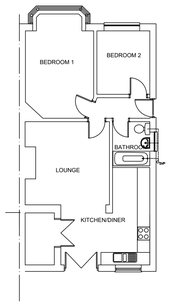
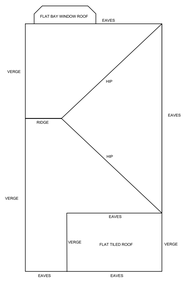


EXISTING GROUND FLOOR PLAN 1:100 @ A0



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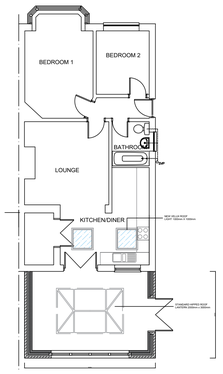
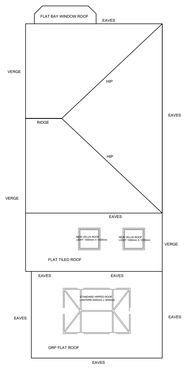
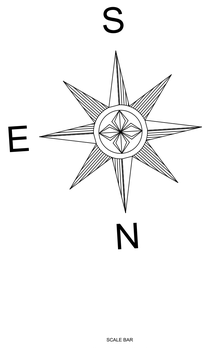


PROPOSED GROUND FLOOR PLAN 1:100 @ A0



PROPOSED ROOF PLAN 1:100 @ A0



GENERAL NOTES

1. All dimensions and details to be checked on site by the contractor prior to 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 authority for their approval if required.
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 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
7. All structural steel shall conform to BS EN 1993-1-1:2005, BS EN 1993-:5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005. and to the strict design of the Structural Engineer.
8. All new steel beams are to be encased in 12.5mm plasterboard and skim to achieve half hour fire resistance. Plasterboard to be fixed on softwood noggins secured to the beam flange.
9. All new drainage is to comply with Building Regulations Approved Document H 2002 and BS EN 12056-2:2000, Gravity drainage systems inside buildings..
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 propped at mid point and installed in full accordance with manufacturers recommendations
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 must be issued and a copy given to the LBCO. Maximum design flow temperature to be no greater than 55 deg C.
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 where any new foundations within 3m of your neighbours buildings (including garden walls) will be formed at a lower level. Should the act apply written notice will need to be sent to adjoining owners to obtain their consent.

MATERIALS & WORKMANSHIP

All work and materials to comply with REgulation 7 of tyhe Building Regulations. All building materials used in the construction, and workmanship, are to comply with all relevant British Standards. and are to be to the satisfaction of the Local Authority Building Control Officer.

STRUCTURE

FOUNDATIONS

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.

PILED FOUNDATIONS

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 150mm⌀ diameter. Details to be supplied by company carrying out the work.

EXTERNAL WALL CONSTRUCTION

Wall construction to be 100mm facing brickwork to outer leaf to match existing as close as possible k-Render in areas as per design) 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 leaves to be tied together using stainless steel vertical twist type ties at 450mm vertical 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 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 class B engineering brickwork to match existing set in 1:3 sand/cement. Masonry below ground level to be concrete commons or suitable trench block work. Lean mix cavity-fill to be minimum 225mm below d.p.c.

LINTELS AND BEAMS

All lintels to be proprietary galvanised pressed steel to suit cavity wall construction. 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 weepholes at maximum 900mm centres. Lintels and beams to receive suitable finish 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 required.

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 glass. All safety glass is to be in accordance with BS 6206: 1981.
As mentioned in '*Means of Ventilation*', below, to facilitate purge ventilation, opening 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 the opening-light must be a minimum of 1/10 of the floor area of the room. Where 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 75mm 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.

PITCHED ROOF CONSTRUCTION

Roof coverings to be designed and installed in accordance with BS5534 2014. Roof pitch to be approximately 24 degrees. Concrete interlocking tiles to match existing colour, and to be suitable for pitch (Sandtoft double panttile concrete, or similar equivalent, layed in accordance with maufacturers guidlines), laid on 38x25mm preservative treated softwood battens on Tyvek breathable membrane with minimum 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 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 approved, laid between and over ceiling members to ensure a U-value no worse than 0.15W/m2K. Ceiling finish to be 12.5mm plasterboard and skim finish.

ROOF TRUSSES - As an alternative Roof Construction can be done using suitably approved manufactured trusses. If this is the preferred method of construction, contractor to provide building control with appropriate calculations for trusses as supplied by truss manufacturer.

FLASHINGS AND CAVITY TRAYS

All flashings and soakers are to be a minimum of Code 4 lead at all abutments. Cover flashings to be wedged at 300mm centres using lead wedges and pointed in sand/cement mortar. Length of cover flashings are not to exceed 1800mm for each sheet with 150mm minimum overlap. Pre-formed soil pipe flashing unit to be used where soil vent pipe penetrates roof finish. Proprietary cavity trays are to
be provided at all roof abutments, installed above cover flashings, with
weep holes at 900mm maximum centre.

MEANS OF VENTILATION

Background ventilation should be provided to all rooms with external walls, this to be 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 accommodation 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 and Window Openings*', above, in order to facilitate purge ventilation, opening 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 the opening-light must be a minimum of 1/10 of the floor area of the room. Where 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.

FIRE SAFETY

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.

WATER SUPPLY

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.

FOUL AND SURFACE WATER DRAINAGE

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 encassed in 150mm of concrete, integral with the slab. Flexoell 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 line.

Existing surface water discharge is via a combined system. If agreed with local Building Control Officer, new surface water discharge to be connected into existing inspection chamber as it presently does. If discharge into inspection chamber is not permitted as per building control instruction, surface water should discharge to an adequate soak-away or some other adequate infiltration system. Provision of soakaway subject to satisfactory percolation test to confirm suitability of infiltration system. Contractor to liaise with local Building control Officer to establish most suitable means of discharge.

ELECTRICS

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 installed, inspected and tested by a person competent to do so. Prior to completion the Council must 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.

PLUMBING

Soil & vent pipes are to be 100mm diameter UPVC, fitted with a suitable cage & terminated at a minimum of 900mm above any ventilation opening into building 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.

ROOF LIGHTS

UPVC electronically operated velux (flat, not domed) roof lights approximately 1000mm x 1000mm, fixed to vaulted or suspended ceiling, with a light tunnel if required.

ROOF LANTERN

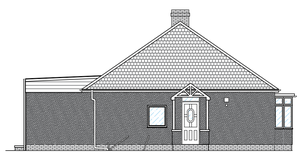
Korniche powder coated gray (anthracite) roof lantern as per design 2000mm x 3000mm.

FLAT ROOF CONSTRUCTION

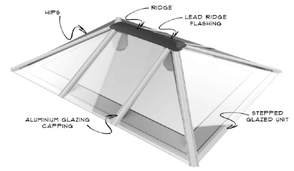
Glass Reinforced Polyester Roof laid as per manufacturers recommendations, on a 18mm marine plywood base laid on and Damp Proof Membrane laid on, ceiling/roof joists are to be 225mm x 75mm , C16 softwood members, at 450 centres fixed to 75mm x 75mm wall plate and secured with 1200x30x5mm galvanized mild steel tension ties at 2m centers, screw fixed to blocks. Roof space to be insulated with 200mm thick Rockwool or similar approved, laid between and over ceiling/roof members to achieve a U-value no less than 0.16W/m2K. Ceiling finish to be 12.5mm plasterboard and 3mm skim finish. Allow adequate ventilation via fascia and soffits to the new roof. All new Fascia and soffits to be white UPVC to match existing. Include lead flashings where needed.

EXISTING FRONT ELEVATION 1:100 @ A0

EXISTING REAR ELEVATION 1:100 @ A0

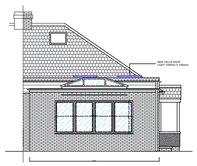


EXISTING SIDE ELEVATION 1:100 @ A0



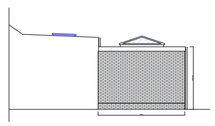
ROOF LANTERN

PROPOSED FRONT ELEVATION 1:100 @ A0

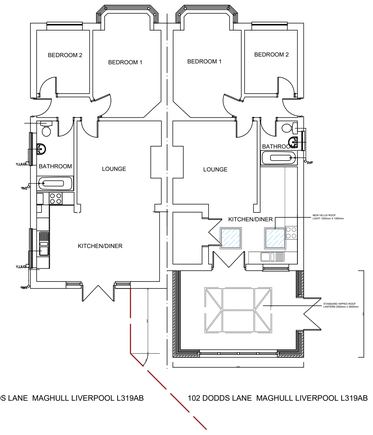


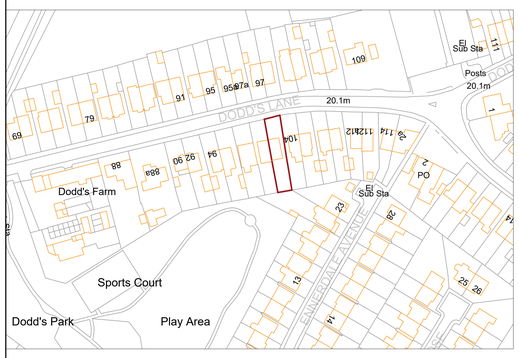
PROPOSED REAR ELEVATION 1:100 @ A0

POPOSED SIDE ELEVATION 1:100 @ A0

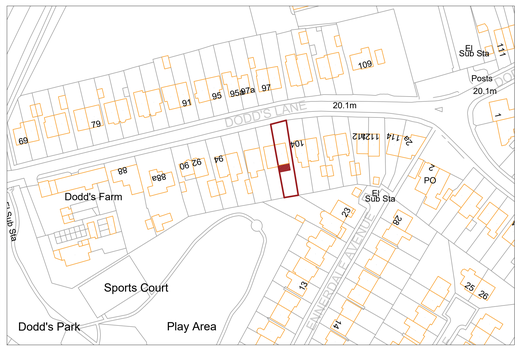


POPOSED SIDE ELEVATION WHEN VIEWED FROM NO.100 1:100 @ A0

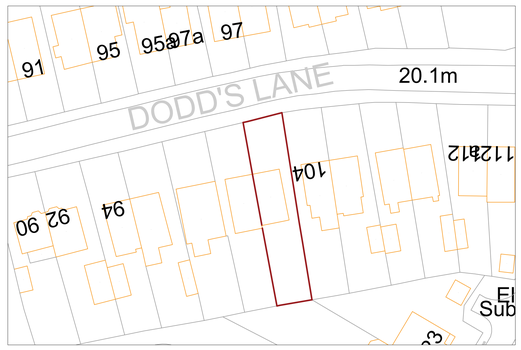




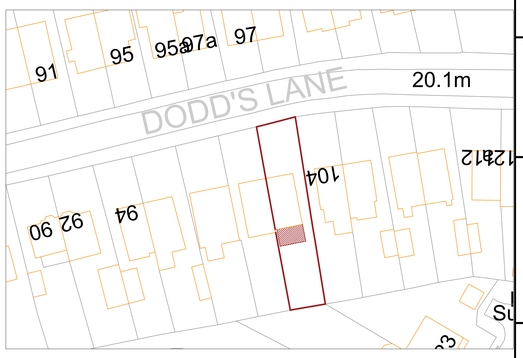
EXISTING SITE LOCATION PLAN 1:1250@ @ A0



PROPOSED SITE LOCATION PLAN 1:1250@ @ A0



EXISTING BLOCK PLAN 1:500 @ A0



PROPOSED BLOCK PLAN 1:500 @ A0

CLIENT & SITE DETAILS

MISS LISA MELIA
102 DODDS LANE
MAGHULL
LIVERPOOL
L31 9AB

DRAWING TITLE

EXISTING & PROPOSED PLANS AND ELEVATIONS

AGENT

RAY HUSSAIN
07515539796

SCALE 1:100 @ A0	DRAWING No 102DODDS	REV B
DATE 25/02/2024	DRAWN RH	SHEET SIZE 1/A0