



Proposed Rear Extension 254 Bamburgh Avenue South Shields

1:100 1:50 Scale Aug 15 Drawn

New Roof, Tiles to match existing for colour and texture fixed on 25x50mm

Manufacturers instructions and have a

@400mm centres, doubled up around Velux Roof Windows with 100mm Celotex insulat

minimum 100mm head lap on 1Fbreathable sarking felt (Tyvec Supro) or similar on 150x50mm C24 stress grade rafters

Ion boards between rafters and 35mm

over face finished with 12.5mm plaster

150mm code 4 lead upstand flashing

100×50 and 175×50mm wallplates rawl

900x30x5mm galvanized straps screw

fixed to inner leaf blockwork and

bolted to inner leaf blockwork and main

110mm deep flow PVC eaves gutter with

quality ply facia and 12.5 mm external

Insert Supergalv HD90 lintel over new

brickwork opening with 150mm end bearing

New Walling, 100mm facing brick to match

toothed into existing 100 mm cavity fully

Wall Ties; Insert stainless steel wall ties

to DD140 @ 750mm horizontally and 450mm

filled with Rockwool Cavity Bats 100mm Thermalite Turbo blocks finished with 15mm light weight plaster and skim.

brackets @ 600mm flxed to 25mm external

quality ply soffit wit 68mm dlameter PVC

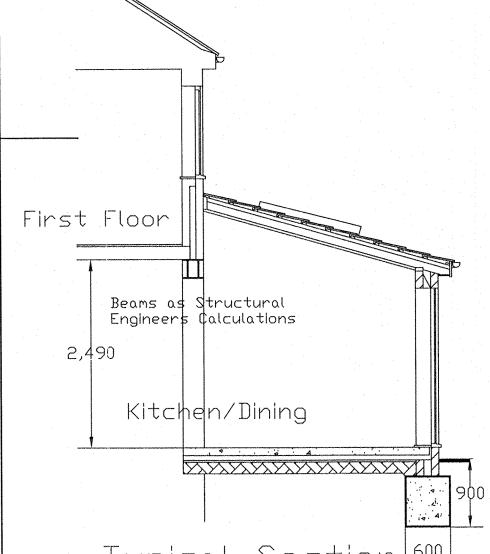
wedged into brickwork Joints with stepped cavity tray over with weep holes at 880mm centres.

battens in accordance with

board and skim.

house wall,

wallplate



maintained

toughened safety glass, with Supergalve HDX 90 Lintol over with 150mm end bearing. New back Inlet trapped gully

Instal BI Fold doors fitted with

from RWP to new UPVc <u>dra</u>lnage in 150mm pea gravel surround and connect to existing chamber at half channel level,

Typical Section Lead New brick/blockwork toothed Into existing and cavitles

> undonded jambs. Insert Patent insulated cavity closer's

vertically and 250mm centres to

to all ventical and horizontal jambs. Insert horizontal DPCs to both internal

and external leafs minimum 150mm above ground level.

New Floor, 100mm concrete slab on 75mm Celotextuff-RTM Zero GA 3075Z Insulation boards on 1200 gauge visqueen DPM mechanically bonded to inner leaf DPC 25mm sand blinding and 150mm consolidated hardcore.

Foundations; Continuous concrete strip foundation offset on boundary line bottom reinforced with B 283 mesh. Minimum concrete thickness 225mm and all to BS 8004.

General New doors to be glazed with low E toughened safety glass double glazed units and be fitted with trickle vents equal to 8000mm2. Install kitchen fittings and furniture of owners choice and install mechanical extract rate of 60 lltres/second or 30 litres/second if above hob. Electrical, All electrical works are to meet the requirements of Part P (Electrical Safety) and must be designed, Installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that Part P has been complled with. This will require an appropriate BS 7671

Gas, Any alteration to an existing or Installation of a new gas burning appliance must be carried out by Gas Safe registered installer

electrical installation to be issued for

the work by a person competent to do

Smoke/Heat Detection, Install a mains linked smoke/heat detection system with battery back up to BS5839 part 6.

Prop Ground Floor

Garage

Porch

Drive

Living

Remove lining and build up

to match existing.

plaster and skim.

make good.

Form WC compartment,75x50mm stud partition finished both

sides with 12.5mm plasterboard

and skim. Volds filled with

Insulation quilt.

Finish with light weight

Strip out existing internal

walls and chimney flue and

Form enlarged opening and install

Beams as Structural Engineers
Calculations and encase in 12.5mm
plaster and skim.

NIb sizes and pad stones as

Kitchen/Dining

Engineers Calculations

225mm dwarf wall

Garden

opening with clinker block

Air tight sealed gully.