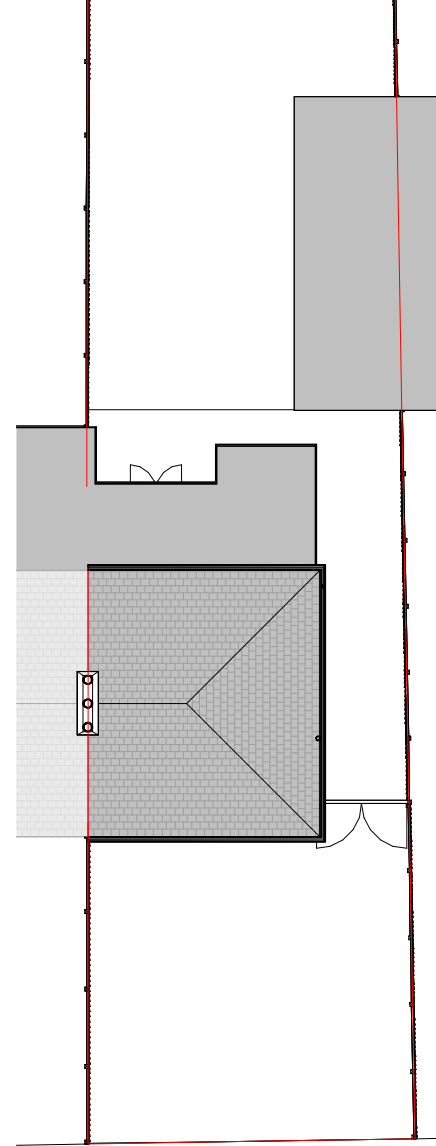
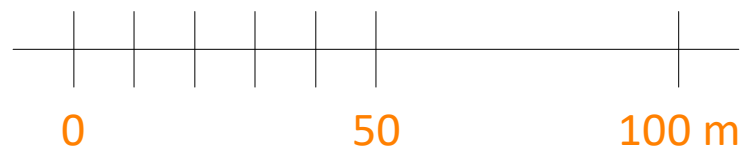
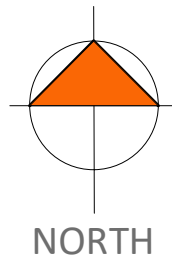
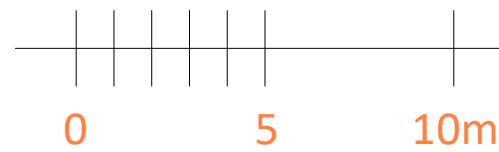
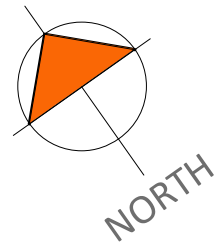




LOCATION PLAN 1:1250



SITE PLAN 1:200



FUTURE **3**
ARCHITECTURE

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69 Oakwood Road
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PROJECT N° 24002

CLIENT
Jeanette and Andy Clarke

DRAWING
Location Plan, Existing Site Plan & 3D

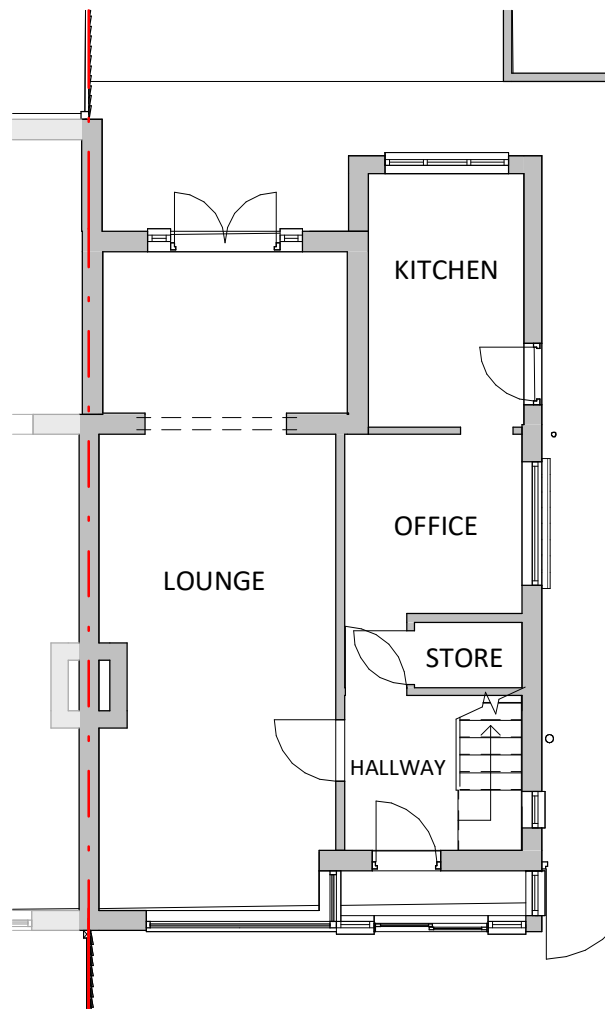
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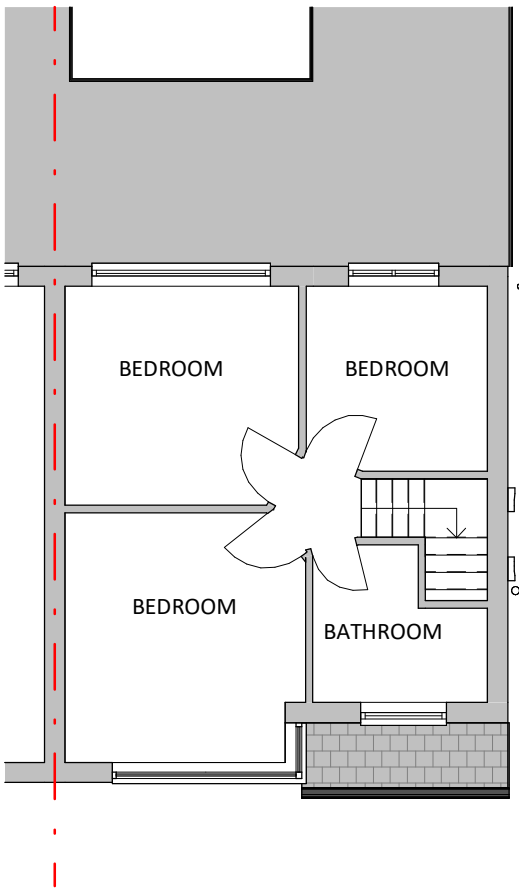
DATE 11.01.24

DRAWING NUMBER	REV
24002 - 01	A

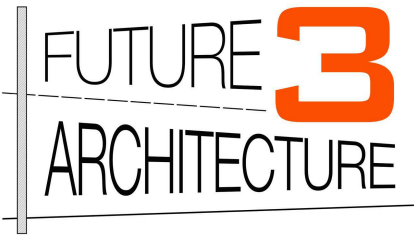
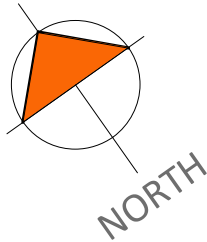
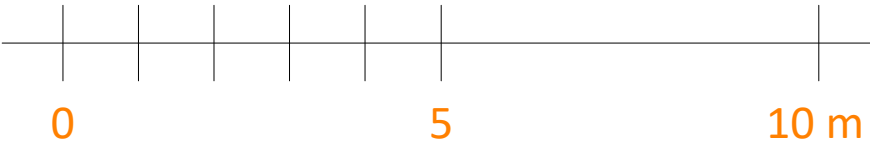
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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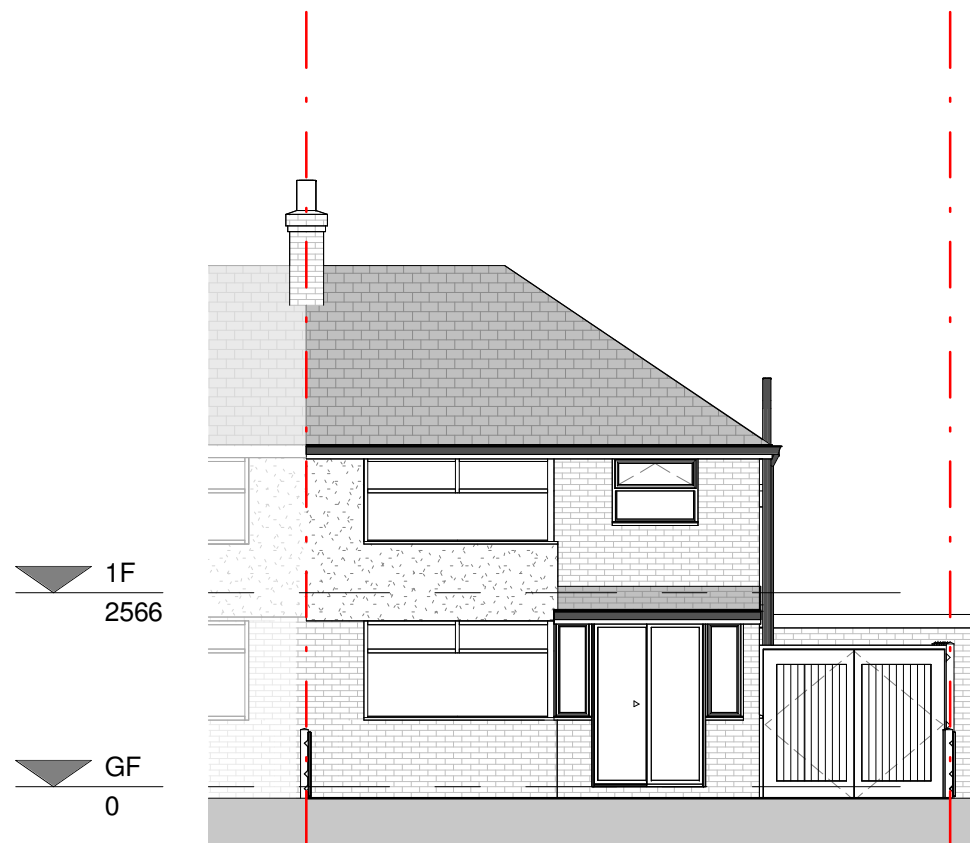
DRAWING
Existing plans

STATUS
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DATE 11.01.24

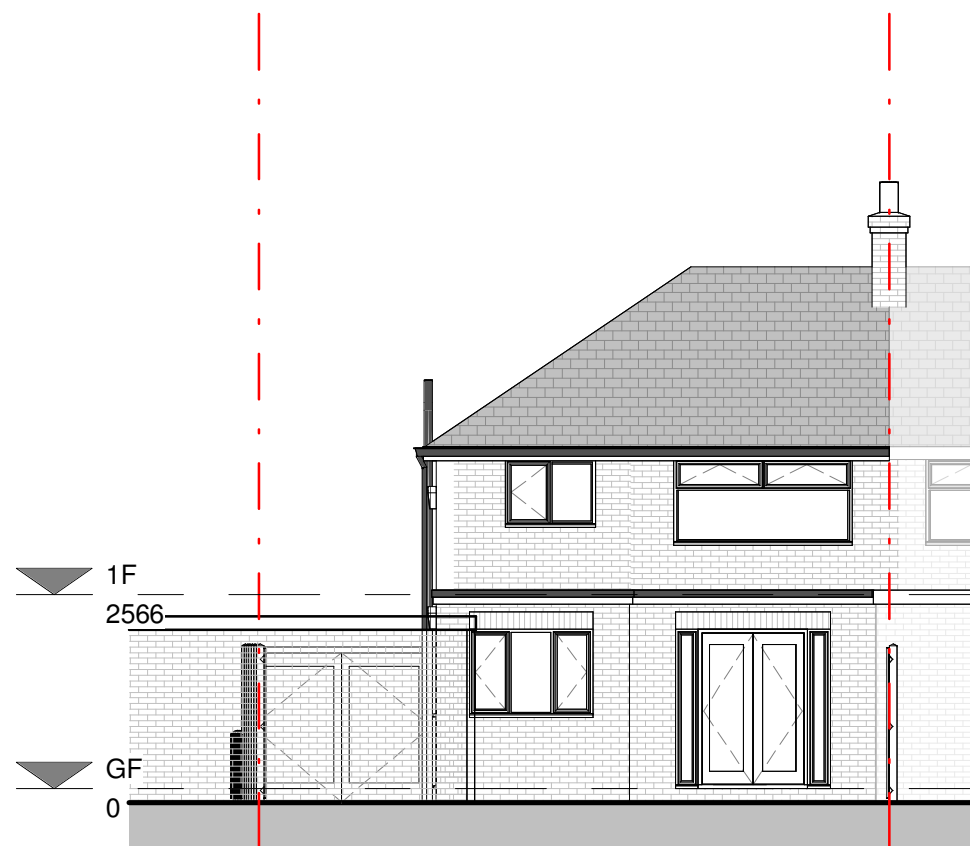
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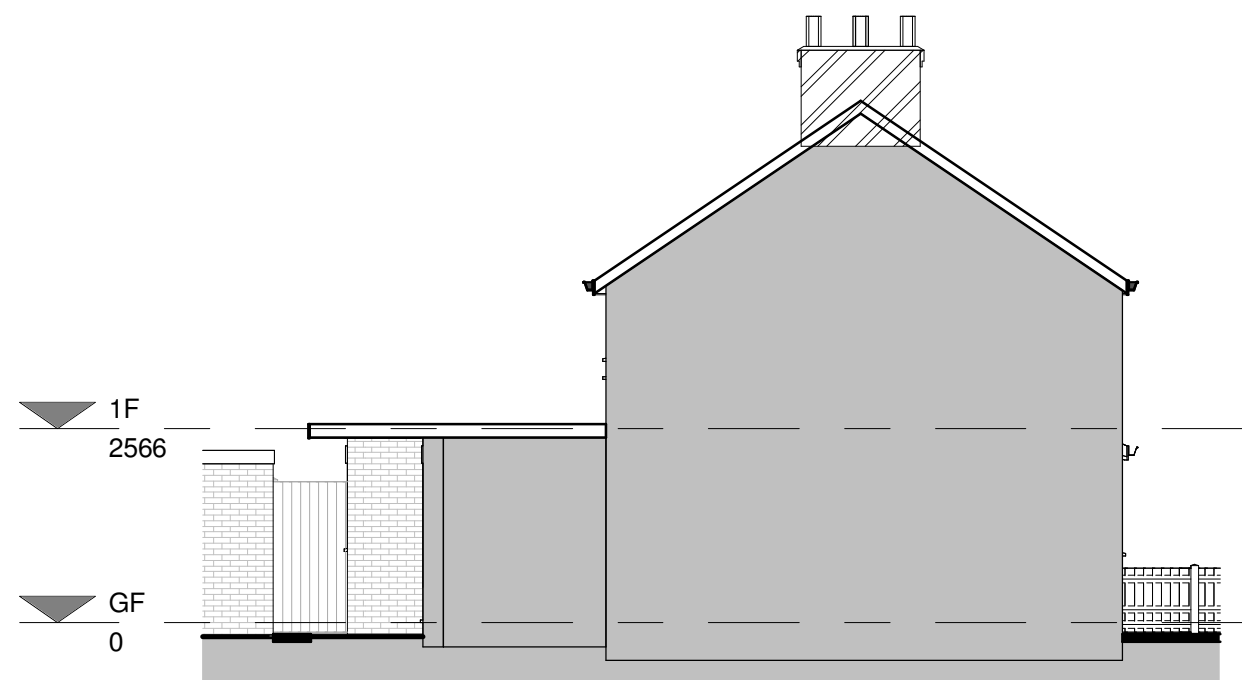
FRONT ELEVATION



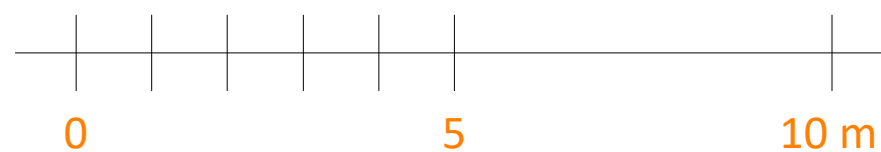
SIDE ELEVATION I



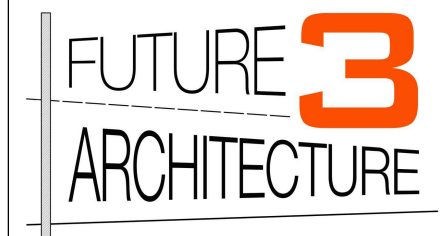
REAR ELEVATION



SIDE ELEVATION II



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PROJECT
69 Oakwood Road
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PROJECT N° 24002

CLIENT
Jeanette and Andy Clarke

DRAWING
Existing Elevations

STATUS

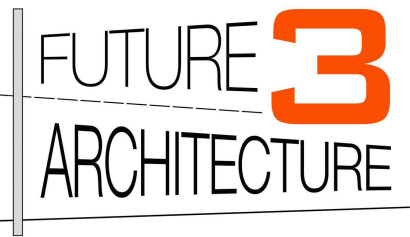
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DATE 11.01.24

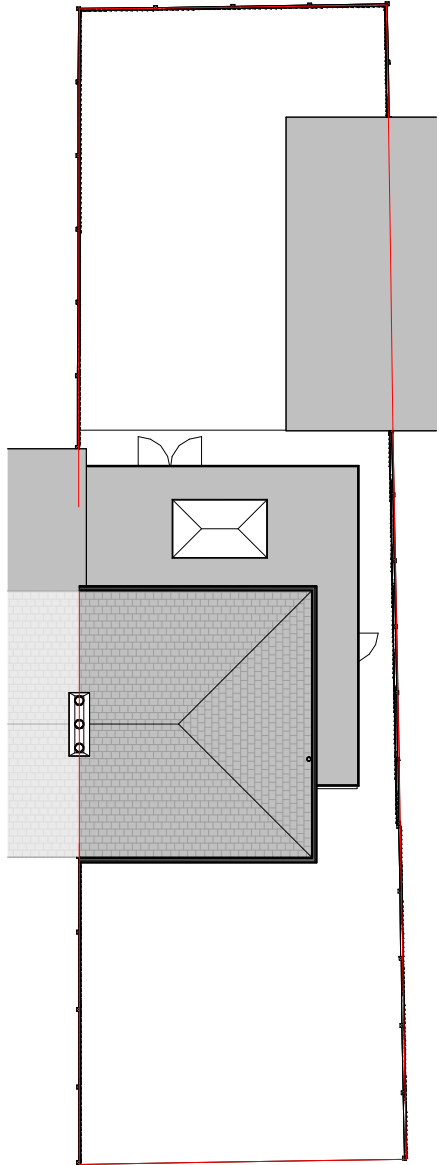
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24002 - 03 A

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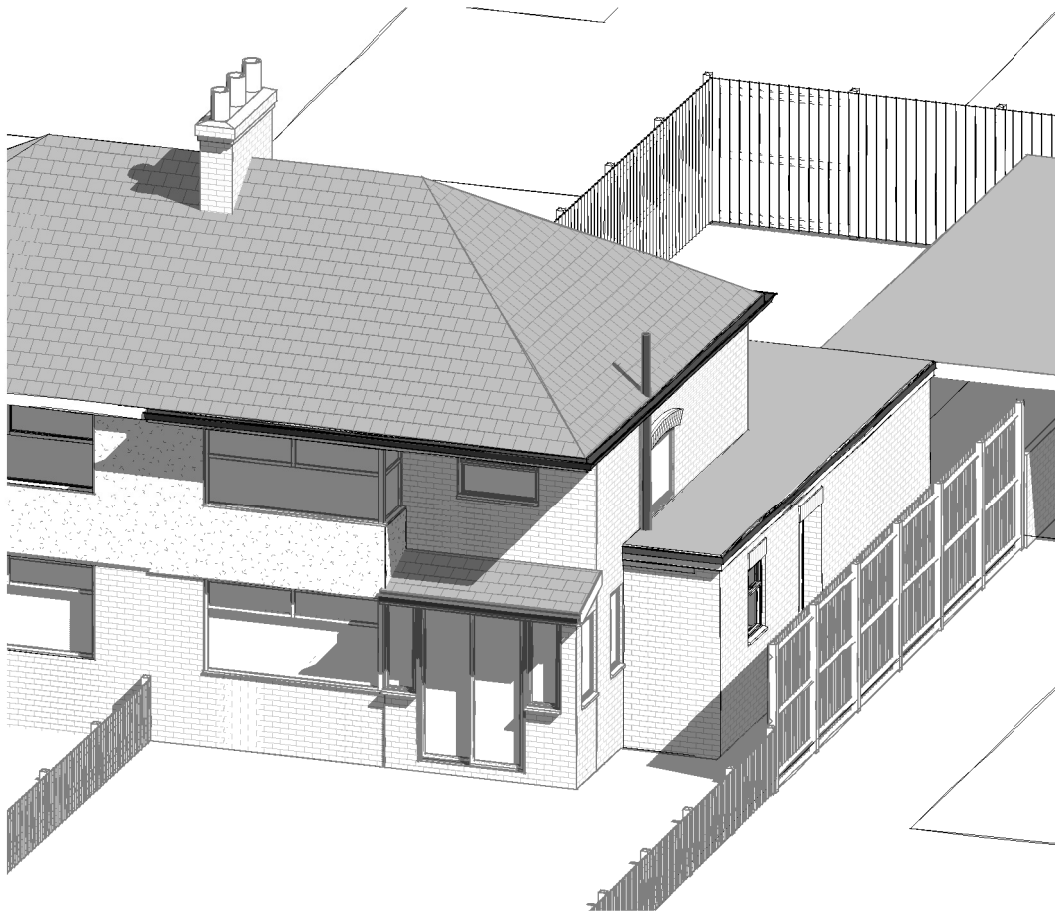
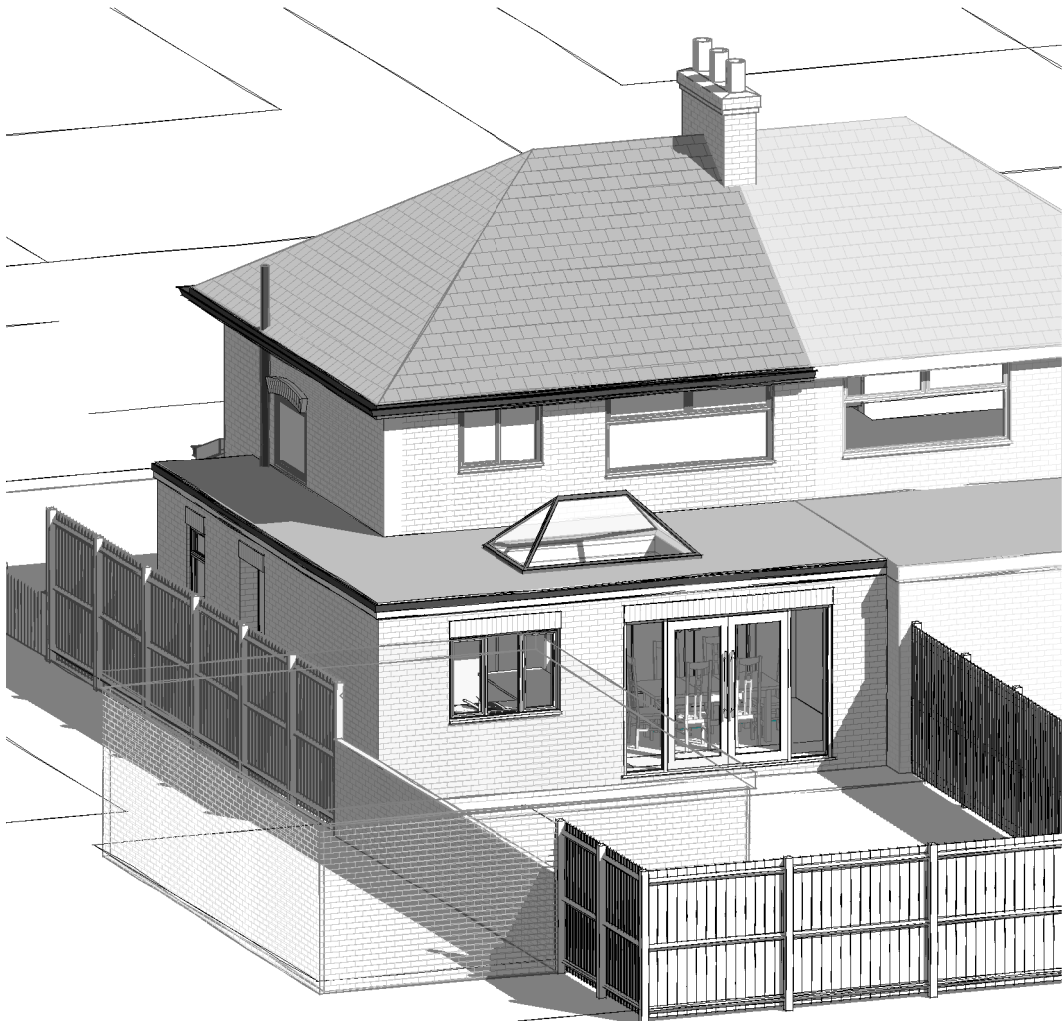
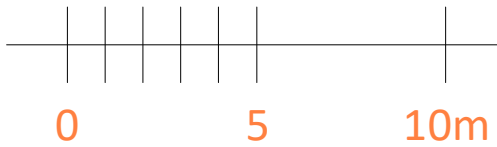
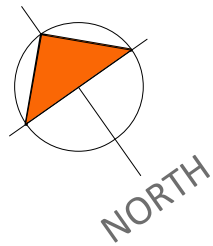


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PROJECT	69 Oakwood Road		
	Liverpool		
	L26 1XD		
PROJECT N°	24002		
CLIENT	Jeanette and Andy Clarke		
DRAWING	Site Plan & 3D		
STATUS			
SCALE (@ A3)	1 : 200		
DRAWN BY	LL		
DATE	11.01.24		
DRAWING NUMBER			REV
24002 - 04			A



SITE PLAN 1:200



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PROJECT N° 24002
CLIENT
Jeanette and Andy Clarke

DRAWING
Ground floor plan

STATUS
SCALE (@ A3) 1 : 50
DRAWN BY LL
DATE 11.01.24
DRAWING NUMBER 24002 - 05
REV A

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18W/m²K
102.5mm brick to match and line with
existing, 150mm cavity full fill with
Rockwool cavity wall insulation, 100mm
thermalight block, 12.5mm plasterboard on
dabs with skim finish.

EXISTING TO NEW WALL
Ancon stafix universal wall starter system
with debonding sleeves @225mm vertical ctrs
(or equal and similar) allow for vertical
movement joints.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double
glazed with 16mm argon gap and soft coat low-
E glass. Window Energy Rating to be Band C or
better and to achieve U-value of 1.4 W/m²K.
The door and window openings should be
limited to 25% of the extension floor area plus
the area of any existing openings covered by
the extension.

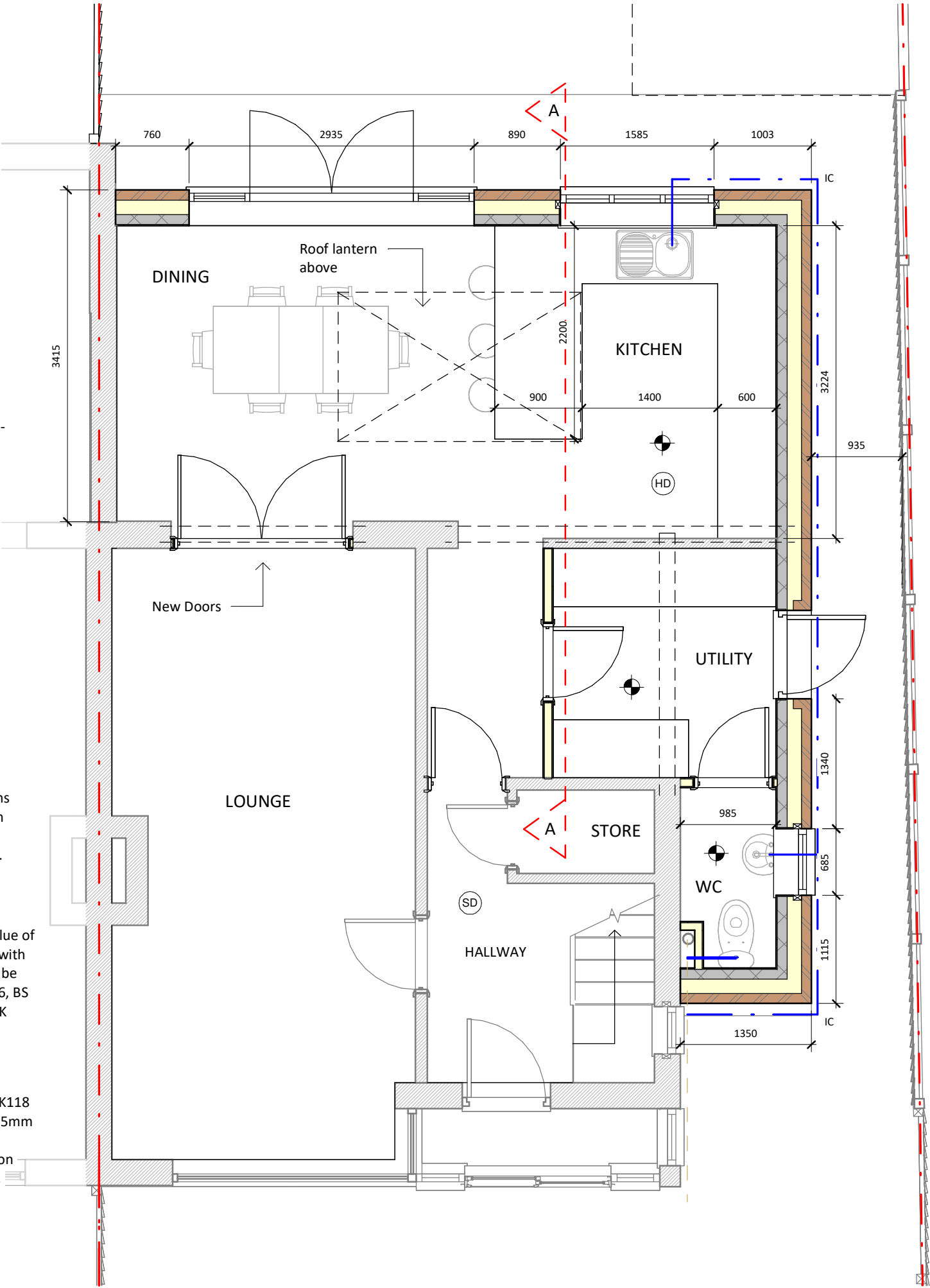
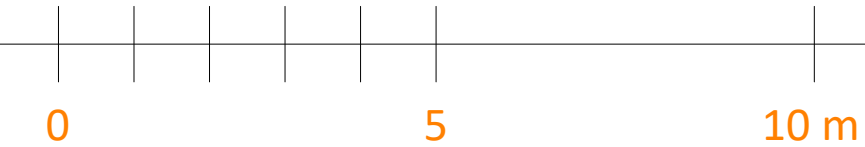
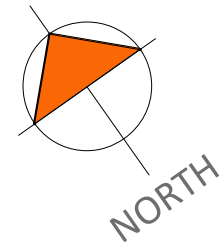
NEW STUD PARTITIONS
100mm x 50mm softwood timbers studs at
400mm ctrs with 50 x 100mm head and sole
plates and solid intermediate horizontal noggins
at 1/3 height or 450mm. tightly packed 100mm
Rockwool or Isowool mineral fibre sound
insulation in all voids the full depth of the stud.
12.5mm plaster board with skim plaster finish.

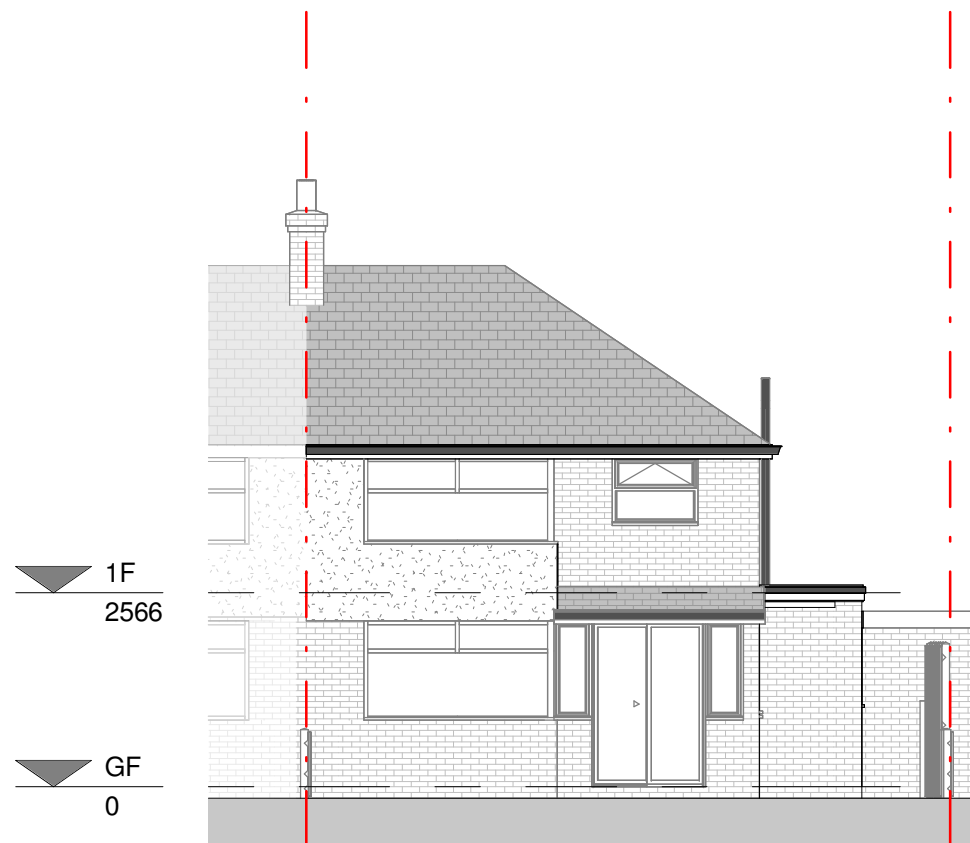
NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of
1.40W/m²K. Glazed areas to be double glazed with
16mm argon gap and soft low-E glass. Glass to be
toughened or laminated safety glass to BS 6206, BS
EN 14179 or BS EN ISO 12543-1:2011 and Part K
(Part N in Wales) of the current Building
Regulations.

WALL UPGRADE - BATHROOM
Skim finish on 62.5mm Kingspan KOOLTHERM K118
insulated plasterboard, mechanically fixed to 25mm
x 47mm timber batons, fixed to existing brick
work - battens should have additional protection
from moisture with a damp-proof-course strip,
placed between the batten itself and the wall

ASSUMED EXISTING
DRAINAGE
PROPOSED DRAINAGE

Ventilation Extract
HD Heat Detector
SD Smoke Detector

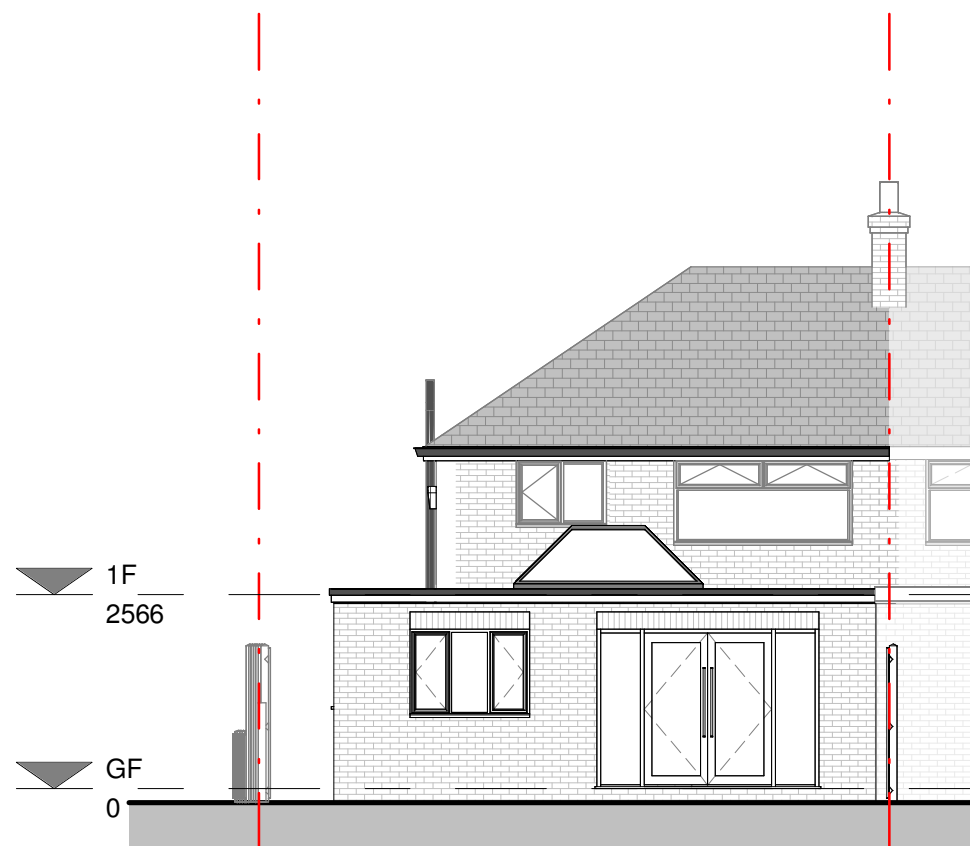




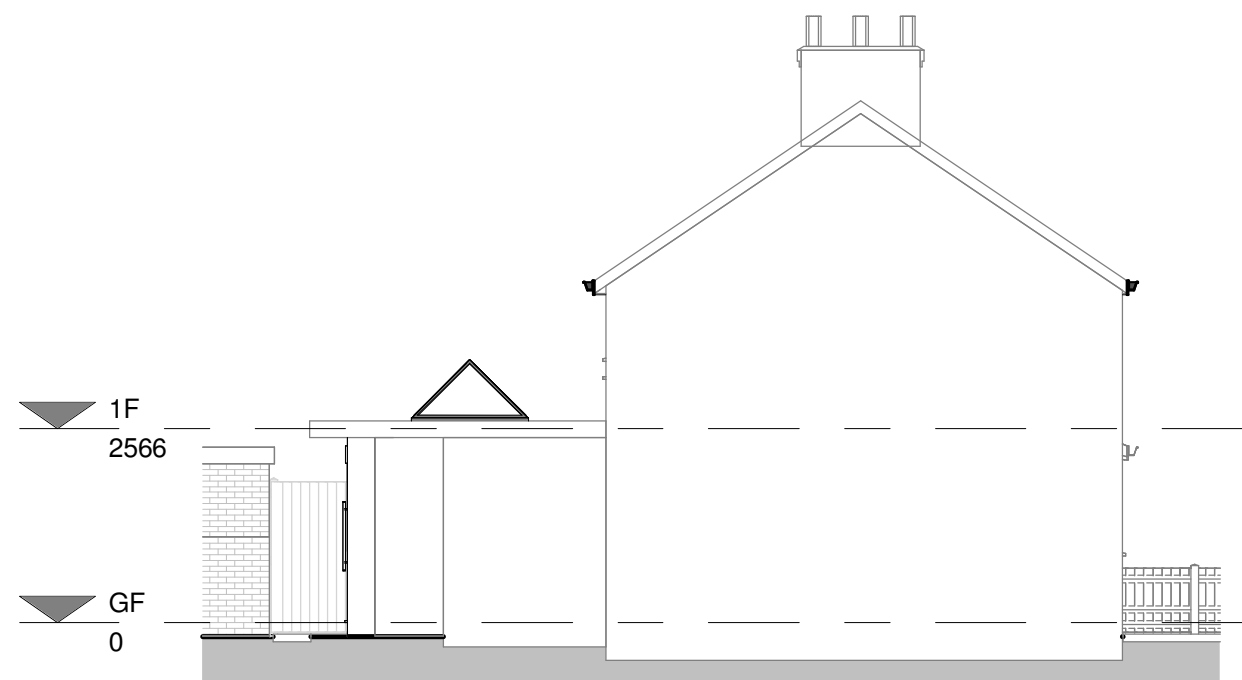
FRONT ELEVATION



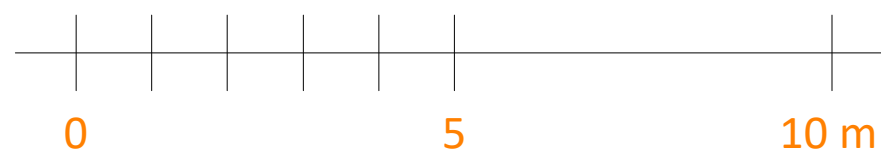
SIDE ELEVATION I



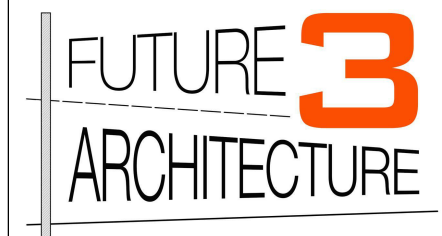
REAR ELEVATION



SIDE ELEVATION II



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PROJECT N° 24002

CLIENT
Jeanette and Andy Clarke

DRAWING
Elevations

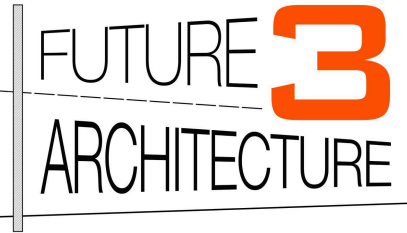
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DATE 11.01.24

DRAWING NUMBER 24002 - 06
REV A

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DRAWING
Section AA

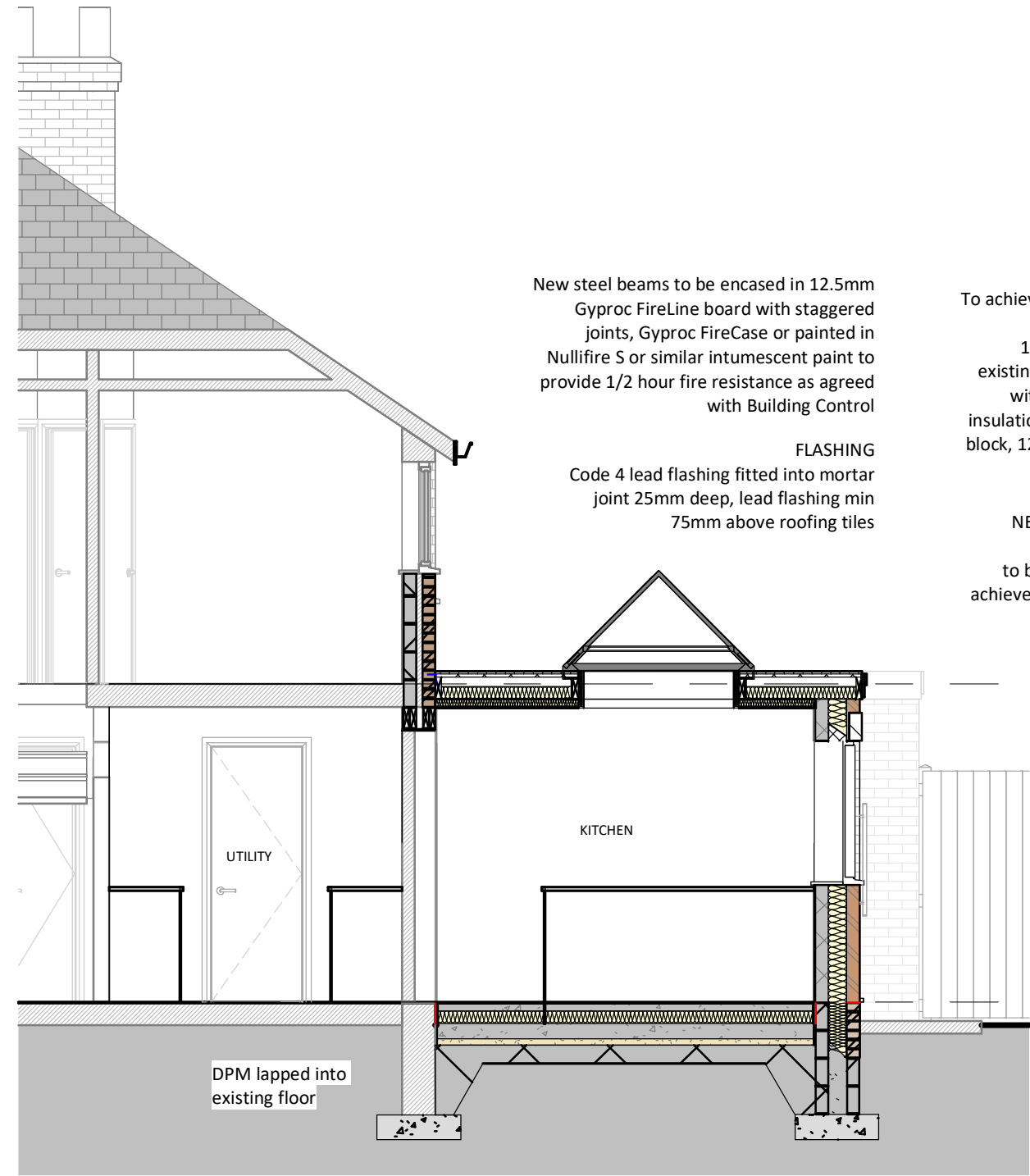
STATUS

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DRAWN BY LL

DATE 11.01.24

DRAWING NUMBER 24002 - 07
REV A



New steel beams 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 as agreed with Building Control

FLASHING
Code 4 lead flashing fitted into mortar joint 25mm deep, lead flashing min 75mm above roofing tiles

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18W/m²K
102.5mm brick to match existing, 150mm cavity full fill with Rockwool cavity wall insulation, 100mm thermalight block, 12.5mm plasterboard on dabs with skim finish.

NEW AND REPLACEMENT WINDOWS & DOORS
to be double glazed and to achieve U-value of 1.4 W/m²K.

NEW STUD PARTITION WALLS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. tightly packed 100mm Rockwool or Isowool mineral fibre sound insulation in all voids the full depth of the stud. 12.5mm plaster board (waterproof boards to ensuite area) with skim plaster finish.

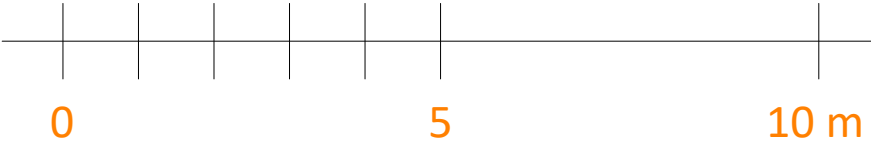
FLAT ROOF
To achieve minimum U Value of 0.15W/m²K
Flat roof to be fully adhered single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification on suitable waterproof membrane on 22mm exterior grade ply wood laid on firrings to give 1:40 falls to gutter on 47x175mm grade C24 timber joists (engineer to confirm) at 400ctr max span 3.22m (Structure to engineer's details and calculations) 100mm Kingspan Kooltherm roof insulation between joists maintaining a min 50mm airgap above, plus 62.5mm Kingspan Kooltherm K118 Insulated Plasterboard and finish with 3mm skim coat of finishing plaster.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 100mm Kingspan Kooltherm K3 (or equivalent) 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.
25mm perimeter upstand insulation acting as expansion joint for concrete slab and screed.

Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course.

Foundations to engineers specification

DPC minimum 150mm above external ground level



CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project Or: (b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
Support of beam, Insertion of DPC through wall, Raising a wall or cutting off projections, Demolition and rebuilding, Underpinning, Insertion of lead flashings
Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

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). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

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.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

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 Nullifire 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.

LINTELS
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 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought. Note - New foundations may be required where garage door is to be infilled with new window, TBC with BCO

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 100mm Kingspan Kooltherm K3 (or equivalent) 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.
25mm perimeter upstand insulation acting as expansion joint for concrete slab and screed.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18W/m²K
102.5mm brick to match existing, 150mm cavity full fill with Rockwool cavity wall insulation, 100mm thermalight block, 12.5mm plasterboard on dabs with skim finish.

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 DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003

CAVITIES AND FLASHINGS
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. At all abutments Code 4 lead flashing fitted into mortar joint 25mm deep min 150mm upstand.

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.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.

FLAT ROOF
To achieve minimum U Value of 0.18W/m²K
Flat roof to be fully adhered single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification on suitable waterproof membrane on 22mm exterior grade ply wood laid on firrings to give 1:40 falls to gutter on 47x200mm grade C24 timber joists (engineer to confirm) at 400ctrs max span 3.22m (Structure to engineer's details and calculations) 110mm Kingspan Kooltherm roof insulation between joists maintaining a min 50mm airgap above, plus 37.5mm Kingspan Kooltherm K118 Insulated Plasterboard and finish with 3mm skim coat of finishing plaster. Ensure the proposed dormer flat roof covering achieves designation BROOF (t4)
25mm vents to be provided at either end of the cold flat roof

INTERNAL STUD PARTITIONS
100mm x 50mm softwood timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO WC
To WC provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.
Any pipes passing through garage to be fire stopped
Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater outlets be at lowest point in the roof, accessible for maintenance and recessed to allow free flow of water. Rainwater to be connected into existing drainage. New surface water soakaway for flat roof, positioned minimum 5m from building foundations. If necessary carry out a porosity test to determine design and depth of soakaway.

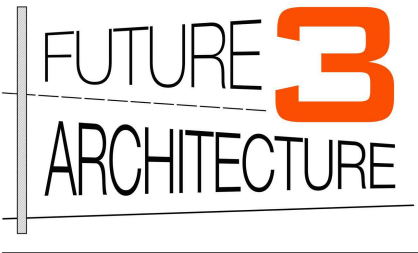
UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

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