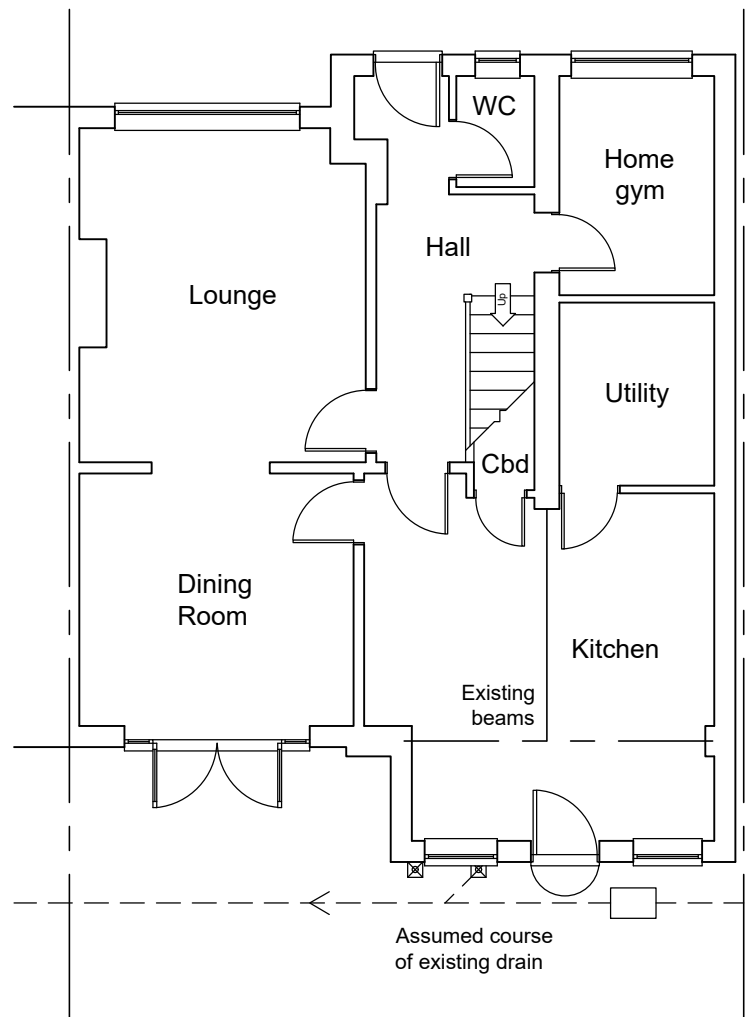


Ground Floor Plan As Existing
Scale 1:100



Elevations
Scale 1:100

As Existing



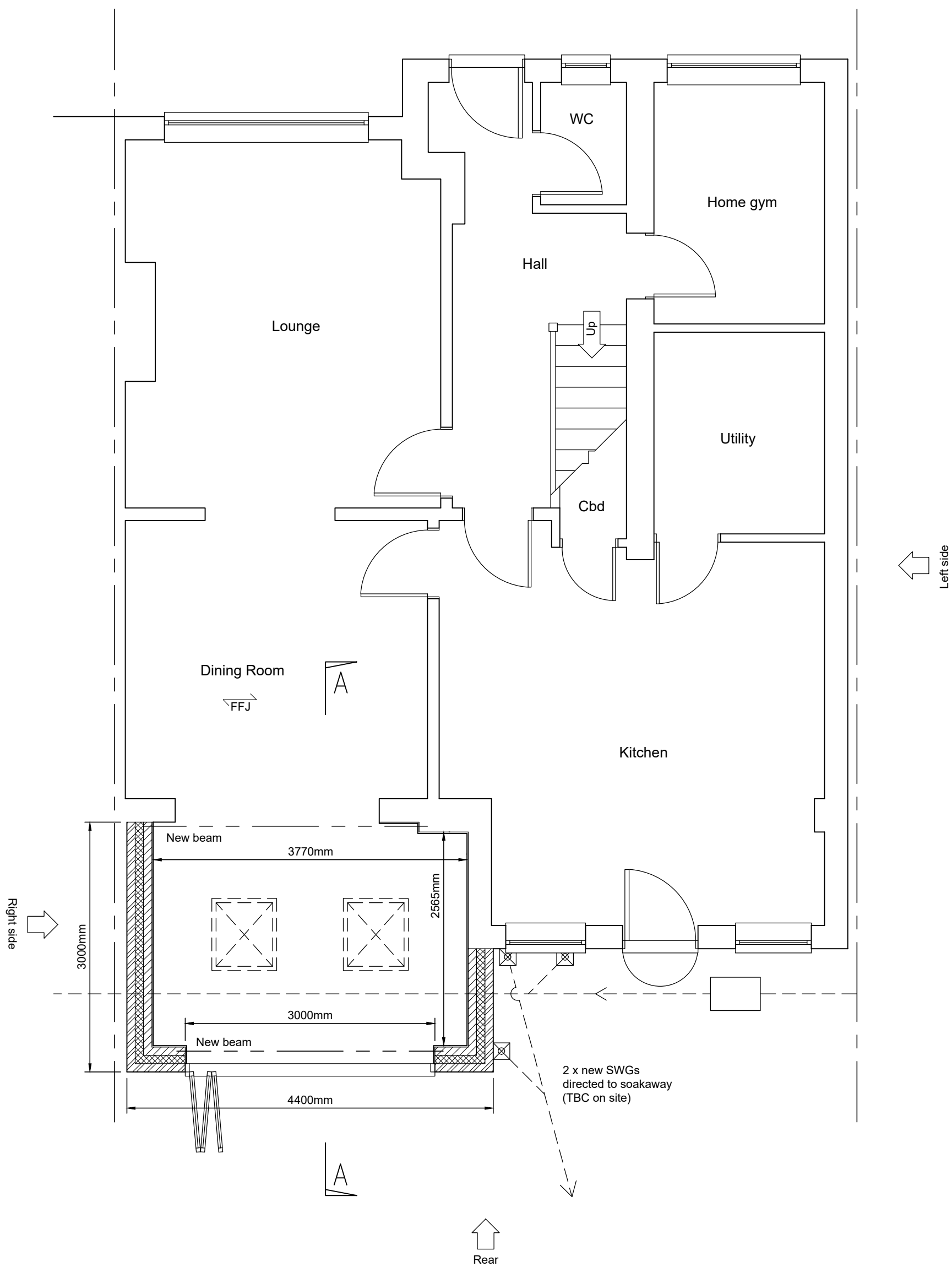
As Proposed



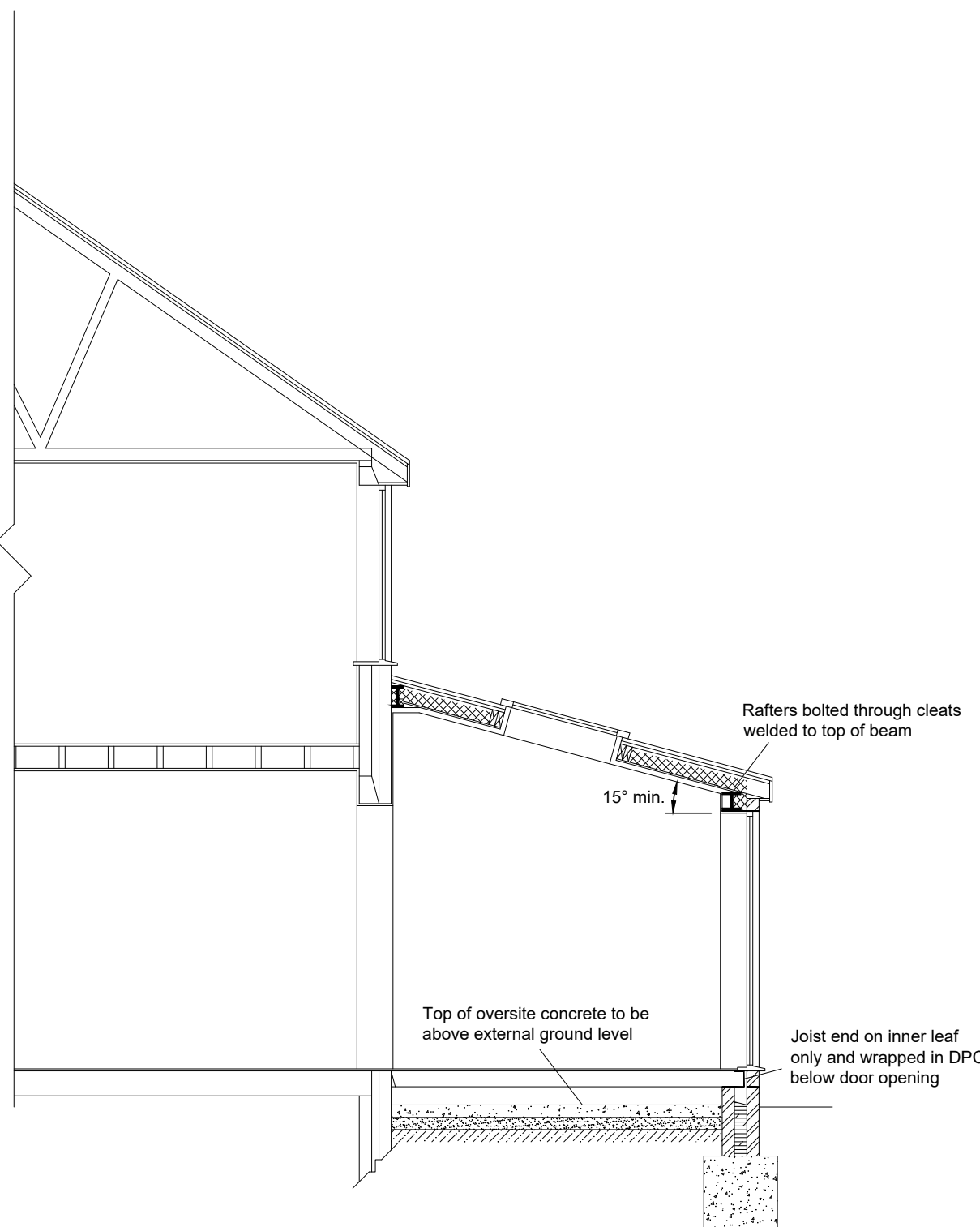
Materials Schedule as Proposed:

External side walls: Facing brick to match existing
Pitched roof: Concrete tiles to match existing
Doors: White-framed aluminium bi-folding doors; grey-framed
Velux rooflights
Rainwater goods: White uPVC to match existing

Ground Floor Plan As Proposed
Scale 1:50



Section A-A and Specification
Scale 1:50



New roof
Interlocking concrete tiles to match existing on 38 x 25mm battens on Tyvek felt on 50 x 125mm rafters at 400mm c/c. 100mm Kingspan infill between rafters with 25mm air gap above, 13mm exterior quality ply screwed to underside of rafters, 42.5mm K-18 insulated plasterboard with skim finish.
50 x 100mm wallplate at eaves strapped to walls at 2m max c/c using proprietary lateral restraint straps.
End three rafters strapped to gable walls ditto.
Double rafters and trimmers to form structural openings for Velux rooflights (size shown: 980 x 780mm).

Structural steelwork
Beams and padstones to structural engineer's design.

External walls
100mm facing brick outer leaf, 100mm Dritherm insulation in 100mm cavity, 100mm thermal block inner leaf.
Cavity ties at 750mm c/c horizontally and 450mm c/c vertically and at every course around opening.
12.5mm plasterboard and skim finish internally.
Bi-fold door lintel to structural engineer's design.

New floor
Client's choice of finish on 19mm T&G boards on 50 x 125mm **C24** floor joists at 400mm c/c off joist hangers. 100mm Kingspan solid insulation on 50 x 50mm battens screwed to joist sides.
Minimum 150mm void to 100mm oversite concrete on 100mm well-compacted hardcore. Sub-floor void to be ventilated at min. 1.5m c/c. Ventilation under existing floor to be maintained.

Foundation
Two leaves of brickwork or foundation blockwork below DPC with weak mix cavity fill to within 225mm of DPC. 600mm wide mass concrete min 1m below ground. Final depth and design to be determined on site by agreement with BCO after full consideration of existing structure, ground conditions, proximity of trees etc.

Doors
Bi-folding doors from specialist supplier to provide 1/20th floor area ventilation and 8,000mm² trickle vent. Minimum 22mm gap K-glass, giving 1.4 U-value and to be marked safety glass.

Above-ground drainage
Rainwater drainage from main house roof to discharge onto new pitched roof. New SWG as shown.
Rainwater drainage from existing kitchen roof adjusted to accommodate extension with SWG repositioned as necessary.

Below-ground drainage
Existing system to be fully investigated as work begins. Any drains under building to be suitably protected and lintelled over where passing through walls.
SWG directed to existing soakaway in rear garden - to be confirmed following site investigation. New or replacement below-ground drainage to use 100mm diameter flexibly jointed plastic pipes at 1:60 fall and bedded in pea gravel.

Electrical works
To be inspected and tested by a registered competent person in accordance with Part P of the Building Regulations. Electrical completion certificate to be provided.

Excavations within 3m of neighbouring property to be by agreement with neighbour. Party Wall etc. Act 1996 applies.

Revisions:

Client: Mr C. & Mrs D. Noonan

Job: Extension

Address: 3 Hampton Road
Formby
L37 6EJ

Drawing: 5498

Date: 6th April 2021

Scale: 1:50/1:100@A1 Drawn by: CWW

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This drawing is for local authority approval purposes only. Do not scale. Check all dimensions on site.