PROPOSED ALTERATIONS to
67, MELDON AVENUE,
SOUTH SHIELDS,
NE34 0EL

NOTES :

All electrical work to be carried out by a competent electrician and to satisfy Part P of the Building Regulations.

Upgrade existing smoke detector system, units to conform to B.S.5446 part 1 and installed within guidance in approved document B units to be powered by mains supply, with battery back up.

Elements of existing structure to be exposed prior to work commencing to enable building control to inspect, i.e. foundations to ascertain their suitability in accepting greater loadings.

Building work in the vicinity of the boundary line would be subject to provisions stipulated within the party wall act 1996.

Conditional approval requested for plumbing and heating specialist to provide heating /control specification and hot water storage details and to comply with Part L of the Building Regulations.

All lintels/steelwork to be encased in 2 layers of plasterboard and skim to give min ½ hr/fr.

No work to encrotch on to adjoining neighbours property without obtaining permission by owners prior to work commencing.

Conditional approval requested for roof design specialists to provide design and calculations for extension to main pitched roof.



ROOF :

Make good to existing main roof construction after existing chimney stack has been removed as indicated,

New Sandtoft or similar manufacturer of single lap concrete interlocking rolled type tiles to be approved by local authority prior to work commencing, tiles fixed in accordance to manufacturers recommendations, include 2no roof tile vents, gable end finished off with proprietary dry verge system, overhang to match existing.

New matching concrete ridge tiles fixed in accordance to manufacturers recommendation.

Roof tiles laid on 38x25mm S.W. treated tiling battens over 38x25mm S.W. treated counter battens on Kingspan or equivalent nilvent breathable sarking membrane lapped at eaves into new UPVC Marley or similar half round gutter with new S.W. fascia & soffit to match existing.

18mm thk sarking boards with min 75mm thk Kingspan Thermapitch T.P. 10 zero ODP fixed in accordance to manufacturers recommendations.

New manufactured roof trusses to main roof new extension designed by specialists, manufacturer to supply local authority with calculations prior to work commencing, roof trusses designed to B.S. 5268 part 3 1985 and to clarify diagonal bracings and lateral restraints.

Roof trusses supported by joist hangers fixed to cavity wall construction and to 100x75mm S.W. wall plates fixed to inner leaf of cavity walls at eaves level, roof truss rafters to be min 150mm, allow for 50mm air gap within truss rafters with min 90mm Kingspan or similar insulation in between rafters with 40mm min Kingspan or similar over timbers to prevent cold bridging.

Kingspan insulation to be kept in place by S.W. battens fixed to sides of trusses, ceilings finished off with 12mm plasterboard and skim.

Min 250mm thk glass wool insulation laid between roof trusses to loft space for additional insulation.

Roof trusses held down by M.S. straps 30x5mm @ max 2.0mtr c/c and carried across at least 3 roof truss members.



ROOF TO REAR EXTENSION:

3 no new 'Velux' 78 x 140 roof windows all fitted to manufacturers recommendations trim out between new roof timbers with 100 x 50 SW timbers to form new openings, new No 4 lead flashings to new roof windows, double up timbers supporting roof windows.

New Marley or similar Melbourne slate type concrete roof tiles to be approved by local authority prior to work commencing, tiles fixed in accordance to manufacturers recommendations...."the roofing tile must be suitable for a pitch of 17 degrees"

Roof tiles laid on 38 x 25mm S.W. treated tiling battens over 38 x 25mm S.W. treated counter battens on Kingspan or equivalent nilvent breathable sarking membrane lapped at eaves into new UPVC Marley or similar half round gutter with new S.W. fascia to match existing, new 68mm dia RWP and gully to suit.

18mm thk sarking boards with min 75mm thk Kingspan Thermapitch T.P. 10 zero ODP fixed in accordance to manufacturers recommendations.

New 200 x 50mm grade C16 roof rafters at 450mm c/c to a pitch approx. 17*, new pitched roof to be designed by specialist roof timber manufacturer to satisfy building regulations relating to B.S. 5268 part 3 1985, manufacturer to supply details relating to tie beam, diagonal bracings and lateral restraints.

Roof timbers supported by joist hangers fixed to existing external cavity wall construction and to 100x75mm S.W. wall plate fixed at eaves, allow for 50mm air gap within the rafters with min 90mm Kingspan or similar insulation in between rafters with 40mm min Kingspan or similar over timbers to prevent cold bridging.

Kingspan insulation or similar to be kept in place by S.W. battens fixed to sides of trusses, sloping ceilings finished off with 12mm plasterboard and skim.

Roof timbers held down by M.S. straps 30x5mm @ max 2.0mtr c/c and carried across at least 3 roof truss members.

Proprietary cavity trays required to cavity walls where they abut new roof construction and are to be positioned immediately above new No 4 lead flashing which is to be dressed over new roof tiles and dressed up existing cavity walls min 150mm and chased in.

Existing rainwater downpipe to be cut off to drain on to new lead flashing dressed around new roof tile to suit.



ROOF TO REAR UTILITY & EXISTING GARAGE:

New Sandtoft or similar manufacturer of single lap concrete interlocking rolled type tiles to be approved by local authority prior to work commencing, tiles fixed in accordance to manufacturers recommendations.

Roof tiles laid on 38x25mm S.W. treated tiling battens over 38x25mm S.W. treated counter battens on Kingspan or equivalent nilvent breathable sarking membrane lapped at eaves into new / existing UPVC Marley or similar UPVC gutter, soffit & fascia as existing.

18mm thk sarking boards with min 90mm thk Celotex or similar insulation fixed in accordance to manufacturers recommendations laid between new 150 x 50mm (C16 grade) rafters @ 450mm c/c, with min 40mm thk Celotex or similar insulation beneath new rafters with taped joints and min 12.5mm plasterboard and skim to new ceiling.

New roof rafters to a pitch of 30* supported by rafter hangers fixed to existing external cavity wall and supported at eaves and ridge by new 100x75mm SW wall plates.

Lateral restraint at gables rafters fixed to new 100 x 75mm wall plates, roof rafters held down by M.S. straps 30x5mm @ max 2.0mtr c/c and carried across at least 3 roof rafter members.

Gable ends finished off with Marley or similar proprietory dry verge product fixed in accordance to manufacturers recommendations, no work or materials to encrotch on to or within adjoining property.

Proprietary cavity trays required to cavity walls where they abut new roof construction and are to be positioned immediately above new No 4 lead flashing which is to be dressed over new roof tiles and dressed up existing cavity walls min 150mm and chased in.

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WALLS:

New external walls to be 110mm thk Engineering facing brickwork to match existing adjacent buildings and to be approved by local authority prior to work commencing.

85mm thk cavity filled with Drytherm in accordance to manufacturers recommendations, Drytherm to be finished off min 150mm below DPC level, with plasterboard on dabs for a max u value of 0.30W/m2K.

Inner leaf to be Thermalite 'Shield' blocks 100mm thk with 12mm plasterboard and skim internally.

Wall ties to be ACS type 1 stainless steel twist type fixed at 750mm c/c horizontally and 450mm c/c vertically, staggered, with a density of 2.5 ties/m2 and tested to DD140, provide wall ties at max 300mm c/c vertically at openings in cavity walls within 225mm of the sides of the opening.

Horizontal DPC to be min 150mm above ground level.....below DPC level cavity wall to be 2 course engineering brickwork and cavity fill down to foundations.

All new openings to external walls to have vertical and horizontal DPC all new brickwork or blockwork reveals to be fitted with proprietary cavity closers.

Maintain existing cavities, cavities closed at roof level with slate new brickwork or blockwork to be tied to existing where possible.

Form a lintel in new/existing cavity walls to allow new or existing drainage to pass through, proprietary cavity trays above new openings and new steelwork.

Main foundations to new cavity walls to be min 600 x 300mm thk R.C. and to be min 900 mm below ground level reinforcement mesh to be 3.02 kg/m2 and ref. A193 and not to protrude into adjoining properties .....Underpin at 1mtr intervals to form new foundations.

New Birtley Bldg Products or similar galv. steel lintel type CB90HD above new openings to ground and first floor.

New foundation to external cavity wall must be taken down to the invert level of any existing drains in rear garden.

Internal walls to new WC area to be 100 x 75mm thk S.W. framing walls to have 12.5mm plasterboard and skim to both faces.

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FLOORS:

New 19mm thk moisture resistant weyroc flooring to first floor on new 200x 75mmthk C24 timber joists @ 400mmc/c supported by joist hangers fixed to external cavity walls.

New garage ceiling to have min 90mm thk Celotex or similar insulation fixed in accordance to manufacturers recommendations laid between new timber joists and double board with min 12.5mm thk Gyproc plasterboard soundblock and skim with taped joints.

Herringbone strutting to every 2nd joist to prevent twisting with min 200mm thk Rockwool insulation fixed between the joists supported within chicken wire supported between floor joists with 12.5mm thk Gyproc plasterboard soundblock with skimmed joints.

Make good to existing ground floor ceilings where necessary.

Floor finish to ground floor area to be new 19mm thk moisture resistant weyroc flooring on min 70mmthk Kingspan Thermafloor TP 700 ODP on a 500 gauge slip membrane on min 100mmthk concrete oversite on 1200 gauge DPM visqueen on min 150mm thk well consolidated hardcore.

Lay 100mm dia UPVC pipes within concrete oversite with air bricks to external front and rear elevations to maintain ventilation to existing timber ground floor.

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GLAZING :

New windows / doors to be UPVC double glazed units with trickle vents to 8000mm2 and opening lights to equal a min 1/20th of the relevant floor area.

All new windows / doors to be fitted with low emissivity glazing e.g. 'K' glass include glazing in critical areas, all proposed glazing shall comply with Part N requirements of the approved document, with regard to accidental breakage.

New Birtley or similar Supergalv type lintels as indicated on proposed drawings above new windows / doors to ground floor .....NB..All lintels / steelwork to be encased in 2 layers of plasterboard and skim.

Conditional approval requested certification to be obtained from the window manufacturer to demonstrate compliance that replacement windows should achieve an average 'U' value of 1.8W/m2K.

Glazing with an emissivity of 0.05 and to incorporate a 16mm air gap between panes.

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DRAINAGE:

New first floor ensuite with WC draining to existing 110mm dia SVP stack, new whb and shower both with 75mmdia deep seal traps and 40mmdia waste to existing SVP stack draining to existing manhole in front garden.

New internal kitchen arrangement sink with 75mm dia deep seal trap and 40mm dia waste to drain to new back inlet gully draining to existing drainage in rear garden.

Existing 110mm dia soil stack boxed in at first and ground floor with 2 layers of 12.5mm plasterboard and skim, existing 110mmdia UPVC underground drainage min fall 1 in 80 encased in 150mm concrete draining to existing manholes.

New UPVC rainwater downpipes as indicated draining to new roddable back inlet gullies with 110mm dia UPVC drain min fall 1 in 80 encased in 150mm concrete to existing drainage in rear garden.

New UPVC rainwater downpipe to front of building adjacent to garage to drain on to existing drive / garden due to only small section of new pitched roof.

Kitchens to be provided with mechanical ventilation ducted to external, ventilation rated at 60ltr/sec or 30ltr/sec adjacent to the hob.

Bathrooms to be mechanical ventilated, operated via light switch, ducted to external, ventilation rated at 15ltr/sec.

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