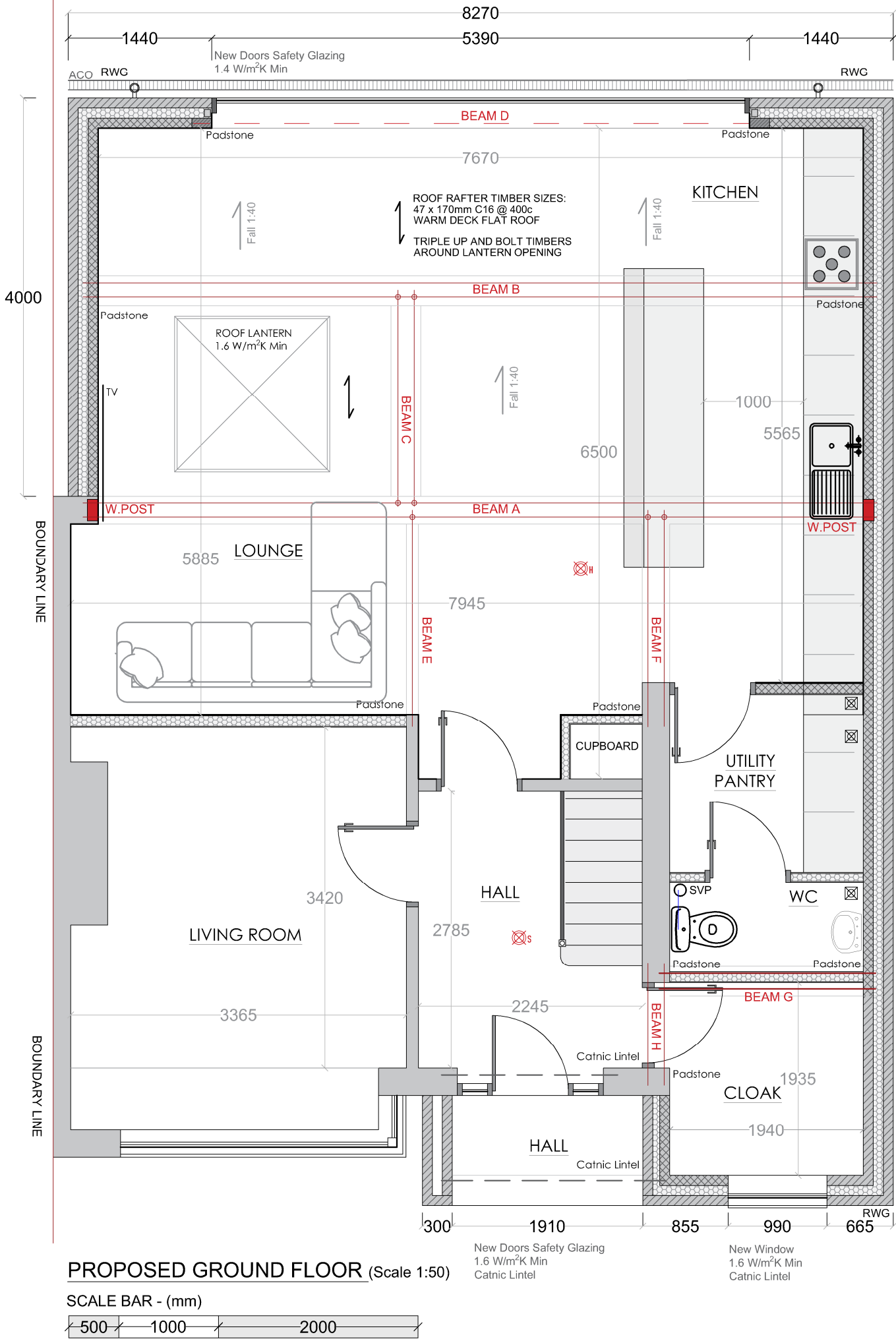


PART A - 8270mm / 3 = 2756mm
1440 + 1440 = 2880mm - (Masonry Greater than 1/3rd)
Consider not using goalposts to rear opening. Stability calc from SE



ROOF RAFTER TIMBER SIZES:
47 x 170mm C16 @ 400c
WARM DECK FLAT ROOF

TRIPLE UP AND BOLT TIMBERS
AROUND LANTERN OPENING

Condition of existing building to be
further assessed for suitability.
Existing beams should be determined
by S.E and assessed / replaced

Lines of drainage could not be fully
determined. New drainage runs to be
agreed onsite with Building control prior to
covering up

Boiler location to be confirmed by
specialist.

**New and altered structural elements such as
steelwork and bearings must be designed by a
qualified structural engineer and complete
calculations are to be provided justifying
adequacy. Existing foundations to be
assessed by BCO for suitability and overall
stability**

- Smoke Detector & Sounder
- Heat Detector & Sounder
- New Steelwork / Trimmers
- Extract fan
- External light

PLANNING NOTES

The materials of the extension
(such as bricks, tiles, rendering,
timber etc) should whenever
possible match those of the
existing property and be of the
same colour, texture and size. If
matching materials are not
available, the materials should be
as close a match as possible.
Windows and doors should be of
the same proportions, design and
materials of the existing house and
should be in line with the existing
openings.

- Final room layouts: Kitchens,
Bathrooms, WC's to be
decided by owners.

- Kitchens, Bathrooms, WC's to
be ventilated (see spec)

- External facades to be
rendered

New Thermal Elements	
Walls -Insulation - 0.28W/m²K	
Roof -Insulation - 0.16W/m²K	
Floor - 0.22w/m²K	
Windows & Doors - 1.6w/m²K	
See Specifications & Details L1B - CONSERVATION OF FUEL AND POWER IN EXISTING DWELLINGS	

THE EXTENSION HOUSE

PLANNING & DESIGN SERVICES

54 St James Street, Liverpool, L1 0AB

TheExtensionHouseLtd@gmail.com

Tel: 07568 164 169

ALL WORKS TO BE UNDERTAKEN TO LATEST BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS

TOWN AND COUNTRY PLANNING ACT 1990 - Advice to be taken from the Local Authority by Client, full planning permission should be applied for and obtained by the owners Prior to work commencing

BUILDING REGULATIONS APPROVAL - is required for this project. The contractor must provide the appointed Building control body with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

PARTY WALL ACT - Prior to commencing work the builder/owners shall ensure that neighbors have been given notice under the Party Wall Act 1996.

CDM REGULATIONS 2015 - The contractor/builder shall be fully aware of the latest Construction (Design and Management) Regulations 2015. The contractor shall notify the Health and Safety Executive where required.

GENERAL - All dimensions given whether figured or scaled are to be checked and verified on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.

PURPOSE	SITE ADDRESS	
Planning and Building Regulations Only	64 Bowring Park Ave, Liverpool, L16 2NF	
WORK	Number	REVISION
Erection of Double storey Side and single storey rear extension to dwelling house	3	A
DRAWING	SCALE 1 - A3	
Proposed Ground Floor	1:50	