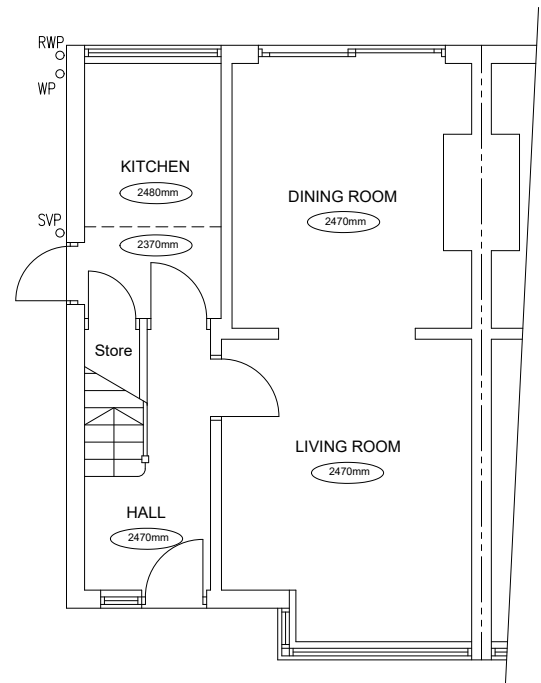
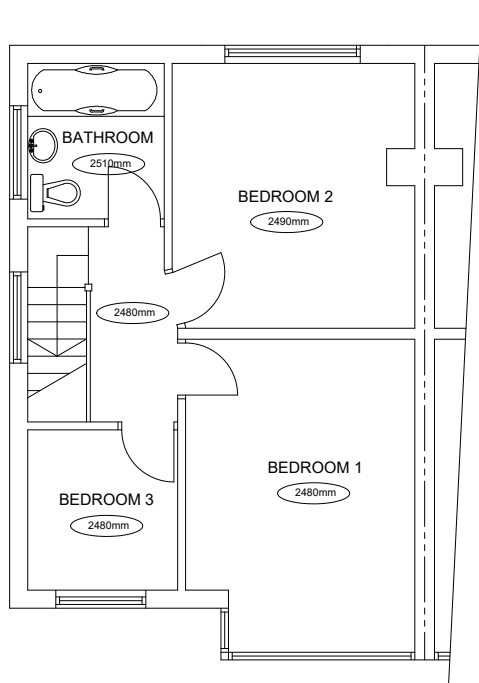




EXISTING GROUND FLOOR PLAN

1:100



EXISTING FIRST FLOOR PLAN

1:100

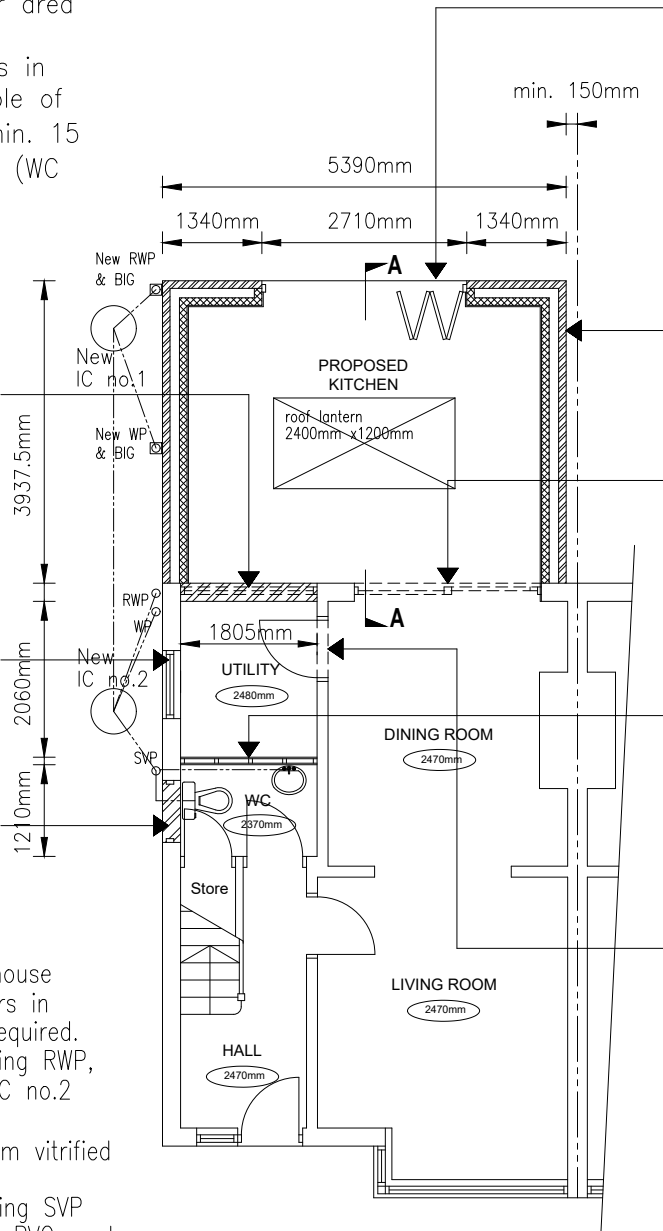
Kitchen and utility room to have opening vents equal to 1/20th of the floor area and background trickle vents min. 4000mm sq. S&F mechanical vents in utility room, WC and kitchen capable of extracting min. 15 ltrs/s with a min. 15 min overrun ducted to external air (WC 60 ltrs/s).

Remove existing window frame and brick up opening and make good all disturbed surfaces.

Form new opening in existing external brick wall to proposed utility room approx 900mm wide by 1050mm high with opening vent and glazed in obscure glass. Insert two course concrete lintol above.

Remove existing door and frame and brick up opening and make good all disturbed surfaces.

DRAINAGE
Expose existing drain runs at side of house and install 2nr. new inspection chambers in positions shown. Extend drain run as required. Existing below ground drainage to existing RWP, WP and SVP to be connected to new IC no.2 via 100mm vitrified clay pipes.
Connect new RWP to IC no.1 via 100mm vitrified clay pipe and back inlet gully.
Connect new WC and new whb to existing SVP via 100mm PVC waste pipe and 38mm PVC waste pipes respectively and fit 75mm deep seal trap to whb
Make allowance for waste pipes from kitchen assumed position on side wall to connect to IC no.1 via 38mm pvc waste, BIG and 100mm vitrified clay pipe.
All connections to be approved on site by the Building Control Officer.



PROPOSED GROUND FLOOR PLAN

1:100

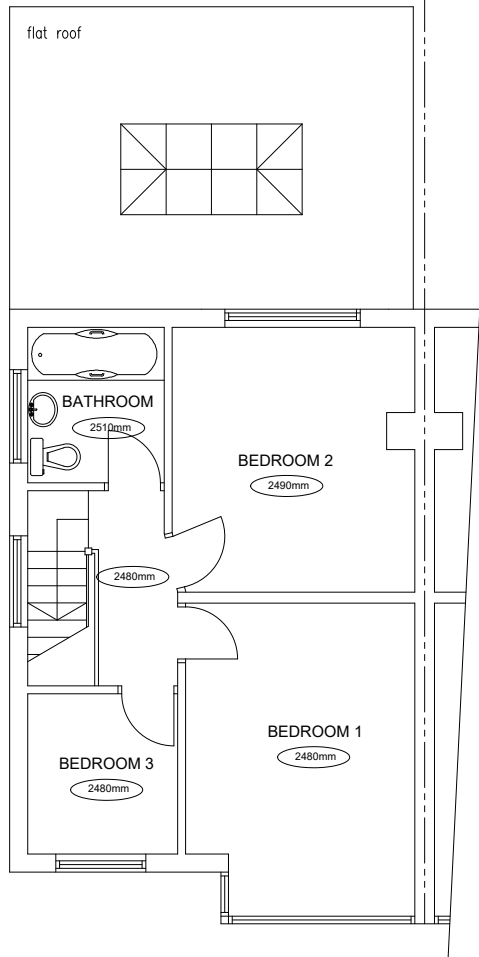
Aluminium bi-fold doors approx. 2710 wide x 2150mm high

Construct new cavity wall forming new kitchen with flat roof and roof lantern, with concrete floors all as detailed in notes and cross sectional drawing and to fully comply with current Building Regulations.

Remove existing sliding patio doors and frame and make good all disturbed work.

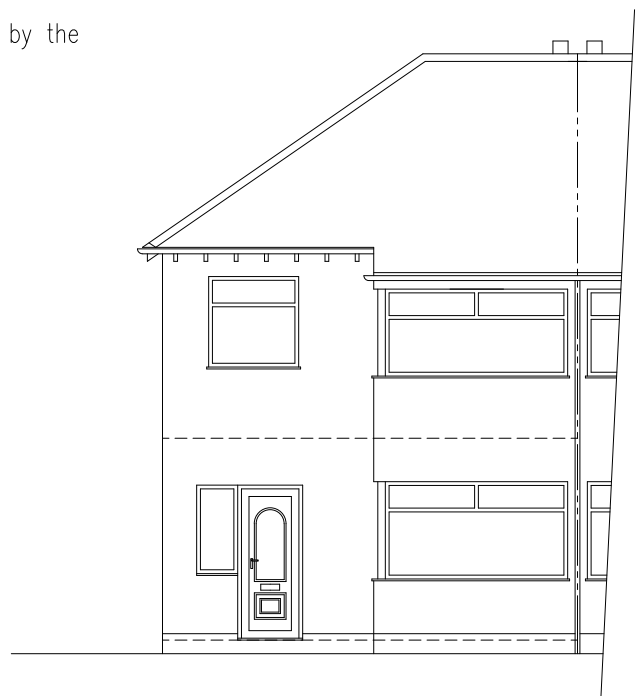
Construct new partition wall in positions shown using 75x50mm SW studs and noggins at 450mm c/c with 12.5mm plasterboard scrimmed and skimmed both sides to give min. half hour fire resistance. Provide sound insulation quilt to voids.

Form new opening through brickwork, insert two course concrete lintol above and make good all disturbed work.



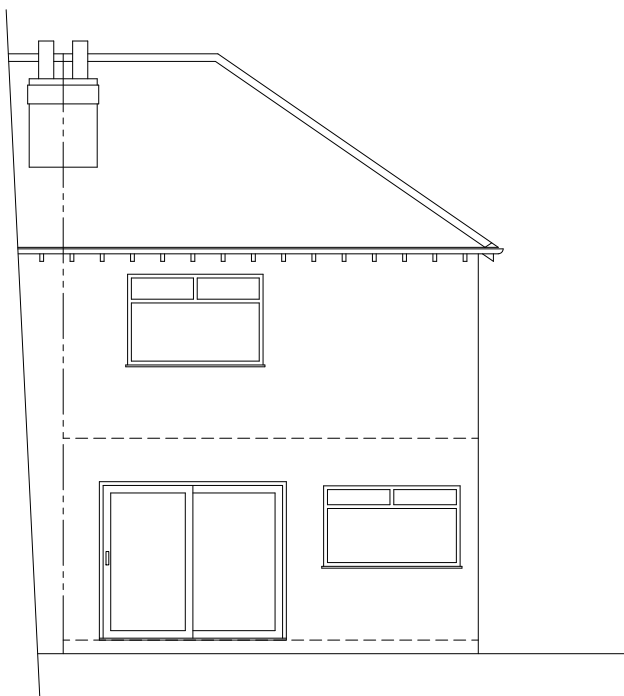
PROPOSED FIRST FLOOR PLAN

1:100



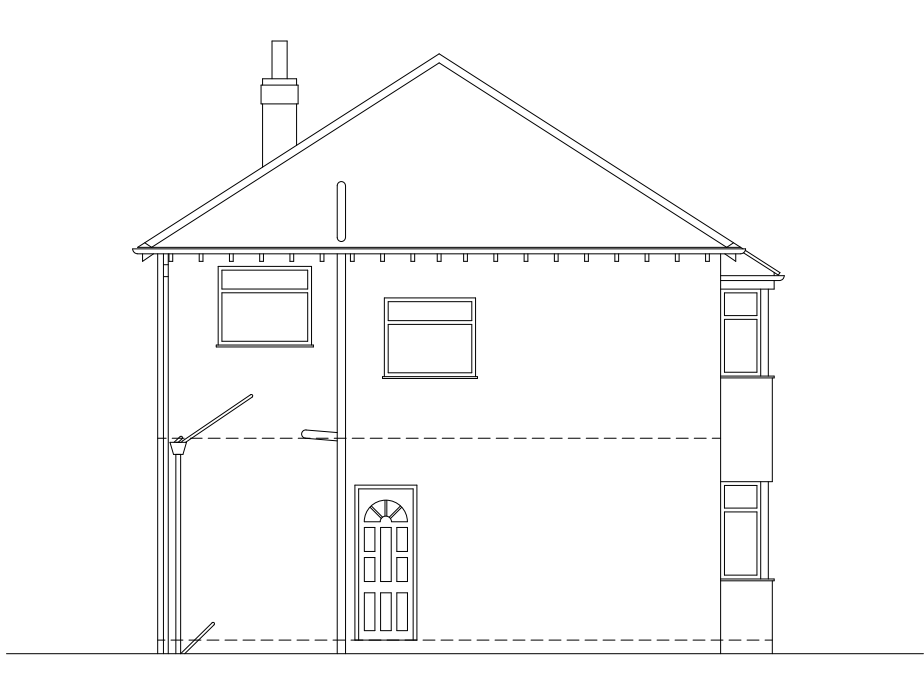
EXISTING FRONT ELEVATION

1:100



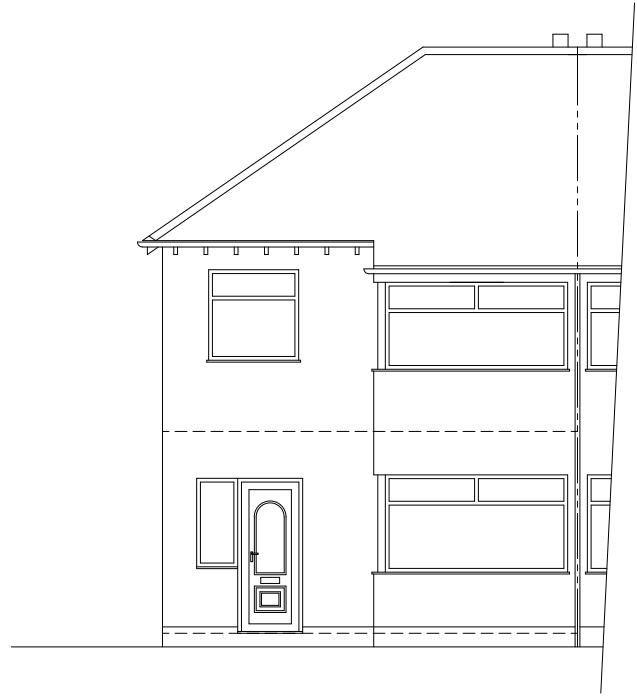
EXISTING REAR ELEVATION

1:100



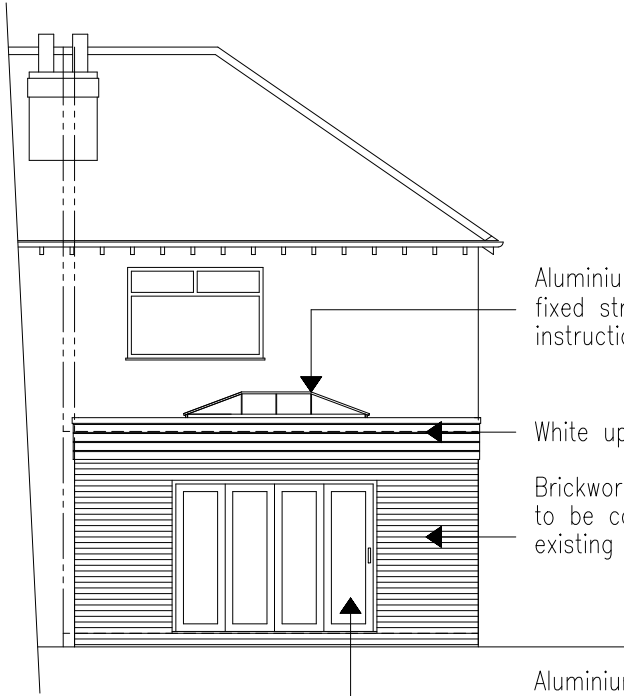
EXISTING SIDE ELEVATION

1:100



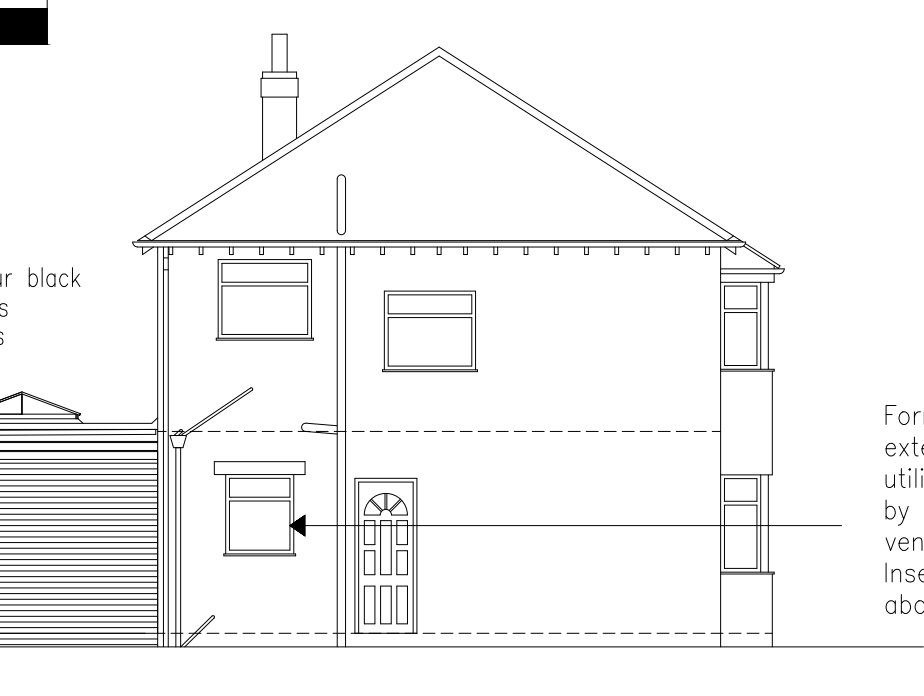
PROPOSED FRONT ELEVATION

1:100



PROPOSED REAR ELEVATION

1:100



PROPOSED SIDE ELEVATION

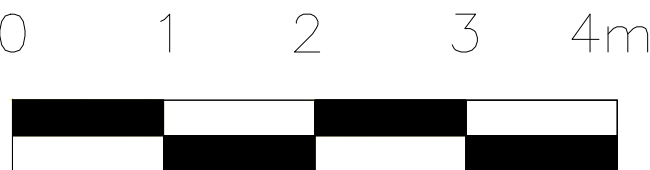
1:100

Aluminium roof lantern 2400mmx1200mm – colour black fixed strictly in accordance with the manufacturers instructions. Trim openings using 38x195mm joists

White upvc fascias
Brickwork to new extension to be common brick to match existing

Aluminium bi-fold doors 2710mm W x 2100mm H Colour black.

Form new opening in existing external brick wall to proposed utility room approx 900mm wide by 1050mm high with opening vent and glazed in obscure glass. Insert two course concrete lintol above.



Roof lantern to be supported on timber kerb and fixed strictly in accordance with the manufacturers instructions. Trim openings using 38x195mm joists

Ensure rainwater runs free to rainwater gutter on side elevation with either cut to falls insulation or firings fixed across roof joists.

DPC Min.150mm above highest ground level

Cavity fill upto ground level

Foundations:-
Construct strip foundation min 150mm thick, 600mm wide, constructed to depth to suitable bearing strata and to satisfaction of Building Control Officer
NB Existing foundation to retaining wall to be inspected and if suitable utilised as foundation to new conservatory

SECTION AA

1:50

Notes:

General:-
All materials and workmanship to comply with the recommendations and requirements of all current relevant British Standards, Codes of Practice, The Building Regulations and to the satisfaction of the Building Inspector. All proprietary products to be utilized fully in accordance with the manufacturers instructions.

External Wall Construction:-
Outer leaf to be common brickwork to match existing. Inner leaf 100mm 'Thermalite Shield' concrete blocks with 125mm cavity, partial fill with 75mm Kingspan Kooltherm K103 insulation boards to give a 'U' value of 0.18W/m²C with 15mm plaster finish. New cavity walls to be tied to existing brickwork using 2no. Crocodile stainless steel wall plates type C10 and fixing packs fixed in accordance with manu. instr.

Ground Floor Construction:-
50mm cement and sand screed on 125mm concrete slab on 1200g visqueen dpm on 120mm Kingspan Kooltherm K103 insulation boards on sand blinding on 150mm well compacted hardcore to give a 'U' value of 0.13W/m²C
Perimeter floor insulation to be installed to prevent cold bridging between new floor and cavity wall as recommended by manufacturer.

Flat Roof Construction:-
Supply and lay three layers of HP built up felt on 18mm WBP ply on 120mm Celotex XR4000 insulation board on vapor barrier on 18mm plywood board on 38x195mm roof joists at 450mm C/C with 15mm plasterboard & skim to give a 'U' Value of 0.17W/m²C
All work shall include for all bracing, restraint straps, supports for ceilings, fascia and soffit boards.
Ensure rainwater runs free to rainwater gutter on side elevation with either cut to falls insulation or firings fixed across roof joists.

Ventilation:-
All rooms to have opening vent equal to 1/20th of the floor area and background (trickle) vents min. 4000mm sq.
Proposed utility room to have additional mechanical ventilation to give 15 ltrs/s with a min. 15 minute overrun ducted to external air.
Proposed kitchen areas to have additional mechanical ventilation to give 15 ltrs/s with a min. 15 minute overrun ducted to external air.

Windows & Doors:-
New windows to be double glazed. All glazing within 800mm of floor to be laminated or toughened glass.
New windows to achieve a 'U' value of 1.8W/m²C for the whole unit or 1.2W/m²C for centre of pane. Certificate to be issued by manufacturer to confirm.

Lintols & Steelwork:-
Supply and fix 1No. I.G. lintol Ref. L1/S110 suitable for 125mm cavity. All lintols manufactured by: I.G.Lintols Ltd., Marford House, Llantarnam Business Park, Cwmbran, Gwent, NP44 1XY. Tel. 01633 486486. All lintols are insulated. The 'U' Value through the lintol does not exceed 1.2W/m.sq.K. Lintols to windows to have min. 15mm cover lightweight plaster to internal soffits. min. 150mm end bearing.

Electrical:-
All electrical work to be designed, installed, inspected and tested by a competent person. Upon completion of works on appropriate BS7671 electrical installation certificate will be issued.
All work to comply with Part P of The Building Regulations.

Rev.	Date	Revision
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PROJECT
17 Norbreck Avenue,
Liverpool. L14 6UN
TITLE
Proposed Single Storey Extension
To Rear Elevation

Existing & Proposed Plans,
Elevations & Section

Fretec Associates
Chartered Surveyors

105 Tarbock Road
Huyton, Merseyside, L36 5TD
www.hspack.co.uk
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Scale	Date	Drawn	Checked
1:100;1:50	DEC.2025	JH	GS

Job Number	Drg No.	Rev
FT25-164	164-01	