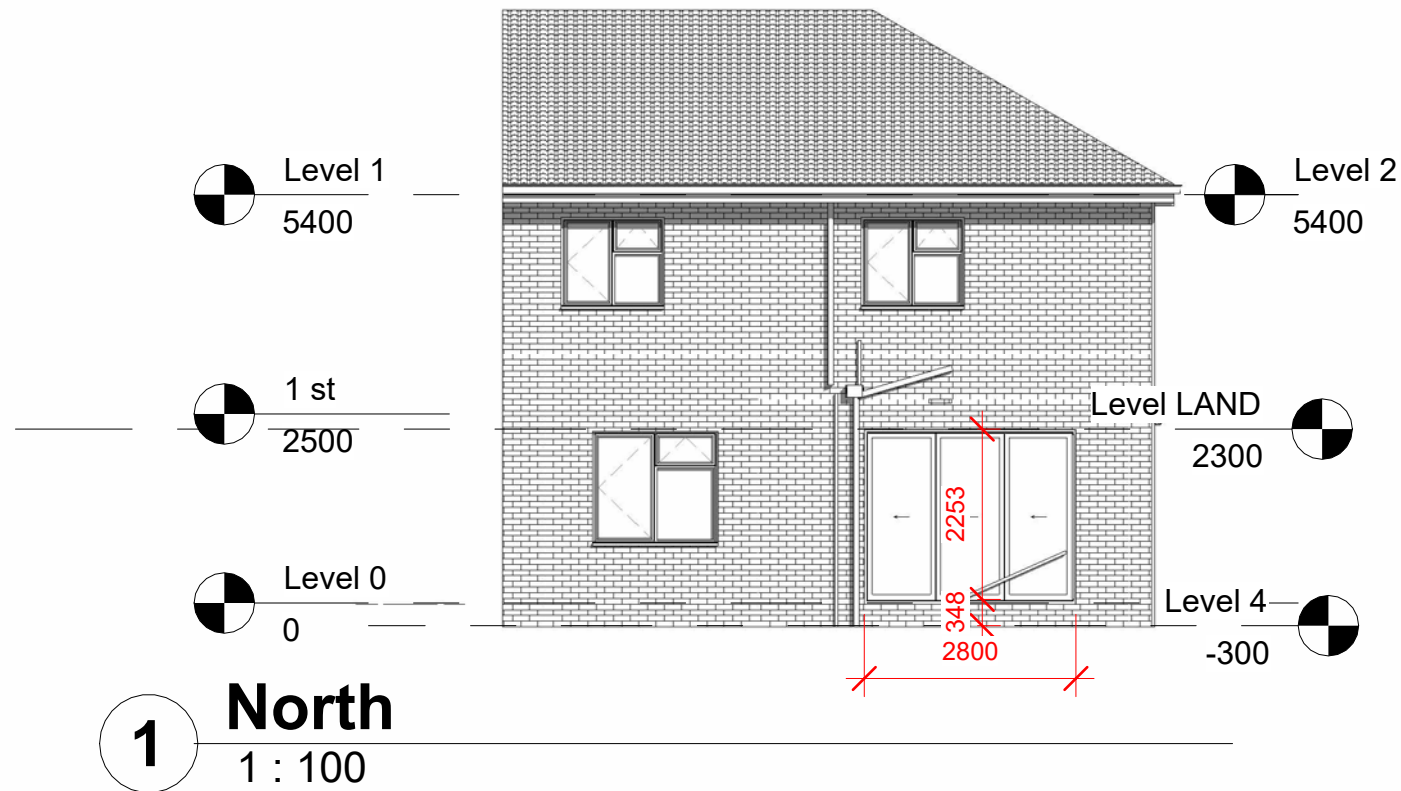
GENERAL NOTES:
 PROJECT OVERVIEW.
 BUILD NEW BEDROOM/STORAGE OVER EXISTING GARAGE AND PORCH TO EXTENDED FRONT ELEVATION INLINE WITH PORCH.
 INC
 2 X NEW WINDOWS TO 1st FLOOR
 1 X BIFOLDING DOORS TO REAR
 NEW FULL ROOF TO EXTENDED EXISTING OVER NEW ROOM.
 ACCESS TO NEW BEDROOM FROM LANDING.
 NEW HALL EXTERANCE TO KITCHEN
 1 X NEW KITCHEN.
 1 X WC UNDER STAIRS.
 1 X NEW BATHROOM TO EXTENDED EXISTING INTO NEW EXTENSION.
 1 X NEW PORCH INLINE WITH NEW EXTENSION
 PITCHED ROOF TO PORCH ELEVATION.
 1 X GRD FLOOR WINDOW IN KITCHEN SEATING SPACE.



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26 DERWENT AVENUE PRESCOT L34 2ST

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT

26 DERWENT

SHEET

EXISTING ELEVATIONS

CLIENT

GRUNDY

Date

Issue Date

Drawn by

Author

Checked by

Checker

Project number

Project Number

DRWAING NUMBER

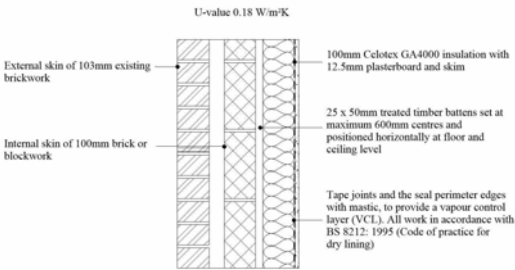
A107

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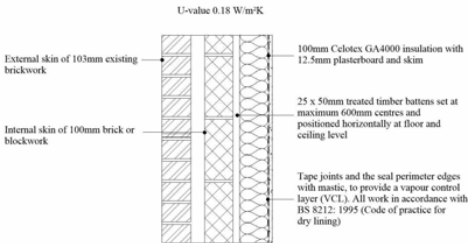
UPGRADING EXISTING CAVITY WALL



DRY LINING EXISTING CAVITY WALL

To achieve min U-value 0.18 W/m²K
The existing external walls must be checked for stability and be free from defects, as required by Building Control.
Insulate existing wall on the inside using 100mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by Building Control).
Fix a vapour control layer on the warm side of the insulation.
Finish with 12.5mm plasterboard with a plaster skim.
An injected DPC may also be required to the wall if one is not already present and working.
New DPC to be made continuous with floor DPM.
All work to be in accordance with BS 8000-8:2023
Design and installation of dry lining systems.
A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

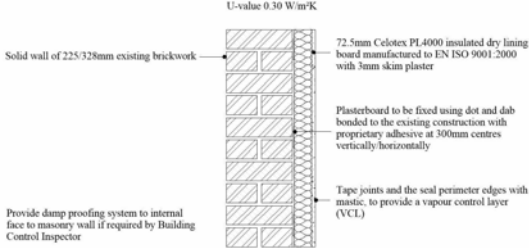
UPGRADING EXISTING CAVITY WALL



PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 85mm Celotex CVW4000 insulation fixed to internal leaf.
Inner leaf constructed using 100mm, 0.15 W/m²K lightweight block, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs.
Walls to be built with 1:1.6 cement mortar.

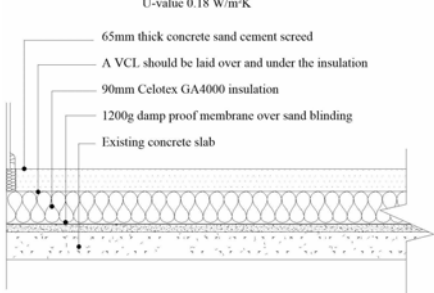
UPGRADING EXISTING SOLID WALL



UPGRADE OF EXISTING SOLID WALL

To achieve min U-value 0.30 W/m²K
Existing garage wall to be exposed and checked for its suitability.
Provide a suitable damp proofing system with current BBA certificate to existing walls and floor (manufacturer's details to be given to Building Control).
Dry-line existing wall with 72.5mm Celotex PL4000 insulated plasterboard.
Finish with 3mm plaster skim.
Plasterboard to be fixed using dot and dab method, by bonding to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer's instructions.
Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL).
An injected DPC may also be required to the wall if one is not already present and working.
A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.
All work to be in accordance with BS 8000-8:2023 Design and installation of dry lining systems.

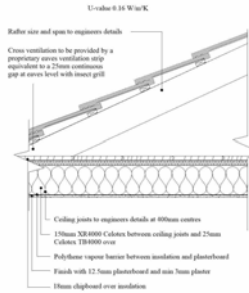
UPGRADE OF GROUND FLOOR



UPGRADING EXISTING SOLID FLOOR

To meet min U value required of 0.18 W/m²K
The existing solid floor slab must be checked for stability and be free from defects, as required by Building Control.
The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss.
Provide 1200 gauge polythene DPM or 3 coats R/W over existing concrete slab (if required).
DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick PIR insulation, e.g. Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging.
A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed.
Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air.
Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.
A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

UPGRADE OF PITCHED ROOF



UPGRADE OF EXISTING PITCHED ROOF

To achieve U value of 0.16 W/m²K
The existing roof must be checked for stability and be free from defects, as required by Building Control. Provide 150mm XR4000 Celotex between ceiling joists with a further 25mm over joists, cross laid at right angles.
Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation.
Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster.
Provide polythene vapour barrier between insulation and plasterboard. Note: Some pitched roofs are constructed using breathable roofing felt and do not require ventilating if installed in strict accordance with their test certificate.
Loft hatches should be suitable designed and installed to ensure optimum air tightness.



STEEL BEAM DETAIL:

305mm x 257mm steel beam on 415mm x 215mm PADSTONE.

TBC WITH STRUCTURAL ENGINEER PRIOR TO STARTING THE PROJECT.

CORNER FOUNDATION PADS:

DIG OUT EXISTING WALLS FOUNDATION ON BOTH CORNERS OF EXISTING GARAGE WALLS TO EXPOSED GROUND.

NEW 1000mm X 1000mm X 400mm CONCRETE SLAB FOUNDATION PADS TO SUPPORT NEW CORNER PILLARS AND NEW STEEL BEAM.

TBC WITH STRUCTURAL ENGINEER PRIOR TO STARTING PROJECT.

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels.
Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.
Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.
The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar.
Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks. Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturers recommendations.
Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.
Risk of condensation at potential cold bridges to be minimised, wall insulation should abut the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.
(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity.
For coastal areas, the use of soffit cladding to also be considered to provide further protection).
Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

NOTE - For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels.
150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end.
Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site.
All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1:2023 Eurocode 2, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS EN 845-2:2013.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.
Independent lintels to have an insulated cavity closure between the inner and outer lintel.



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26 DERWENT AVENUE PRESCOT L34 2ST

PROJECT

26 DERWENT

CLIENT

GRUNDY

Date
Issue Date

Project number
Project Number

Scale (@ A3)

Drawn by
Author

DRWAING NUMBER

REV

Checked by
Checker

A108

CONSTRUCTION DETAIL

CODE

STATUS

SUITABILITY DESCRIPTION

PURPOSE OF ISSUE