

DEMOLITIONS

Make openings in internal and external walls and take down some internal first floor partitions to form space for new bathrooms. Remove roof tiles, battens, rafters and truss rafters and purlins.

EXCAVATIONS

Excavate trench 600 wide and min. 900 deep below ground level to firm bottom. Excavate to reduce levels in area of orangery.

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 GA4065 ((U value of .22 W/m²degC)) wrapped in 1500 gauge polythene damp proof membrane on 150mm hardcore well consolidated and blinded with sand on. Connect new damp proof membrane to existing. Lap damp proof membrane up and behind internal blockwork as shown.

WALLS

Build up cavity walls from red bricks to closely match existing, 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 lintel in accordance with manufacturers instructions. Fit white PVC doors and windows with U values of 1.6 W/m²degC.

Connect new walls to existing with stronghold wall connectors and chase whole depth of existing single leaf and fit vertical dpcs to join cavities. Fit Catnic lintels over new openings.

At south gable face external blockwork leaf with white render and black painted timber features.

INTERNAL PARTITIONS

Build up internal partitions from 75x50 sw studs and noggings with 12.5mm plasterboard both sides and skimmed.

ORANGERY/KITCHEN ROOF

Lay Red Smooth reclaimed and new tiles on 20x40 sw battens on Tyvek Supro Pro or similar breathable membrane on C16 125x50 sw rafters ceiling joists and ties supported on walls plates on internal leaf walls and steel beams and 100x50 studs and noggings with 12.5mm external quality plywood one side. Fix 30 x 5 galvanised steel holding down straps screwed to sw noggings between 2/No rafters and over 2/No/blocks at 1m centres. Fit 100 Rockwool between ceiling joists and 150 over and tuck into top of cavity walls and screw 12.5mm plasterboard underside and skim and skim all in accordance with manufacturer's instructions. Fit Celotex PL4060 between rafters and duct studs and line internally with Celotex PL4025 and foil backed plasterboard skimmed. At west lantern external aprons fix Red Plain tiles on 20x40 sw roof battens on Tyvek Supro Pro breathable membrane on 12mm external quality plywood on studs and noggings. Fit black sw fascias and Code 5 lead flashings, soakers and cavity trays.

At flat roof lay Samafil fully bonded to 12mm external quality plywood on Celotex TC30140 on 19mm external quality plywood on firings on C16 125x50 sw roof joists at 400 centres. Fix 12.5mm plasterboard underside and skim. Lap Samafil over 12.5mm external quality plywood perimeter upstand and 150mm over tiles to form waterproof joint.

Fit white PVC lanterns all in accordance with manufacturer's instructions.

PROPOSED ALTERATIONS TO PROPERTY AT 15 MOORE AVENUE SOUTH SHIELDS NE34 6AA

NOTES

LOFT ROOF

Lay MarleyEternit Duo Edgemere Old English Dark Red tiles on 20x40 sw battens on Tyvel Supro Pro or similar breathable membrane on attic trussed rafters supplied by specialist manufacturers (calculations to be provided at order of trusses). At dormers build up external walls from Red Plain tiles on 20x40 sw roof battens on Tyvek Supro Pro breathable membrane on 12mm external quality plywood on C16 100x50 sw studs and noggings between truss ties with Celotex PL4060 between studs and PL4025 internally covered with 12.5mm foil backed plasterboard skimmed all in accordance with manufacturer's instructions. At dormer flat roof lay Samafil fully bonded to 12mm external quality plywood on Celotex TC30140 on 19mm external quality plywood on firings on C16 150x50 sw roof joists at 400 centres.. Fix 12.5mm plasterboard underside and skim. Lap Samafil under ridge and 150mm over heads of rafters to form watertight joint between falt and pitched roofs. Fit code 5 flashings.

FLOOR CONSTRUCTION

Lay 25mm flooring grade chipboard on trussed rafter ties. Fit Rockwool FirePro system on chicken wire between floor ties to achieve half hour fire protection. Build up short eaves wall from 100x50 sw studs and noggings and fixed to rafters. Finish internally with insulation and plasterboard as underside rafters.

STAIRCASE

Build in sw staircase (r=190.5, g=220, pitch 42deg). Fit handrails 900mm high and spindle at 100mm centres. Form ceiling headroom min 2000 above pitch line and at landing.

ABOVE GROUND DRAINAGE

Fix deep flow gutters and rwps as existing colour and connect to existing.

Fit stud stack and air admittance valve at loft eaves and connect to existing svp. Generally fit 100mm WC waste, 32mm lb waste, and 36mm bath/shower waste. Fit deep seal traps.

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:

LAV 15litres/sec and wired to lights for 15min run on.

To retain doors to staircase enclosure fit mains connected and interlinked smoke detectors in all habitable rooms and landings.

HEATING AND PLUMBING INSTALLATION

Connect central heating and hot and cold water systems to existing.

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.



ST0814/16 HFUL