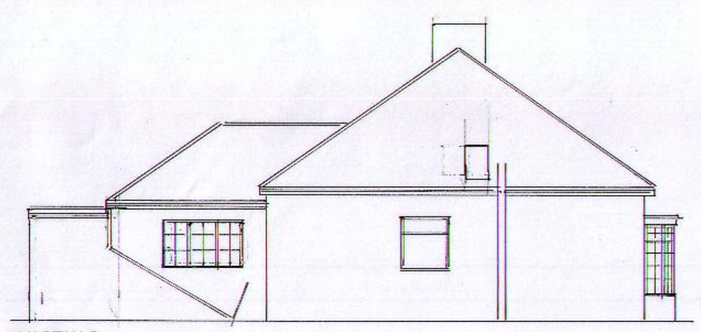
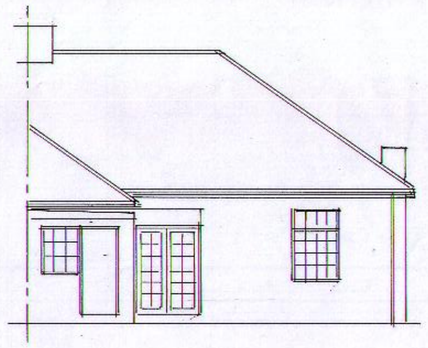
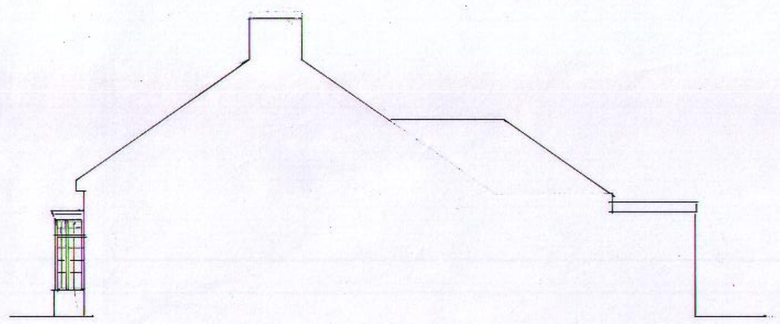


EXISTING

SIDE

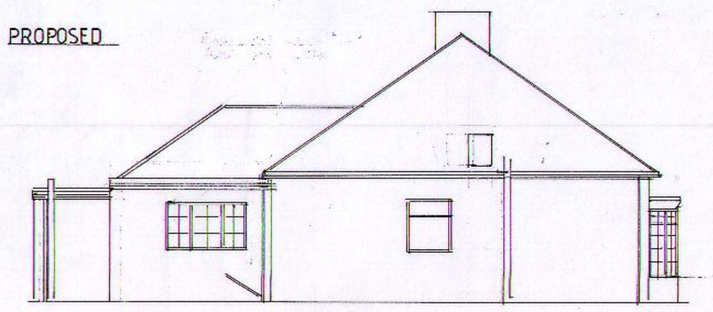


REAR

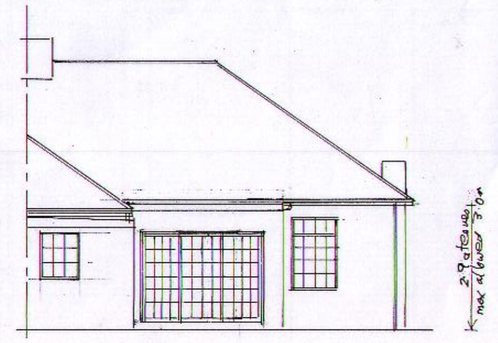


SIDE (from adjoining)

PROPOSED

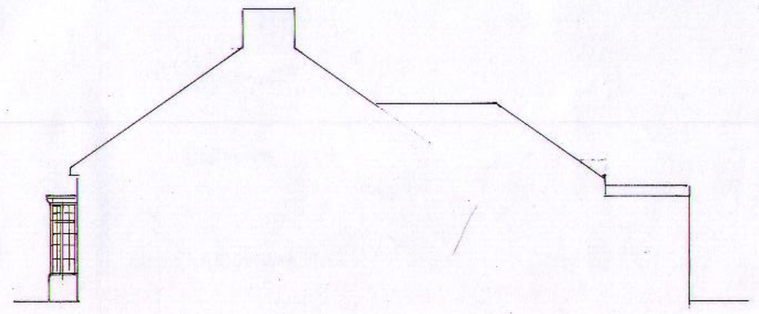


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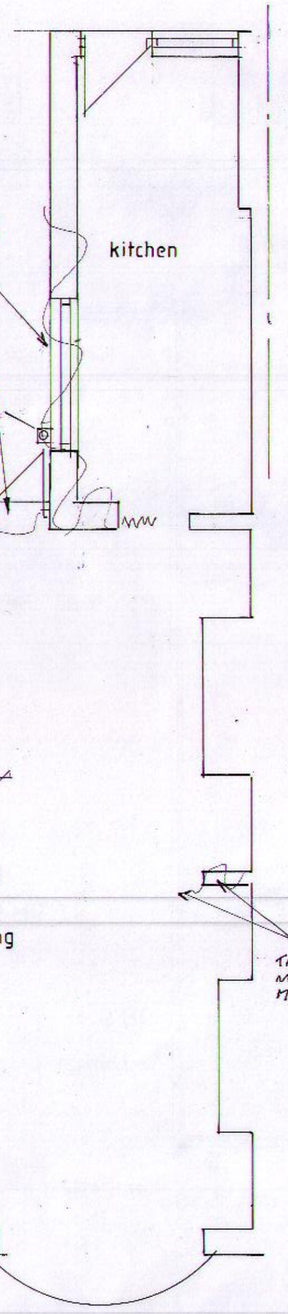


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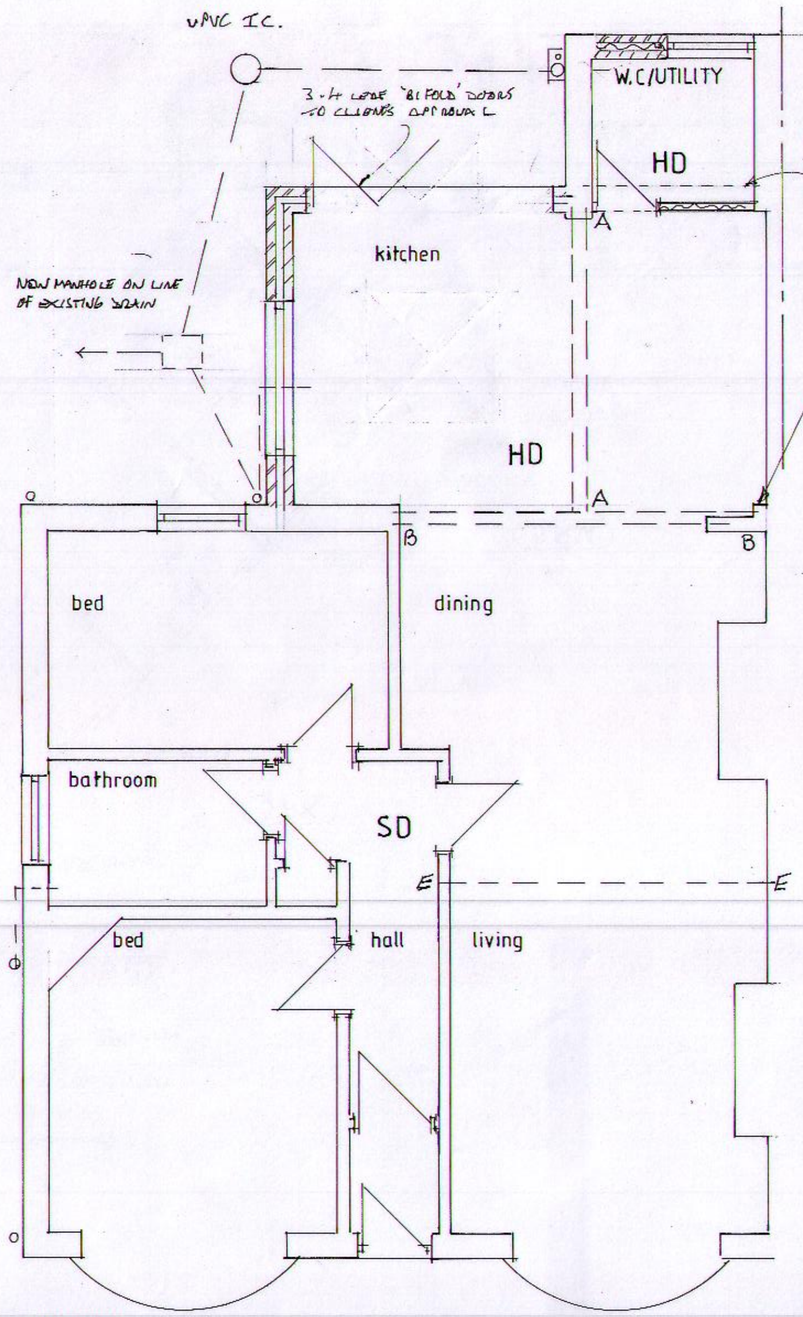
2.9 to ridge
max allowed 3.0m



KITCHEN + W.C LAYOUT TO CLIENTS APPROVAL



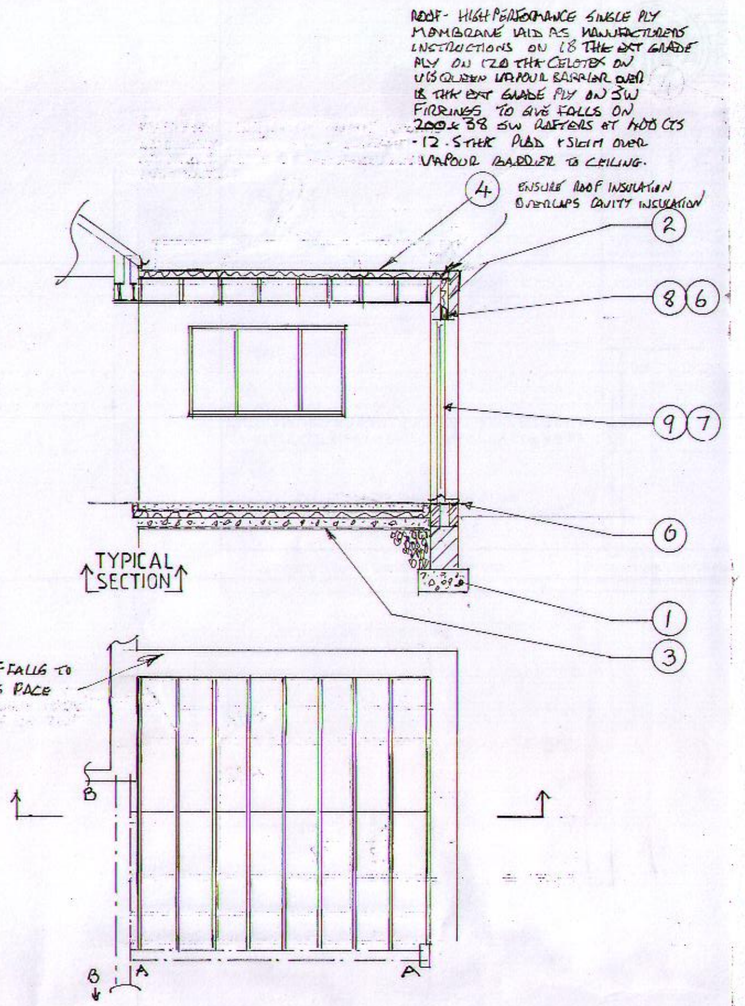
EXISTING



BEAM B-B CALCULATED TO LENGTH OF OUTER LEAF OPENING.

LINE OF ORIGINAL REAR WALL

PROPOSED



ROOF TIMBERS

Construction Notes -

1) **Foundations** - 600x225 concrete to BS8004 – 1985, minimum 900 below GL on good loadbearing strata. 2nd Eng bwk / trenchblocks below DPC - lean mix concrete to any void to 225mm below lowest DPC. See 15) Drainage below
2) **Wall Construction** – 102.5 thk facing bwk outer leaf to match existing as close as possible- 100 cavity fully filled with Dri-Therm insulation – 100 thk turbo blwk inner leaf – stainless steel wall ties to BS 1243 at max. 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)
3) **Floor Construction** – 65 thk dense sand/cement screed on Visqueen vapour control separation layer over 100thk Kingspan Thermaflor TF70 insulation on 125 thk concrete slab, trowelled smooth, over 1200G DPM on sand blinded well compacted hardcore sub-base – Min 25thk insulation upstand to screed perimeter – DPM lapped to wall DPC. Where necessary install ducts to vent any existing underfloor voids
4) **Roof Construction** – See Drawing 17/SR/01
5) **Straps** – Structural timbers secured to bwk with 38x5 section galvanised mild steel clips/straps at max 1.8m centres. Laying across timbers straps to span 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. Cavity trays to new roof /existing wall junction, with lead flashings and soakers over. DPC and cav. trays under parapet and above flat roof
7) **Ventilation** — Purge ventilation via external doors/windows opening 30° or more, combined openings to be minimum 1/20th floor area – plus minimum 5000mm² permanent, controllable trickle ventilation through door/ window head vents
+ for kitchen - intermittently operable mech. extractor giving 60lts/sec discharge (30lts/sec via cooker hood)
+ for wc/utility – intermittently operable extractor giving 30lts/sec discharge
All extractors discharging to open air
8) **Lintels** – All Catnic CH90/100s – minimum 150 bearing each end and rendered ½ hr fire resistant with 12.5thk plbd and skim. Lintels c/w full insulation, DPM, stop ends and cavity tray over with open perps at max 900cts
9) **Door/window glazing** –Re use existing patio doors and window in new locations
9a) **Roof windows** – Lantern by specialist supplier – nominally 1.5m sq
10) **Services** – Heating, lighting, plumbing and ring main from existing circuits, all to the latest codes and clients' approval. All sockets, switches etc to be between 450 and 1100mm above floor. Builder to ensure that existing services are sufficiently robust to supply the additional requirements.
11) **Conservation of Energy** – **Robust Construction**
Insulated cavity closers to be used throughout
All pipework to be insulated.
Low voltage, high efficiency lighting throughout, thermal shielded if inset in ceiling
Heating system to have thermostatic valves on all new radiators.
12) **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.
13) **Drainage** – All new and retained drainage under new works to be exposed, tested and surrounded in 150thk concrete with foundations stepped below invert level and reinforced concrete lintel over with voids filled with expanding foam sealant – **All to the satisfaction of Northumbria Water**
All new drainage is to be 100 dia, flexible jointed, laid to minimum 1:80 falls in approved granular surround and backfilled.
14) **Smoke detection** – shown **S.D.** – self- contained mains operated interconnected units to BS5839 Pt 6 – 2004 – all on dedicated CU circuit – with battery back up.
Fit Heat Detector – shown **HD** – in kitchen
15) **Rainwater goods** – in white uPVC to match existing discharging into new BIG
16) **Beams** – Universal beams as calcs. Minimum 200mm bearing each end on nominal 150thk conc. padstones and rendered 1/2hr fire resistant with 12.5thk plbd and skim over sw framing

NOTES

- The Works as drawn require the approval of the Local Authority Building Control department. Works should not commence until such approvals are in place.
- Methods/materials shown are indicative only, others may be used subject to their fitness for purpose and approval by the Client and Building Inspector
- Do not scale from this drawing for construction purposes – use designated dimensions
- Builder is to check all dimensions, pitch angles etc – designated or not - prior to pricing, buying or building.
- All works adjacent to, on or over a common boundary to have the written approval of the adjoining owner(s)
- All references to Building Regulations, Codes of Practice, British Standards etc., refer to latest editions and amendments
- All documents, drawings and calculations are to be read together

PROPOSED REAR EXTENSION AT
17 SUMMERHILL ROAD, SOUTH SHIELDS
NE34 6DT

DRG No	17/SR/01	REV
SCALE	1:50, 1:100, NTS	
DATE	MAY 2019	