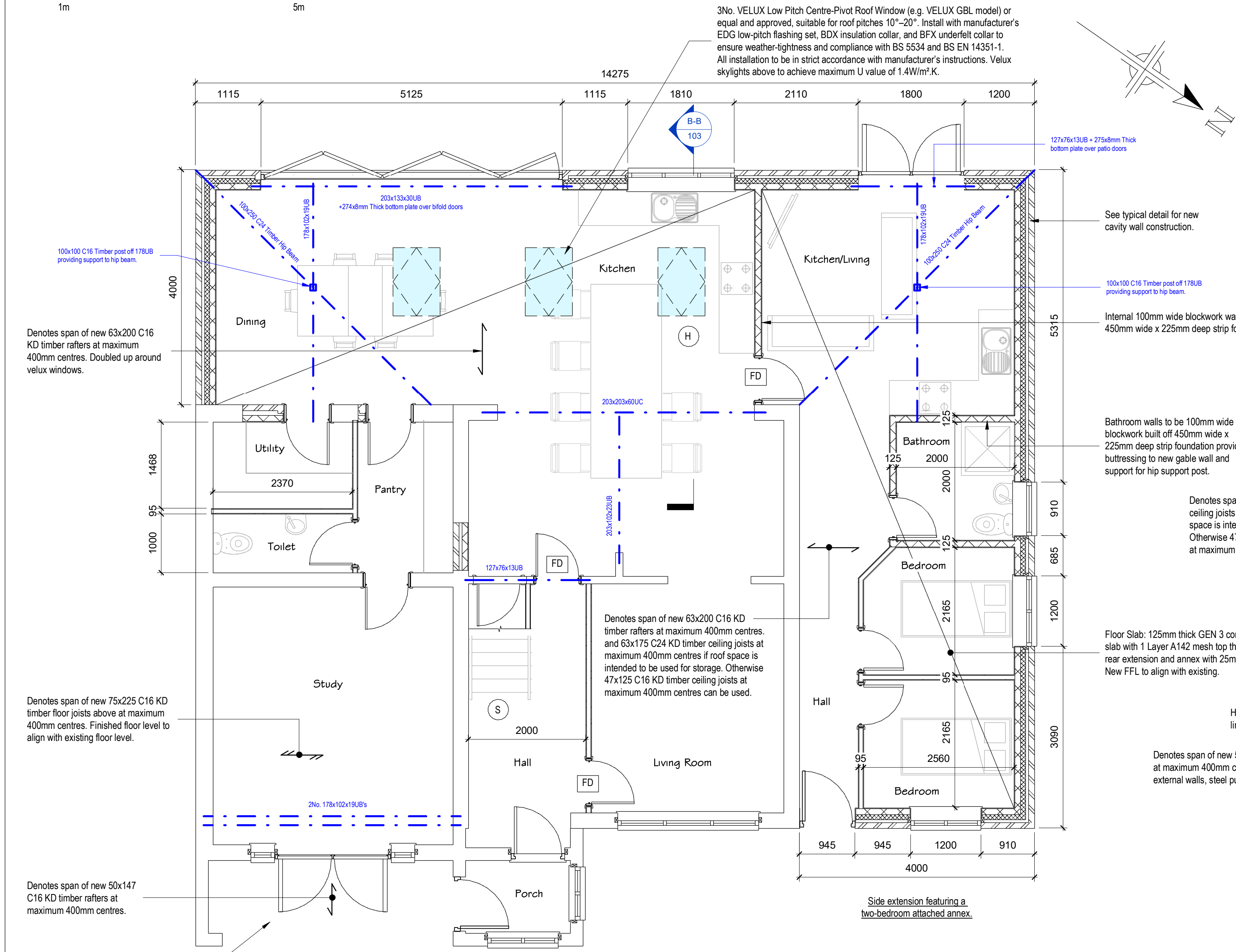




Proposed Ground Floor Plan

1 : 50

The existing flat roof rafters and support over the opening may be retained, subject to inspection and condition.

Denotes span of new 75x225 C16 KD timber floor joists above at maximum 400mm centres. Finished floor level to align with existing floor level.

Denotes span of new 50x147 C16 KD timber rafters at maximum 400mm centres.

Denotes span of new 63x200 C16 KD timber rafters at maximum 400mm centres. Doubled up around velux windows.

100x100 C16 Timber post off 178UB providing support to hip beam.

Denotes span of new 63x200 C16 KD timber rafters at maximum 400mm centres, and 63x175 C24 KD timber ceiling joists at maximum 400mm centres if roof space is intended to be used for storage. Otherwise 47x125 C16 KD timber ceiling joists at maximum 400mm centres can be used.

3No. VELUX Low Pitch Centre-Pivot Roof Window (e.g. VELUX GBL model) or equal and approved, suitable for roof pitches 10°-20°. Install with manufacture's EDG low-pitch flashing set, BDX insulation collar, and BFX underfelt collar to ensure weather-tightness and compliance with BS 5534 and BS EN 14351-1. All installation to be in strict accordance with manufacturer's instructions. Velux skylights above to achieve maximum U value of 1.4W/m².K.

127x76x13UB + 275x3mm Thick bottom plate over patio doors

See typical detail for new cavity wall construction.

Internal 100mm wide blockwork wall built off 450mm wide x 225mm deep strip foundation.

Bathroom walls to be 100mm wide blockwork built off 450mm wide x 225mm deep strip foundation providing buttressing to new gable wall and support for hip support post.

Denotes span of new 63x175 C24 KD timber ceiling joists at maximum 400mm centres if roof space is intended to be used for storage. Otherwise 47x125 C16 KD timber ceiling joists at maximum 400mm centres can be used.

Floor Slab: 125mm thick GEN 3 concrete slab with 1 Layer A142 mesh top throughout rear extension and annex with 25mm cover. New FFL to align with existing.

Heavy duty Catnic CH50/100 lintel over french doors.

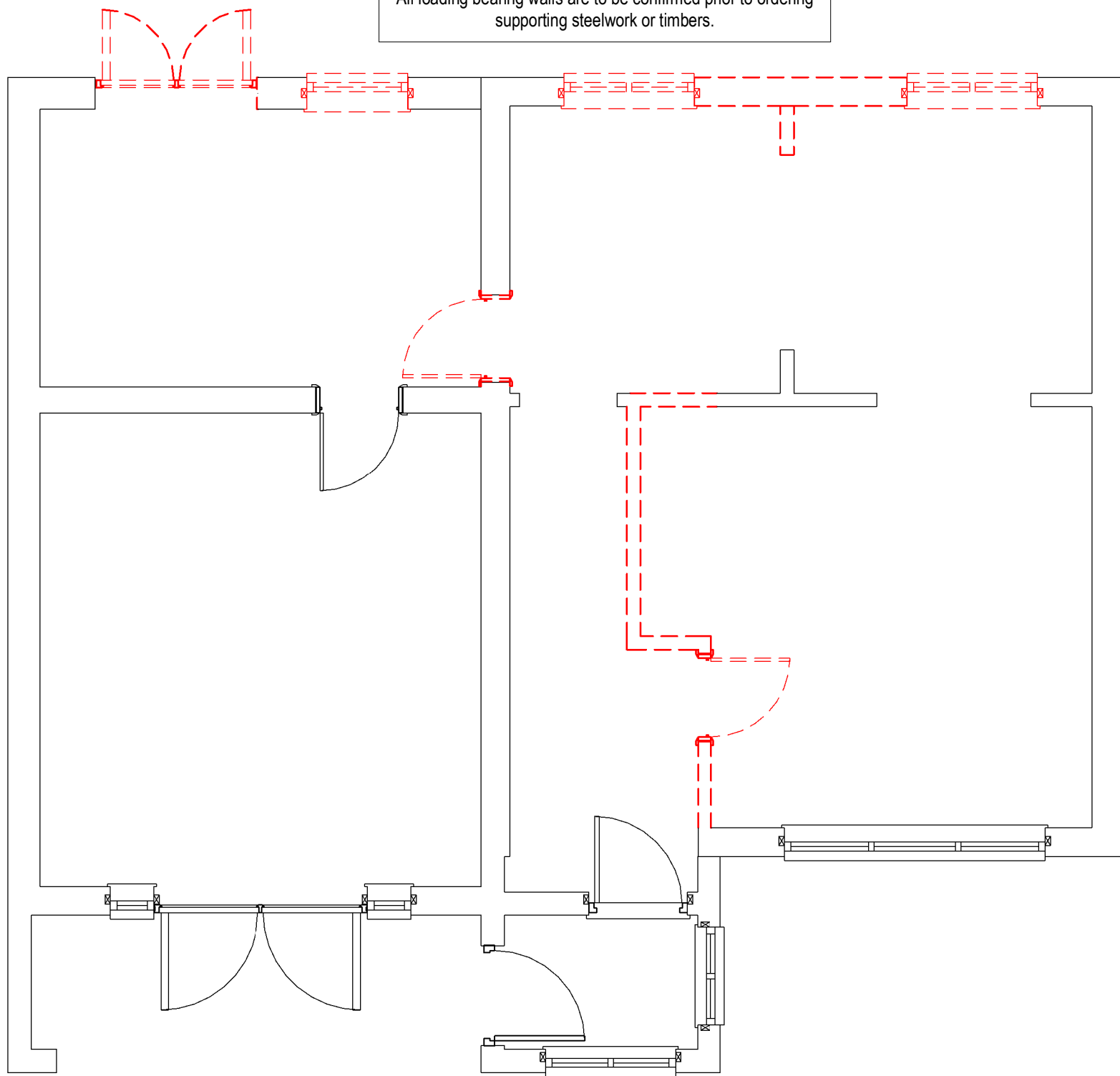
Denotes span of new 50x147 C16 KD timber rafters at maximum 400mm centres. Spanning between external walls, steel purlins and steel ridge beam.

Refer to specification notes for first floor wall details.

Side extension featuring a two-bedroom attached annex.

Red dashed lines denotes extent of building elements to be carefully demolished and removed.

All loading bearing walls are to be confirmed prior to ordering supporting steelwork or timbers.



Existing Ground Floor Demolition Plan

1 : 50

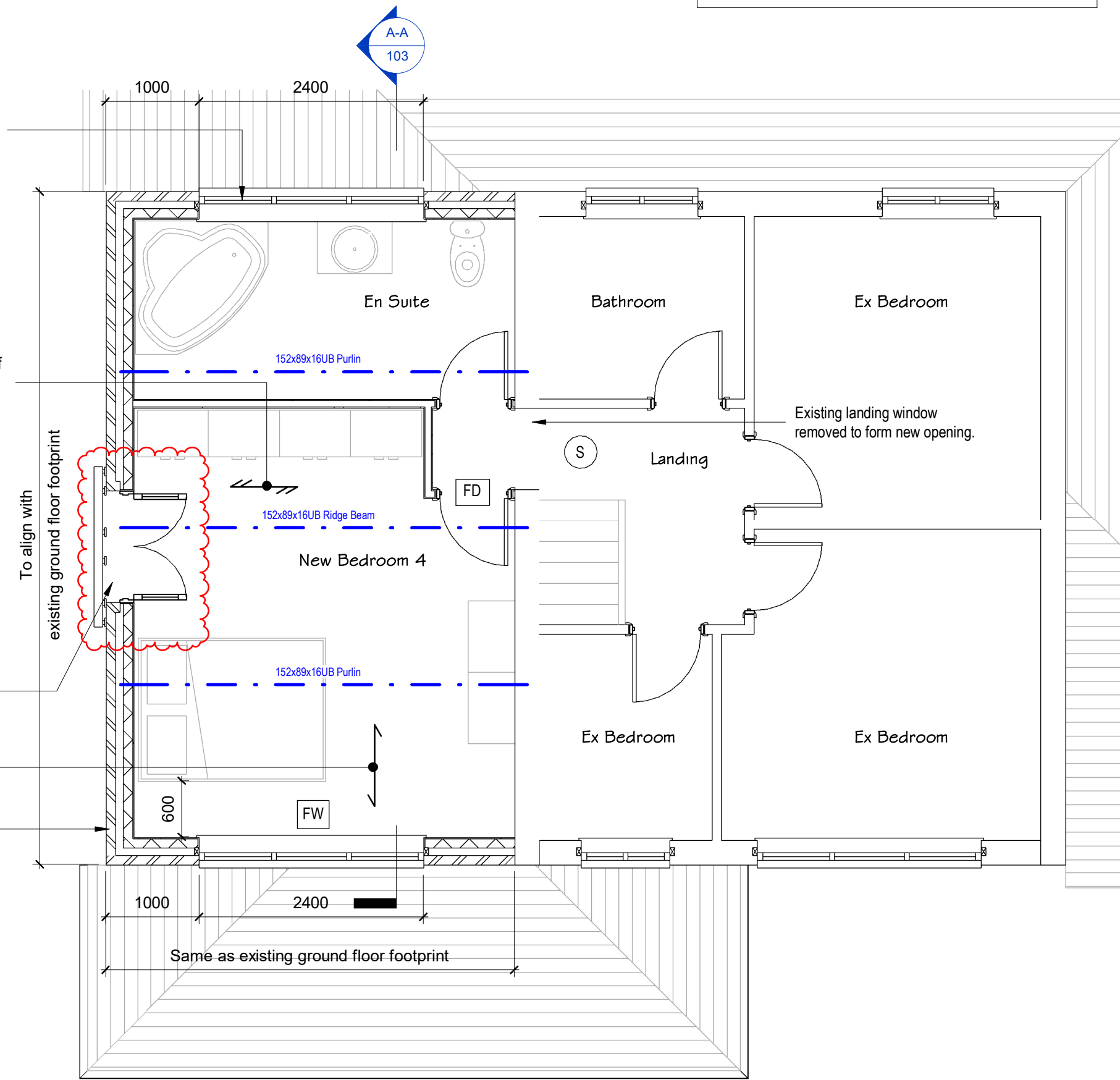
All blue dashed lines are indicative of structural steelwork or timber supports above. Refer to Structural Engineers calculations for confirmation of all member sizes, grades and padstone specifications.

- DRAINAGE DESIGN TO BE ASSESSED & APPROVED ON SITE BY THE CONTRACTOR PRIOR TO WORKS COMMENCING
- ALL DIMENSIONS, LEVELS & SETTING OUT ARE SHOWN INDICATIVE & TO BE CHECK ON SITE PRIOR TO WORKS COMMENCING
- ALL DIMENSIONS RELATING TO EXISTING STRUCTURE ARE TO BE CHECKED PRIOR TO ORDERING MATERIALS!
- EXISTING FIRST FLOOR LOADBEARING BRICK WALLS TO BE CHECKED ON SITE FOR SUITABILITY TO PROVIDE SUPPORT TO NEW STEELWORK.

LEGEND

- Denotes 1 hour fire door
- Denotes emergency fire escape egress argon fill window.
- Denotes suitable mains operated smoke detector to be positioned minimum 300mm from any light fittings and walls and interlinked with all other smoke and heat detectors.
- Denotes suitable mains operated heat detector to be positioned minimum 300mm from any light fittings and walls, and interlinked with all other smoke and heat detectors.

For all specifications and notes please refer to drawing 25.009-010.



Proposed First Floor Plan

1 : 50

This drawing is to be read in conjunction with all engineers and specialists drawings along with all relevant specifications.

All permissions & approvals are to be obtained prior to commencement of any works on site.

All gridlines, dimensions, building lines, etc. are to be checked carefully on site prior to the commencement of any works.

All workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and N.H.B.C. requirements.

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications and all materials shall be suitable for their purpose.

Any discrepancies between the information given by engineers and other specialists must be brought to the attention of the designer prior to the commencement of any works.

Where it is required that inspection be made by the local authority this shall be arranged by the contractor to suit their program.

The contractor shall comply with the health and safety requirements as set out by the CDM Regulations, The Health and Safety Executive.

Prior to commencing work the contractor shall carry out an internal and external condition survey of the existing building and shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether indicated on the drawing or not.

Drainage Notes

Soakaway

The contractor must confirm that the ground conditions are suitable for stormwater runoff by conducting a trial pit to determine whether sand is present in the soil. If the conditions are appropriate, the contractor shall construct a soakaway in accordance with BS EN 752 and the following guidelines:

- Install a new soakaway at the rear of the property, ensuring it is located more than 5m from the proposed extension.
- The soakaway should be approximately 2-3m deep (final depth determined based on trial pit results) and backfilled with a 30-50mm single-size granular material to allow free flow to the sub-surface.
- The backfill must then be wrapped in a suitable geo-textile membrane to prevent fines from entering the granular surround.

If the ground conditions are unsuitable for the construction of a soakaway, the stormwater should be directed to the local authority sewer network, subject to prior approval from United Utilities.

Drawing Reference List	
Drawing Number	Drawing Title
001	Existing Plans and Site & Block Plans
002	Existing Elevations and 3D Views
101	Proposed Plans
102	Proposed Elevations
103	Proposed Sections
104	Proposed Isometric Views
107	Site Plan
110	Specification Notes and Details

Rev	Description	Date
P01	Juliet balcony added to the (south-facing) side elevation. Submitted to Planning as a Non-Material Amendment application. Revised as cloudd.	13.02.2026

PARADIGM
BUILDING DESIGNS

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Client Name:
Mr & Mrs Dunn

Site Address:
2 Kingfisher Close,
Kirkby,
L33 4DP

Drawing Title:
Proposed Plans

Drawn: Status:
JC Full Planning Application

Project No:	Drawing No:	Scale @ A1	Revision:
25.009	101	1 : 50	P01

All external door and window frames, service penetrations to walls, floors, and ceilings, etc, should be sealed both internally and externally with proprietary sealing products such as proprietary waterproof mastic, expanding foam or mineral wool or tape to ensure air tightness.

All new drainage pipework to be supported/bedded on pea gravel or similar. Details of drainage layout, venting requirements, access points and bedding to be agreed on site with BCO.

Refer to structural steelwork calculations for information relating to steelwork shown on this drawing and padstone sizes.

Internal Services:
Water, electric and central heating installations to be as specified by specialist subcontractors.

All structural timber to be Kiln Dried (KD).

Planning Conditions

The proposed annex is to be used and occupied solely in connection with, or for purposes ancillary to, the residential use of the main dwellinghouse. It must not be used or sold separately as an independent unit of accommodation at any time in the future. The annex should remain reliant on the main property.

The Annex must not have a separate:

- Address
- Utility metres
- Services

Due to the site constraints, and access only being through the main property and its dependence on the main dwelling, it would be difficult to classify the annex as a separate dwelling. Additionally, the annex is attached to the main property and is separated only by a single skin blockwork wall at the rear.

All new UPVC windows and doors will be installed to match existing, according to the client's specifications and subject to approval by the local authority.

All existing drainage positions to be determined prior to commencing work on site.