



PRIOR TO COMMENCEMENT.
The client should arrange for a detailed site investigation prior to the commencement of any works or preparatory works, to establish the condition of the subsoil, and the location of any drains, sewers, or other services within or adjacent to the site. Work must not be commenced prior to the granting of Planning Permission, and/or Building Regulations approval.

FOUNDATIONS.
To comply with BS 8004:1986, size and depth to suit ground conditions to the satisfaction of the Local Authority Building Control Officer (BCO). Foundations with increased loading to be exposed for inspection by the BCO, to determine load bearing capacity, and underpinned to engineers design if required by the BCO.

BRICKWORK:
Cavity walls: Outer leaf 103mm facing brickwork to match existing, (minimum crushing strength 110N/m², 100mm Thermally Stable Inner leaf, and 80mm wide cavity incorporating 80mm thick Pilkington Deltam Insulation, or other approved, (thermal conductivity of chosen insulation is not to be greater than 0.22 W/mK). Both leaves are to be bed on mortar to BS 5626 Pt. 1075, with all joints fully pointed.
Cavity ties to be stainless steel, to suit 85mm cavity, spaced at 750mm horizontal and 450mm vertical. Cavity ties to be stainless steel, to suit 85mm cavity, spaced at 300mm apart around openings. Cavity ties to comply with Building Regulation Approved Document Part 6, Appendix G.
Cavities are to be continuous.
Tooth and bond new brickwork to existing, and maintain clear cavity where new wall joins existing or bond new brickwork to existing using FLEET or CROCODILE, stainless steel profile ties, installed in accordance with the manufacturers instructions. Bridging of the cavity shall be removed by the installation of a type B vertical cpc by Cavity Trays Ltd.
Internal partitions: 100mm Thermally Stable blockwork, or concrete footings. Semi exposed internal walls shall be insulated using Pilkington 1040 Crown Dry Liner. U-value of semi exposed internal walls not exceeding 1.28 W/m² K.
All external and internal loadbearing and non loadbearing walls to have full depth damp proof course 150mm above ground level. All new doors & window openings are to have vertical and horizontal dpc's built into the joints in the form of a Type H Cavitydrier, to suit 65mm cavity, by Cavity Trays Ltd, to eliminate cold bridging at reveals. Window and door frames are to be externally painted in rustic, enamel, painted smooth. External & internal load bearing walls below dpc level are to be Engineers blue brickwork.
The external cavity walls to be filled with a weak concrete mix, to within 225mm of the dpc level, and played to the outer leaf with type W weep vents at 900mm centres. The inner brick leaf shall be finished with two coat plaster, 9mm Carlisle Browning & 3mm Carlisle Finishing plaster. Expansion joints to be included in brickwork at minimum intervals of 6m or as agreed by LA BCO.

INTERNAL PARTITIONS:
75 x 60mm softwood vertical studs @ 400mm centres, including head & sole plates secured to the structure, cut and 675mm Pilkington Crown Lightweight Roll fibre glass insulation between the vertical studs; plate either side using 12mm full backed plaster board secured to the studs using 32mm galvanneal dact nails @ 200mm centres, with 50 x 50mm noggings to all unsupported steel edges and joints.
Finish with a 3mm coat of Thistle Board Finishing plaster, with joint reinforcement incorporated into sheet, and perimeter joints.
For sound insulation provide dry trim wall filler.
Double Jels below studgings at 1st floor level.

PITCHED ROOF: to be traditional roof construction or trussed roof
Roof pitch to extension approximately 30 degrees to match existing roof. Roof ties, to match existing ties, verges, hips, valleys, flaps, and abutments to be in accordance with the manufacturers specification fixing specification, rafters fixed to 100 x 15mm wall studs. Trussed rafters, and wall studs to be strapped to wall with 30 x 5 x 1000mm rns straps @ 2000mm o/c. Straps to span and tie rafter/ceiling joists, with solid strutting between. Covering: sarking felt with 150mm side and laps and 50mm lap into gutter, 25 x 50mm treated s/w batten, Cappings to be fitted with 12.5mm full backed plasterboard with 5mm skin finish, 300mm Pilkington Crown Lightweight Roll fibre glass, (or other approved), 300mm cut and bond between the roof joists, with a further 200mm laid perpendicular to joists on top of first layer (thermal conductivity of chosen insulation, is not to be greater than 0.04W/mK). U-value of roof is not to exceed 0.18W/m² K. Provide airspace between insulation and falling under tiles at eaves, with Gablevale standard eaves ventilator fixed between rafters. Provide ventilation to roofspace equivalent to a continuous gap 10mm at eaves and 5mm at ridge. Provide code 4 lead flashing to all interconnections with walls. Allow for all gables at eaves, in fitting BWP plywood fascia, barge board, soffit board, s/w batten etc.
Initial Type X Remedial ceiling at structural ceiling gable.
Foot of the rafters must be tied to ceiling members via 75x50mm straps over 4 joists. Truss roof as manufacturers specifications, calculations by Truss Manufacturer and presented to the LA BCO.

DRAINAGE AND PLUMBING:
All drainage works and fittings to the complete satisfaction of the BCO. Assumed run of existing drains. Exact position to be determined on site prior to commencement. Any drains under building to be encased in 150mm concrete and protected by concrete inside where passing through walls, all to the entire satisfaction of the local BCO.
All redundant drains to be grubbed up and removed from site. All new drainage below ground to be 100mm dia. Superseal with flexible joints laid to a fall of 1 in 40, including all bends, gullies, manholes, rodding eyes etc. New inspection chambers to have 100mm concrete base, 225mm Class B engineering brick walls, with slight cover and frame.
Cutters 100mm halfround, RWP, 30mm dia, into back slope access gullies. Extend hot and cold water services into extension area and install new appliances as chosen by the client.
New PVC wastes to be 40mm dia. To baths, showers and sinks, 32mm dia. To wash basins, all to have 75mm deep seal traps, and have rodding access fitted to all changes in direction. Waste pipes to be either gullies connected to back inlet access gullies, or separately connected to S & W (no connection to be made within 200mm of VCC branch). Soil and vent pipes to be 100mm dia. UPVC with slope radius bend to foot of stack, terminating min 900mm above any opening within 3m of stack.

GENERAL:
These plans are to be used only for submission to the Building Control Officer and / or Planning Officer. These plans are to approximate scale, and all dimensions are to be checked on site. Work must not be commenced prior to the granting of Planning Permission or Building Regulation approval.
All work is to be carried out in accordance with the current Building Regulations, and the relevant British Standards, to the entire satisfaction of the local authority Building Control Officer. Glazing in doors below the height of 1500mm from ground level, and in adjacent glazed screens within 300mm to be either toughened or laminated safety glass to BS6262 Pt 4. Glazing in windows below the height of 900mm from ground level, to be either toughened or laminated safety glass to BS6262 Pt 4.
Windows and doors are to be double glazed. Windows to have opening vents min. 1000 of floor area of the room, and are to incorporate a viable ventilator min. 800mm². Kitchen/Utility, to have mechanical extract ventilation with a capacity of not less than 60 l/s. VCC to have mechanical extract ventilation with a capacity of not less than 15 l/s.
In accordance with approved document L 1995, appendix G, this property has an estimated SAP rating of less than 10, and as a result U-values for the following elements has been allowed for:-
Pitched roof-0.16
Flat Roof-0.16
Exposed walls-0.28
Ground Floor-0.22
Windows - 1.6 Band C or better
Doors - 1.8
The total area of windows, rooflights & external doors shall not exceed 25.5% of the total floor area. All new fittings to be standard from the Conis Cante range, type as specified. All existing fittings with increased loading to be exposed and checked to prove adequacy, and replaced if deemed necessary by the BCO.
All structural steelwork and supports is to be designed by a qualified structural engineer prior to commencement of the works and be protected to 12 hour fire protection with 120mm insulate board or similar approved.
All timber to be double vacuum impregnated with preservative.
Contractor to provide windows, doors, internal glazing and decoration to Clients requirements. Contractor to supply and fix lighting points, switches and socket outlets as directed by client, all to comply with the current edition of the IEE Regulations 16th edition to BS7671 Part P.
Installed by a NICEIC approved contractor and provide a Test Certificate upon completion to the client and Local Authority.
Prior to covering all work the applicant/contractor is to ensure that the installation is inspected by a competent person and on completion of the work provide a competent persons Electrical Installation test certificate to BS 7671 to be provided to the Client & Local Authority.
Drawings to be read in conjunction with any structural calculations (if applicable) and roof truss manufacturers instructions/calculations (if applicable) U-value of new external walls to be 0.20W/m² K calculations provided by block manufacturer
glazing units to be double glazed with 16mm air gap and a soft low e coating.
Supply & Fit Central Heating system Heating appliances to have Sedbuk rating of 78.
All heating controls to have thermostatic controls and thermo radiator valves.
Supply and fit 16 l/s flow window in each hall/room to be used as a means of escape in case of fire, min dimension of opening 800mmx800mm.
Sound insulation to 1st floor to be a minimum of 100mm mineral wool.
Hull and roof insulation to be continuous.
Provide low energy lighting.
Provide interconnected mains operated smoke alarms to circulation areas to BSS 5440 with battery backup.

Proposed Loft Conversion

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Liverpool
Merseyside
Postcode

Contact Mr

Scale 1:100 1:50

Drawing No 1