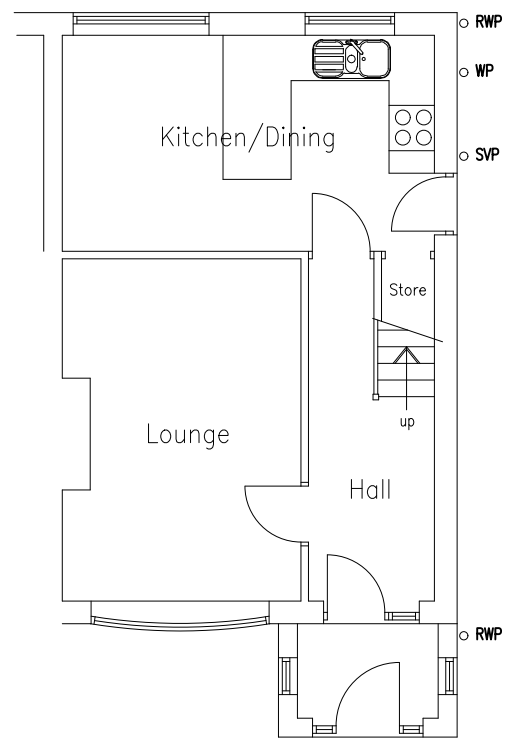
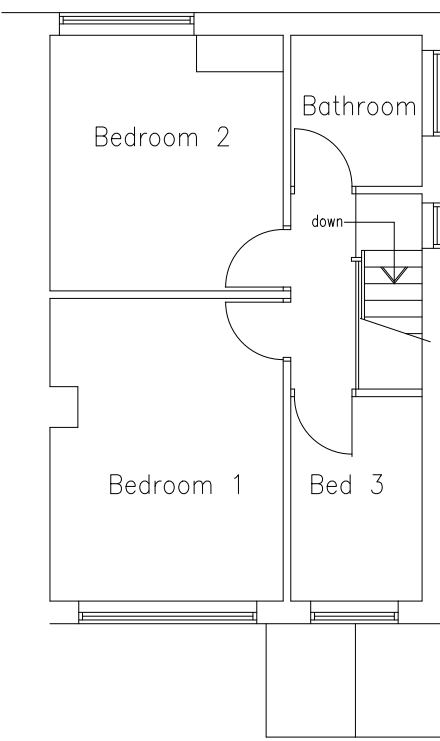
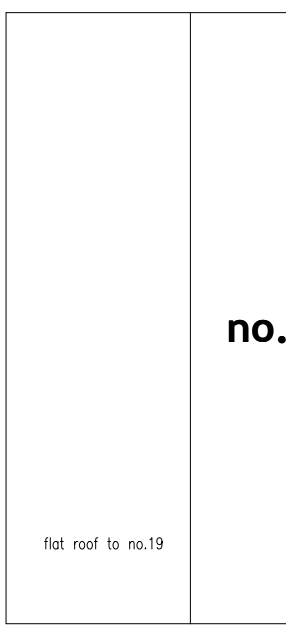




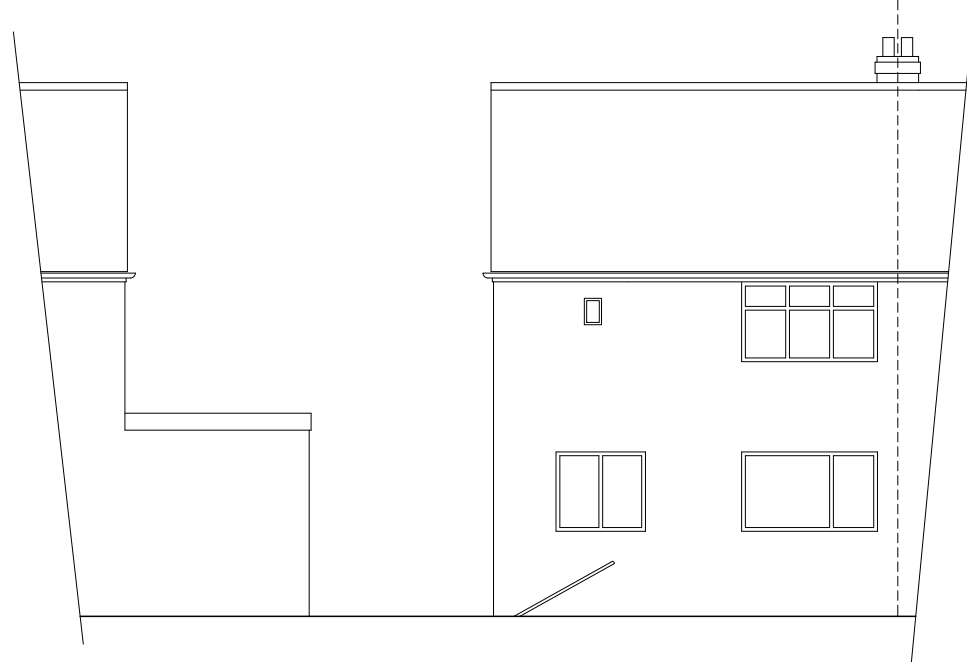
EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



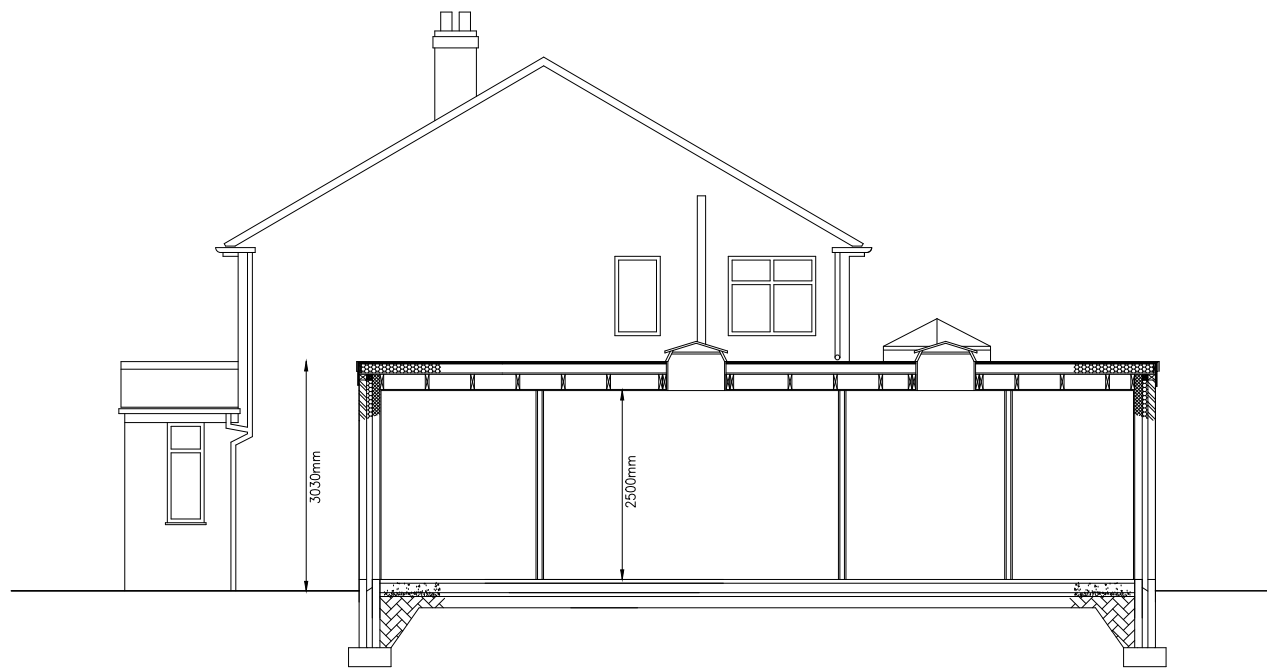
EXISTING FRONT ELEVATION 1:100



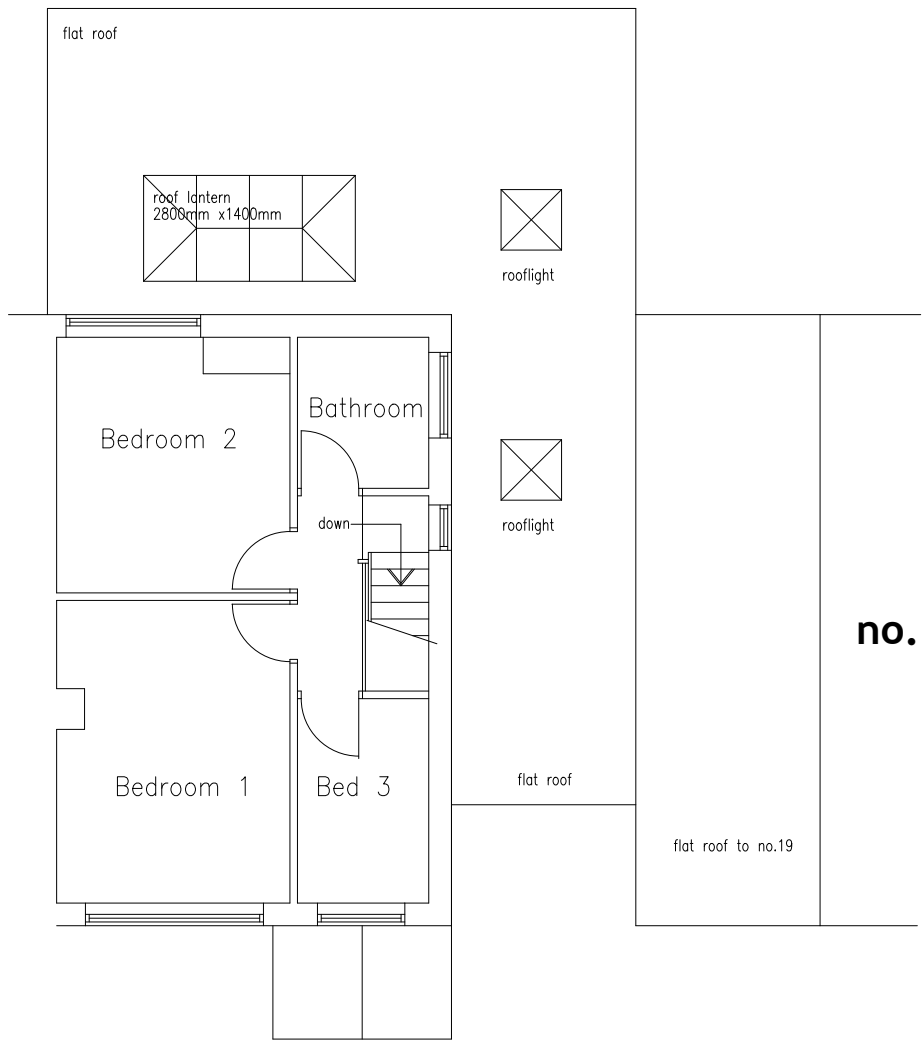
EXISTING REAR ELEVATION 1:100



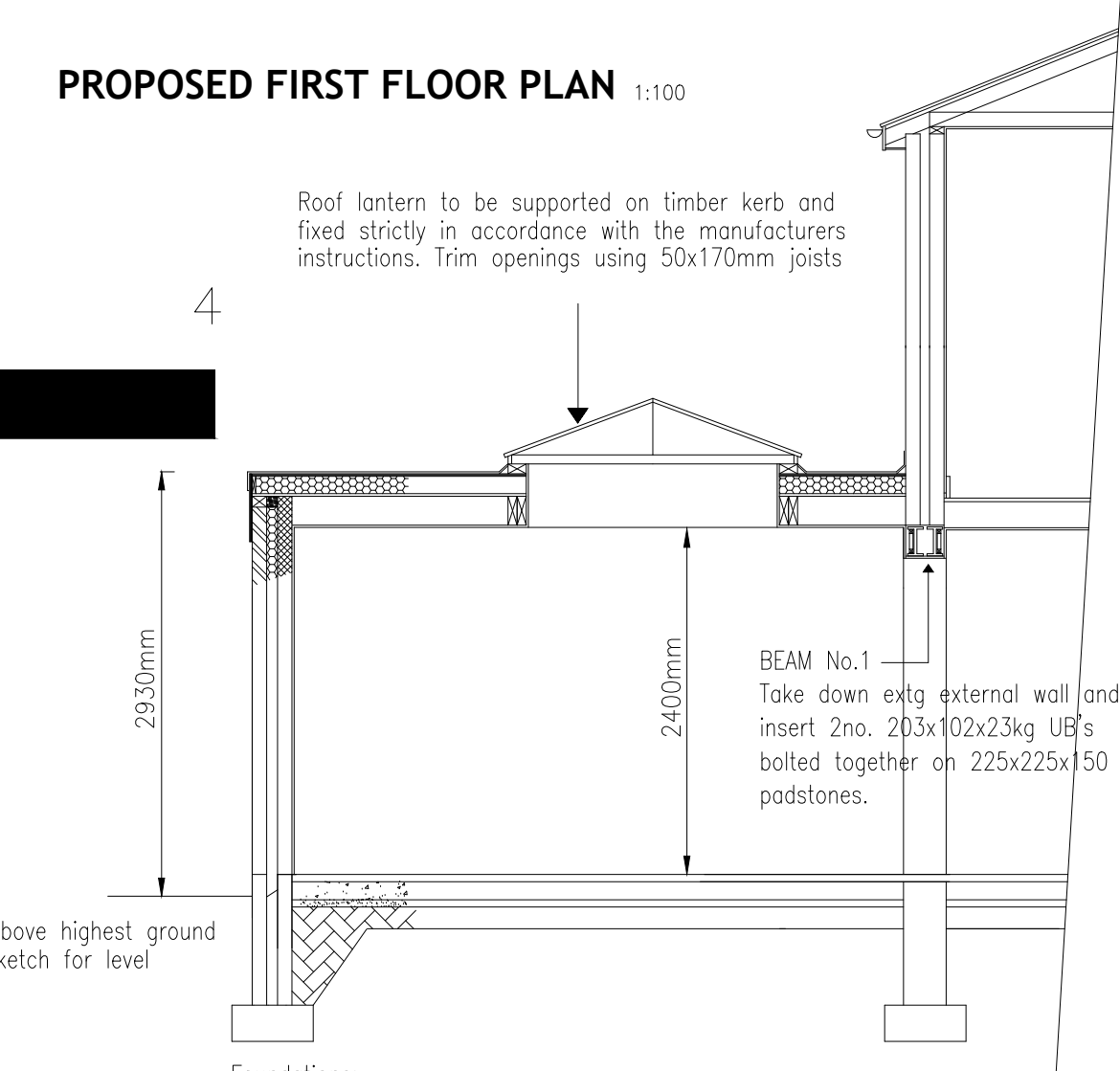
EXISTING SIDE ELEVATION 1:100



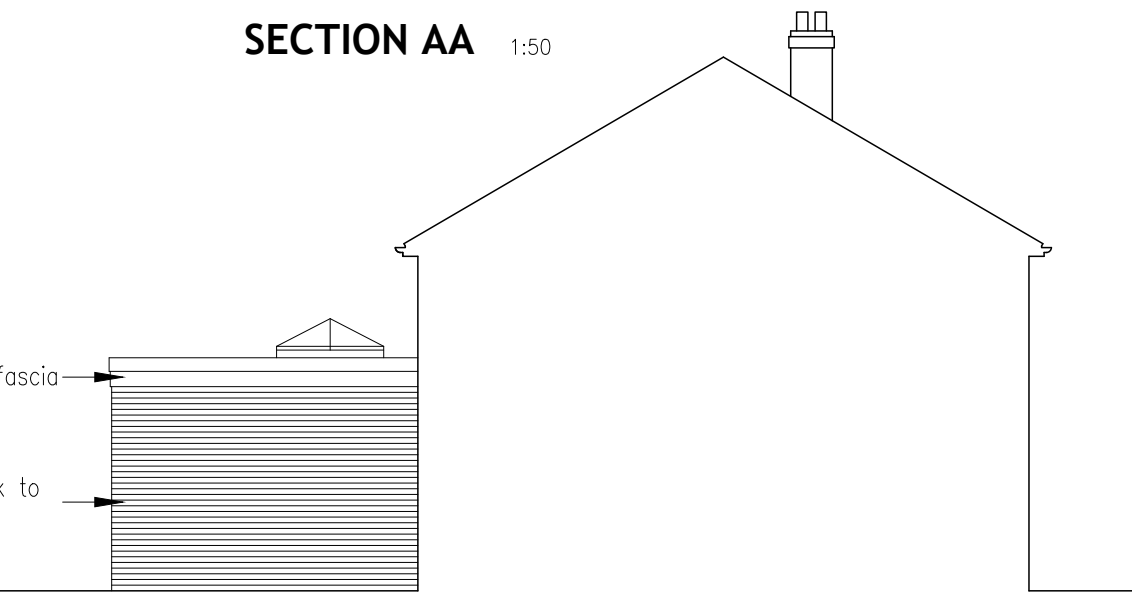
PROPOSED SIDE ELEVATION/SECTION 1:100



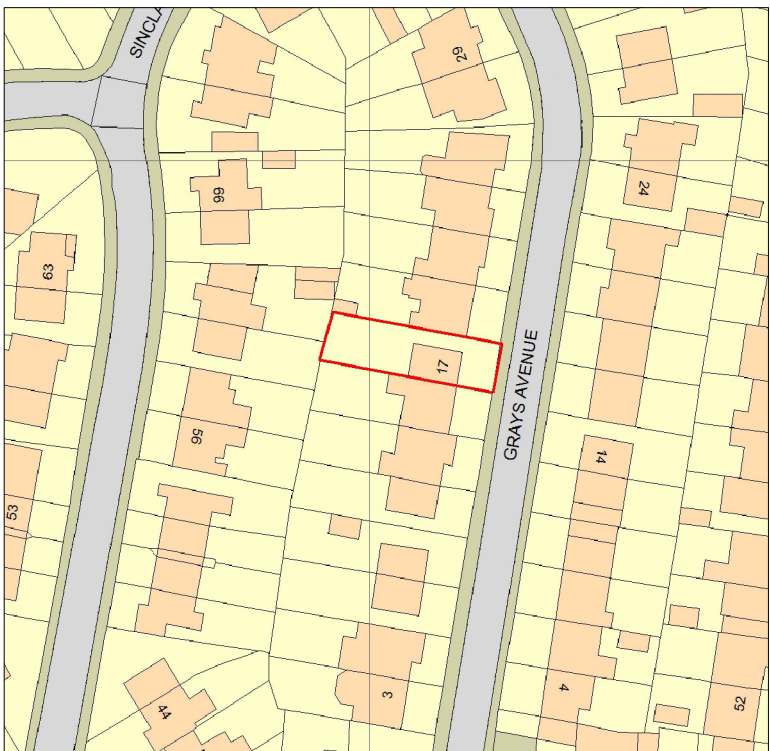
PROPOSED FIRST FLOOR PLAN 1:100



SECTION AA 1:50



PROPOSED SIDE ELEVATION 1:100



BLOCK PLAN 1:1250

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.
All structural timber to be GS or SC3 grade preservative treated.

External Wall Construction:--
Outer leaf to be facing brickwork to match existing.
Inner leaf 100mm 'Thermalite Shield' concrete blocks with 125mm cavity, partial fill with 75mm Kingspan Kooltherm K108 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 CF1 strictly in accordance with the manu. instructions.

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.

Lintols & Steelwork:--
Supply and fix 3No. I.G. lintols Ref. L1/S110
All lintols manufactured by: I.G. Lintols Ltd., Avondale Rd., Cwmbran, Gwent, NP44 1XY. Tel. 01633 866811. 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.

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 50x170mm 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. Include for trimming around roof lantern and rooflights.

Ventilation:--
New extension to have opening vent equal to 1/20th of the floor area and background (trickle) vents min. 4000mm sq.
Existing kitchen to have additional mechanical ventilation to give 15 ltrs/s with a min. 15 minute overrun ducted to external air.
New shower room to have additional mechanical ventilation to give 60 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.

Drainage:--
Rainwater to be discharged into combined drain via 65mm RWP and new back inlet gully (1no.) and connect to existing drainage via 100mm UPVC waste pipe, location to be determined on site and agreed with the Building Control Inspector.
Connect new sinks/shower to existing drain via 38mm waste pipe with 75mm deep seal trap and new back inlet gully and new 100mm waste
Any drain runs beneath new extension to be enclosed in 150mm concrete and sheath pipework passing through walls.
Waste from existing first floor fittings to be diverted to existing SVP
Construct 1no. new manhole in position to be agreed on 100mm conc. base complete with benching, channels etc. and build brickwork in second class engineering brick and provide and bed in medium duty class B cover 600x450mm. Final position and connections to be approved on site by Building Control Inspector

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

Mark	Date	By	Revision
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Project 17 Grays Avenue
Prescot L35 7LH
Merseyside
Title Proposed Single Storey
Extn. To Rear & Side
Elevation

Fretec Associates
Chartered Surveyors

105 Tarbock Road
Huyton, Merseyside, L36 5TD
www.hspack.co.uk
graham@hspack.co.uk



Scale	Date	Drawn	Checked	GS
1:100; 1:50	May 2024	JH		

Job Number	Drng No.	Rev
FT24-158	158-01	

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