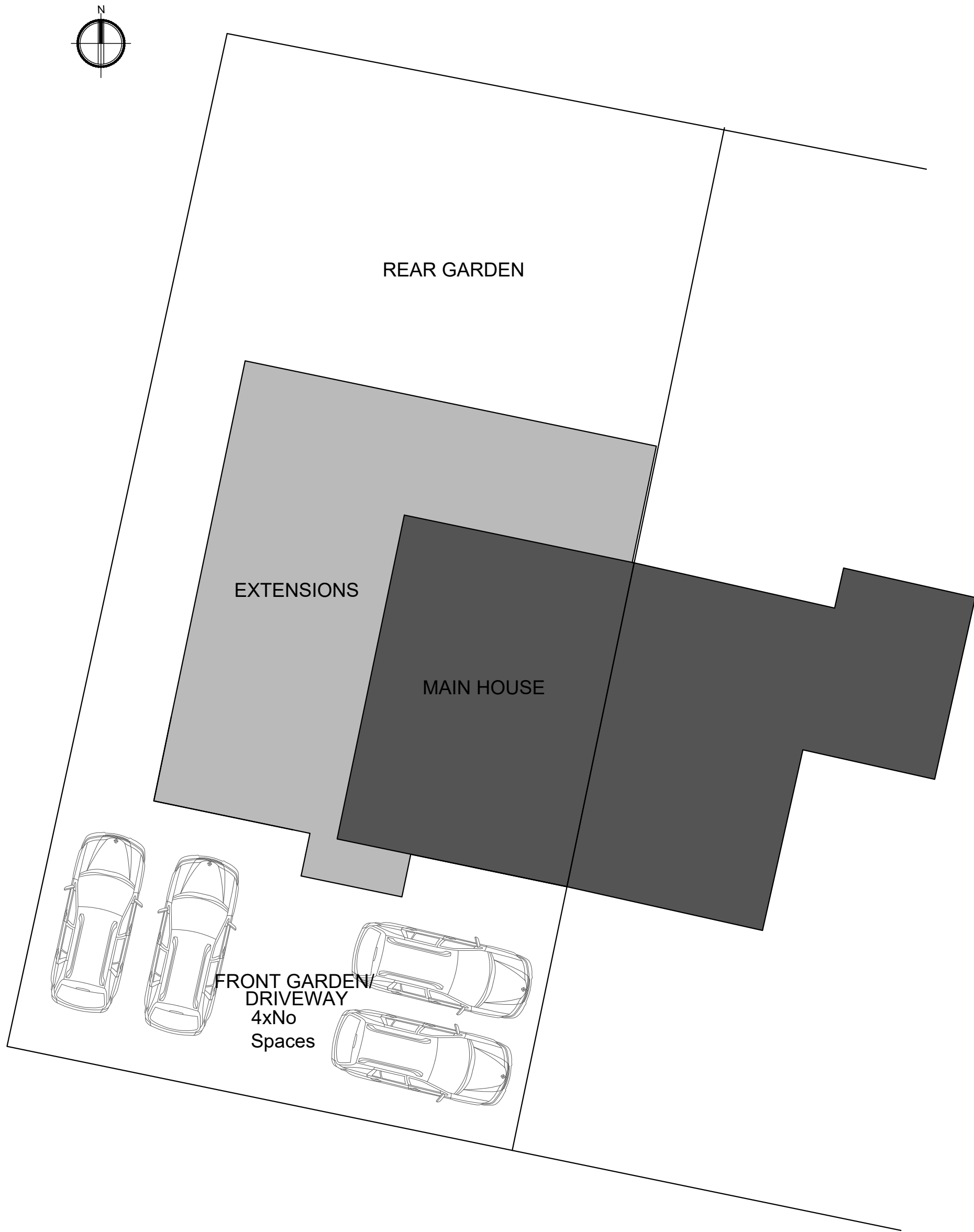
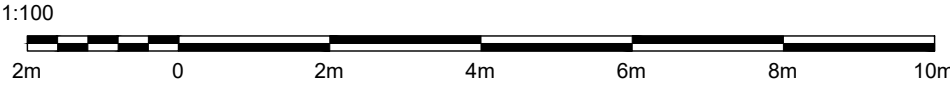




EXISTING SITE PLAN 1:100



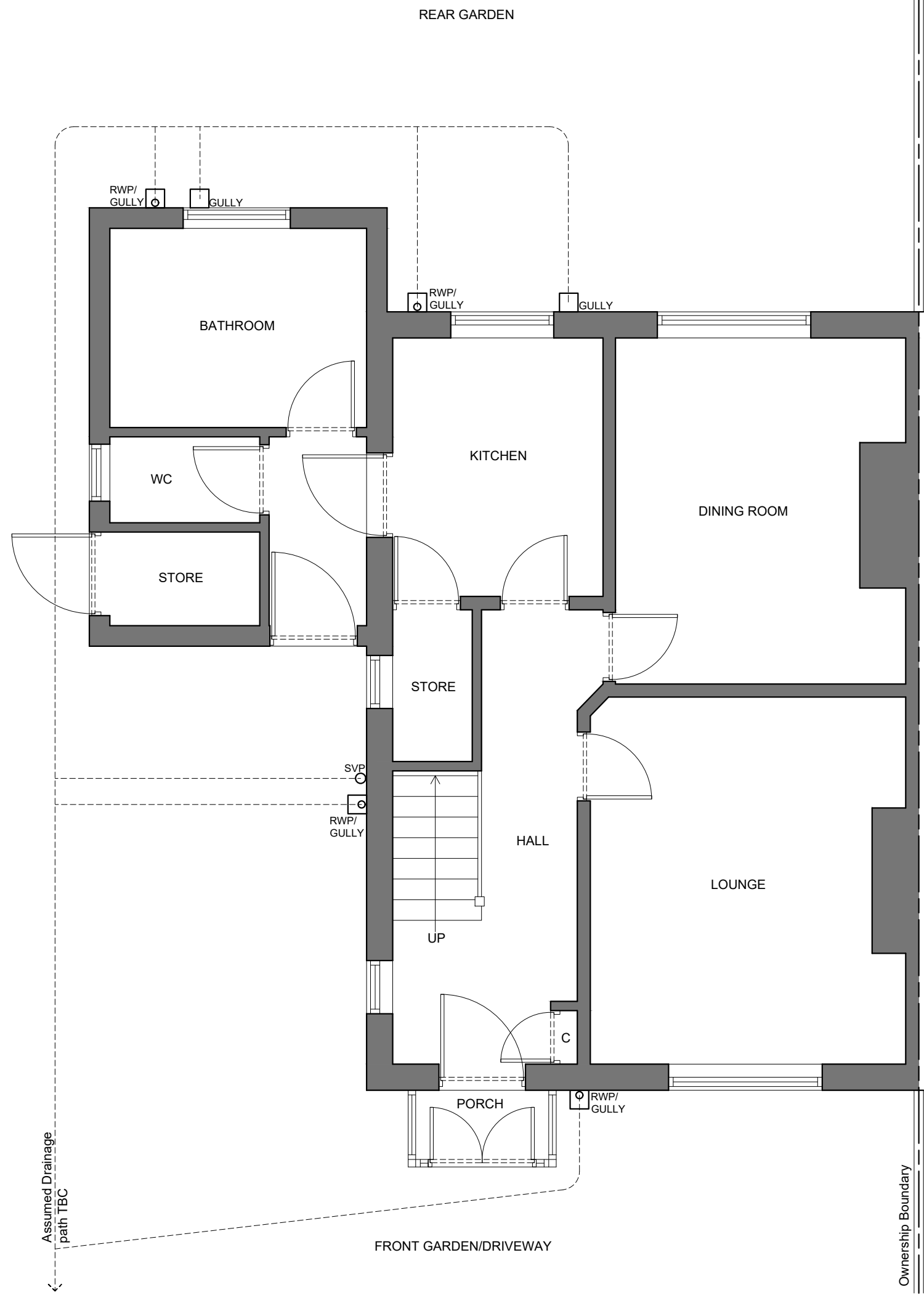
PROPOSED SITE PLAN 1:100



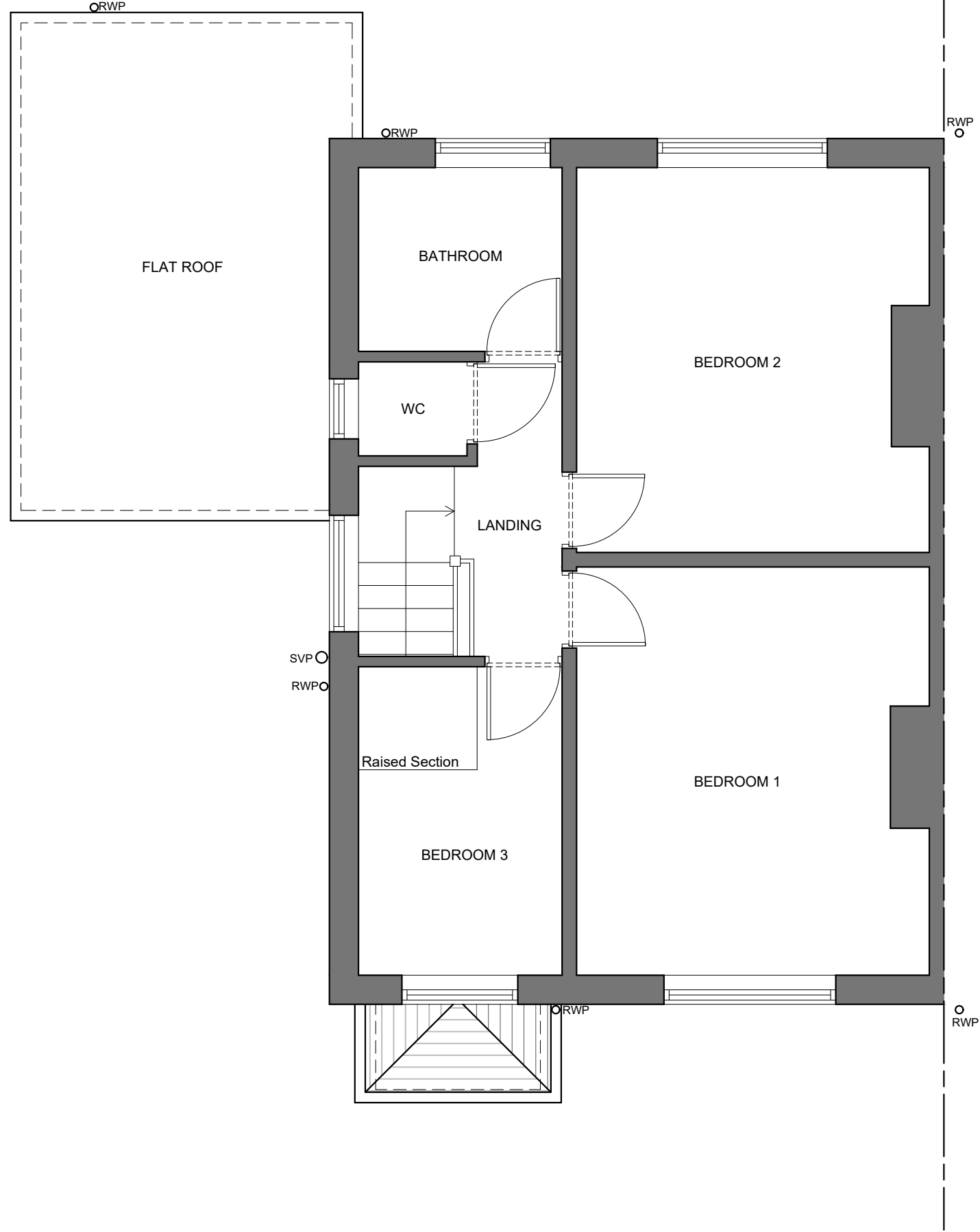
01 Issued for Approval		12-08-2025
REVISION DETAILS		Date / By
Draft Preliminary For Approval Planning Building Regulations Tender Contract Construction As Built		 EVOLVE ARCHITECTS
CLIENT		
Mr A Lavelle		
PROJECT		
2 Storey Side Extension & Single Storey Rear Extension at; 230 Knowsley Lane Huyton Knowsley L34 4AH		
DRAWING TITLE		
Existing & Proposed Site Plans		
Scale @ A1:		Date:
1:100		08.08.2025
DRAWING NO:		Revision:
2025 065 300 000		01



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EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50



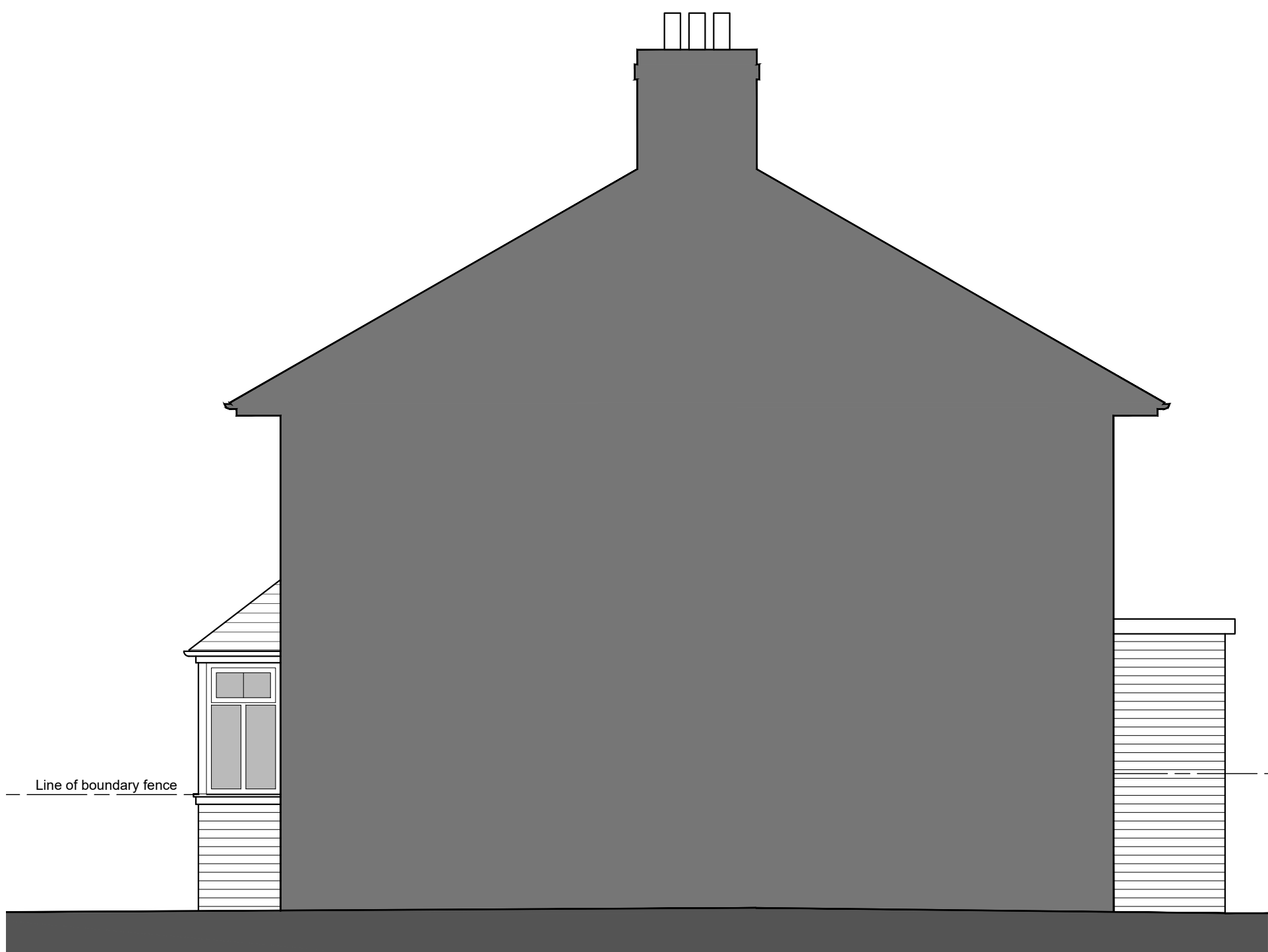
EXISTING FRONT (SOUTH-WEST) ELEVATION 1:50



EXISTING SIDE (NORTH-WEST) ELEVATION 1:50



EXISTING REAR (NORTH-EAST) ELEVATION 1:50



EXISTING SIDE (SOUTH-EAST) ELEVATION 1:50



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- ☐ As Built



CLIENT

Mr A Lavelle

PROJECT

2 Storey Side Extension & Single Storey Rear Extension at;
230 Knowsley Lane
Huyton
Knowsley
L34 4AH

DRAWING TITLE

Existing Floor Plans & Elevations

Scale @ A1: Date:

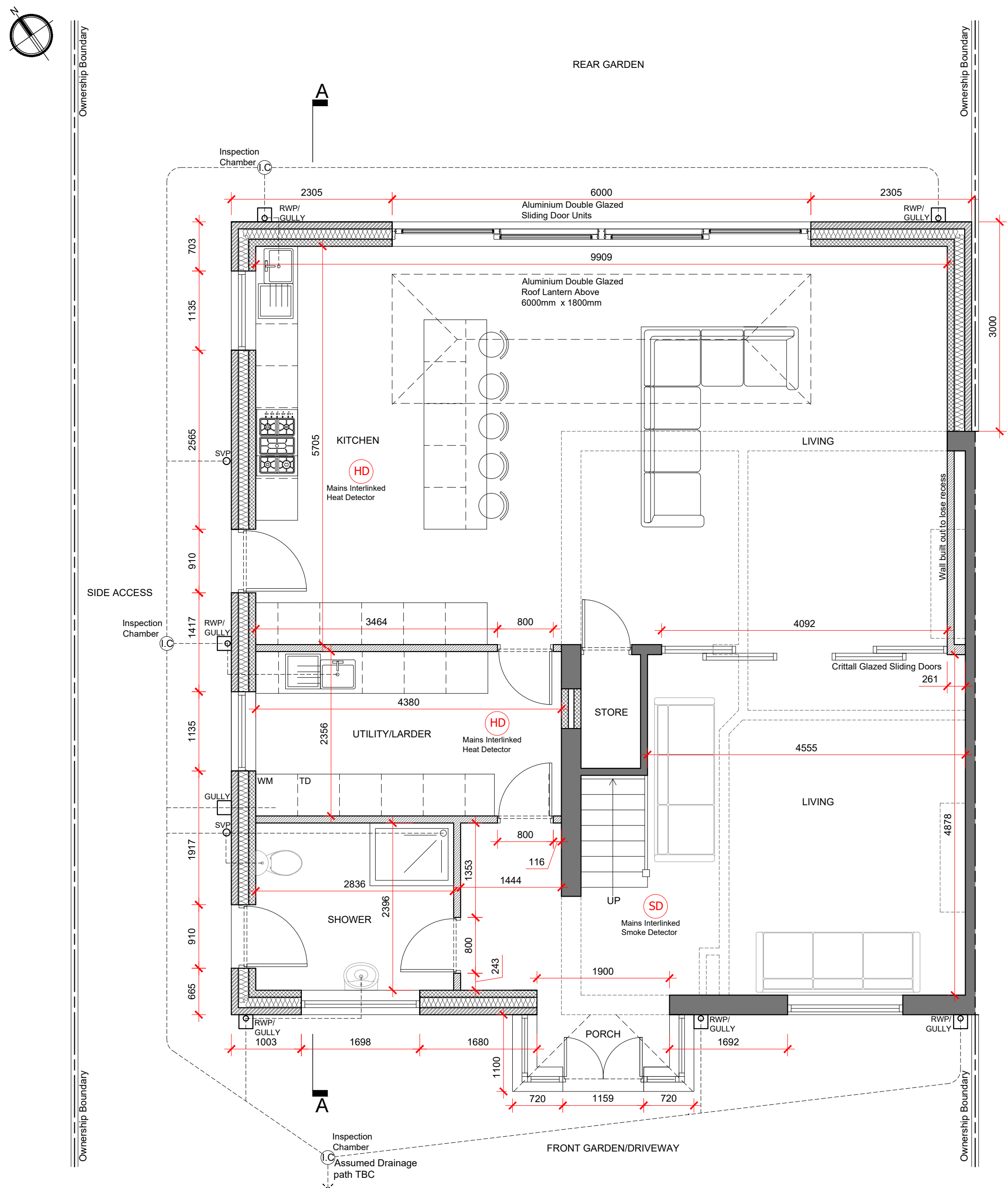
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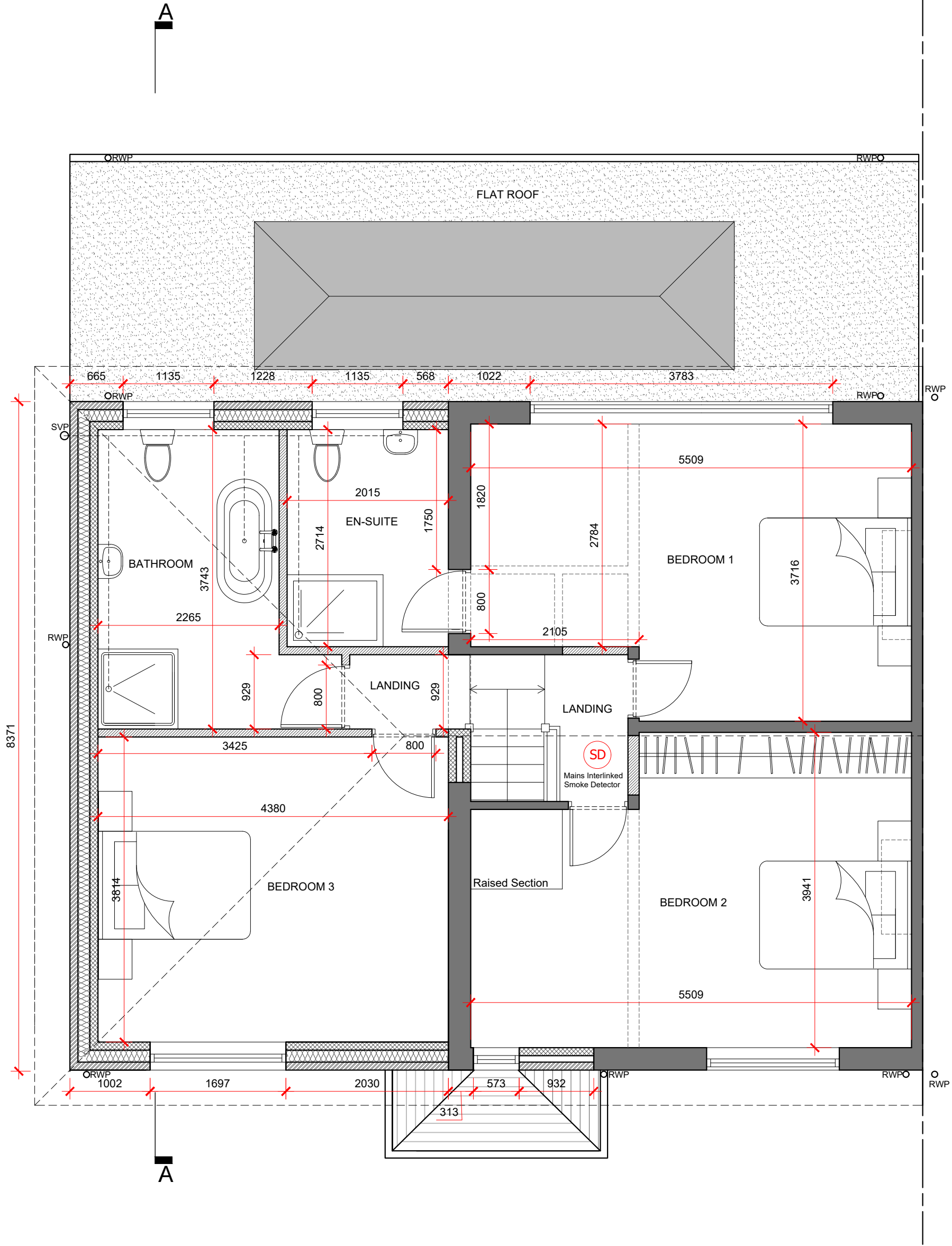
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PROPOSED GROUND FLOOR PLAN 1:50



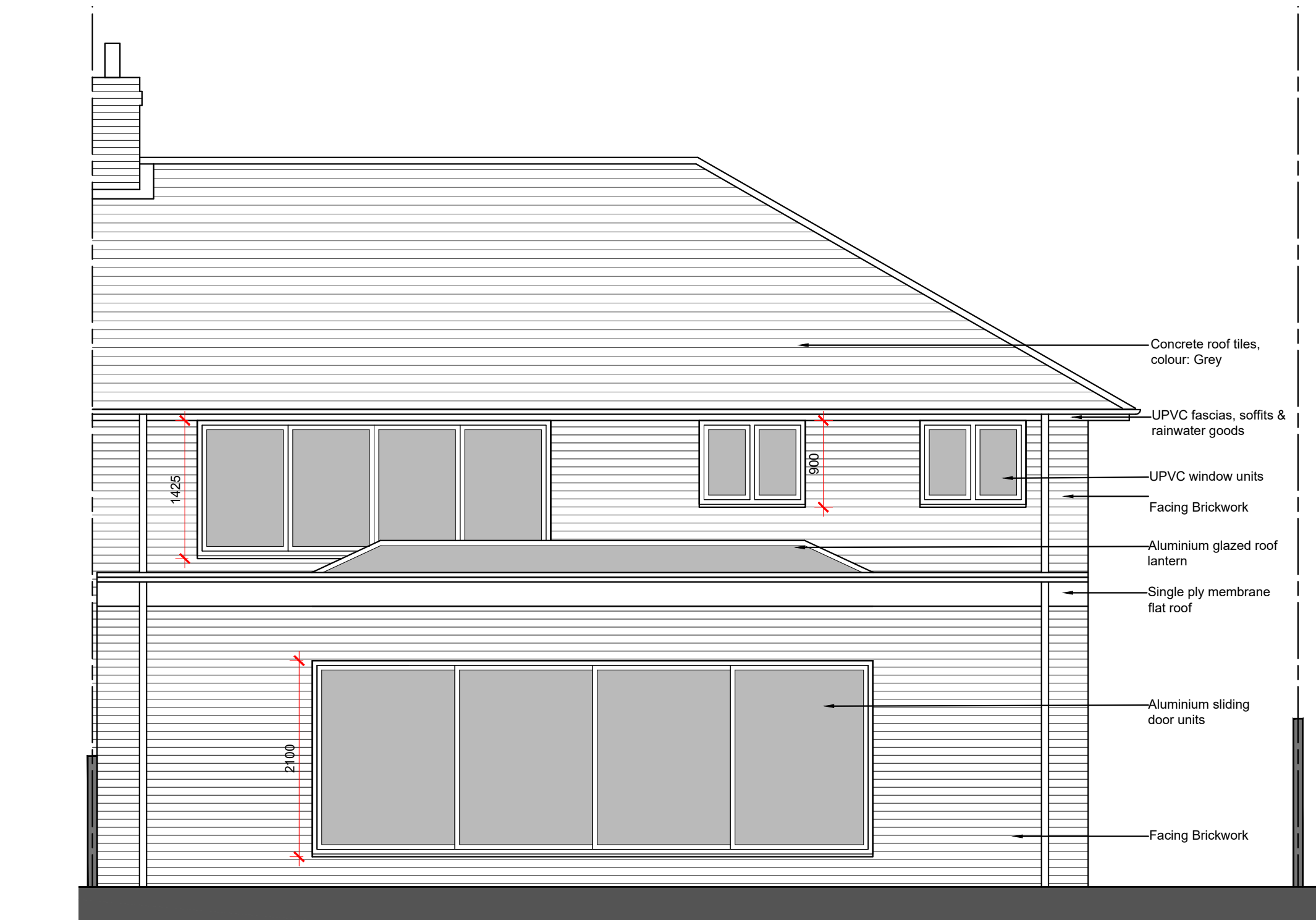
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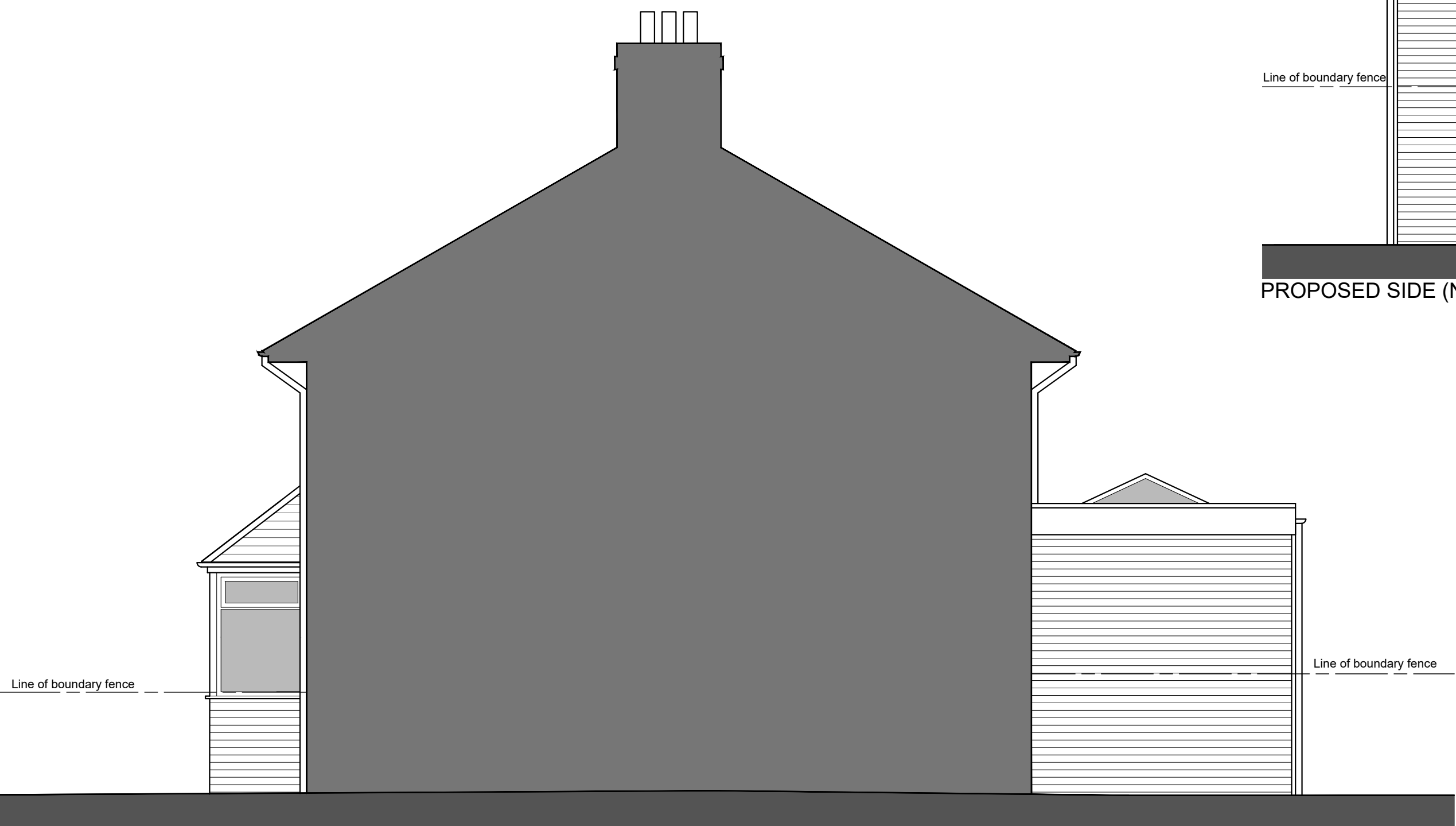
PROPOSED FRONT (SOUTH-WEST) ELEVATION 1:50



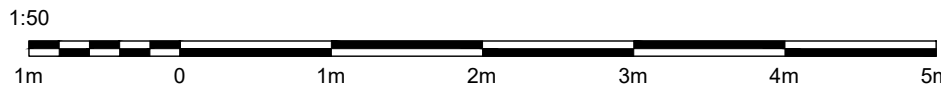
PROPOSED SIDE (NORTH-WEST) ELEVATION 1:50



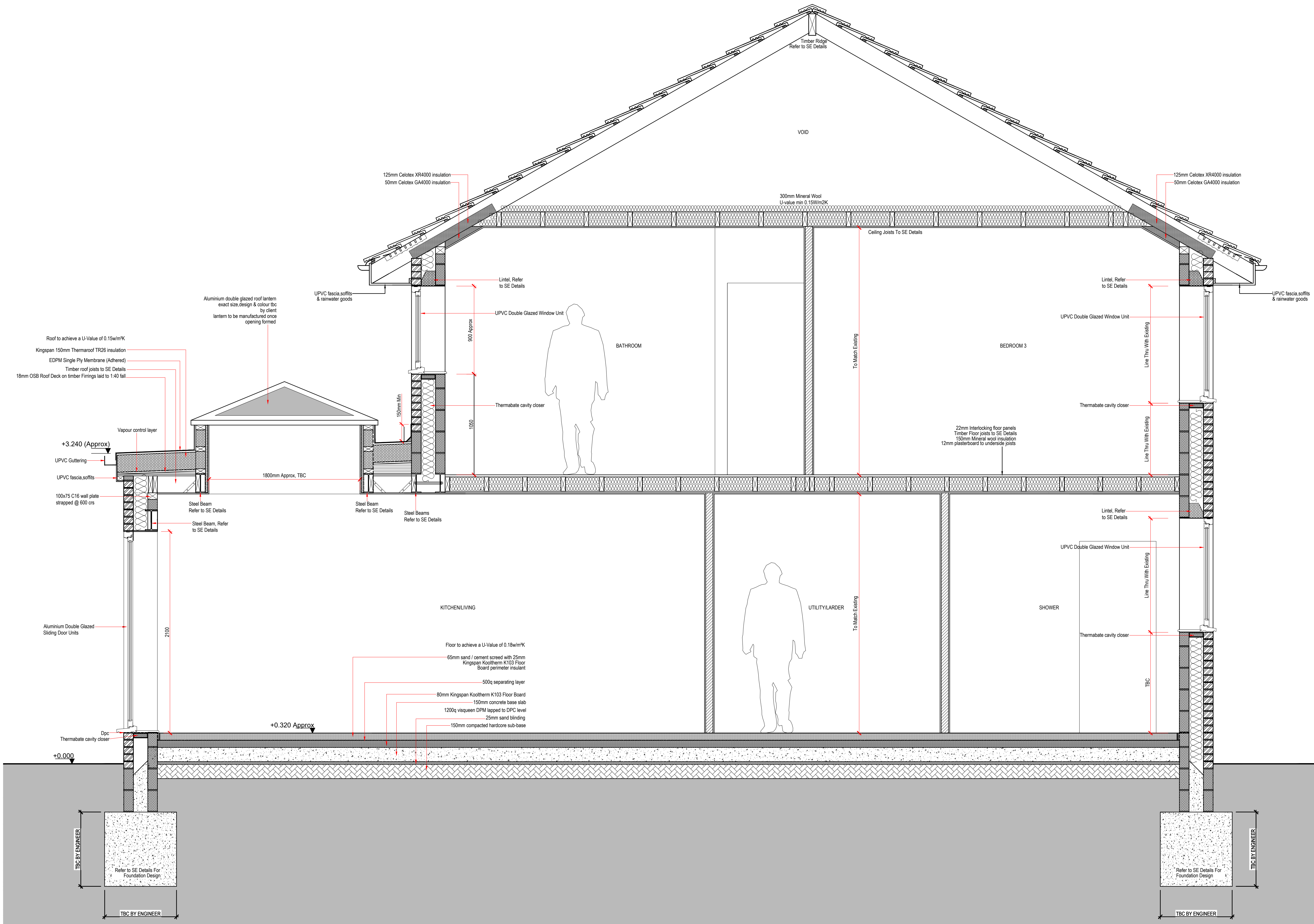
PROPOSED REAR (NORTH-EAST) ELEVATION 1:50



PROPOSED SIDE (SOUTH-EAST) ELEVATION 1:50



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PROPOSED KEY SECTION AA 1:20

BUILDING REGULATIONS SPECIFICATION

1. FOUNDATIONS/STRUCTURAL :

Refer to Structural Engineer Details/Specification for foundations, lintel design, steelwork design, & timber joists sizes.

2. GROUND FLOOR SLABS :

Insulated floor slabs to achieve a U-Value of 0.18W/m²K. Ground excavated and cleared of all vegetation and organic material. 150mm minimum compacted limestone hardcore sub-base with sand blinding covered with 1200q visqueen damp proof membrane. Damp proof membrane to be lapped by minimum 150mm at joints and taken up to and overlapped with damp proof course. 150mm minimum concrete base of C20 grade. Aggregates to comply with BS882. 500q separating layer, 80mm Kingspan Kooltherm K103 Floor Board insulation with 25mm Kingspan Kooltherm K103 perimeter insulation. Finished floor slab to be no lower than damp proof course level. 65mm thick sand and cement screed.

3. EXTERNAL WALLS :

External walls designed to achieve a minimum U-Value of 0.18W/m²K. Below damp proof course level 100mm dense concrete block and 100mm wide engineering brick to be used. Damp proof course level to be a minimum of 150mm above external ground level. External walls above DPC to be constructed from 102.5mm wide facing brickwork. Blockwork/Brickwork interface with existing walls to be formed by stainless steel anchor ties. Cavity trays to be installed over all wall interruptions including ducts, vents, etc. Cavity trays shall be stepped up a minimum of 150mm to inner leaf to provide suitable drainage fall. Cavity to be 100mm wide with 90mm Kingspan Kooltherm K106 Cavity Board leaving 10mm residual cavity. Insulation to be inserted on to top of wall ties and butt jointed at corners. Insulation to be taken up to top of brickwork in all situations. Inner leaf to be constructed from 100mm wide blockwork; 100mm Plasmor Fibolite or similar approved. Cavity walls to be restrained by approved wall ties complying with BS5626 - Pt 3 - 1985 and spaced at 6 courses vertically and 750mm horizontally. Additional wall ties are to be installed at all wall openings for stability. Lintels to have a minimum of 200mm end bearing. Expansion joints to be provided at 6m c/s for brickwork / 8m c/s for blockwork.

4. PITCHED ROOF:

To achieve a minimum U-Value of 0.15W/m²K. Joists sizes as per SE details. Concrete roof tiles, Colour: Grey. 25mm x 38mm Timber Battens, Tyvek breathable roof membrane, 125mm Celotex XR4000 insulation between joists, 50mm Celotex GA4000 insulation below joists, 300mm mineral wool between and above ceiling joists, 100x75 C16 wall plate strapped @ 600 c/s. Eaves panel vent, eaves protection strip.

All pitched roof work to be carried out in accordance with BS5534 - Part 1 - 1990. Breathable vapour barrier to be laid across roof rafters parallel to eaves and ridge and overlapped by a minimum of 150mm at all edges. Membrane to be fixed with galvanised clout head nails. At roof verges continue membrane across wall and below underclot. Treated softwood roofing battens to be fixed to a minimum of three rafters spaced according to selected life manufacturer's details. Tiles to be secured to battens in accordance with manufacturer's instruction. All verge overhangs to be equal (minimum 50mm). Verge tiles to be finished with dry verge clip system to match tile colour.

All dimensions and pitches for setting out are to be taken from site.

4A. FLAT ROOF CONSTRUCTION :

To achieve a minimum U-Value of 0.15W/m²K. Joists sizes as per SE details. EDPM Single Ply Membrane (Adhered) Kingspan 150mm Therma-roof TR26 insulation Vapour control layer 18mm OSB Roof Deck on timber Fittings laid to min 1:40 fall Timber roof joists to SE details 12.5mm plasterboard with plaster/skim finish.

Glazed lantern wall construction: Visqueen 500 gauge vapour barrier, on 15mm wbp sheathing ply, on 100x50 sw studwork built off trimmer joists bolted together (to structural engineers spec), studs to be fully filled with 100mm kingspan thermapitch tp10 insulation with 25mm kingspan thermapitch tp10 insulation to inner face studwork with 12.5mm plasterboard with plaster/skim finish.

All dimensions and pitches for setting out are to be taken from site.

5. WALL FINISHES :

All walls and ceilings to be finished with 12.5mm plasterboard and smooth skim. Plasterboard to be secured to masonry with dry wall adhesive dabs. Plasterboards to be moisture resistant grade. Plasterboards fixed to timber members (ceilings, studwork, etc.) to be secured with 50mm dry wall screws at 200mm centres. All plasterboard joints to be staggered and have joint tape applied. Plasterboards to all steel beams to be two layers thick, smooth skim finished and achieve a minimum of ½ hour fire resistance.

6. WATERPROOFING :

Approved flashings, soakers and aprons to be applied to external abutments to prevent water entering the building. Flashings to have a minimum of 150mm vertical upstand. Cavity trays / stepped DPC's to be provided at roof / wall abutments. Gutters and downpipes to be PVC. Gutters to be 'deep flow' type and all downpipes to discharge to approved surface water drain gullies in accordance with building control officers recommendation.

7. DRAINAGE :

All new drains to be hepsleeve or similar flexible P.V.C. pipe with 150mm pea gravel beds and surround laid in accordance with manufacturer's instructions. 100mm diameter drains to be laid to a minimum fall of 1:40. 150mm drains to be laid to a minimum fall of 1:100. All gullies to have rodding access and have trap system to prevent release of drainage gas.

Soil vent pipes to be a maximum of 6m away from W.C.'s and discharge to atmosphere at least 900mm above highest opening window or 3m away horizontally. Cages to prevent vermin / bird access to be fixed to soil vent pipe heads.

Where drains pass through sub-structure walls pre-stressed concrete lintels to span over drainage pipe and allow a minimum of 50mm clearance to the top of pipe. Inspection chambers and rodding points to be provided at all pipework junctions and at the head of drain runs.

Exact drainage routes tbc by contractor on site and approved by building control officer.

8. SANITARY PIPEWORK :

All new internal sanitary pipework to be 'push fit' type. Bottle traps to be provided to wash hand basins, showers, baths & sink outlets. Pipework to be installed to provide a minimum of 1:40 fall to external gullies / drainage outlet points. All new pipework to be tested and approved by building control officer prior to handover.

9. ELECTRICAL WORK :

All electrical work to comply in all aspects with current NIC / EIC regulations and be installed and commissioned by an approved Part P of the building regulations qualified contractor. Power outlets to be no lower than 450mm from finished floor level. Wall located light switches to be no higher than 1200mm above finished floor level. Heat detector to be provided within Kitchen and Utility areas. Smoke detectors to be provided at base and head of stairs. All detection to be mains interlinked.

10. TIMBER JOISTS :

All new timber joists (ceilings, roofs, etc.) to be from timber grade C16/C24 and installed at 400mm centres. Provide mid span strutting of the same section size as the joist. Service holes (cables, pipes, etc.) to be sited in the centre of the joist and to be no larger than 1/5 joist depth.

11. CAVITY CLOSERS :

Approved cavity closers (Thermabate of similar) to be provided at all door and window openings to prevent damp ingress and thermal bridging.

12. WINDOWS & DOORS :

Windows & Doors to be composed of UPVC/Aluminium with 28mm low emissivity glazed units and to achieve a minimum u-value of 1.2W/m²K. Toughened safety glass in accordance with BS6206 to be provided to all areas below 1500mm above finished floor level.

Fire escape windows should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor.

Any opening windows below 800mm to be provided with opening restrictors and have limit on opening to max 100mm with over-ride for emergency egress.

13. VENTILATION TO HABITABLE ROOMS :

Habitable rooms (kitchens, lounges, bedrooms, studies, etc.) to have opening windows with ventilation apertures of not less than 1/20 of the room floor area. In addition they shall be provided with controllable background ventilation (lockable openings or trickle vents) of 8000mm² minimum and sited at least 1.75m above finished floor level.

14. MECHANICAL VENTILATION :

Bathroom & En-Suite to be provided with mechanical extract ventilation of 15 litre per second extract capacity. Bathroom & En-Suite extract fans to be light switch or pull cord activated and have 15 minute over run. Kitchen to be provided with mechanical extract ventilation of 60 litre per second extract capacity. Utility to be provided with mechanical extract ventilation of 30 litre per second extract capacity.

15. HEATING :

Exact heating method and location of radiators to be discussed between client/contractor prior to construction. Drawings do not indicate radiator positions/numbers.

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