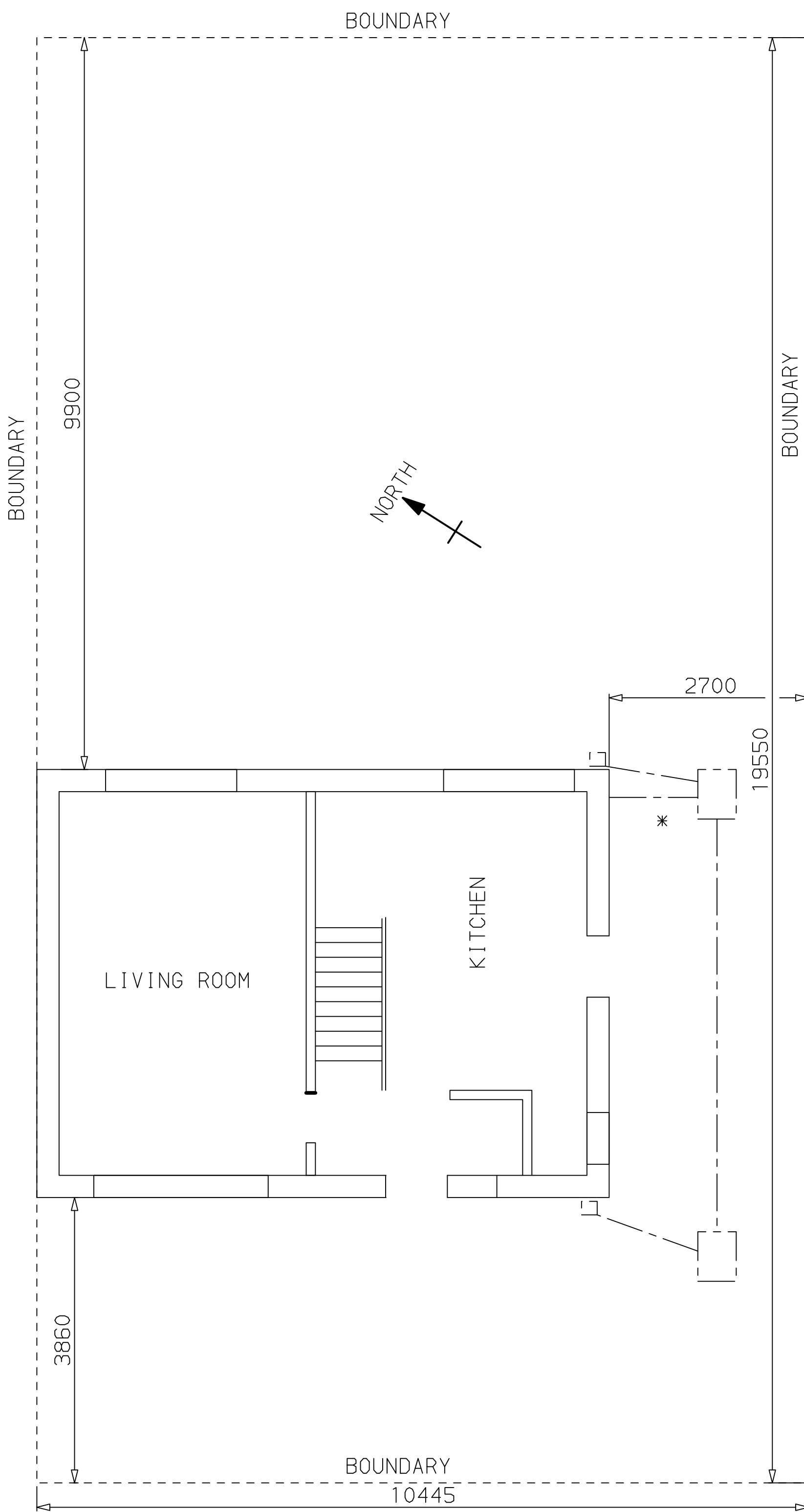
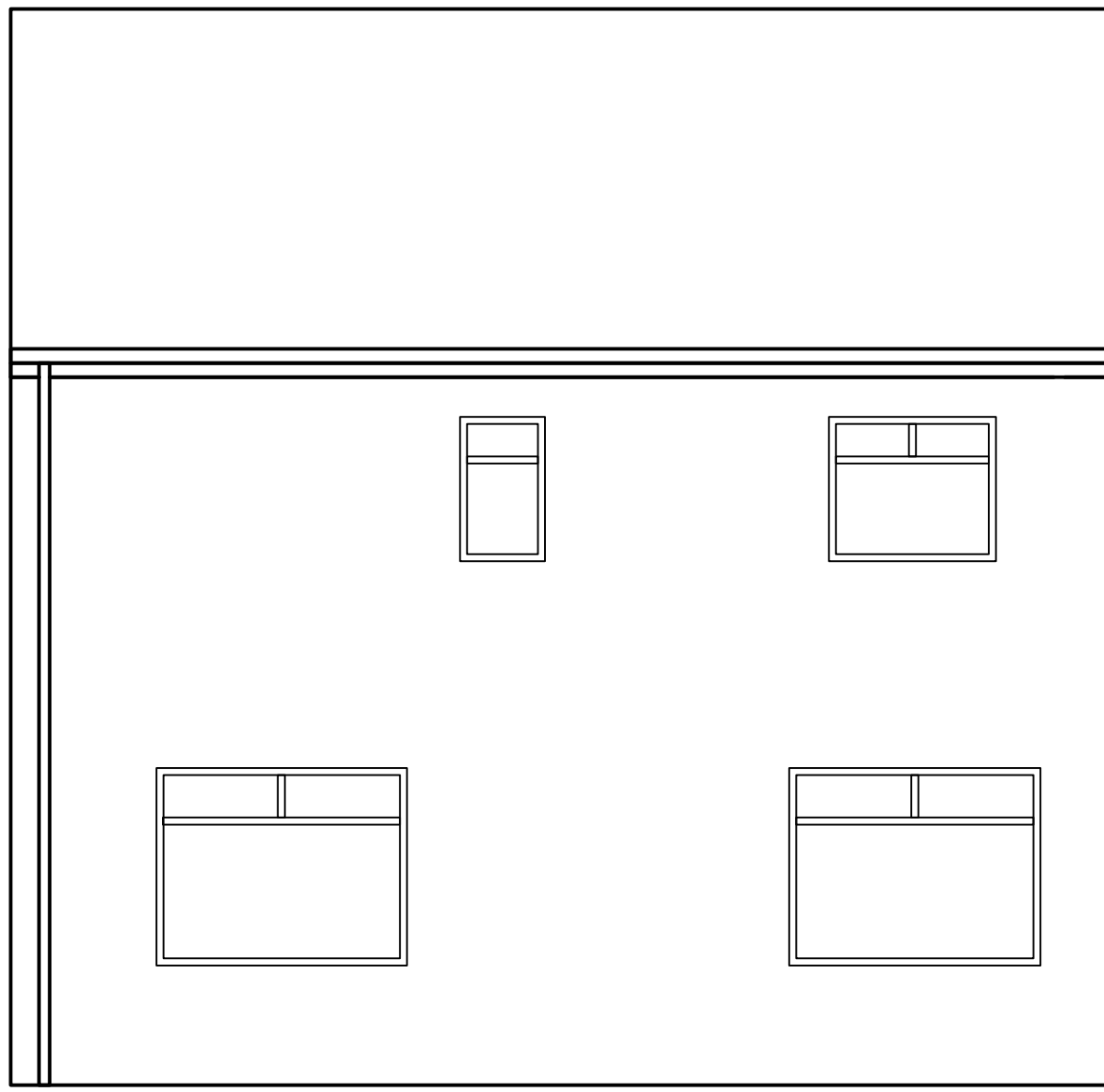


LINTELS  
UNLESS OTHERWISE STATED ALL LINTELS ARE TO BE CATNIC CN8.  
WINDOW LINTELS TO BE CN7. LINTELS TO HAVE 150MM END BEARING  
AND BE RENDERED TO GIVE 1/2 HR FIRE RESISTANCE. ALL LINTELS TO  
EXTERNAL WALLS ARE TO BE INSULATED AND HAVE THE ENDS CLOSED WITH PC.



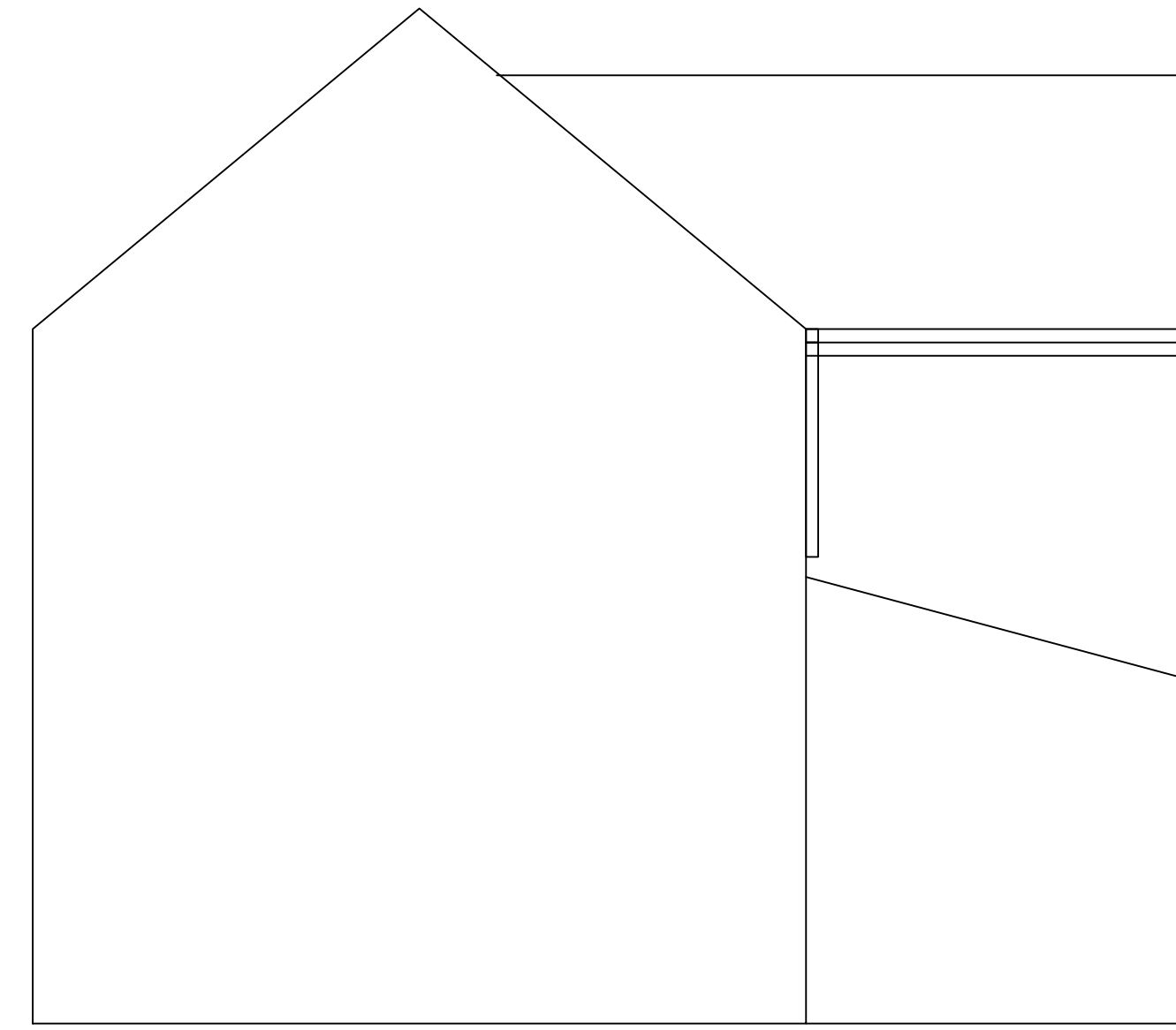
EXISTING REAR VIEW



PROPOSED REAR VIEW



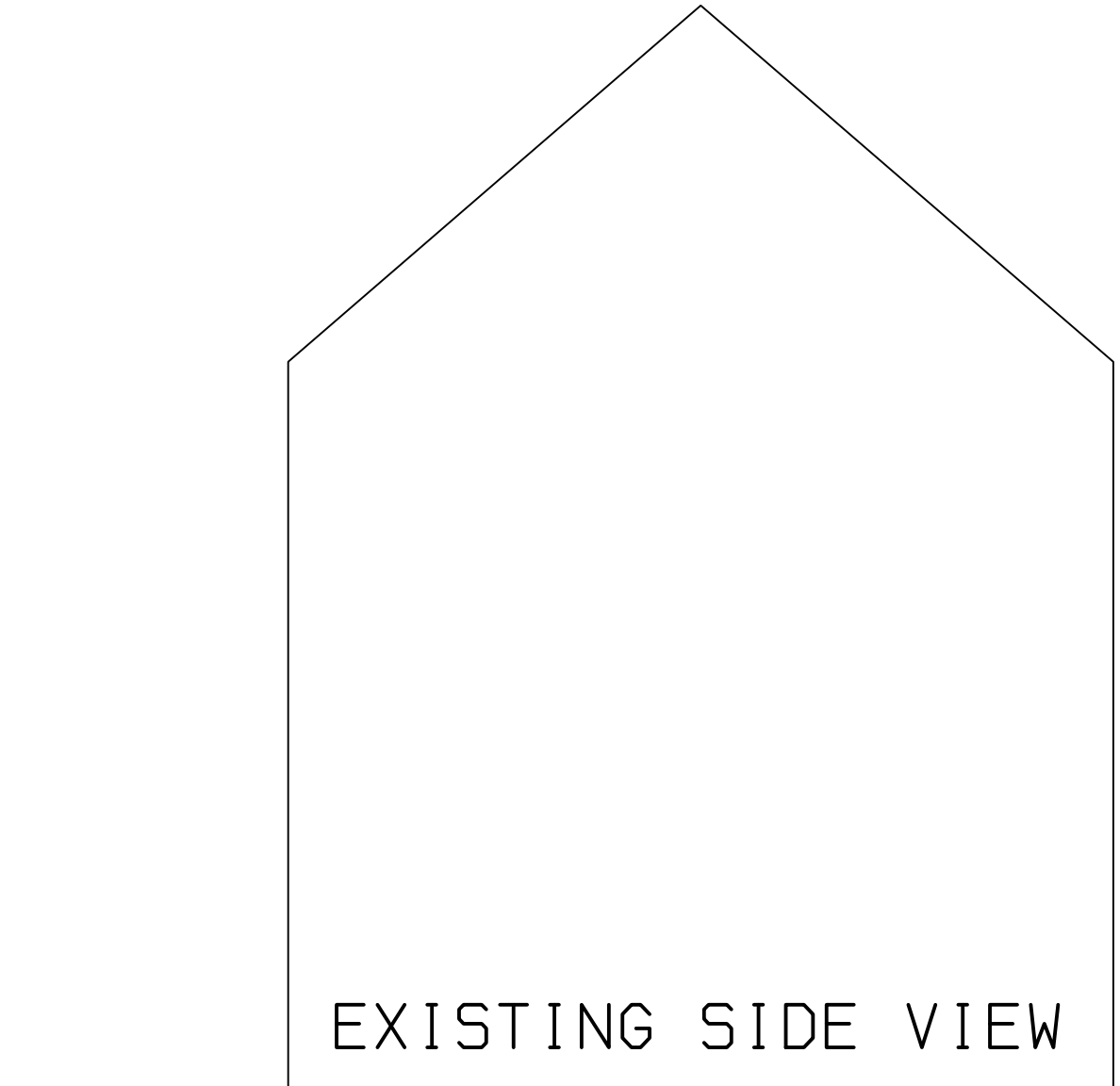
PROPOSED SIDE VIEW



EXTERNAL WALLS & FOUNDS  
PROPOSED EXTERNAL WALLS TO BE OF A SUITABLE MATCHING BRICKWORK TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY BEFORE  
WORK COMMENCES & TO COMPRISE OF 112.5MM FACING BRICKWORK OUTER LEAF. 100 MM (MIN) CAVITY, 50MM ROCKWOOL CAVITY WALL  
BATTS OR SIMILAR APPROVED. 100MM THERMALITE BRICKWORK INTERNALLY  
ALL BRICKWORK TO BE SECURELY RETAINED BY APPROVED TIES AT 5/50 METRE.

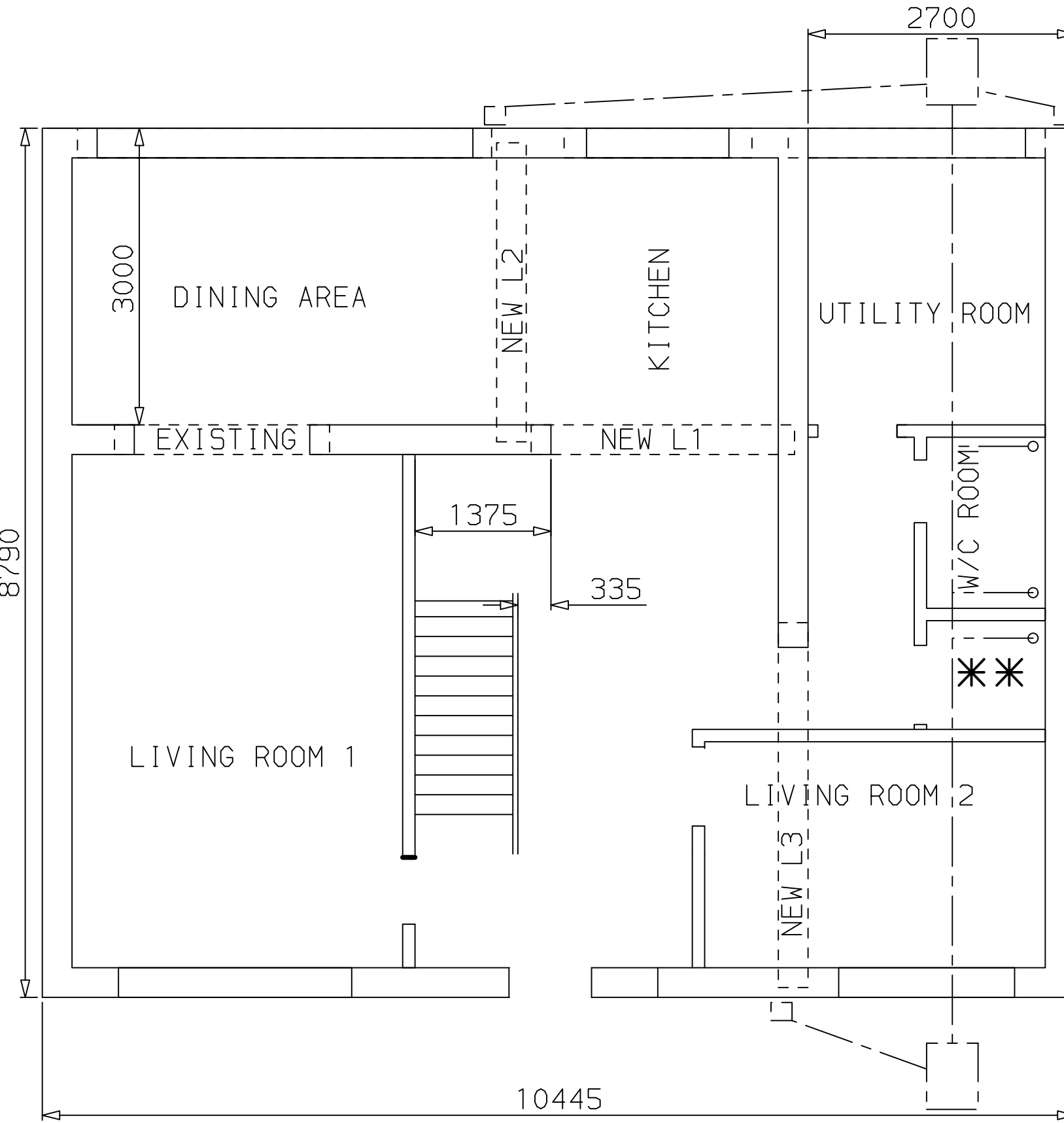
(a) EXTERNAL-CAVITY CONSTRUCTION OR PARTY WALLS 600MM x 225MM FOUNDATIONS.  
(b) INTERNAL OR SINGLE SKIN WALLS BRICKWORK 112.5MM 450MM x 150MM FOUNDATIONS.  
FOUNDATIONS IN ACCORDANCE WITH BUILDING REGS. 1985 APPROVED DOCUMENT 'A' PART 'E' ALL FOUNDATIONS SUBJECT TO GROUND  
CONDITIONS POSITIONED MINIMUM OF 600MM BELOW GROUND LEVEL. REINFORCED FOUNDATIONS IF APPLICABLE TO BE IN ACCORDANCE  
WITH BUILDING REGS. 1985 APPROVED DOCUMENT 'A' SECTION 2 B.S.8110 PARTS 1,2 & 3 1985 NOMINAL MESH STEEL FABRIC  
REINFORCEMENT LOCATED 25MM FROM UPPER & LOWER SURFACE OF FOUNDATIONS.

62 WELLANDS LANE SPECIFICATION  
ALL WORK AND MATERIALS TO COMPLY WITH BLDG. REGS, B.S.'S, C.P.'S, ETC  
OR EQUIVALENT EUROPEAN STANDARDS.  
DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCY RESOLVED  
BEFORE WORK PROCEEDS.  
WHERE DIMENSIONS ARE NOT GIVEN HEIGHTS, ETC RELATE TO EXISTING  
BUILDING ELEMENTS.  
CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS - PROPPING EXISTING STRUCTURE,  
SAFE DELIVERY/HANDLING OF MATERIALS, ISSUE OF PERSONAL PROTECTIVE EQUIPMENT, LOCATION/PROTECTION  
OF EXISTING/PROPOSED SERVICES, ERECTION OF SAFE SCAFFOLDING,  
FOLLOWING SAFE PRACTICES FOR WORK AT HEIGHTS, ETC TO COMPLY WITH ALL CURRENT SAFETY LEGISLATION  
AND HSE GUIDELINES.



EXISTING SIDE VIEW

THE PARTY WALL ETC ACT 1996  
WHEREBY UNDER TAKING ANY WORK THAT INVOLVES ANY OF THE FOLLOWING:-  
A NEW BUILDING ASTRIDE THE BOUNDARIES BETWEEN PROPERTIES  
WORK WHICH DIRECTLY AFFECTS AN EXISTING PARTY WALL BY  
EXTENDING UNDERPINNING, RE-BUILDING, REPAIRING OR REDUCING OR  
CUTTING INTO IT;  
EXCAVATING OR CONSTRUCTING FOUNDATIONS FOR A NEW BUILDING WITHIN  
THREE METRES OF A NEIGHBOURING OWNERS BUILDING IF THE WORK IS  
GOING DEEPER THAN THE NEIGHBOURS FOUNDATIONS;  
EXCAVATING OR CONSTRUCTING FOUNDATIONS FOR A NEW BUILDING  
WITHIN SIX METRES OF A NEIGHBOURING OWNERS BUILDING WHERE THE  
WORK WILL BUT A LINE DRAWN AT 45° FROM THE BOTTOM OF THE  
NEIGHBOURS FOUNDATIONS.  
THE ADJOINING NEIGHBOURS MUST BE GIVEN WRITTEN NOTICE, WHICH  
SHOULD INCLUDE ALL PARTICULARS, PLANS IF NECESSARY AND THE  
PROPOSED STARTING DATE. FOR WORK ON AN EXISTING PARTY WALL  
AT LEAST TWO MONTHS NOTICE MUST BE GIVEN OR ONE MONTH FOR  
A PLANNED NEW WALL OR FOR EXCAVATIONS WITHIN THE SPECIFIED  
DISTANCE.



LATERAL SUPPORT TO FLOORS & ROOFS  
FLOORS & ROOFS SHOULD BE SUITABLY ANCHORED BY EITHER "BAF" OR "CATNIC" TYPE METAL ANCHORS OR SIMILAR APPROVED HAVING A  
MINIMUM CROSS-SECTION OF 30MM x 5MM GALVANISED MILD STEEL STRAPS FOR HORIZONTAL & VERTICAL RESTRAINT TO BE SECURED TO  
TIMBER & WALLS WITH SPLIT UPSET ENDS OR OTHER APPROVED METHOD SO AS TO ANCHOR THE FLOOR OR ROOF CONSTRUCTION TO THE  
SUPPORTED WALL ALL AT INTERVALS OF 1.2M (BUILDING REGS. 1985 APPROVED DOCUMENT A1/A2)  
FOR JOIST SPANS IN EXCESS OF 4.5M TWO ROWS OF STRUTS AT ONE-THIRD CENTRES

KITCHEN  
REMOVE EXISTING WINDOW  
CREATE NEW OPENING AND FIT NEW LINTEL (1)  
EXISTING EXTERNAL BRICKWORK TO BE EXTENDED TO ACCOMMODATE  
NEW LINTEL (2) TO BE FITTED IN OPENING BETWEEN DINING AREA  
AND KITCHEN.  
REMOVE EXISTING EXTERIOR DOOR ( TO BE REFITTED AS UTILITY ROOM  
ENTRANCE DOOR).  
EXISTING DOOR PLINTHE TO BE REMOVED AND FLOOR MADE GOOD.

MOVE EXISTING WATER SUPPLY TO BACK WALL OF EXTENSION  
BREAK THROUGH WALL AND MAKE PROVISION FOR AN OUTSIDE TAP  
REMOVE EXISTING BOILER AND MAKE GOOD GAS SUPPLY.  
COLD WATER SUPPLY TO BE PROVIDED UNDER STAIRS.  
A TOTAL OF 10 DOUBLE SOCKETS REQUIRED  
TWO CEILING LIGHTS AND SWITCH CONNECT TO EXISTING ELECTRICAL SYSTEM

LIVING ROOM  
MAKE OPENING TO DINING AREA  
MAKE GOOD PLASTER  
MOVE EXISTING RADIATOR AND REPLUMB  
INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
SATELITE FACEPLATE X 2

LIVING ROOM 2  
RELOCATE EXISTING RADIATOR  
NEW LINTEL (3) TO BE FITTED  
REMOVE EXISTION INTERNAL NON LOAD BEARING STUD AND LATHE PLASTER  
WALL AND RELOCATE DOOR OPENING. 80 X 40 STUD WALL. INSULATE WITH R2  
FIBREGLASS CLAD WITH 6MM CEMENT FIBRE COMPACTED SHEET. FINISH.  
A TOTAL OF 4 DOUBLE SOCKETS REQUIRED  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
TWO CEILING LIGHTS AND SWITCH CONNECT TO EXISTING ELECTRICAL SYSTEM  
FIT NEW WINDOW

INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
SATELITE FACEPLATE X 2

SERVICES/FITMENTS  
WORK TO INCLUDE ALL NECESSARY ALTERATIONS/EXTENSION OF EXISTING ELECTRICAL, PLUMBING AND HEATING SYSTEMS TO SUIT NEW LAYOUT.  
ALL ELECTRICAL WORK TO IEE REGULATIONS, CURRENT EDITION, NICEIC AND ECA GUIDELINES TO INCLUDE GENERAL LIGHTING/POWER,  
SUPPLIES TO APPLIANCES, ADDITIONAL TV/TELEPHONE POINTS, BURGLAR ALARM, EXTERNAL/SECURITY LIGHTING, ETC TO OWNERS DETAILED REQUIREMENTS.  
ELECTRICAL WORK SHOULD ONLY BE CARRIED OUT BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL  
SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.  
SUCH PERSON SHOULD ENSURE COMPLIANCE WITH BS 7671:2001 AND ALL RELEVANT BUILDING REGULATIONS.  
SUCH PERSON SHOULD PROVIDE THE APPROPRIATE BUILDING REGULATIONS SELF-CERTIFICATION AND ELECTRICAL INSTALLATION CERTIFICATE.  
LIGHT FITTINGS SHOULD ONLY BE CAPABLE OF TAKING LAMPS WITH A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.  
ANY EXTERNAL LIGHTING TO SAME SPECI. WITH TIMER/DAYLIGHT SENSOR.  
KITCHEN LAYOUT INDICATIVE ONLY SUBJECT TO CLIENTS REQUIREMENTS.  
IT IS ENVISAGED THAT CLIENT WILL BE RESPONSIBLE FOR SUPPLY AND INSTALLATION OF KITCHEN UNITS/APPLIANCES,  
BUT CONTRACTOR TO PROVIDE ALL ELECTRICAL AND PLUMBING SUPPLIES TO AN AGREED LAYOUT, WHICH MAY INCLUDE SINK, WASHER,  
TUMBLE DRYER, DISHWASHER, COOKER, FRIDGE/FREEZER, ETC AS NECESSARY. INCLUDE FOR TUMBLE DRYER VENT AS NECESSARY.

DINING AREA  
INSTALL BI-FOLDING DOORS INLINE WITH MANUFACTURERS INSTRUCTIONS  
INSTALL 2 VELUX WINDOWS IN ROOF INLINE WITH MANUF. INSTRUCTIONS  
A TOTAL OF 4 DOUBLE SOCKETS REQUIRED  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
TWO CEILING LIGHTS AND SWITCH CONNECT TO EXISTING ELECTRICAL SYSTEM  
INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
SATELITE FACEPLATE X 2

CUPBOARD \*\*  
A TOTAL OF 2 DOUBLE SOCKETS REQUIRED  
ONE CEILING LIGHT AND SWITCH  
MECHANICAL VENTILATION AT 30 LITRES/SEC  
WITH AN OVERRUN PERIOD OF 15 MINUTES  
PLUMB FOR COLD WATER SUPPLY.  
CONNECT TO NEW SEWAGE SYSTEM.

UTILITY ROOM  
FIT NEW GAS BOILER AND PLUMB TO SYSTEM  
BOILER SUPPLIED BY CUSTOMER  
INTERNET CAT 6 SOCKET  
INTERNET CAT 6 SOCKET  
INTERNET CABLES TO TERMINATE HERE FOR NETWORK SWITCH  
MAIN PHONE SOCKET TO BE MOVED AND RELOCATED HERE  
HDMI SOCKET  
HDMI SOCKETS TO TERMINATE HERE FOR DISTRIBUTION  
DIGITAL TV ARIAL POINT  
DIGITAL ARIAL DISTRIBUTION POINT  
SATELITE FACEPLATE X 2  
SATELITE DISTRIBUTION POINT  
DOUBLE GLAZED DOORS TO BE FITTED IN LINE WITH  
MANUFACTURERS INSTRUCTIONS.  
W/C/ ROOM  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
ONE CEILING LIGHT AND SWITCH  
MECHANICAL VENTILATION AT 30 LITRES/SEC  
WITH AN OVERRUN PERIOD OF 15 MINUTES  
INSTALL TOILET  
INSTALL WASH BASIN  
INSTALL SHOWER  
MAKE GOOD PLUMBING  
CONNECT TO NEW SEWAGE SYSTEM.

INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
SATELITE FACEPLATE X 2

REMOVE EXISTION INTERNAL NON LOAD BEARING STUD AND LATHE PLASTER  
WALL AND RELOCATE DOOR OPENING. 80 X 40 STUD WALL. INSULATE WITH R2  
FIBREGLASS CLAD WITH 6MM CEMENT FIBRE COMPACTED SHEET. FINISH. THIS IS TO  
CREATE SPACE FOR ACCESS TO BEDROOM 3  
BREAK THROUGH WALL  
FIT LINTEL (4)  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
ADDITIONAL CEILING LIGHT AND CONNECT TO CURRENT RING  
MECHANICAL VENTILATION AT 30 LITRES/SEC  
WITH AN OVERRUN PERIOD OF 15 MINUTES  
INSTALL TOILET  
INSTALL WASH BASIN  
INSTALL SHOWER  
INSTALL BATH  
MAKE GOOD PLUMBING  
CONNECT TO NEW SEWAGE SYSTEM.  
FIT NEW WINDOW  
1 DOUBLE SOCKETS REQUIRED  
INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
0 500 1000 1500

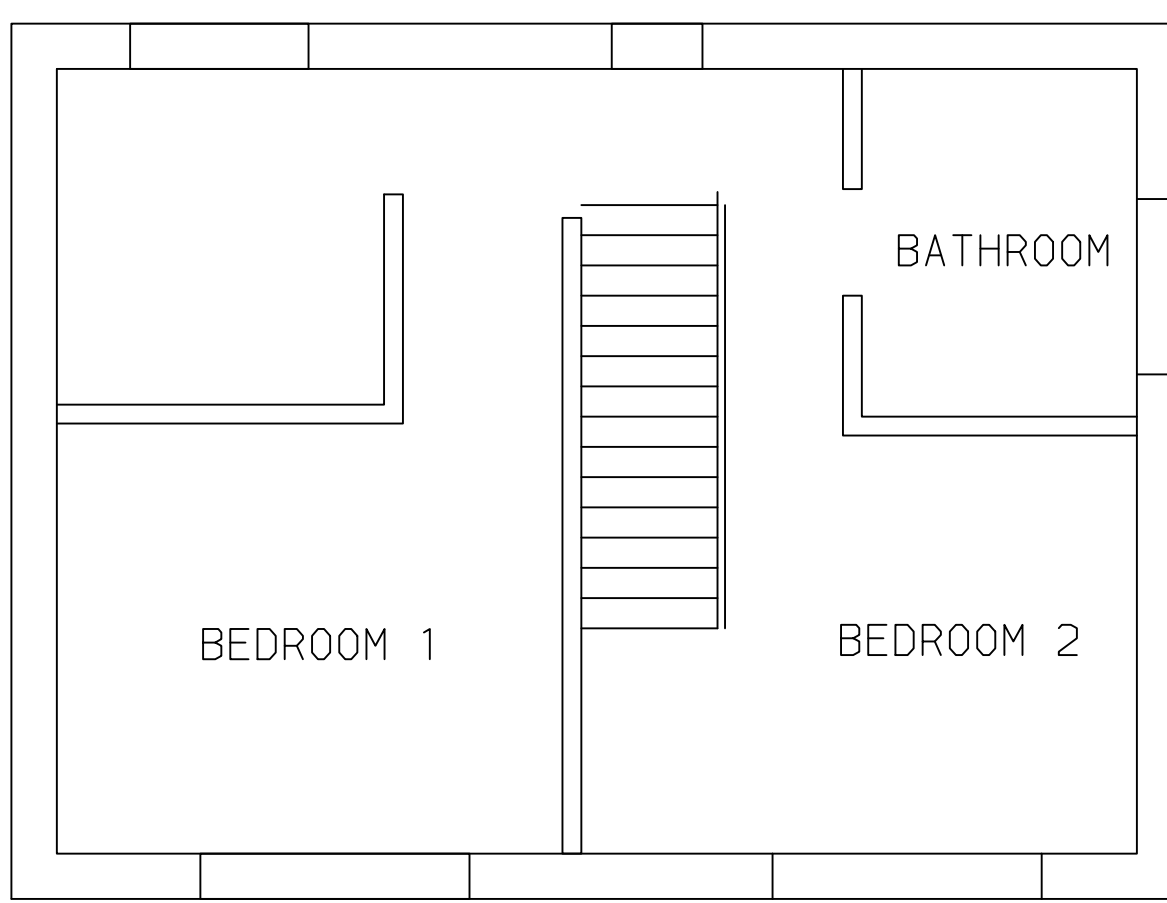
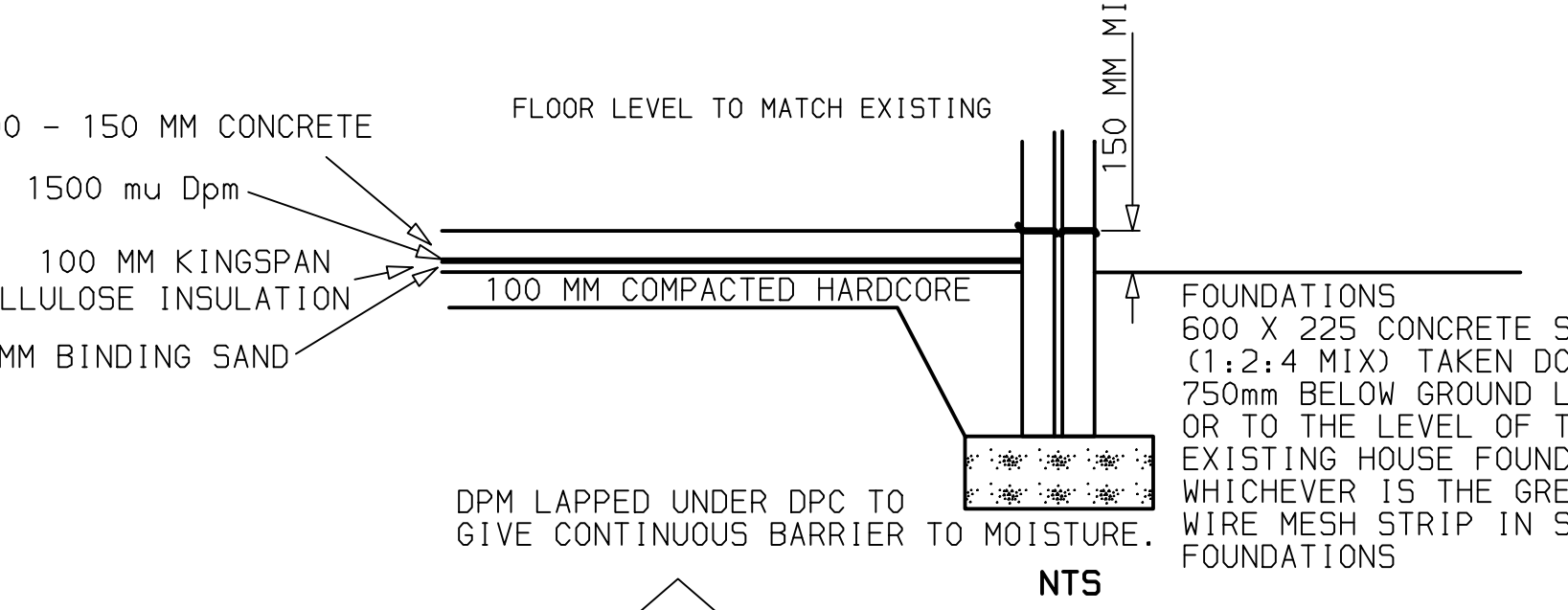
BEDROOM 2  
BREAK THROUGH WALL  
FIT LINTEL (4)  
MOVE EXISTING POWER POINT  
A TOTAL OF 4 DOUBLE SOCKETS REQUIRED  
INSTALL EXTRA RADIATOR AND CONNECT TO CURRENT SYSTEM  
ADDITIONAL CEILING LIGHT CONNECTED TO EXISTING RING  
INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
SATELITE FACEPLATE X 2  
FIT NEW WINDOW CAPABLE OF PROVIDING ESCAPE ROUTE  
IN CASE OF FIRE  
BEDROOM 3  
BREAK THROUGH WALL  
FIT DOOR ARCHITRAVE  
FIT DOOR  
A TOTAL OF 4 DOUBLE SOCKETS REQUIRED  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
SINGLE CEILING LIGHT AND SWITCH  
INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT  
SATELITE FACEPLATE X 2  
FIT NEW WINDOWS CAPABLE OF PROVIDING ESCAPE ROUTE  
IN CASE OF FIRE

ENSUITE  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
ONE CEILING LIGHT AND SWITCH  
MECHANICAL VENTILATION AT 30 LITRES/SEC  
WITH AN OVERRUN PERIOD OF 15 MINUTES  
INSTALL TOILET  
INSTALL WASH BASIN  
INSTALL SHOWER  
MAKE GOOD PLUMBING  
CONNECT TO NEW SEWAGE SYSTEM.  
FIT NEW WINDOW

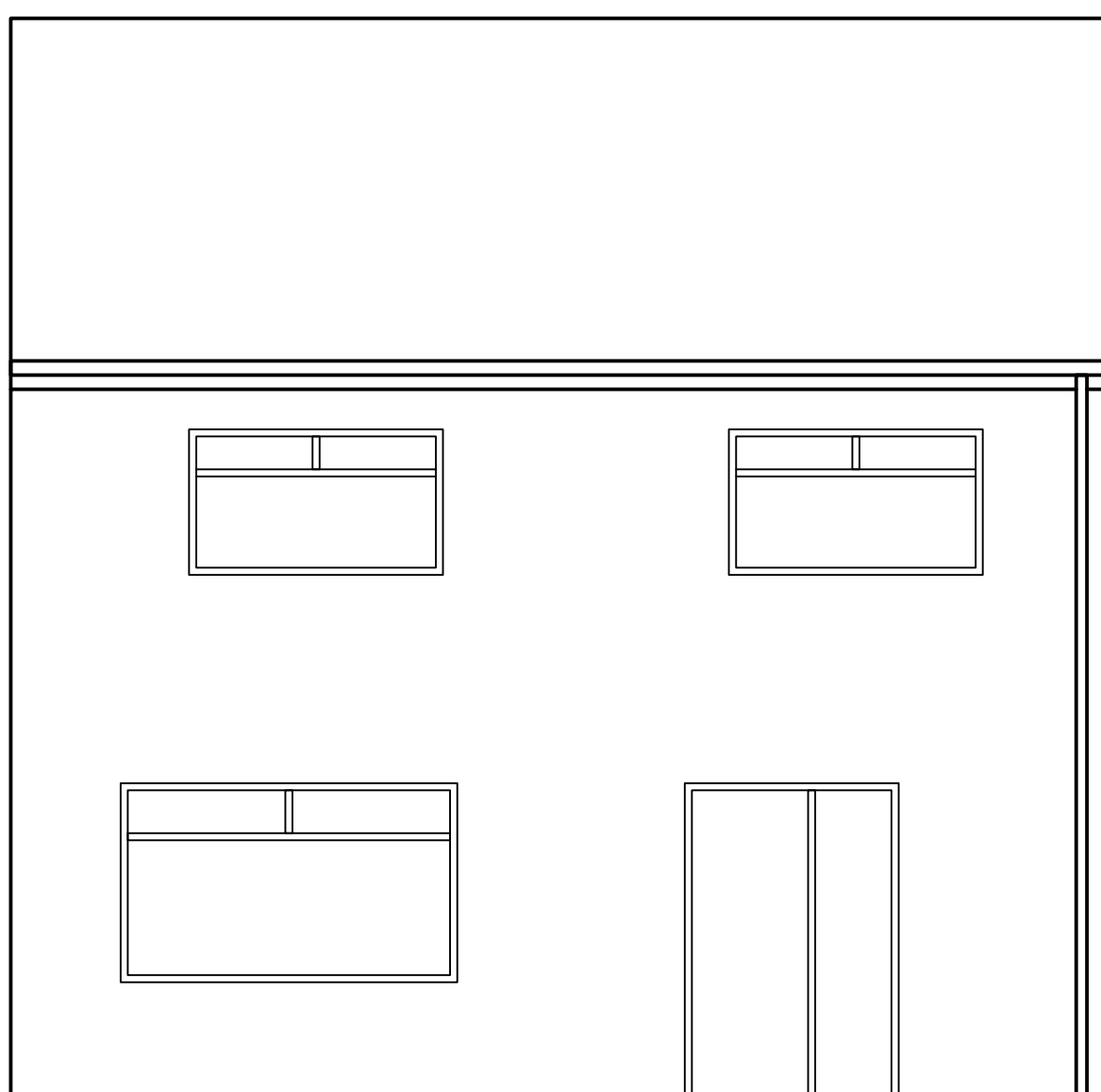
PITCHED ROOFS  
TILES TO MATCH THE EXISTING ON 25 X 50MM SW TILE BATTENS.  
UNTEARABLE SARKING FELT TO BS 747  
200 X 50 MM RAFTERS @ 600 MM CCS. BIRDSMOUTHED OVER THE  
WALLPLATE. USE TRUSS CLIPS TO SECURE  
RAFTERS TO WALL PLATES.  
100 X 50 MM SW WALL PLATE.  
100 X 50 MM SW WALL PLATE AGAINST PPORT  
EXISTING LOAD BEARING WALL TO SUPPORT  
ROOF RAFTERS. TO BE FIXED TO WALL BY M10 EXPANSION  
BOLTS AT 250 MM CENTRES  
VENTILATION TO BE CONTINUOUS BETWEEN STRUTS.  
FOR RAFTER SPANS A STRUT AT ONE-THIRD CENTRES.  
19MM SW FACIA, 12.5MM EXTERIOR PLY SOFFIT  
100MM HR GUTTER, 62MM DIA RWP'S.  
PROVIDE REDLAND OR SIMILAR VENTS AT EAVES AND GLIDEVALE  
VENT TILES @ 2.00M CCS AT HIGH LEVEL.  
150MM CODE 4 LEAD UPSTANDS AND STEPPED DPC AT ABUTMNET.  
200 MM MINERAL WOOL INSULATION TO ROOF SPACE

ROOFING IS TO BE IN ACCORDANCE WITH BS.5534 PART 1 1997  
AND BS 8000 PART 6 1990  
ALL ROOF TIMBERS TO BE PRESSURE IMPREGNATED  
WITH PRESERVATIVE

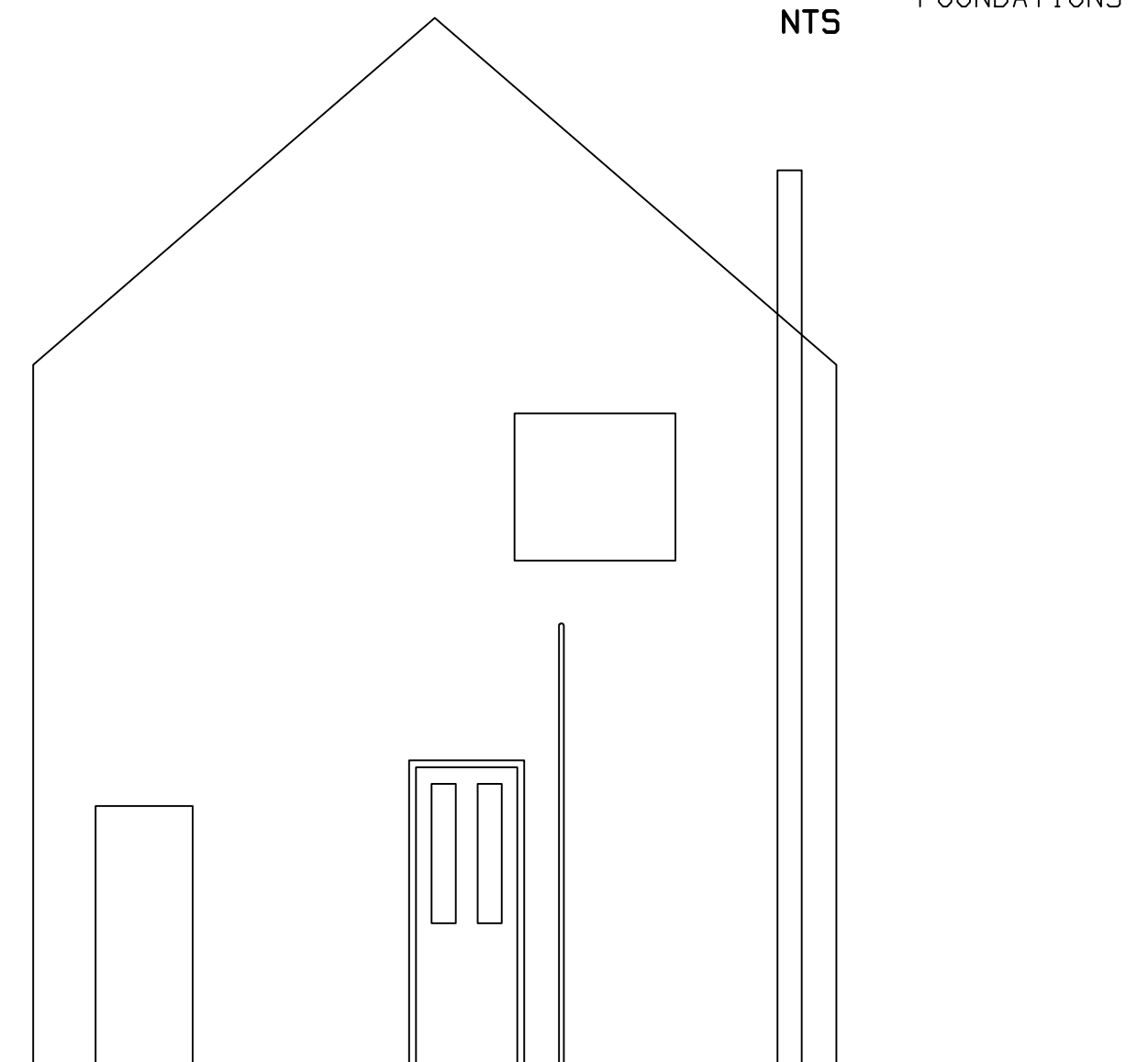
DRAINS  
GRUB UP ANY REDUNDANT DRAINS \*  
ALL NEW DRAINS TO BE 100MM DIA UPVC. SURROUNDED IN 150 MM PEA GRAVEL.  
ANY DRAINS UNDER THE BUILDING TO BE ENCASED IN 150MM OF CONCRETE.  
ANY DRAINS THAT PASS THROUGH WALLS HAVE THE FOUNDATION STEPPED UNDER  
AND THE BRICKWORK SUPPORTED WITH PRECAST CONCRETE LINTELS.  
ALL GULLIES ARE TO BE BACK INLET AND TRAPPED.  
WHERE SW WATER DRAINS BRANCH PROVIDE RODDING ACCESS THROUGH CONCRETE  
OR OTHER SOLID CONSTRUCTION FLEXIBLE ROCKER JOINTS TO BE PROVIDED WITHIN 150MM  
OF THE CHANGE OF GRANULAR BACKFILL MATERIAL ALL IN ACCORDANCE WITH MANUFACTURES  
INSTRUCTION.



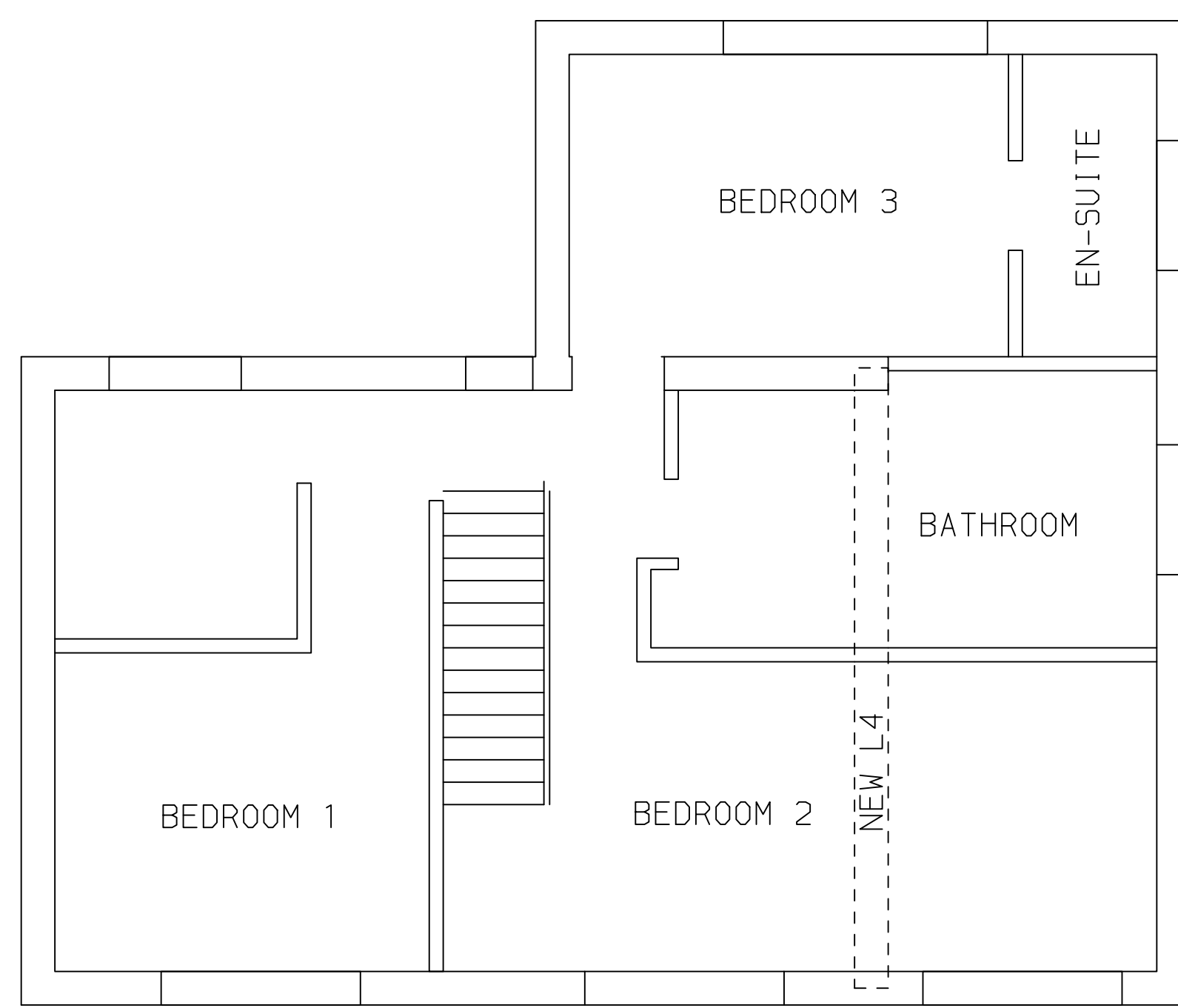
EXISTING PLAN VIEW



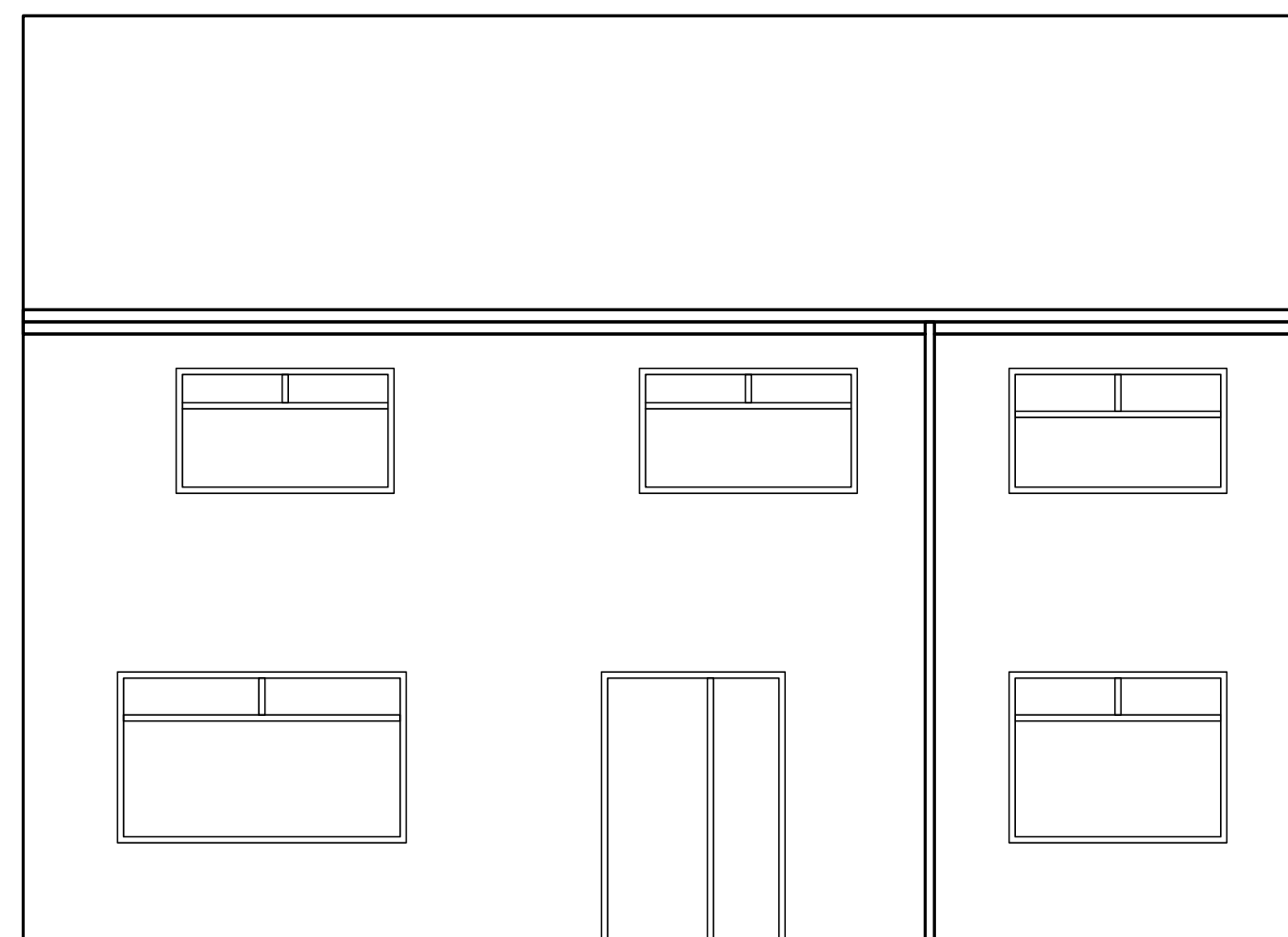
EXISTING FRONTVIEW



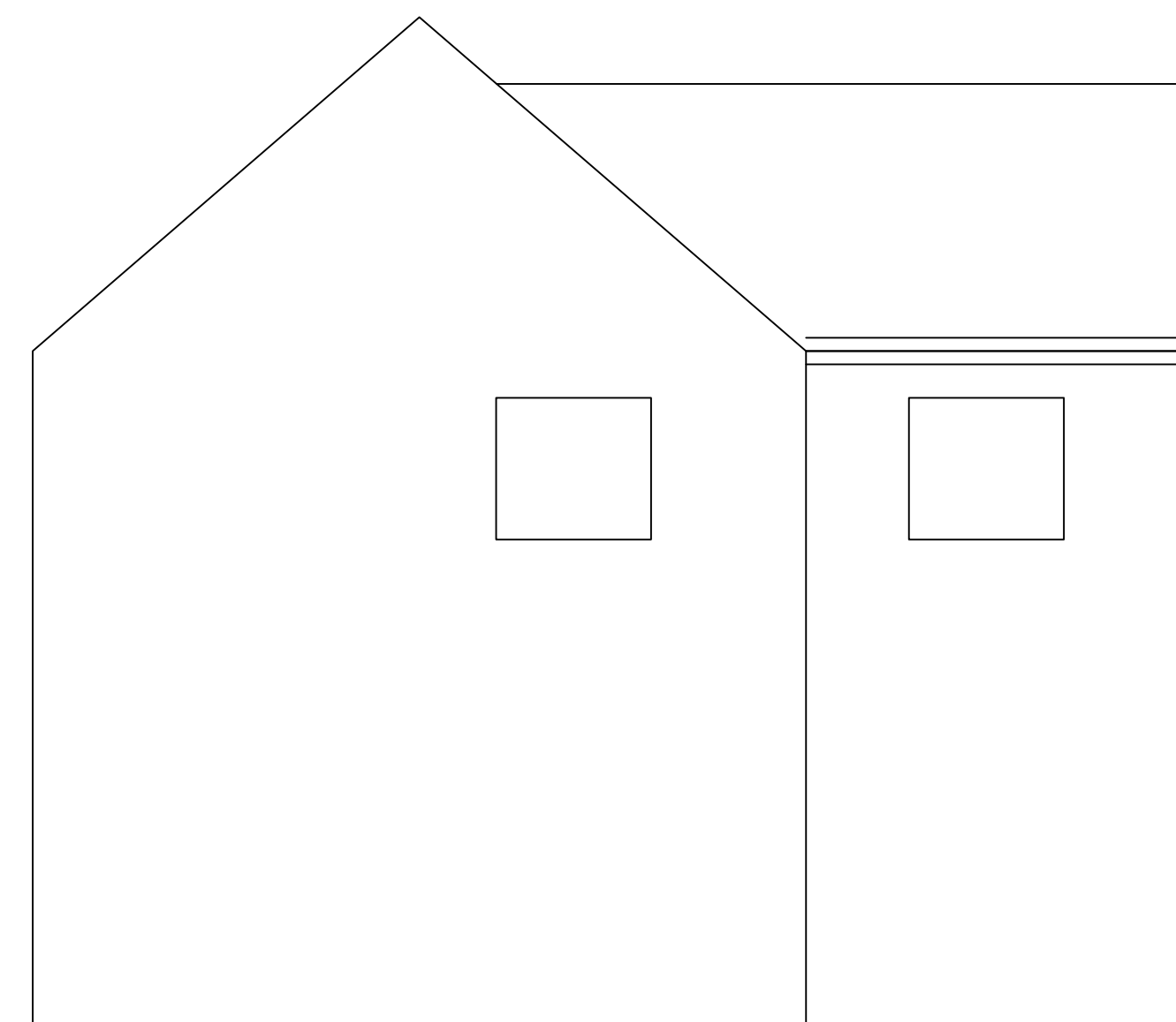
EXISTING SIDE VIEW



PROPOSED PLAN VIEW

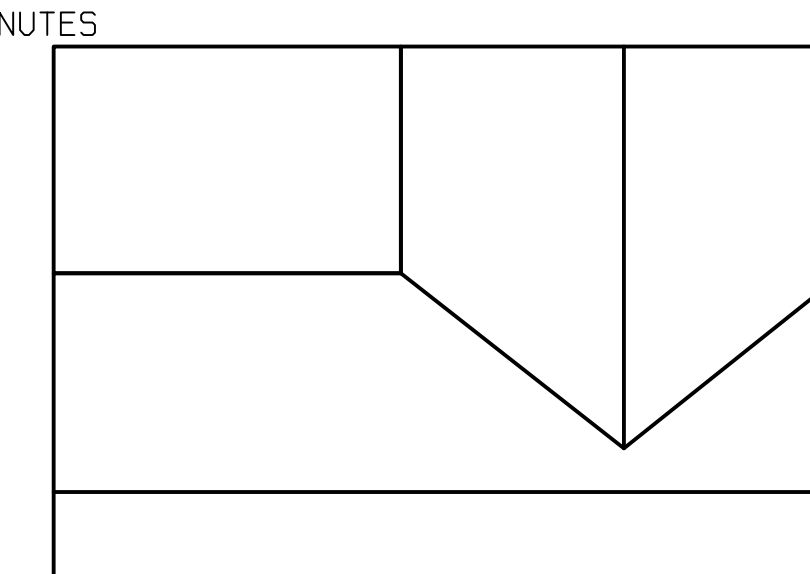


PROPOSED FRONT VIEW



PROPOSED SIDE VIEW

BATHROOM  
REMOVE EXISTION INTERNAL NON LOAD BEARING STUD AND LATHE PLASTER  
WALL AND RELOCATE DOOR OPENING. 80 X 40 STUD WALL. INSULATE WITH R2  
FIBREGLASS CLAD WITH 6MM CEMENT FIBRE COMPACTED SHEET. FINISH. THIS IS TO  
CREATE SPACE FOR ACCESS TO BEDROOM 3  
BREAK THROUGH WALL  
FIT LINTEL (4)  
INSTALL RADIATOR AND CONNECT TO CURRENT SYSTEM  
ADDITIONAL CEILING LIGHT AND CONNECT TO CURRENT RING  
MECHANICAL VENTILATION AT 30 LITRES/SEC  
WITH AN OVERRUN PERIOD OF 15 MINUTES  
INSTALL TOILET  
INSTALL WASH BASIN  
INSTALL SHOWER  
INSTALL BATH  
MAKE GOOD PLUMBING  
CONNECT TO NEW SEWAGE SYSTEM.  
FIT NEW WINDOW  
1 DOUBLE SOCKETS REQUIRED  
INTERNET CAT 6 SOCKET  
HDMI SOCKET  
DIGITAL TV ARIAL POINT



ROOF PLAN  
SCALE 1:100

SCALE 1-50 ORIGINAL SHEET SIZE A0

PROPOSED EXTENSION  
FOR MR P TINSLEY  
62 WELLANDS LANE  
WHITBURN  
TYNE AND WEAR  
SR6 7BJ

DRAWN	SIGNED	DRG. No.
MAY 2015	J. GILROY	ILP_370_1