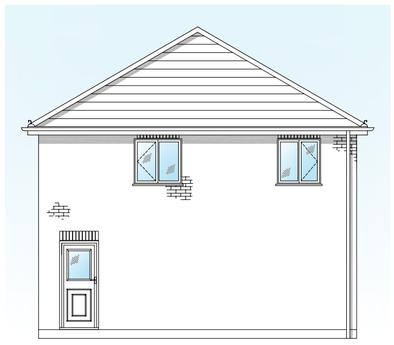


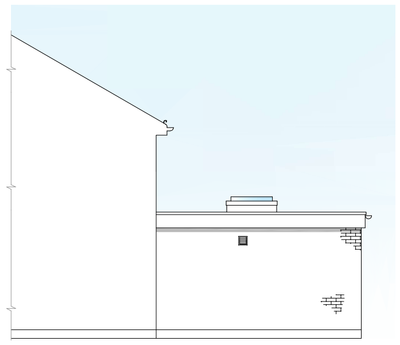
EXISTING SIDE ELEVATION
scale 1:100



EXISTING REAR ELEVATION
scale 1:100



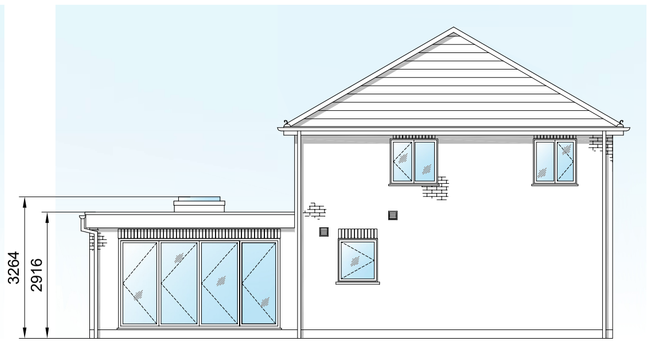
EXISTING OPP' SIDE ELEVATION
scale 1:100



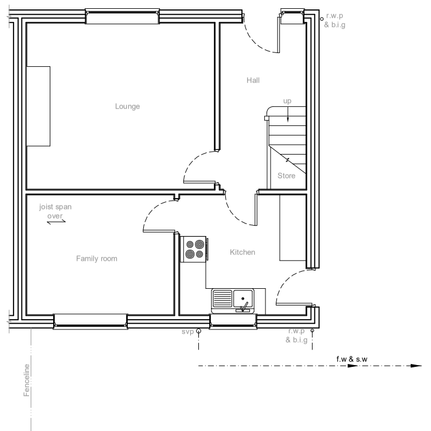
PROPOSED SIDE ELEVATION
scale 1:100



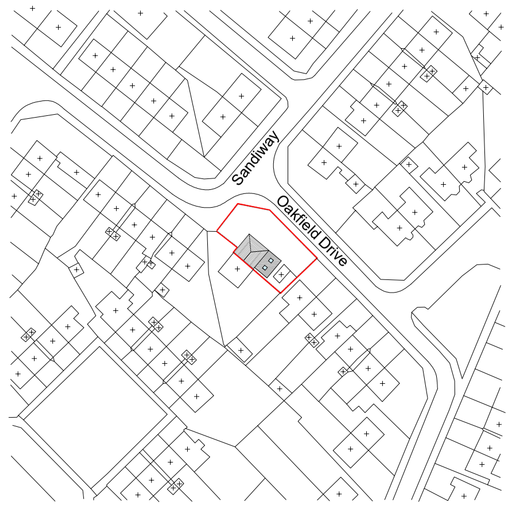
PROPOSED REAR ELEVATION
scale 1:100



PROPOSED OPP' SIDE ELEVATION
scale 1:100



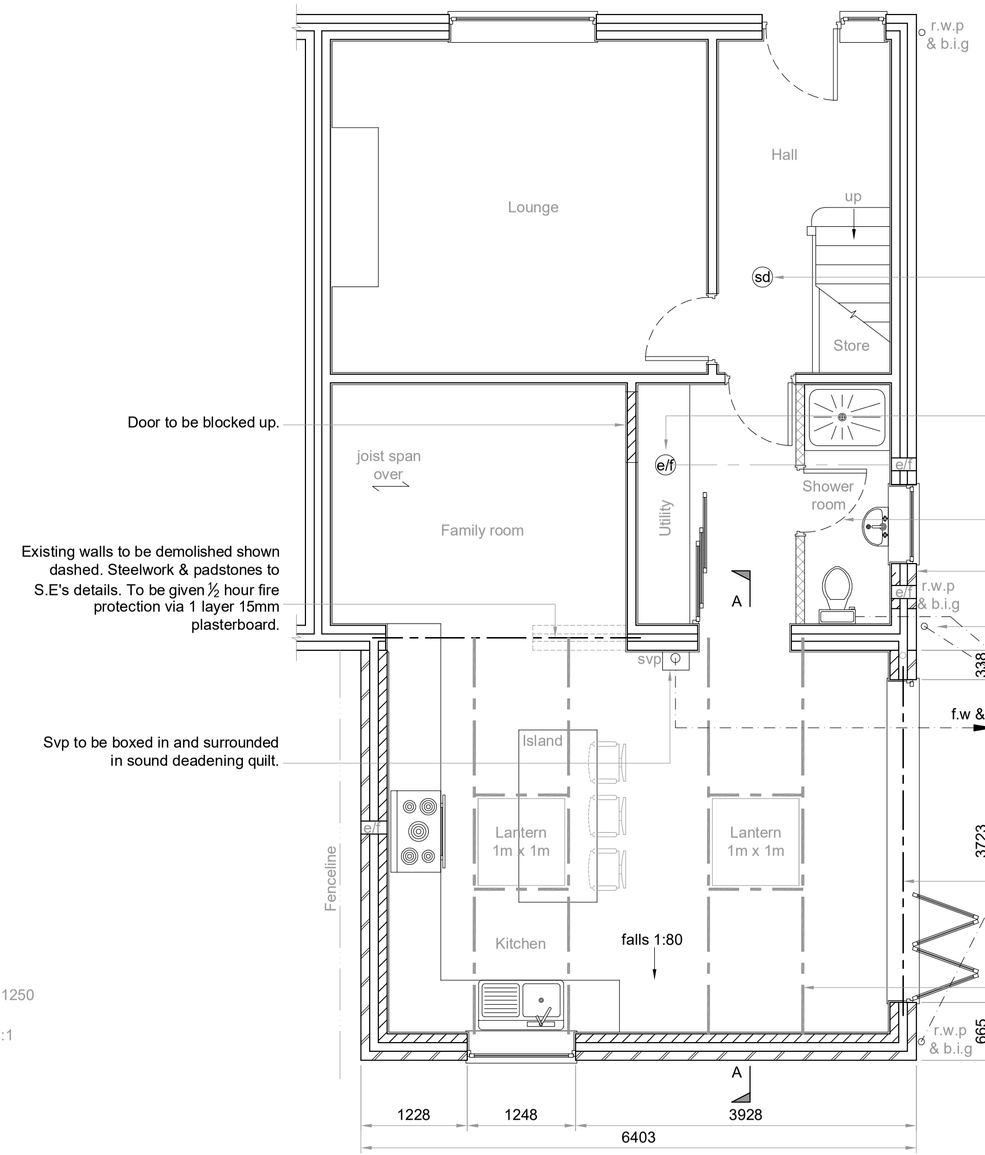
EXISTING GROUND FLOOR PLAN
scale 1:100



LOCATION PLAN
scale 1:1250

m 0 12.5 25 37.5 50 62.5 75 87.5 100 112.5 125 m 1:1250

mm 0 10 20 30 40 50 60 70 80 90 100 mm 1:1



PROPOSED GROUND FLOOR PLAN
scale 1:50

m 0 1 2 3 4 5 m 1:50

m 0 1 2 3 4 5 6 7 8 9 10 m 1:100

mm 0 10 20 30 40 50 60 70 80 90 100 mm 1:1

GRP watertight finishes to be laid by specialist installer

18mm Metsä Wood II/III or +III/III Plywood waterproofed decking on 1:80 falls 50mm x 50mm s.w. firrings on 63x220 C16 timber joists at max 450mm ctrs (double or treble up around lantern and to be confirmed via S.E's calculations prior to ordering) fixed to 75x100mm wall plates using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, raise GRP 150mm up wall & flash with Code 5 lead flashings dressed 150mm up wall into bwk. mortar joint at junction of flat roof and house wall.100 x 50mm s.w. water check fillets to roof verges.

Insulate using 130mm Recticel Eurothane GP cut tight with friction fit between joists. Provide 50x50mm cross battens at 600mm ctrs perpendicular to joists for ventilation and Install 25mm continuous PVCu. strip soffit vents with fly screens for cross ventilation of roof void, to all exposed elevation walls. Install marine grade plywood over cross battens. Provide further insulation below joists using 40mm Recticel Eurothane GP (to achieve 'u' values of 0.15 W/m²k),. Tape joints with 50mm wide aluminium tape for vapour barrier. Provide 500g DPM above insulation. Finish ceiling with 12.5mm plasterboard and skim.

joists parallel to walls are to receive lateral support using 38 x 5mm galv. steel straps at 1200 ctrs. straps to span 3 joists with strut noggins between joists at strap locations

UPVC Fascia boards to match with existing.

Please Note: VCL or insulation should not be penetrated or cut to facilitate the installation of downlighters. Consider installing surface mounted downlightslights or slim surface downlights

WALL CONSTRUCTION:

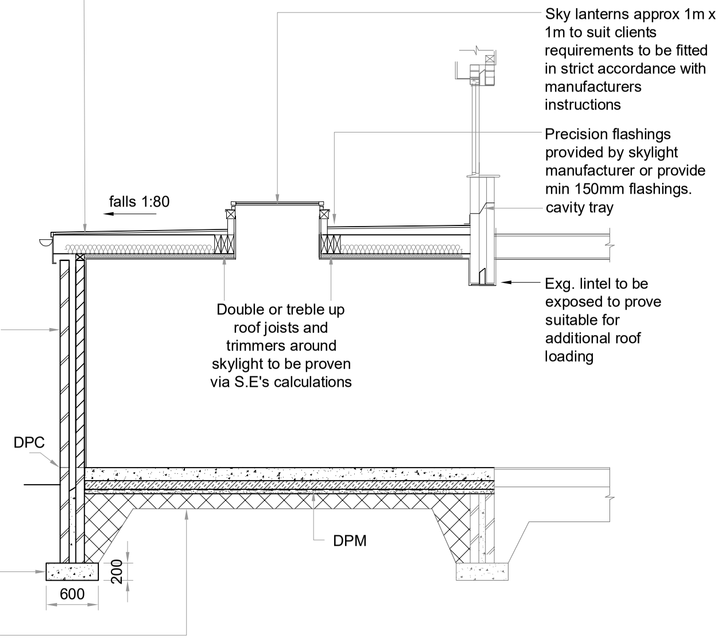
Cavity wall comprising of: 103mm facing bwk. to match existing, 100mm cavity filled with 90mm thicknes Recticel Eurowall Plus cavity wall insulation board (to achieve 'u' values of 0.18 W/m²k).; stainless steel wall ties (5 No. per m² & at staggered ctrs.- double up wall ties around all opening reveals); 100mm Thermalite Turbo concrete block inner skin; dense conc. foundation blocks or common bwk. below g.l. with fine conc. cavity fill terminating 225mm below dpc; Hiload pitch polymer dpc. min 150mm above g.l. for both skins; Lap & seal inner skin dpc to floor dpm. 100 x 75mm wall plates tied to inner skin with 38 x 5mm galv. steel straps spanning 600mm of wall & at 2m ctrs. Galv. steel lintels by Keystone Lintels Ltd. With cavity tray dpc's over & external weep holes
New brickwork to be bonded to old using wall ties or similar approved method. Intersecting walls to create continious cavities.
All openings in external cavity wall to have vertical dpc's; cavity wall will be closed around all openings & at plate level with special PVCu insulated cavity closures by Thermabate or similar & approved to prevent cold bridging; ensure cavity wall insulation board terminates 150mm below finished floor level; ensure that no mortar snots or other debris fall between cavity board to bridge skins of wall. Finish internally with 12.5mm plaster and skim. Ensure cavity wall insulation abuts roof insulation to reduce cold bridging

600mm x 200 mm concrete strip foundations, min 1m deep or 150mm below invert level of drains which ever is the greater or to suit exposed sub-soil conditions. Additional depth may be required adjacent to hedgerow.

GROUND FLOOR CONSTRUCTION

Laid level with existing using tiles or ashfalt finish on 150mm thickness concrete on polythene separation layer on 100mm thickness Recticel Eurothane GP insulation (to achieve 'u' values of 0.18 W/m²k) on, 1200 gauge Visqueen damp proof membrane on 50mm sandblinding, finished fully level & smooth; 150mm layers of clean & sulphate free consolidated hard-core to a maximum depth of 600mm.
All new hard-core must be clean & free of all wood, vegetation etc. Second-hand hard-core shall not be permitted.
NOTE 1:- Should new floor cover existing air bricks for sub-floor ventilation, then the existing air bricks are to be ducted to new air bricks on new external wall to maintain cross ventilation.

NOTE 2:- Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor TF70 zero ODP perimeter insulation upstand insulation strips for the depth of the screed at the abutment of the screed to wall junctions.



SECTION A-A
scale 1:50

KEY

Foul water & Surface water drains	f.w & s.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	i.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 6ltrs/sec flow rate w.c; with 15 mins overrun. Leave 10mm gap below door. Only install an e/f if appliance in the same room is a sealed unit	e/f
Self contained mains operated interlinked smoke alarms fixed to each floor level in main circulation areas.	sd
Structural Engineer	S.E
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim	
Joist span direction	
Blockwork built on suitable foundations	
Facing brickwork	

1. For construction purposes, do not scale the drawings.

2. Figured dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.

3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).

4. Report any discrepancies to Pro-TECH immediately.

5. All drawings are to be read in conjunction with other related information &/or relevant Consultants drawings where applicable.

6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.

7. Electrics: Lights and sockets to clients specifications and I.E.T.Regs. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.

8. Timber: All timber to be stress graded and stamped, kiln dried (KD).

9. Windows/Ventilation: New windows to achieve minimum 'u' values of 1.4 W/m²k with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Lintels over windows/doors to be Keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone lintels filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any loft hatch. All glazing in critical locations on internal and external walls must to conform to BS EN 12150, protection against impact, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.

11. Drainage: 115mm PVC guttering to 64mm dia. PVC downspouts as shown to B.I.G's to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be incased in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete lintels leaving a 50mm clear gap below filled with approved compressible sealant, masked over at both sides of wall with rigid none degradable sheet material. Sanitary ware to be fitted with 75mm deep seal traps with rodable access to be connected to soil stacks or B.I.G via 40mm dia p.v.c piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48°C via an inline blending valve which is to be compatible with hot and cold sources.

12. Kitchen Ventilation
The requirement will be satisfied if there is both:
(i) Mechanical extract ventilation for rapid ventilation, rated capable of extracting at a rate not less than 60 litres per second (or incorpprated within a cooker hood and capable of extracting at a rate of 30 litres per second), which may be operated intermittently, for instance during cooking:
and
(ii) Background ventilation, either;
(a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000sq. mm, located so that to avoid drafts, eg. a trickle ventilator, or
(b) by the mechanical ventilation being in addition, capable of operating continuously at a nominally one air-change per hour.

Heating:
New rooms to be heated using rads fitted with thermostatic radiator valves. Fed from exg. boiler
Any alterations to heating /hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

Escape Window(s):
To have an unobstructed opening of at least 0.33m²
and at least 450mm (w) x 735mm (h)
The bottom of the opening should be not more than 1100mm and not less than 800mm above floor level.

DWG No.	L36 0UW/16/01
TITLE	PLANS, ELEVATIONS & SECTIONS
PROJECT	Proposed Development to 16 Sandiway Huyton L36 0UW
CLIENT	Mr. G. Williams
DATE	29/10/2025
SCALE AT A1	AS SHOWN

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