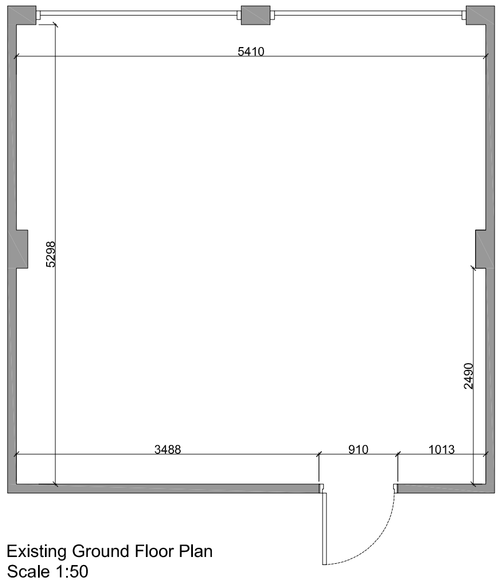
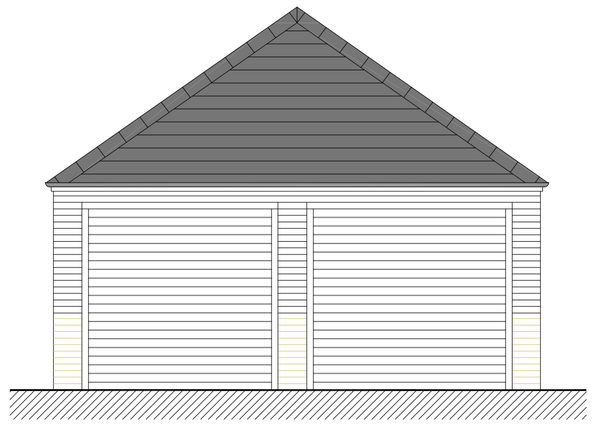
NOTES

All dimensions to be checked on site. Figured dimensions to be read in preference to scaled. Keith Davidson Partnership accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of Keith Davidson Partnership unless otherwise agreed.



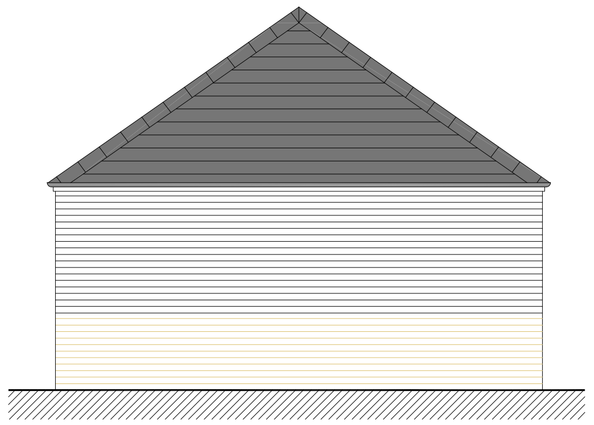
Existing Ground Floor Plan
Scale 1:50



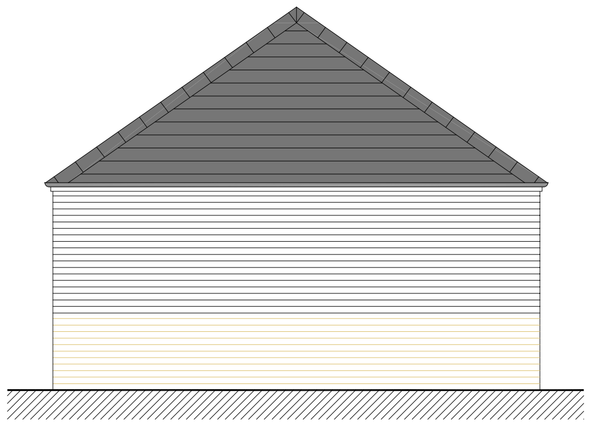
Existing Front Elevation



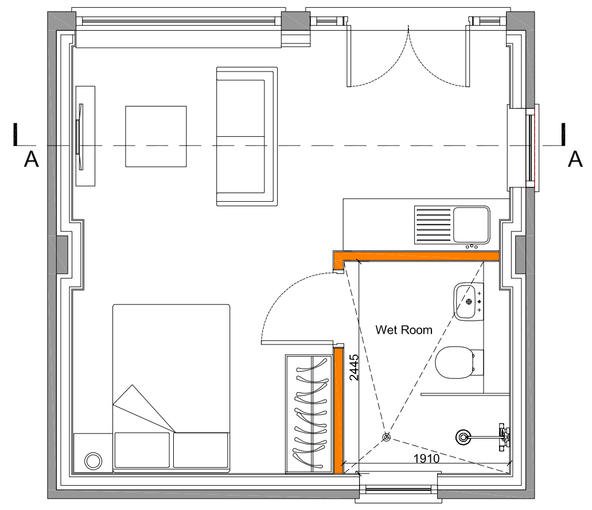
Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

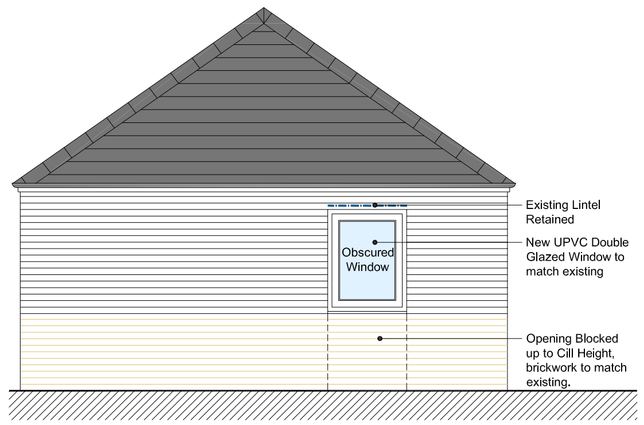


-------- *Demolitions shown Red Dashed

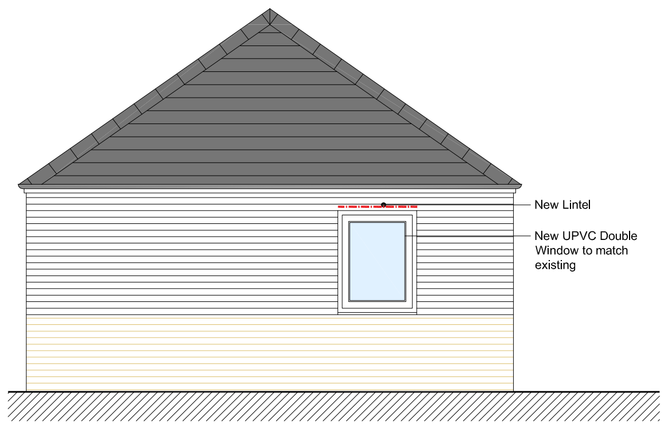
Proposed Ground Floor Plan
Scale 1:50



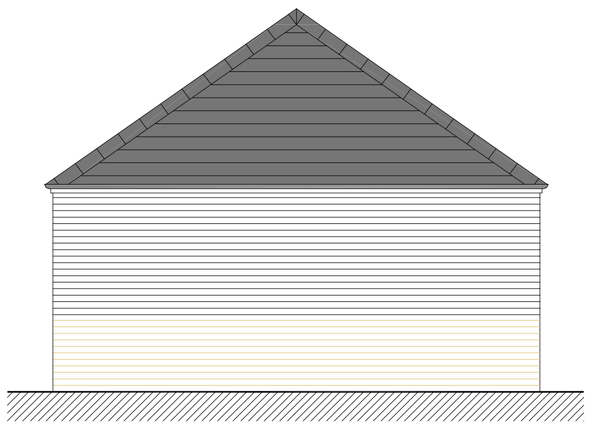
Proposed Front Elevation



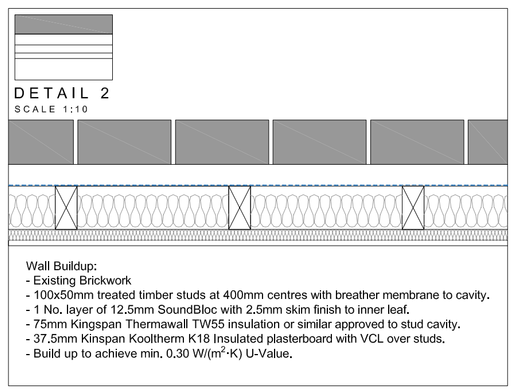
Proposed Rear Elevation



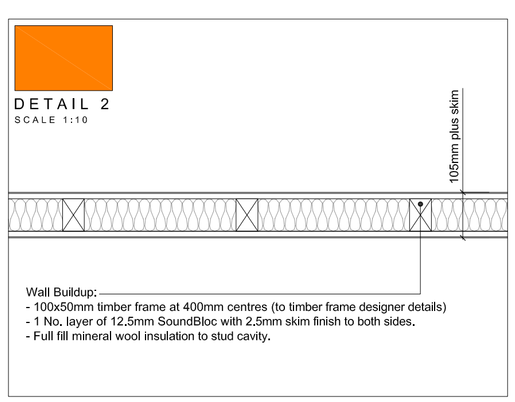
Proposed Side Elevation



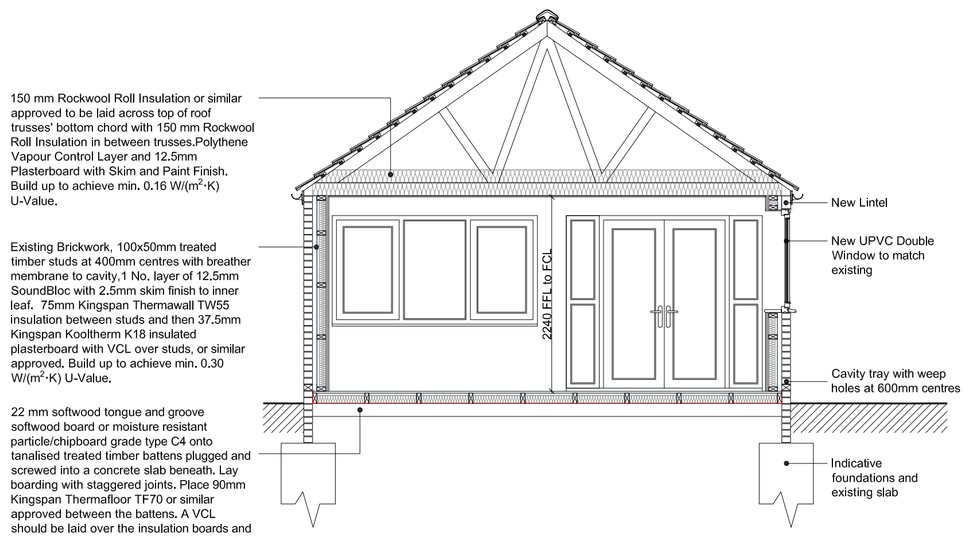
Proposed Side Elevation



Wall Buildup:
- Existing Brickwork
- 100x50mm treated timber studs at 400mm centres with breather membrane to cavity.
- 1 No. layer of 12.5mm SoundBloc with 2.5mm skim finish to inner leaf.
- 75mm Kingspan Thermawall TW55 insulation or similar approved to stud cavity.
- 37.5mm Kinspan Kooltherm K18 Insulated plasterboard with VCL over studs.
- Build up to achieve min. 0.30 W/(m²-K) U-Value.



Wall Buildup:
- 100x50mm timber frame at 400mm centres (to timber frame designer details)
- 1 No. layer of 12.5mm SoundBloc with 2.5mm skim finish to both sides.
- Full fill mineral wool insulation to stud cavity.



Section A-A

Table 3 **Upgrading retained thermal elements**

Element[1]	(a) Threshold U-value W/(m²-K)[8]	(b) Improved U-value W/(m²-K)[8]
Wall – cavity insulation[2]	0.70	0.55
Wall – external or internal insulation[3]	0.70	0.30
Floor[4,5]	0.70	0.25
Pitched roof – insulation at ceiling level	0.35	0.16
Pitched roof – insulation between rafters[6]	0.35	0.18
Flat roof or roof with integral insulation[7]	0.35	0.18

1 'Roof' includes the roof parts of dormer windows and 'wall' includes the wall parts (cheeks) of dormer windows.
2 This applies only in the case of a wall suitable for the installation of cavity insulation. Where this is not the case, it should be treated as 'wall – external or internal insulation'.
3 A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room bounded by the wall.
4 The U-value of the floor of an extension can be calculated using the exposed perimeter and floor area of the whole enlarged building.
5 A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor levels.
6 A lesser provision may be appropriate where meeting such a standard would create limitations on head room. In such cases, the depth of the insulation plus any required air gap should be at least to the depth of the rafters, and the thermal performance of the chosen insulant should be such as to achieve the best practicable U-value.
7 A lesser provision may be appropriate if there are particular problems associated with the load-bearing capacity of the frame or the upstand height.
8 Area-weighted average values.

0 0.5 1.0 1.5 2.0
METRES
Scale 1:50

0 25 50 75 100
METRES
Scale 1:1250

General Notes

A. All works to comply with current Building Regs, codes of practices, British Standards whether or not expressed on this drawing.
B. All services to be installed in strict accordance with the relevant statutory authorities recommendations and bye laws etc.
C. All Existing services to the proposed site to be terminated prior to commencement of works.

Specification

Foundations & Slab

1. Proposed ground floor slab to be 22 mm softwood tongue and groove softwood board or moisture resistant particle/chipboard grade type C4 onto tanalised treated timber battens plugged and screwed into a concrete slab beneath. Lay boarding with staggered joints. Place 90mm Kingspan Thermafloor TF70 or similar approved between the battens. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Provide a 1200 gauge DPM linked to DPC in the walls over existing Concrete Slab. Build up to achieve min. 0.25 W/(m²-K) U-Value.Build up to achieve min. 0.25 W/(m²-K) U-Value.
2. Existing garage floor to be exposed and checked for suitability to carry the load from the new stud wall prior to commencement of work and as required by the Building Control Officer.

Walls

3. All external walls to be retained. Construct an inner leaf of timber studwork using 100mm x 50mm treated timbers with head and sole plates and noggins at 400mm ctrs ensuring a 50mm clear cavity between existing wall and new stud. Provide a breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) on cavity side of studwork. Insulation between and over studs to be 70mm Kingspan Thermawall TW55 between studs and 32.5mm Kingspan Kooltherm K118 insulated dry lining board with VCL over studs. Finish with 3mm skim coat of finishing plaster. Build up to achieve min. 0.30 W/(m²-K) U-Value.
4. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Provide a cavity tray at the base with weep holes at 600 ctrs. Provide horizontal strip polymer (hyload) damp proof course to new leaf minimum 150mm above external ground level. An injected DPC may also be required if one is not already present and working in existing wall. New DPC to be made continuous with floor DPM.
5. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room

Roof

6. Insulate Roof with 150 mm Rockwool Roll Insulation (or equal approved) to be laid across top of roof trusses' bottom chord with 150 mm in between trusses, so 300mm in total. Polythene Vapour Control Layer and 12.5mm Plasterboard with Skim and Paint Finish. Build up to achieve min. 0.16 W/(m²-K) U-Value.

Drainage & Plumbing

7. All new below ground drainage for Foul and Surface water to be Hepsleve 100 as manufactured and supplied by Hepworth Drainage, Hazlehead, Crow Edge, Sheffield S36 4HG Tel 01226 763561. All below ground drainage to comply with BS EN 295-1: 1991: Vitrified clay pipes and fittings and pipe joints for drains and sewers and to satisfy the relevant requirements of The Building Regulations (and DOE Approved Document H1: sanitary pipe work and drainage).Installation of private drains and sewers should conform to BSEN 752 "Drains and Sewer Systems outside buildings", BSEN 1610 "construction and testing of drains and sewers" and part H of the building regulations. Adoptable sewers should be installed in accordance with the current edition of the "Sewers for Adoption" manual and the relevant Water Company Addendum. A test for watertightness using the air or water test should be applied initially after the system has been installed, before any backfilling, Flush out the whole of the system with water to remove any silt and debris before final tests are applied again after backfilling is complete.
8. All below ground drains should be laid to falls as specified by the manufacturer and installed in full accordance with the manufacturers recommendations. All below ground drainage under building or within 1.0m of building is to be encased in a minimum of 150 mm Concrete surround (min strength C20P). A flexible joint should be inserted at the end of each coupling joint of minimum thickness 18 mm, which should extend to the edge of the encasement, where pipes are laid beneath concrete slabs they may be cast-in monolithically in a local thickening of the slab without the need for flexible boards. A flexible coupling joint should always be placed within 150mm of the face of any concrete with a further joint no more than 600 mm away, where pipes emerge into flexible bedding. All drains to be laid at falls of 1:40
9. All points of discharge are to be fitted with removable water seal traps as set out in the Building Regulations:
10. 32mm diameter traps for washbasins with 75mm depth of seal, 40mm diameter trap for showers, sink units and washing machine outlets each with 50mm depth of seal, and 75mm diameter traps for WC pans with outlet less than 80mm (100mm for those with outlets greater than 80mm) and 50mm depth of seal.
11. Branch discharge pipes are to be installed in accordance with the requirements of Part H of the Building Regulations.
12. Proposed SVP to be ventilated to the outside air. SVP to finish at least 900mm above any opening into the building
13. Any internal SVP's should be finished with a proprietary ventilation tile as manufactured by Redland.
14. Branch pipes are to discharge into another branch pipe or discharge stack in such a manner that prevents cross-flow into any other branch pipe.
15. All foul water and surface water drainage to be connected to local authority mains system.
16. All pipes passing through foundations walls to be protected by 75mm Deep P.C. Lintels over drains passing under floor slab. Precast concrete lintel to give 50mm clearance for drainage pipes passing through external wall Drain to be encased in a minimum of 150 mm Concrete surround (min strength C20P). Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.
17. Soil and Foul waste to B.S.5572 110mm Dia U.P.V.C. SVP
18. All services passing through separating floors to be insulated in full accordance with Approved Document E and Robust Details. All services to be Insulated with 25mm(min) mineral wool quilt around pipe boxed in using plywood and S.W. frame boxing plated with two layers of 12mm Gyproc Wallboard. All voids around pipes to be sealed. All SVP to have screwed panels for access to rodding points.
19. All boilers indicated are to be wall mounted gas combination boilers. Specification to be agreed. Boiler must have a balanced flue and be fiited with a Delay start thermostat and weather compensator controls .All works must be carried out by a Gas Safe registered heating/mechanical engineer.
20. Include for the supply and fit of 'stelrad' radiators to all rooms and include for thermostatic controls to all radiator positions. All radiators to be sized in accordance with specification and to 21 and -1 degree ambient external temperature.
21. All showers are to be wall mounted with local thermostatic control valves. Specification to be agreed.
22. Inline blending Valve Tap to be fitted to Bath with max. 48°C
23. Ground Floor W.C. to connect to stub stack fitted with Durgo Valve and to have a Rodding Eye.

Windows & Doors

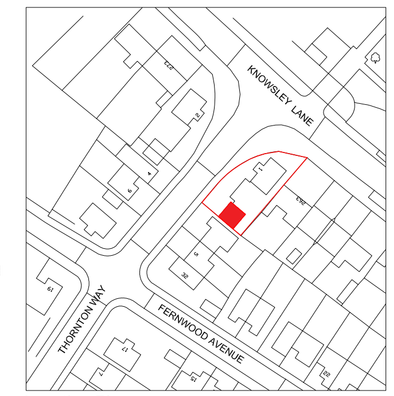
24. Windows are to be PVCU framed, Colour: white.
25. Windows are to provide 1/10th the floor area with opening lights to 1/20th the floor area. All windows to habitable rooms to have background ventilation of 8000mm², kitchens to have background ventilation of 4000m2. All to be fitted with high performance double glazed units, with double glazed (low E glass to en_0.05) with 16mm air gap between panes and provide a u-value of 1.5 W/m2K
26. To aid in means of escape all proposed windows are to have an unobstructed open able area that is 0.33m² min., 450mm high or 450mm wide min. with a cill height 800mm min. to 1100mm max. above f.f.l.
27. Internal window boards to be 32mm finished good quality redwood, skirting boards and architrave to match existing. Point finish abutments with 'painter's mate', knot, stop and prime all timbers prior to decoration.
28. All glazing throughout the property must comply with 'Part N' of the Building Regulations. All glazing below 800mm to be toughened or protected, details to be issued prior to construction. External entrance doors to provide minimum 850mm clear width

Electrical

29. Mains operated smoke & heat detection to be as shown and must be installed and inspected by an approved electrical engineer NIC EIC.
30. Switches and socket outlets for lighting and other equipment in habitable rooms to be placed at appropriate heights between 450mm and 1200mm from finished floor level for disabled users. To be in full accordance with Document M of the Building Regulations.
31. All wall lighting is to be operated by individual pull chords or switches mounted adjacent to fitting. Specification to be agreed.
32. Provide mechanical extract to kitchen via oven extract hood, to achieve 30 litres per second and 4000 mm² background ventilation
33. Provide mechanical extract to bathroom & en-suite, to achieve 30 litres per second, 4000 mm² background ventilation and to operate from light switch with 15 minute overrun.
34. All sockets and switches countersunk on 60min or 30min walls must look to maintain the relevant fire integrity- intumescent pads or similar approved to be used.

General

35. All timbers to be marked KD or dry.
36. All electric, gas & water meters are to be mounted either outside or on the site boundary, installed to the associated utilities body guidelines.



Location Plan
Scale 1:1250

Version	Amendment	Drawn & Date	Checked & Date	Approved & Date
B	Note for Scale Bar corrected	DB 22.11.21	RM 22.11.21	RM 22.11.21
A	Ground Floor Build up Revised	RM 04.11.21	DB 04.11.21	DB 04.11.21

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Internal Project Number
1704

Client
Mr. Mark Dagnall

Project Name
1 Thornton Way, Huyton

Drawing Title
Existing and Proposed Plans and Elevations

Scale	Original Size	Planning	
1:50	A1		
Date	Drawn	Checked	Approved
28.10.2021	RM	DB	DB

Drawing Number
100

Status
Planning

Revision
B