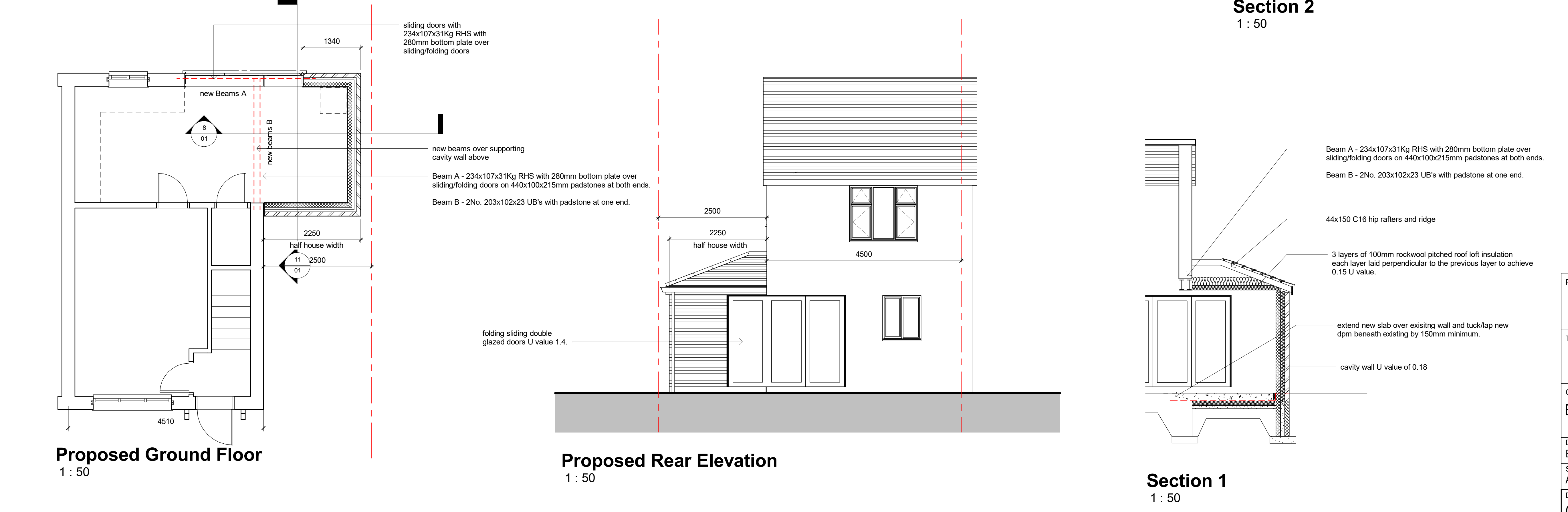
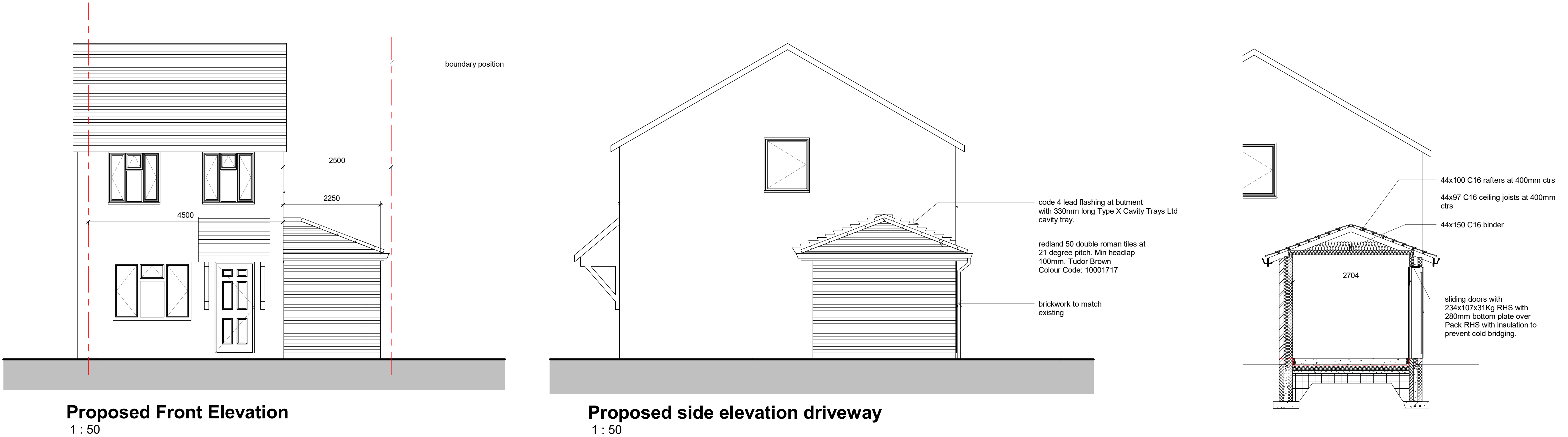




All dimensions are approximate and should be checked on site.
Do not scale off drawings

FOUNDATIONS:
To comply with BS 8004:2015, size and depth to suit ground conditions to the satisfaction of the Local Authority Building Control Officer (BCO).
Foundations with increased loading to be exposed for inspection by the BCO, to determine load bearing capacity, and underpinned to engineers design if required by the BCO.

EXTERNAL WALL:
Cavity walls: Outer leaf 100mm blockwork with render finish with 100mm Thermatite Shield inner leaf, and 100mm wide cavity incorporating 100mm thick Pilkington Ditherm insulation, or other approved, (thermal conductivity of chosen insulation is not to be greater than 0.030 W/m2K). Both leaves are to be bed on mortar to BS 5628 Pt. 1976, with all joints suitably pointed.
Cavity ties to be stainless steel, to suit 100mm cavity, spaced at 900mm horizontal and 450mm vertical. Cavity barriers to comply with Building Regulation Approved Document Part B, Appendix G.
Cavities are to be continuous. Maintain clear cavity where new wall joins existing; or bond new stone and blockwork to existing using FURFLEX or CROCCOLITE stainless steel profile ties, installed in accordance with the manufactures instructions. Bridging of the cavity shall be removed by the installation of a type B vertical dpc, by Cavity Trays Ltd.
Internal partitions: 100mm Thermatite Shield blockwork, on concrete footings.
Semi exposed internal walls shall be insulated using Pilkington T1040 Crown Dry Liner. U-value of semi exposed internal walls not exceeding 0.60 W/m sqk.
All external and internal load-bearing and non load-bearing walls to have 150mm damp proof course 150mm above ground level. All new door and window openings are to have vertical and horizontal dpc's built into the jambs in the form of a Type H Cavityseal to suit 150mm cavity, by Cavity Trays Ltd, to eliminate cold bridging at reveals. Window and door frames are to be externally pointed in mastic sealant, pointed smooth. External & internal load bearing walls below dpc level are to be Engineers blue brickwork.
The external cavity wall is to be filled with a weak concrete mix, to within 25mm of the dpc level, and applied to the outer leaf with type W weep vents at 900mm centres. The inner block leaf shall be finished with two coat plaster, 9mm Carite Browning & 3mm Carite Finishing plaster. Expansion joint to be included in brickwork at minimum intervals of 6m or as agreed by L.A BCO.

GROUND FLOOR:
150mm thick layer of mechanically compact stone hardcore; 25mm thick sand binding; 120g/visqueux DPM to underside and edges of the new floor slab and dressed over the inner brick leaf at dpc level; 100mm thick layer of Kooltherm K103 Floor Slab insulation boards, (or other approved), with polythene separation layer, a 25mm thick vertical layer of insulation board to the external perimeter of the floor, (thermal conductivity of chosen insulation is not to be greater than 0.031 W/mK); 100mm thick 1:2:4:20mm egg, concrete slab; 65mm s/c screed screed; U value of ground floor is not to exceed 0.16W/m sqk).

PITCHED ROOF: to be traditional roof construction or trussed roof
Roof pitch to extension, 17.5 degrees with hips to match existing roof covered in REDland 50 double Roman, verges, ridge, valleys, hips and aburnments to be in accordance with the manufactures specification lining specification, rafters fixed to 100 x 75mm wallplate. Rafters, and wallplate to be strapped to wall with 30 x 5 x 1000mm r/n's straps @ 2000mm c/c.
Straps to span end two rafters/ceiling joists, with solid strutting between.
Covering, sarking felt with 150mm side and laps and 50mm lap into gutter, 25 x 50mm treated s/w battens. Ceilings to be plated with 12.5mm foil backed plasterboard with 5mm skim finish, 300mm Pilkington Crown Lighweight Roll free glass, (or other approved), 100mm cut and fitted between the roof joists, with a further 200mm laid perpendicular to joists on top of first layer, (thermal conductivity of chosen insulation, is not to be greater than 0.04W/mK), U value of roof is not to exceed 0.16W/m sqk. Provide airspace between insulation and felted under tiles at eaves, with Glidewate standard eaves ventilator fixed between rafters. Provide ventilation to roofspace equivalent to a continuous gap 10mm at eaves and 5mm at ridge. Provide code 4 lead flashings to all intersections with walls. Allow for all joinery at eaves, ie tiling fillets, VBP plywood fascia, barge board, soffit board, s/w bearers etc.
Install Type X Remedial cavity at abutment with existing gable.
Foot of the rafters must be tied to ceiling members via 75x50mm straps over 4 joists. Truss roof as manufactures specifications, calculations by Truss Manufacturer and presented to the BCO before installation.

DRAINAGE AND PLUMBING:
All drainage works and fittings to the complete satisfaction of the BCO. Assumed run of existing drains. Exact position to be determined on site prior to commencement. Any drains under building to be encased in 150mm concrete and protected by concrete inlets where passing through walls, all to the entire satisfaction of the local BCO.
All redundant drains to be grubbed up and removed from site. All new drainage below ground to be 100mm dia. Superseve with flexible joints laid to a fall of 1 in 40, including all bends, gulleys, manholes, rodding eyes etc.
New inspection chambers to have 150mm concrete base, 225mm Class B engineering brick walls, with airtight cover and frame.
Gutters 100mm halfround, RHPA, 63mm dia, into back inlet access gulleys. Extend hot and cold water services into extension area and install new appliances as chosen by the client.
New PVC wastes to be 40mm dia. To baths, showers and sinks, 32mm dia. To wash basins. All to have 75mm deep seal traps, and have rodding access fitted to all changes in direction. Waste pipes to be either connected to back inlet access gulleys, or separately connected to S & VP (no connection to be made within 200mm of WC branch).
Soil and vent pipes to be 100mm dia. UPVC with slow radius bend to foot of stack, terminating min 900mm above any opening within 3m of stack.

GENERAL:
These plans are to be used only for submission to the Building Control Office and / or Planning Office. These plans are to approximate scale, and all dimensions are to be checked on site. Work must not be commenced prior to the granting of Planning Permission or Building Regulation approval. All work is to be carried out in accordance with the current Building Regulations, and the relevant British Standards, to the entire satisfaction of the local authority Building Control Officer. Glazing in doors below the height of 1500mm from ground level, and in adjacent glazed screens within 300mm to be either toughened or laminated safety glass to BS6262 Pt 4. Glazing in windows below the height of 800mm from ground level, to be either toughened or laminated safety glasses to BS6262 Pt 4. Windows and doors are to be double glazed. Windows to have opening vents min. 100th of floor area of the room, and are to incorporate a trickle ventilator min. 800mm2. Kitchen/Utility, to have mechanical extract ventilator with a capacity of not less than 60 l/s. W/C to have mechanical extract ventilation with a capacity of not less than 15 l/s. In accordance with approved document L1B U values for the following elements has been allowed for:-
Pitched Roof: 0.15
Exposed walls - 0.18
Ground Floor - 0.18
Windows & Doors - 1.4
The total area of windows, rooflights & external doors shall not exceed 22.2% of the total floor area. All new inlets to be standard from the Conus Cathic range, type as specified. All existing inlets with increased loading to be exposed and checked to prove adequacy, and replaced if deemed necessary by the BCO.
All structural steelwork and supports is to be designed by a qualified structural engineer prior to commencement of the works and be protected to 1/2 hour fire protection with 15mm Gyproc fireline board or similar approved. All timber to be double vacuum impregnated with preservative.
Contractor to provide windows, doors, internal joinery and decoration to Clients requirements. Contractor to supply and fix lighting points, switches and socket outlets as directed by client, all to comply with the current edition of the IEE Regulations 18th edition to BS7671:2008 and Part P, installed by a NICEIC approved contractor, and provide a Test Certificate upon completion to the client and Local Authority. Prior to covering all wiring/cables the applicant/installer is to ensure that the installation is inspected by a competent person and on completion of the work provide a competent persons Electrical Installation test certificate to BS 7671 to be provided to the Client & Local Authority.
Drawings to be read in conjunction with any structural calculations (if applicable) and roof truss manufactures instructions/calculations, (if applicable) U value of new external walls to be 0.10W/m2K calculations provided by block manufacturer.
All glazing units to be double glazed with 16mm air gap and a soft low e coating. Supply & Fit low energy lighting.
Supply & Fit Central Heating system, heating appliances to have Sedbuk rating of 78. All heating controls to have thermostatic controls and thermo radiator valves. Supply and fit 1 No 1st floor window to each habitable room to be used as a means of escape in case of fire min dimension of opening 800mmx600mm. Sound insulation to 1st floor to be a minimum of 100mm mineral wool.
Wall and roof insulation to be continuous.
Provide low energy LED lighting to all new fittings.
Provide interconnected mains operated smoke alarms to circulation areas to BSS 5446 with battery backup.

PROJECT
26 Hamnett Road, Prescott, Knowsley. L34 6LL

TITLE
Existing and Proposed Plans & Elevations

CLIENT
Eliot Laughton

DRAWN BY
EL

CHECKED BY
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DATE
08/12/2023

SCALE (@ A1)
As indicated

PROJECT NUMBER
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DRAWING NUMBER
01

REV