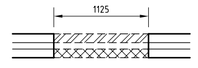
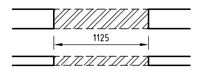
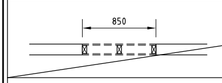
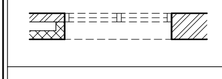
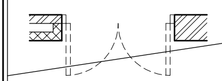
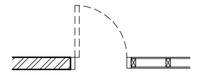
PROPOSED EXTERNAL FINISHES
Roof: Concrete tiles of grey colour to match existing.
Windows / Doors: uPVC frames - anthracite grey.
Extension Eaves Details: uPVC - colour to match existing.
Walls: Smooth render finched in off-white.

PROPOSED STRUCTURAL BEAM / LINTEL, et cetera, SCHEDULE	
(11)	Catnic CG90/100 lintels. Refer to the data sheets provided.
(8)	2No. Catnic BSD 100 lintels. Refer to the data sheets provided.

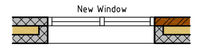
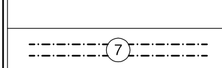
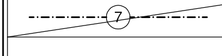
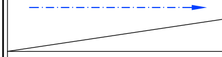
Structural steel beams, stanchions, posts, etc, in support of floors, roofs, walls, etc, to be primed with red oxide paint or to be galvanised to prevent corrosion. End-bearings of beams to be installed as per the structural calculations sheets (provided). All connections to be as per the connection details (if provided) or as recommended by the steel fabricator, which are to be subject to approval by the LABC (or Approved Inspector). Exposed structural steelwork is to be encased in not less than 12.5mm thick Fire-line plasterboards with taped joints, screwed to SW 50 x 50mm cradles encasing steel section and firmly secured to the supported structure. Finish in 5mm thick two-coat plaster. The Contractor is to be aware: Length dimensions of proposed beams shown on the project drawings are the clear open spans used for structural design purposes. The Contractor is to take all necessary site dimensions and consider end-bearings and connection details to calculate the actual beam lengths to order.

DEMOLITIONS LEGEND	
	Remove section of loadbearing cavity wall to form new door opening, window opening, or structural 'walk-through' (see proposed layout), and cart away all debris.
	Remove section of loadbearing solid one-brick or half-brick wall to form new door opening, window opening, or structural 'walk-through' (see proposed layout), and cart away all debris.
	Remove section of timber studwork partitioning, to form new door opening or 'walk-through', and cart away all debris.
	Remove window and surrounding masonry wall (if shown hatched) to form new layout as shown on the proposed plan provided.
	Remove external door set and surrounding cavity wall or solid one-brick wall (if shown hatched) to form new layout as shown on the proposed plan provided.
	Remove internal door set and surrounding solid half-brick wall or timber studwork partition (if shown hatched) to form new layout as shown on the proposed plan provided.

The Contractor is to allow for all necessary propping of the existing structure(s) to this property and any neighbouring properties (if affected by the works), and must seek professional structural advice if he has any concerns whatsoever toward the structural stability of any part(s) of this, or surrounding, building(s) during demolition or new excavation works. The Contractor is advised to carry out trial hole investigations to determine the depths of footings to all structures potentially affected by the demolition works and/or new excavation works (boundary walls, existing load-bearing walls, conservatories, out-building, and the like), and shall take further professional structural advice if the footings of any of these nearby structures are likely to be undermined during the proposed demolition work, or from excavations for proposed foundations and/or proposed drainage works.

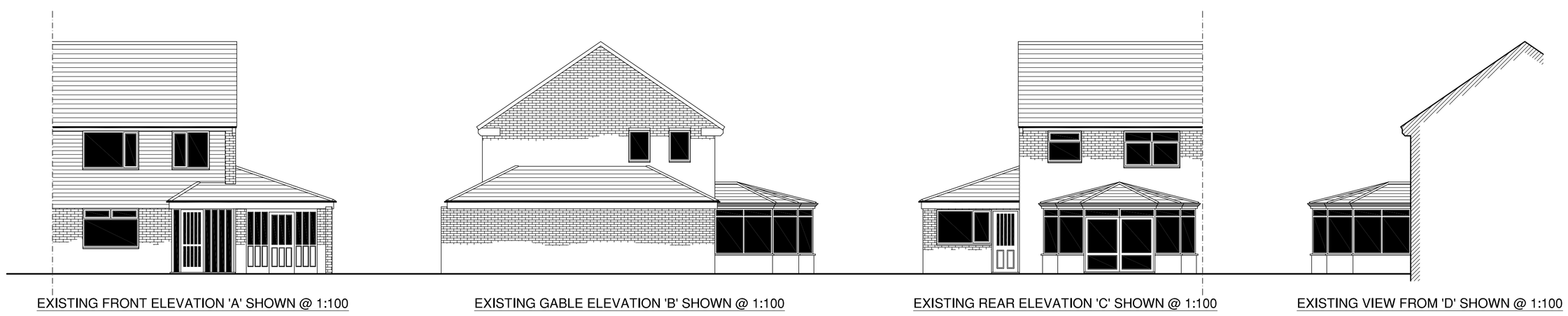
Where new structural openings within loadbearing walls are proposed, The Contractor is to expose the existing footing(s) and bearing strata for inspection by the LABC / Approved Inspector prior to demolition. At the discretion of the LABC / Approved Inspector, the remaining masonry walls will be underpinned down to suitable strata to bear the redistributed load(s). Underpinning details can be made available by The Designer upon further instruction.

Any proposed structural beam supports may deflect up to 1/200 of the clear span of the opening, and therefore minor settlement of the structures above are likely. The Contractor is to allow for all making good to the existing works and finishes affected by initial settlement of walls and floors.

GENERAL CONSTRUCTION LEGEND	
	New cavity wall where shown (see proposed layout) in accordance with Section 1 and Section 4 of the specification document provided.
	New window to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the specification document provided.
	New load-bearing internal masonry wall where shown (proposed layout) in accordance with Section 4 of the specification document provided.
	New double glazed door to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the specification document.
	New aluminium-framed bi-folding double glazed doors to be supplied and fitted by a FENSA registered contractor in accordance with Section 6 of the specification document provided.
	New timber stud partition to be constructed in accordance with Section 7 of the specification document provided.
	New single or double structural beam to be in accordance with the structural calculations sheets and Section 5 of the specification document.
	Proposed structural beam or lintel reference indicator (see the beam schedule and the structural calculations sheets provided).
	New internal door set within load-bearing wall (indicated by lintel reference) or timber stud partition (no lintel reference).
	Assumed line of existing below-ground drainage. The Contractor is to verify the location(s) and depth(s) of all buried drainage prior to conducting any demolition or building works on site.
	Line of proposed below-ground drainage to be installed in accordance with Section 2 of the specification document provided and to the satisfaction of the LABC/Approved Inspector.

Unless otherwise instructed by The Client, The Contractor shall include for all making good (finishes to match the existing) to all areas affected by the proposed works.

All finishes, including decor, flooring, skirtings, internal doors (subject to Building Regulations approval where applicable), architraves, fixtures and fittings, et cetera, shall be carried out in accordance with any written instructions given to The Contractor directly by The Client.

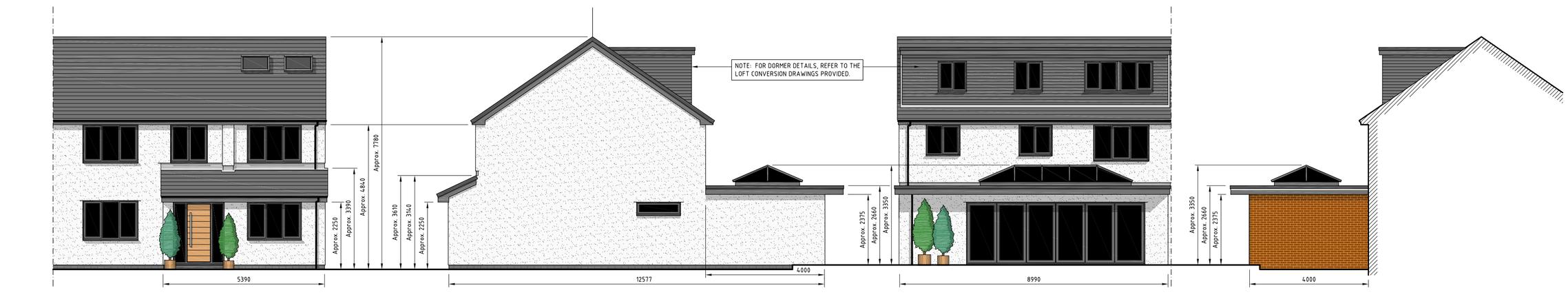


EXISTING FRONT ELEVATION 'A' SHOWN @ 1:100

EXISTING GABLE ELEVATION 'B' SHOWN @ 1:100

EXISTING REAR ELEVATION 'C' SHOWN @ 1:100

EXISTING VIEW FROM 'D' SHOWN @ 1:100

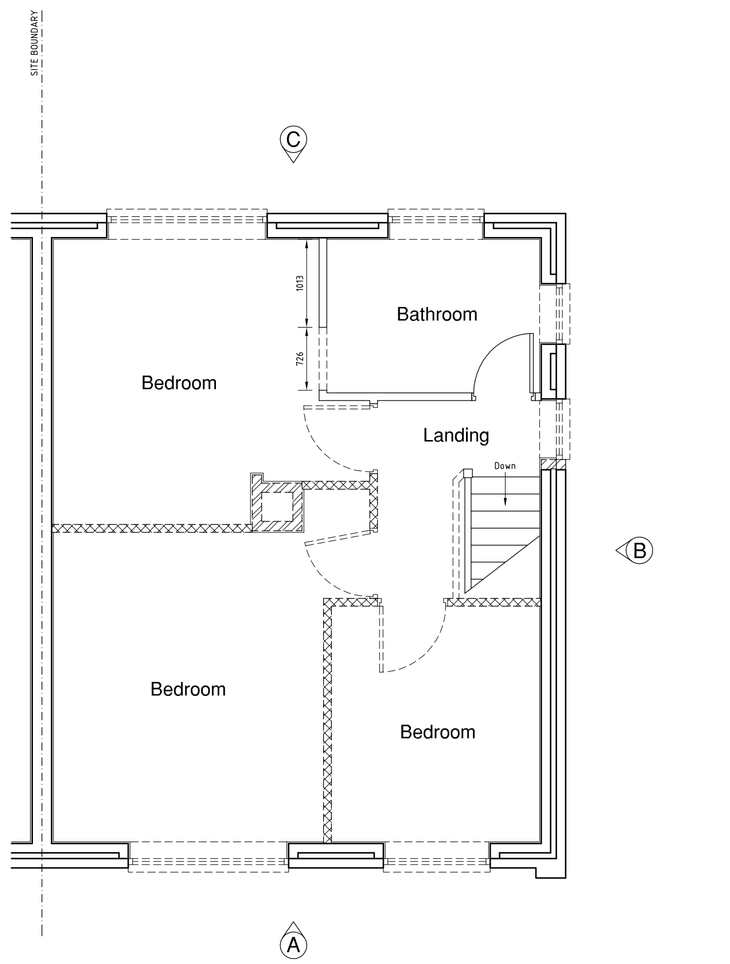


PROPOSED FRONT ELEVATION 'A' SHOWN @ 1:100

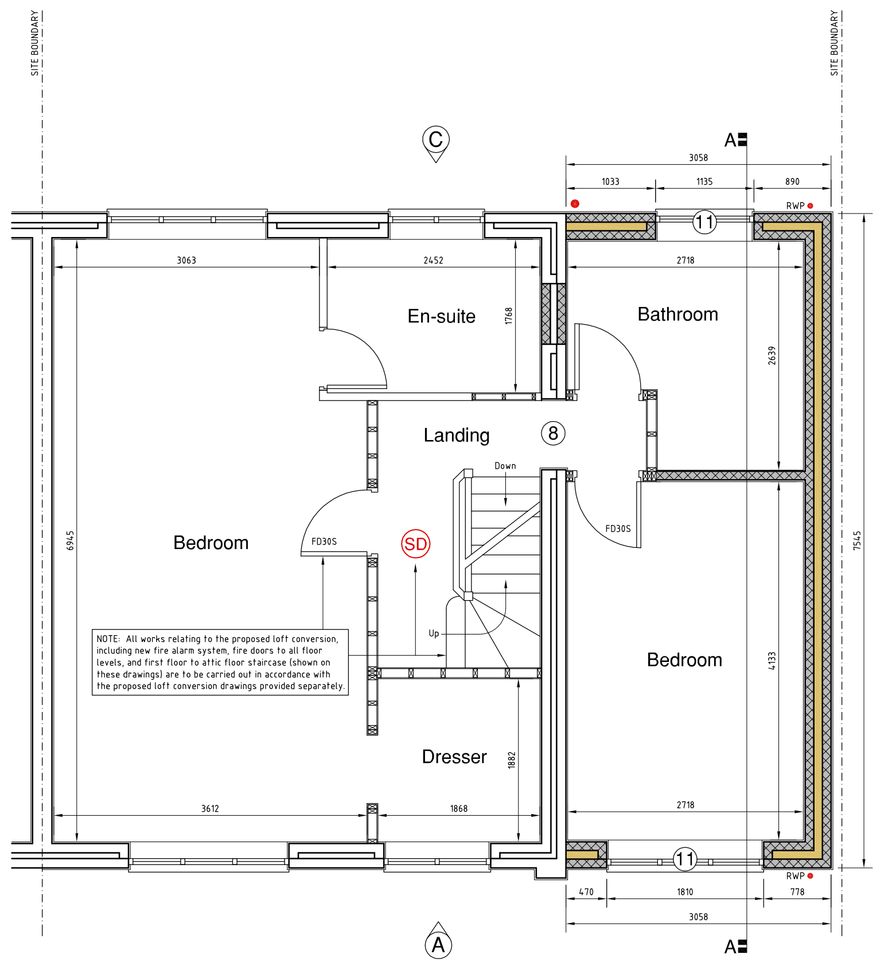
PROPOSED GABLE ELEVATION 'B' SHOWN @ 1:100

PROPOSED REAR ELEVATION 'C' SHOWN @ 1:100

PROPOSED VIEW FROM 'D' SHOWN @ 1:100



EXISTING FIRST FLOOR PLAN SHOWN @ 1:50



PROPOSED FIRST FLOOR PLAN (1:50)

This drawing is to be read alongside Drawing No s EL1/PL1, PS1, LP1, the structural design calculation sheets, and the written specification document provided.

'The Client' shall mean Mr Ian Robinson of 94 Tithebarn Road, Knowsley Village, who has instructed Building Design Solutions to act on his behalf for the purpose of preparing building plans, structural design calculations (for proposed lintels, beams, posts, stanchions, and the like), and a specification document relating to his proposed building project. 'The Designer' shall mean Building Design Solutions and any representatives/consultants thereof engaged during the design stage (only) of this building project. 'The Contractor' shall mean any trade person(s) or building contractor appointed by The Client to carryout building work in accordance with the project drawings, structural design calculations, and the specification document, together with any additional works in accordance with direct instructions received from The Client.

Both The Client and The Contractor should familiarise themselves with ALL of the notes provided below.

CONTRACTUAL AGREEMENT
The Client and The Contractor are strongly advised to enter into a recognised form of written contract with one another. A 'JCT (Joint Contracts Tribunal) Building Contract for a Home Owner / Occupier (who has not appointed a consultant to oversee the work)' form of contract is considered appropriate for this building project.

CDM REGULATIONS
The Construction (Design and Management) Regulations 2015 (or CDM 2015) place legal duties on 'dutyholders' involved in construction projects, including: Clients, Domestic Clients, Designers, Principal Designers, Contractors, Principal Contractors, and Workers. These Regulations cover the management of health, safety and welfare for construction projects. All relevant dutyholders involved in this project must comply with these regulations. A guidance booklet can be downloaded from the following link: www.hse.gov.uk/pubns/books/L153.htm

PARTY WALL (etc) ACT 1996
The Client must serve notice to the adjoining/adjacent property owners in accordance with the requirements of the Party Wall (etc) Act 1996 where work to the party wall is proposed, or excavations are proposed within 3.000m of the boundary/boundaries, and/or within 6.000m of an adjoining/adjacent building or structure. An explanatory booklet and example letters can be found at: www.gov.uk/guidance/party-wall-etc-act-1996-guidance
The Client is to secure the written consent of the adjoining/adjacent property owner(s) where oversailing, tying-in, and/or weathering to their property is envisaged.

PUBLIC UTILITY COMPLIANCE
The Client (or The Contractor if instructed by The Client) shall contact his sewerage undertaker (prior to beginning any works on site) to determine the position of any nearby shared drains (or other apparatus) which may hinder this project, as written consent may be required by the sewerage undertaker before any building work may commence. The Client (or The Contractor if instructed by The Client) shall ascertain advice from all other relevant public utility undertakers regarding the positions of their apparatus which may be in the vicinity of the proposed works, and shall notify all relevant public utility undertakers of the proposed start date and end date of the building work.

GENERAL
All dimensions quoted on the project drawings, in the specification document and the structural design calculations sheets are in millimetres (mm) and metres (m). The Contractor shall be responsible for checking the accuracy of all given dimensions for the proposed building work (and how this relates to the surrounding site) prior to commencing any building work, and for the correct setting out of all works on site. The Contractor shall notify The Designer of any dimension discrepancies found, who will then amend the plans accordingly, and before any building work is commenced.

The Contractor (or The Client in the case of self-build) is responsible for informing (not less than 2 days in advance) the LABC (or Approved Inspector) of the proposed construction phase start date, and in advance of all relevant key stages of the contract (as directed by the LABC or Approved Inspector), to allow for inspection of the works as required under Building Regulations.

The Contractor must be fully satisfied that he/she/they has/have sufficient competency to carryout the proposed building work, and must fully understand his/her/their responsibilities for compliance with all relevant health and safety regulations and legislation affecting this project (including the CDM 2015 Regulations).

Instructions given to The Contractor directly by The Client must not contravene building regulations, planning legislation, or legislation pertaining to health & safety. Should The Contractor have reservations toward any instruction(s) received directly from The Client, he/she/they shall seek professional advice from the relevant authority, and/or a suitably qualified and relevant design professional.

The Client shall not deposit any plans (or other design information) supplied by The Designer with his Local Planning Authority (LPA) and/or LABC (or Approved Inspector), until he is satisfied that the information provided is in accordance with his verbal or written design brief.

The Designer has made every effort to ensure that the project drawings, written specification document, and the structural design calculations conform to current building regulations. However, these regulations are subject to change and approval may therefore be 'conditional'. Any building work which is commenced prior to unconditional building regulations approval, is done so at the risk of The Client.

The Designer may have offered advice relating to the National Planning Policy Framework. However, local planning policies may differ from one authority to another, and may differ between areas within an authority (buildings on greenbelt designated land, buildings within conservation areas, listed buildings, etc) and therefore, specific local planning policies which may affect this project, may not be known to The Designer. Furthermore, certain buildings/land have covenants which restrict their future alteration/usage. It remains the responsibility of The Client to have restrictive covenants removed prior to any proposed alterations which may otherwise contravene such covenants. The Designer has developed these plans in accordance with The Client's brief/wishes, and therefore does not accept any responsibility whatsoever should planning permission be refused. The Client must be aware that decisions of the LPA to enforce local planning policy, and therefore to grant or refuse planning permission, is/are beyond the control of The Designer, and any building work which is commenced prior to the relevant permissions being in place, is done so at the risk of The Client.

GENERAL CONSTRUCTION NOTES:

Foundations
All works involving existing and proposed foundations are to be carried out in accordance with Section 1 of the specification document provided, the details provided in Section A-A, and any specific detail(s) provided in the structural design calculations sheets.

Drainage
Below-ground drainage positions shown on the project drawings are assumed, and their actual positions must be checked by The Contractor prior to commencement of any works. All alterations to the existing below-ground drainage, and all new drainage works are to be carried out in accordance with Section 2 of the specification document provided.

Proposed Cavity Walls and Internal Masonry Walls
Proposed cavity walls and any load-bearing internal walls are to be constructed where shown on the proposed layout drawings and in accordance with Section 4 of the specification document, Section A-A details, and any specific details if provided in the structural design calculations sheets. If/where external walls are shown to receive a rendered finish, refer to Section 14 of the specification document.

Proposed Floor Construction
Proposed ground-bearing solid floor construction, and/or suspended timber floor construction to new room(s) is to be in accordance with Section 3 of the specification document and Section A-A details provided.

Proposed Timber Stud Partitions
Proposed timber stud partitioning is to be constructed where shown on the proposed layout drawing and in accordance with Section 7 of the specification document provided.

Proposed Roof Construction
All works to the proposed roof structure(s) is to be carried out in accordance with Section 10 of the specification document and Section A-A details provided.

Leadwork
Alterations to existing leadwork, and installation of new leadwork is to be carried out in accordance with Section 11 of the specification document provided.

Windows and/or External Doors
Where purpose-made windows and/or doors are being fabricated, the fabricator contractor shall prepare fabrication drawings showing complete details of all windows and doors, and details of all connections between these and the surrounding structure. All new windows and/or external doors are to be manufactured and fitted by a FENSA registered contractor and be in accordance with Section 6 of the specification document provided.

Mechanical Ventilation
Mechanical ventilation shall be provided in accordance with Section 8 of the specification document provided.

Support Beams, Lintels, Posts, etc
All structural support beams, lintels, posts, stanchions, and the like are to be in accordance with the structural calculations sheets and Section 5 of the specification document provided.

Carpentry and Joinery
All works to comply with Section 9 of the specification document provided.

Miscellaneous Works
Due to access restrictions resulting from the erection of the proposed extension, The Client may wish to reduce the need for future maintenance, and therefore reduce future costs and risks of injury to maintenance operatives, by opting to replace old fascias, soffits, barge-boards, guttering, rainwater pipes, et cetera, with new uPVC alternatives.

Electrical Installations
Isolation of existing electrical circuits, and proposed electrical installations are to be carried out by persons currently registered under the government 'Competent Persons Scheme'. All works to be agreed between The Client and The Contractor and is to be in accordance with Section 15 of the specification document provided.

Heating and Hot Water Installation
Where necessary, the existing heating and hot water supply shall be extended to positions agreed to between The Client and The Contractor. All works to be in accordance with Section 16 of the specification document provided, and to be installed and commissioned by a Gas Safe registered installation engineer.

1:100	1m	2m	3m	4m	5m	6m	7m	8m	9m
1:50	1m	2m	3m	4m	5m	6m	7m	8m	9m
1:20	1m	2m	2.5m	2m	3.5m				

NOTE: No investigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or The Contractor are strongly advised to obtain an Asbestos Refurbishment Survey report prior to commencing any demolition or building work.

NOTE: The Client / The Contractor are strongly advised to ascertain from all Public Utility Undertakers the position of their apparatus in the vicinity of the proposed works, and shall notify each utility of the proposed works' start and end dates. The Client / The Contractor shall comply with all reasonable requirements of all Public Utility Undertakers for the protection of their apparatus, which may be affected by the works.

NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All new electrical works are to be in accordance with Section 15 of the specification document provided. All new gas installations works are to be in accordance with Section 16 of the specification document provided.

NOTE: Prior to conducting any demolition works, The Contractor is to ensure that the existing structures are adequately supported, either temporarily or permanently. Should The Contractor have any doubts as to the stability of the existing structures affected during these works, he/she/it shall seek professional structural advice, and not commence work until this has been given.

NOTE: At the discretion of the LABC / Approved Inspector, The Client will obtain SAP calculations to prove the energy efficiency of the property has not been adversely affected due to the proposed alterations, and will increase the insulation properties of the building in accordance with any recommendations of the specialist SAP provider, if necessary.

BUILDING DESIGN SOLUTIONS .com

94 Tithebarn Road, Knowsley Village, Knowsley, L34 0HA	
Proposed Two-Storey, Single Storey & Entrance Porch Extensions	
Drawing No.EL2/PL2 (Existing & Proposed First Floor Layouts)	
Scale As Shown	Construction Issue
October 2021	A1

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