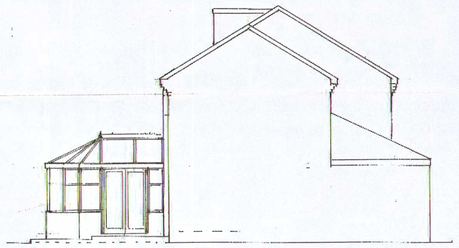
Note.

- The works as drawn require approval by the Local Authority Planning and Building Control Departments. Works should not start until such approvals are in place.
- Methods/materials shown are indicative only. Others may be substituted subject to approval by the client and the L.A. Inspector.
- Do not scale from this drawing for construction purposes.
- The builder is responsible for checking all dimensions, pitches etc – designated or not – prior to pricing, buying or building.
- All references to Building Regulations, Codes of Practice etc are to be taken as the latest editions with any amendments.
- All works on or adjacent to a boundary will require the written consent of the adjoining owner – Party Wall Act 1996

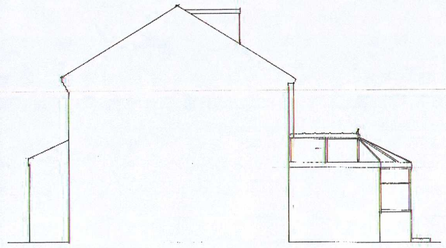
EXISTING

REAR

RWP REMOVED - WASTES TO RUN TO BOSSED COLLARS ON SVP

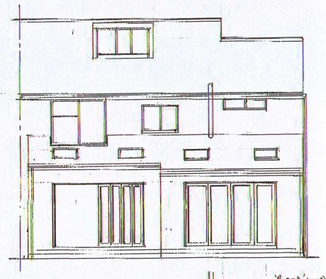


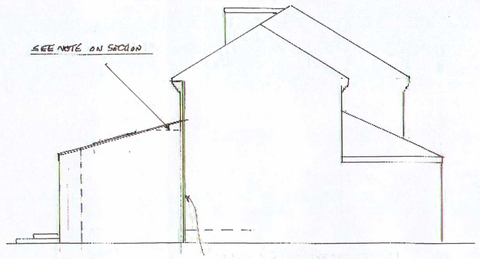
SIDE (FROM ADJACENT)

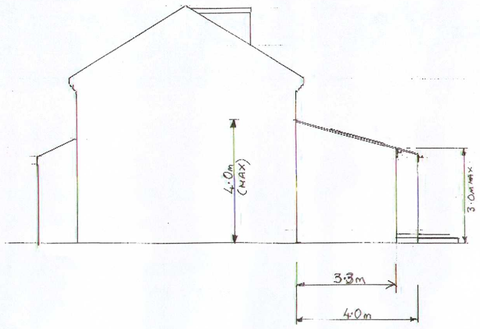


SIDE (FROM ADJOINING)

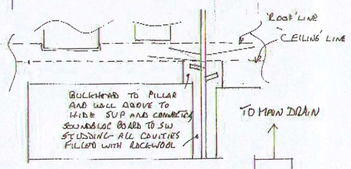
PROPOSED



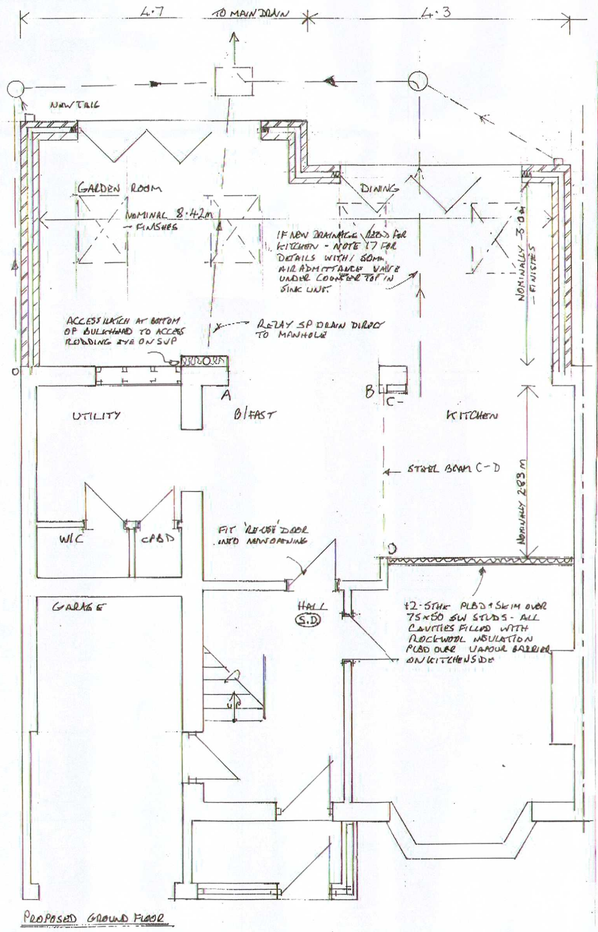




DETAIL

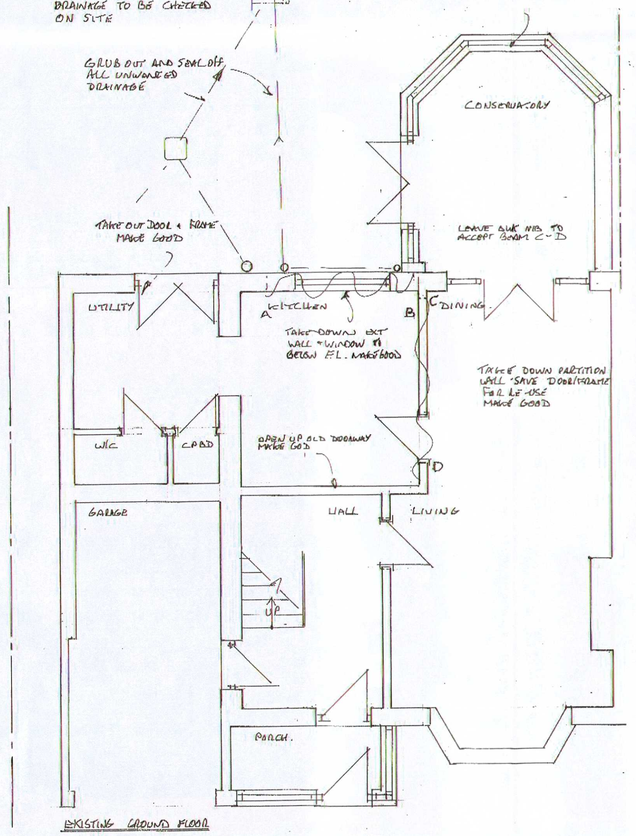


LAYOUT ASSUMED
DRAINAGE TO BE CHECKED ON SITE

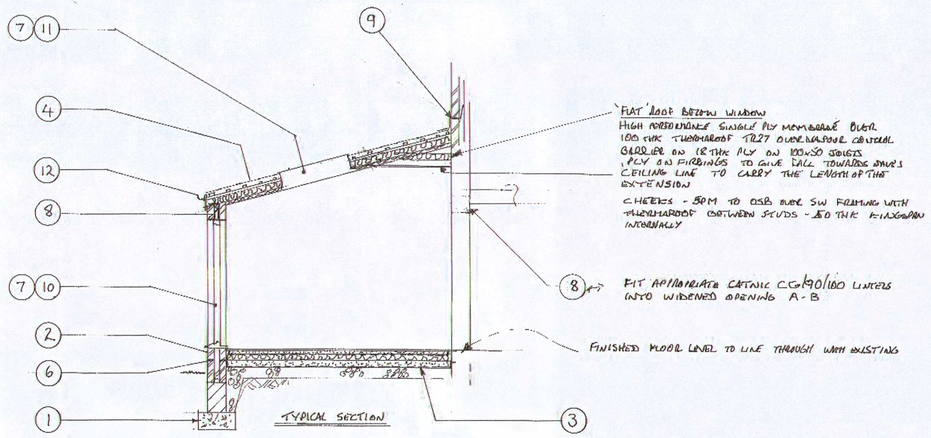


PROPOSED GROUND FLOOR

TAKE DOWN CONSERVATORY
DEMOLISH WALLS BEHIND UP
FLOOR & FOUNDS - REMOVE ALL FROM SITE



EXISTING GROUND FLOOR



Construction Notes

1) **Foundations** - 600x225 concrete to BS8004 - 1986, minimum 900 below GL on good loadbearing strata. 2nd Eng bwk / trenchblocks below DPC with any cavity filled with lean mix concrete to within 150mm of lowest DPC.
2) **Wall Construction** – 102.5 thk facing bwk outer leaf to match existing as close as possible- 100 wide cavity full filled with Dri-Therm insulation – 100 thk turbo blwk inner leaf – stainless steel wall ties to BS 1243 at maximum centres 750 horizontal, 450 vertical (block height at jambs).
   Cavity maintained to existing and closed at eaves
   NOTE:-insulation to full height of all walls
   Internally 12.5thk plbd and skim (dot and dab) to all walls
3) **Floor Construction** – Floor finish to clients approval on 65thk dense sand/cement screed over 500G vapour control barrier on 75thk Kingspan Thermafloor TF70 over 100thk concrete on 1200G DPM over minimum 150thk sand blinded well compacted hardcore. FFLs to line through with existing. DPM lapped to wall DPC
4) **Roof / Ceiling Construction** – Tiles to suit roof pitch of approx 15° (Marley Melbourn, Malvern, Wessex or similar) - on 38x25 treated sw battens at suitable centres over 1 no. layer Tyvek breathable membrane on 150x50 C24 sw rafters at 300 ctrs. Double up rafters to each side of roof windows. (See calcs attached)
   Insulation – 100thk Kingspan TF insulation wedge fit between the rafters flush with soffit face - 50 thk Kingspan over - 12.5 thk plbd and skim finish over vapour barrier. Maintain minimum 50mm airgap between insulation and underside of membrane. Insulation to roof above ceiling - see section.
   Ceiling – 100x50 sw joists at 400 ctrs – finish as above.
5) **Straps** – Structural timbers secured to bwk with 38x5 section galvanised mild steel clips/straps at max 2.0m centres. Laying across timbers straps to bridge minimum 3no with softwood noggin infills under/over.
6) **Damp proof courses** - DPC's to BS 743, minimum 150 above G.L. and lapped to existing and floor DPM's. DPC's laid horizontally and vertically to all new external openings.
7) **Ventilation – Rooms general** –Purge ventilation via external doors/windows – opening 30° or more, combined openings to be minimum1/20th floor area – plus minimum 5000mm² trickle ventilation through door/window head vents
   + for kitchen - intermittently operable mechanical extraction giving 60ltrs/sec discharge or 30ltrs/sec via cooker hood. Note mech. extraction to vent to outside air
8) **Lintels** – Catnic CG 90/100 lintels – minimum 150 bearing each end and rendered ½ hr fire resistant with 12.5thk plbd and skim.
   All lintels to external walls to have cavity tray over with stopped ends and open perpends at 1m intervals with anti-insect protection.
9) **Cavity trays/flashings/soakers** –Wall to roof connections to have full cavity tray with flashings and soakers as necessary
10) **Door/window/glazing** –White uPVC frames to match existing c/w St. Gobain double glazed units with 14mm Argon filled air gap and soft 'low E' coating to give a minimum u-value of 1.2w/m²K
    Glazing to comply fully with Document L - Thermal Performance and Document K - Safety, of the current Building Regulations.
11) **Roof Windows** – Velux, size MO6-0066 triple glazed units in uPVC c/w fixing kit and all necessary flashings and soakers, all to be compatible with the chosen roof tile and all fitted as per the manufacturers instructions. Minimum thermal performance 1.0w/m²k.
12) **Rainwater goods** -- Black uPVC – downpipe 65mm and gutter 114mm on white uPVC fascia.
13) **Services** – Heating, lighting, ring main and plumbing from existing circuits, all to the latest codes and clients approval. Builder to ensure existing supplies are sufficiently robust to carry the additional load
14) **Conservation of Energy** –
    Insulated cavity closers to be used throughout.
    All pipework to be insulated
    Heating system to have thermostatic valves on all new radiators.
    Low voltage, high efficiency lighting throughout with thermal shielding over if inset into ceiling voids.
15) **Electrical Safety – Part P – All electrical installations required to meet the 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 Certificate to be issued for the works by a person competent to do so. Reasonable provision shall be made in the design and installation of electrical installations to protect persons operating, maintaining or altering the installations from injury or fire.**
16) **Wastes** – Sink 38 dia, all upvc through deep seal anti-siphon trap to TBI or SP collar connections as appropriate
17) **Drainage** – All new and retained existing drains under new works to be exposed, tested and surrounded in 150thk concrete with foundations stepped below invert level with proprietary concrete lintel over.
    All new drainage to be 100 dia, flexible jointed, laid to minimum 1:80 falls in approved granular surround and backfilled. New ICs to be proprietary units installed as per manufactures instructions
18) **Steel Beams** – see calculation sheets for details. Minimum 100mm bearing each end on precast concrete padstones generally 150thk (2 course). All rendered 1/2hr resistant with 12.5thk plbd and skim over sw framing.

NOTE (S.D) SELF CONTAINED SMOKE DETECTORS TO BS 5839- PT6.2004 - INTERCONNECTED ON A DEDICATED CONSUMER UNIT CIRCUIT. FIT ONE IN HALL AS SHOWN AND ONE TO 1ST FLOOR LANDING.

SOUTH TYNESIDE COUNCIL
19 MAY 2016
AREA PLANNING

ST0464/16/FUL

Proposed REAR EXTENSION at 5 SUN VIEW TERRACE, CLEADON SR6 7SB

DRG Nº 05/SVT/01 SCALES 1:100, 1:50

DATE 20 MARCH 2016