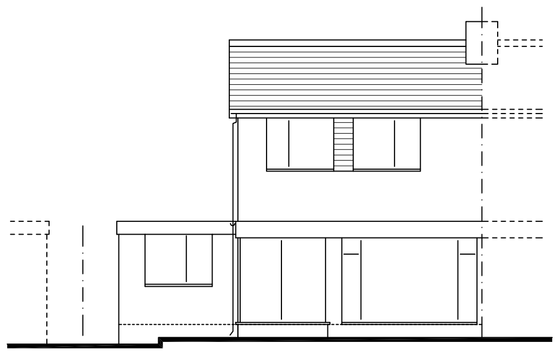
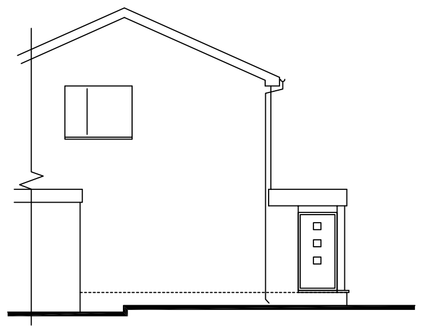
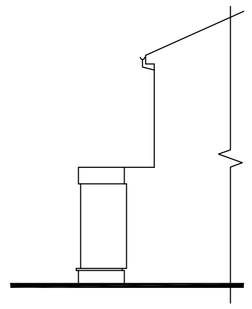
1:100 U.N.O. WHEN PLOTTED AT A1



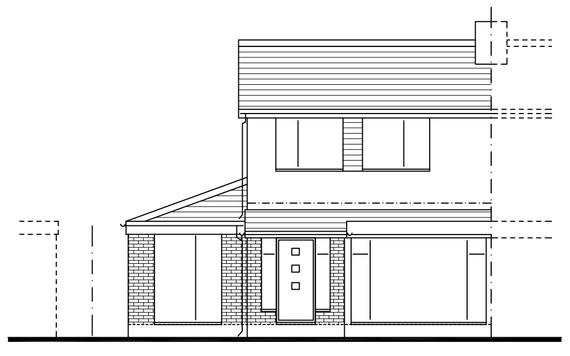
EXISTING FRONT ELEVATION



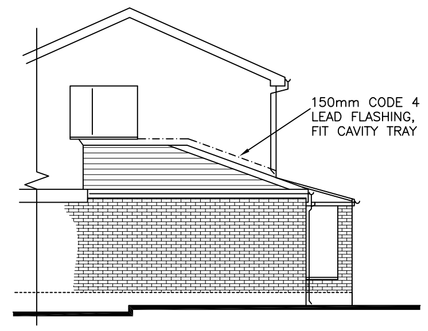
EXISTING SIDE ELEVATION B



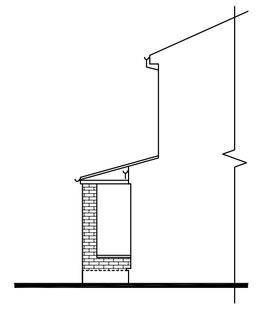
EXISTING SIDE ELEVATION A



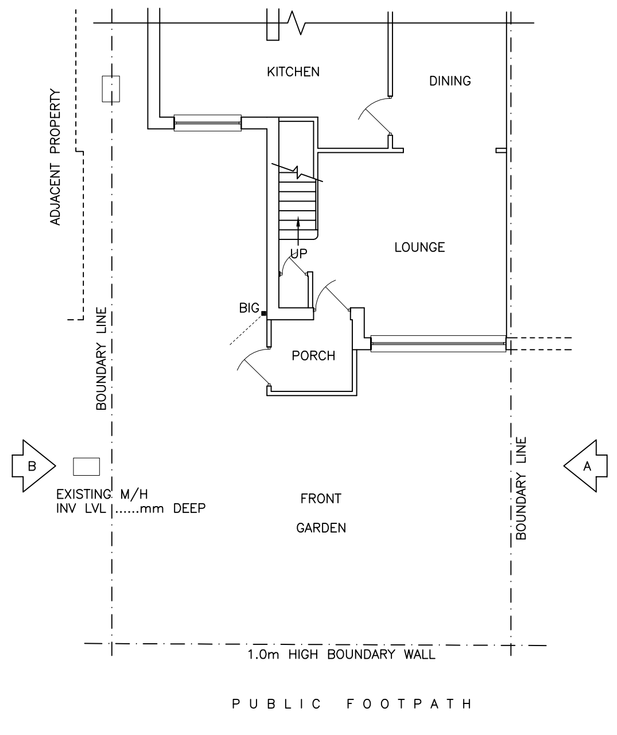
PROPOSED FRONT ELEVATION



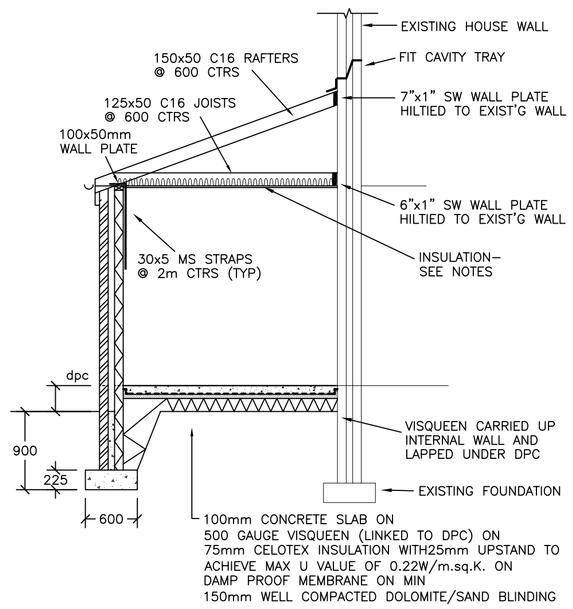
PROPOSED SIDE ELEVATION B



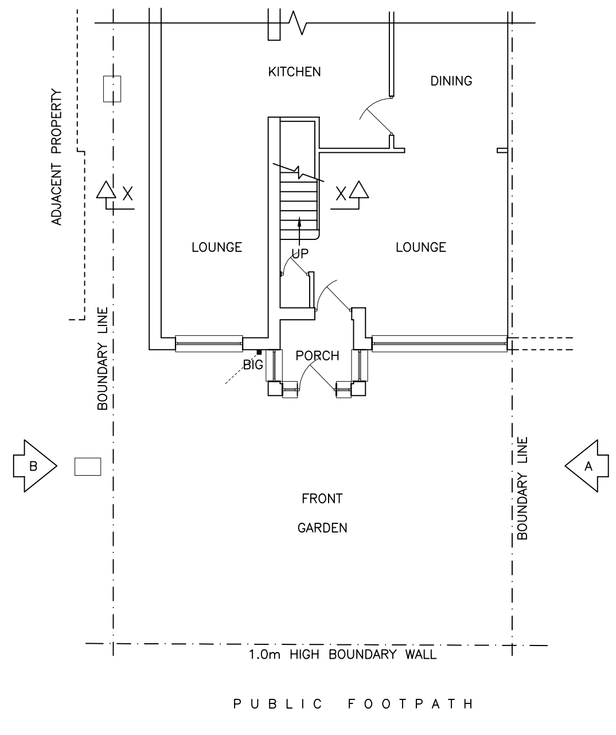
PROPOSED SIDE
ELEVATION A



EXISTING GROUND
FLOOR PLAN



SECTION X-X
SCALE 1:50



PROPOSED GROUND
FLOOR PLAN

NOTES-

1. Foundations
Excavate foundations, local authority building inspector approval. Construct strip concrete foundation, 900mm below ground level or invert level of existing/new drainage, which ever is greater. Concrete mix C20 to BS 5328 Part 2 1997. Foundations shall not encroach on adjacent owners land. Foundations to be stepped below any existing drains, with reinforced concrete lintels placed over. Where the suitability of the substrata or the proximity of trees, or any other factor makes any of the above be called into question then a suitably qualified structural engineer should determine what action and details should be taken. Foundations close to trees should be installed at a depth as recommended in the NHBC guidelines.

2. External Walls
285mm Cavity Construction comprising:-
Outer leaf facing brick to match house brick. 85mm cavity with 85mm Earthwool DriTherm Cavity Slab 32 insulation by Knauf Insulation (to achieve U value of 0.28W/m²K). Inner leaf 100mm Thermalite Turbo blockwork with 12.5mm 'dot and dab' plasterboard and skim finish. S.S.'double D' type wall ties 750mm horiz., 450mm vert. Wall ties to be used to sides of openings at each block course. Vertical and Horizontal dpc to all openings. All cavities to be continuous and sealed off at top of walls. Fill cavity with lean mix concrete to a level not less than 225mm below DPC level. Cavity insulation to continue to top of gable, where applicable.
New wall interface with existing - Vertical saw cut to existing wall to provide full width continuous cavity between new and existing cavity walls. New exterior brick leaf to be toothed into existing brick courses, inner leaf to be secured to existing wall with a stainless steel wall starter bar.

3. Internal Walls
To be 75x50mm stoothing partitions, 65mm quilt fibre glass insulation between plasterboard both sides and skim finish to give 1/2 hr. F.R. Insulation to achieve 0.35w/m sq. K.

4. Lintels
Use Catnic CG70/100, or similar approved over new door and window openings, type CH70/100 where supporting wall exists above. 150mm load bearing to both sides. Provide cranked DPC's above lintels in external walls. All lintels to be 1/2 hr. F.R. using 15mm plasterboard and skim.

5. Windows
To be double glazed, safety glazing as required ie below 800mm from floor level to windows, 1500mm from floor level to doors/adjacent panes etc to BS 6206, 1981 and openings to be minimum 1/20th floor area. Trickle vents to all habitable rooms 8000mm sq, non-habitable rooms 4000mm sq. All external door and window jambs to have insulated cavity closers.
All glazing to achieve a Window Energy Rating (WER) of Class C or better. Alternatively the complete window system shall achieve a U value of 1.6 W/m²K (ie A PVC-U frame with an IGU comprising: soft coat low E glass, 90% gas filled and warm edge spacer bar will achieve a U value of 1.6W/m²K).

6. Roof
Interlocking tiles/Slates to match main roof, on 50x25mm tile battens (or slaters laths), on 'Tyvek' 2001B Pro breathable felt, on 150x50 sw joists @ 600 ctrs. 100mm glasswool insulation quilt between ceiling joists, 170mm laid over at 90 degrees. Insulation to be lapped to cavity insulation. 500 gauge visqueen to underside of joists before plasterboard and skim finish. Insulation to achieve U value of 0.16W/m²K. All roof fixings and underlays to be in accordance with the latest version of BS 5534.
Form hips with 2 No 150x50 sw hip rafters, bolted together.

7. Drainage
Storm water from new roof to fall into new down comer into relocated BIG. Drains below extension to have 150mm concrete surround. Where pipe passes through walls fit PC concrete lintels over. All new underground drains to be 100mm dia heavy duty UPVC laid to a minimum fall 1 in 40, surrounded in pea gravel.

8. Floors
Existing floor make up to be checked on site. If suspended floor is preferred, detail to be agreed with LA building inspector.
Where new construction is in way of existing air bricks, continuous through ventilation shall be maintained via 100mm pipe trunking below proposed floor, leading to new air bricks in proposed extension.
All floor boards in new bathrooms/en-suites (areas susceptible to water spillage) to be water resistant, laid with identification labelling showing.

9. Stepped DPC/Cavity trays
required to main house walls, where new roof abuts and external wall becomes internal wall below.

10. All construction details to conform to D.E.F.R.A. publication "Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings".

11. All new radiators shall be provided with thermostatic radiator valves.

12. 2 No low energy light fittings, capable of accepting lamps with a luminous efficiency not less than 40 lumins, per circuit watt.

13. All electrical work 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 electrical installation certificate to be issued for the work by a person competent to do so.

14. Central heating system shall be checked for adequacy to accommodate additional floor space. If boiler/heating system requires upgrade this work shall be carried out by a competent Gas Safe registered heating engineer in accordance with Building Regulations.

IT IS STRONGLY ADVISED THAT NO WORKS ARE CARRIED OUT, OR GOODS ORDERED IN ADVANCE OF OBTAINING PLANNING PERMISSION AND/OR BUILDING REGULATIONS APPROVAL, ANY WORK CARRIED OUT IN ADVANCE OF FORMAL APPROVAL IS AT THE APPLICANTS OWN RISK.

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CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE HOARDING/SCAFFOLD LICENCE FOR WORK IN THE HIGHWAY, PROTECTION OF THE PUBLIC.
CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SECURITY AND TEMPORARY WEATHERPROOFING DURING CONSTRUCTION.
CONTRACTOR TO HOLD APPROPRIATE INSURANCES AND CLIENT IS ADVISED TO INFORM BUILDING INSURERS OF PROPOSED WORK.

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Planning Notes

External wall finish to be brickwork to match existing. Feature soldier courses to be matched.

New roof tiles/slates to match existing main roof materials (if in doubt agree with LA).

All external door and window frames to be uPVC to match existing.

A	Building Regs Issue	19.11.20
0	Planning Issue	14.11.20
Rev	Amendment	Date

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2 Borrowdale Close
East Boldon
Tyne and Wear
NE36 0UH

Client	Mr & Mrs Atkinson
Address	24 King George Road South Shields Tyne and Wear NE34 0SN
Title	Proposed single storey extension to side and front
Scale	1:100 U.N.O.
Date	Nov 2020
Drg.No.	001
Rev.	A

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.