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1. Do not scale off this drawing. Use figured dimensions only
2. All dimensions are in millimeters unless otherwise noted
3. All dimensions to be checked on site.
4. All omissions & discrepancies to be reported to the architect immediately
5. Check site conditions prior to commencement of works
6. This drawings is to be read in conjunction with other consultants & specialists drawings

Rev.	Description	Date
C0	1 Initial Issue	09.09.22



REFER TO STRUCTURAL SURVEYERS REPORT AND SPECIALIST CONTRACTORS DETAILS FOR CRACK STITCHING AND STRUCTURAL REPAIRS

Proposed West (Fowler Street) Elevation

1 : 50

Site Preparation -Remove all topsoil, paving Adjust levels to suit formation of new foundations and ground floor levels. Carefully demolish existing walls and support structures where required, break out existing basement floor slabs and reduce levels to suit new insulated ground bearing slabs and floating floors.
Remove existing sanitary fixtures and fittings, staircases as detailed on Architects drawings
All other spoil is to be carted away to a bona-fide tip arranged by the contractor.
Carefully demolish the existing coach house grub out foundations and reduce levels for external works.
Redirect/Relocate existing foul and surface water drainage to suit new development, relocate all and any service meters as required.

Foundations - Excavate trenches to clean square bottoms. Any soft spots shall be removed and backfilled in 10N20 concrete. All spoil shall be carted off site to a bona-fide tip as above. Trench bottoms must be excavated into firm unmade ground to the satisfaction of the Structural Engineer/Building Control Officer and shall be blinded in 50mm 10N20 lean concrete. Foundations shall be 600 x 300mm RC35 concrete foundations with one layer of A193 reinforcement mesh. Subject to ground conditions, minimum depth 900mm below ground level.

Under Pinning – Were existing concrete floors are broken out and levels reduced, Structural Engineer shall assess the state and capacity of the existing Substructure arrangements and provide where necessary a remedial solution.

Drainage - Below ground drainage shall be 100mm dia. u.p.v.c. pipes and fittings or flexibly jointed clayware, Hepworths Supersleve or other approved. Diameters given on the drawings, bedded and surrounded in 150mm granular fill nominal size 10mm except where running under public accesses or rights of way when they shall have (10N20) concrete tabling over granular fill. Falls shall be between 1:40 and 1:80. Where u.p.v.c. soil stacks pass through ground floor to slab rodding access is to be provided in all locations. Where drains pass through the external wall, brickwork over the pipe shall be supported on concrete lintels allowing 50mm clearance on the top of the pipe. Brick manholes shall have a 150mm 20N reinforced concrete base, 210mm brick walls in Class 'B' engineering bricks laid in 1:3 cement:sand mortar with flush joints. The brickwork shall be corbelled inwards to support a 600 x 600mm cast iron frame and cover to BS 497 Grade B/C, dependent upon location. Any drain with an invert level less than 400mm shall be encased in 150mm thick RC35 concrete. All drainage shall be in strict accordance with the Civil Engineers details and specifications.

New Masonry walls below dpc - Shall be 7N dense concrete blockwork laid in 1:3 cement: sand mortar below ground level. Cavities shall be filled with 10N20 concrete to a level 150mm below d.p.c's. The cavity walls shall be tied by Ancon Staifix RT2 general purposed wall ties 250mm long type 2 tie to BS5628 at 750mm horizontal and 450mm vertical centres. Alternatively, 7N dense concrete trench blocks may be used with mortar as specified above. The d.p.c's in the masonry shall be installed following normal good practice and detailing of damp proof courses, as set out in BS5628-3:1985 and must be in accordance with relevant clauses of BS8000-3:1989, BS8215:1991, BRE Digest 380 damp proof course, and manufacturers instruction. All DPC's shall be visqueen Zedex CPT damp proof course, joints between DPM sheets shall have a minimum lap of 150mm, and the sheets shall be sealed with visqueen 50mmx10M double sided tape the exposed edge of the top sheet shall then be sealed with visqueen 100mmX33m single sided girth tape, joints between DPC and DPM/Cavity trays shall be sealed with visqueen 50mmx10m double sided tape, and all D.P.C.'s shall be installed on a wet mortar bed..

New Superstructure - External walls above dpc shall be cavity walls inner leaf shall be 7N/mm² concrete blockwork 100mm thick to BS 6073 Part 1 1981, laid in 1:1:6 cement lime mortar. The outer leaf shall be brick work with band courses to match existing laid in mortar as above.

Cavities shall be 150mm wide with 150mm Knauf Drytherm 32 insulation fixed to the inner leaf. Wall tie centres shall be increased to 225mm vertical centres within 200mm of the jambs of openings. The cavity walls shall be tied by Ancon Staifix RT2 general purposed wall ties 250mm long type 2 tie to BS5628 at 750mm horizontal and 450mm vertical centres. Lintels in cavity walls shall be Birtley Supagalv insulated combination lintel's locations and references indicated on the drawings. Lintels to block walls and drainage shall be Naylor R9 precast concrete lintels as detailed in the drawings.
Expansion joints in blockwork shall be at 6m intervals, expansion joints in brick work shall be at 12 metre intervals max or where otherwise indicated on the drawings. Expansion joints formed using 10mm compressible filler board, tied using wall ties with one end debonded and pointed with approved polysulphide mastic. Cavity closers shall be 125mm wide rock wool rock reveal 60-minute fire resistant closers installed in locations indicated on drawings.

Floor Types

Ground floor construction - Floor shall be 18mm Weyroc flooring grade chipboard loose laid on 1000gauge Visqueen vapour barrier on 120mm Kingspan Thermafloor TF70 insulation with 50mm Kingspan perimeter insulation to concrete floor slab, on 100mm RC35 Concrete slab with one-layer A193 mesh, concrete shall be well tamped and finished with a steel or wood float finish. Slab shall be laid on a 1200-gauge Visqueen DPM with welted joints and turned up 300mm at all edges laid on a bed of well compacted hardcore min. 150mm thick. Hardcore shall be 50mm crusher run crushed stone laid and compacted in layers not exceeding 150mm thick, using a vibrating plate compactor. The top layer should be blinded using yellow sand nominally 25mm thick.

FT1- New Infill Floor 3 Beach Road Between Townhouse and Basement Flat
Gyproc Silent C24006 (EN) 22mm marine grade plywood deck, with 19mm Gyproc Plank on Gyproflame SIF floor channel fixed to top face of 195x45 C16 solid timber joists at 450mm centres, void between joists filled with 100mm Isover Spacesaver ready cut insulation, joists underdrawn with Gyproflame RB1 resilient bars fixed at 450mm centres, finished with 2no. layers 15mm Gyproc sound block, all joints half board staggered and finished with gypsum plaster skim

FT3- Standard Infill Floor between floor in same dwelling
22mm Marine grade plywood on 195x45 C16 solid timber joists at 450mm centres, void between joists filled with 100mm Isover Spacesaver ready cut insulation, under drawn with 15mm Gyproc ceiling board and gypsum plaster skim

Wall Types

WT1- Wall lining upgrade, existing wall clean down and repaired locally where required, 85mm Gyproframe GL1 lining channel framework fixed back to existing wall in strict accordance with manufacturers details, a 50mm layer Isover Acoustic Partition roll (APR 1200) fixed between studs, finished with 2no. layers 12.5mm Gyproc sound block board, all boards half board staggered and taped, finished with gypsum plaster skim

WT2- Wall lining upgrade with Moisture Resistant Board existing wall clean down and repaired locally where required, 85mm Gyproframe GL1 lining channel framework fixed back to existing wall in strict accordance with manufacturers details, a 50mm layer Isover Acoustic Partition roll (APR 1200) fixed between studs, finished with 1no. 12.5mm layer Gyproc Sound Block and a top layer of 12.5mm Gyproc Moisture Resistant Board, all boards half board staggered and taped, finished with gypsum plaster skim

WT3- Wall lining upgrade with pattress Wall lining upgrade with Moisture Resistant Board existing wall clean down and repaired locally where required, 85mm Gyproframe GL1 lining channel framework fixed back to existing wall in strict accordance with manufacturers details, a 50mm layer Isover Acoustic Partition roll (APR 1200) fixed between studs, face of studs overlaid with 22mm marine grade plywood to form pattress, finished with 1no. 12.5mm layer Gyproc Sound Block and a top layer of 12.5mm Gyproc Moisture Resistant Board, all boards half board staggered and taped, finished with gypsum plaster skim

WT4 – Stud Partition wall Gypwall Single Frame A206003 (EN), 50mm Gyproframe 48 x 50 'C' Studs at 600mm centres with 2no. layers 12.5mm Gyproc Wallboard and skim each side, to give 30 minutes fire integrity and insulation, 42db sound reduction, Duty Rating Severe, maximum height 3400mm

WT5 – Stud Partition wall wet areas Gypwall Single Frame A206003 (EN), 50mm Gyproframe 48 x 50 'C' Studs at 600mm centres with 1no. layer 12.5mm Gyproc Wallboard and 1 no. layer 12.5mm Moisture Resistant Board and skim each side, to give 30 minutes fire integrity and insulation, 42db sound reduction, Duty Rating Severe, maximum height 3400mm

WT6 – Stud Partition wall wet areas pattress Gypwall Single Frame A206003 (EN), 50mm Gyproframe 48 x 50 'C' Studs at 600mm centres with 1no. layer 12.5mm Gyproc Wallboard and 1 no. layer 12.5mm Moisture Resistant Board and skim each side, with 22mm marine grade plywood pattress fixed across face of studs to side indicated on Architects drawings, to give 30 minutes fire integrity and insulation, 42db sound reduction, Duty Rating Severe, maximum height 3400mm

WT7- Stud Partition Wall Based on Gypwall Single Frame A206004(EN), only applicable where 48 5 50 'C' studs are used, larger studs use this outline as guideline specification only for linings. 2no. layers 15mm Gyproc Wallboard, either side of Gyproframe 48 5 50 'C' stud, to give 60 minutes fire integrity and insulation, 45db sound reduction duty rating severe max height 3700mm.

WT8- Stud wall infill where no sound or fire ruggidas are required, Gyproframe C stud size to suit dept of wall, with 1no. layer 12.5mm Gyproc Wallboard and Skim either side.

WT9- External Wall (Door Opening) 102.5mm facing brickwork outer leaf set back 20mm from face of existing brick work, fixed into opening with stainless steel wall starters. 150mm cavity fully filled with 150mm Knauf Drytherm 32 insulation batt slabs tightly butted together with no gaps. 100mm 7.3n/mm2 K=1.130 (Dense Block), lined on internal face with 22.5mm Knauf 22.5mm PIR laminate, finished with 1no. layer 12.5mm Gyproc Wallboard and lime plaster skim feathered into surrounding finishes. Pointing and mortar shall be Bucket handle finish in NL3.5 Lime mortar

WT10- Bathroom stud wall lining, 63x40 C16 softwood Studs with 1no. layer 12.5mm Gyproc Wallboard, and 1 no. layer Gyproc Moisture Resistant board, all joints half board staggers finished with skim

WT11- Dry Lining and Insulation to Locations shown on Wall Types Drawings) 50mm Gyproframe 48 5 50 'C' Studs fixed to wall with 10mm Gyproframe straps with 50mm Kingspan Kooltherm K112 framing board fixed tightly between studs with no gaps, all and any gaps foam filled, cured foam trimmed back flush to accept 62.5mm Kooltherm K118 Insulated Plasterboard, Gypsum plaster skim finish

WT12- New cavity Wall to 3 Beach Road following Coach House Demolition. 102.5mm brick work external leaf to match host building, 150mm cavity fully filled with Knauf Drytherm 32 cavity slab insulation tightly butted together with no gaps, 100mm 7.3n/mm2 Dense Block work inner leaf, finished with 2 coat Heritage Lime Plaster scratch/base coat and smooth finishing coat. Pointing and mortar shall be Bucket handle finish in NL3.5 Lime mortar

WT13- New window infill to 1 Beach Road, 102.5mm facing brick work to match host building set back from face of exting wall 20mm, fixed to existing wall with stainless steel wall starters, with 100mm 7.3n/mm2 concrete block work inner leaf tied to external leaf with Ancon ST2 stainless steel wall ties, finished with finished with 2 coat Heritage Lime Plaster scratch/base coat and smooth finishing coat. Pointing and mortar shall be Bucket handle finish in NL3.5 Lime mortar

Brickwork Repairs- Are to specialist sub-contractors details, all details and specifications shall be preapproved by the Local Authority Planning and Conservation Departments before works commence

Structural Stitching- Are to specialist sub-contractors details, all details and specifications shall be preapproved by the Local Authority Planning and Conservation Departments before works commence

Ceilings –

C1- Standard Ceiling Upgrade from Below in basement flats with no Key Features
Existing lath and plaster ceiling removed, and joists cleaned down inspected and made good, Gyproframe GL6 timber frame connector fixed to face of joists, with a minimum gap to channel of 100mm and a maximum gap of 120mm with Gyproframe GL1 lining channel installed at 90 degrees to underside of joists, install 100mm ready cut isover acoustic insulation, finish underside of channel with 2no. layers 15mm Gyproc Soundblocc board, all joints half board staggered with gypsum plaster skim finish.

C2- Standard Ceiling Upgrade from Below in basement flats in high moisture areas with no Key Features
Existing lath and plaster ceiling removed, and joists cleaned down inspected and made good, Gyproframe GL6 timber frame connector fixed to face of joists, with a minimum gap to channel of 100mm and a maximum gap of 120mm with Gyproframe GL1 lining channel installed at 90 degrees to underside of joists, install 100mm ready cut isover acoustic insulation, finish underside of channel with 1no. layer 15mm Gyproc Soundblocc board, and 1 no. layer 15mm moisture resistant board to external face, all joints half board staggered with gypsum skim finish.

C3- Standard Ceiling Upgrade from above to Maintain Key Features with acoustic requirements
Existing floorboards to be removed, existing joists cleaned down inspected and repaired where required, back of existing ceiling repaired where required, void between existing joists filled with 100mm isover ready cut acoustic insulation, new and reclaimed 22mm tongue and groove floorboards nailed to top face of existing joists, whole floor plate overlaid with Regupol 3912 Timber Acoustic Underlay fixed in strict accordance with manufacturers guidelines; to accept final client finishes. Existing ceiling below repaired by specialist with lime plaster.

C4- Standard Ceiling Upgrade from above to Maintain Key Features no acoustic requirements
Existing floorboards to be removed, existing joists cleaned down inspected and repaired where required, back of existing ceiling repaired where required, void between existing joists filled with 100mm isover ready cut acoustic insulation, new and reclaimed 22mm tongue and groove floorboards nailed to top face of existing joists, whole floor plate Existing ceiling below repaired by specialist with lime plaster.

Coving- Existing coving shall be left insitu and protected during the works all coving shall be inspected and repaired by specialist contractor, to the approval of the local authority planning and conservation department.

Steel Work- All steel work shall be in strict accordance with Structural Engineers details.

Roof Types

Warm Roof construction RF1- Existing roof coverings battens and membranes shall be removed, existing slates shall be sorted and appraised with the best slates being carefully set aside for reuse.
New roof slates shall match the host building and be blue/black natural slate fixed to 50x25mm sw battens impregnated with preservative by double vacuum process, laid on Tyvek Supro membrane on to a new 50mm thick tanalised and graded softwood rafter packer fixed to the top face of the existing rafters, with 100mm Kingspan Thermaroof TR70 insulation between rafters allowing a 25mm clear ventilation gap between top face of insulation board and underside of membrane. Insulation boards fixed tightly between rafters with no gaps, all and any gaps foam filled, cured foam cut back flush with face of insulation board to accept 1000-gauge vapour barrier and finished with 12.5mm Gyproc wallboard and skim. Nails for battens shall be 65mm galvanised steel to BS 1202 Part 1. Nails for underlay shall be galvanised steel extra-large head to BS 1202 Part 1. Ridges shall be black angle concrete and ventilated. All soakers to be formed using code 3 lead sheeting.

Roof construction Cold Pitched Roof RF2 and RF3- Existing roof coverings battens and membranes shall be removed, existing slates shall be sorted and appraised with the best slates being carefully set aside for reuse.
New roof slates shall match the host building and be blue/black natural slate fixed to 50x25mm sw battens impregnated with preservative by double vacuum process, laid on Tyvek Supro membrane on to a new 50mm thick tanalised and graded softwood rafter packer fixed to the top face of the existing rafters, with 100mm Kingspan Thermaroof TR70 insulation between rafters allowing a 25mm clear ventilation gap between top face of insulation board and underside of membrane. Insulation boards fixed tightly between rafters with no gaps, all and any gaps foam filled, cured foam cut back flush with face of insulation board to accept 1000-gauge vapour barrier and finished with 12.5mm Gyproc wallboard and skim. Nails for battens shall be 65mm galvanised steel to BS 1202 Part 1. Nails for underlay shall be galvanised steel extra-large head to BS 1202 Part 1. Ridges shall be black angle concrete and ventilated. All soakers to be formed using code 3 lead sheeting.
Dormer Lead Roof- Shall be code 5 lead timber core roll roof installed in strict accordance with LSA guidelines including al weathering clips and welded terminations, lead laid on anti-bond perforated matting, laid on 2no. layers 12.5mm marine grade plywood, all joints between boards half board staggered and sealed against moisture, screw fixed to curved and shaped 50mm wide C16 softwood firing, screw fixed to top face of 150x50 C16 solid timber joists at 400mm centres, void between joists filled with Kingspan Thermaroof TR75 insulation, boards fixed tightly between joists with no gaps, all gaps foam filled, cured foam cut back flush with face of joists to accept 1000 gauge vapor barrier, and 12.5mm Gyproc wall board and skim

Dormer Pitched Roof- Existing roof coverings battens and membranes shall be removed, existing slates shall be sorted and appraised with the best slates being carefully set aside for reuse.
New roof slates shall match the host building and be blue/black natural slate fixed to 50x25mm sw battens impregnated with preservative by double vacuum process, laid on Tyvek Supro membrane on to a new 50mm thick tanalised and graded softwood rafter packer fixed to the top face of the existing rafters, with 100mm Kingspan Thermaroof TR70 insulation between rafters allowing a 25mm clear ventilation gap between top face of insulation board and underside of membrane. Insulation boards fixed tightly between rafters with no gaps, all and any gaps foam filled, cured foam cut back flush with face of insulation board to accept 1000-gauge vapour barrier and finished with 12.5mm Gyproc wallboard and skim. Nails for battens shall be 65mm galvanised steel to BS 1202 Part 1. Nails for underlay shall be galvanised steel extra-large head to BS 1202 Part 1. Ridges shall be black angle concrete and ventilated. All soakers to be formed using code 3 lead sheeting.

Dormer Cheeks – Shall be Blue/Black Natural slate fixed vertically to tanalised and graded 15x25 softwood battens fixed to suit hanging tile gauge, nailed to 1000 gauge vapor barrier on 22mm marine grade plywood sheathing board screw fixed to 100x50 C16 softwood studs, void fully filled with Kingspan Thermawall TW50 insulation, fixed with no gaps all gaps foam filled, cured foam cut back flush with face of joists to accept 1000 gauge vapor barrier, and 12.5mm Gyproc wall board and skim.

Chimney Repairs- Are to specialist sub-contractors details, all details and specifications shall be preapproved by the Local Authority Planning and Conservation Departments before works commence

External joinery – All windows shall be subject to works either replacement or refurbishment as outlined in the acoustic report. Please refer to report for glazing and ventilation specifications.
Please note an initial air pressure test has been carried out on both properties, and a value was unable to be obtained due to the poor state of the existing envelope.

Internal joinery - Shall be softwood as follows: -
Skirtings moulded to match existing
Architraves shall be to match existing.
Door linings shall be 38mm thick softwood, width to match the thickness of the wall in which it is located.
Internal doors reused where shown on Architects drawings, all new doors to match existing 6 panel doors. Fire doors to match existing.
Refer to Architects drawings and specifications for 'Key Features" locations and works associated with them

Finishes – External walls shall be plastered in hydraulic Lime plaster CE certified and manufactured to BS EN 998-1:2016 following heritage guidelines
Plaster shall be 12.5mm lightweight gypsum plaster (to BS 1191 Part 2:1973) and skim mixed and applied in accordance with the manufacturer's instructions, to new and internal walls

Plaster work will be finished in 1 mist and two full coats of vinyl emulsion paint.

Plumbing and rainwater goods - Above ground soil and waste drainage shall be in black cast iron pipes with ring seal fittings, sizes given on the drawings. Rainwater disposal shall be 110mm ogee black cast iron gutters and 68mm downpipe complete with all gaskets, stop ends, running outlets, brackets, internal and external angles.

Electrical work - All electrical work to be carried out in accordance with the latest edition of the regulations for Electrical Equipment of buildings published by the Institute of Electrical Engineers, with BS7671 2001 and the N.H.B.C. standards for the Electrical Provision and in full accordance with Part P of the building regulations by a certified electrician. All electrical installations to be as shown on the electrical services layout drawings.

Heating - All domestic heating systems to be designed and installed by a specialist plumbing contractor. The heating system shall be designed and manufactured by a specialist, controlled by individual room thermostats. Enamel panel radiators shall have thermostatic valves. All heating and hot water systems shall have 7 day 24 hour programmers. All hot water appliances shall be fitted with temperature limiting mixing valves to limit the maximum temperature at the tap to 48°C. The installation of water supply equipment shall fully comply with part G of the building regulations 2010 and limit water usage to 125 litres per person per day. All boiler flues and service penetrations shall be to the rear elevation of the building inline with the local authorities planning and conservation departments approvals

Ventilation – All ventilation works shall be designed and installed by specialist contractor, all ventilation extract terminations shall be installed on the rear elevation in strict accordance with the Local Authority Planning and Conservation Departments approvals

External Works and Landscaping – By client's specialist consultant to the approval of the local authority Planning and Conservation Departments.

Elevation	Glazing performance	Trickle ventilator performance	Potential AD-F ventilation strategy
Bedrooms on Beach Road and north elevation	36 dB $R_w + C_{tr}$ e.g. Saint-Gobain 8(6)8.8 mm *or* 10.8A(55.2) mm (single glazing)	[Trickle vent not required]	AD-F System 3, MEV with a design air permeability of > 5 $m^3/h/m^2$ *or* AD-F System 4, MVHR
		40 dB $D_{ne,w} + C_{tr}$	AD-F System 3, MEV
Living and kitchens all elevations	27 dB $R_w + C_{tr}$ e.g. Saint-Gobain 4(12)4 mm	[Trickle vent not required]	AD-F System 3, MEV with a design air permeability of > 5 $m^3/h/m^2$ *or* AD-F System 4, MVHR
		29 dB $D_{ne,w} + C_{tr}$	AD-F System 3, MEV

Table 1: Summary of minimum façade sound insulation treatment

EDWARDS ARCHITECTURE

5, Brewhouse Bank, North Shields, NE30 1LL
T: 0191 649 8404
E: info@edwardsarchitecture.co.uk
W: www.edwardsarchitecture.co.uk

Project
20063 - Beach Road, South Shields
Mandeville Properties

Drawing Title
Proposed West (Fowler Street) Elevation

Scale at A1
1 : 50

Information Issued

Project	Originator	Stage/ Volume	Level/ Locat.	Type	Role	Number	Rev
20063 - EArch - CN - XX - DR - A - 0361 - C01							