

DEMOLITIONS

Demolish existing kitchen and make good. Demolish south external wall to form opening and build in steel beams (see drwg 15). Demolish existing Hall and LANDING timber partitions.

FOUNDATIONS AND FOOTINGS

Excavate trenches to firm bottoms and lay 600x300 and 450x300 concrete strip foundations reinforced with BS Ref C283 oblong mesh 50mm from bottom. Generally build up overall 300 thick dense concrete block outer leaf and Thermalite Turbo inner leaf, with facing bricks where exposed and lay dpcs and connect to floor membrane. Fill cavity with mortar to ground level. At internal walls build up blockwork and lay dpcs.

DRAINAGE

Excavate to uncover drains in area of works. Excavate trenches and lay 100 UPVC drains to fall to existing branches. Encase drains in 150mm concrete under building and 150mm pea gravel outside building and back fill and ram trenches.

GROUND FLOOR

Lay 100 mm concrete floor with on 50mm Celotex wrapped in 1500 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. Lay 100 UPVC pipes as vents in hardcore from existing underfloor space to telescopic cavity vents and airbricks in new external wall

WALLS

Build up cavity walls from Thermalite Turbo Block inner and outer walls and render white to match existing. Fill 100mm cavity with Rockwool wall bats and dot and dab plaster finish internally. Fit Catnic stainless steel wall ties type BB-3 to cavity walls at 750mm centres horizontally and 450mm centres vertically. New walls to be toothed and keyed to existing. Ensure cavities are continuous at meetings of old and new walls, or fit vertical dpcs. Fit double glazed aluminium windows and doors. All new glazing to have low e coating and be safety glass where taken to floor level. Provide 8000mm² trickle ventilation to each new window and external door.

FLAT ROOFS

Lay lead coloured Sarnafil or Polyroof 185 GRP all in accordance with manufacturer's instructions fully bonded to plywood faced Celotex TC 3120 on firings on C16 225 and 175x50 sw joists at 400 centres. Fix 1200 gauge polythene vapour barrier and 12.5 plasterboard underside and skim. Lap roof finish 150mm up existing wall and build in code 5 lead flashing and cavity tray. Build upstand from 150x50 sw studs and noggings, 80mm Celotex PL4000 between studs and 70mm cavity with 12.5mm plasterboard skimmed internally. Face externally with 12mm external quality plywood and lap roof finish at sides. Fit aluminium lantern all in accordance with manufacturer's instructions. Install 800x800 Velux CPF roof light all in accordance with manufacturer's details.

LANDINGS AND STAIRS (To be read in conjunction with drwgs 7, 8, 9, 13, 15, 16)

Remove existing beam over HALL, existing stairs and partitions and part first floor. Build in trimmers and lay 22mm flooring grade chipboard on C16 200x50 sw floor joists at 400 centres. Fit timber staircase pitch not greater than 42deg. (g=225 r=197) pitch not be greater than 42deg. Fix handrail 900 above pitch line of stair and 900mm at landing with spindles at 100 centres.

PROPOSED ALTERATIONS AND EXTENSIONS AT 94 GREEN'S PLACE SOUTH SHIELDS

NOTES

LOFT FLOOR

Lay 22mm flooring grade chipboard on C16 200x75 sw joists at 400 centres. Pack Rockwool insulation and fire membrane on chicken wire between joists. Overboard existing ceiling with 12.5mm plasterboard and skim.

PITCHED ROOF

Carefully strip of existing slates and retain for future use. Build in steel beams at high level. Generally fix C16 200x50 sw rafters at 400 centres and 200x75 under rear dormers as. Fix 100x50 ties over steel beams at ridge 100x25 sw bracing as shown underside rafters. Relay reclaimed slates on 20x40sw battens on Tyvek Supro Pro breathable membrane or similar and fit 80mm Celotex GA4000 between rafters and air space above with vapour barrier and 25mm Celotex PL400 with 12.5mm plasterboard skimmed underside.

FRONT DORMERS PITCHED ROOFS

As main roof except C16 125x50 rafters

DORMER WALLS AND CHEEKS

Fix reclaimed slates to closely match existing on 20x40 sw battens on Tyvek Supro Pro breathable membrane on 12mm external quality plywood on 150x50 sw studs and noggings with 80mm Celotex PL4000 between studs and 50mm with 1200gauge polythene vapour barrier and 12.5mm plasterboard skimmed internally. Fit Code 5 flashings at meeting with main roof. Fit white pvc windows and doors with double glazing and low e coating, and hit and miss vents at top and front and aluminium as specifies elsewhere at rear.

At

JULIET BALCONY fix stainless steel balustrading 1100 high with 6mm toughened glass inserts and no gaps greater than 100mm.

ABOVE GROUND DRAINAGE

Fit 100mm PVC SVPs, 32mm lb wastes, and 36mm sink, bath and shower wastes and/or 50mm combined wastes and connect to SVP.

Fit deep flow rain water gutters and pipes as existing and discharge to flat roof and pitched roofs and back inlet gullies.

INTERNAL WALLS

Build up internal partitions from 75x50 sw studs and noggings with 12.5 plasterboard skimmed both sides. Fill cavity with Rockwool wall bats. Build up internal Thermalite Turbo block wall and dot and dab 12.5 plasterboard both side and skim. Fit half hr FR doors to staircase enclosure.

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.

Install mechanical extract fans to achieve the following discharge rates:

LAVs 15litres/sec and wired to lights for 15min run on.

KITCHEN and UTILITY 60litres/sec (background not less than 4000sq.mm)

VENTILATING, HEATING AND PLUMBING INSTALLATION

Fit new central heating and hot and cold water systems. Line existing flues for Type 1 appliances where necessary. All work to heat producing appliances to be carried out by a Gas Safe Registered Engineer. All work to water installation to be carried out by a Registered Engineer.

