UK Planning Maps

Map data

38, FAIRVIEW AVENUE, SOUTH SHIELDS.



Scale 1:1250

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PROPOSED ALTERATIONS TO;

38, FAIRVIEW AVENUE,
SOUTH SHIELDS.

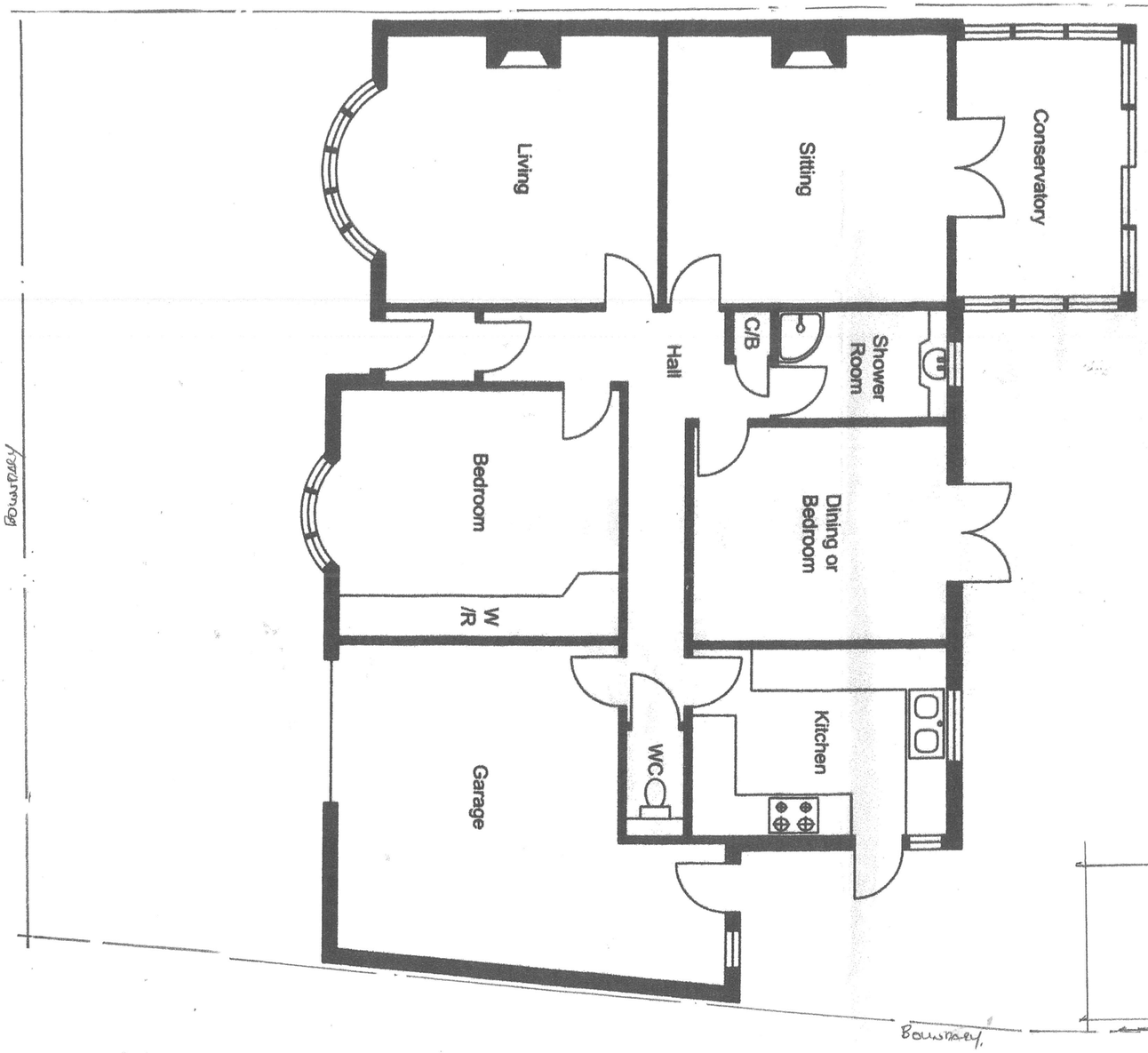
Scale 1:50 1:100	Date
Drg No	Amendment

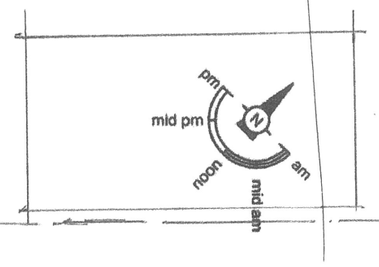
Boundary

Boundary

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Total Approx Floor Area 1284.24 sq. ft. (119.31 sq. m)

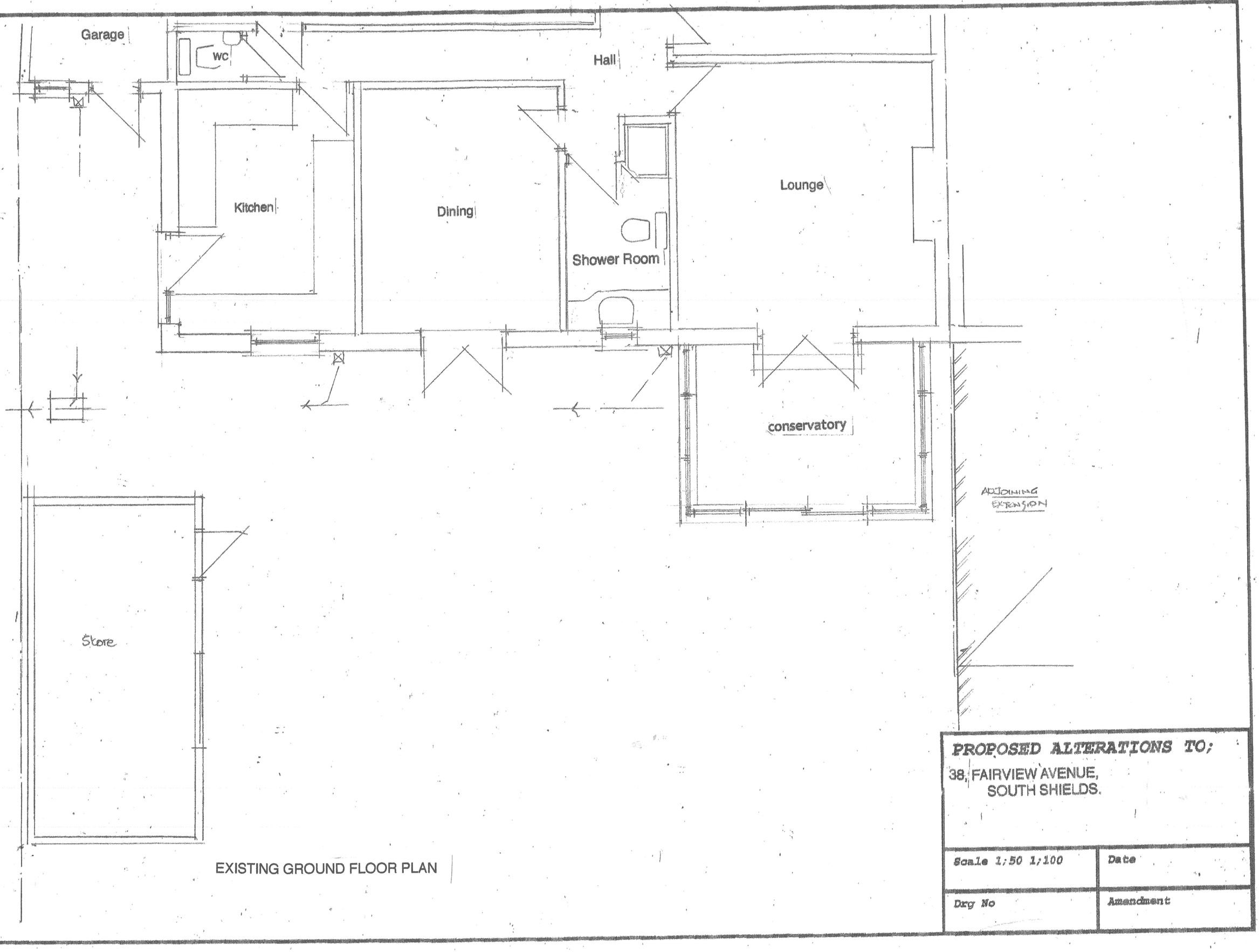




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EXISTING GROUND FLOOR PLAN

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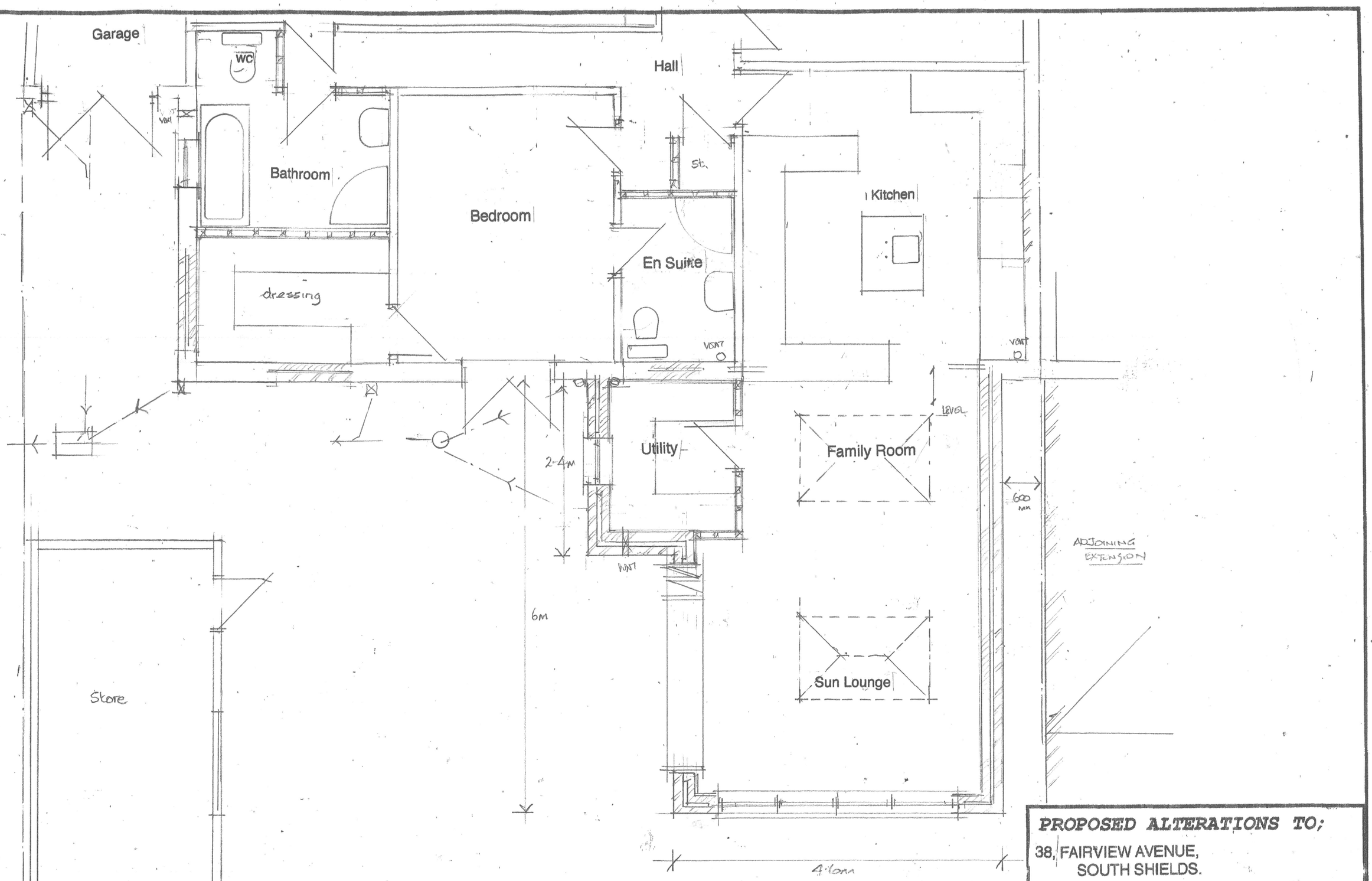


EXISTING REAR ELEVATION

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PROPOSED GROUND FLOOR PLAN

ELECTRICAL WORK
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person to do so. Prior to completion the Council should be satisfied that Part P has been compiled with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

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PROPOSED REAR ELEVATION

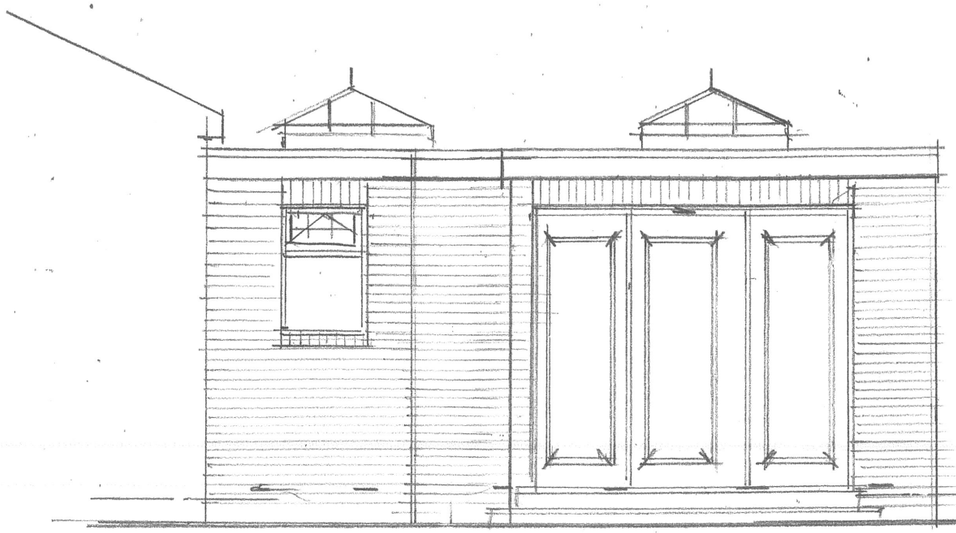
Facing brickwork to match existing.
Render (smooth) render finish to existing rear wall
Grey sarnafil or similar approved single ply membrane to flat roof.
Dg upvc windows to match existing. Dg Bi -Fold doors chosen by client.

WINDOWS AND DOORS
All windows and doors to be white upvc double glazed frames supplied and fitted by appointed subcontractor. White locking fasteners, friction hinges and white vents to window/door frame/sash heads to satisfy Building Regulations. Minimum 4.12.4 hermitically sealed double glazed units wall glass shall be of the required thickness to meet wind load and safety requirements of Bs 6262 (1982) Code of Practice for glazing of buildings. Provide toughened or laminated glass to glazing below 800mm from floor level (1500mm in a door or side panel). Glass to be Low E/Pilkington 'K' glass or equal and approved. Provide proprietary mastic sealant to all external frame/wall junctions. Integral trickle vents to all heads of frames. See ventilation. All windows to be easily cleaned from inside of the dwelling.

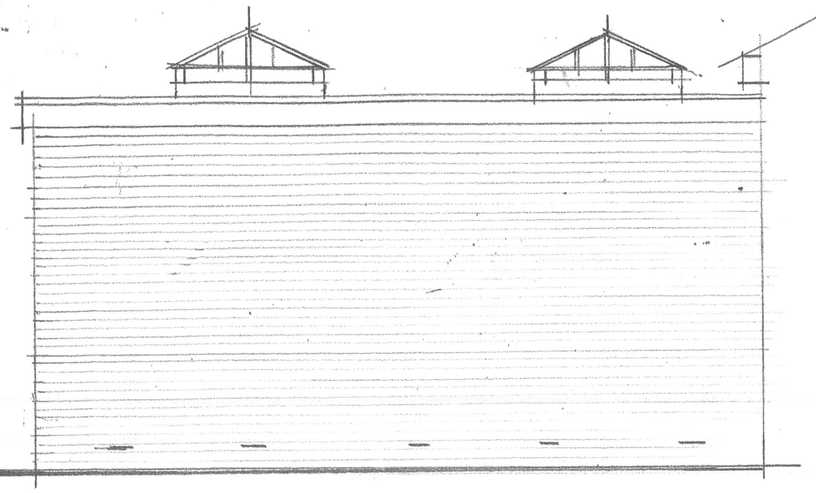
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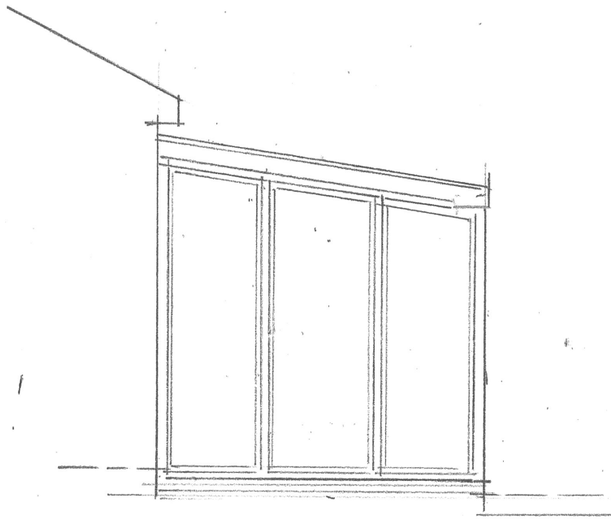


PROPOSED SIDE ELEVATION

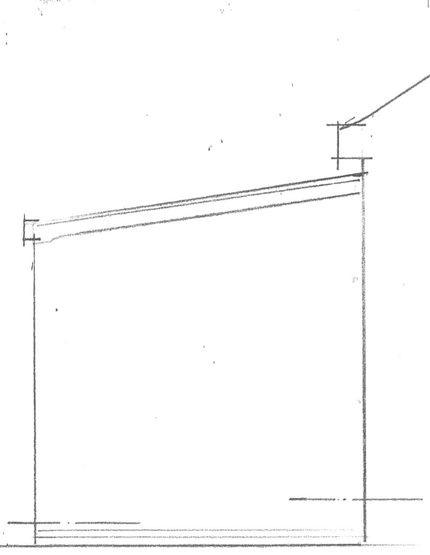


PROPOSED SIDE ELEVATION.

Facing brickwork to match existing.
Render (smooth) render finish to existing rear wall
Grey sarnafil or similar approved single ply membrane to flat roof.
Dg upvc windows to match existing. Dg Bi -Fold doors chosen by client.



EXISTING SIDE ELEVATION



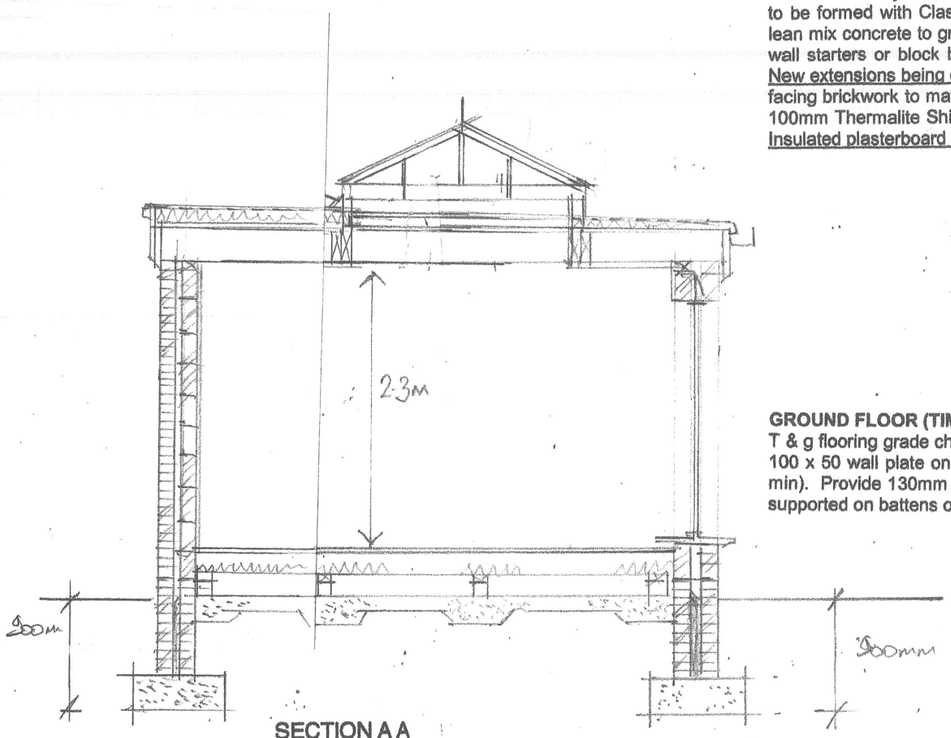
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Grey Sarnafil or similar approved single ply membrane on
126mm Kingspan Thermaroof TR31 (Composite deck)
or 126mm Celotex TD 4000 Tempcheck (Composite deck)
on 16mm ply on sw firings (1;40 fall) on 200 x 50mm sw joists
@400ccs with 9.5mm plasterboard & skim ceiling.
2No 200 x 50mm sw trimmers (bolted together) to new
2.4 x 1.5mm dg upvc lantern lights, fixed to manufactures instructions.
Roofing felt taken up behind existing roof tiles 450mm min.

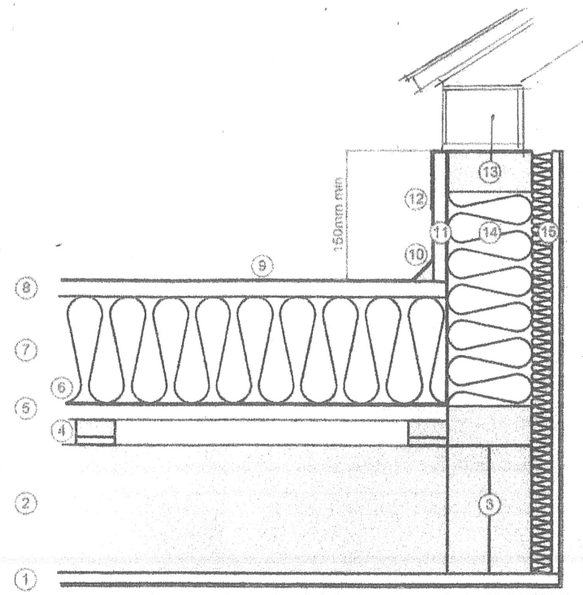


SECTION A A

EXTERNAL WALLS
To be cavity wall construction. Outer leaf to be facing brickwork to match existing/approved by Local Planning Authority. 100mm cavity fully filled with Crown Dritherm 32 Insulation batts with 100mm Thermalite shield blockwork or Celcon Standard/Tarmac Toplite Standard with 12.5mm plasterboard on dabs. Walls to achieve a "U" value of 0.28W/m2K. Inner and outer leaves of cavity walls are to be tied together with wall ties conforming to DD140.. Ties to be vertical twist type stainless steel, spaced at 750mm horizontal and 450mm vertical. Provide additional wall ties within 150mm of unbonded jambs of structural openings at 225mm vertical centres. Provide a horizontal dpc in walls at a level not less than 150mm above finished ground level. Provide dpc's to all horizontal and vertical edges of structural openings. Provide cranked dpc above lintols in cavity walls abd stepped dpc/cavity trays at junction of roof areas/cavity walls. Provide open perpends at 900mm max centres to drain the cavity. All external lintols, jambs, cills to be insulated to prevent cold bridging. Walls below ground level to be formed with Class B engineering bricks in 1:3 cement mortar. Cavity to be filled with lean mix concrete to ground level. New cavity walls to be tied to existing masonry via patent wall starters or block bonding. Maintain cavities at junction of new/existing masonry walls. New extensions being constructed above existing 50mm cavity walls / 100mm blockwork, use facing brickwork to match existing, 50mm cavity fully filled with Crown Dritherm 32 insulation 100mm Thermalite Shield or Celcon Standard / Tarmac Toplite Standard with 65 mm Knauf Insulated plasterboard on dabs. Remaining spec'n as above.

GROUND FLOOR (TIMBER)
T & g flooring grade chipboard Type C4 moisture resisting on 150 x 50 sw joists at 600ccs on 100 x 50 wall plate on dpc on honeycomb sleeper walls on thickened site concrete (100mm min). Provide 130mm Celotex PIR or 140mm Knauf Earthwool flexi insulation between joists supported on battens or rust protected nails (0.22W/m2k) 225 x 75mm air bricks at 1.5m ccs.

FOUNDATIONS
Provide mass concrete strip foundations to load-bearing walls. Foundations are to be 600mm wide, 200mm thick and are to be 900mm deep (or otherwise stated). The concrete mix for the foundations shall be designed mix C20 to BS 5328, Part 2, 1991, having a characteristic compressive strength of 20 N/mm2 at 28 days and a minimum cement content of 220Kg/m3. All foundations to be laid in accordance with the recommendations of BS 8004:1986 Code of Practice for Foundations. Any trees within 20m of the proposed development, the foundations to be designed in accordance with N.H.B.C. Guidelines Chapter 4.2 – see section for details.



Materials and works to be carried out by others:

1. 12.5mm plasterboard with skim finish.
2. Timber roof joists. The spacing and sizes of joists is related to the loadings and span. Actual dimensions can be taken direct from recommendations in Approved Document A. Strutting between joists should be used if the span exceeds 2.4m to restrict joist movement and twisting.
3. 2 No. joist trimmers. The size of trimmers will vary depending on their span. Steel channels or I-beams will be required on very large projects. Always consult a structural engineer.
4. Firring pieces of diminishing depth to create fall to the roof weathering surface.
5. 18mm exterior grade ply or OSB Board (BS EN300 types 3 and 4).
6. Vapour control layer fitted between joists and insulation.
7. 125mm (min) Polyurethane insulation (such as Celotex or Kingspan).
8. 18mm exterior grade ply or OSB Board (BS EN300 types 3 and 4). Requirement depends upon chosen external weathering finish as some waterproof membranes can be bonded directly to the insulation.
9. External weathering finish to individual preference.
10. Angle fillet.
11. 15mm exterior grade ply.
12. Code 5 lead flashing.
13. 100mm wide upstand frame constructed from 100mm x 50mm timber.
14. 100mm Polyurethane insulation (Such as Celotex or Kingspan).
15. Insulated plasterboard with skim finish.

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