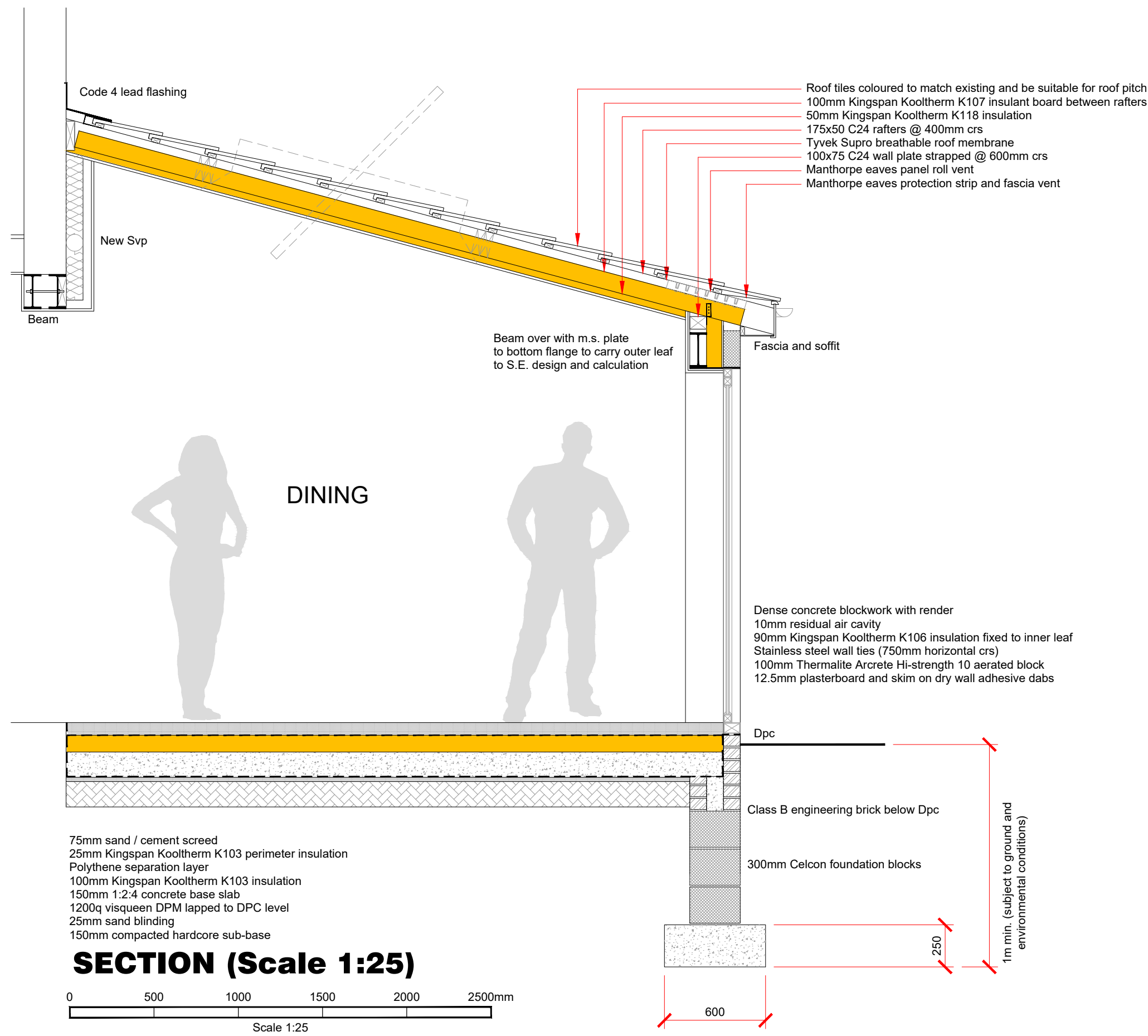


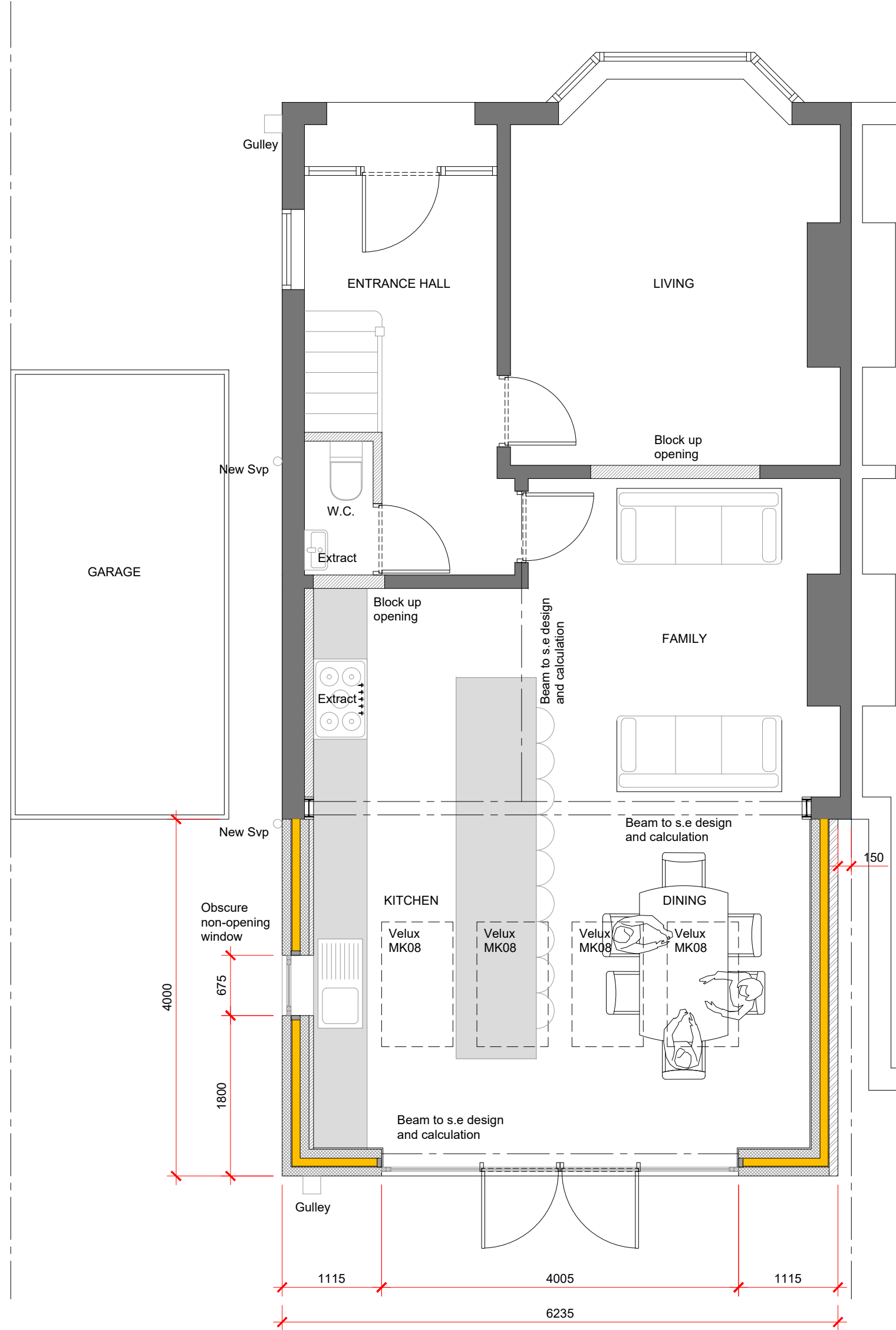


WEST ELEVATION

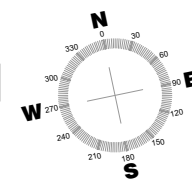


SECTION (Scale 1:25)

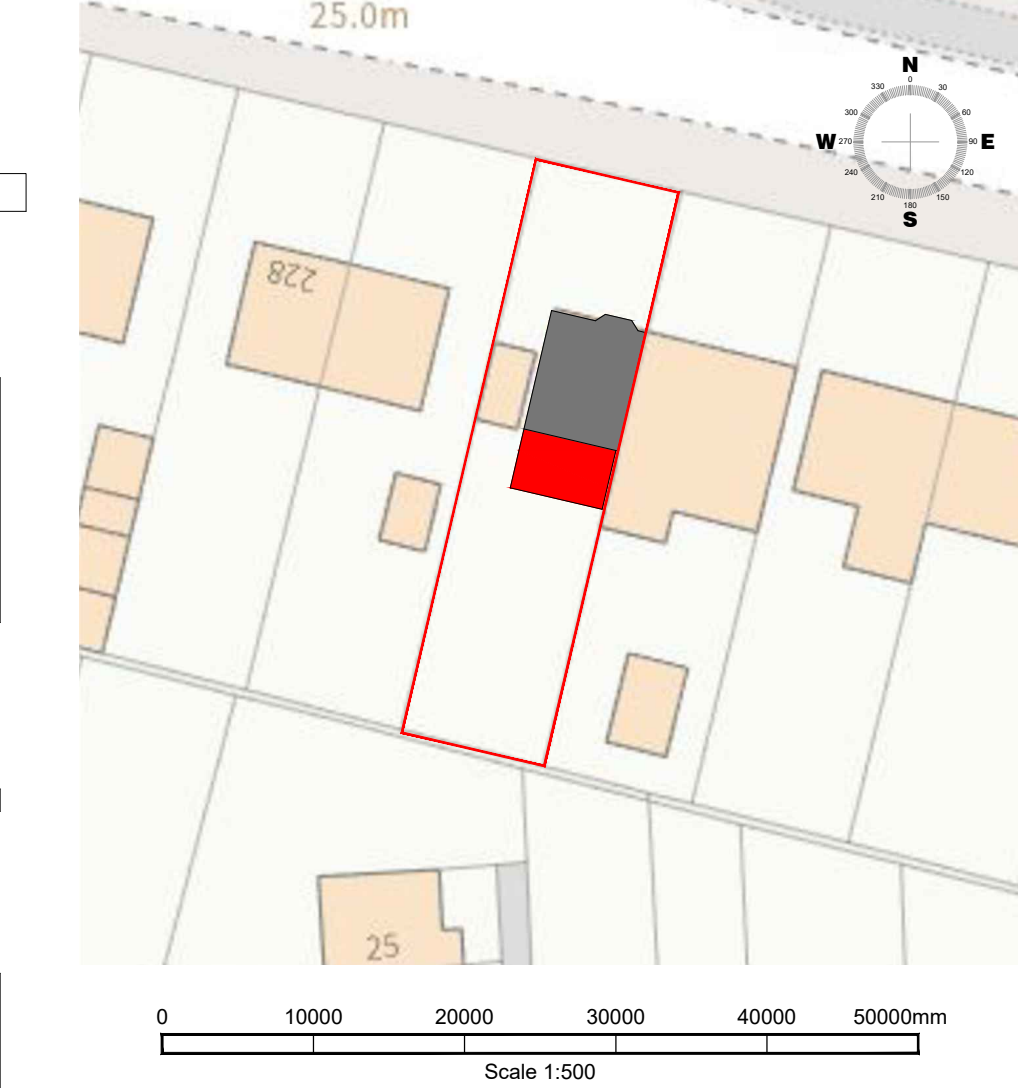
SOUTH ELEVATION



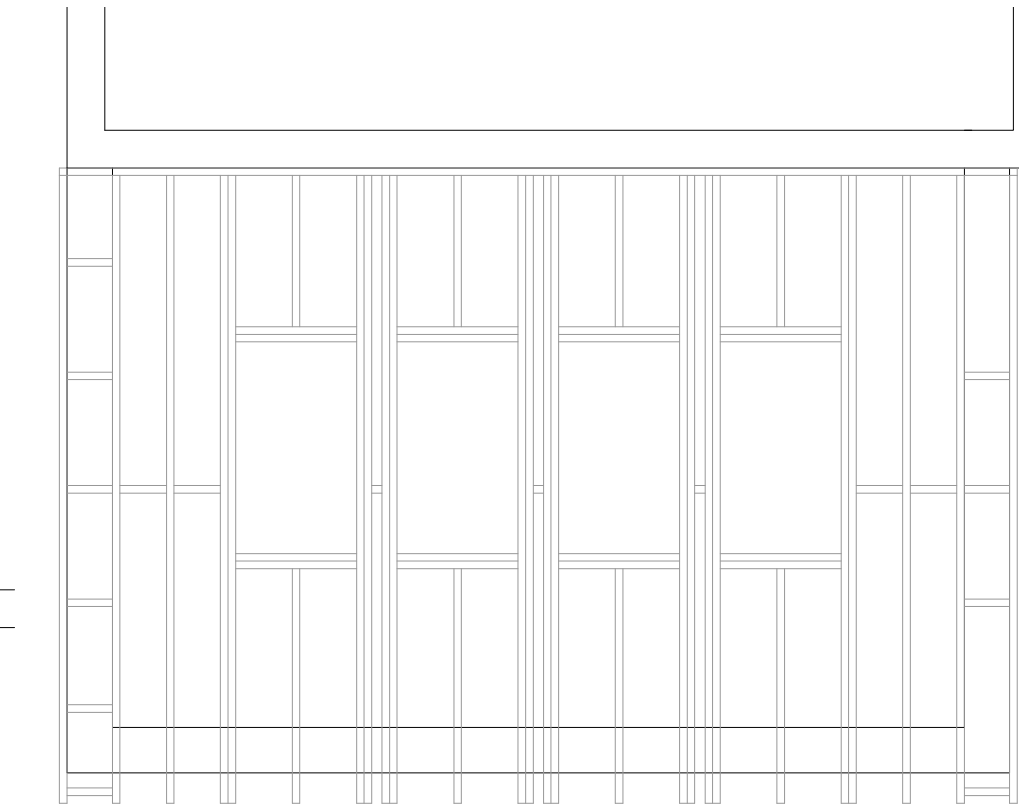
GROUND FLOOR PLAN



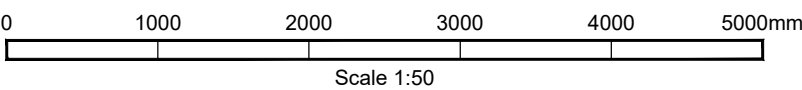
EAST ELEVATION



SITE / BLOCK PLAN (Scale 1:500)



ROOF PLAN



FOUNDATIONS :

Foundations are designed for medium density ground conditions with no man made fill or rubble. Foundation mix to be C20 grade. Aggregates to comply with BS882. Foundations to be excavated to a minimum depth of 1000mm. Ground strata to be inspected and confirmed as suitable by building control officer prior to concrete pour. Concrete depth to be minimum of 200mm and to be 150mm wider than wall on both sides. Concrete to be fully tamped to remove air content and floated to a level finish. For foundation depths near trees please refer to NHBC standards (chapter 4.2).

GROUND FLOOR SLABS :

Insulated floor slabs to achieve a U-Value of 0.18W/m²K. Ground excavated and cleared of all vegetation and organic material. 150mm minimum compacted limestone hardcore sub-base with 25mm sand blinding covered with 1200q visqueen damp proof membrane. Damp proof membrane to be lapped by minimum 150mm at joins and taken up to and overlapped with damp proof course. 150mm minimum 1:2:4 concrete base. Aggregates to comply with BS882. 100mm Kingspan Kooltherm K103 insulation board laid over concrete. Polythene vapour control layer. Finishes to solid ground floor to be either power floated smooth concrete, or minimum 75mm thick sand and cement screed. Finishes floor slab to be no lower than damp proof course level. For solid floor slabs abutting to suspended timber floors 40mm dia. pvc pipes are to be installed in floor slab from new external air bricks to existing air bricks to provide cross flow ventilation to existing floors.

EXTERNAL MASONRY WALLS :

External walls designed to achieve a minimum U-Value of 0.18W/m²K. Below damp proof course level 100mm dense concrete block, trench block and 100mm wide engineering brick to be used. Damp proof course level to be a minimum of 150mm above external ground level. External walls to be constructed from facing brickwork to match existing / 100mm dense concrete blockwork with render finish. Brickwork interface with existing walls to be formed by stainless steel anchor ties. Existing cavity walls to be cut out to form continuous cavity with new brickwork. Cavity trays to be installed over all wall interruptions including ducts, vents, etc.. Cavity trays shall be stepped up a minimum of 150mm to inner leaf to provide suitable drainage fall. Cavity to be 100mm wide with 90mm Kingspan K106 insulation installed in accordance with manufacturers instructions with 10mm residual cavity to outer leaf. Insulation to be inserted on to top of wall ties and butt jointed to corners. Insulation to be taken up to top of brickwork in all situations. Inner leaf to be constructed from 100mm Thermalite Acrete Hi-Strength 10 block (or equivalent). Cavity walls to be restrained by approved wall ties complying with BS5526 : Pt 3 : 1985 and spaced at 6 courses vertically and 750mm horizontally. Additional wall ties are to be installed at all wall openings for stability. Lintels to have a minimum of 200mm end bearing.

PITCHED ROOF :

All pitched roof work to be carried out in accordance with BS5534 : Part 1 - 1990. Tyvek Supro breathable membrane installed in accordance with manufacturers instructions. At roof verges continue membrane across wall and below undercloak. Treated softwood roofing battens to be fixed to a minimum of three rafters spaced according to selected tile manufacturer's details. Tiles to be secured to battens in accordance with manufacturer's instruction. All verge overhangs to be equal (minimum 50mm). Verge tiles to be finished with dry verge clip system to match tile colour.

INTERNAL WALL FINISHES :

All walls and ceilings to be finished with 12.5mm plasterboard and smooth skim. Plasterboard to be secured to masonry with dry wall adhesive dabs. Plasterboards to Bathrooms, Utility Rooms, Kitchens etc.. to be moisture resistant grade. Plasterboards fixed to timber members (ceilings, studwork, etc..) to be secured with 50mm dry wall screws at 200mm centres. All plasterboard joints to be staggered and have joint tape applied. Plasterboards to all steel beams and columns to be two layers thick, smooth skim finished and achieve a minimum of ½ hour fire resistance.

WATERPROOFING :

Approved flashings, soakers and aprons to be applied to external abutments to prevent water entering the building. Lead flashings to have a minimum of 150mm vertical upstand. Gutters and downpipes to be PVC. Gutters to be 'deep flow' type and all downpipes to discharge to approved surface water drain gulley in accordance with building control officers recommendation.

DRAINAGE :

Drainage system to be verified on site post excavation in conjunction with B.C.O. prior to new connections being made. For separate systems foul drainage only to be connected to existing foul drainage. All new drains to be hepsleeve or similar flexible P.V.C. pipe with 150mm pea gravel beds and surround laid in accordance with manufacturer's instructions. 100mm diameter drains to be laid to a minimum fall of 1:40, 150mm drains to be laid to a minimum fall of 1:100. All gullies to have rodding access and have trap system to prevent release of drainage gas. Soil vent pipes to be a maximum of 6m away from W.C.'s and discharge to atmosphere at least 300mm above highest opening window or 3m away horizontally. Cages to prevent vermin / bird access to be fixed to soil vent pipe heads. Where drains pass through sub-structure walls pre-stressed concrete lintels to span over drainage pipe and allow a minimum of 50mm clearance to the top of pipe. Inspection chambers and rodding points to be provided at all pipework junctions and at the head of drain runs.

SANITARY PIPEWORK :

All new internal sanitary pipework to be solvent weld fittings. Bottle traps to be provided to wash hand basins, bath, showers, and sink outlets. Pipework to be installed to provide a minimum of 1:40 fall to external gullies / drainage outlet points. All new pipework to be tested and approved by building control officer prior to handover.

ELECTRICAL WORK :

All electrical work to comply in all aspects with current NIC / EIC regulations and be installed and commissioned by an approved Part P of the building regulations qualified contractor. Power outlets to be no lower than 450mm from finished floor level. Wall located light switches to be no higher than 1200mm above finished floor level.

TIMBER JOISTS :

All new timber joists (ceilings, roofs, etc..) to be from timber grade C24. Joists to be hung from galvanised carbon steel hangers to BS1678 : Part 1. Provide mid span strutting of the same section size as the joist. Service holes (cables, pipes, etc..) to be sited in the centre of the joist and to be no larger than 1/5 joist depth.

JOINERY ITEMS :

All doors, door handles, door hinges, door architraves, skirting boards, stairs parts, picture rails, dado rails and window boards to be specified by client in association with contractor.

CAVITY CLOSERS :

Approved cavity closers (Thermabate or similar) to be provided at all door and window openings to prevent damp ingress and thermal bridging.

WINDOWS AND DOORS :

All windows and doors to be composed of low emissivity glazed units and to achieve a minimum U-value of 1.4W/m²K. Safety glass to BS 6206 and BS EN 12600 should be provided in all critical locations (as per diagram 5.1 of AD K) such as within 300mm of a door or within 800mm of floor level.

ROOF WINDOWS :

New roof windows to be installed in accordance with manufacturers instructions. Roof timbers to be doubled up around new roof windows.

VENTILATION TO HABITABLE ROOMS :

Habitable rooms (kitchens, lounges, bedrooms, studies, etc..) to have opening windows with ventilation apertures of not less than 1/20 of the room floor area. In addition they shall be provided with controllable background ventilation of 8000mm² minimum and sited at least 1.75m above finished floor level.

MECHANICAL VENTILATION :

Kitchen to be provided with mechanical extract ventilation of 60 litre per second extract capacity. W.C. to be provided with mechanical extract ventilation of 15 litre per second extract capacity. W.C. extract fan to be light switch or pull cord activated and have 15 minute over run. Door to have a minimum of 10mm air gap to base.

FIRE DETECTION SYSTEM :

A mains operated fire alarm and detection system, as described in BS 5839-6: 2019+A1:2020, should be installed within the circulation spaces of all new habitable rooms.

NOTES

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Client / contractor to ensure all agreements relating to the party wall etc... act 1996' are in place prior to commencement of works.

All dimensions are to be checked on site. Please check scale bar on printed copies. For any errors or queries please contact Bryson Architecture Ltd.

Materials Symbols :	
	Blockwork
	Facing Brickwork
	Non load bearing studwork (75x50 C16 timbers)
	PIR Insulation
	Existing structural element

Refer to structural engineer design for steelwork / structural details

01 Issued for approval	09-04-2026
REVISION DETAILS	
Revision	Date
0 Draft	
1 Preliminary	
2 For Approval	
3 Planning	
4 Building Regulations	
5 Tender	
6 Contract	
7 Construction	
8 As Built	
PROJECT ADDRESS	
232 Higher Road Liverpool L26 9UE	
DRAWING TITLE	
Proposed plans and elevations	
Scale @ A1: 1:50 (Unless otherwise stated)	
DRAWING NO: 2026 032 002	
Revision: 01	
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