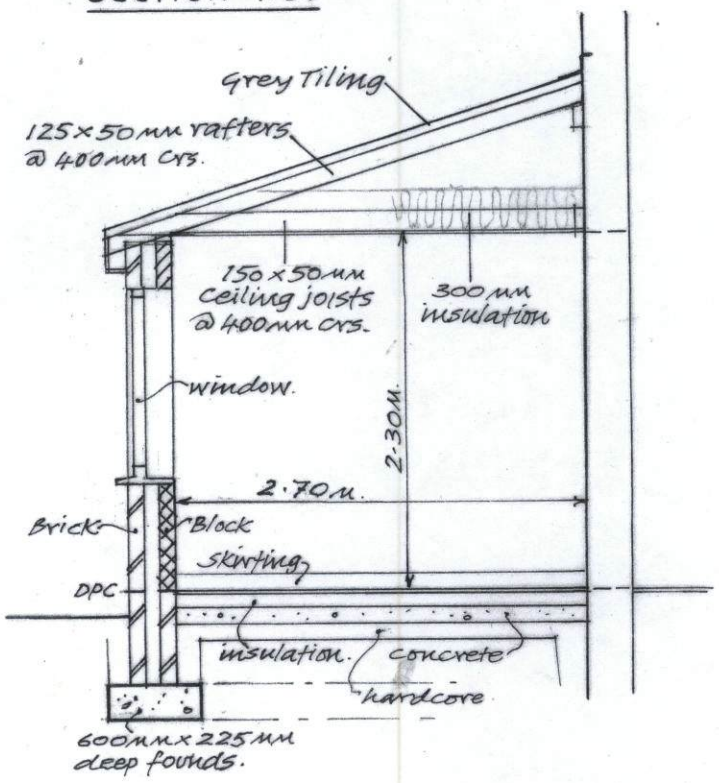
PROPOSED REAR, GROUND FLOOR EXTENSION TO DWELLING HOUSE TO PROVIDE ENLARGED LOUNGE/DINING ROOM.

SITE: 19 ORCHID GARDENS, SOUTH SHIELDS NE34 8ER

SECTION 1:50

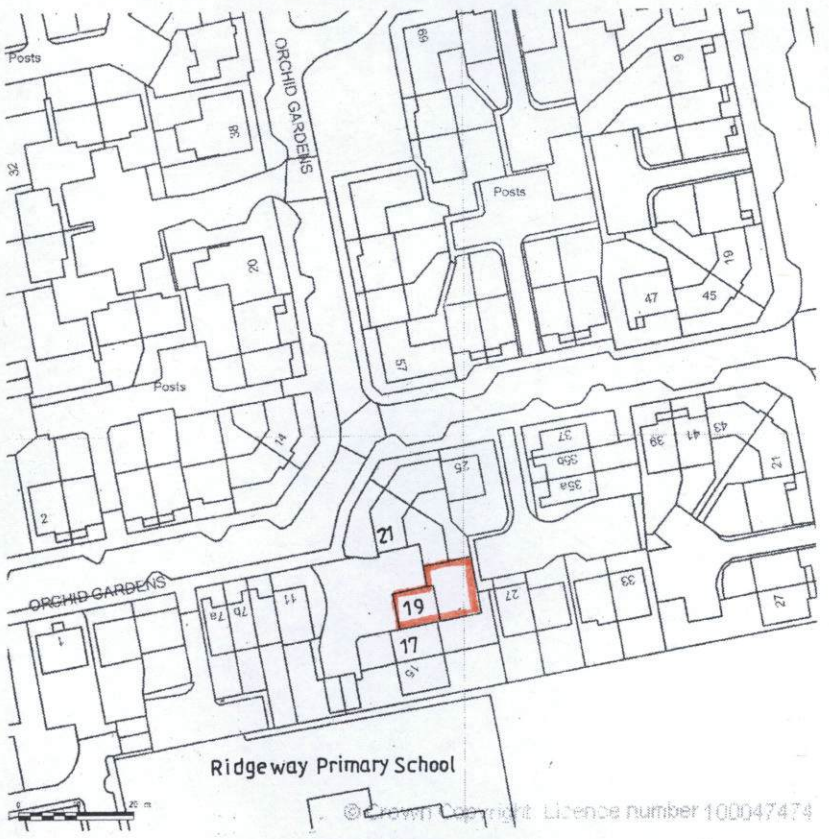


SITE LOCATION PLAN

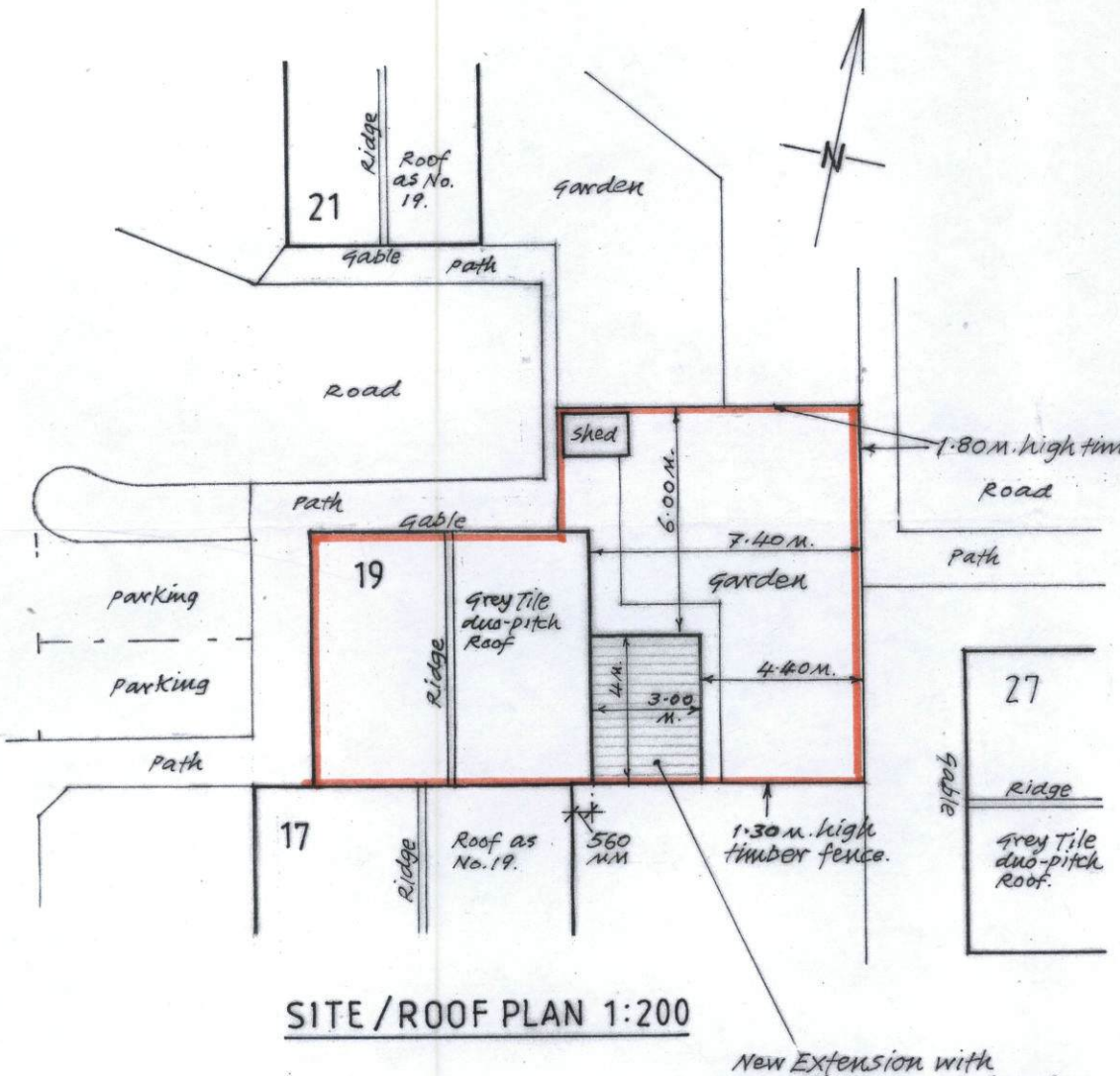
AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 437591 , 564103



SITE/ROOF PLAN 1:200



Ground Floor.
19mm Weyroc flooring on 60x60mm S.W. battens at 450mm CC's laid on 500g. Visqueen vapour barrier. 100mm Kingspan K3 or other approved floorboarding insulation. 100mm concrete on 1200g. Visqueen. 50mm sand blinding, 100mm well consolidated hardcore. dpc and dpm to link.

Heating.
Any new radiators are to fitted with thermostatic valves to control room temperature. ~~Any heating or~~ hot water pipes under floors to be insulated.

Lateral Restraint.
Provide 30mm x 5mm x 1200mm long mild steel straps to A) Wall plates B) End three rafters adjacent to the gable (Provide S.W. noggins between members to support straps).

Foundation.
600mm x 225mm deep Concrete founds reinforced with C283 mesh 40mm from the bottom. Concrete for founds to be GEN 3 mix to BS5328. 20mm aggregate. 75mm slump for strip founds, 125mm slump for trench fill. Where drains are adjacent to the founds, the bottom of the found should be level or below the invert of the drain.

Cavity Walls.
100mm facing brickwork outer leaf. 100mm cavity filled with Drithevm insulation. 100mm thick concrete insulation blockwork inner leaf. 12.5mm plasterboard and skim to internal walls. Insulation to be taken to the top of the cavity. Close cavities at the jambs with insulated cavity closer. Horizontal D.P.C. 150mm above 'finished' ground level. Horizontal and vertical dpc's to all openings. Stainless steel wall ties @ 5no. per M2 positioned 750mm vertically and 450mm horizontally. All materials below ground level to be frost-resistant. Fill cavities up to 225mm below the lowest dpc. Close new opening ends with brickwork or concrete blockwork

Windows / Doors.
Windows to be one tenth of the floor area of the room. Opening windows to be one twentieth of the floor area. Windows to have 8000mm² vents. Windows and doors to be white uPVC double glazed units, be fully draught-proofed and have a max. U-Value of 1.8 W/m²K. Bifold doors to have laminated safety glass and be permanenty marked with the relevant British Standard. Lintels over windows and doors to be Catnic and be suitable for the proposed spans. Lintels to be 150mm end bearing, insulated and have the ends closed with dpc.

Drainage.
Any new drains to be 100mm diam. surrounded in 150mm pea gravel. The builder is to ensure that any drains are connected to the correct system. Any new gulley to be back inlet and trapped.

Electrical.
All electrical work is to be designed, installed, tested and inspected by a qualified electrician. Prior to the completion of the work, an appropriate BS7671 Electrical installation certificate is to be issued. Lighting etc. sockets switches and lighting fittings all to the Client's choice and design. Sockets and light switches to be positioned between 450 and 1200mm from the 'finished' floor level.

AMENDED PLAN

ST0224/15/FUL

SOUTH TYNESIDE COUNCIL 09 APR 2015 AREA PLANNING

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