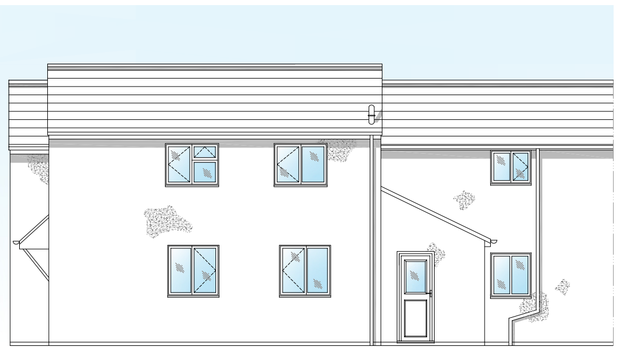


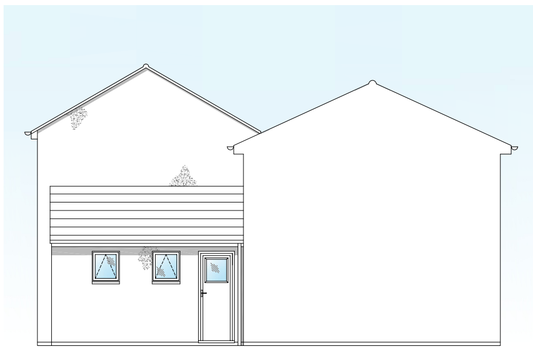
EXISTING REAR ELEVATION
scale 1:100



EXISTING SIDE ELEVATION
scale 1:100



EXISTING FRONT ELEVATION
scale 1:100



EXISTING OPP^{I} SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
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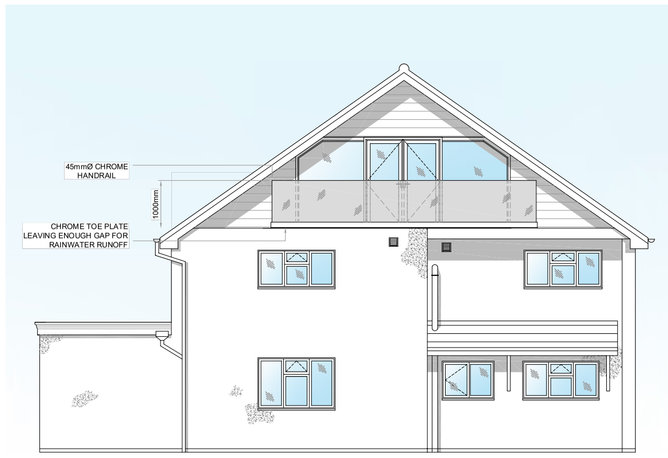


PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED OPP^{I} SIDE ELEVATION
scale 1:100

Sky lantern approx 5m x 0.9m to suit clients requirements to be fitted in strict accordance with manufacturers instructions.

Precision flashings provided by skylight manufacturer or provide min 150mm flashings.

ROOF CONSTRUCTION:-
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 44x170 C16 timber Joists at max 600mm ctrs (double or treble up around lantern and to be confirmed via S.E's calculations prior to ordering) fixed and built into blockwork. 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.

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. Ensure roof wall abutment ventilation is achieved using "Typr RAV-FL abutment ventilators or similar. 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.

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 or creating a false ceiling and installing downlighters into the false ceiling.

sheet metal parapet cap provided by specialist manufacturer (contact ProTECH for details), sloped to drain roof side shim as required. Alternatively provide coping stone with dpc between stone and blocks

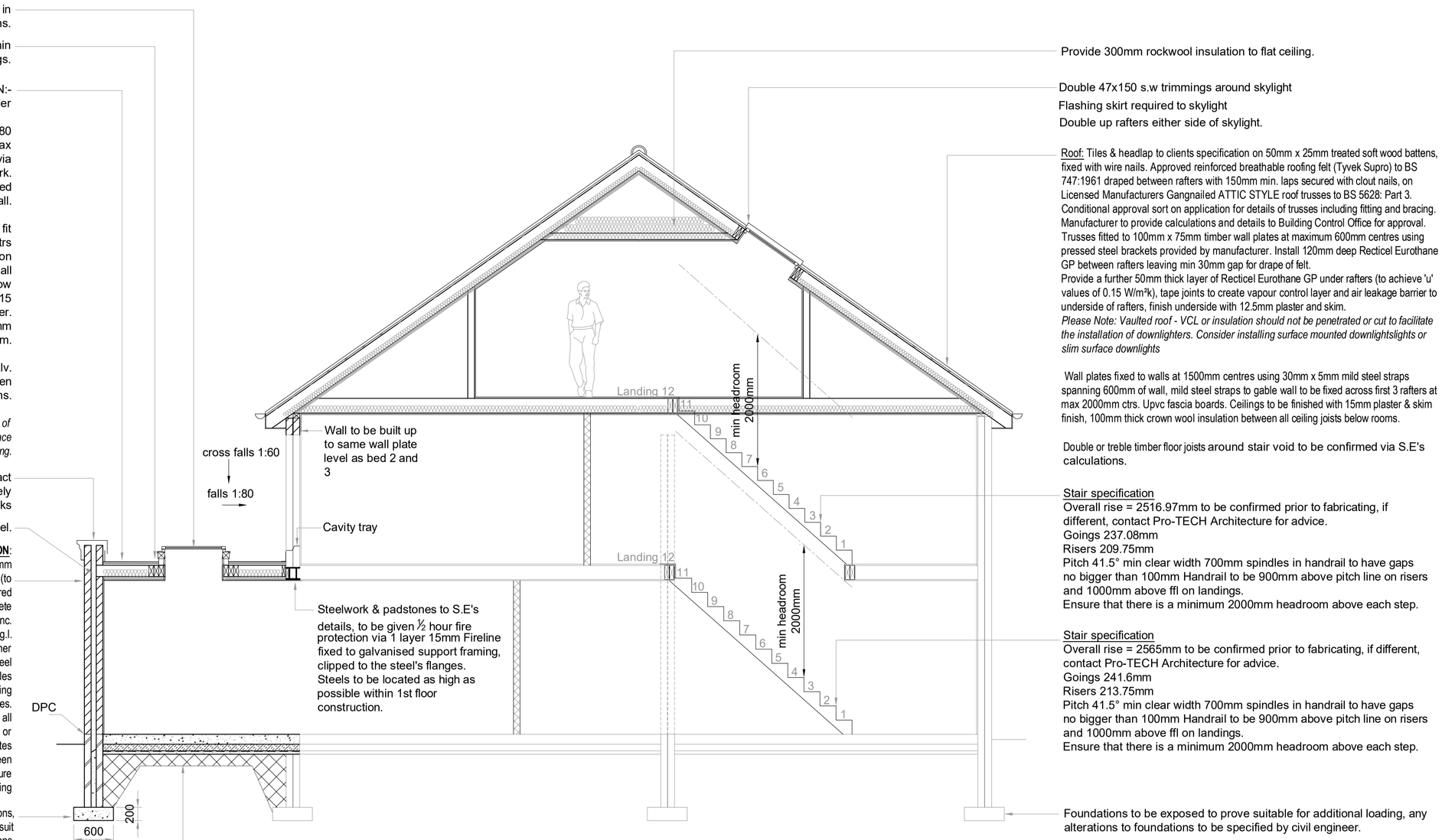
Provide a cavity tray and weepholes above beam/lintel.

WALL CONSTRUCTION:
Cavity wall comprising of: 100mm conc. block. to be rendered 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.

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

Provide 300mm rockwool insulation to flat ceiling.

Double 47x150 s.w trimmings around skylight
Flashing skirt required to skylight
Double up rafters either side of skylight.

Roof: Tiles & headlap to clients specification on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails, on Licensed Manufacturers Gangnailed ATTIC STYLE roof trusses to BS 5628: Part 3. Conditional approval sort on application for details of trusses including fitting and bracing. Manufacturer to provide calculations and details to Building Control Office for approval. Trusses fitted to 100mm x 75mm timber wall plates at maximum 600mm centres using pressed steel brackets provided by manufacturer. Install 120mm deep Recticel Eurothane GP between rafters leaving min 30mm gap for drape of felt.
Provide a further 50mm thick layer of Recticel Eurothane GP under rafters (to achieve 'u' values of 0.15 W/m²k), tape joints to create vapour control layer and air leakage barrier to underside of rafters, finish underside with 12.5mm plaster and skim.
Please Note: Vaulted roof - VCL or insulation should not be penetrated or cut to facilitate the installation of downlighters. Consider installing surface mounted downlightslights or slim surface downlights

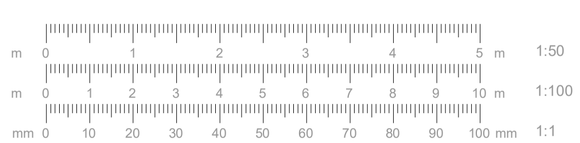
Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm ctrs. Upvc fascia boards. Ceilings to be finished with 15mm plaster & skim finish, 100mm thick crown wool insulation between all ceiling joists below rooms.

Double or treble timber floor joists around stair void to be confirmed via S.E's calculations.

Stair specification
Overall rise = 2516.97mm to be confirmed prior to fabricating, if different, contact Pro-TECH Architecture for advice.
Goings 237.08mm
Risers 209.75mm
Pitch 41.5° min clear width 700mm spindles in handrail to have gaps no bigger than 100mm Handrail to be 900mm above pitch line on risers and 1000mm above ffl on landings.
Ensure that there is a minimum 2000mm headroom above each step.

Stair specification
Overall rise = 2565mm to be confirmed prior to fabricating, if different, contact Pro-TECH Architecture for advice.
Goings 241.6mm
Risers 213.75mm
Pitch 41.5° min clear width 700mm spindles in handrail to have gaps no bigger than 100mm Handrail to be 900mm above pitch line on risers and 1000mm above ffl on landings.
Ensure that there is a minimum 2000mm headroom above each step.

Foundations to be exposed to prove suitable for additional loading, any alterations to foundations to be specified by civil engineer.



Existing volume = 723.2m³
Proposed volume = 974.8m³

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.

10. Roof: Tiles to be Marley Moderns with 75mm headlap to match existing on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails, on Licensed Manufacturers Gangnailed roof trusses to BS 5628: Part 3. Conditional approval sort on application for details of trusses including fitting and bracing. Manufacturer to provide calculations and details to Building Control Office for approval. Trusses fitted to 100mm x 75mm timber wall plates at maximum 600mm centres using pressed steel brackets provided by manufacturer. Install 120mm deep Recticel Eurothane GP between rafters leaving min 30mm gap for drape of felt. Provide a further 50mm thick layer of Recticel Eurothane GP under rafters (to achieve 'u' values of 0.15 W/m²k), tape joints to create vapour control layer and air leakage barrier to underside of rafters, finish underside with 12.5mm plaster and skim. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm ctrs. Upvc fascia boards. Ceilings to be finished with 15mm plaster & skim finish, 100mm thick crown wool insulation between all ceiling joists below rooms. Double or treble timber floor joists around stair void to be confirmed via S.E's calculations. Stair specification Overall rise = 2516.97mm to be confirmed prior to fabricating, if different, contact Pro-TECH Architecture for advice. Goings 237.08mm Risers 209.75mm Pitch 41.5° min clear width 700mm spindles in handrail to have gaps no bigger than 100mm Handrail to be 900mm above pitch line on risers and 1000mm above ffl on landings. Ensure that there is a minimum 2000mm headroom above each step. Stair specification Overall rise = 2565mm to be confirmed prior to fabricating, if different, contact Pro-TECH Architecture for advice. Goings 241.6mm Risers 213.75mm Pitch 41.5° min clear width 700mm spindles in handrail to have gaps no bigger than 100mm Handrail to be 900mm above pitch line on risers and 1000mm above ffl on landings. Ensure that there is a minimum 2000mm headroom above each step. Foundations to be exposed to prove suitable for additional loading, any alterations to foundations to be specified by civil engineer.

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 incorprpated 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.	L26 4XG/FHF/01
TITLE	ELEVATIONS & SECTIONS
PROJECT	Proposed Development to Foxhill Farm, Foxhill Lane Halewood L26 4XG
CLIENT	Mr. J. Rix
DATE	03/08/2026
SCALE AT A1	AS SHOWN

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