PROPOSED EXTERNAL FINISHES
Roof: Concrete tiles - colour to match existing or to be The Clients' choice.
Windows / Doors: uPVC frames - colour to be determined by The Client.
Extension Eaves Details: uPVC - colour to be determined by The Client.
Walls: Part smooth render (white or off-white) / part common brickwork to match existing.

	PROPOSED STRUCTURAL BEAM / LINTEL, et cetera, SCHEDULE
B5	178 x 102 x 19kg UB. Refer to the structural calculations sheets for further detail.
B6	178 x 102 x 19kg UB. Refer to the structural calculations sheets for further detail.
B7	152 x 89 x 16kg UB. Refer to the structural calculations sheets for further detail.
B8	152 x 89 x 16kg UB. Refer to the structural calculations sheets for further detail.
P1	60 x 60 x 5mm (thick) SHS post to stabilise end of masonry wall. Post to be secured to existing and proposed floor joists at its top and bottom. Fix proprietary wall starter vertically along one edge (using TEK screws at 450mm vertical centres), and build up the masonry wall over the wall starter to provide mechanical connection between the masonry and the post.
L1	Catnic CG50/100 lintel. SWL 22kN, actual load < 10kN (worst case). See data sheet provided within the structural calculations sheets.
L2	Catnic CG90/100 lintel. SWL 22kN, actual load < 15kN (worst case). See data sheet provided within the structural calculations sheets.
L3	2No. Catnic BSD100 lintels. SWL 19kN ea., actual load < 12kN ea. See data sheets provided within the structural calculations sheets.

Proposed structural steel beam s, posts, etc, in support of floors, roofs, walls, etc, is are to be primed with red oxide paint to prevent corrosion. End-bearings of beam s (and padstones where required) are to be installed as per the structural calculations sheets provided. Connections are to be as per the connection details provided within the structural calculations sheets and/or the detail(s) provided on this drawing. Exposed structural steelwork is to be encased in 12.5mm thick Fire-line plasterboards with taped joints, screwed to SW 50 x 50mm cradles encasing the steel section - firmly secured to the steel section and the supported structure. Finish all areas of visible plasterboards in a plaster skim coat. The Contractor is to be aware: Length dimensions of the proposed beam s shown on the project drawings is are the clear open spans used for structural design purposes. The Contractor is to take all necessary site dimensions and consider end-bearings and any connection details to calculate the actual beam length s to order.

Where a new structural opening s within a loadbearing walls is are proposed, The Contractor shall allow for excavating trial holes for inspection (by the appointed Registered Building Inspector (RBI)) of the existing foundations and bearing strata, and for his/her consideration of these to adequately support the proposed redistribution of load, prior to conducting any demolition work. At the discretion of the RBI, the remaining masonry wall s will be underpinned (in accordance with any directions received from the RBI) down to suitable strata to safely bear the redistributed load. OR, advice will be sought (by The Client or The Contractor) from a suitably qualified structural engineer, and any required additional work will be carried out in accordance with Instruction(s) then provided (if any). The Contractor is advised to conduct further trial hole investigations to determine the depths of footings to any/all nearby structures potentially affected by excavation work (proposed drainage / foundation trenches, etc), and will adopt a sequenced approach to the excavation/underpinning work to maintain the structural stability of these nearby structures. Should The Contractor have any concerns whatsoever toward the stability of any structures during excavation works, advice must be sought from a suitably qualified structural engineer prior to conducting the work.

FIRE SAFETY LEGEND	
Escape Window	New double glazed window (frame finish to be The Clients' choice) to be supplied and fitted by a FENSA registered contractor, and designed as an escape window for compliance with Approved Document B.
FD30s	New door and frame to provide 30 minutes resistance to fire and is to have intumescent strips and smoke seal.
SD HD	New inter-connected smoke detector / heat detector to be mains operated and to have battery back-up.

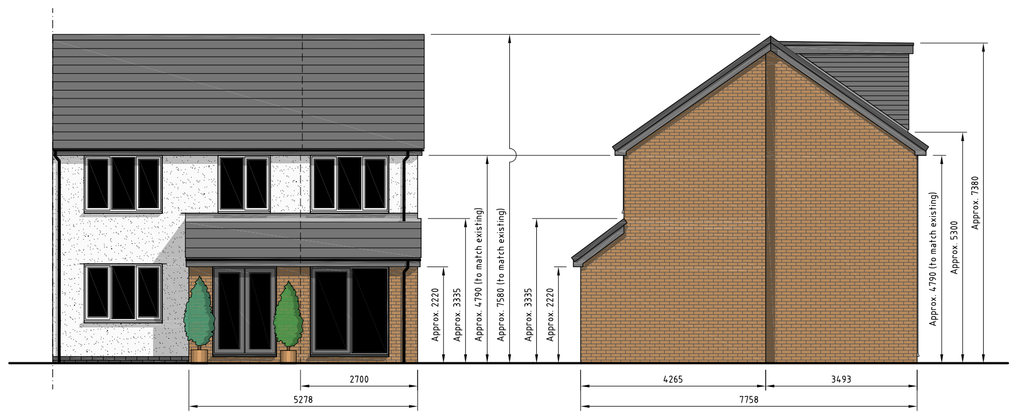
Unless otherwise shown on the floor plans (and section details if provided) supplied, any proposed timber stud partitioning is to be plated on both sides using 12.5mm thick Fire-line plasterboards, with taped joints and skim finish.

Unless otherwise shown on the floor plans (and section details if provided) supplied, any new ceilings (and exposed structural steel beams, etc) shall be plated in 12.5mm thick Fire-line plasterboards, with taped joints and skim finish.

GENERAL CONSTRUCTION LEGEND	
	New cavity wall where shown (see proposed layout) in accordance with Section 1 and Section 4 of the Additional Notes document provided.
New Window	New window to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the Additional Notes document.
Blockwork Brickwork	New load-bearing internal masonry wall where shown (proposed layout) in accordance with Section 4 of the Additional Notes document.
New door set	New double glazed door(s) to be supplied / fitted by a FENSA registered contractor in accordance with Section 6 of the Additional Notes.
New bi-fold doors	New bi-folding double glazed doors to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the Additional Notes document provided.
	New timber stud partition to be constructed in accordance with Section 7 of the Additional Notes document provided.
B1 / B1	New single or double structural beam to be in accordance with the structural calculations sheets and Section 5 of the Additional Notes document.
B2	Proposed structural beam or lintel reference indicator (see the beam schedule and the structural calculations sheets provided).
New door set L1	New internal door set within load-bearing wall (indicated by lintel reference) or timber stud partition (no lintel reference).
	Assumed line of existing below-ground drainage. The Contractor is to verify the location(s) and depth(s) of all buried drainage prior to conducting any demolition or building works on site.
New inspection chamber	Line of proposed below-ground drainage to be installed in accordance with Section 2 of the Additional Notes document, and to the satisfaction of the LABC (or RBCA).

Unless otherwise instructed by The Client, The Contractor shall include for all making good (finishes to match the existing) to all areas affected by the proposed works.

All finishes, including decor, flooring, skirtings, internal doors (subject to Building Regulations approval where applicable), architraves, fixtures and fittings, et cetera, shall be carried out in accordance with any written instructions given to The Contractor directly by The Client.

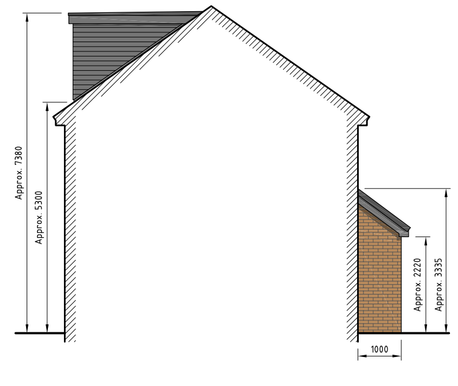


PROPOSED FRONT ELEVATION 'A' SHOWN @ 1:100

PROPOSED GABLE ELEVATION 'B' SHOWN @ 1:100

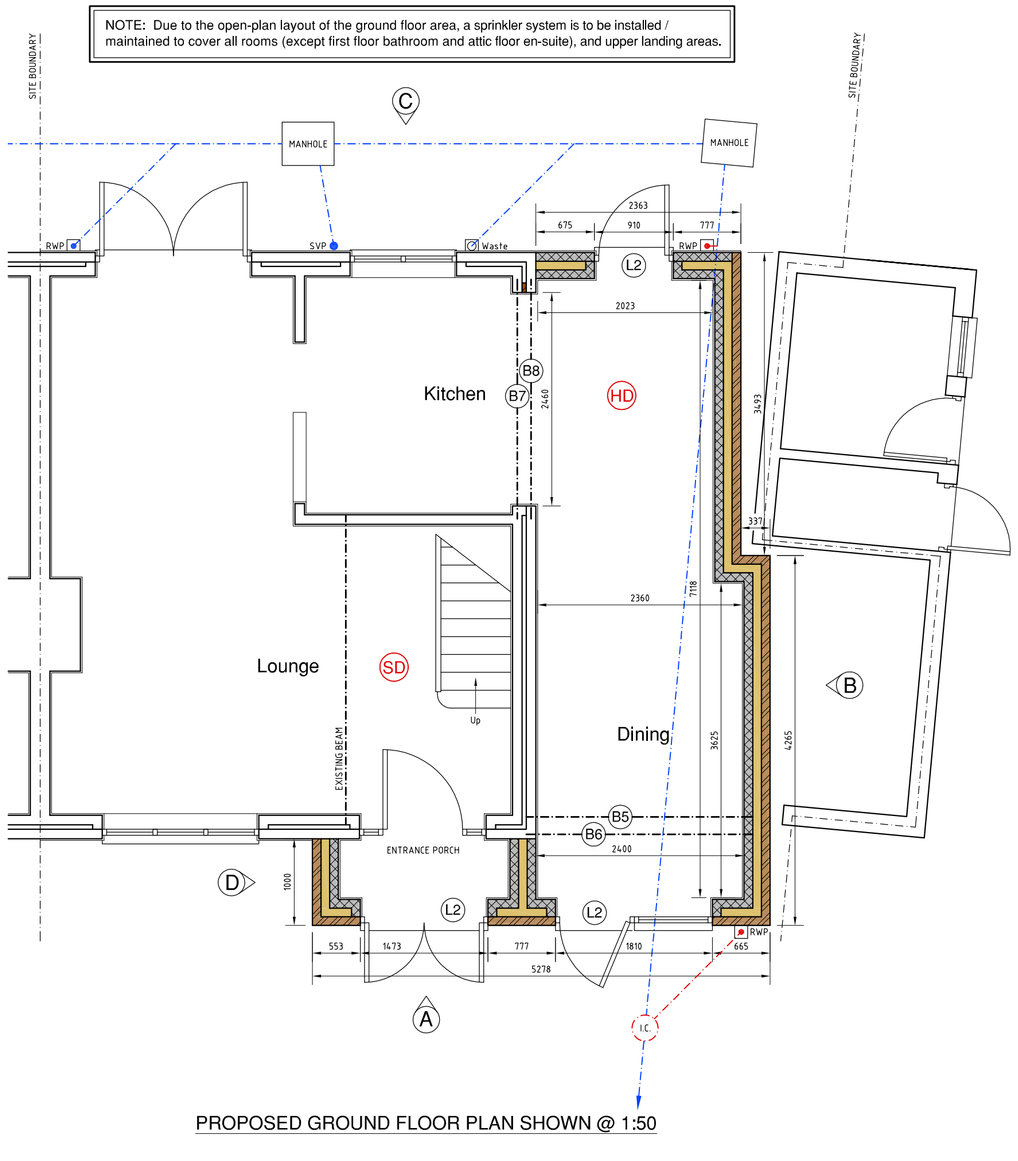


PROPOSED REAR ELEVATION 'C' SHOWN @ 1:100

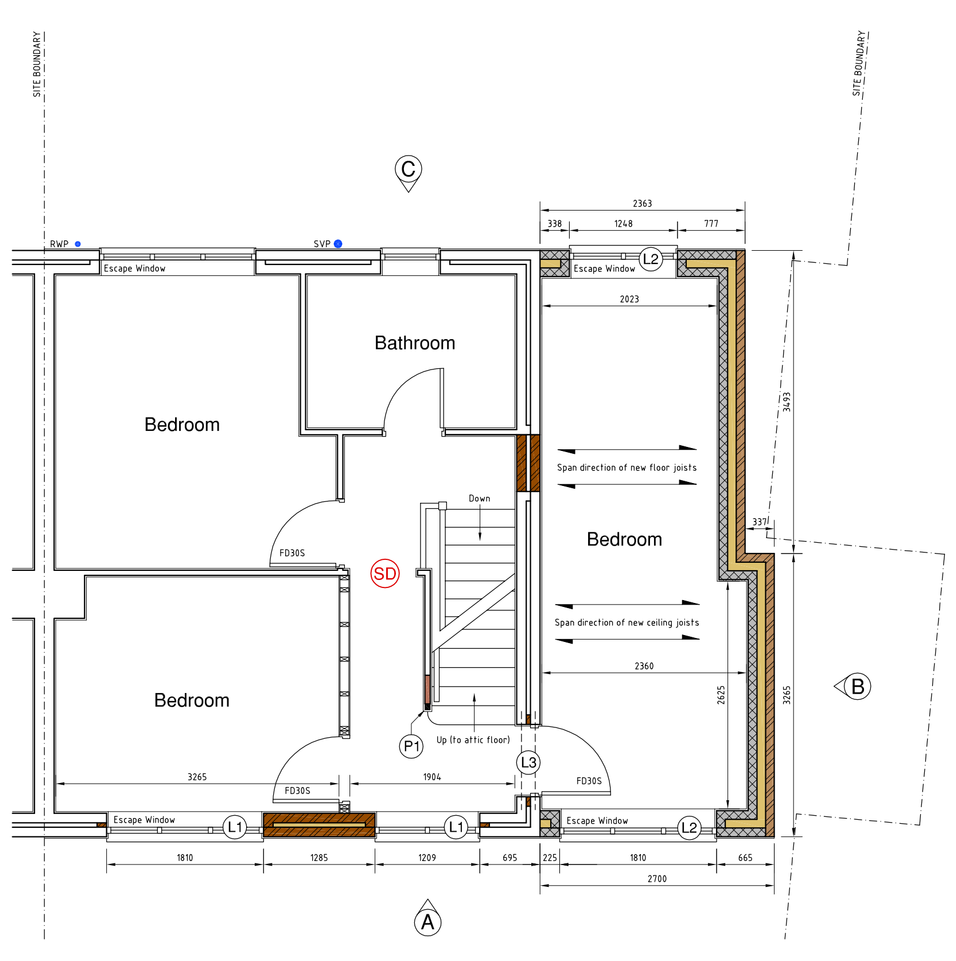


PROPOSED VIEW FROM 'D SHOWN @ 1:100

NOTE: Due to the open-plan layout of the ground floor area, a sprinkler system is to be installed / maintained to cover all rooms (except first floor bathroom and attic floor en-suite), and upper landing areas.



PROPOSED GROUND FLOOR PLAN SHOWN @ 1:50



PROPOSED FIRST FLOOR PLAN SHOWN @ 1:50

NOTE: Due to the open-plan layout of the ground floor area, a sprinkler system is to be installed / maintained to cover all rooms (except first floor bathroom and attic floor en-suite), and upper landing areas.

1:100 | 1m | 2m | 3m | 4m | 5m | 6m | 7m | 8m | 9m

NOTE: No investigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or The Contractor are strongly advised to obtain an Asbestos Refurbishment Survey report prior to commencing any demolition or building work.

1:50 | 1m | 2m | 3m | 4m | 5m | 6m | 7m | 8m | 9m

NOTE: The Client / The Contractor are strongly advised to ascertain from all Public Utility Undertakers the position of their apparatus in the vicinity of the proposed work, and shall notify each utility of the proposed work start and end dates. The Client / The Contractor shall comply with all reasonable requirements of all Public Utility Undertakers for the protection of their apparatus, which may be affected by the work.

NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All new electrical work is to be in accordance with Section 15 of the Additional Notes document provided. All new gas installation work (if required) is to be in accordance with Section 16 of the Additional Notes document.

1:20 | 1m | 2m | 2.5m | 2m | 3.5m

NOTE: Prior to conducting any demolition work, The Contractor is to ensure that existing structures are adequately supported, either temporarily or permanently. Should The Contractor have concerns as to the stability of existing structures potentially affected during these works, he/she/they shall seek professional structural advice, and not commence work until this has been given.

NOTE: At the discretion of the LABC (or RBCA), The Client will obtain SAP calculations to demonstrate that the energy efficiency of the property will not be adversely affected by the proposed work, and will agree to improve the insulation properties of the building in accordance with any recommendations of the specialist SAP provider, if required.

This drawing is to be read alongside Drawing Nos EL1, PL2, PS1, LP1, SP1, the Structural Design Calculations sheets, and the Additional Notes document provided.

'The Client' shall mean Mr Matthew Marrills of 99 Berry Hill Avenue, Knowsley Village, who has/have instructed Building Design Solutions to act on his behalf for the purpose of preparing building plans, structural design calculations (for proposed lintels, beams, posts, and the like), and an 'Additional Notes' document relating to his proposed building project. 'The Designer' shall mean Building Design Solutions and any representatives/consultants thereof engaged during the design stage (ONLY) of this building project. 'The Contractor' shall mean any trade person(s) or building contractor(s) appointed by The Client to carry-out building work in accordance with the project drawings, structural design calculations, and the additional notes document, together with any further works in accordance with direct instructions received from The Client.

The Client is to appoint a building control body (Local Authority Building Control team (LABC) or a Registered Building Control Approver (RBCA)). The Client is to make available to that building control body, and The Contractor, all drawings, the structural design calculations sheets, and the additional notes document - as is necessary for the approval and implementation of the proposed scheme. Furthermore, any works requiring building regulations approval (proposed by The Client) which is outside of The Designer's remit, must be made known to the appointed building control body by The Client.

Both The Client and The Contractor should familiarise themselves with ALL of the notes provided below.

CONTRACTUAL AGREEMENT
The Client and The Contractor are strongly advised to enter into a recognised form of written contract with one another. A 'JCT (Joint Contracts Tribunal) Building Contract for a Home Owner / Occupier (who has not appointed a consultant to oversee the work)' form of contract is considered appropriate for this building project.

CDM REGULATIONS
The Construction (Design and Management) Regulations 2015 (or CDM 2015) place legal duties on 'dutyholders' involved in construction projects, including Clients, Domestic Clients, Designers, Principal Designers, Contractors, Principal Contractors, and Workers. These Regulations cover the management of health, safety and welfare for construction projects. All relevant dutyholders involved in this project must comply with these regulations. A guidance booklet can be downloaded from the following link: www.hse.gov.uk/pubns/books/l153.htm

BUILDING SAFETY ACT
The Building Safety Act 2022 (which sets out to ensure that building work complies with the Building Regulations) places legal duties on 'dutyholders' involved in construction projects, including: Clients, Domestic Clients, Designers, Principal Designers, Contractors, and Principal Contractors. A dutyholder is any person (including a domestic client) involved with the design, construction, and/or modification of a building project which falls under the legal framework of The Building Act 1984, The Building Safety Act 2022, and the Building Regulations 2010. All relevant dutyholders involved in this project must comply with their legal duties. Further guidance can be found at: www.quadrantai.co.uk/dutyholders and www.legislation.gov.uk/uksi/2023/911/regulation/6/made

PARTY WALL (etc) ACT 1996
The Client must serve notice to the adjoining/adjacent property owners in accordance with the requirements of the Party Wall (etc) Act 1996 where work to a party wall (and/or a party fence wall) is proposed, where building adjacent to or astride a party boundary is proposed, or where excavations are proposed within 3.000m of an adjacent property, and/or within 6.000m of an adjacent property where special foundations are envisaged. An explanatory booklet and example letters can be found at: www.gov.uk/party-wall-etc-act-1996-guidance

PUBLIC UTILITY COMPLIANCE
The Client shall contact his sewerage undertaker (prior to beginning any works on site) to determine the position of any nearby shared drains (or other apparatus) which may hinder this project, as written consent may be required by the sewerage undertaker before any building work may begin. The Client shall ascertain advice from all other relevant public utility undertakers regarding the positions of their apparatus which may be in the vicinity of the proposed works, and shall notify all relevant public utility undertakers of the proposed start date and end date of the building work.

GENERAL
All dimensions stated on the project drawings, in the additional notes document and the structural design calculations sheets are in millimetres (mm) and metres (m). The Contractor shall be responsible for checking the accuracy of all given dimensions for the proposed building work (and how this relates to the surrounding site) prior to starting any building work, and for the correct setting out of all work on site. The Contractor shall notify The Designer of any dimension discrepancies found, who will then amend the plans accordingly, and before any building work is started.

The Contractor will be responsible for informing (not less than 2 days in advance) the LABC (or RBCA) of the proposed construction phase 'start date' (when works on site begin, excluding site set-up and enabling works), and in advance of all relevant key stages of the contract (as directed by the LABC or RBCA), to allow for inspection of the work as required under Building Regulations.

The Contractor must be fully satisfied (and be able to demonstrate to The Client) that he/she/they has/have sufficient competency to carry-out the proposed building work, and must fully understand his/her/their responsibilities for compliance with building regulations (including The Building Act 1984, The Building Safety Act 2022, and the Building Regulations 2010), and all relevant health and safety regulations and legislation affecting this project (including the CDM 2015 Regulations).

Instructions given to The Contractor directly by The Client must not contravene building regulations, planning legislation, or legislation pertaining to health & safety. Should The Contractor have reservations toward any instruction(s) received directly from The Client, he/she/they shall seek professional advice from the relevant authority, and/or a suitably qualified and relevant design professional.

The Client shall not deposit any plans (or other design information) supplied by The Designer with his Local Planning Authority (LPA) and/or LABC (or RBCA), until he is satisfied that the information provided is in accordance with his verbal or written design brief.

The Designer has made every effort to ensure that the information provided on the project drawings, within the additional notes document, and the structural design calculations sheets, conform to current building regulations. However, these regulations are subject to change and approval may therefore be 'conditional'. Any building work which is started prior to unconditional building regulations approval, is done so at the risk of The Client.

The Designer may have offered advice relating to the National Planning Policy Framework. However, 'local' planning policies may differ from one authority to another, and may differ between areas within an authority (buildings on greenbelt designated land, buildings within conservation areas, listed buildings, buildings in proximity to listed buildings, etc) and therefore, specific local planning policies which may affect this project, may not be known to The Designer. Furthermore, certain buildings/land have covenants which restrict their future alteration/usage. It remains the responsibility of The Client to have restrictive covenants removed prior to any proposed alterations which may otherwise contravene such covenants. The Designer has developed these plans in accordance with The Client's brief/wishes, and therefore does not accept any responsibility whatsoever should planning permission be refused. The Client must be aware that decisions of the LPA to enforce local planning policy, and therefore to grant or refuse planning permission, is/are beyond the control of The Designer, and any building work which is started prior to the relevant permissions being in place, is done so at the risk of The Client.

GENERAL CONSTRUCTION NOTES:

Foundations
All works involving existing and proposed foundations are to be carried out in accordance with Section 1 of the additional notes document provided, the details provided in Section A-A, and any specific detail(s) provided in the structural design calculations sheets.

Drainage
Below-ground drainage positions shown on the project drawings are assumed, and their actual positions must be checked by The Contractor prior to the start of any site work. Alterations to existing below-ground drainage, and new drainage work, are to be carried out in accordance with Section 2 of the additional notes document provided.

Proposed Cavity Walls
Proposed cavity walls are to be constructed where shown on the proposed layout drawings and in accordance with Section 4 of the additional notes document, Section A-A details, and any specific details if provided in the structural design calculations sheets. Where external walls are shown to receive a rendered finish, refer to Section 14 of the additional notes document provided.

Proposed Floor Construction
Proposed ground-bearing solid floor construction, and suspended timber first floor level floor construction are to be in accordance with Section 3 of the additional notes document and Section A-A details provided.

Proposed Timber Stud Partitions
Proposed timber stud partitioning is to be constructed where shown on the proposed layout drawing and in accordance with Section 7 of the additional notes document provided.

Proposed Roof Construction
All works to the proposed roof structures is to be carried out in accordance with Section 10 of the additional notes document and Section A-A details provided.

Leadwork
Alterations to existing leadwork, and installation of new leadwork is to be carried out in accordance with Section 11 of the additional notes document provided.

Windows and External Doors
Where purpose-made windows and external doors are being fabricated, the fabricator contractor shall prepare fabrication drawings showing complete details of these, and details of connections between these and the surrounding structure(s). New windows and external doors are to be manufactured and fitted by a FENSA registered contractor and be in accordance with Section 6 of the additional notes document provided.

Mechanical Ventilation
Mechanical ventilation shall be provided in accordance with Section 8 of the additional notes document provided.

Support Beams, Lintels, Posts, etc
Structural support beams, lintels, posts, and the like are to be in accordance with the structural calculations sheets and Section 5 of the additional notes document provided.

Carpentry and Joinery
All works to comply with Section 9 of the additional notes document provided.

Miscellaneous Works
Due to access restrictions resulting from the erection of the proposed extension, The Client may wish to reduce the need for regular maintenance by opting to replace old fascias, soffits, guttering, rainwater pipes, et cetera, with new uPVC alternatives. The Contractor shall raise this matter with The Client and build into the quotation sum any additional work not directly covered on the project drawings and/or within the additional notes document.

Electrical Installations
Isolation of existing electrical circuits, and proposed electrical installations are to be carried out by persons currently registered under the government 'Competent Persons Scheme'. All work to be agreed between The Client and The Contractor and is to be in accordance with Section 15 of the additional notes document provided.

Heating and Hot Water Installation
Where necessary, the existing heating and hot water supply shall be extended to positions agreed to between The Client and The Contractor. All work is to be in accordance with Section 16 of the additional notes document provided, and to be installed and commissioned by a Gas Safe registered installation engineer (or other Competent Person(s) registered under the government Competent Persons Scheme).

BUILDINGDESIGNSOLUTIONS
Architectural & Structural Design Services

99 Berry Hill Avenue, Knowsley Village, Knowsley, L34 0EJ		
Proposed Two-Storey Side Extension, Single Storey Front Extension & Loft Conversion		
Drawing No.PL1 (Proposed Layouts / Building Work)		DPR
Scale As Shown	Construction Issue	A1
February 2024		

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