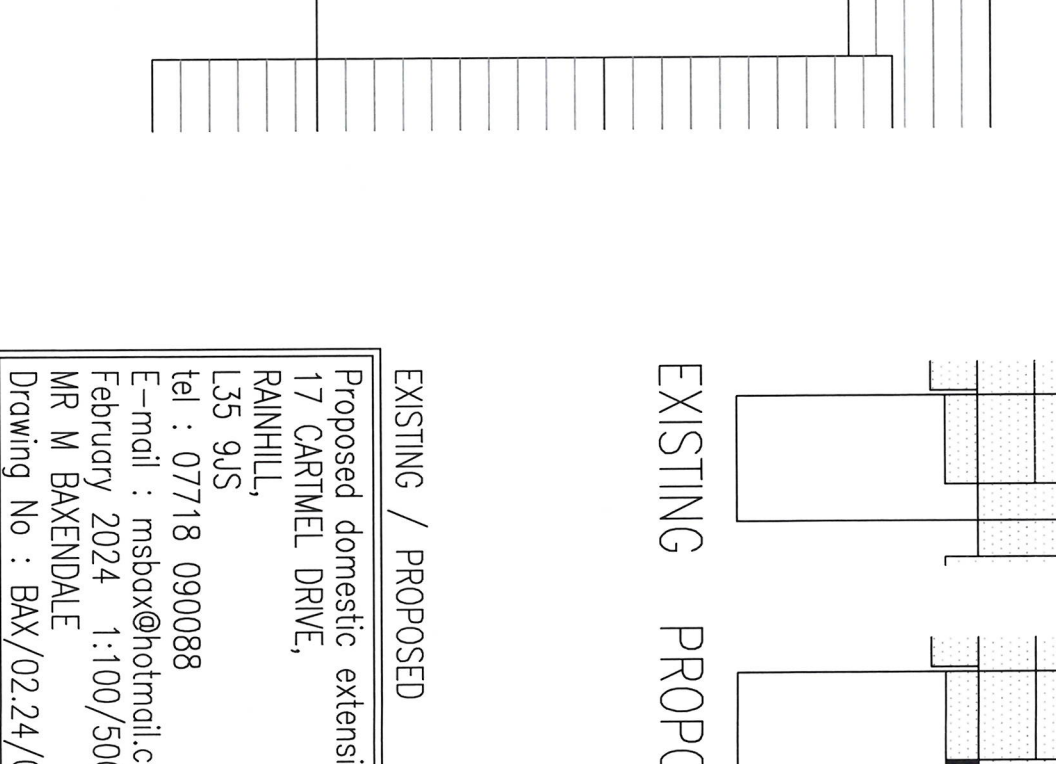
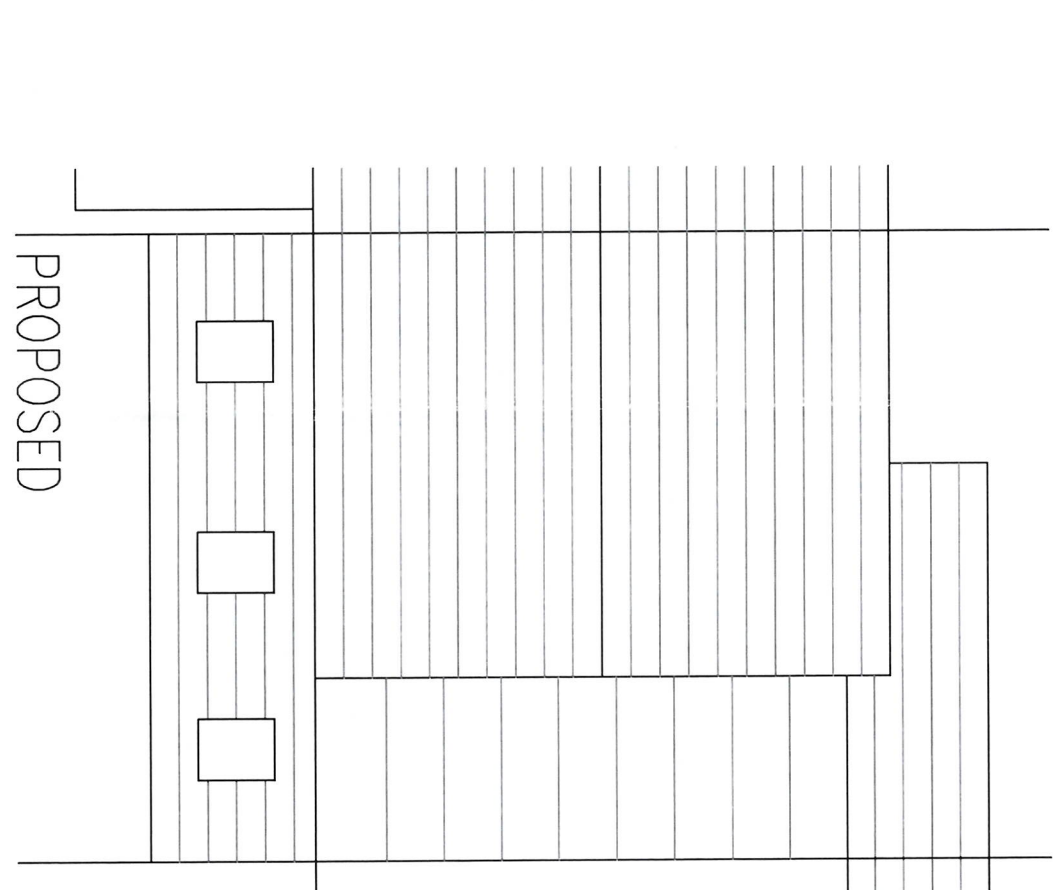
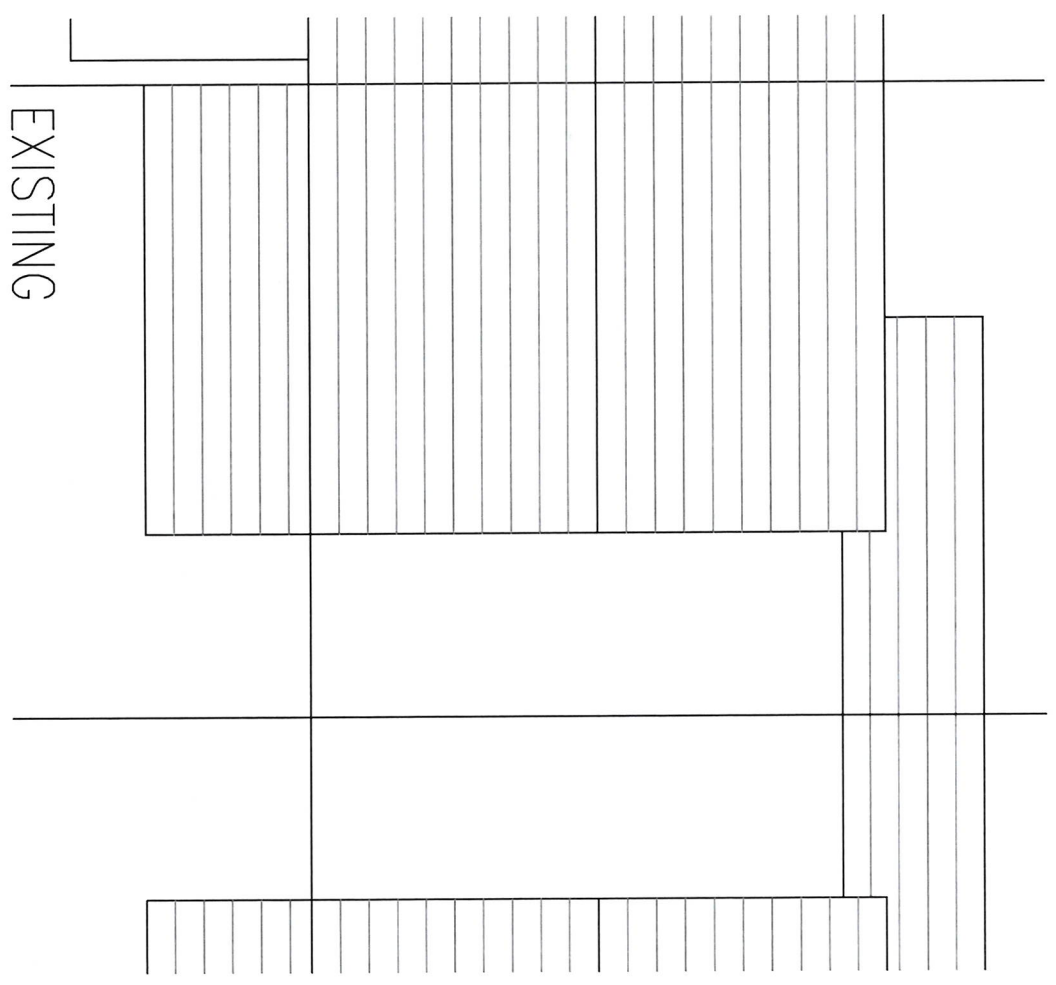
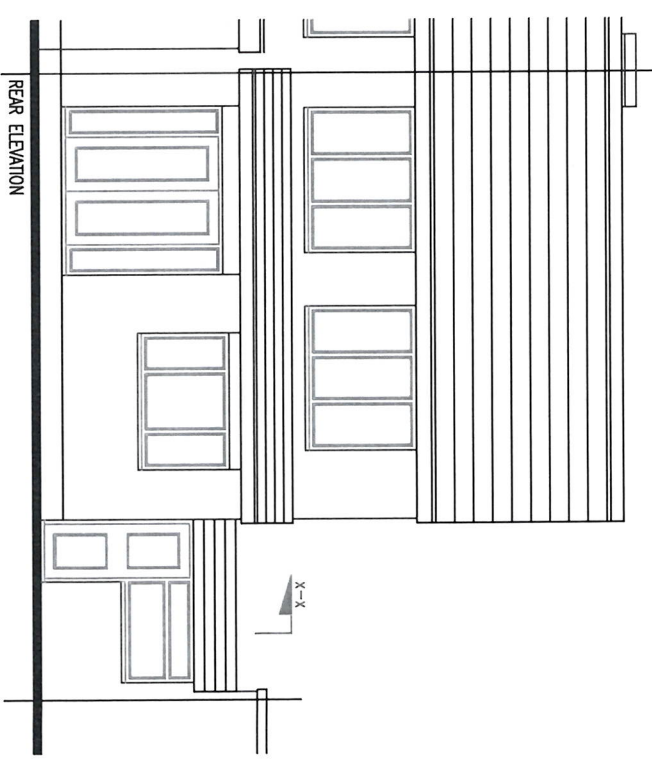
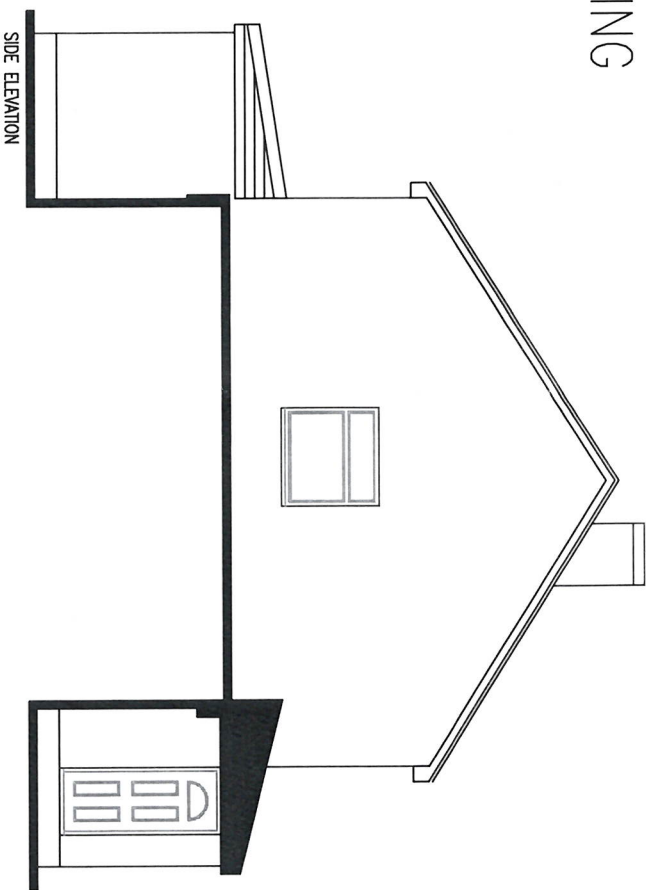
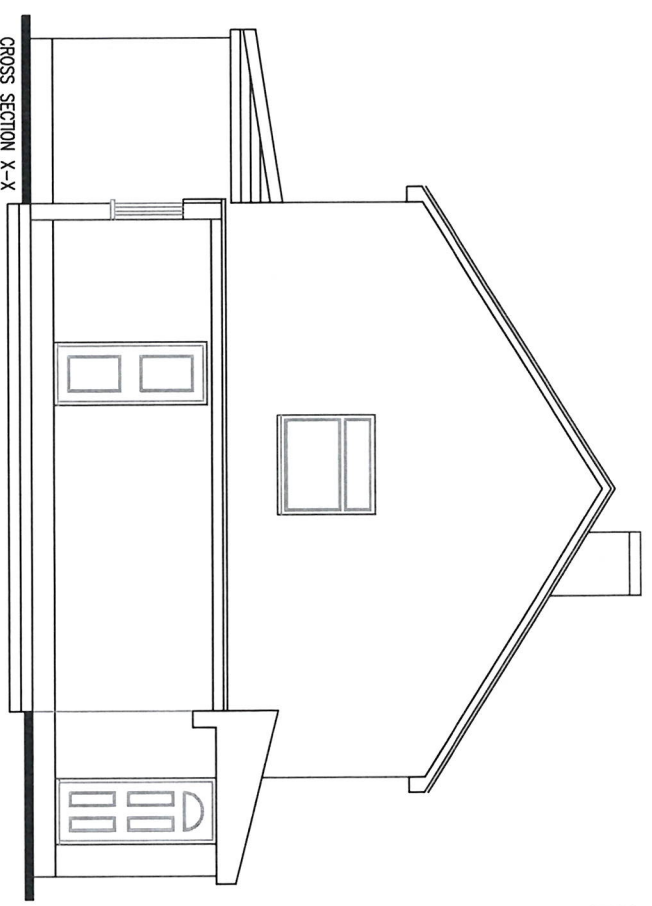


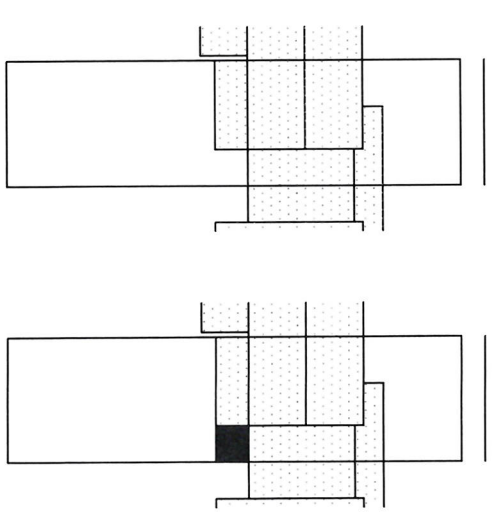
EXISTING



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L35 9JS  
tel : 07718 090088  
E-mail : msbax@hotmail.com  
February 2024 1:100/500 @ A3  
MR M BAXENDALE  
Drawing No : BAX/02.24/001



**GENERAL :**  
 All finishes to be to the full satisfaction of the Local Planning Authority  
 All finishes to match those of existing  
 All (exact) dimensions to be confirmed on site before construction begins.

**FOUNDATION DETAILS :**  
 Strip foundations to be taken down to a suitable sub-strata, and to be to the entire satisfaction of the Local Authority.  
 Foundations to be 150mm thick, 600mm wide for cavity wall construction, and 450mm wide for single-leaf construction.  
 Depth of foundations not to be scaled from cross-section. Any foundation within 900mm of a drain trench will be taken down to the invert level of the drain.  
 25mm upstand insulation to be fitted to perimeter of floor.

**GROUND FLOOR CONSTRUCTION :**  
 New floor level to be continuous with existing  
 Garden Store floor level to be min. 150mm below that of house  
 Floor to be constructed from 150mm concrete on 150mm Jablette  
 Floors to be constructed from 225 x 50mm joists @ 450mm centres. Joists to be hung from existing external walls on galvanised steel hangers, and built into the internal leaf of the new cavity wall – 150mm fibre quilt insulation laid between joists.  
 Joists to be restrained by 3 x 50mm mild steel straps @ 2000mm centres, screwed to min 3 no. joists, and fixed to cavity wall.  
 Solid strutting to floor joists mid span less than 4500mm, and one third spacing to greater spans.  
 Floor finish to be 18mm long and groove chipboard.

**DRAINAGE – EXTERNAL :**  
 Exact location and runs of drains to be confirmed on site before construction begins.  
 All drains passing below building works to be encased in 150mm concrete.  
 Any drain passing through a wall to be protected by a reinforced concrete lintol :  
 all drains to be to the entire satisfaction of the Local Authority.  
 All new drains to be 100mm diameter SGE pipes with flexible joints.  
 Drains to be laid at a 1 in 40 incline on a granular bed : any drain with less than 450mm cover to be haunched with concrete.  
 Any disused drains to be removed, and voids filled with concrete.

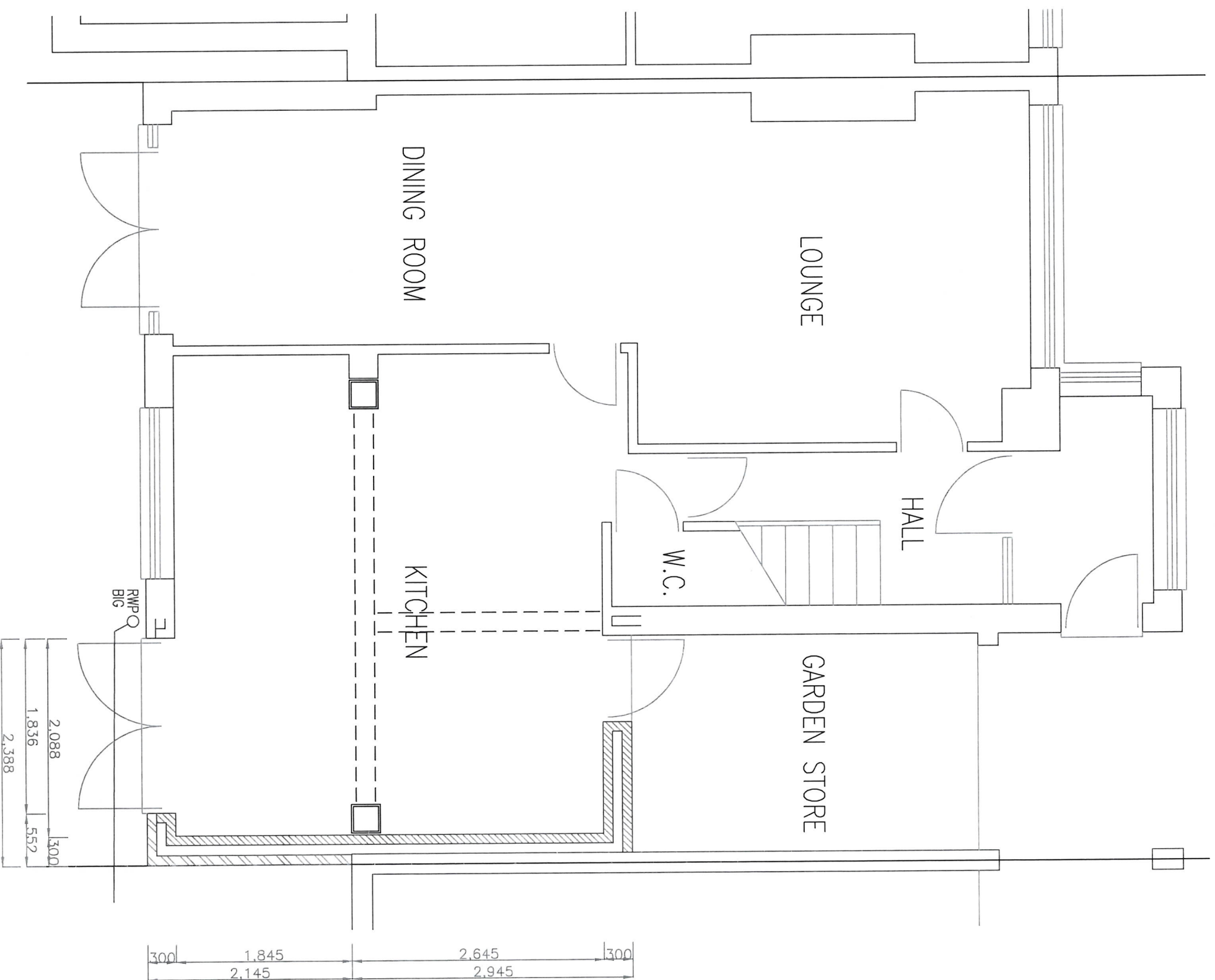
**WALLS – EXTERNAL :**  
 Cavity walls constructed from 102mm facing bricks (to match existing), a 150mm cavity, and an internal skin of 100mm Thermolite block , with insulated plaster board and skim finish internally. 150mm Dritherm 32, or similar insulation, to achieve an overall U value of 0.18W/m<sup>2</sup>K.  
 New brickwork to have a DPC at all cavity closings : existing cavities to be maintained.  
 DPC in new brickwork to be min. 150mm above finished ground floor level : cavity to extend min 225mm below lowest DPC.  
 DPC to be lapped min. 100mm into existing : visqueen to be lapped under DPC on inner skin.  
 Cavity walls to be tied with min. 5 stainless steel wall ties per sq. metre.



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**DRAINAGE – INTERNAL :**

Bath waste 42mm diameter waste pipe in unplasticised PVC with deep seal trap (75mm)  
 Sink waste 36mm diameter waste pipe in unplasticised PVC with deep seal trap (75mm)  
 Shower waste 42mm diameter waste pipe in unplasticised PVC with deep seal trap (75mm)  
 All waste pipes to be 100mm diameter PVC.  
 All joints cold solvent.

**LINTOL SUPPORT :**

All lintols to be keystone P/K70, or similar.  
 All lintols to be insulated.  
 Internal reinforced concrete lintols to single leaf walls to be 150mm high x 100mm wide, with 2 no. R12 bars in bottom.  
 First floor cavity walls to be carried by steelwork to structural engineer's calculations.  
 Lintol to have min 150mm end bearing either end, resting upon 275 x 150 x 225 in-situ concrete padstones.  
 Provide 30 x 5 mm mild steel lateral restraint straps at not more than 2000mm centres to :

Floor, where floor joists are parallel to walls.  
 Roof, where roof timbers are parallel to walls.

**VENTILATION :**

Trickle ventilation to be fitted above all new windows and patio doors, min 8,000mm<sup>2</sup> per habitable room, increasing to 10,000mm<sup>2</sup> for single-storey dwellings.  
 3no trickle vents to be fitted, min 8,000mm<sup>2</sup> each to open plan kitchen / dining rooms.  
 Mechanical ventilation – provide background ventilation @ 4000mm<sup>2</sup> to kitchen, utility room, bathrooms and WCs.  
 Kitchen to have mechanical extract of 60 L/s or 30L/s cooker hood extract.  
 Standard perimeter eaves ventilation to be fitted, with min 10mm air gap along length of eaves.  
 Windows to habitable rooms to open to 1/20th floor area.

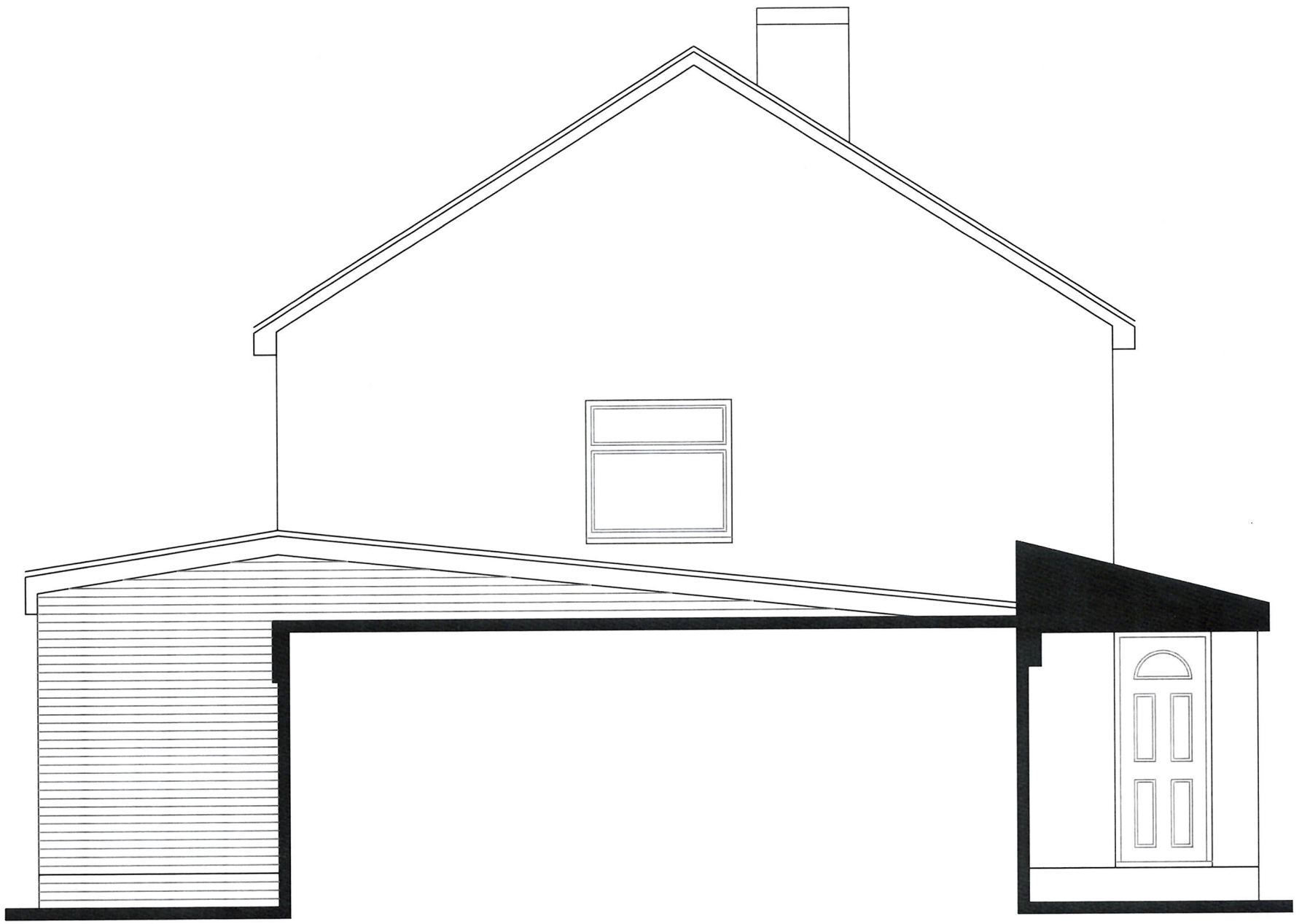
**ROOF CONSTRUCTION :**

Existing sloping roof to be continued over new kitchen area.  
 Type of roof tiles to be confirmed on site, and deemed suitable for proposed roof pitch.  
 Construction to be roof tiles on 25 x 38mm tanalised battens on non-tearable bituminous felt (BS 747) on 200 x 50mm rafters at 450mm centres.  
 Rafters to rest upon 100x 75mm timber wallplates, which in turn rest upon blockwork inner leaf of cavity walls.  
 Wallplate to be fixed to wall below by galvanised steel straps @ 2000mm centres.  
 75 x 50mm diagonal bracing to be positioned below rafters.  
 12.5mm plasterboard with skim finish to be fitted to undersides of rafters, with 175mm Kingspan insulation board laid inbetween joists.  
 U value to be 0.18W/m<sup>2</sup>K or better.  
 Rafters to be restrained by 3 x 50mm mild steel straps @ 2000mm centres screwed to 3 no. joists, and fixed to cavity walls.  
 Roof windows to be trimmed by double joists, bolted together at maximum 600mm centres.



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SIDE ELEVATION



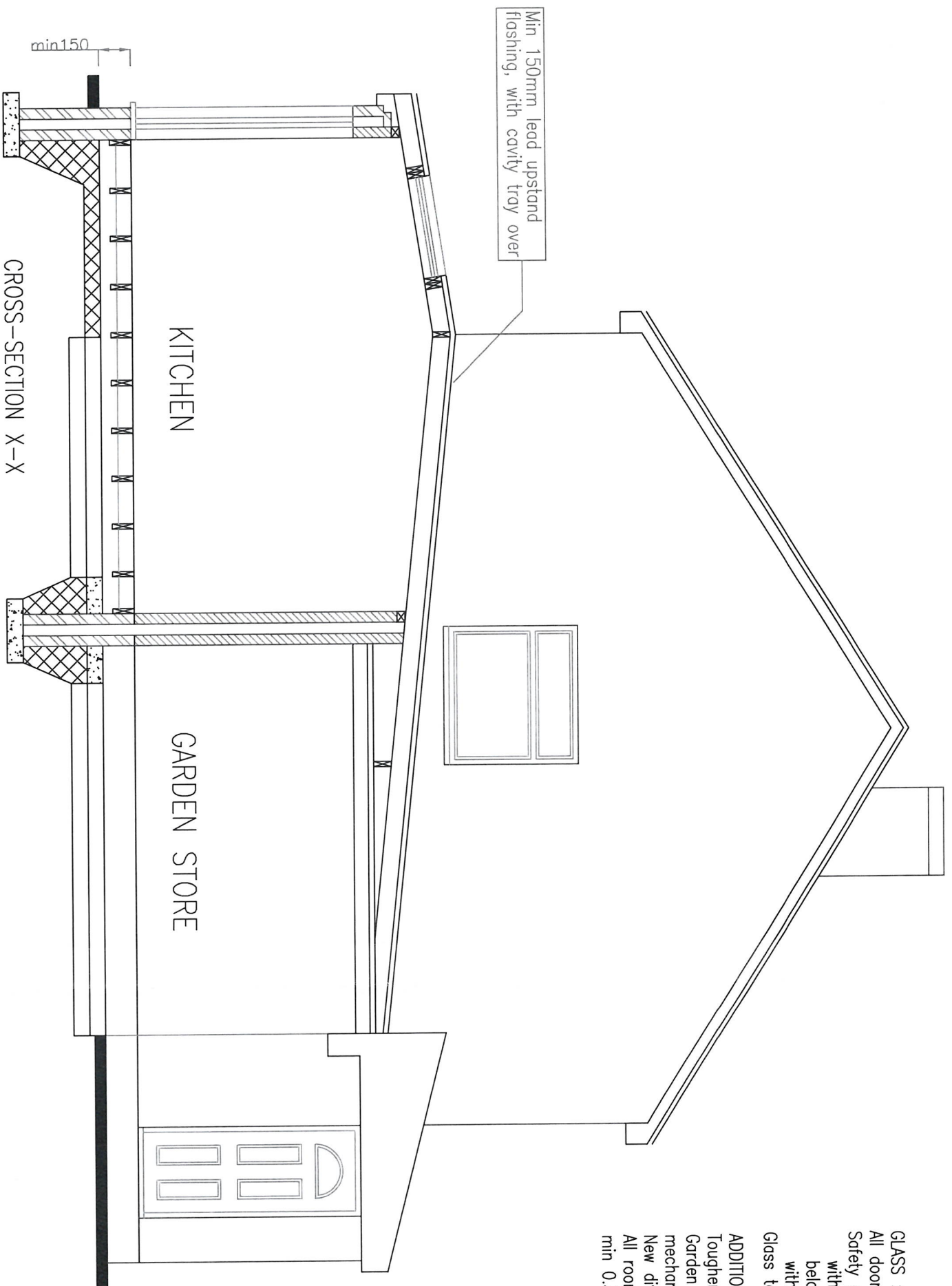
REAR ELEVATION



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**GLASS :**  
 All doors and windows to be double glazed.  
 Safety glazing to BS 6206 to be fitted. Critical locations :  
 within 800mm of FFL  
 below 1500 in doors.  
 within 300mm and below 1500mm to glazing areas next to doors.  
 Glass to be etched with the BS kite mark for identification purposes.

**ADDITIONAL NOTES :**  
 Toughened safety glass to be fitted.  
 Garden Store internal door to have half hour fire resistance, and to be fitted with a self-closing mechanism.  
 New dividing wall to Kitchen /Store to be taken full height to underside of roof and firestopped.  
 All rooms except for kitchen and bathroom to have side hung window with clear opening min 0.33 sq m(575x575mm), with cill height max 1100mm high.

**CONSERVATION OF FUEL AND POWER :**  
 Line lintol soffits and openings reveals with an insulated lining such as 25mm Gyproc thermal board.  
 Use proprietary thermal cavity closures. Note, the frames should overlap the cavity by at least 10mm.  
 Use timber window boards.  
 Provide 25mm thick polystyrene adjacent to the door cills.  
 Provide lightweight plaster to the vertical face of the steel lintols / adjacent blockwork as appropriate.  
 All loft hatches to be insulated and draught sealed.  
 Service ducts and pipes to be sealed when passing through floors and ceilings.  
 The space heating system should include zone, timing and boiler controls as appropriate.  
 The hot water storage system should have a thermo-stat timer, as appropriate.  
 Floor insulation to achieve 0.22W/m<sup>2</sup>.  
 Wall insulation to achieve 0.30W/m<sup>2</sup>.  
 Roof insulation to achieve 0.16W/m<sup>2</sup>.  
 Double glazing to achieve 0.20W/m<sup>2</sup>, or provide a 16mm air gap with a Low E coating to the glass.

**FIRE :**  
 Self-contained smoke alarms conforming to BS 5446 part 1 1990 to be provided within 3 metres of the bedroom doors (7 metres from the kitchen/dining area etc.) : ceiling of ground floor hall outside kitchen door, and ceiling to first floor landing. Alarms to be inter connected and permanently wired to a separately fused circuit at the distribution board.  
 Elements of structure to have 30 minutes fire resistance.

**ELECTRICAL INSTALLATION :**  
 All electrical work to be carried out by certified NIC EIC installers.  
 All electrical work required to meet the requirements of Part P (Electrical Safety) must to be designed, installed, inspected and tested by a person competent to do so.  
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.



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