



THE NEW WINDOWS ARE FOR EMERGENCY EGRESS AND WILL OPEN IN EXCESS OF 15° TO LOCAL AUTHORITY STANDARDS WITH A MINIMUM AREA OF 0.33m² WITH NO DIMENSIONS LESS THAN 450mm, THE BOTTOM OF WHICH IS SITUATED NOT MORE THAN 1100mm ABOVE THE FLOOR. WINDOWS ARE TO BE GLAZED WITH 24mm (4:16:4) SEALED DOUBLE GLAZED (LOW-E: EMISSIVITY OF 0.15) UNITS WITH A MINIMUM U-VALUE OF 1.6 W/m² K (TO BE CONFIRMED WITH BUILDING CONTROL OFFICER). ALL GLASS SHALL BE IN ACCORDANCE WITH BS 6262:2005. ALL WINDOWS AND DOORS ARE TO BE WEATHER STRIPPED.

SUBJECT TO REQUIREMENT FD20 RATED FIRE DOORS TO BS 476-22:1987 (FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME IF REQUIRED BY BCO). WHERE APPLICABLE,

EXISTING DOOR OPENING TO BE SEALED TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

EXISTING / PROPOSED FLOOR LEVELS ARE TO RUN FLUSH

JUNCTION WITH NEIGHBOURING PROPERTY IS TO BE AGREED ON SITE BETWEEN PROPERTY OWNERS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER. ALL AGREEMENTS MUST BE IN ACCORDANCE WITH THE PARTY WALL ACT.

THERE MAY BE A REQUIREMENT FOR MINOR REMEDIAL WORKS TO THE BOUNDARY WALL BETWEEN THIS PROPERTY AND THE NEIGHBOURING PROPERTY. THIS IS TO BE AGREED BETWEEN PROPERTY OWNERS PRIOR TO WORKS BEING CARRIED OUT.

THE APPOINTED CONTRACTOR MUST CONSIDER THEIR PREFERRED METHOD OF FORMING A NEW EAVES DETAIL / SOFFIT / GUTTERING SYSTEM AS NO PART OF THE SIDE EXTENSION CAN OVERHANG THE NEIGHBOURING PROPERTY. BASED ON THE MEASUREMENTS OBTAINED ON SITE A MINIMUM 350mm CLEARANCE HAS BEEN PROVIDED BETWEEN THE OUTER-WALL OF THE EXTENSION AND THE BOUNDARY LINE TO FACILITATE A NEW EAVES / SOFFIT / GUTTERING SYSTEM. THESE DIMENSIONS ARE TO BE CONFIRMED ON SITE. SHOULD THE CONTRACTOR FEEL ADDITIONAL SPACE IS NEEDED THE WALL POSITION WILL BE ADAPTED ON THE PROPOSED PLANS TO THE SATISFACTION OF THE LOCAL AUTHORITY.

THE NEW ROOF LANTERN IS TO BE SUPPLIED BY 'SKYPOD ROOF' - TYPE - ANTHRACITE GREY PREMIUM (1200mm x 3500mm) ACTIVE BLUE SELF CLEANING GLASS - (1333) (OR OTHER SIMILAR APPROVED SYSTEM TO THE SATISFACTION OF THE HOUSEHOLDER AND THE BUILDING CONTROL OFFICER) (AVAILABILITY OF LANTERN SIZE AND COST OF A BESPOKE SIZED LANTERN IS TO BE INVESTIGATED PRIOR TO PROCEEDING).

FINAL DIMENSIONS AND SETTING OUT OF SUPPORTS TO THE NEW ROOF LANTERN IS TO BE CONFIRMED ON SITE IN LINE WITH THE MANUFACTURERS RECOMMENDATIONS AND CONSTRUCTION DETAILS.

ALL SUPPORTS / CONNECTIONS / WATERPROOFING TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER. BEAMS 'AA' & 'BB' ARE RECOMMENDED SUPPORTS BUT THE FINAL DESIGN WILL BE TO CONTRACTOR PREFERENCE TO THE BUILDING CONTROL OFFICERS SATISFACTION.

NOTE:
THE FINAL SETTING OUT DIMENSIONS OF THE RINGBEAMS SUPPORTING THE NEW ROOF LANTERNS / KERBED UPSTANDS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS DETAILS / RECOMMENDATIONS.

NOTE: - MECHANICAL VENTILATION TO BE AS FOLLOWS:
MINIMUM INTERMITTENT MECHANICAL EXTRACTION TO KITCHEN TO BE: 30L/S ADJACENT TO HOB OR 60L/S ELSEWHERE.

MINIMUM INTERMITTENT MECHANICAL EXTRACTION TO ANY LAUNDRY/UTILITY ROOM TO BE: 30L/S LINKED TO THE MAIN LIGHT WITH A 15 MINUTE OVER RUN.

MINIMUM INTERMITTENT MECHANICAL EXTRACTION TO ANY NEW WC / BATHROOM TO BE: 30L/S LINKED TO THE MAIN LIGHT WITH A 15 MINUTE OVER RUN.

PURGE VENTILATION AND BACKGROUND VENTILATION (8000mm² EQUIVALENT AREA) WILL BE ACHIEVED THROUGH A COMBINATION OF MECHANICAL EXTRACTION (AS ABOVE) AND WINDOWS AND OPENABLE DOORS. ALL WINDOWS WILL OPEN IN EXCESS OF 15°

UNLESS STEEL BEAMS ARE INDICATED ON THE DRAWING PROVIDE NEW LINTELS OVER ALL NEW OPENINGS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

⊙ INDICATES THE POSITION OF SMOKE DETECTORS. ALLOW FOR NEW MAINS POWERED INTERLINKED SMOKE DETECTORS IN ALL CIRCULATION AREAS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

PROPOSED GROUND FLOOR LAYOUT PLAN (1:50)

AMEND 'A' - THIRD DRAFT FOR CONTRACTOR DISCUSSIONS / LOCAL AUTHORITY APPROVALS

AMENDMENT 'A' - FEB 2021 - ROOF LIGHT ADDED INCLUDING NEW STEEL BEAMS AND PART FLAT ROOF CONSTRUCTION.

DRG PRINTED AT A3 SIZE

LOCATION ADDRESS:
8 PARKFIELD
GROVE, MAGHULL
L31 7DD

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE:
MAR 20

SHEET No:
07 OF 14

PROJECT DESCRIPTION: - DEMOLISH REAR GARAGE AND PROVIDE A SINGLE STOREY SIDE EXTENSION ALSO COVERING FOOTPRINT OF GARAGE

DRAWING NUMBER:
IW/0320/07A