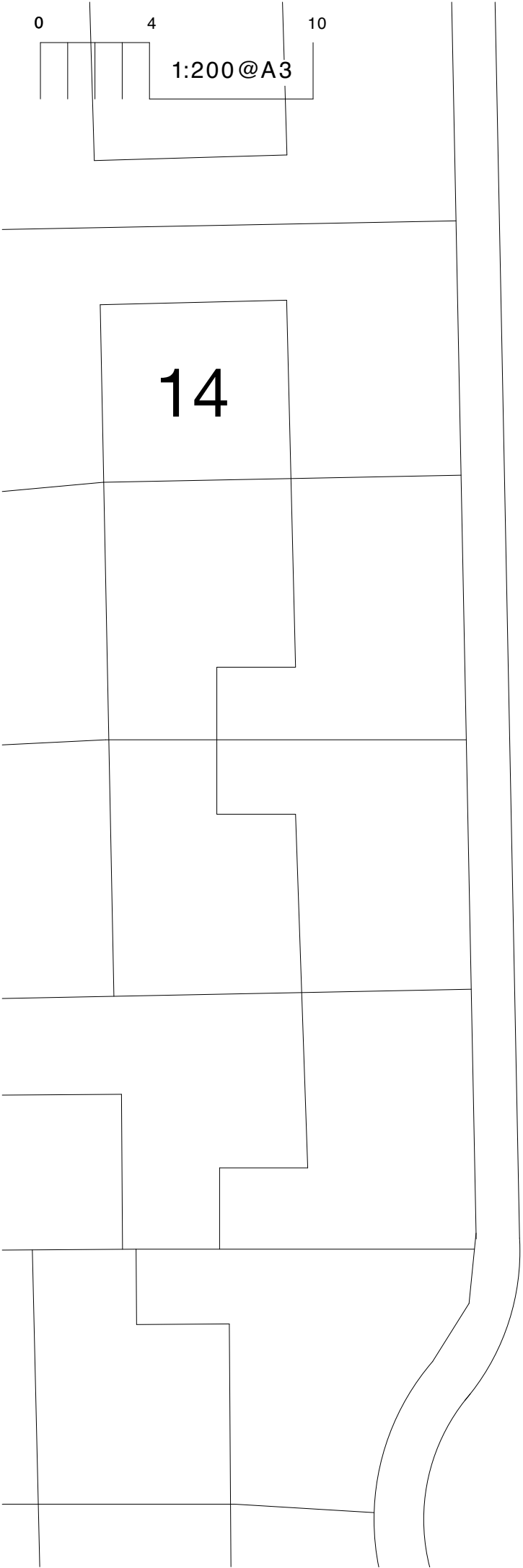
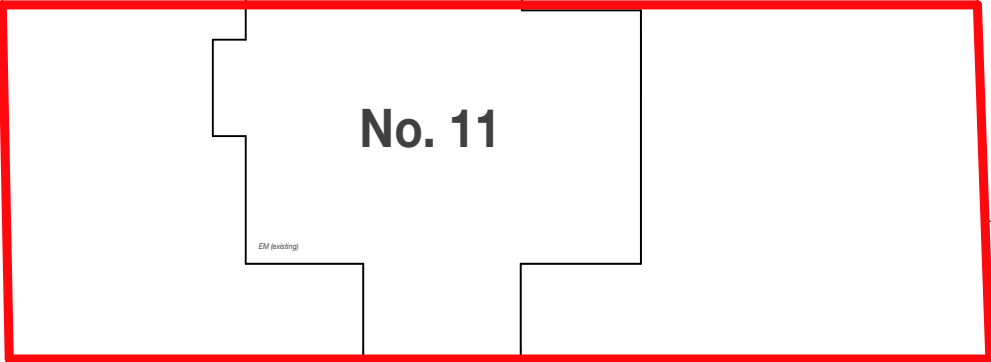




CONISTON AV



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Issue/ Rev	Description	Date
#	Initial Issue	11.01.26

FOR PLANNING/
BUILDING CONTROL
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Client	
Helen Haney	
Project Description	
11 Coniston Ave, Prescot	
Project Number	CON011
Drawing Title	
Site Plan - Existing	
Drawing Number	Scale
WD2.1A	1:200 @ A3

0	4	10
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1:200 @ A3

14

CONISTON AV

No. 11

17

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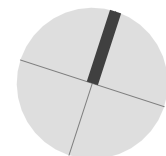
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Issue/ Rev	Description	Date
#	Initial Issue	11.01.26
A	Initial Issue	13.03.26

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Helen Haney

Project Description

11 Coniston Ave, Prescott

Project Number **CON011**

Drawing Title

Site Plan - Proposed

Drawing Number	Scale
WD2.2	1:200 @ A3

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[illegible]

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Project Description

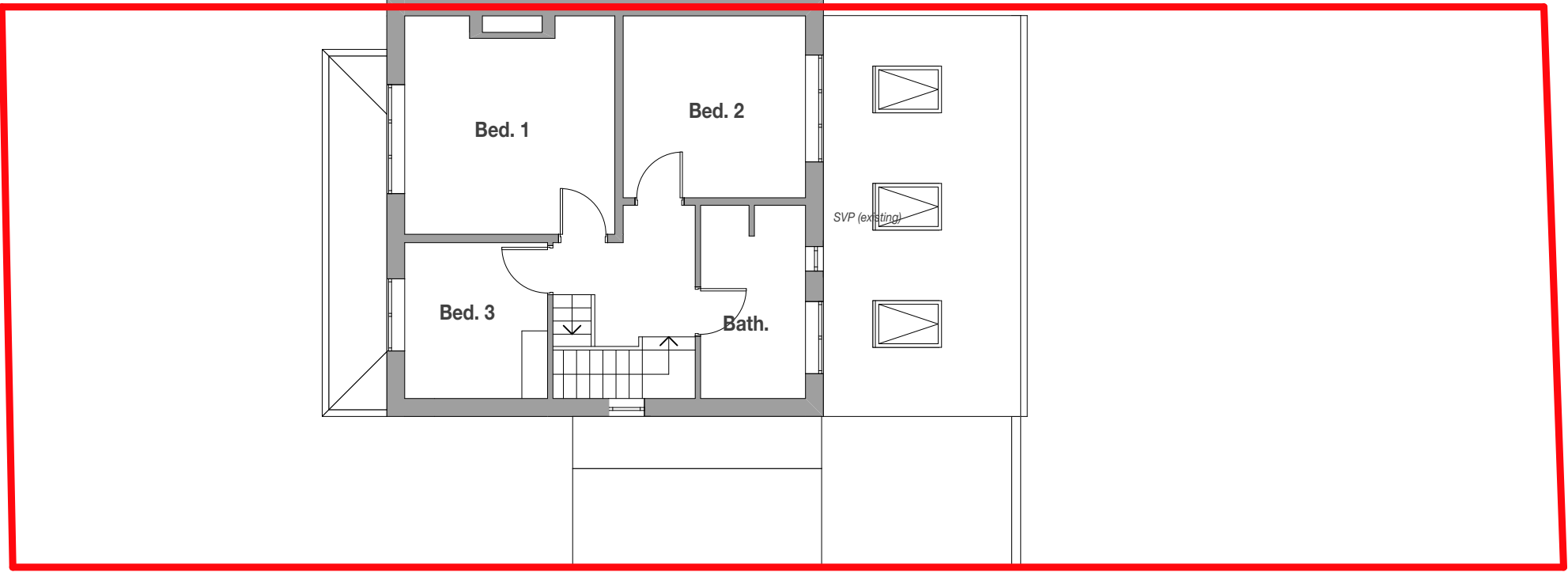
11 Coniston Ave, Prescott

Project Number **CON011**

Drawing Title

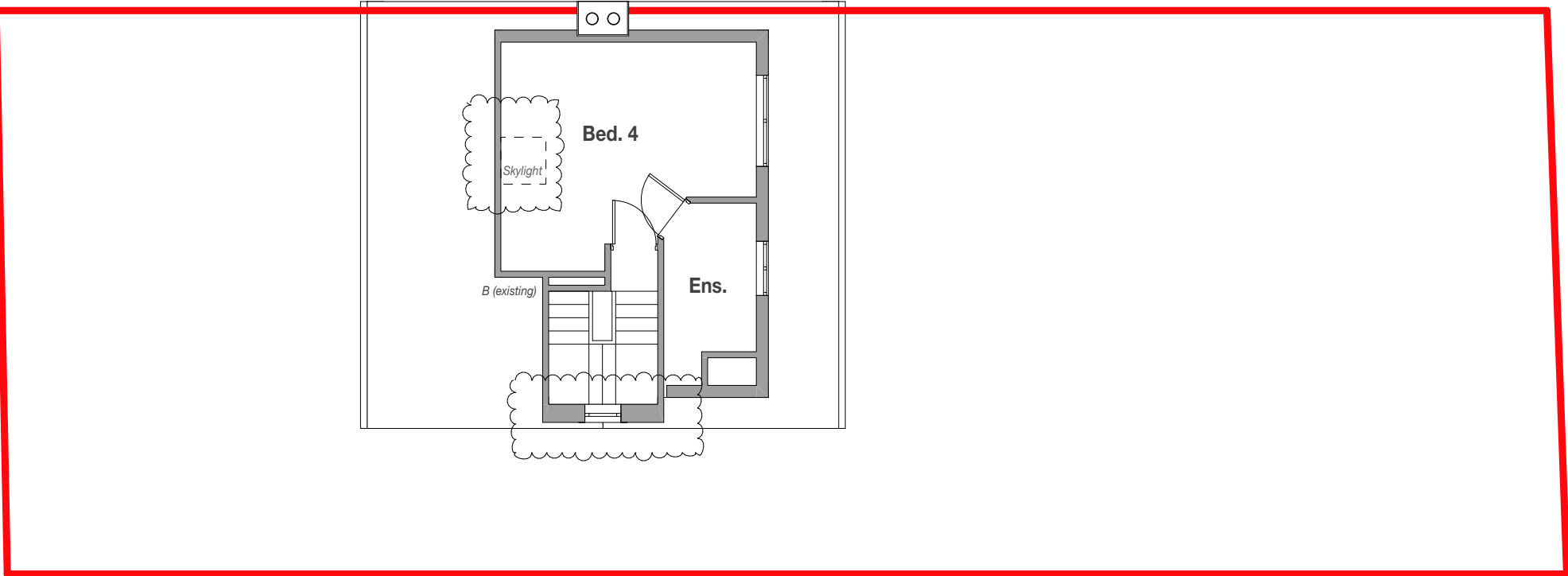
Plans - Existing

Drawing Number	Scale
WD3.1	1:100 @ A



Existing - Ground Floor Plan

Existing - First Floor Plan



Existing - Loft Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	11.01.26
A	See clouded changes	28.01.26

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Project Description
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Project Number **CON011**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.2 1:100 @ A3

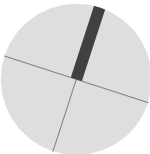
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[illegible]

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Helen Haney

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Project Number **CON011**

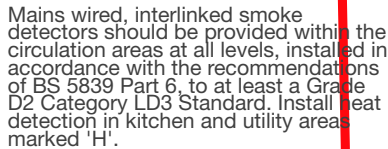
Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number	Scale
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WD3.3 1:100 @ A

1:100 @ A3



Existing walls to be demolished shown grey dashed. Refer to structural engineering drawings

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

New electricity meters to be re-located and installed to the satisfaction of the utility provider.

Existing ground levels differ between the client's property and the neighbour's steps. The new wall may require tanking/waterproofing (shown thick dashed) to the below-ground face in accordance with manufacturer's details. The existing wall on the neighbour's side is to be retained and protected throughout. Contractor to implement appropriate temporary works and protective measures to ensure site safety and prevent movement or subsidence during construction. All proposals to be reviewed and confirmed by the structural engineer prior to commencement. Works adjacent to the boundary are to be agreed with the adjoining owner under the Party Wall etc. Act 1996 before excavation begins.

Legend						
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	UTY	Utility	
shr.	shower	R1	roof type 1	S	sink	
st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter	
pdr.	powder room	DP	downpipe	EM	electricity meter	

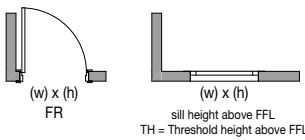
Notes

- All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

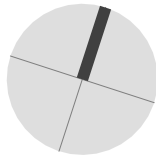
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[illegible]

**FOR PLANNING/
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Client

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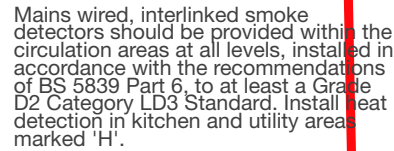
Project Number **CON011**

Drawing Title

Plans - Proposed First Floor Plan

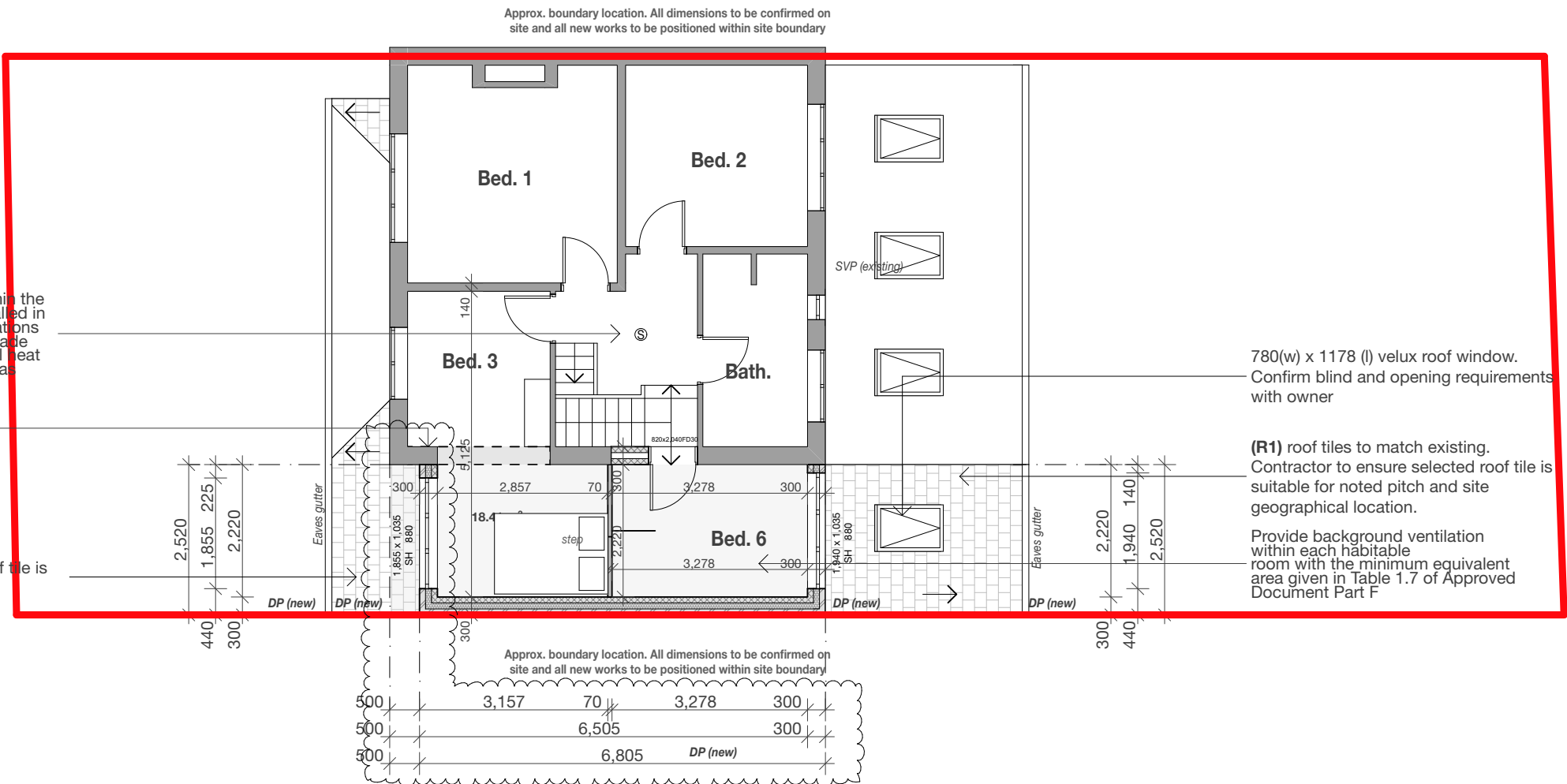
Drawing Number	Scale
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WD3.4 1:100 @ A



Existing walls to be demolished shown grey dashed. Refer to structural engineering drawings

(R1) roof tiles to match existing.
Contractor to ensure selected roof tile is suitable for noted pitch and site geographical location.



780(w) x 1178 (l) velux roof window.
Confirm blind and opening requirements
with owner

(R1) roof tiles to match existing.
Contractor to ensure selected roof tile is suitable for noted pitch and site geographical location.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	UTY	Utility	
shr.	shower	R1	roof type 1	S	sink	
st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter	
pdr.	powder room	DP	downpipe	EM	electricity meter	
All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing						

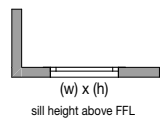
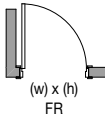
Notes

- All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

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Issue/ Rev	Description	Date
#	Initial Issue	11.01.26
A	See clouded changes	28.01.26
B	See clouded changes	13.03.26

FOR PLANNING/
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Helen Haney

Project Description
11 Coniston Ave, Prescott

Project Number **CON011**
Drawing Title

Plans - Proposed Loft Level

Drawing Number Scale

WD3.5 **1:100 @ A3**

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

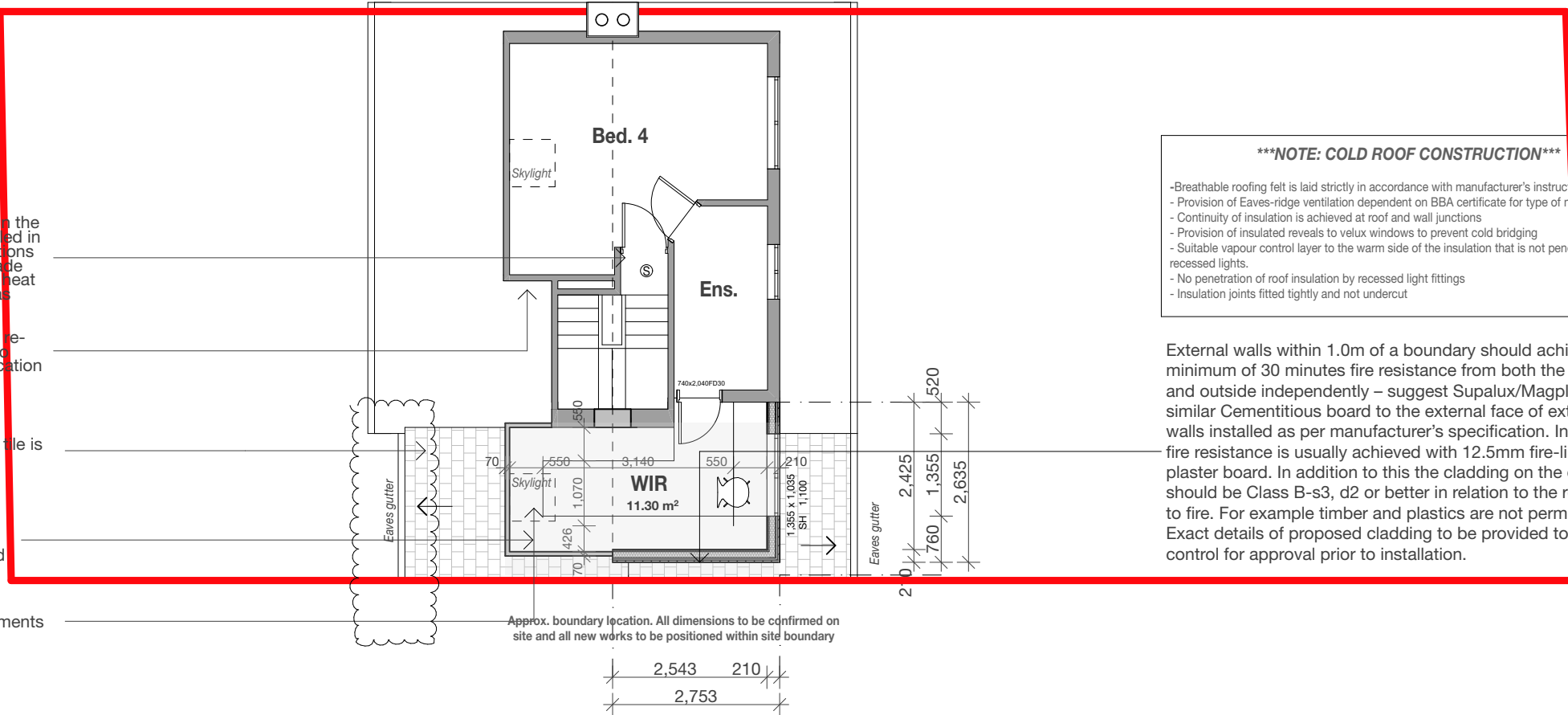
Existing boiler to be re-moved and re-located to new utility room. Refer to ground floor plan for suggested location

(R1) roof tiles to match existing. Contractor to ensure selected roof tile is suitable for noted pitch and site geographical location.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

780(w) x 978 (l) velux roof window. Confirm blind and opening requirements with owner

Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary



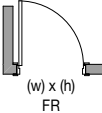
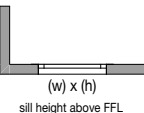
*****NOTE: COLD ROOF CONSTRUCTION*****

- Breathable roofing felt is laid strictly in accordance with manufacturer's instructions
- Provision of Eaves-ridge ventilation dependent on BBA certificate for type of membrane
- Continuity of insulation is achieved at roof and wall junctions
- Provision of insulated reveals to velux windows to prevent cold bridging
- Suitable vapour control layer to the warm side of the insulation that is not penetrated by recessed lights.
- No penetration of roof insulation by recessed light fittings
- Insulation joints fitted tightly and not undercut

External walls within 1.0m of a boundary should achieve a minimum of 30 minutes fire resistance from both the inside and outside independently – suggest Supalux/Magply or similar Cementitious board to the external face of external walls installed as per manufacturer's specification. Internal fire resistance is usually achieved with 12.5mm fire-lined plaster board. In addition to this the cladding on the outside should be Class B-s3, d2 or better in relation to the reaction to fire. For example timber and plastics are not permitted. Exact details of proposed cladding to be provided to building control for approval prior to installation.

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	UTY	Utility	
shr.	shower	R1	roof type 1	S	sink	
st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter	
pdr.	powder room	DP	downpipe	EM	electricity meter	

Notes
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- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.
All works to be constructed in accordance with accredited construction details

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer
	
	- Provide DPC min. 150mm above natural ground level
	- Provide weep holes at 900mm centers above all openings

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[illegible]

**FOR PLANNING/
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Client

Helen Haney

11 Coniston Ave, Prescott

Project Number **CON011**

Drawing Title

Elevations - Existing

Drawing Number	Scale
----------------	-------

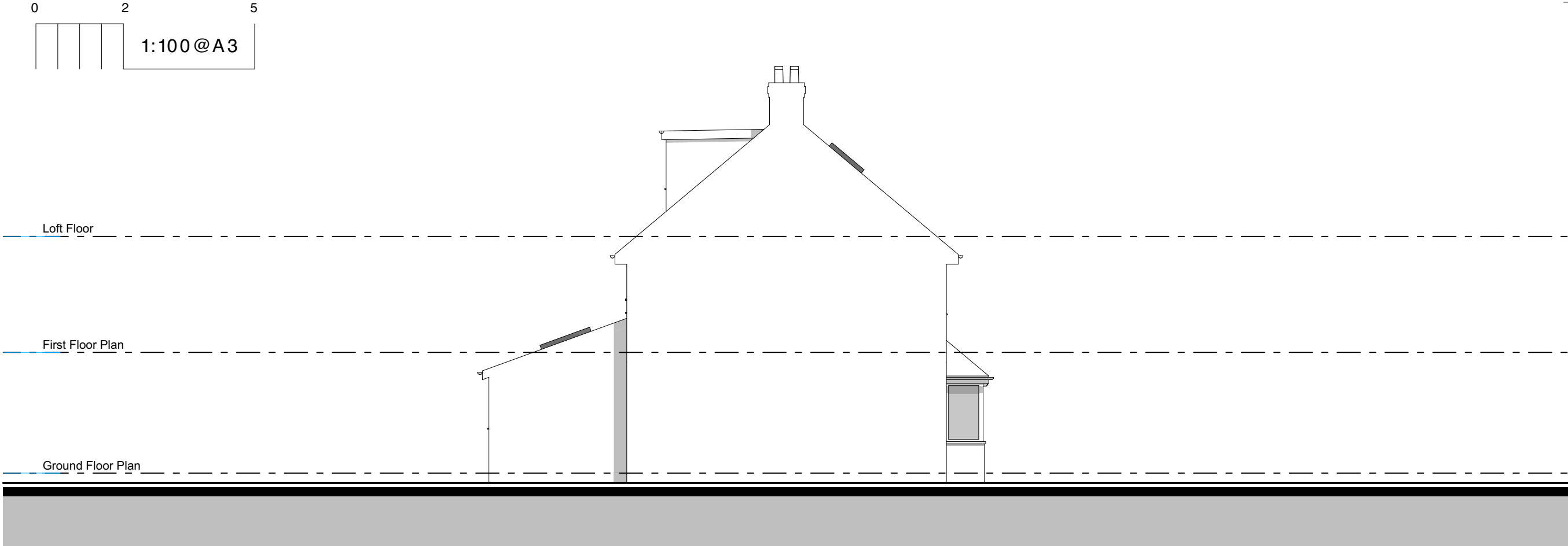
WD5.1 1:100 @ A

WD5.1 1:100 @ A

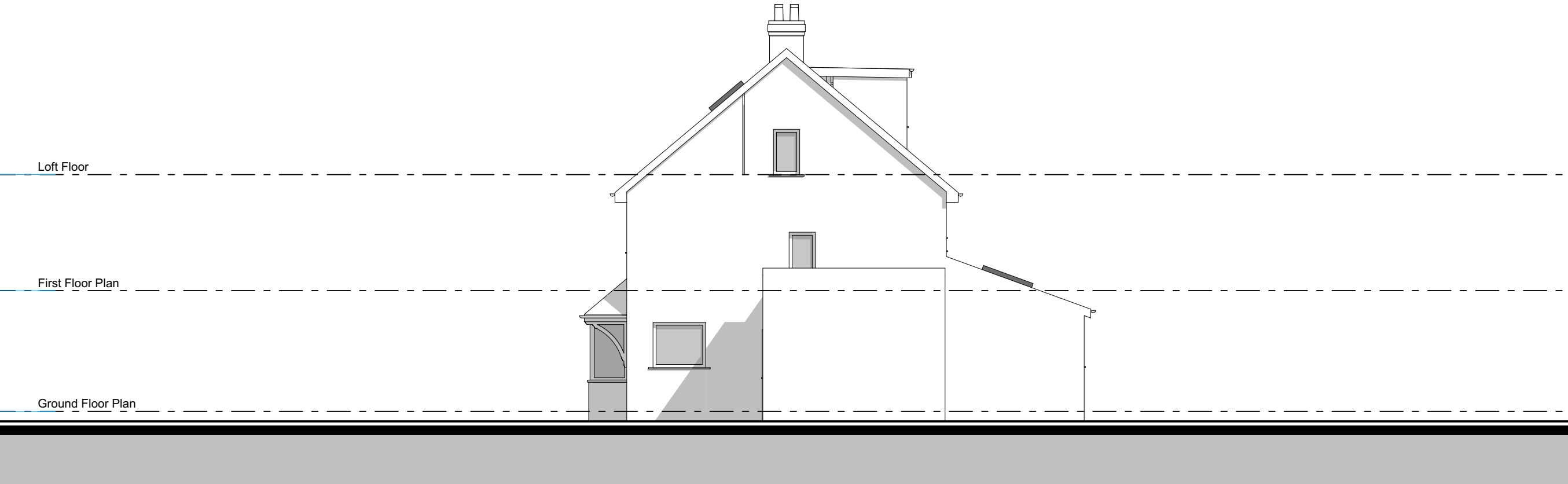
Existing - Front Elevation



Existing - Rear Elevation



Existing - Side Elevation



Existing - Side Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	11.01.26

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Project Description

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Project Number CON011

Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



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[illegible]

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Helen Haney

Project Description

11 Coniston Ave, Prescot

Project Number **CON011**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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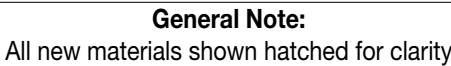
WD5 3 1:100 @ 1000

WD5.3 1:100 @ A



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Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings



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A	Initial Issue	13.03.26

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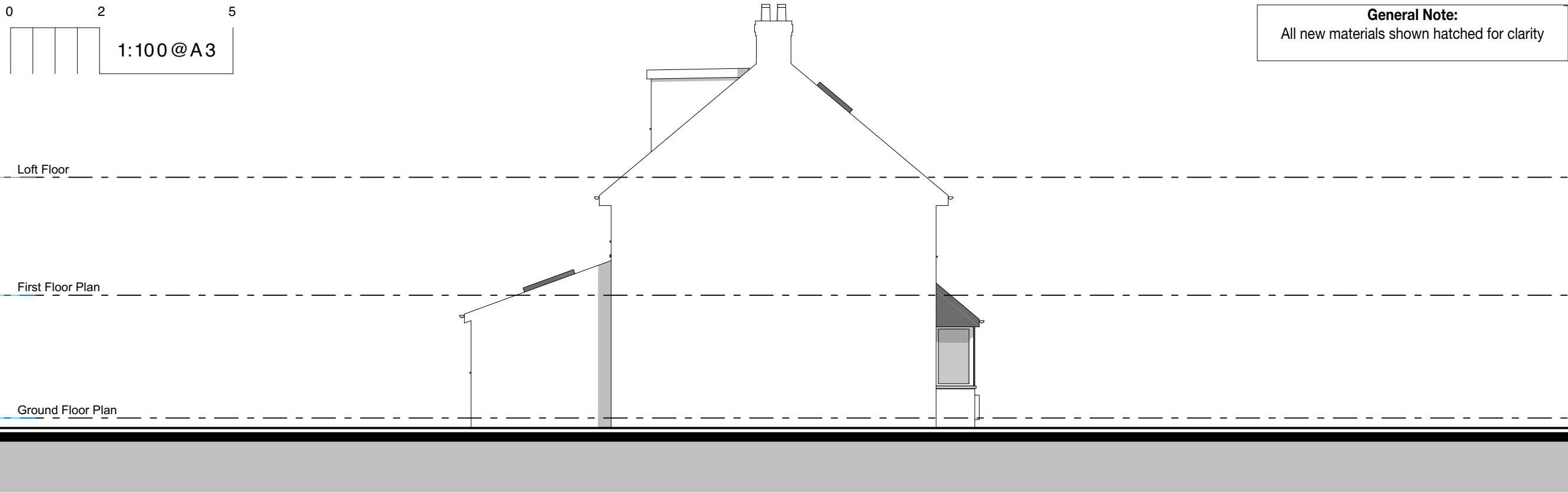
Drawing Title

Elevations - Proposed

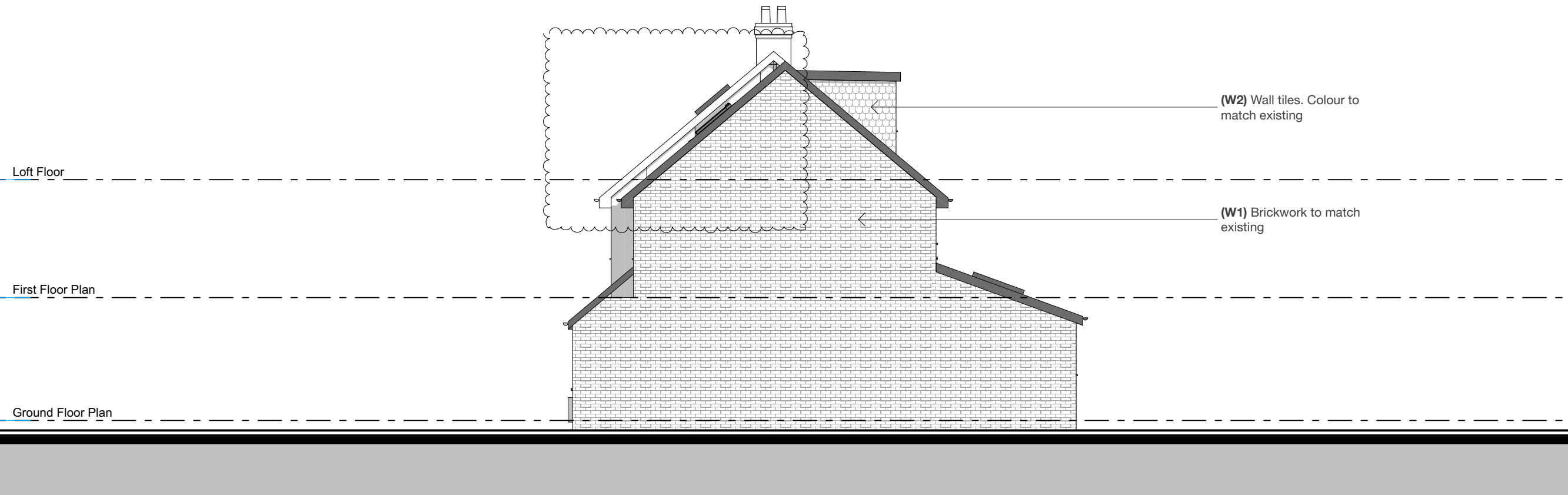
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WD5 4 1:100 ©

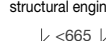
WD5.4 1:100 @ A



Proposed - Side Elevation



Proposed - Side Elevation

Legend						Notes	Notes on setting out	Brickwork	
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***	***All opening sizes are to structural openings*** FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer	
wm	washing machine	W1	wall type 1	HOP	hopper				
dw	dishwasher	W2	wall type 2	UTY	Utility				
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st	store	PS	plumbing stack	SVP	soil vent pipe				
wir	walk in wardrobe	R1	roof type 1	GM	gas meter				
pdr.	powder room	DP	downpipe	EM	electricity meter				
						- All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings - All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards. - All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations. - Confirm all finishes and materials with owner. ***All works to be constructed in accordance with accredited construction details***			