EXISTING

front

side

rear

side

PROPOSED

UTILITY CLOAKS AND BATHROOM WINDOWS OBSCURE GLAZED

2100

1000

6650

11450

2850

4050

1100

3000

Section A-A

BUILD UP EXISTING END WALL IN CONC. BLOCK TO SUPPORT NEW ROOF CONSTRUCTION

NEW GROUND AND FIRST FLOORS TO LINE THRO' WITH EXISTING

WALLS TO EXISTING REAR EXTENSION ASSUMED TO BE 300 THK AND FULL CAVITY CONSTRUCTION. 11" LEGS BUILT NEW DIRECTLY OVER EXISTING AND D.P.C LINE INTERVENES

CEILING LEVEL TO DAY WINDOW IN LOUNGE

BEAMS - SPANS/LENGTHS SUBJECT TO REMEASURE ON SITE

B-B	3·65	CLEAR SPAN
C-C	4·85	"
D-D	1·50	"
E-E	3·00	"
F-F	3·55	"

NOTE:

- WORKS AS DRAWN REQUIRE APPROVAL BY L.A. PLANNING & BUILDING CONTROL DEPARTMENTS. WORK SHOULD NOT START UNTIL SUCH APPROVALS ARE IN PLACE
- METHODS / MATERIALS SHOWN ARE INDICATIVE ONLY - OTHERS MAY BE SUBSTITUTED SUBJECT TO CLIENTS AND INSPECTORS APPROVAL
- 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 REFER TO LATEST EDITIONS AND AMENDMENTS
- ALL WORKS ON OR OVER THE PARTY LINE TO BE WITH WRITTEN CONSENT OF ADJOINING OWNERS.

EXISTING
ground floor

first floor

STRIP OFF ROOF COVERING AND TAKE DOWN CHIMNEY STACK IN WAY OF NEW WORKS

FAMILY ROOM

KITCHEN

BATHROOM

LIVING ROOM

GULLY

RWP

SVP

RWP

BOUNDARY

BOUNDARY

BED

BED

W.C.

CUPBD

BED

down

RWP

REFURBISHMENT

STRIP PLASTER FROM ALL INTERNAL WALLS -
CHOP DOWN ALL LATH & PLASTER WORK CEILINGS
REMOVE ALL UNWANTED NON-LOADBEARING PARTITIONS
REMOVE STAIRCASE.

NEW INTERNAL WALL AND CEILING FINISHES GENERALLY AS CONSTRUCTION NOTES

LOCATE EXISTING DRAINAGE AND SURVEY OUT ANY UNKNOWNS IN WAY OF NEW WORKS.

PROPOSED
ground floor

first floor

SHOWER

BI-FOLD DOORS TO CLIENTS APPROVAL

HC06

H.D.

BEAM C-C

UTILITY

DINING / KITCHEN

BUILD UP AS NECESSARY IN CONC. BLOCKWORK

SHOWER RAISED MINOR MOUND

CLOAKS

S.D.

LIVING

BEAM E-E

BEAM F-F

BOUNDARY

BOUNDARY

BED

BATH

S.D.

BED

BED

down

ROOF LAYOUT

CONCRETE BLOCK OFF EXISTING TO SUPPORT GUTTERS/ RAFTERS ETC

EXISTING ROOF SLOPE TO REMAIN

PRE-FORMED FIBREGLASS VALLEYS INSTALLED AS MANUFACTURERS INSTRUCTIONS

SOUTH TYNESIDE COUNCIL
02 OCT 2017
AREA PLANNING

SCALE	1:50, 1:100	TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES 163/HHR/02
DATE	AUG 2017	
DRG No	163/HHR/01	

PROPOSED EXTENSIONS TO
163 HARTON HOUSE ROAD
SOUTH SHIELDS NE34 6EA

ST0967/17/HFUL