

DEMOLITIONS

Remove internal masonry walls and partitions. Remove external masonry walls.

EXCAVATIONS

Excavate trench 600 wide and 900 deep below ground level to firm bottom. Excavate trench at inside existing external walls and build up with concrete fill to take new internal walls. Excavate part floor to reduce levels.

FOUNDATIONS AND FOOTINGS

Lay 600 x 300 concrete strip foundations reinforced with C283 oblong mesh 50mm from sides and bottom. Build up overall 300 thick concrete block inner leaf and outer leaf and bricks to match existing above ground level. Lay dpcs as shown. Fill cavity with mortar to ground level.

GROUND FLOOR

Lay 100mm sand cement screed flush with existing on Celotex GA4100 (U value of .19 W/m²degC)) wrapped in 1500 gauge polythene damp proof membrane on 150mm hardcore well consolidated and blinded with sand on rubble fill well consolidated. Connect new damp proof membrane to existing. Lap damp proof membrane up and behind internal blockwork as shown.

WALLS

Build up cavity walls from dense concrete blocks, 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. Build in steel beams on padstones and Catnic lintels in accordance with manufacturers instructions. Fit grey anodised aluminium doors and windows with U values of 1.6 W/m²degC. Cover external walls with polymer white coloured render all in accordance with manufacturer's instructions. Connect new blockwork to existing with stronghold wall connectors and fit vertical dpcs to cavities.

ROOF

Lay MarleyEternit Red Smooth Acme tiles on 20x40 sw battens on Tyvek Supro Pro or similar breathable membrane on C16 150x50 sw rafters. Fit roof structure as shown on drwg 10. Fix 30 x 5 galvanised steel holding down straps screwed to sw noggings between 2/No rafters and over 2No/blocks at 1m centres. Fit 150 Rockwool between ceiling joists and 150 over and tuck into top of cavity walls and screw 12.5mm plasterboard underside and skim all in accordance with manufacturer's instructions. Fit white sw or pvc fascias and Code 5 lead flashings, soakers and cavity trays.

FIRST FLOOR.

Lay 22mm flooring grade chipboard on C16 175x50 sw joists at 400 centres. Screw 12.5mm plasterboard underside and skim and skim all in accordance with manufacturer's instructions. Lay 150mm Rockwool between joists.

UNDERGROUND DRAINAGE

Expose existing drains in areas of manholes and seal off and remove internal manhole. Excavate trenches and lay 100mm UPVC drain to fall and connect to existing branch and new plastic MH with light duty cover. Surround drains with 150 concrete under building and 150mm pea gravel elsewhere and back fill trenches with selected spoil and ram every 150mm. Fit new back inlet gullies.

PROPOSED ALTERATIONS AND EXTENSIONS TO PROPERTY AT
38 CAULDWELL VILLAS SOUTH SHIELDS NE34 0SX

NOTES

ABOVE GROUND DRAINAGE

Fit new 100mm plastic SVPs and discharge to manholes.
Fit 36mm sink, shower and bath wastes, 32mm lb wastes and connect to SVPs.
Fit black deep flow rain water gutters and rwp and connect to back inlet gullies. Extend and re-direct existing gutters and as necessary.

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:

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

15litres/sec and wired to lights for 15min run on. Fit mechanical vent to first floor bathroom in ceiling and duct through loft to ventilating ridge tile.

KITCHEN

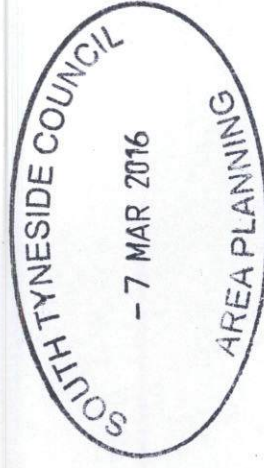
LAVs

VENTILATING, HEATING AND PLUMBING INSTALLATION

Extend central heating and hot and cold water systems.

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.



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