

DEMOLITIONS

Demolish part GARAGE walls and roof and make good

GARAGE ROOF

Fix 100x50 sw trimmers around new ORANGERY wall inside GARAGE to receive galvanised steel shoes and exiting roof joist ends. Flash to new wall with roofing felt hot bonded to existing.

ORANGERY ROOF

Lay lead coloured Sarnafil or similar to fall on external quality plywood on Celotex EL3000 150mm thick on firings on C16 100x50 roof joists at 400 centres. Fix 30 x 5 galvanised steel holding down straps over 2No/blocks at 100 centres. Build in steel beams and steel lintels as shown on ROOF STRUCTURE PLAN and trim rafters and fix lantern double glazed and with low e coating, and flash at sides all in accordance with manufacturer's instructions. Screw 12.5mm plasterboard underside and skim and skim.

Fit white sw or pvc and primary and secondary fascias at sides

Fit code 5 lead flashings, and cavity trays at meeting with existing house wall.

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. Fit white pvc bi-fold doors double glazed and with low e coating. Fit hit and miss vents at head.

Build up pier at side of Garage vehicle door and make good.

Form new opening in GARAGE north wall and refit existing pedestrian door.

GROUND FLOOR

Lay 35 mm flow screed on Celotex GA4000 70mm thick and 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.

Make good GARAGE floor.

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.

VENTILATING, HEATING AND PLUMBING INSTALLATION

Extend existing heating system.

All work to heat producing appliances to be carried out by a Gas Safe Registered Engineer.

PROPOSED ALTERATIONS AND EXTENSION TO PROPERTY AT 4 CARAWAY WALK SOUTH SHIELDS NE34 8UG

NOTES

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. Remove opening channels at existing manhole and relay with 100mm diam UPVC drains encased as above. Excavate pit and fit plastic manhole with medium duty cover all in accordance with manufacturer's instructions. Connect to existing outlets and make good with UPVC drains as above and encase in pea gravel 150 thick under drive. Make good drive. Fit new back inlet gully and connect to existing drain under floor and encase in concrete as above.

ABOVE GROUND DRAINAGE

Fit rain water gutters and pipes as existing.

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