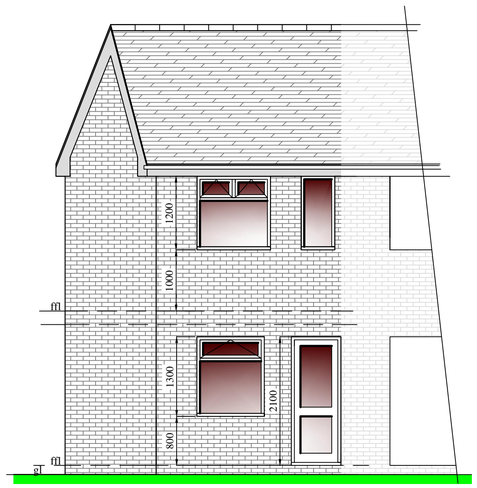
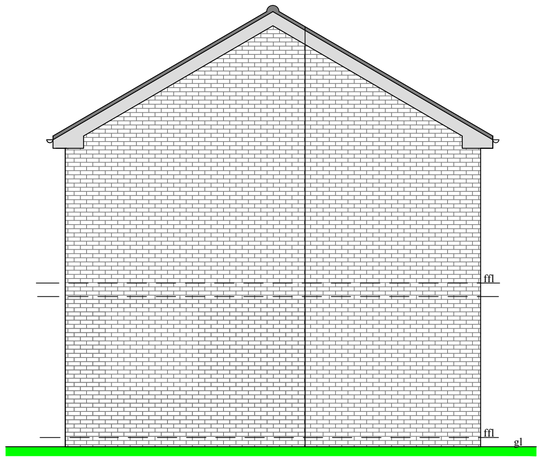
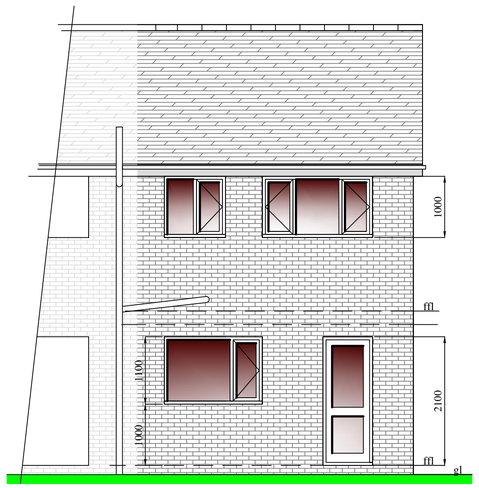


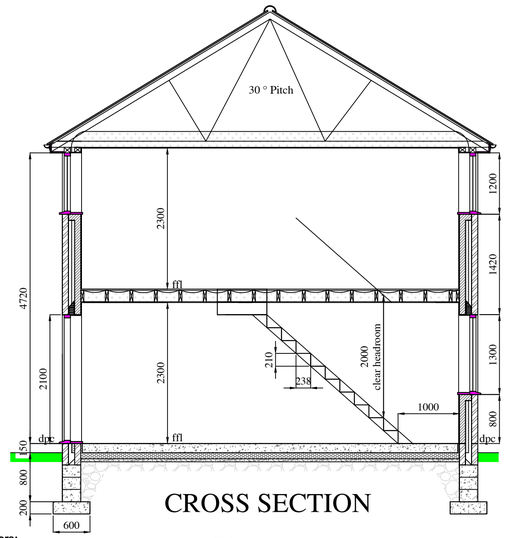
PROPOSED FRONT ELEVATION



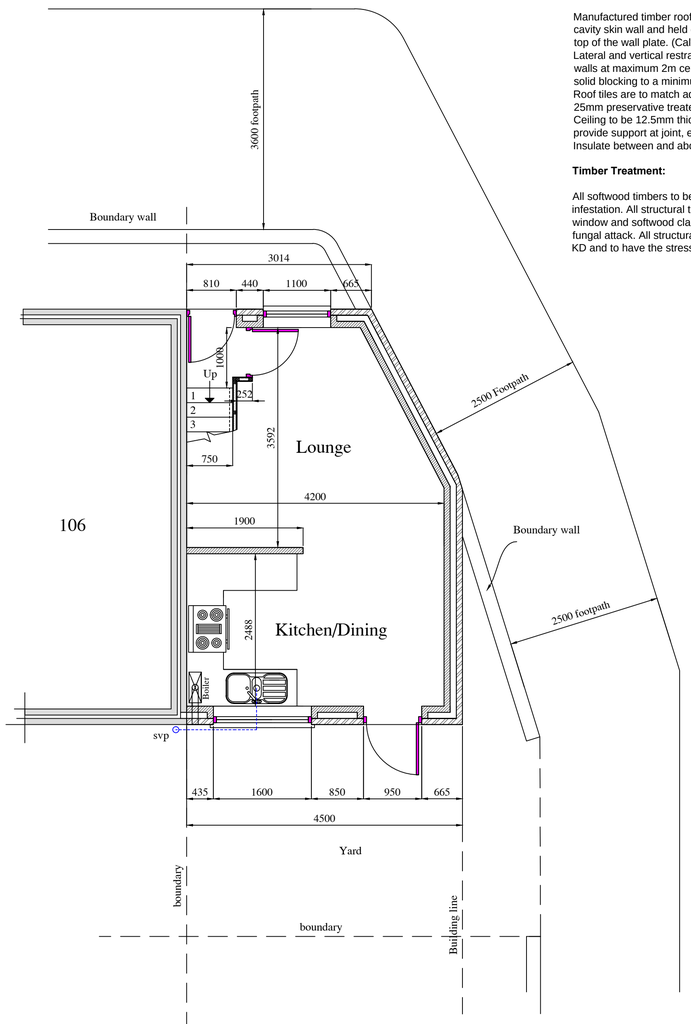
PROPOSED SIDE ELEVATION



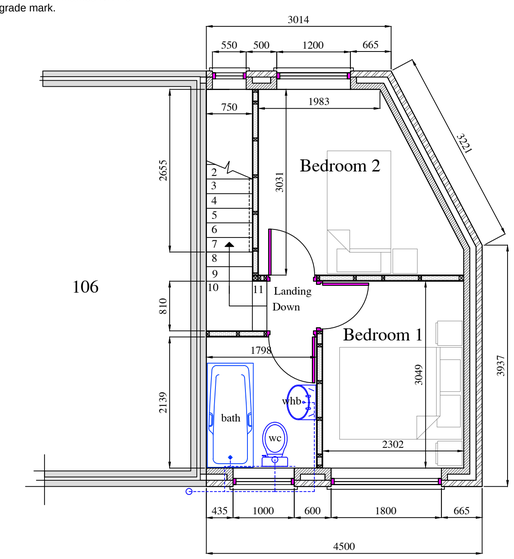
PROPOSED REAR ELEVATION



CROSS SECTION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Pitch Roof Construction (30 deg - To match adjoining property)

Manufactured timber roof trusses at 400mm centres birds-mouthed over 100 x 75mm softwood wall plate bedded to top of internal cavity skin wall and held down with 30 x 5mm x 1.2m long galvanised steel straps bent at right angles to give min 75mm fixing to the top of the wall plate. (Calcs supplied by manufacturer)
Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at maximum 2m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking to a minimum of three rafters.
Roof tiles are to match adjoining property and to be fixed in accordance with manufacturers instructions and to BS 5534 on 38 x 25mm preservative treated softwood battens on reinforced roofing felt underlay type 1F to BS 747 pt.2.
Ceiling to be 12.5mm thick plasterboard with joints filled and taped and finished with 3mm plaster skim. 50 x 38mm noggins to provide support at joint, edges and light fittings.
Insulate between and above ceiling joists with a minimum of 270mm thk fibreglass insulation blanket.

Timber Treatment:

All softwood timbers to be adequately treated to prevent infestation. All structural timbers, external frames, window and softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have the stress grade mark.

Fire Resistance:

All elements of structure to have a minimum of half hour fire resistance.

Internal Walls - Non Load Bearing Studwork:

75 x 50mm softwood framing comprising sole and head plates, uprights at 400mm centres and noggins staggered at mid height. Walls to be lined each side with 12.5mm plasterboard, taped, and skimmed with a 3mm thick finishing plaster floated smooth and flush. All studwork walls constructed on suspended timber floors to be supported on double joists bolted together with M10 bolts @ 600mm centres or noggins.
For studwork partitions to bedrooms and rooms containing wc's studwork to be lined with 12.5mm thick plasterboard (minimum mass 10kg/m2) and void to include a layer of 25mm insulation quilt. All gaps to be well sealed.

Horizontal And Vertical Damp Proof Courses:

The damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 743/6516 adequately lapped at corners and joints, on a mortar bed maintaining a minimum150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

External Cavity Wall Brickwork:

Extensions - outer skin to comprise 102mm thick facing brick to match adjoining property with a 100mm partially filled cavity and 100mm thick thermalite shield blockwork inner skin.
Cavity to be closed at window, door junctions and at eaves level with blockwork or propriety cavity closure. Skins to be tied together with stainless steel wall ties spaced at 700mm centres horizontally and 450mm vertically and at 225mm centres at window and door reveals. Provide additional ties within 225mm of side openings at no more than 300mm centres. Bricks to be laid in a 1:1:6 cement:lime:sand mortar with struck joints. All cavities are to be kept free from debris by using timber cavity battens pulled up as work proceeds.
Provide polythene lapped and continuous cavity trays with stop ends, above all lintels and over short piers between closely spaced openings. Provide open perpends or pvcu proprietary perpends at 300mm centres, minimum 2 number per openings. Bond new brickwork to existing walls with galvanized steel masonry connectors and ties rawbolted to existing walls.
50mm thick Kingspan Kooltherm K8 insaultion or similar approved cavity wall insualtion to achieve a U value of 0.28w/m2K.Fix bats securely with tightly fitted joints, ensuring that all edges are not damaged and that top edges are covered with a temporary timber batten to ensure that they remain free from mortar droppings and other debris. The cavity wall insulation is to be installed in strict accordance with the manufacturers recommendations commencing below the dpc to avoid cold bridging.
The cavity is to be filled with lean mix concrete up to a level of 225mm below dpc. Provide perpends weep holes every fourth vertical joint in the outer leaf at the base of the cavity at 150mm below the dpc. Maintain a continuous cavity between new and existing walls.
The cavity is to be closed at openings using proprietary cavity closure 'thermabate' or similar approved installed in accordance with manufacturers instructions.
Walls to be finished internally with 12.5mm plasterboard and a 3mm thick skim plaster floated smooth.

Foundations:

Strip foundations to be minimum 600 mm wide x 200 mm deep.
Formation level to be minimum 900mm below ground level. These minimum dimensions may be subject to amendment when actual ground conditions are revealed on site. Foundation formation levels and sizes will be to suit soil conditions, original and proposed ground levels, drainage trenches and proximity of trees/hedges, all to the building inspectors requirements.
Concrete for foundations to be grade C20 using OPC cement and 20mm nominal maximum size of aggregate. Foundation trenches shall be clean and true and checked for soft areas. Concrete laying to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

Floor Construction (Ground Floor):

Floor construction to comprise 150mm concrete slab on 100mm thick Kingspan Kooltherm K3 or similar on 1200 gauge visqueen dpm (lapped over internal skin of brick/ blockwork and lapped into dpc) on 50mm sand on 150mm well compacted hardcore.Isolate new floor edge with a min 25mm thk insulation. Floor construction to achieve a minimum 'u' value of 0.2w/m2k.

Floor Construction (First Floor):

22mm thick moisture resistant flooring type C4 chipboard to BS 5669. Ensure throughout edges of boards supported on joists or noggins with 10mm expansion gap at room perimeters between chipboard and walls. Boards to be securely fixed through to 63 x 195mm softwood floor joists (C16) at 400mm centres.
Underside of floor joists to be lined with 12.5mm thick plasterboard to be taped and have 3mm thick plaster skim finish. 100mm thick rockwool or similar approved to be laid between joists (40 RW DB).
Lateral restraint straps 35 x 6mm galvanised steel to be provided at 2m maximum centres, to be taken over 3 no. joists minimum on solid noggins and turned down into cavity a minimum of 75mm.
Double joists, bolted together with M10 bolts at 600mm centres, to be provided under partitions.
Provide one row of solid noggins at centre span for joist spans between 2.5 and 4.5m and two rows at one-third span positions for spans over 4.5m.

Lintels Above Openings:

External walls: Catnic or similar approved lintels are to be used above all window and door openings (CG90-100) unless otherwise stated with cavity trays above and weep holes every 4 th joint.
All lintels to be securely built in to masonry walls and be of the appropriate length to ensure a minimum 150mm bearing at each end.

Windows And External Doors:

Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the room served and provide, minimum background ventilation via controlled trickle ventilators to achieve 4000 sq mm in the kitchen and bathroom windows and 8000 sq mm to all other habitable rooms. Part of the ventilation opening must be 1.75m above floor level.
The windows are to be glazed with 24mm (4:16:4) sealed double glazed (low-e: emissivity of 0.05) units (Argon filled) with a maximum 'u' value of 1.6 w/m2k, or a window energy rating of Band D or better. All glass shall be in accordance with BS 6262:1978.
Obscure glazing is to be provided to all bathrooms and cloakrooms.
All windows and doors are to be weather stripped.
Safety glazing in accordance with BS 6206:1981 shall be fitted in the following critical locations:
(1) All glazed doors
(2) All full height sidelights
(3) Any window within 300mm from a door opening up to a height of 1500mm
(4) Any window between finished floor level and 800mm above that level.

All window and doors must comply with Document Q of the Building Regulations (Security)
Windows and Doors to meet BS publication PAS 24:2012 and be fitted with secure door sets
Frames to be mechanically fixed to the structure.Multi point locking systems to PAS3621 with kitemarks.
Glazing to BSEN356.
Rooflights to be in accordance with Paragraphs 2.2 and 2.3.

Plumbing Installation:

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572 : 1978. Above ground foul drainage pipework shall be pvcu to BS 4514.
Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adequate support to lengths of pipework and at junctions and change in direction. No branch connection to be within 450mm above foot of soil pipe. Minimum pipe sizes for sanitary plumbing to be:

Wc's, soil pipes:	100mm dia nom. size
Common pipe wastes:	50mm dia nom. size
Bath, sink:	50mm dia nom. size
Hand basin:	32mm dia nom. size
Shower:	32mm dia nom. size
Overflow:	19mm dia nom. size

All fittings to have 75mm deep seal traps. Provide waste pipes for washing machine and dishwasher where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufacturer's instructions.
The maximum length of waste pipes shall be as follows:
32mm pipe 1.7m maximum length
40mm pipe 3m maximum length
50mm pipe 4m maximum length
100mm pipe 6m maximum length
Soil and ventilating stacks to terminate minimum 900mm above any window head within 3m horizontally.
100mm wide pvcu semi circular gutters to link with No 106 laid to falls and discharge into existing rwp.

Space Heating :

Central heating system to be provided via combination boiler located in kitchen and installed in accordance with BS 5449. All new radiators to be fitted with thermostatic valves.
Heat producing appliances and flues to be designed and installed by specialist contractor who is to submit relevant calculations and necessary details to the BCO. All heating and hot water systems to be in strict accordance with Approved Document L1B paragraphs 35 to 38.
Copies of commissioning certificates for new or altered space heating and hot water systems are to be submitted to the BCO on completion of the works.

Ventilation:

Mechanical extract to be provided as follows:
Kitchen - 60L/S to external air,30L/s directly above any hob.

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.
Bathrooms to incorporate a mechanical extract fan to extract 15 litres per second, located in the wall, which will be operated intermittently, linked to room lighting. Switching to be by means of light switch with isolator switch at high level external to room.

Staircase:

New staircase to be standard timber construction to the following specification:
Ground to First :
Total rise 2517mm (to be confirmed by builder on site)
Risers 12no. at 210mm each (to be confirmed by builder on site)
Treads 238mm going (to be confirmed by builder on site)
Width : 750mm
Max pitch 41.5 degrees
Handrail timber 900mm high from pitch line
Balusters maximum spacing 100mm (to be vertical)
Headroom minimum 2000mm
All to be designed to Part 'K' of the current Building Regulations

Electrical Installation:

All electrical installation to be in full accordance with BS 7671 and with the latest edition of the IEE wiring regulations and should be carried out in accordance with current installation techniques applicable to the material and equipment being used.
Note that all cables which are covered or surrounded with thermal insulation to be de-rated in accordance with appendix 'A' of BRE 'thermal insulation: avoiding risks' 2002 edition.
All down-lighters in ceiling voids to be either boxed in with 12.5mm plasterboard or fitted with an intumescent cover to maintain half hour fire resistance.
Any external light fittings should have automatic controls, and/or be capable of only taking lamps having a luminous efficacy greater than 40 lumens per circuit-watt.
Fixed internal lighting is to be in accordance with approved document L1B. Fixed energy efficient light fittings, that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt, are to be provided in numbers not less than the greater of 1 per 25m2 dwelling floor area (excluding garages) or part thereof, or 1 per four fixed light fittings. A light fitting may contain one or more lamps.
Switches and socket outlets to be provided for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level.
All electrical work covered by part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification) or the installation supervised by an electrician qualified to at least City & Guilds 2391 (17th Edition). Prior to completion an appropriate BS 7671 electrical certificate must be provided by the competent person and forwarded to the Local authority within 30 days of installation.

Materials:

All materials are to be used and installed in accordance with the relevant manufacturers instructions and recommendations. The quality of any material shall not be lower than that defined in relevant british standard, or that an appropriate independent body has satisfactorily assessed the material.

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registered LABC Partner Authority Scheme

Project
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106,Priory Road
Liverpool
L4 2SH

Drawing
Proposed Plans & Elevations

Dwg. No.	Rev.	Scale	Date
0600/16		1:50	21/9/16