

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

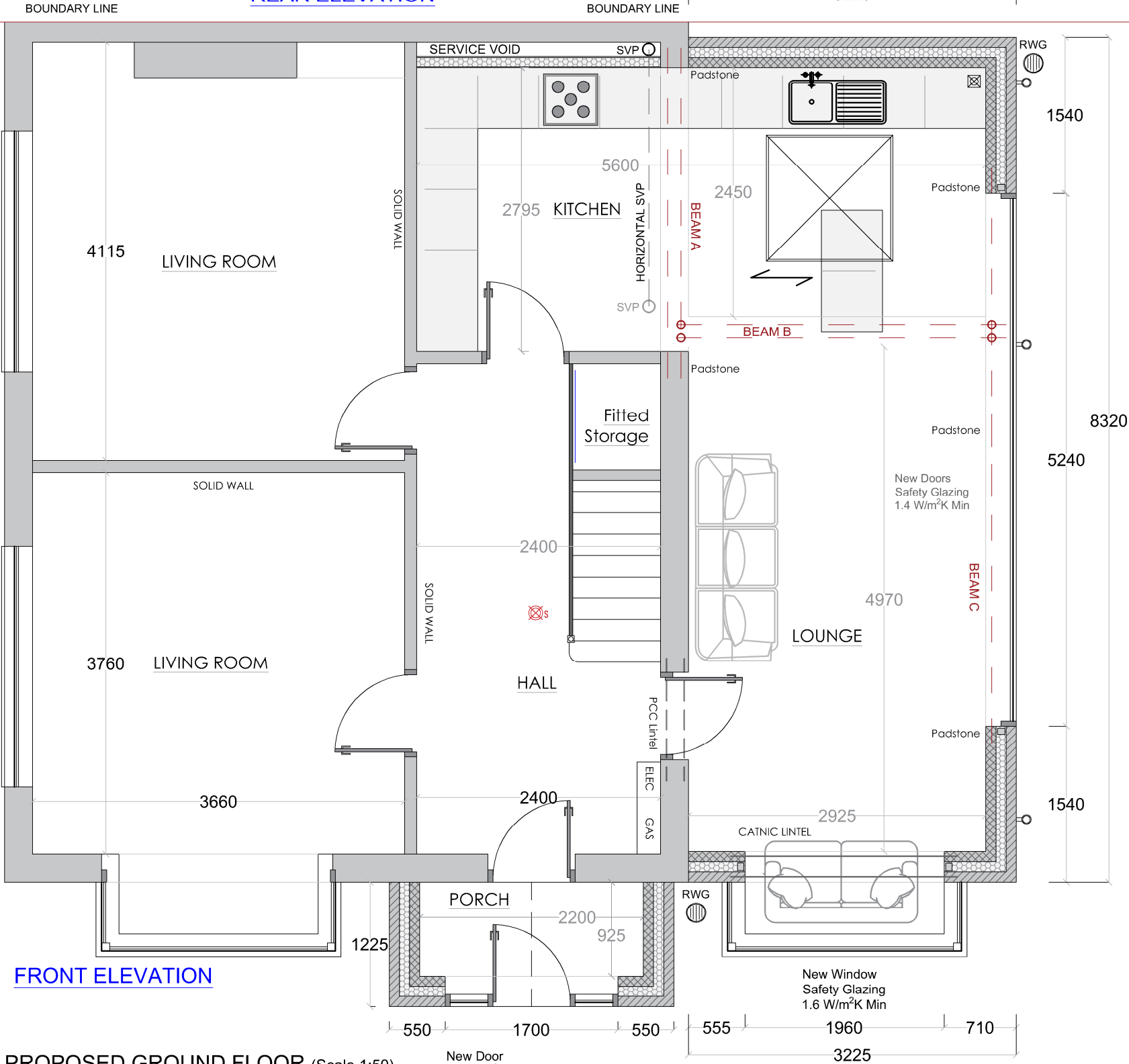
Roof -Insulation - 0.16W/m²K

Floor - 0.22w/m²K

Windows & Doors - 1.6w/m²K

See Specifications & Details L1B - CONSERVATION OF FUEL AND POWER IN EXISTING DWELLINGS

REAR ELEVATION



PROPOSED GROUND FLOOR (Scale 1:50)

SCALE BAR - (mm)



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 Planning and Building Regulations Only	SITE ADDRESS 2 Lawton Rd Huyton, Liverpool L36 4HW	
	Number 3	REVISION A
WORK Erection of Double storey Side and part single storey side extension to dwelling house	SCALE 1 - A3 1:50	
DRAWING Proposed Ground Floor		