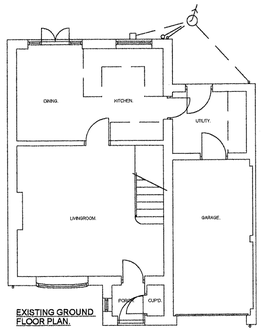
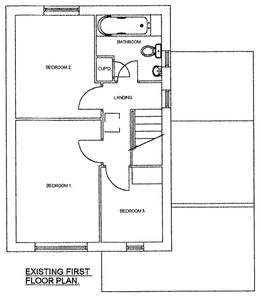
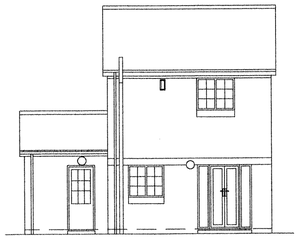


EXISTING GROUND FLOOR PLAN.

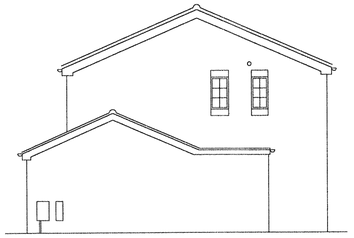


EXISTING FIRST FLOOR PLAN.

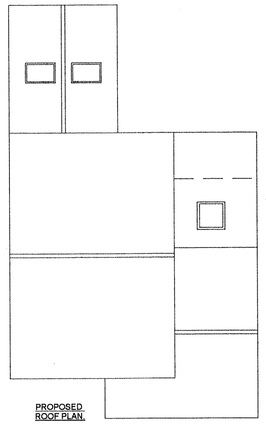
EXISTING FRONT ELEVATION.



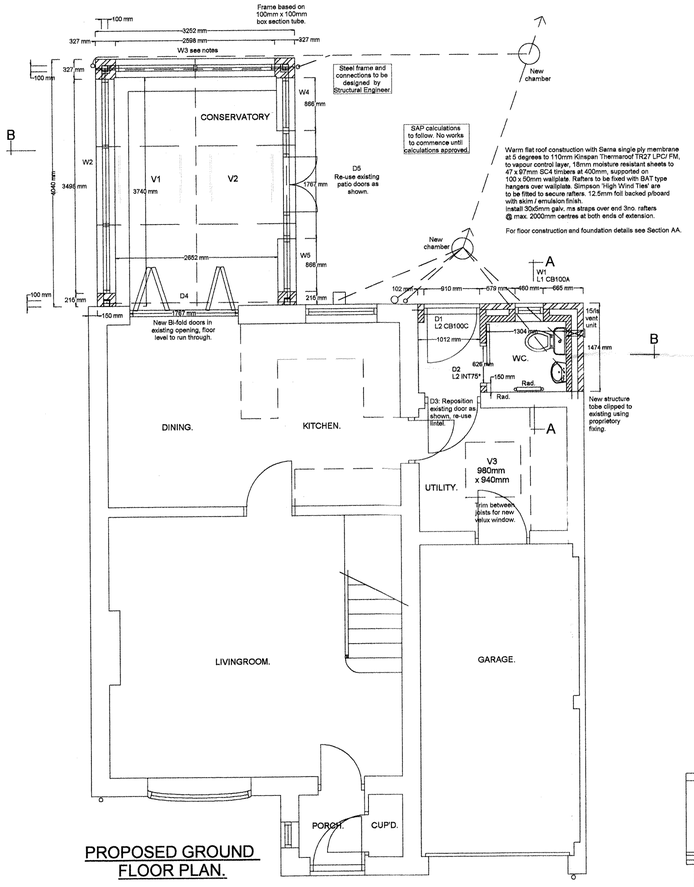
EXISTING REAR ELEVATION.



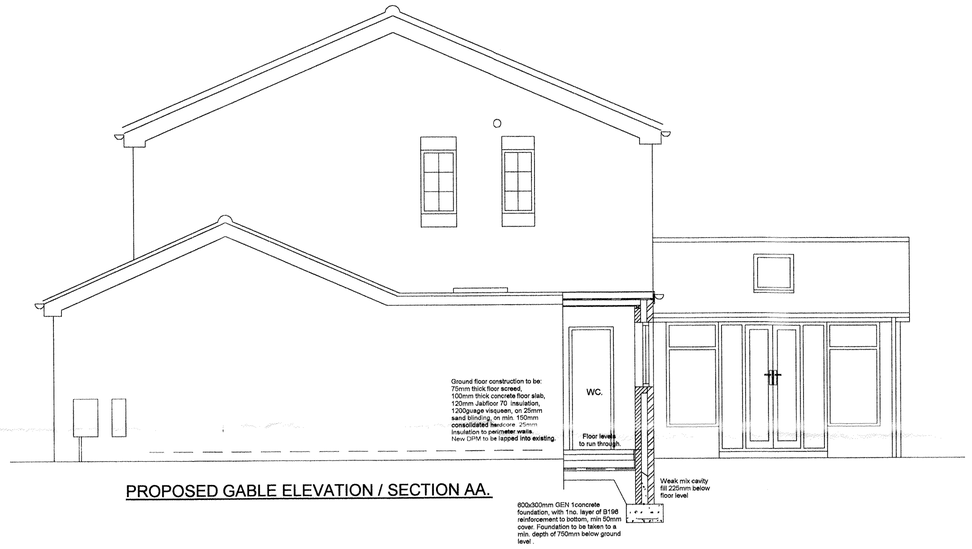
EXISTING GABLE ELEVATION.



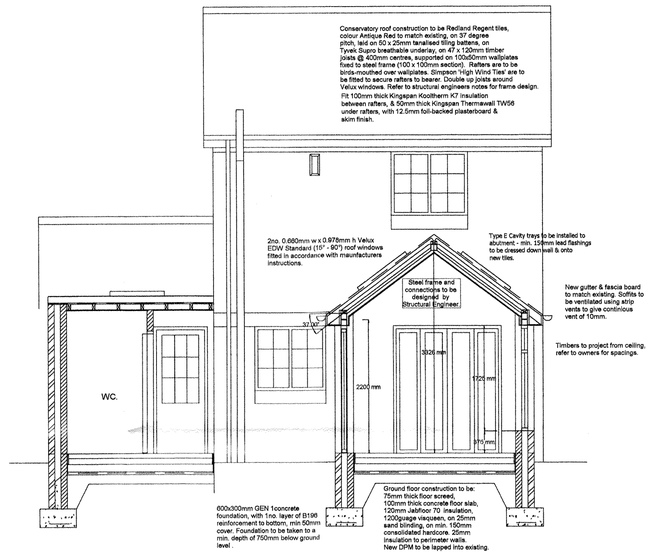
PROPOSED ROOF PLAN.



PROPOSED GROUND FLOOR PLAN.

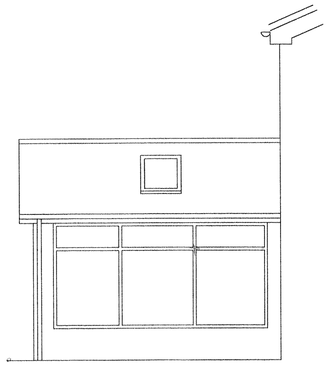


PROPOSED GABLE ELEVATION / SECTION AA.

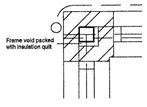


PROPOSED REAR ELEVATION / SECTION BB.

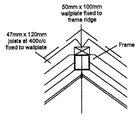
PROPOSED REAR ELEVATION.



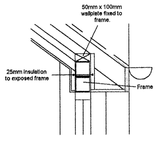
PROPOSED GABLE ELEVATION.



Corner Post Detail



Ridge Detail



Eaves Detail

Construction Notes

Foundations to be min. 750mm deep, grade 25 mix concrete, with one layer B196 mesh in bottom.
New founds to be dowelled to existing. All soft spots to be removed and backfilled with weak mix concrete.

External wall construction to be:
102mm brickwork to match existing,
100mm Crown Dri-therm cavity slab 32 Ultimate full fill insulation,
100mm Celcon Standard blockwork inner leaf,
13mm plaster & skim finish.
New construction to be clipped to existing using proprietory fixing.

Allow for vertical twist stainless steel wall ties @ max. 450mm centres verically and 750mm centres horizontally. Provide wall ties at every block course to window & door openings, positioned 150mm from reveals.
All cavities are to be closed using insulated d.p.c.'s.

All new lintels are to be Birtley Supergalv CB100, unless otherwise shown.
Alternative lintels may be used if agreed with Building Control Officer.

Rooms to have 8000mm² trickle vents.
Windows / doors are to be upvc double glazed units, 4mm outer pane, 20mm air gap, 4mm Pilkingtons 'K' glass inner pane (1.6Wm²K). Windows with cill heights below 800mm & all doors to be fitted with toughened glass in accordance with Approved Doc N
All window openings are structural openings.
W1: 0.460w x 1.05h.
W2: 3.498w x 1.725h.
W3: 2.598w x 2.689h to have insulated panel to u/s frame.
W4/5: 0.866w x 1.725h.
V1/2: 0.660w x 0.978h.
Note:SAP calcs to follow.

Doors
D1: 0.910w x 2.10h.
D2: 0.626w x 1.985h.
D3: exisitng.
D4: 1.767w x 2.10h.
D5: existing.

Structural Engineer.
Refer to structural engineers notes for frame design / fixings.

All electrical works shall comply with the latest edition of the IEE Wiring Regulations & must be carried out by a certified electrician (registered with an approved body), with copies of completion certificates given to Building Control Dept.
All vent units with 5 minute overrun, see drawing.
Contractor to liase with owner for socket / switch positions etc. Light fitting in shower room to be suitable IP rated. Use energy efficient bulbs in extension.
All cables in insulation quilt to be in conduit.

Refer to owners for heating in extensions.
Extend existing heating system into new rooms fit thermostatic radiator valves to all new radiators.
All gas installation works must only be carried out by CORGI registered installers.

Owners to specify all fixtures / fittings / finishes.

New drains are to be 110mm dia. upvc - laid to a min. fall of 1:40. Drains are to be laid in accordance with manufacturers instructions & shall be tested by Building inspector, on request. Where drainage runs through structure provide concrete lintels over both inner and outer leafs, seal with flexible water tight collars.

All dimensions to be confirmed by site measurements by the contractor, with any discrepencies being reported to the Client, before any further work to commence.

Contractor to check for notifiable materials, ASBESTOS, before commencing works on site.

SOUTH TYNESIDE COUNCIL
15 JAN 2016
AREA PLANNING
ST0054/16/HFUL

Revision: ORIGINAL.

Revision:

REAR EXTENSION & CONSERVATORY.

**ADDRESS: 22 BOWNESS CLOSE,
EAST BOLDON,
TYNE AND WEAR,
NE36 0UQ.**

APPLICANTS: MR WILLIAM M ARCHBOLD.

CONTACT: 0191 519 2429.

**SCALE - 1:20, 1:50, 1:100.
DATE - DECEMBER 2014.**

This drawing is to be used for Building Control & Planning Applications only.