

IMPORTANT

- > This drawing is copyright and remains the property of this practice
- > Do not measure from this drawing
- > All dimensions to be checked on site
- > Positions of anything existing must be confirmed on site prior to proceeding
- > Any structural elements drawn are indicative and should be calculated by a structural engineer

NOTES:

Contractor to investigate ground at earliest opportunity to assess most suitable footing and place cavity wall in best possible position to avoid damage to drains.

Proposal to demolish single brick outbuilding and create new annex building.

DPC to be determined by contractor on site

All tiling to be carried out in accordance with BS 5534. All fixed in accordance with the manufacturer's instructions. Exact pitch and tile to be determined by builder when timbers have been fitted. Drawings show the pitch at 25°. Tile to match existing house.

Pre fab truss system for roof design with false ceiling.

Guttering- Half round black plastic

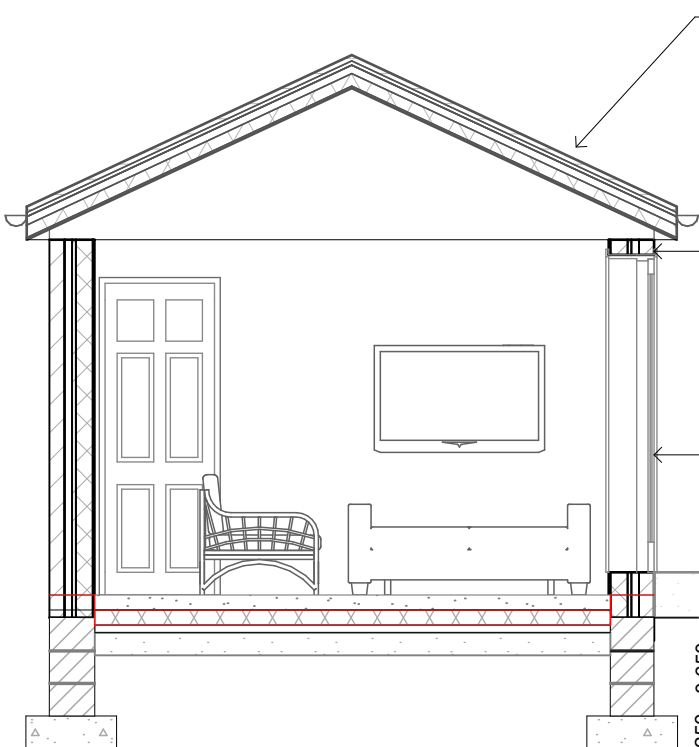
New windows and doors to be double glazed units, incorporating permavents in order to provide min. background ventilation of 8000mm² to all habitable rooms, and 4000mm² to all sanitary accommodation.

Provide Low E/Pilkington K glass double glazing. All in accordance with the Building Regulations Approved Document N

Extension cavity walls constructed from 100mm brick to match existing as close as possible, an 100mm cavity filled with cavity wall insulation, and an internal skin of 100mm thermolite block, with 12mm plasterboard and 3mm skim. All to achieve 0.28Wm²/k.

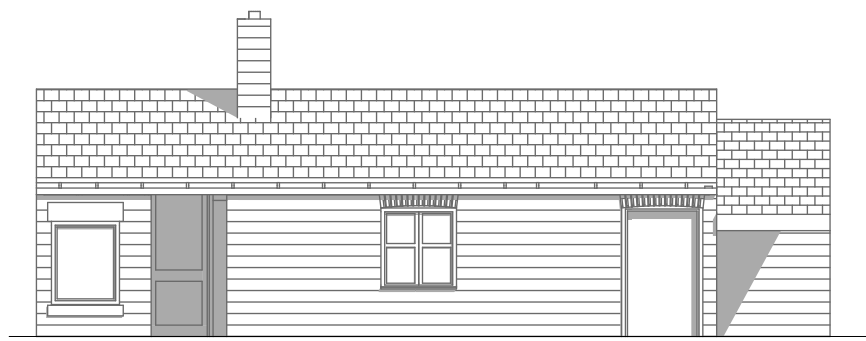
External FFL

Foundations to be;
Footing no less than 750mm deep in sand, and 900mm in clay, and to be taken down to the invert of any drain within 1 metre of the foundation.
C30 concrete minimum 600mm wide x 250mm depth
Trench block 300mm wide x 450mm long x 215mm high
All to the Building Control Officers satisfaction

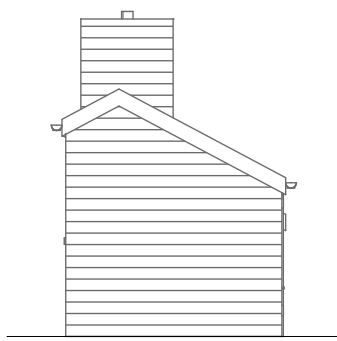


New ground bearing slab to comprise minimum 150mm hardcore, 50mm sand blinding, 1200g DPM (above and below the insulation) lapped into DPC, 100mm Kingspan, with 100mm minimum C30 concrete.

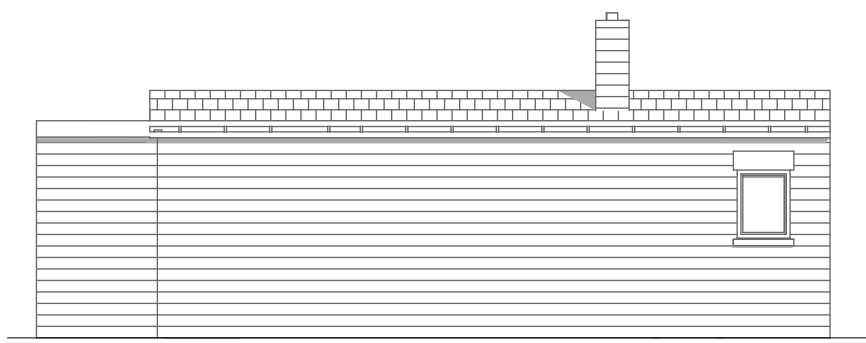
Proposed Sectional Detail A-A
Scale 1:50



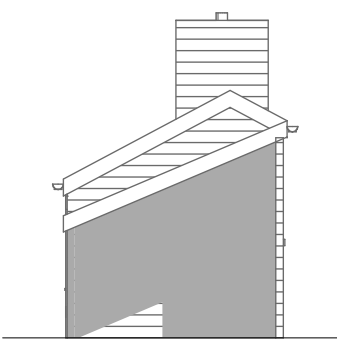
Existing Rear (NE) Elevation
Scale 1:100



Existing Side (SE) Elevation
Scale 1:100



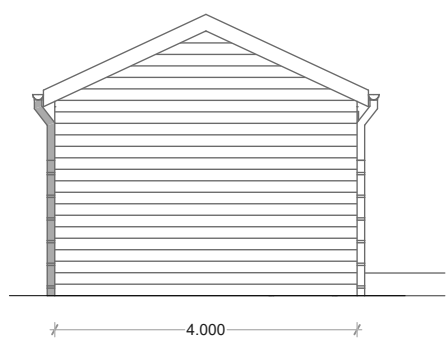
Existing Front (SW) Elevation
Scale 1:100



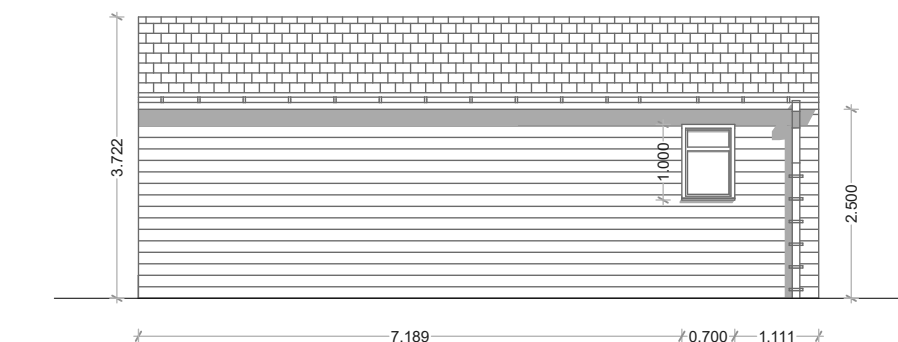
Existing Side (NW) Elevation
Scale 1:100



Proposed Rear (NE) Elevation
Scale 1:100



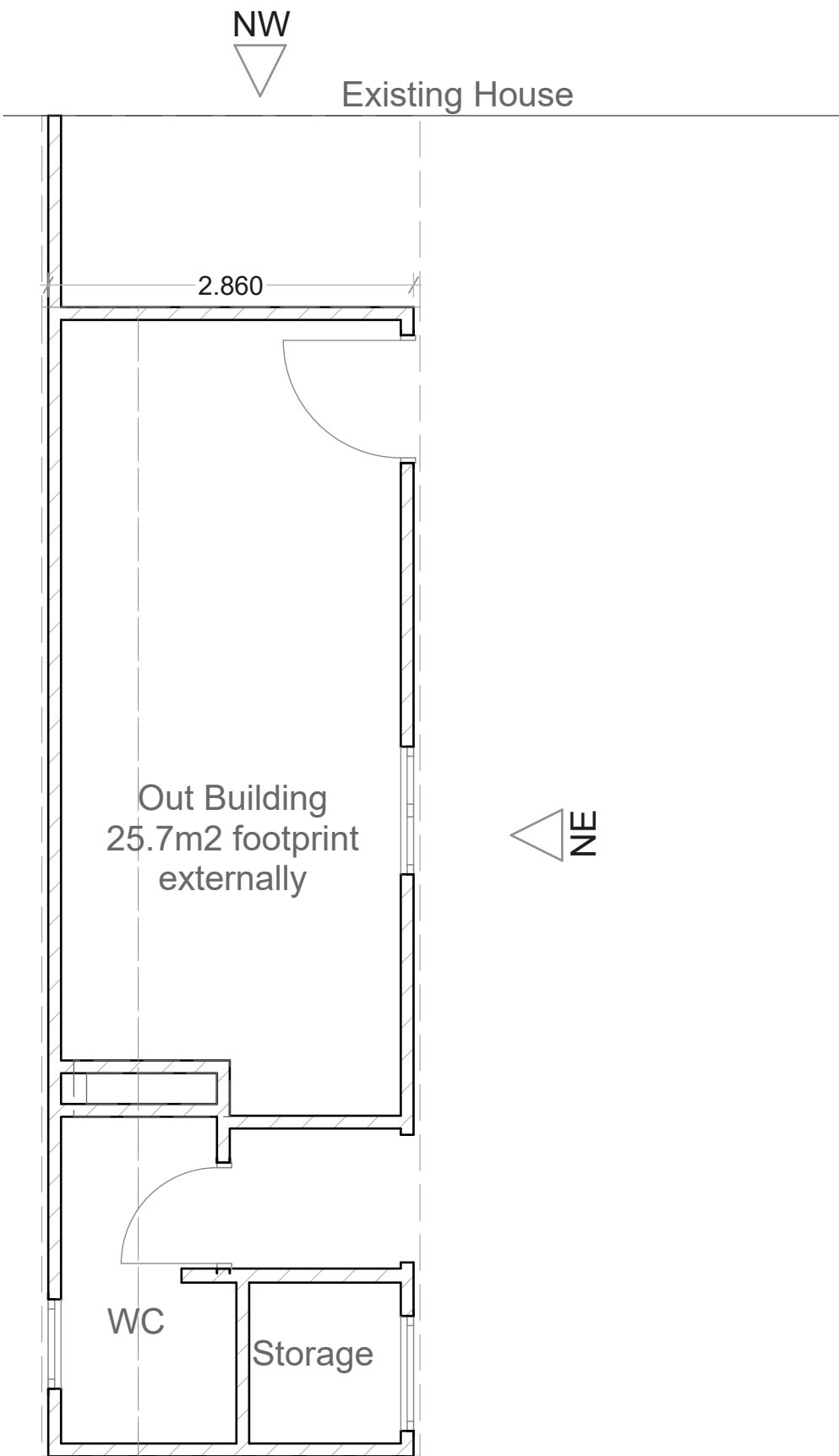
Proposed Side (SE) Elevation
Scale 1:100



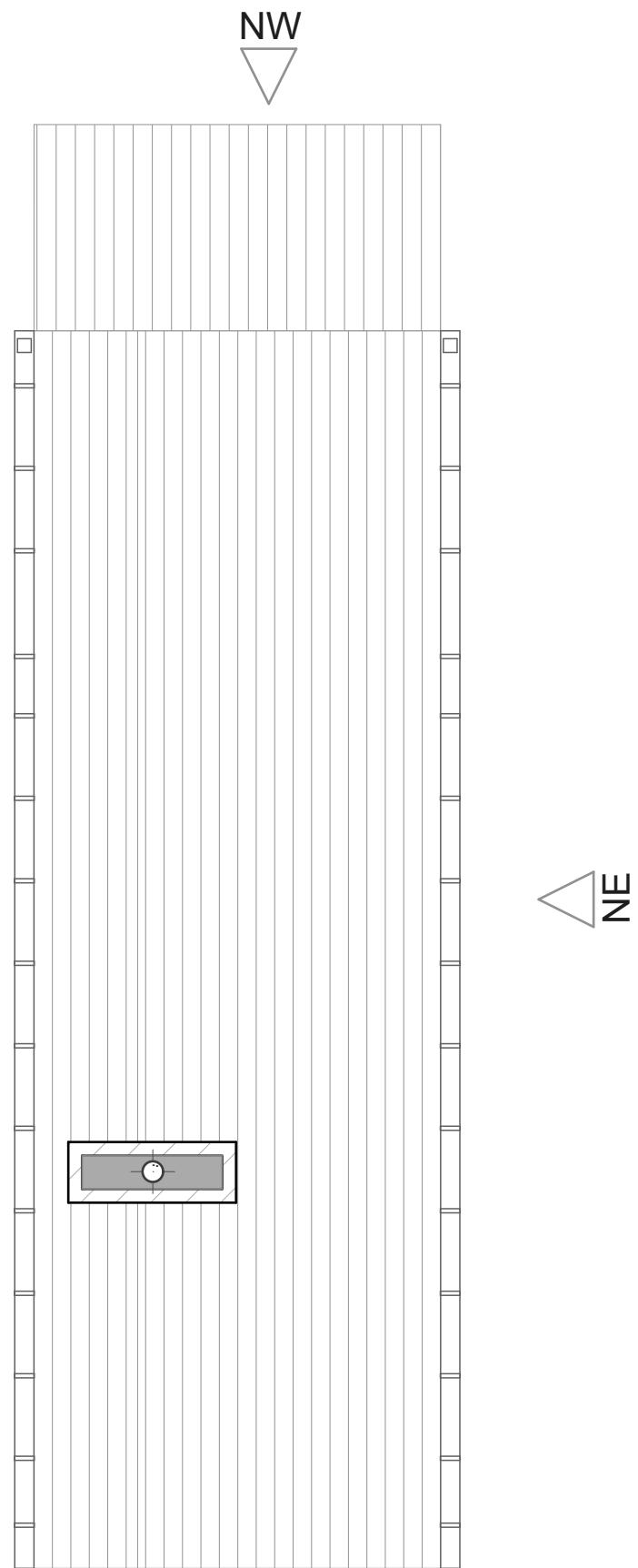
Proposed Front (SW) Elevation
Scale 1:100



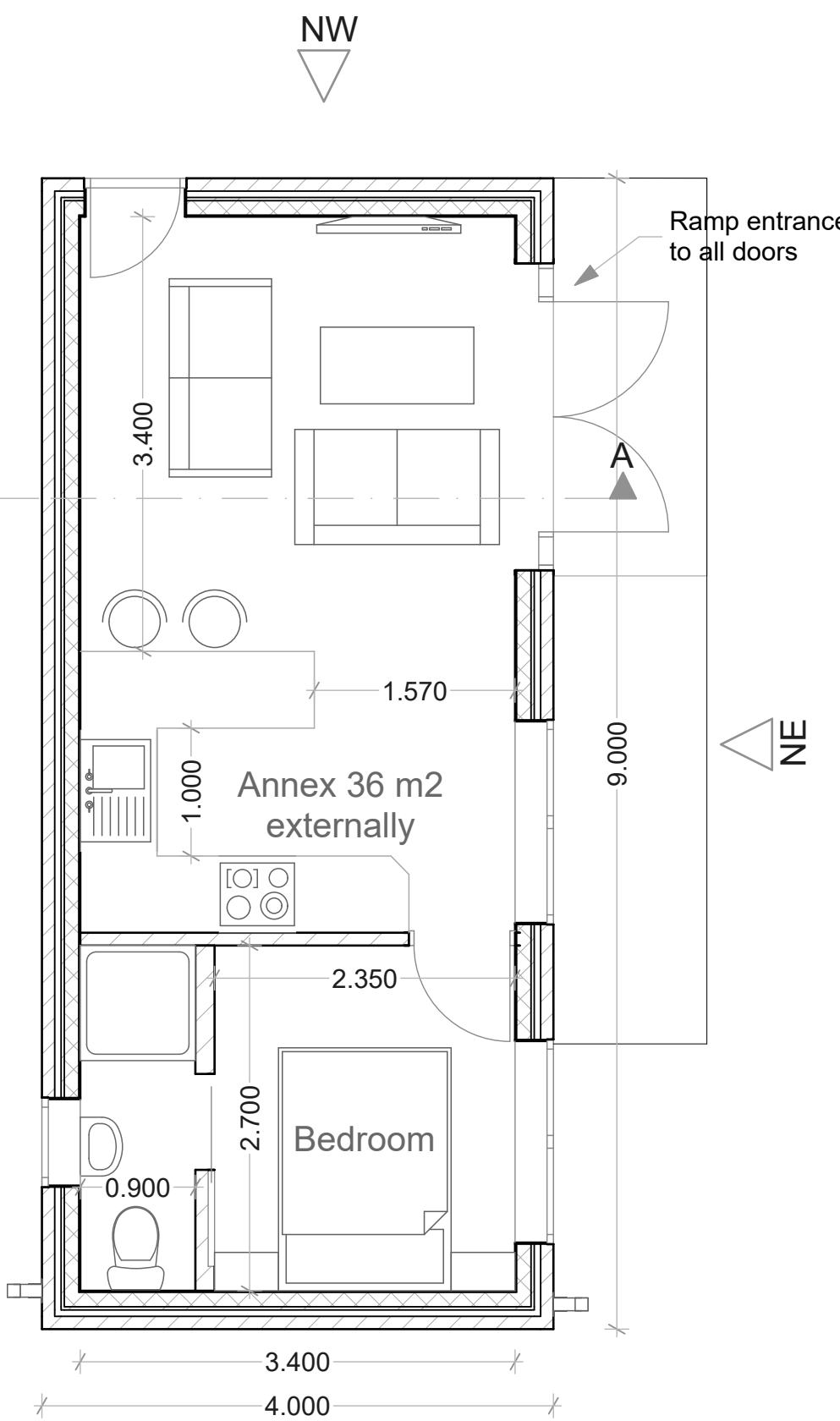
Proposed Side (NW) Elevation
Scale 1:100



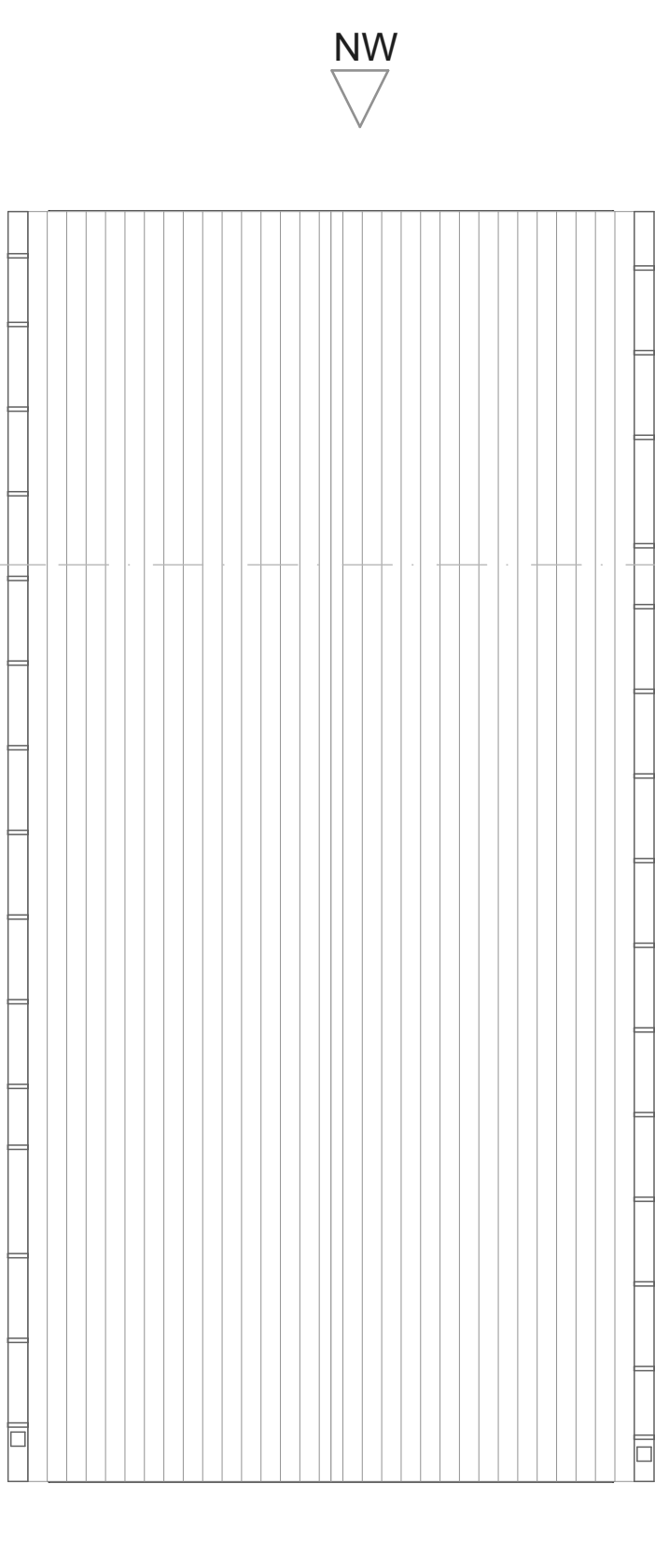
Existing Ground Floor Plan
Scale 1:50



Existing Roof Plan
Scale 1:50

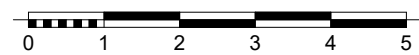


Proposed Ground Floor Plan
Scale 1:50

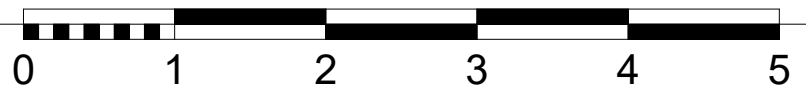


Proposed Roof Plan
Scale 1:50

Scale 1:100 @ A1



Scale 1:50 @ A1



LK
ARCHITECTURE
Ltd

Client
Mr & Mrs McLean

The Hayes Farm, Lower Road,
Liverpool L26 2XA

Project
Outbuilding Demolition and Proposed
New Build Annex

Drawing Title
Existing and Proposed Plans &
Elevations

Date
November 2021

Drawing Scale
Various @ A1

Drawing Number
1382_01_01