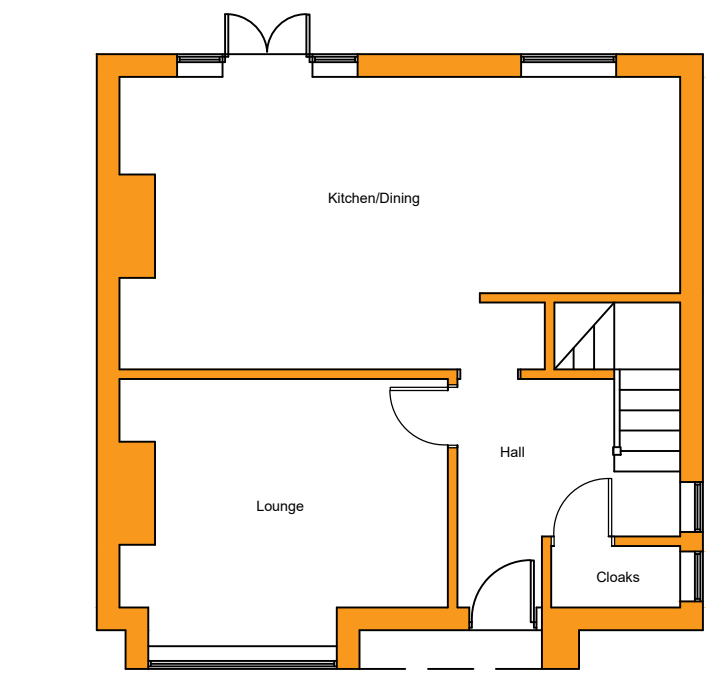
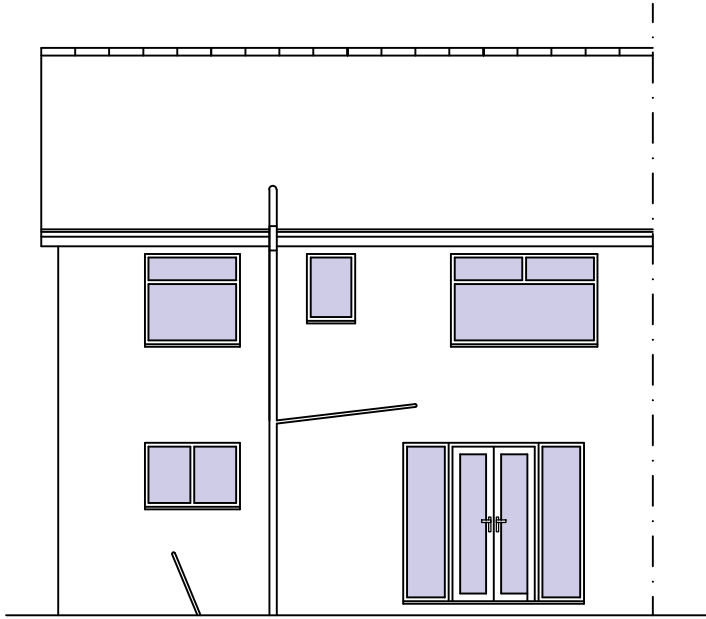




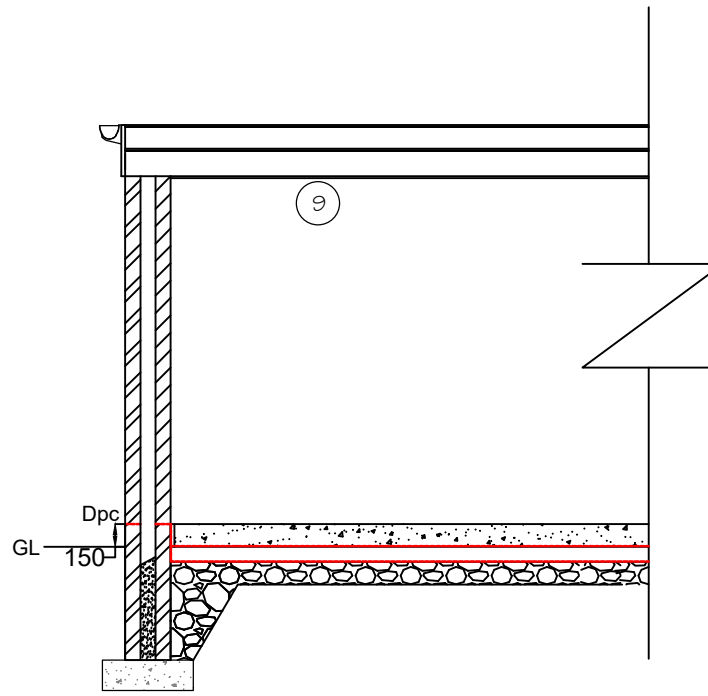
Existing Ground Floor Plan
Scale 1:100



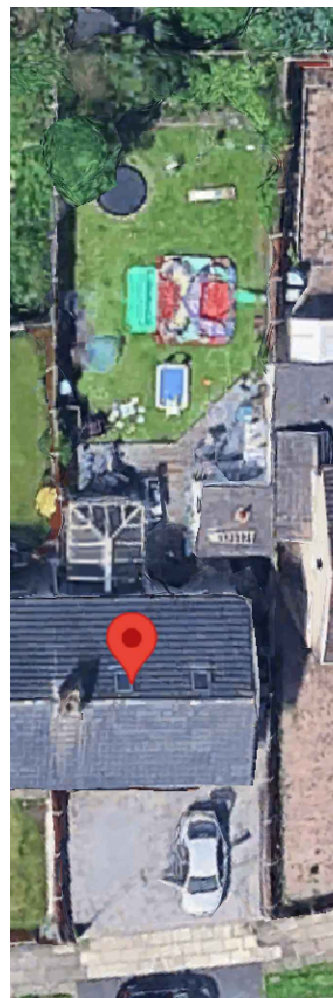
Existing Rear Elevation
Scale 1:100

CONTRACTOR RESPONSIBILITIES

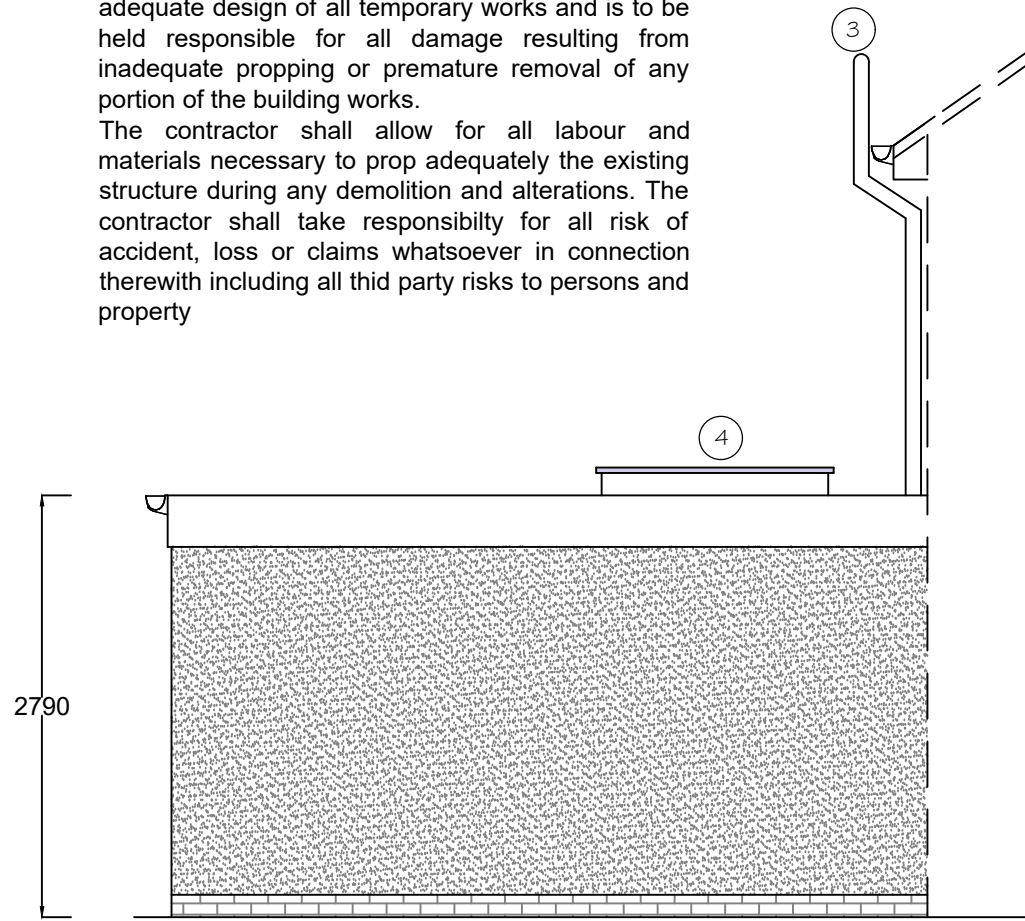
Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding.
The contractor shall take into account everything required for the proper execution of the works to the complete satisfaction of the LA building inspector whether or not indicated on the drawing. All materials used shall be fixed mixed or applied in accordance with the manufacturers specifications and instructions and to comply with current codes of practice, all dimensions to be confirmed onsite all new materials to be to of the best quality.
The contractor shall before commencing works on site examine all available drawings and undertake an inspection of the existing structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractor whenever necessary.
The contractor shall establish the nature and adequacy of the existing ground to support the proposed foundations and seek approval from the building control officer in respect of this.
All debris is to be removed from site as work proceeds and the site is to be left in a clean and tidy state at the end of each working day. Where existing surfaces are to be disturbed they shall be made good in every respect to match existing. The contractor shall agree the condition of the existing surfaces etc with the client prior to commencement of the work. All demolition works are to be carried out in accordance with the regulations of the local authority. The contractor is responsible for the adequate design of all temporary works and is to be held responsible for all damage resulting from inadequate propping or premature removal of any portion of the building works.
The contractor shall allow for all labour and materials necessary to prop adequately the existing structure during any demolition and alterations. The contractor shall take responsibility for all risk of accident, loss or claims whatsoever in connection therewith including all thid party risks to persons and property



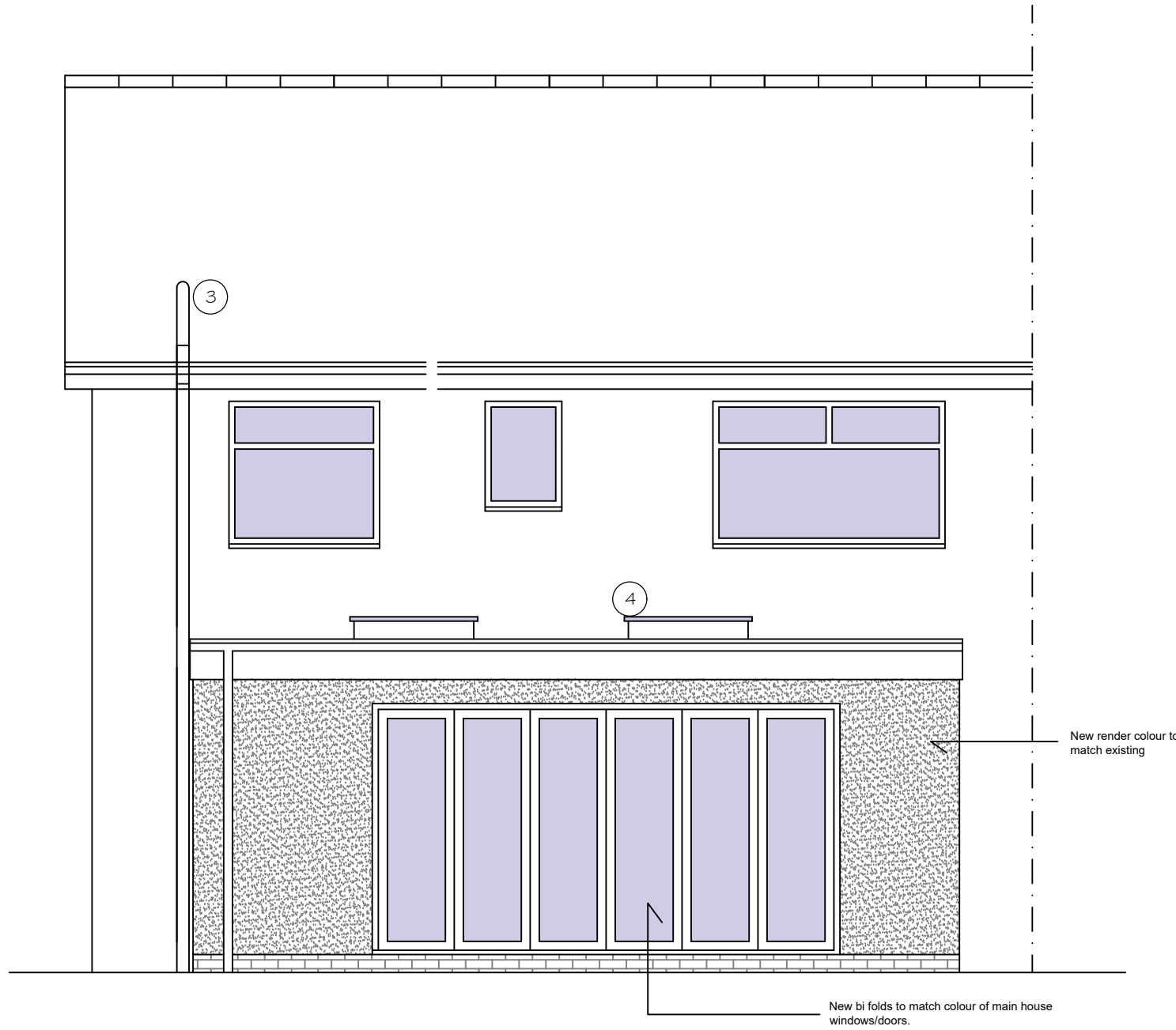
Warm Roof Section
Scale 1:50



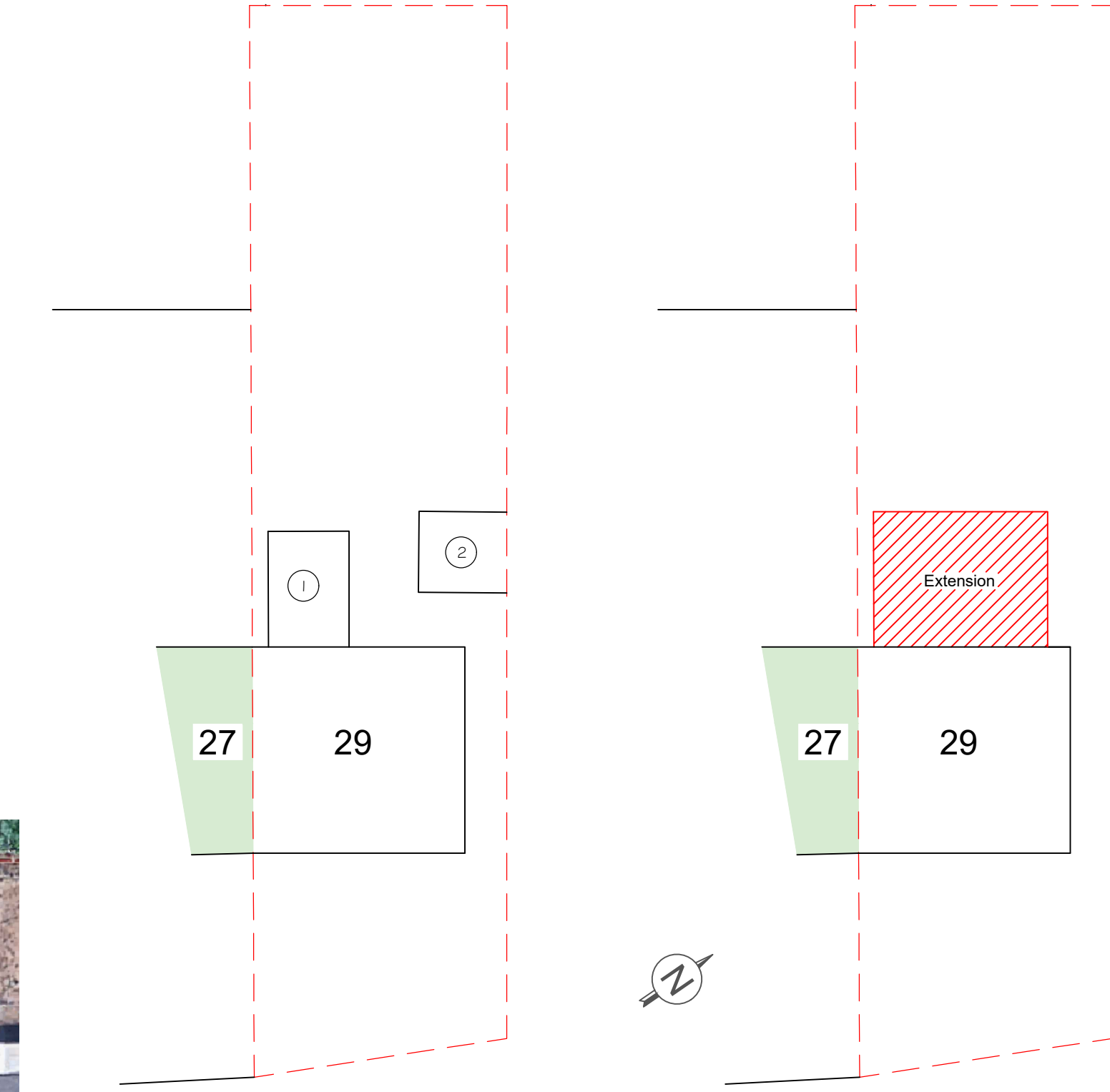
Existing Aerial View



Proposed Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Existing Site Plan
Scale 1:200

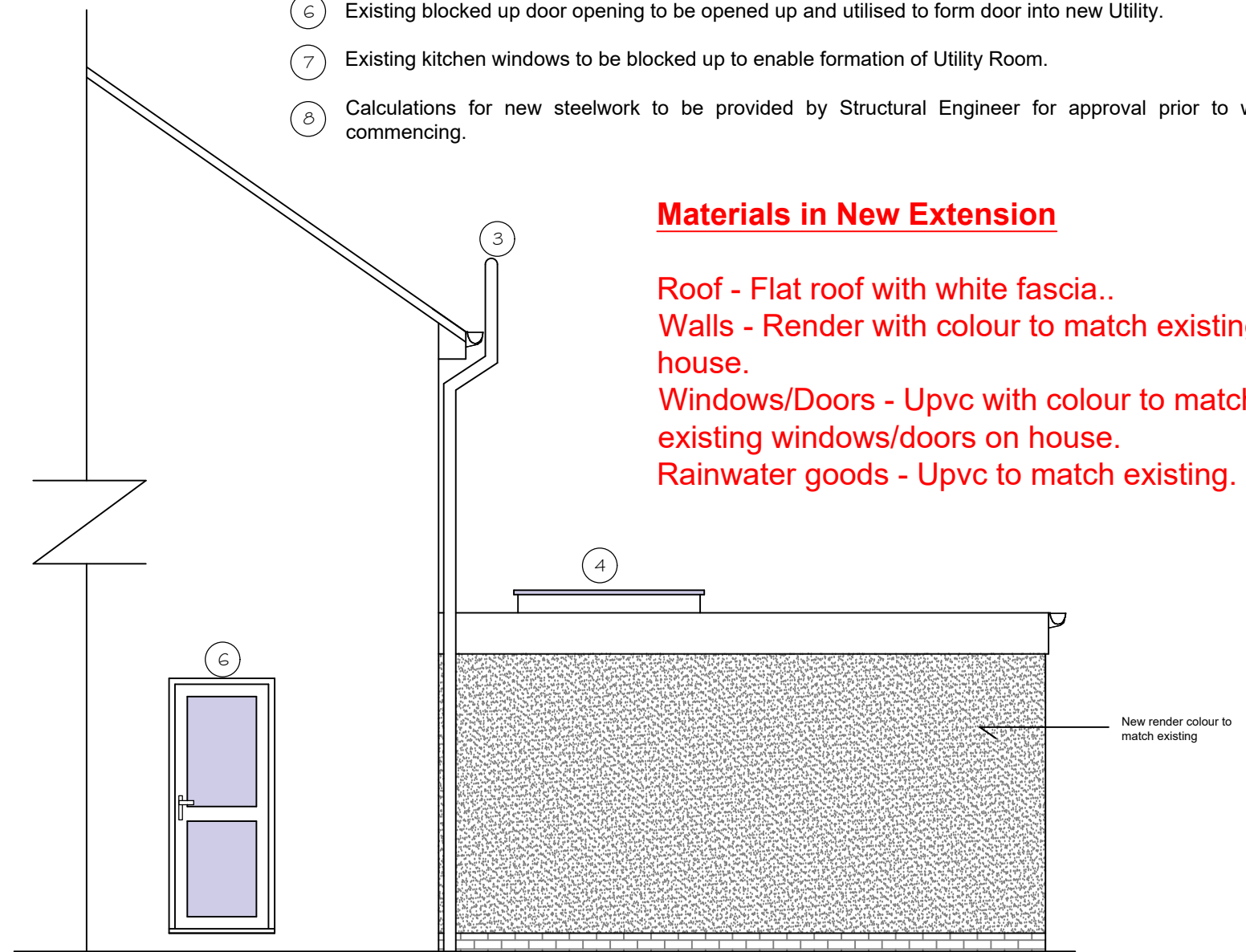
Proposed Site Plan
Scale 1:200

NOTES

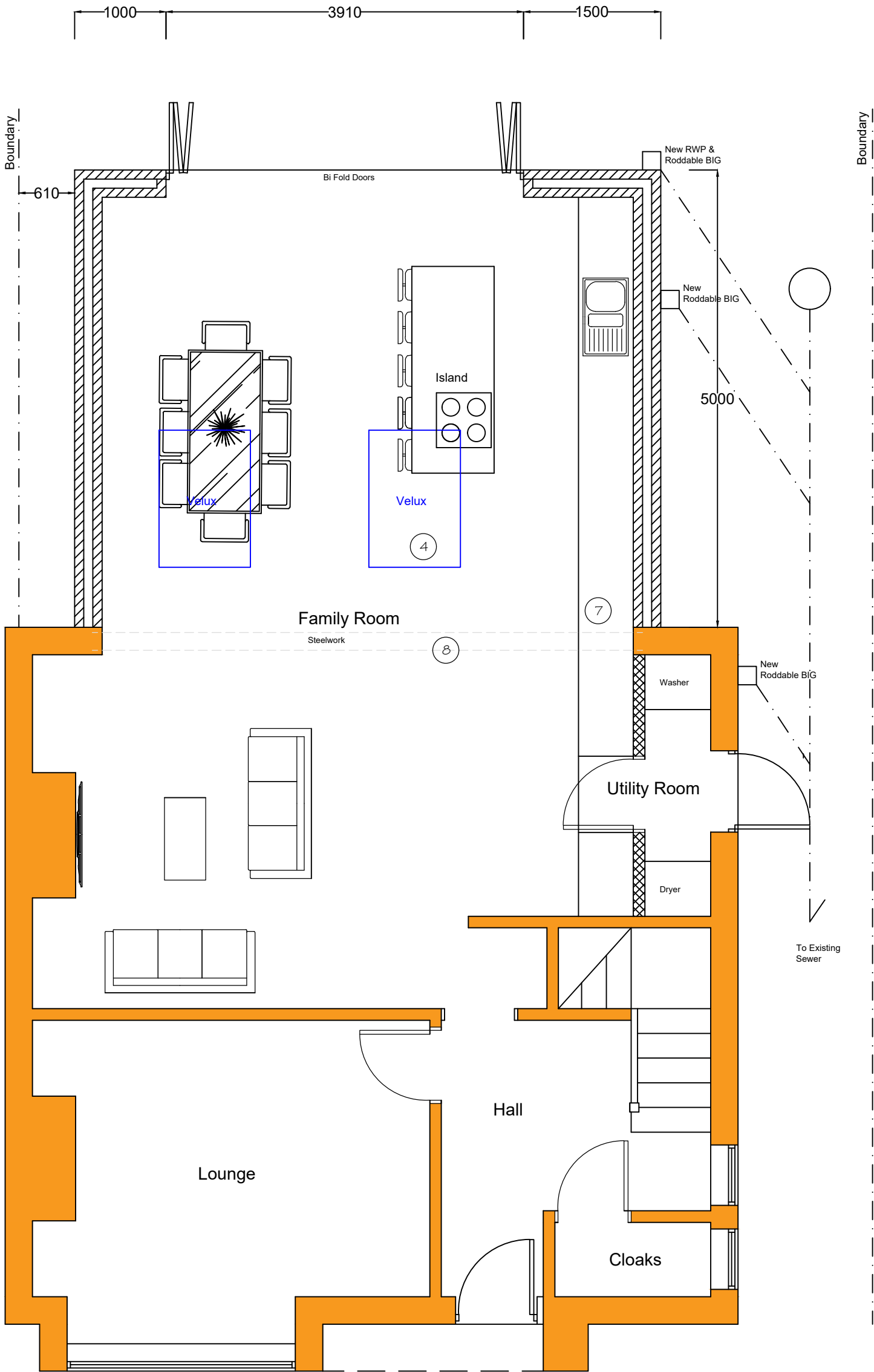
- Demolish and cart away existing conservatory prior to extension works commencing.
- Demolish and cart away existing brick shed prior to extension works commencing.
- New SVP to be provided in position as detailed as spec with all existing wastes re routed. Roddable access point to be provided at base of stack.
- S/f 2No Velux flat rooflights and form individual wells in ceiling in positions detailed. Size 1500mm x 1000mm (Exact size to be determined on site). Double trimmers to be provided around openings and cheeks of well to have 125mm Kingspan Thermo PitchTP10, installation in accordance with manufacturers instructions.
- New windows to achieve 1.4W/m2K or Window Energy Rating Band B, new doors to achieve 1.4W/m2K or Doorset Energy Rating Band C (Band B if less than 60% glazed). Rooflights to achieve 2.2W/m2K. Manufacturers literature to be provided prior to installation confirming this.
- Existing blocked up door opening to be opened up and utilised to form door into new Utility.
- Existing kitchen windows to be blocked up to enable formation of Utility Room.
- Calculations for new steelwork to be provided by Structural Engineer for approval prior to work element commencing.

Materials in New Extension

Roof - Flat roof with white fascia..
Walls - Render with colour to match existing house.
Windows/Doors - Upvc with colour to match existing windows/doors on house.
Rainwater goods - Upvc to match existing.



Proposed Side Elevation
Scale 1:50

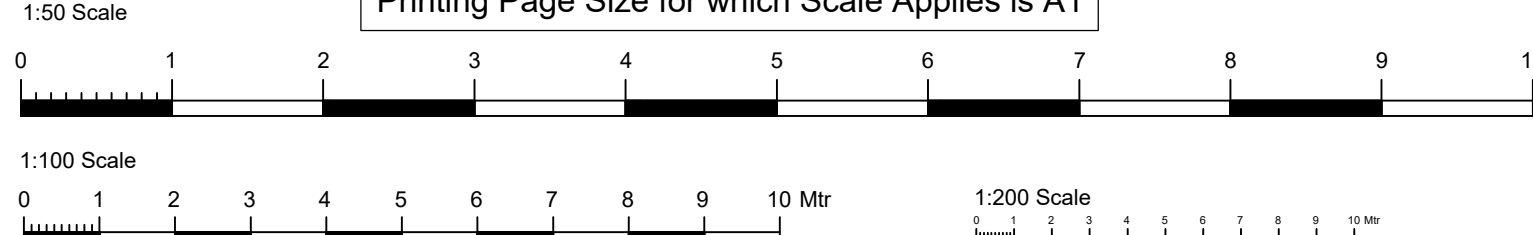


Proposed Ground Floor Plan
Scale 1:50

NOTE: These drawings are **not intended as full working details / specifications** and are intended solely for 'in principal' Building Regulation and Planning Requirements. The client is to advise the contractor regarding elec socket locations, light fittings, radiator positions, wall finishes etc.

This drawing may not be reproduced, made use of in any way, or issued to a third party without the permission of **plans2build.uk**. The contractor is responsible for checking and verifying all details and dimensions on site **prior to work commencing**. Any discrepancies to be reported to the designer.

Scale Bars



- Existing Walls
- New Brickwork
- New Blockwork
- New Studwork

SPECIAL CONSIDERATIONS

All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the builder to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safely glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

FOUNDATIONS

Foundation depth, size and type to be determined by the ground conditions and to be to the satisfaction of the District Building Control Officer.

Strip founds to be a minimum 750mm deep to a suitable load bearing sub strata.Strip founds to be min 1:2.4 conc. Founds over soft spots to have a layer of A393 mesh included with min 30mm cover.Strip founds to be taken down to the invert level of any drains within 1 metre or to angle of repose from invert level of drain.Minimum dimensions of founds to be 600mm x 200mm deep. District Building Control Officer to be informed 24 hours prior to concreting.Concreting to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

CAVITY WALLS

103mm facing brick or 100mm dense (7N) block with render finish to outer skin , 100mm cavity to have Celotex Thermaclass Cavity wall 21 insulation 90mm thick or similar approved, 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give a U Value of 0.18 W/m2k. Alternatively, provide a 150mm cavity to have full fill 'Crown Dritherm 34' cavity insulation or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give U Value of 0.18W/m2k. Cavity wall below dpc level to consist of two skins of 103mm brickwork. Cavity to be filled with 1:10 weak mix conc up to 225mm below dpc. Dpc to be min 150mm above ground level. Wall ties to be included every 450mm vertically and 900mm horizontally (Min perm2). Cavities to be closed at eaves and around all openings with special PVCu insulated cavity closures by 'Thermabate' or similar approved to eliminate cold bridging. Cavities to be continuous where possible inc connection to existing masonry walls.All openings in brickwork to be surrounded with a damp proof course. Junctions between new and existing walls to be block bonded or alternatively, tied together with wall ties at 300mm c-c vertically. A dpc is to be inserted min 150mm above ground level in both skins. Suitable 'Catic' lintels are to be used above all door and window openings unless otherwise stated with cavity trays above and weep holes every 4th joint. Minimum external brickwork returns to be 675mm.

FLAT ROOF (WARM CONSTRUCTION)

Proprietary fibreglass layers laid as per manufacturers instructions to include a 2-part resin/450g matting(CSM) with a topcoat UV added laid on18mm OSB decking fixed through to joists with proprietary fixings min 38mm deep into structural timber. (Alternatively 1.5mm EPDM rubber fitted in accordance with manuf instructions and accessories.) 150mm Celotex GA4000 insulation board to give U Value 0.15W/m2K on vapour barrier on 18mm OSB board on firrings to give a min 1:40 fall on treated swd joists C24 size 195mm x 47mm at 400mm c-c with noggins provided at mid span. Wall plates to be 100mm x 75mm treated swd. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1300mm c-c. Ceiling to consist of 1200g polythene dpm behind 12.5mm plasterboard and skim. 150mm min fibreglass upstand to be provided where roof abutts brickwork.

SOLID FLOOR

150mm concrete (1:2:4) 500g polythene separating layer on 100mm thick Celotex GA4000 insulation to give U Value of 0.18 W/m2k on 1200g polythene damp proof membrane lapped over dpc to internal skin of brickwork / blockwork and into existing dpc of house. Dpm to be laid on well compacted 150mm deep sand blinded hardcore. Sub floor ventilation of any suspended floors to be maintained by the use of 100mm dia piping laid under the solid floor terminating at airbricks to the outside air. Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermofoor TF70 zero ODP perimeter upstand insulation strips between conc/screed and external walls

STUD PARTITIONS

New stud partitions to consist of 100mm x 50mm swd studs at 450mm c-c and noggins at 900mm c-c built off 100mm x 50mm sole plate. Studwork to be infilled with 100mm sound deadening quilt (min density 10kg/m2). Studwork to be faced both sides with 12.5mm plasterboard, scrim joints and skim plaster finish. Studwork at First Floor level to have double joist underneath.

DRAINAGE

All new drains to be 100mm dia 'Hepselev' glazed earthenware with falls min 1:40. Any drains passing through walls to be linteol over with reinf conc lintels. All drains to be encased in 150mm min conc if within 1000mm of building or passing under floors. All new gullies to be roddable. Gutters to be 75mm half round, RWP's to be min 65mm dia. Soil and vent pipe to be min 100mm dia and to terminate 900mm above the head of any window opening within 3000mm and to be fitted with a bird cage. WHB wastes to be 32mm dia PVC, bath waste to be 38mm dia PVC and sink waste to be 38mm dia PVC. All wastes to have a separate connection to the SVP and all traps to be 75mm deep seal. Junction of waste pipes to SVP to be a min of 200mm from soil connection. New manholes to consist of 150mm (1:3:6) conc base and class B engineering brick walls with class B cover. Internal manholes to have double seal screw down cover. Where existing drainage is a separate system, this is to be maintained. New stub stacks to consist of 100mm dia plastic pipe with screw down cap to facilitate rodding of drain. All new wastes to be bossed into stub stack. **NB All drainage layouts shown are 'indicative' and must be determined on site to the satisfaction of the Building Control Officer.**

VENTILATION

All new windows to have opening vent equivalent to 1/20th floor area. Windows and patio doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to kitchens, all to be operated via a humidistat.

ELECTRICAL WORKS

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7871 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING

Any extension/alteration to the heating system should be in compliance with Sections 5 & 6 of Approved Document Lvl.1. If a new gas boiler is to be installed, it should now achieve an efficiency rating of 92%ErP. A commissioning certificate should be copied to Building Control for the installation and a carbon monoxide detector to be provided in any room with a gas combustion appliance 1-3m away.

FIRE SAFETY

New mains wired linked smoke detection system to be provided to ground and first floor levels. System to be installed in accordance with BS 5446.

A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system.

Optical smoke detectors to be a min distance of 300mm from existing light pendants and walls. The minimum grade for the smoke detection is to be Grade 2 Category LD3 Standard in accordance with Approved Doc Part F Vol 1.

GENERAL

There does not appear to be any trees within the zone of influence of the foundations. If the foundations prove deep then they should be excavated in accordance with recognised guidelines and the ground floors should be suspended to minimise potential ground heave.

		52 Monks Drive Formby Liverpool L37 6DW		Tel: 07811 900 600 Email: mark@plans2build.uk Web: plans2build.uk	
Project		Single Storey Rear Extension Proposed Plans			
Title		29 Tithe Barn Lane Kirkby L32 5TG		Client Charlie & Sharon Hill charleshill24463@hotmail.co.uk	
Scale		1:50, 1:100, 1:200 @ A2		Rev A 17/12/25 Note on materials to match existing house added for Planning	
Date		Aug 2025			
Drawing No		Tith/01/Rev A			