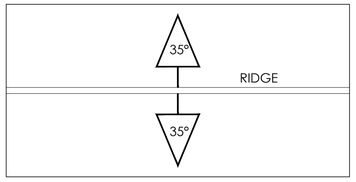
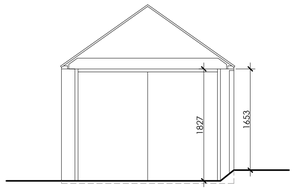


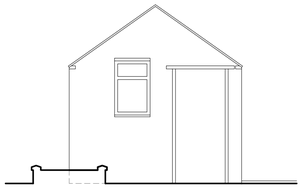
EXISTING FLOOR PLAN
SCALE 1:50



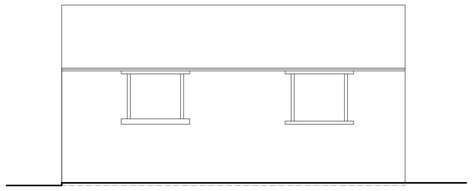
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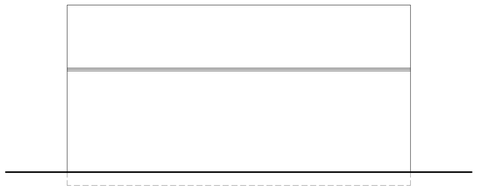
EXISTING FRONT ELEVATION
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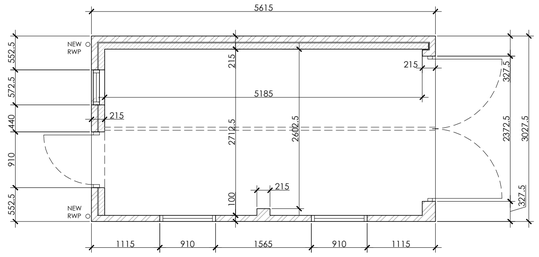
EXISTING REAR ELEVATION



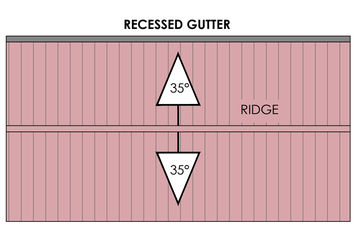
EXISTING SIDE ELEVATION (1)



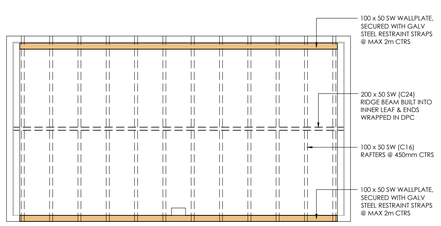
EXISTING SIDE ELEVATION (2)



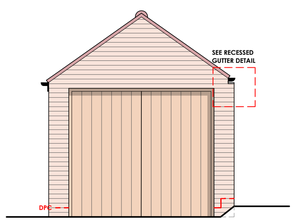
PROPOSED FLOOR PLAN
SCALE 1:50



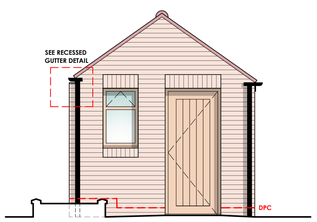
PROPOSED ROOF PLAN
SCALE 1:50



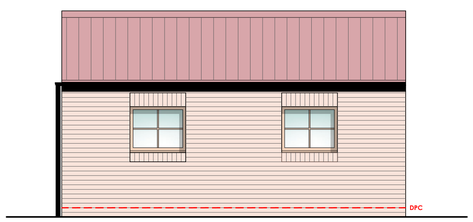
PROPOSED ROOF STRUCTURE PLAN
SCALE 1:50



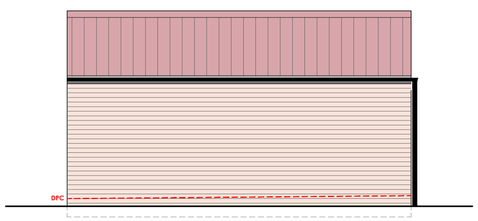
PROPOSED FRONT ELEVATION
SCALE 1:50



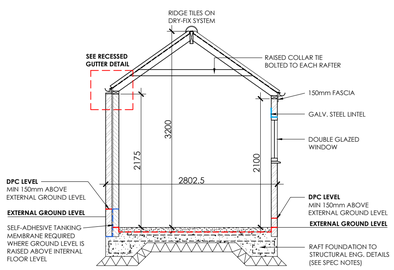
PROPOSED REAR ELEVATION



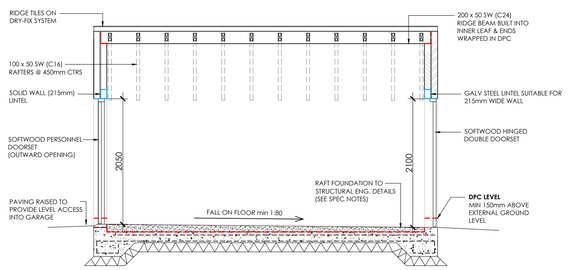
PROPOSED SIDE ELEVATION (1)



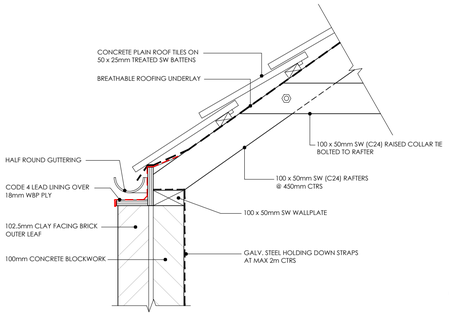
PROPOSED SIDE ELEVATION (2)



SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



RECESSED GUTTER DETAIL
SCALE 1:10

A - ISSUED FOR LOCAL AUTHORITY APPROVALS - AUG 2022

0 5m

SCALE BAR (1:50 SCALE)

GENERAL NOTES TO THE HOMEOWNER

1. NO WORK ON-SITE CAN COMMENCE UNTIL BOTH PLANNING PERMISSION & BUILDING REGULATIONS FULL PLANS APPROVAL HAVE BEEN GRANTED BY THE LOCAL AUTHORITY. THESE ARE APPLIED FOR ON SEPARATE APPLICATIONS AND ARE DETERMINED BY SEPARATE COUNCIL DEPARTMENTS.
2. THE HOMEOWNER SHALL BE RESPONSIBLE FOR CAREFULLY READING ALL CORRESPONDENCE PROVIDED BY THE LOCAL AUTHORITY AND THAT ANY CONDITIONS APPLIED TO THE APPROVAL ARE COMPLIED WITH. ANY FURTHER INFORMATION REQUESTED BY THE LOCAL AUTHORITY IN SUPPORT OF THE APPLICATIONS MUST BE PROVIDED BY THE HOMEOWNER TO THE LOCAL AUTHORITY FOR CONSIDERATION/ APPROVAL IN A TIMELY MANNER
3. THE HOMEOWNER SHALL BE RESPONSIBLE FOR APPOINTING A BUILDER WHO IS COMPETENT TO CARRY OUT THE WORKS DETAILED ON THE ASSOCIATED DRAWINGS AND SPECIFICATION NOTES.
4. THE HOMEOWNER SHALL BE RESPONSIBLE FOR GIVING ADVANCE NOTIFICATION OF THE COMMENCEMENT OF ANY CONSTRUCTION WORKS TO THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT (USUALLY A MINIMUM OF 48 HOURS) . THIS ENABLES THE ARRANGEMENT OF FIRST SITE INSPECTION BY A BUILDING CONTROL OFFICER. FURTHER WRITTEN DETAILS ARE USUALLY PROVIDED BY BUILDING CONTROL WITH THE LEITER OF 'CONDITIONAL APPROVAL'.
5. ANY DEVIATIONS / VARIATIONS TO BE MADE FROM THE APPROVED PLANS MUST BE RAISED BY THE OWNER TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION / DEMOLITION OF THAT ELEMENT. REVISED PLANS OR A FORMAL SUBMISSION OF FURTHER DETAILS MAY BE REQUIRED TO DETERMINE WHETHER THE DEVIATION IS CONSIDERED ACCEPTABLE.
6. THE HOMEOWNER SHALL MAKE CONTACT WITH NORTHUMBRIAN WATER AT THE EARLIEST POSSIBLE STAGE TO DISCUSS DETAILS OF THE THIS EXTENSION & THE RESULTANT IMPLICATIONS ON THE EXISTING FOUL & SURFACE WATER DRAINAGE SYSTEM. ADVICE WILL BE GIVEN ON THE PROCESS TO APPLY FOR MAKING THE PROPOSED ALTERATIONS TO THE DRAINAGE SYSTEM.
7. ALL WORK TO COMPLY WITH THE APPROVED PLANS & STRUCTURAL DESIGNS / DETAILS.
8. ANY WORK TO THE PARTY (BOUNDARY) LINE BETWEEN PLOTS MUST HAVE WRITTEN PERMISSION OF ADJOINING OWNER. A PARTY WALL AGREEMENT SHOULD BE ENTERED INTO PRIOR TO ANY WORKS COMMENCING. THIS WILL REQUIRE THE ADVICE OF A QUALIFIED PARTY WALL SURVEYOR.

GENERAL NOTES TO THE BUILDER

1. DEPTH & GROUND CONDITIONS WITHIN FOUNDATION TRENCHES / EXCAVATIONS TO BE INSPECTED & APPROVED BY LOCAL AUTHORITY BUILDING CONTROL INSPECTOR PRIOR TO CASTING CONCRETE
2. ALL DIMENSIONS TO BE CHECKED ON SITE.
3. REFUSE COLLECTION TO BE MAINTAINED.
4. EXTEND NEW ELECTRICAL SYSTEM TO CLIENTS REQUIREMENTS.
5. STRUCTURAL ENGINEERS DETAILS & CALCULATIONS TO BE FULLY COMPLIED WITH FOR ALL ITEMS LISTED IN 'STRUCTURAL ASSESSMENT & DESIGN' SECTION . ALL CALCULATIONS MUST HAVE BEEN SUBMITTED TO & ACCEPTED BY L.A. BUILDING CONTROL PRIOR TO COMMENCEMENT OF WORKS.

CDM REGS 2015 - IMPORTANT NOTE TO CLIENT & BUILDER

THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM REGS) REQUIRE THAT THE HEALTH AND SAFETY EXECUTIVE (HSE) MUST BE NOTIFIED OF ANY PROJECT DEFINED AS *CONSTRUCTION* UNDER THE REGULATIONS WHERE THE *CONSTRUCTION* WORK IS LIKELY TO:-

A. LAST LONGER THAN 30 WORKING DAYS AND HAVE MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT, OR
B. EXCEED 500 PERSON DAYS.

IF THE PROJECT FALLS INTO EITHER CATEGORY A OR B, THE WORKS ARE CLASSED AS *NOTIFIABLE* TO THE HSE AND MUST BE DONE USING AN F10 FORM (AVAILABLE VIA THE HSE WEBSITE). AS THIS CONSTRUCTION WORK WILL BE UNDERTAKEN ON A RESIDENTIAL DWELLING FOR A *'DOMESTIC CLIENT'*, **THE RESPONSIBILITY FOR NOTIFICATION OF THE PROJECT TO THE HSE AUTOMATICALLY PASSES TO THE *'CONTRACTOR'* (OR *'PRINCIPAL CONTRACTOR'* WHERE THERE IS MORE THAN ONE CONTRACTOR)**.

THE *'CONTRACTOR' / 'PRINCIPAL CONTRACTOR'* IS HEREBY INFORMED OF THEIR DUTY OF NOTIFICATION & THAT THE *'DESIGNER / PRINCIPAL DESIGNER'* HAS MADE NO AGREEMENT WITH THE DOMESTIC CLIENT TO ASSUME ANY OF THEIR RESPONSIBILITIES UNDER THE CDM REGULATIONS 2015

STRUCTURAL ASSESSMENT & DESIGN (NEW STRUCTURES)

THE APPLICANT/HOMEOWNER IS REQUIRED TO APPOINT A STRUCTURAL ENGINEER TO COMPLETE A FULL ASSESSMENT OF THE PROPOSED STRUCTURAL DESIGN OF THIS NEW STRUCTURE. THE ASSESSMENT MUST BE COMPLETED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. LOCAL AUTHORITY BUILDING CONTROL WILL REQUEST SPECIFIC STRUCTURAL DESIGN INFORMATION DURING THE APPLICATION PROCESS. AS A MINIMUM IT IS SUGGESTED THAT THIS SHOULD INCLUDE DESIGN DETAILS & CALCULATIONS FOR THE FOLLOWING:-

- NEW RAFT FOUNDATION & DETAILING FOR REINFORCEMENT OF SLAB
- ASSESSMENT OF THE EFFECT OF NEARBY MATURE TREES UPON THE STRUCTURE.
- NEW SOFTWOOD ROOF STRUCTURE
- ALL NEW TIMBER, CONCRETE &/OR STEEL LINTELS/BEAMS & PADSTONES AS INDICATED ON PLAN DRAWINGS

FURTHER INFORMATION ON FLOORS, ROOFS AND LINTELS/BEAMS ARE PROVIDED WITHIN THIS SPECIFICATION DOCUMENT AND ON THE ACCOMPANYING PLAN DRAWINGS.

WHERE *TEMPORARY WORKS* ARE REQUIRED AN APPROPRIATE DESIGN SHOULD BE COMMISSIONED BY A STRUCTURAL ENGINEER OR OTHER SUITABLY QUALIFIED TEMPORARY WORKS DESIGNER.

DRAINAGE

ALL BELOW-GROUND DRAINAGE TO BE IN ACCORDANCE WITH BS EN 1401 & TO BE min. 110mmØ uPVC LAID ON min. 100mm PEA GRAVEL BED & LAID TO FALL A MIN. OF 1:40 & CONNECTED TO EXISTING DRAINAGE SYSTEM. IF DRIVEWAY SLOPES TOWARDS GARAGE PROVIDE A CHANNEL DRAIN SUITABLE FOR LOADINGS FROM VEHICLES ACROSS THE FULL WIDTH OF NEW GARAGE DOORS (ACO HEXDRAIN OR SIMILAR). RWPs TO DISCHARGE INTO CHANNEL DRAIN.

NEW SHALLOW INSPECTION CHAMBERS (I.C.) PROVIDED TO POSITION(S) SHOWN WITH C20 GRADE CONCRETE BEDDING. NEW INSPECTION CHAMBERS TO BE 450mmØ POLYPROPYLENE TYPE WITH DUCTILE IRON COVERS. IF I.C. SITED IN HARD LANDSCAPING i.e. PAVING OR DRIVEWAY, CAST 225mm DEEP CONCRETE RING AROUND TOP OF NEW I.C. TO SUPPORT HARD LANDSCAPING ABOVE.

ANY DRAIN PASSING THROUGH SUBSTRUCTURE WALLING MUST TO PASS THROUGH A CLEAR OPENING TO PREVENT DAMAGE CAUSED BY SETTLEMENT OF THE MASONRY. USE EITHER A ROCKER PIPE TO SLEEVE THE DRAINAGE OR FORM A CLEAR OPENING BY INSTALLING PRE-CAST CONCRETE LINTELS ABOVE THE DRAINAGE. WHERE LINTELS ARE INSTALLED, ENSURE THAT THE VOID BETWEEN MASONRY AND THE NEW DRAINAGE IS COMPLETELY FILLED WITH COMPRESSIBLE MATERIAL TO CLOSE THE OPENING. ALL DRAINAGE TO BE TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

FOUNDATIONS (RAFT)

DUE TO THE CLOSE PROXIMITY OF TALL MATURE TREES A RAFT FOUNDATION HAS BEEN ASSUMED AS THE MOST SUITABLE SOLUTION DUE TO THE RISK OF GROUND HEAVE AND LIKELY PRESENCE OF CLAY-BASED SUB-SOILS.

RAFT DETAILS HAVE BEEN SHOWN ON THE SECTION DRAWINGS, HOWEVER THESE ARE INDICATIVE ONLY. ALL DESIGN DETAILS AND CALCULATIONS FOR THE FOUNDATION SOLUTION, REINFORCEMENT, GROUND HEAVE PROTECTION MEASURES ETC. MUST BE COMPLETED BY A QUALIFIED STRUCTURAL ENGINEER. THE ENGINEER'S DETAILS ARE TO BE ISSUED TO BUILDING CONTROL FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORKS. RAFT DESIGN TO TAKE INTO ACCOUNT ANY EXISTING OR PROPOSED TREES AND SHRUBS WHICH COULD HAVE AN INFLUENCE ON THE INTEGRITY OF THE FOUNDATIONS OR STRUCTURE BEING SUPPORTED. INVERT LEVELS OF ALL NEARBY DRAINAGE SHOULD BE CHECKED ON-SITE BEFORE WORK BEGINS.

GROUND CONDITIONS TO BE FULLY INSPECTED & APPROVED BY LOCAL AUTHORITY BUILDING CONTROL INSPECTOR PRIOR TO CASTING RAFT FOUNDATION.

GROUND FLOOR (GARAGE)

TO BE min. 75mm THICK REINFORCED SCREED, ON 1200g VISQUEEN DAMP PROOF MEMBRANE, ALL ABOVE TOP SURFACE OF RAFT FOUNDATION. ENSURE RAFT SURFACE IS SUITABLY FINISHED AND SWEPT CLEAN TO PREVENT PUNCTURING OF DPM DURING PLACEMENT OF SCREED. DPM IN NEW FLOOR TO HAVE min 150mm OVERLAPS & TO BE FULLY TAPED AS PER MANUFACTURERS' RECOMMENDATIONS. FINISHED FLOOR LEVEL TO MATCH EXISTING DRIVEWAY SURFACE, WITH SCREED LAID TO FALL TOWARDS FRONT OF GARAGE AT min 1:80.

EXTERNAL MASONRY WALLS (GARAGE)

GARAGE GENERALLY COMPRISES A DOUBLE-SKIN SOLID WALL CONSTRUCTION (215mm WIDE) OF 102.5mm CLAY FACING BRICK EXTERNAL LEAF & 100mm CONCRETE BLOCKWORK INNER LEAFE, NEW BRICKWORK TO MATCH MAIN DWELLING. WHERE WALLS ARE REDUCED TO SINGLE SKIN (102.5mm WIDE) AN ADDITIONAL SKIN OF CONCRETE BLOCKWORK TO FORM PIERS WILL BE INSTALLED IN LOCATIONS IDENTIFIED ON PLAN DRAWINGS. PIERS TO BE CONSTRUCTED AS CLOSE AS PRACTICAL TO UNDERSIDE OF ROOF COVERING.

WALLS BELOW GROUND LEVEL TO BE ENGINEERING BRICKS, PROVIDE D.P.C. AT A MINIMUM HEIGHT OF 150mm ABOVE EXTERNAL GROUND LEVEL. REFER TO SECTION DRAWINGS FOR INDICATION OF DPC POSITIONS.)

LATERAL RESTRAINT SHOULD BE PROVIDED TO ALL NEW GABLE WALL CONSTRUCTIONS. RESTRAINT TO BE PROVIDED AT INTERMEDIATE FLOOR LEVEL, CEILING JOIST LEVEL AND RAFTER LEVEL. RESTRAINT PROVIDED BY GALVANISED MILD STEEL RESTRAINT STRAPS AT MAX. 2m CENTRES AND ANCHORED OVER CONCRETE BLOCKWORK INNER LEAF. RESTRAINT STRAPS TO BE MIN. 1200mm TOTAL LENGTH x 30mm WIDE x 1.5mm THICK (SIMPSON STRONGTIE HEAVY ENGINEERED RESTRAINT STRAP (HES) OR SIMILAR). WHERE THE STRAPS ARE PARALLEL WITH THE JOISTS/RAFTERS, NOGGINS WILL BE INSTALLED BETWEEN THE JOISTS/RAFTERS AT 600MM CENTRES TO PROVIDE A FIXING FOR THE STRAPS. WHERE THE STRAPS ARE PERPENDICULAR TO THE JOISTS/RAFTERS, THE STRAPS WILL BE FIXED INTO THE TOP FLANGE OF A LEAST 3NO JOISTS. NOTCHING OF JOISTS WILL NOT BE REQUIRED

ROOF (GARAGE)

ALL STRUCUTRAL ELEMENTS OF ROOF TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER. SIZING BELOW IS INDICATIVE ONLY & PROVIDED FOR PRICING PURPOSES ONLY. ENGINEER'S DETAILS TO SUPERSEDE THE STRUCTURAL SIZES PROVIDED BELOW.

TO COMPRISE CONCRETE OR CLAY 'PLAIN' ROOF TILES (REDLAND ROSEMARY OR EQUIVALENT), ON 50x25mm SW TREATED TILING BATTENS ON IMPERMEABLE ROOFING UNDERLAY, ON 100 x 50 (C24) SW RAFTERS AT MAX 450mm CTRS, EACH PAIR OF RAFTERS TO BE BRACED WITH A 100x50mm SW (C24) RAISED COLLAR TIE, SECURELY FIXED WITH M10 BOLTS, ALL IN ACCORDANCE WITH BS 5268 PARTS 2 & 3, RAFTERS FIXED TO 100x50mm SW WALLPLATE AT EAVES & TO 200 x 50 (C24) SW RIDGE BEAM AT APEX. WALLPLATES ANCHORED DOWN USING 900x100x3mm MILD STEEL HOLDING DOWN STRAPS AT MAX. 1200mm CTRS. INSULATION NOT REQUIRED WITHIN ROOF SPACE. ROOF BRACING TO BE INSTALLED BETWEEN RAFTERS TO PREVENT LATERAL MOVEMENT & TO BE IN ACCORDANCE WITH B.S. 5268 PART 3(LATEST ED.). ALL NEW TIMBERS IN ROOF SPACE TO BE TREATED WITH PRESERVATIVES. ROOFING UNDERLAY TO BE DRESSED OVER PLASTIC FELT SUPPORT TRAYS TO ALLOW EFFECTIVE DRAINAGE OF ANY MOISTURE INTO GUTTERING.

IF A CEILING IS REQUESTED BY THE CLIENT PROVIDE:-
- 12.5mm PLASTERBOARD WITH SKIM FINISH FIXED BELOW SW ROOF STRUCTURE.
- A uPVC LOFT ACCESS HATCH.
- ROOF SPACE VENTILATION INCLUDING OVER-FASCIA VENTILATION AT EAVES OF 10,000mm²/m(GLIDEVALE FV100 OR SIMILAR)& A VENTILATED DRY-FIX RIDGE VENTILATION SYSTEM (GLIDEVALE REDI-ROLL OR SIMILAR)

ROOFLINE & RAINWATER GOODS

TYPICAL EAVES:
PROVIDE 150 x 16mm THK SQUARE EDGE uPVC FASCIA FIXED TO RAFTER ENDS AND TIGHTLY FITTED UP TO FACE OF NEW BRICKWORK. NEW RAINWATER GOODS TO BE 112mm DIA. HALF ROUND uPVC GUTTERS & 68mm DIA. DOWNPIPES IN COLOUR TO MATCH EXISTING.

EAVES WITH RECESSED GUTTER DETAIL:
A CODE 5 LEAD-LINED BOX GUTTER IS TO BE INSTALLED TO THE GABLE END. REFER TO THE RECESSED GUTTER DETAIL.
NEW RAINWATER GOODS TO BE 112mm DIA. HALF ROUND uPVC GUTTERS & 68mm DIA. DOWNPIPES IN COLOUR TO MATCH EXISTING.

LINTELS

NEW LINTELS IN EXTERNAL BRICKWORK WALLS OVER NEW WINDOWS / DOORS TO BE BIRTLEY SUPERGALVGALVANISED STEEL LINTELS WITH AT LEAST 150mm END-BEARING.
ALL LINTELS TO BE SPECIFIED BY A STRUCTURAL ENGINEER, WITH STRUCTURAL CALCULATIONS FOR EACH LINTEL TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO INSTALLATION.

WINDOWS & DOORS

WINDOWS TO BE SINGLE-GLAZED SOFTWOOD WINDOWS.
VEHICULAR ACCESS DOORS TO BE A PAIR OF SOFTWOOD OUTWARD OPENING DOORS.
PERSONNEL DOOR TO BE AN UN-GLAZED SOFTWOOD DOOR WITH LEVEL ACCESS THRESHOLD. DOOR TO BE INSTALLED TO PROVIDE FLUSH THRESH WITH INTERNAL AND EXTERNAL GROUND FOR EASE OF WHEELING EQUIPMENT IN & OUT OF GARAGE.
STYLE & FINISH OF ALL ITEMS ABOVE TO BE AGREED WITH CLIENT.

ELECTRICAL WORK (PART L 2021)

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 MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR WORK BY A PERSON COMPETENT TO DO SO. ALL NEW SWITCHES AND SOCKETS TO BE BETWEEN 450 & 1200 FROM GROUND LEVEL.
ALL NEW LIGHT FITTINGS IN THE AREAS AFFECTED BY THE BUILDING WORK MUST INCLUDE LOW ENERGY FITTINGS. THESE FITTINGS ARE TO HAVE LAMPS WITH A LUMINOUS EFFICACY OF 75 LIGHT SOURCE LUMENS PER CIRCUIT-WATT. ALL NEW EXTERNAL LIGHTING SHOULD INCLUDE DUSK-TILL-DAWN AND MOTION DETECTION SENSORS.

DEMOLITION & RE-CONSTRUCTION OF A DETACHED SINGLE GARAGE SERVING A SEMI-DETACHED RESIDENTIAL DWELLING

37 CENTRAL GARDENS
SOUTH SHIELDS
NE34 6BA

SHEET SIZE	A1
SCALE	VARIOUS
DATE	AUG 2022
REVISION	B

EXISTING & PROPOSED PLANS, ELEVATIONS & SECTIONS