

PROPOSED BLOCK PLAN 1:500 @ AO

PROPOSED SITE PLAN 1:1250 @ AO



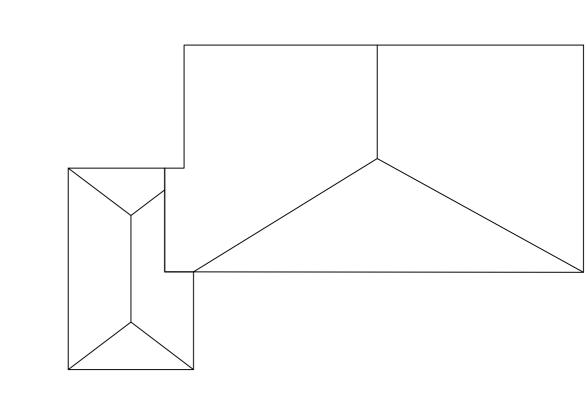
EXISTING FRONT ELEVATION



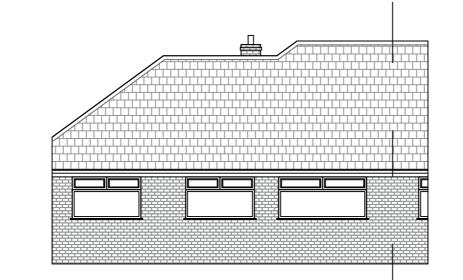
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING ROOF PLAN



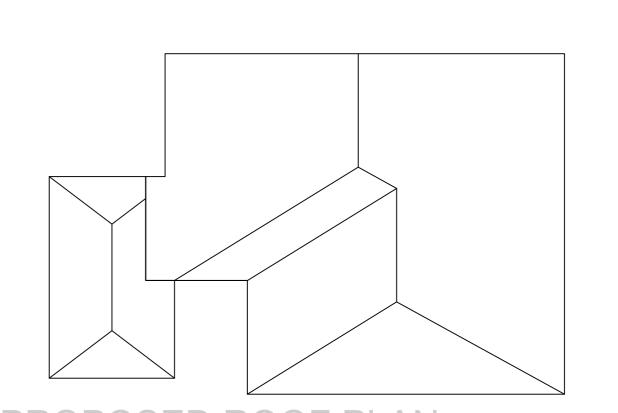
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED ROOF PLAN

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GENERAL NOTES

commencing any work. All dimensions are in millimetres. 2. All work is to be carried out to the satisfaction of the building control officer, and in full accordance with the latest amendments to the building regulations. A building control completion certificate shall be issued on completion. Any deviation from the approved documents must have the prior consent of local authority. Prior to commencement a schedule of materials and any requested samples must be issued to the local

3. All materials used must be of an approved quality. Full verification of quality must be submitted to the client upon request.

4. All electrical installations / alterations must conform to IEE and 17th Edition and undertaken by a registered electrician. All new electrical items shall display the British Standard Approved kite symbol. All electrical work required to meet Part P of the Building Regulations and must be designed, installed, inspected and tested by a person competent to do so leaves to be tied together using stainless steel vertical twist type ties at 450mm vertical prior to completion. An appropriate BS 7671 electrical installation certificate must be issued for the work by a person competent to do so.

5. All load bearing walls / wall plates etc must be checked on site for suitability prior to commencement of the works.

6. All structural timbers shall be C16 or otherwise stated conforming to BS EN 1995-1-1:2004+A2:2014 - Eurocode 5:Design of timber structures. All timbers to be marked KD or DRY to be minimum 225mm below d.p.c.

8. All new steel beams are to be encased in 12.5mm plasterboard and skim

10. All steel lintels shall be IG / Catnic complying with BS EN 845-2:2013 unless stated otherwise shall be hot dipped galvanized to BS EN ISO 1461:2009. Lintels are to be loaded equally during construction and

11. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with Gas safety requirements and IEEE regulations and a GAS SAFE Certificate

12. Although consultation with your neighbours is not normally required under the Building Regulations it may be required under the Party Wall Act 1996. Generally the Act applies to projects that involve cutting into party wall or glass. All safety glass is to be in accordance with BS 6206: 1981. where any new foundations within 3m of your neighbours buildings (including garden walls) will be formed at a lower level. Should the act

MATERIALS & WORKMANSHIP All work and materials to comply with REgulation 7 of tyhe Building Regulations. All building materials used in the construction, and workmanship,

satisfaction of the Local Authority Building Control Officer.

are to comply with all relevant British Standards, and are to be the to the

New foundations are to be at a depth to match main house or suitable for the applied loads and to the satisfaction of the Local Authority Building Control Officer. Concrete strip foundations are to be 600mm wide x 200mm deep. Any reinforcement shall have a minimum 50mm cover. All construction below ground level shall be in 20.5N/mm2 brick or topblock topcrete solid foundation blocks.

Foundations requiring piling are to be carried out in accordance with piling company design and calculations. Ring beam design and piling report/log to be submitted to building control in order to satisfy building regulation requirements. It is assumed that ring beam with be minimum 450mm² reinforced concrete and piles will be minimum 150mmØ diameter. Details to be supplied by company carrying out the work.

Wall construction to be 100mm facing brickwork to outer leaf to match existing as close equivalent, layed in accordance with maufacturers guidlines), laid on 38x25mm as possible with 100mm fully filled cavity and 100mm lightweight thermal block inner leaf (thermalite or similar) with plaster and skim finish internally. Cavity to be filled with 100mm Earthwool DriTherm 34 Super cavity wall insulation or similar approved to ensure overall wall construction achieves a U-value no worse than 0.18W/m2K. Both centres and 750mm horizontal centres, staggered. Wall ties to be spaced not more than 300mm vertically within 225mm of external opening reveals. Brickwork and block work to be set in 1:1:6 cement/sand and bonded to existing building by proprietary wall approved, laid between and over ceiling members to ensure a U-value no worse than connectors or by toothing in, to the satisfaction of the Building Control Officer. Horizontal damp proof course to be Hyload pitch polymer installed at a minimum of 150mm above external ground level. Similar damp proof course to be installed at all cavity closures to external openings. Masonry below damp proof level to be 100mm

All flashings and soakers are to be a minimum of Code 4 lead at all abutments. All lintels to be proprietary galvanised pressed steel to suit cavity wall construction Cover flashings to be wedged at 300mm centres using lead wedges and pointed in Cavities to lintels to be filled with 90mm insulation as wall construction to avoid cold bridging. All lintels over external openings to receive suitable cavity trays with sheet with 150mm minimum overlap. Pre-formed soil pipe flashing unit to be used weepholes at maximum 900mm centres. Lintels and beams to receive suitable finish where soil vent pipe penetrates roof finish. Proprietary cavity trays are to to achieve half hour fire resistance. Plasterboard to be fixed on softwood to achieve 30 minutes fire resistance i.e. 12.5mm plasterboard and skim finish. Lintels to be provided with 150mm end bearings and installed in accordance with manufacturers instructions. Beams to structural engineers details with padstones as

MEANS OF VENTILATION INTERNAL NON-LOADBEARING WALLS

To be constructed of 75 x 50mm softwood timber studwork fixed at 400mm vertical centres with 12.5mm plaster board and skim finish to both sides. Horizontal noggins to be provided at 600mm maximum centres. All studwork partitions to be filled with rockwool or similar insulation to provide sound proofing to adjoining spaces.

EXTERNAL DOOR AND WINDOW OPENINGS

All new windows and doors are to be standard section upvc window frame with a fixed casement and fitted with a factory sealed double glazed unit with a 16mm gap filled with Argon and low E glass, and fitted with a controllable trickle ventilator. To ensure a U value no worse than 1.4W/m2k and to be positioned to have a minimum 30mm overlap onto the insulated cavity closer to any structural opening. All new glazing to doors and door side panels within 1500mm of the floor level is to be laminated or toughened glass. All glazing to windows and internal screens within 800mm of the floor area is to be laminated or toughened safety and Window Openings', above, in order to facilitate purge ventilation, opening lights As mentioned in 'Means of Ventilation', below, to facilitate purge ventilation, opening to new windows must have an opening angle greater than 15 degrees. Further, lights to new windows must have an opening angle greater than 15 degrees. Further. where the opening angle is between 15 and 30 degrees, the minimum total area of apply written notice will need to be sent to adjoining owners to obtain their where the opening angle is between 15 and 30 degrees, the minimum total area of the the opening-light must be a minimum of 1/10 of the floor area of the room. Where opening-light must be a minimum of 1/10 of the floor area of the room. Where the the opening angle is greater than 30 degrees, the minimum total area of the opening angle is greater than 30 degrees, the minimum total area of the opening-light must be a minimum of 1/20 of the floor area of the room.

THERMAL INSULATION TO ROOF SPACE

Horizontal Ceilings - Provide 2 layers of 100mm mineral Insulation quilt between and diagonally over joists, ensuring that a minimum air gap of 50mm is maintained and the eaves vents are not obscured, all to ensure a U-Value of no worse than 0.15W/m2 K. Ceiling to be finished in 12.5mm plaster board and skim.

GROUND FLOOR CONSTRUCTION - SOLID CONCRETE

Strip top soil and vegetation from over whole floor area. Floor construction to be

5mm sand/cement screed finish with the insulation to be Kingspan Kooltherm K3 Floorboard 100mm thick: comprising a premium performance rigid thermoset insulation core faced on both sides with a flexible facing over 150mm thick concrete slab, on 1200 gauge damp proof membrane, on 50mm compacted sand blinding, on at least 150mm compacted clean limestone hardcore. Hardcore to be compacted in layers of no more than 225mm thick with a maximum depth of 600mm. Damp proof membrane to be taken up walls and lapped with dpc, a minimum of 75mm. All joints to damp proof membrane to be lapped by 300mm and taped with proprietary tape. Where pipes penetrate floor an additional layer of visqueen is to be placed over pipe with a hole cut a third the the diameter of the pipe, pushed down over the pipe and taped into position. Perimeter of slab adjacent to external walls is to be provided with an upstand of 25mm thick polystyrene insulation board to prevent cold bridging. All to ensure a U-value of no worse than 0.18W/m2K.

Roof coverings to be designed and installed in accordance with BS5534 2014. Roof pitch to be approximately 26 degrees. Concrete interlocking tiles to match existing colour, and to be suitable for pitch (Sandtoft double pantile concrete, or similar laps of 150mm. Rafters to be 195x47mm, C16 softwood members, at 450 centres and birdsmouthed over wall plates at a maximum of one third of the rafter depth, skew nailing using 3no. 100mmm long x 10mm gauge wire nails. Ceiling joists are to line be 195mm x 47mm, C16 softwood members, at 450 centres fixed to rafter feet. Provide 1200x30x5mm galvanized mild steel tension ties at 2m centers, screw fixed to blocks. Roof space to be insulated with 300mm thick Rockwool or similar 0.15W/m2K. Ceiling finish to be 12.5mm plasterboard and skim finish.

approved manufactured trusses. If this is the preferred method of construction, class B engineering brickwork to match existing set in 1:3 sand/cement. Masonry below contractor to provide building control with appropriate calculations for trusses as ground level to be concrete commons or suitable trench block work. Lean mix cavity-fill supplied by truss manufacturer. FLASHINGS AND CAVITY TRAYS

be provided at all roof abutments, installed above cover flashings, with weep holes at 900mm maximum centre.

Background ventilation should be provided to all rooms with external walls, this to be terminated at a minimum of 900mm above any ventilation opening into building at least 1700mm above the floor level, but at a height still easily reachable by occupants. In a multi-storey dwelling, background ventilation must be a minimum of 8000mm2 to habitable rooms and 4000mm2 to bathrooms. In a single-storey dwelling, background ventilation must be a minimum of 10.000mm2 to habitable rooms and 4000mm2 to bathrooms. In dwellings with one bedroom, a minimum number of 4No background-ventilators per habitable-room should be fitted. In dwellings with more than one bedroom. 5No background-ventilators per habitable-room should be fitted. Bathrooms and shower rooms are to have mechanical ventilation with a minimum extract rate of 15l/s. Sanitary accommodatio is to have mechanical ventilation with a minimum extract rate of 6l/s. Utility rooms are to have mechanical ventilation with a minimum extract rate of 30l/s. Windowless wet-rooms must have mechanical ventilation fitted capable of extracting at a rate of at least 4 air-changes-per hour. Where fans and mechanical extract fans are fitted in the same room, they must be at least 500mm apart. To facilitate whole-house ventilation, new internal doors must be undercut as follows where a floor finish is fitted, by 10mm above that floor finish, or where a floor finish is not fitted, 20mm above the finished floor surface, As mentioned in 'External Door

opening-light must be a minimum of 1/20 of the floor area of the room.

All surface finishes to walls & ceilings are to be plaster finish, unless indicated, to achieve Class 1 designation, all in accordance with BS 476: Parts 6 & 7. All elements of structure are to achieve 30 minutes fire resistance. Roof coverings and roof lights within 6m of any boundary are to have an AA AB or AC rating for external spread of flame. If required interlinked mains smoke Alarms (Aico Ei140, or similar

equivalent) to be fitted to bedroom, hall and landing to BS 5839-6:2013.

Shower & WHB to new bathroom to be provided with suitable supply of hot & cold wholesome water or softened wholesome water in accordance with App Doc G. WC to be provided with cold wholesome water in accordance with App Doc G. All drainage below ground is to be flexible 100mm diameter pipes laid to suitable

falls and lines as indicated. Falls to foul and combined lines are to be no less than 1/60. Falls to surface water lines are to be no less than 1/80. All pipes are to be bedded and surrounded with 100mm thick, clean 5-10mm gravel or stone. Drains are to be protected with concrete slabs over the top of 100mm bedding where the crown of the pipe is within 600mm of the surface. Where drains pass under the building and the crown is within 300mm of the underside of the floor slab, they are to be encased in 150mm of concrete, integral with the slab. Flexcell or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in concrete. Drains passing through walls or foundations are to be shuttered off, maintaining a 50mm gap all around and pre-cast reinforced lintels over. Both sides of wall are to have rigid non-degradable rigid sheets fixed to seal opening. Inspection chambers are to be proprietary polypropylene units, 475mm internal diameter and complete with cast iron cover and frame. All new gullies are to be roddable type and all new drains are to have suitable access for rodding. Rainwater drainage from roof to be via 100mm diameter half round gutters with 63mm diameter down spouts. Any down spouts or waste pipes discharging to gullies are to terminate below grating but above water

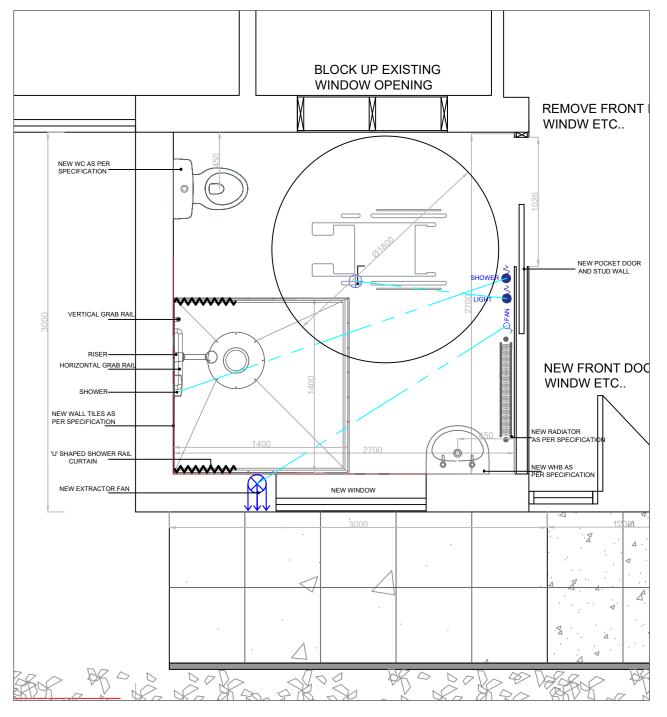
not permitted as per building control instruction, surface water should discharge to an adequate soak-away or some other adequate infiltration system. Provision of system. Contractor to liaise with local Building control Officer to establish most suitable means of discharge.

All electrics to clients requirements and to NICEIC regulations. All electric work required to meet the requirements of Part P (Electrical Safety) and must be sand/cement mortar. Length of cover flashings are not to exceed 1800mm for each the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Soil & vent pipes are to be 100mm diameter UPVC, fitted with a suitable cage & within 3.0 metres. All appliances are to be fitted with 40mm diameter, 75mm deep seal traps. Any appliances with waste pipes in excess of the recommendations below are to be fitted with anti-syphon traps. Wash hand basins waste pipes are to be 32mm diameter for lengths up to 1.7m and 40mm for lengths up to 3m. Shower waste to be 40mm diameter for lengths up to 3m and 50mm for lengths up to 4m. Falls on pipes to be between 18 to 90mm/m. WC waste pipes to be 100mm diameter with maximum unvented branch of 6m were serving one unit, with fall on pipe to be 9mm/m. All sanitary pipework and fittings to be UPVC, with colour to suit. The below general notes and associated drawings are the property of SEFTON MBC and they may not be copied or communicated to a third party without written permission from SEFTON MBC.

GENERAL NOTES

- ALL DIMENSIONS AND DETAILS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORK. ALL DIMENSIONS ARE IN MILLIMETRES. NO SCALING OF DRAWINGS IS PERMITTED.
- ALL MATERIALS USED MUST BE OF AN APPROVED QUALITY. FULL VERIFICATION OF QUALITY MUST BE SUBMITTED TO THE CLIENT UPON REQUEST.



PROPOSED SHOWER ROOM 1:30 @ A0

CLIENT & SITE DETAILS

Christopher Hamil-Hope 16 Halifax Crescent, Thornton, Liverpool, L23 1TH 07970863972

Technical Officer

Rehman Hussain 07515539796 rehman.hussain@sefton.gov.uk

Occupational Therapist

Deborah Clayton deborah.clayton@sefton.gov.uk

DRAWING TITLE

EXISTING AND PROPOSED PLANS AND ELEVATIONS FOR A SIDE EXTENSION

Sefton Council

Department Of Built Environment, Sefton Home Improvement Service 2nd Floor, Magdalen House, 30 Trinity Road,

Bootle, Mersey	side, L20 3NJ	
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