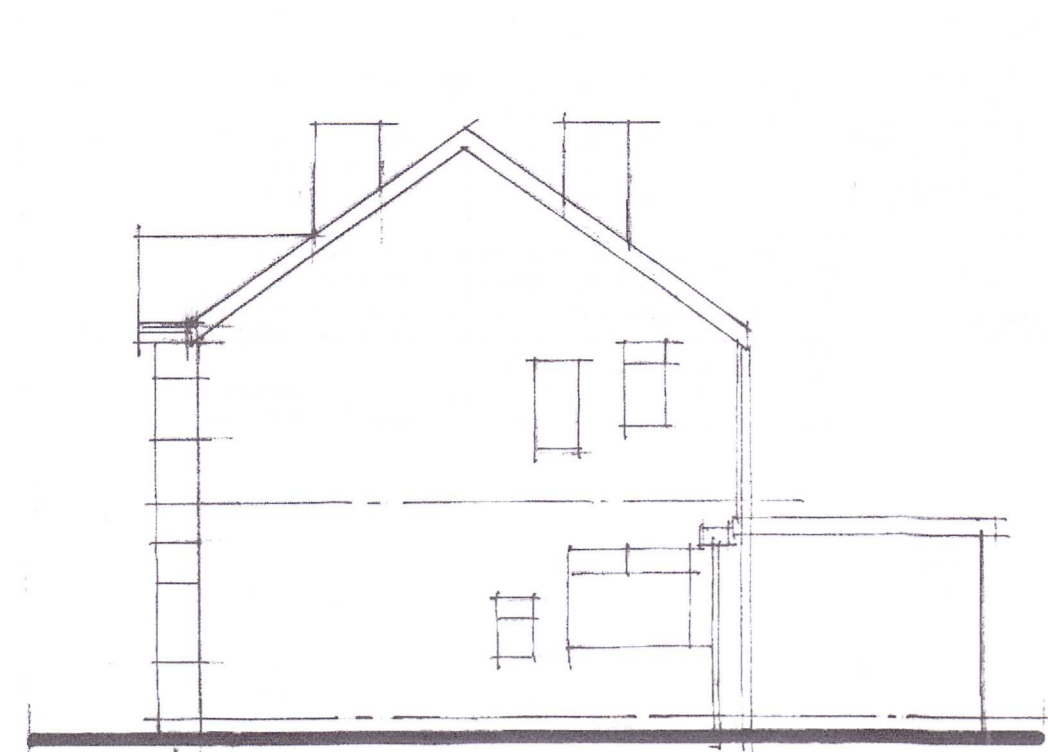
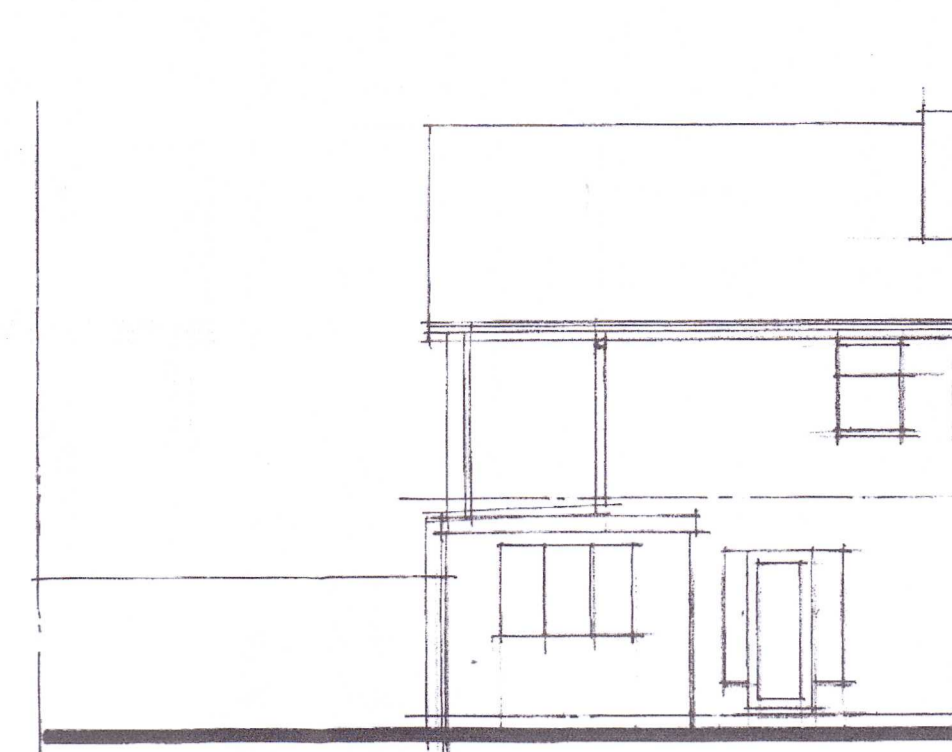


FRONT ELEVATIONS AS EXISTING

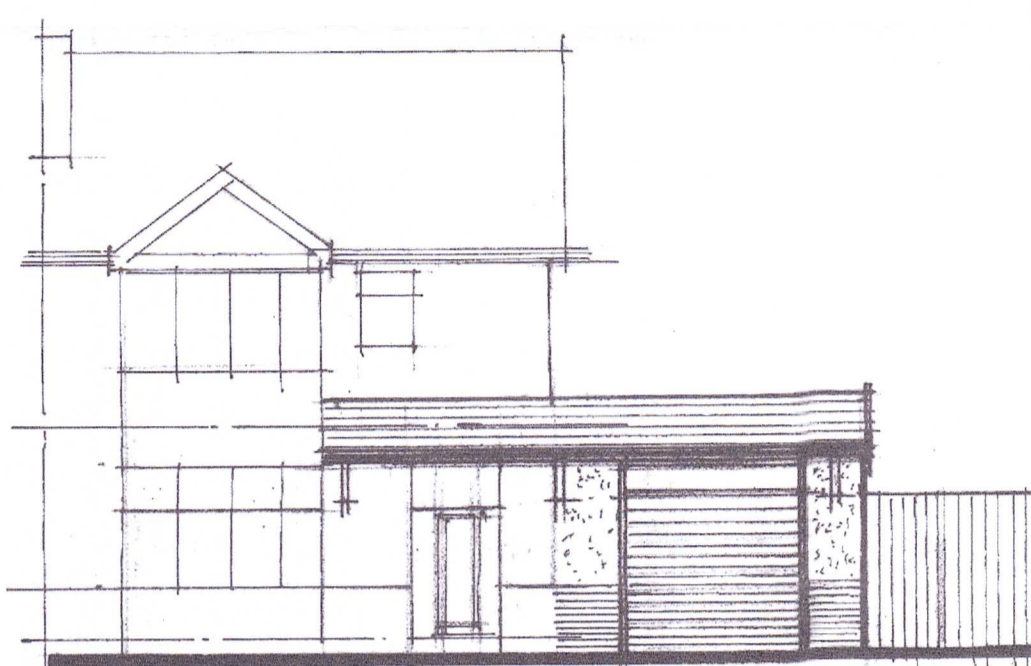
1:100
0 1 2 3 4m



SIDE

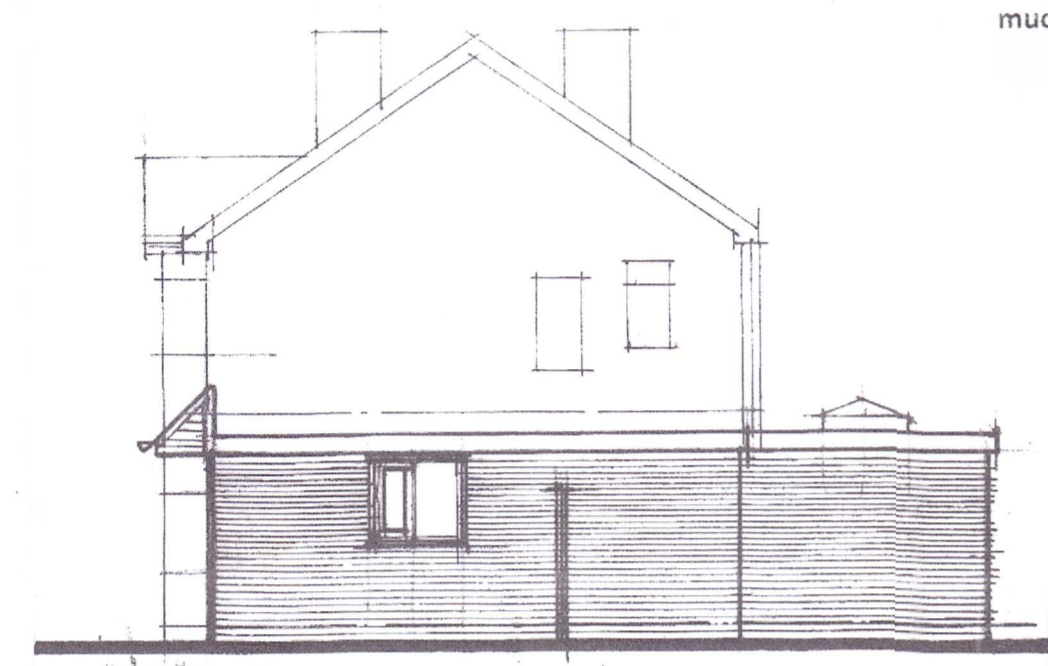


REAR

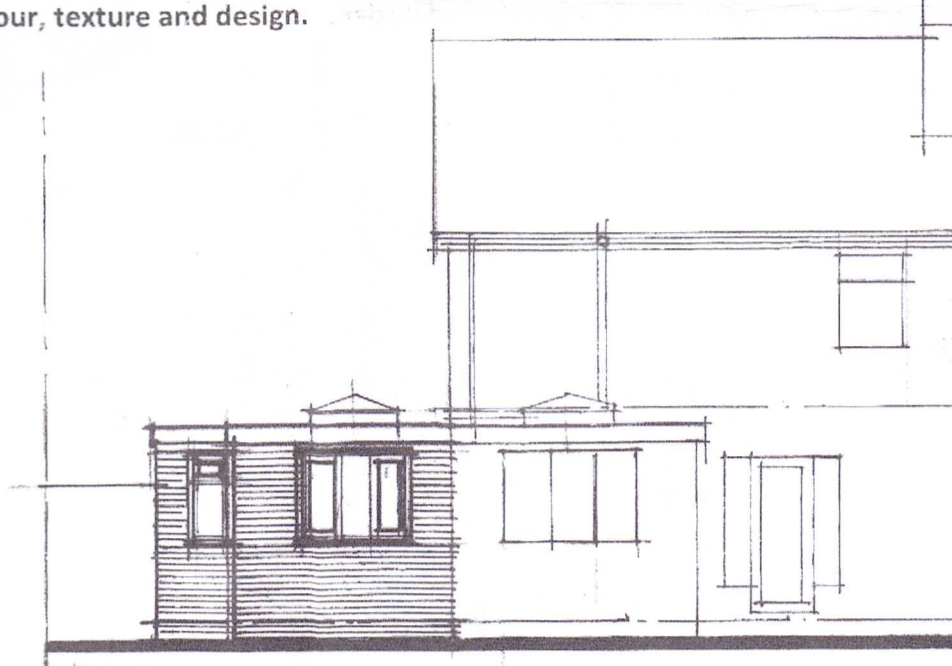


FRONT ELEVATIONS AS PROPOSED

1:100
0 1 2 3 4m



SIDE



REAR

Planning Notes

All external elements of structure roof slates and or tiles, render, brickwork, windows, fascias, guttering down pipes etc. to match existing as much as possible in colour, texture and design.

General
All works to comply fully with current building regulations and to be to the satisfaction of Local Building Inspector.
The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the Local Authority Building Inspector whether or not it is indicated on the drawings.
Before the commencement of works on site the contractor shall examine all available drawings and carry out a thorough examination of the building and structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractor at each stage of the works.
All materials shall be suitable for the purpose and fixed, applied, or mixed in accordance with the manufacturer's instructions, specification and recommendations.
Size and strength of all materials to comply fully with the current Building Regulations.

Demolitions
All elements which are to be demolished are to be made good all-round by the contractor.

Foundations
Generally beneath cavity walls to be 600 x 225mm concrete strip footings laid to give 1m min cover to top of concrete from finished level.
Foundations within 1m of any drain to be taken down to invert level.
Size depth and stratum to suit local ground conditions and to be laid to the satisfaction of the designated building control officer in C35 grade mass concrete - unless otherwise stated on drawing.

Ground Floor [Solid 0.18 w/m²K]
100mm Celotex [0.04000] or 100mm Kingspan [K1013] floor insulation including 25mm rostration to perimeter of floor slabs to give 0.18w/m²K beneath 100mm concrete slab on 300mm [120g] polythene DPM on 50mm blinding on 150mm min well compacted hardcore fill. DPM taken up wall to unite with dpc.
NB Install ducts and air bricks to maintain airflow to existing timber floors.

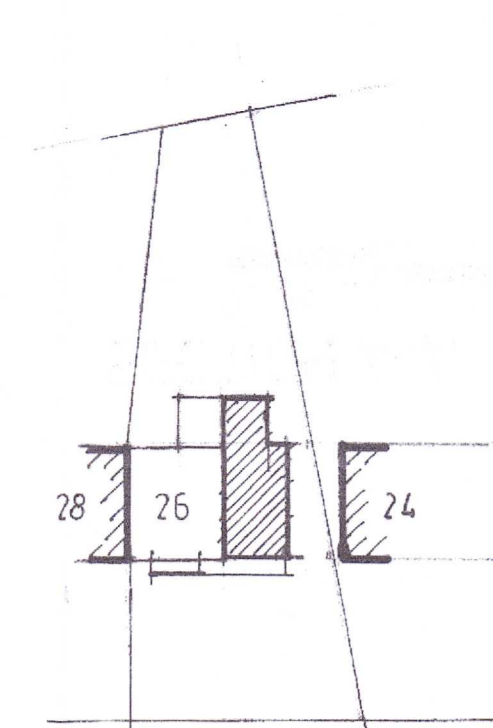
Ventilation to rooms
All habitable rooms to have opening windows min of 1.20% of floor area and have 8,000mm² s.m. background ventilation via air bricks.
Bathroom to have opening windows, 4000mm² s.m. background ventilation and the following mechanical extraction rate: bathroom (15lit/sec) with 15 minic over ran, kitchen, extraction rate to be 60 lit/sec [ability to have 30lit/sec].
SAP calcs required over 25% floor area.

Glazing [1.4 w/m²K]
Toughened safety glass to the following minimum areas, side panels and windows, up to 800mm from floor level: doors and panels 300mm either side of any door. All double glazed windows or doors up to 1600mm air gap with Argon fill and soft 'E' coating to achieve (windows 1.4w/m²K, doors 1.4w/m²K).
All replacement windows must have trickle vents.

Leadwork
Provide all necessary flashings, aprons, solderers and valkeys etc in code 5 lead sheet All in accordance with Lead Development Association recommendations.

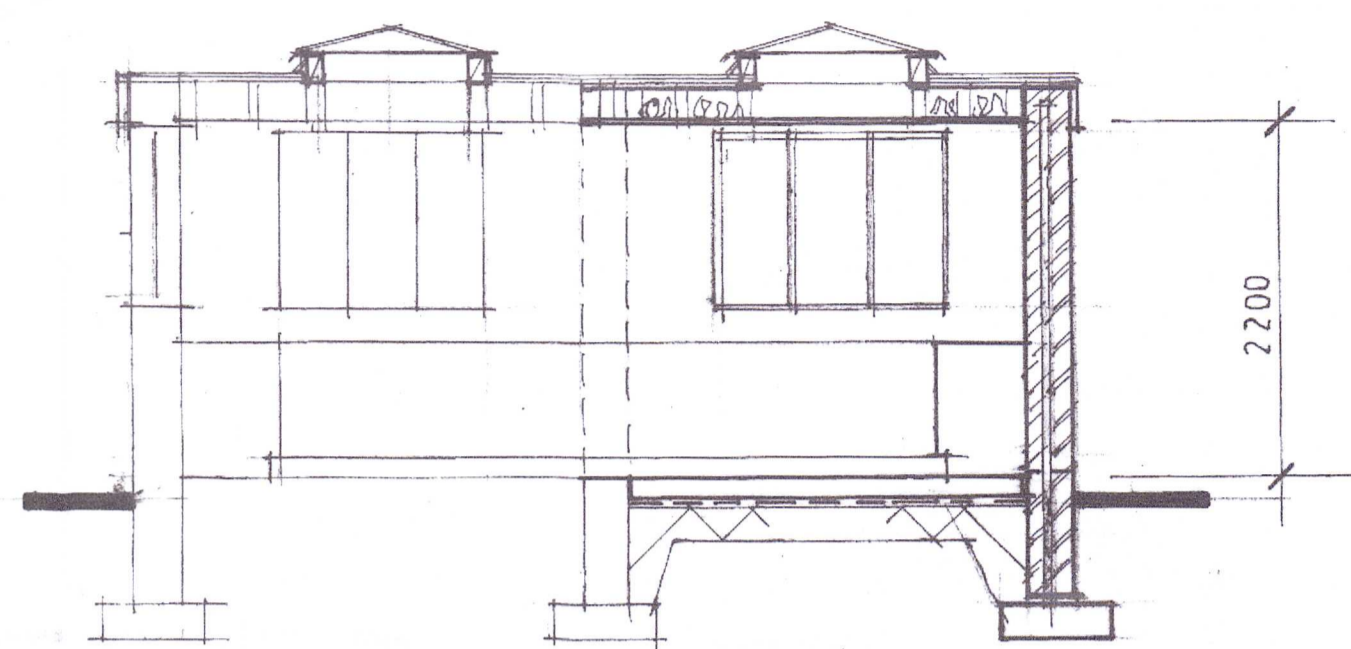
Internal Stud Walling
Stud walls to be in 100 x 50 studswork at a max 400 ctrs with horizontal noggins at third height or 450 ctrs internally faced with 12.5 plasterboard and skim (both sides of studding within loft areas) with 100mm mineral wool quilt acoustic insulation - 100 x 100 posts to all openings with 200 x 100 lintels over.

Structural Timber
All structural timber must be strength graded and marked DRY or KD. A grade mark should appear on all pieces of structural timber. If there is no mark the piece must not be used.



BLOCK PLAN. 1/500

Scale 1:500
0 10m 20m



SECTION A-A

1:50
0 0.5 1 2 3 4m

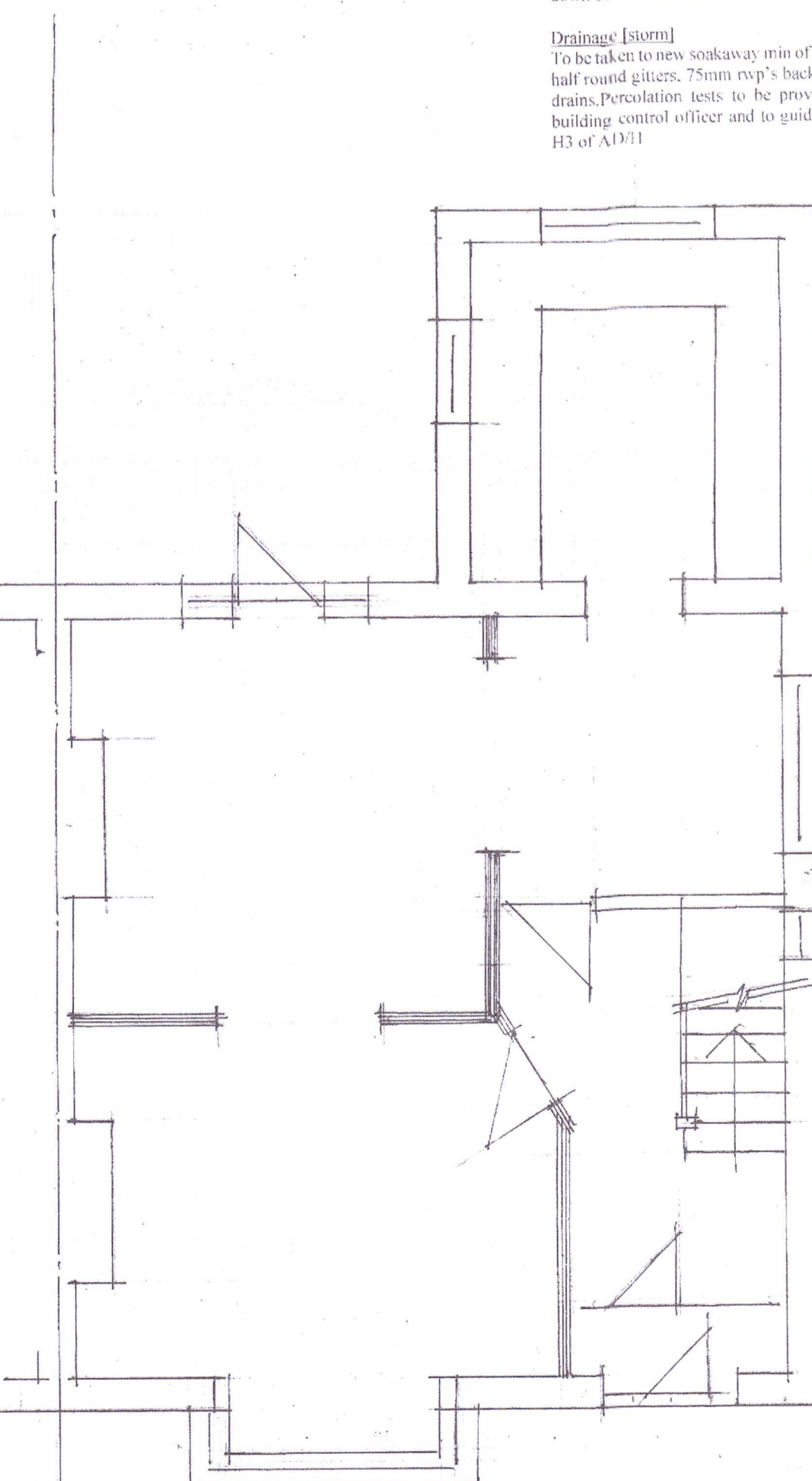
Drainage (foul)
Shower, and sink wastes to be 40 basin waste to be 32mm. All waste to have 75 deep seal traps and to fall min. of 1 in 300 and be connected to existing drainage system in 100mm sgs laid to falls in granular fill. Soil vent pipe to be 100 dia pvc with vermin proof cage on top and to Any internal inspection chambers to be fitted with double seal screw down covers and frames.

Drainage (storm)
To be taken to new soakaway min of 5m from any building via 100mm half round gutters, 75mm rvp's back inlet gullies and 100mm dia sgs drains. Percolation tests to be provided if requested by designated building control officer and to guidance note 47 to comply with reg H3 of A1911.

External Walls [0.18 w/m²K]
32mm cavity construction generally, 102mm facing brick externally to match existing, 100/125 cavity 100mm aerated thermal load bearing blocks internally all to achieve 0.18w/m²K [see construction options below]. Engineering grade brickwork only to both leaves below dpc. Cavity closed at top wall ties to BS 13 845-1 laid at the rate of 580 per s.m. 15mm plaster finish internally throughout. Cavity filled with weak concrete up to 225 mm below dpc. 16/lead pitch polymer dpc laid horizontally min of 150 above t/g and vertically to all new jambs. Carcic or similar galy steel lintols over new openings with 150mm end bearing as noted allow for heavy duty over folding doors openings. Minimum external returns at corners to be 665mm. External render finish to BS5262 to match existing. All new window frames to be standard L/JMA sections or UPVC to match existing. Mastice sealed to brick. All blockwork returns around door and window openings to be thermally isolated with thermabreak vertical insulated dpc's.

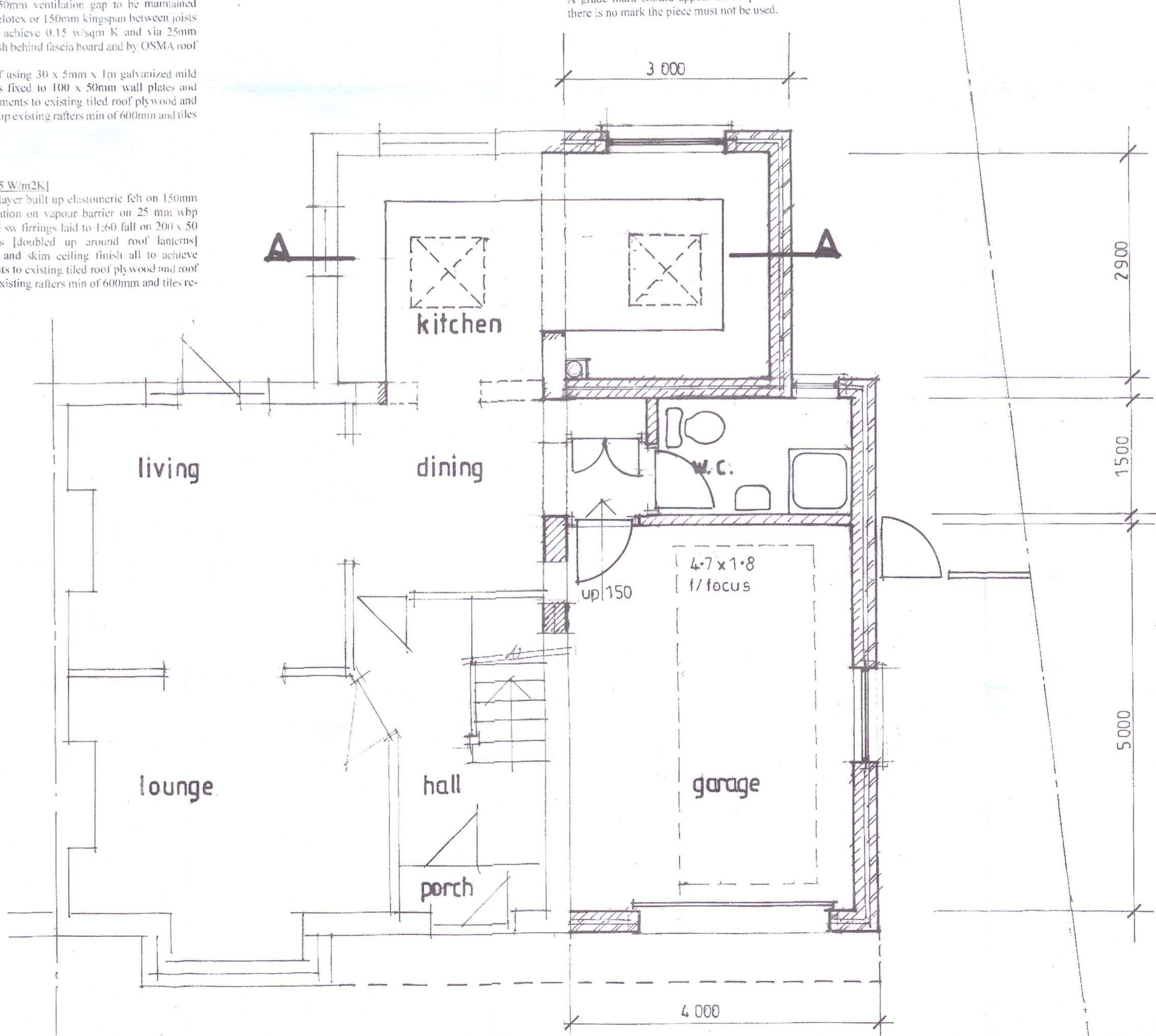
Roof [Flat Warm Roof 0.15 w/m²K]
Green mineral torch on eap sheet to achieve National Class AA/AB or AC all to AD-B-4 Fire Safety Table 12.1 section 12 AD-B volume 1 2019 edition all on the following roof build up 3 layers high performance elastomeric felt on 19mm roofing grade plywood on firing strips to ensure min 1:40 fall [notched to allow cross ventilation] on 175 x 50mm joists at 400 centres with 9.5mm plasterboard ceiling finish. 50mm ventilation gap to be maintained throughout above 150mm celotex or 150mm kingspan between joists and 20mm below joists to achieve 0.15 w/m²K and via 25mm continuous vent with fly mesh behind fascia board and by OSMA roof vents to dead ends.
Provide restraint to flat roof using 30 x 5mm x 1m galvanized mild steel straps at max 2m ctrs fixed to 100 x 50mm wall plates and anchored to walls. Any abutments to existing tiled roof plywood and roof membranes to be taken up existing rafters min of 600mm and tiles re-laid over.

OR
Roof [Flat Warm Roof 0.15 w/m²K]
Proprietary single ply or 3 layer built up elastomeric felt on 150mm Celotex, or Kingspan insulation on vapour barrier on 25 mm whp plywood decking on treated sw firings laid to 1:60 fall on 200 x 50 sw roof joists at 400ctrs [doubled up around roof lanterns] with 12.5mm plaster board and skim ceiling finish all to achieve 0.15w/m²K. Any abutments to existing tiled roof plywood and roof membranes to be taken up existing rafters min of 600mm and tiles re-laid over.



GROUND FLOOR AS EXISTING

1:50
0 0.5 1 2 3 4m



GROUND FLOOR AS PROPOSED

1:50
0 0.5 1 2 3 4m

PLANNING DRAWING

Client:
MR & MRS S ADAMS

Site:
26 ASHTON ROAD, BIRKDALE, SOUTHPORT, PR8 4QE.

Drawing:
SIDE EXTENSION TO KITCHEN WITH NEW W.C. AND GARAGE.

Scale:
AS NOTED

Date:
FEB 2024

Revisors:

Richard J Vodrey
34 Stapleton Road, Formby, Liverpool L37 2YN
Tel No: 07779 129 258
Email: richardvodrey@gmail.com

Dwg No: 2008 / 01