

ST0805 / 16 MFUL

DEMOLITIONS

Break out openings in existing kitchenyard and dining room/yard walls and make good. Remove existing hut

EXCAVATIONS

Excavate trench 600 wide and 900 deep below ground level to firm bottom.

FOUNDATIONS AND FOOTINGS

Lay 600 x 300 concrete strip foundations reinforced with C283 oblong mesh 50mm from sides and bottom and lap under foundation to boundary wall. 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 GA4070 (U value .22 W/m²degC) wrapped in 1500 gauge polythene damp proof membrane on 150mm hardcore well consolidated and blinded with sand. Connect new damp proof membrane to existing. Lap damp proof membrane up and behind internal blockwork as shown.

WALLS

Build up cavity walls from brick outer leaf to closely match existing and on top of existing wall with 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 and at each vertical course of blockwork at openings. Make good end bearings and build in 200 x 100 x 150 deep concrete padstones and steel beams as shown drwg 7 and make good. Fit Catnic lintels or similar over external opening allowing 150mm end bearing and clad all internally with 12.5mm plasterboard skimmed. Check suitability of lintel specification for thickness of existing wall to PATIO. Fit white pvc windows and doors glazed and with U value of 1.6 W/m²degC. Fix new brickwork to existing with Catnic Stronghold wall connectors all in accordance with manufacturer's instructions and form vertical break in cavity at existing wall and insert vertical dpc.

ROOF

Lay Sarnafil or similar all in accordance with manufacturer's instructions fully bonded to Celotex TC3140 on C16 125x50sw flat roof joists at 400 centres, fixed to galvanised steel shoes. Line underside with 12.5mm plasterboard skimmed. (U value .16 W/m²degC). Build in Velux flat roof window all in accordance with manufacturer's instructions. Fix 30 x 5 galvanised steel holding down straps screwed to sw noggings between 2No joists and over 2No/locks at 1m centres to north and west sides. Fit white sw fascias and soffits and Code 5 lead flashings, soakers and cavity trays.

UNDERGROUND DRAINAGE

Expose existing underground drain under extension and make good. Encase with 150mm concrete. Fit new back inlet gully to replace existing. Back fill trenches with selected spoil and ram every 150m.

ABOVE GROUND DRAINAGE

Fit white deep flow rain water gutters and rwp and connect to back inlet gully. Rationalise existing wastes. Fit 36mm sink wastes and discharge to back inlet gully.

LANDSCAPE

Make good existing YARD.

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 fan to achieve the following discharge rates:
KITCHEN 60litres/sec (background not less than 4000sq.mm)

HEATING AND PLUMBING INSTALLATION

Extend existing central heating system.
All work to heat producing appliances to be carried out by a Gas Safe Registered Engineer.

PROPOSED ALTERATIONS TO PROPERTY AT
11 ERSKINE ROAD SOUTH SHIELDS

NOTES



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