

ROOF

Lay dark grey roof tiles as existing on 20x40 sw battens on Tyvek Supro Pro or similar breathable membrane on C16 125x50 rafters at 400 centres on 2No/C16 200x50 sw ridge beam built into existing wall at one side and supported on truss at other side. Fix 30 x 5 galvanised steel holding down straps over 2No/blocks at corners. Fit Celotex GA4100 between rafters and PL4000 55mm thick under rafters and screw 12.5mm plasterboard underside and skrim and skim all in accordance with manufacturer's instructions. Fit Velux or similar centre pivot rooflight double glazed and with low e coating, all in accordance with manufacturer's instructions. Fit white sw or pvc fascias at sides and primary and secondary fascias at front. Fit code 5 lead flashings, soakers and cavity trays.

WALLS

Build up cavity walls from brick outer leaf to closely match existing, 100mm cavity filled with Rockwool wall batts and Thermalite Turbo or similar blockwork internally with dot and dab plasterboard finish. Build in Catnic stainless steel wall ties at 450mm centres vertically and 750 centres horizontally. Build in timber and steel lintels as shown on ROOF STRUCTURE PLAN and clad internally with 12.5mm plasterboard skimmed. Fit white pvc windows and doors double glazed and with low e coating. Remove internal doors to KITCHEN and make good. Fit new sliding folding doors to existing dining area. Fit hit and miss vents to heads of all windows.

GROUND FLOOR

Lay 100 mm concrete floor with mesh reinforcement on 120mm Celotex wrapped in 1200 gauge polythene damp proof membrane on 150mm hardcore well consolidated and blinded with sand. Lap damp proof membrane up behind internal leaf in cavity as shown and connect to existing at meetings with existing floor and walls.

FOUNDATIONS AND FOOTINGS

Excavate trenches min. 900 deep to firm bottom and lay 600x300 concrete strip foundations reinforced with BS Ref C283 oblong mesh 50mm from base. Build up overall 300 thick concrete block inner leaf and outer leaf and bricks to match existing above ground level. Lay dpc as shown. Fill cavity with mortar to ground level.

ELECTRICAL INSTALLATION

All electrical work to meet requirements of Part P (electrical Safety) must 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 will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. Fix lighting installation using 75% low output lamps.

HEATING INSTALLATION

Extend existing heating system and fit double radiator at north side of extension

UNDERGROUND DRAINAGE

Excavate to locate existing drains and surround with 150mm concrete under new building. Back fill trenches with selected spoil and ram every 150mm. Fit new new sealed cover to rodding point in cupboard.

ABOVE GROUND DRAINAGE

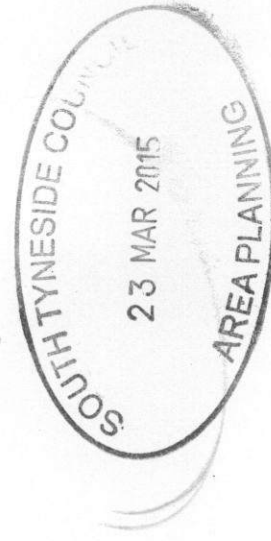
Fit rain water gutters as existing and connect to existing.

**PROPOSED EXTENSION TO PROPERTY AT
277 KING GEORGE ROAD SOUTH SHIELDS**

NOTES

EXTERNAL WORKS

Remove rear pavings prior to commencement of works and relay on 100mm hardcore well consolidated to provide new patios and make good lawn.



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