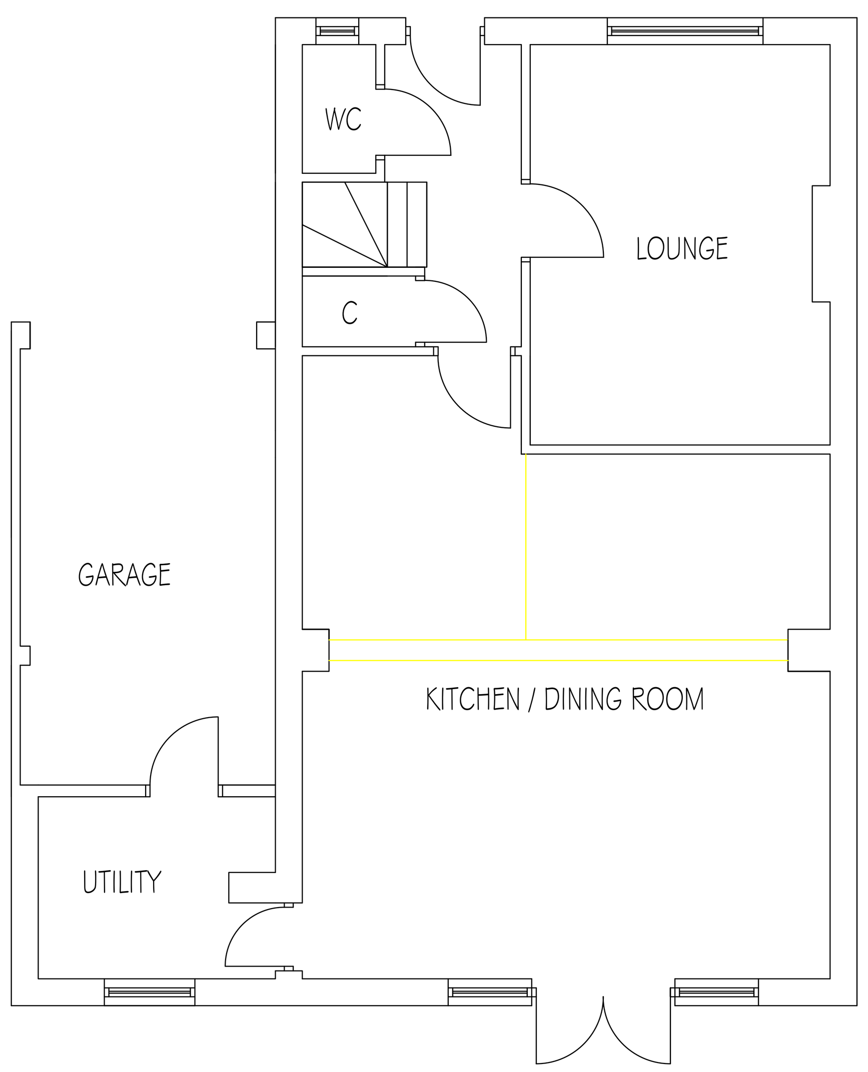
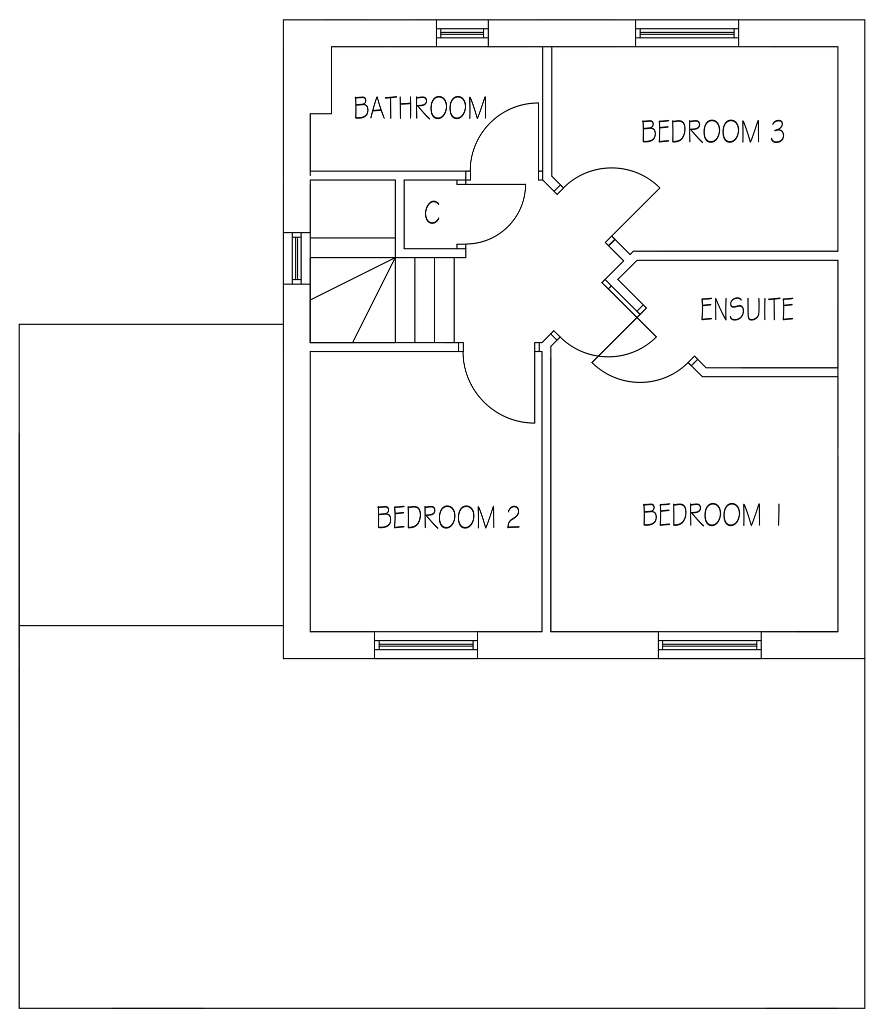
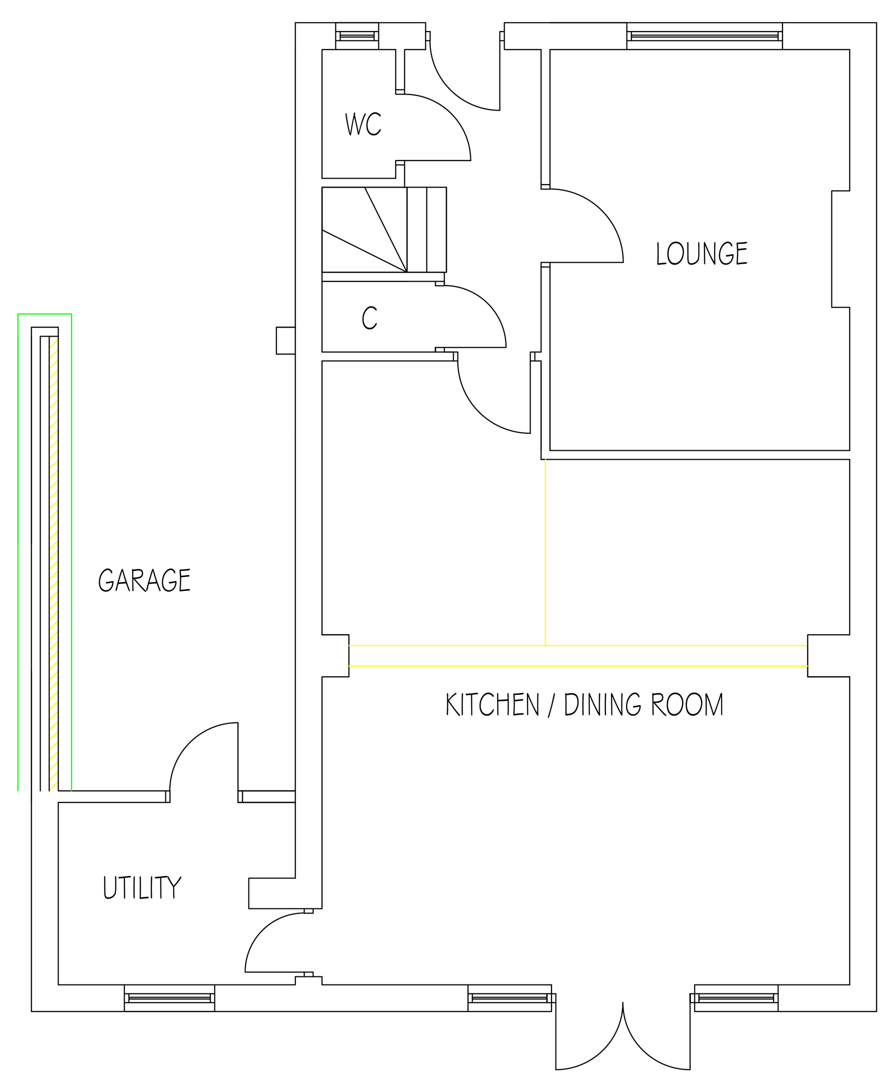


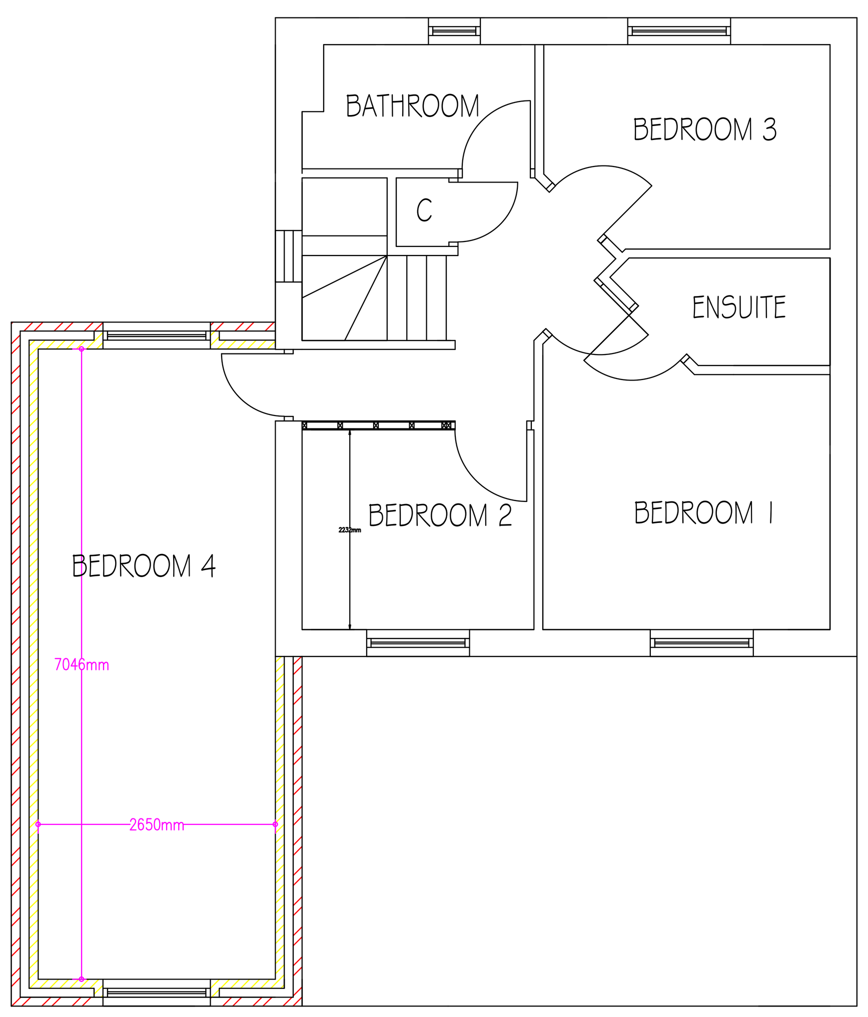
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



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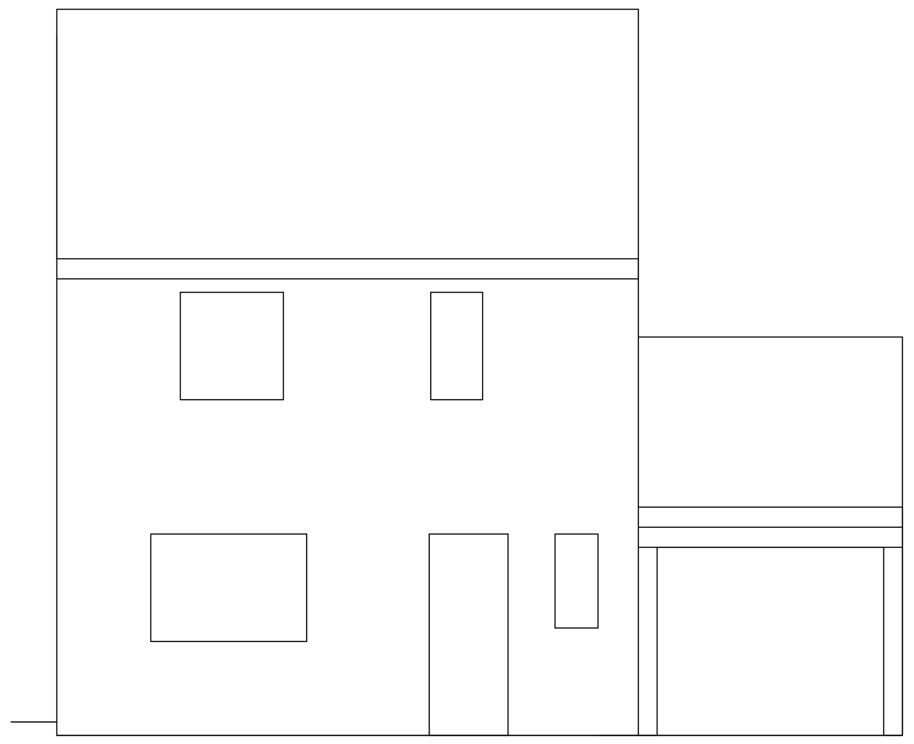
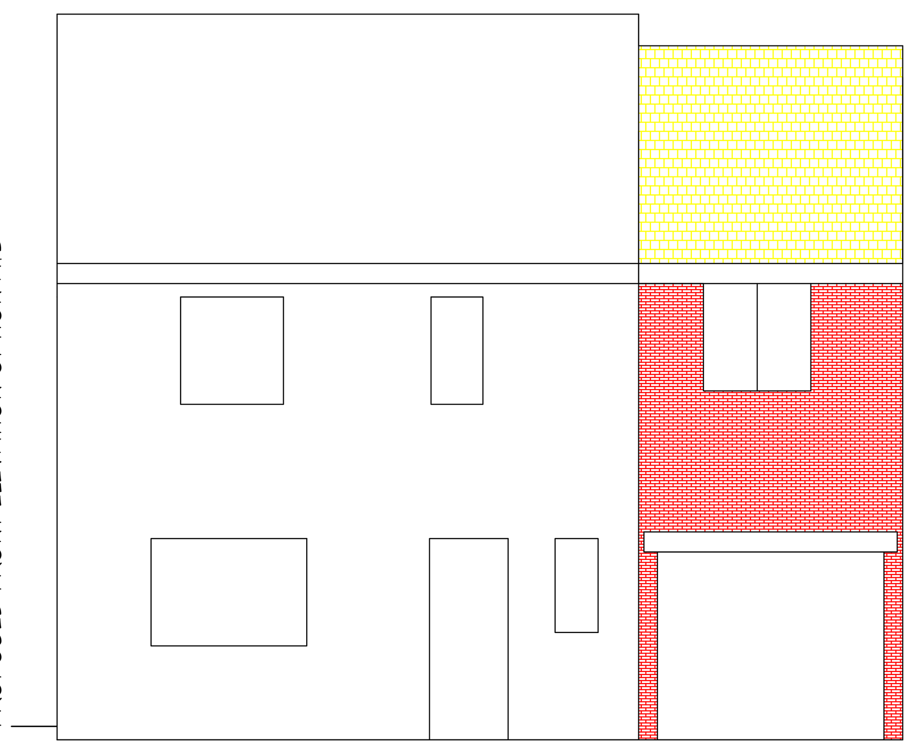
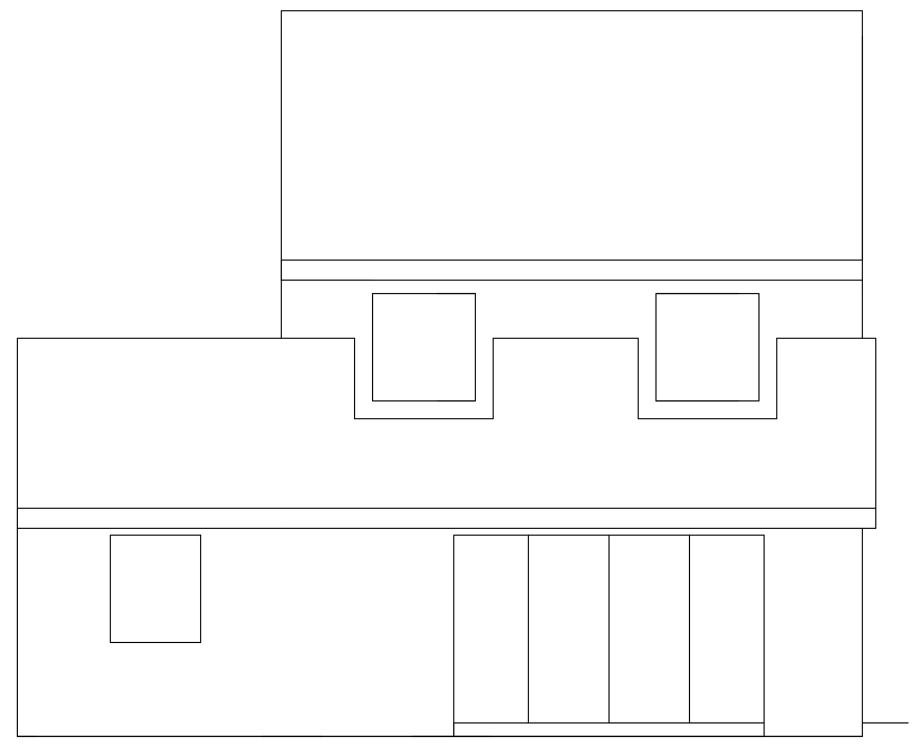

EXISTING FRONT ELEVATION


PROPOSED FRONT ELEVATION OPTION A&B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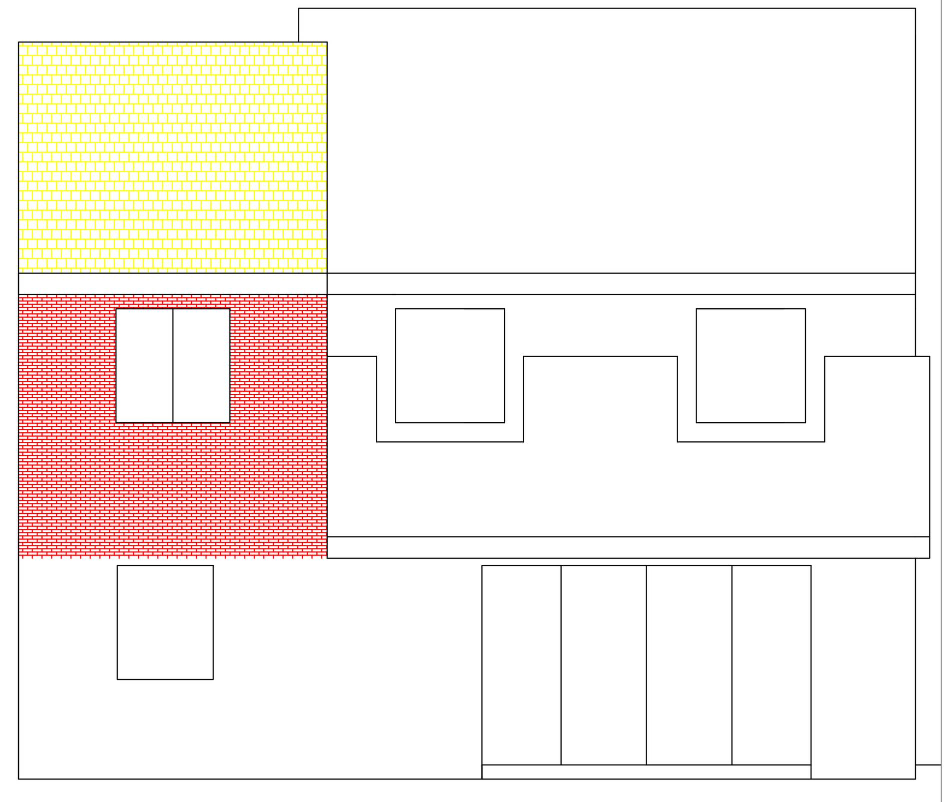
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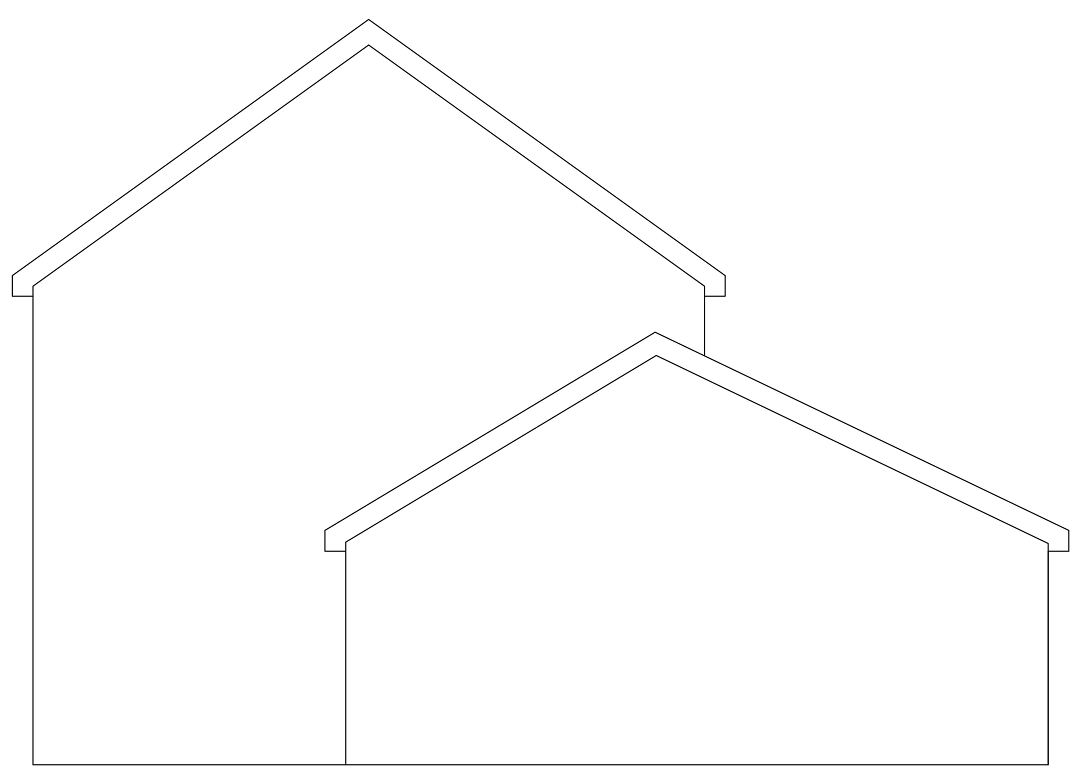
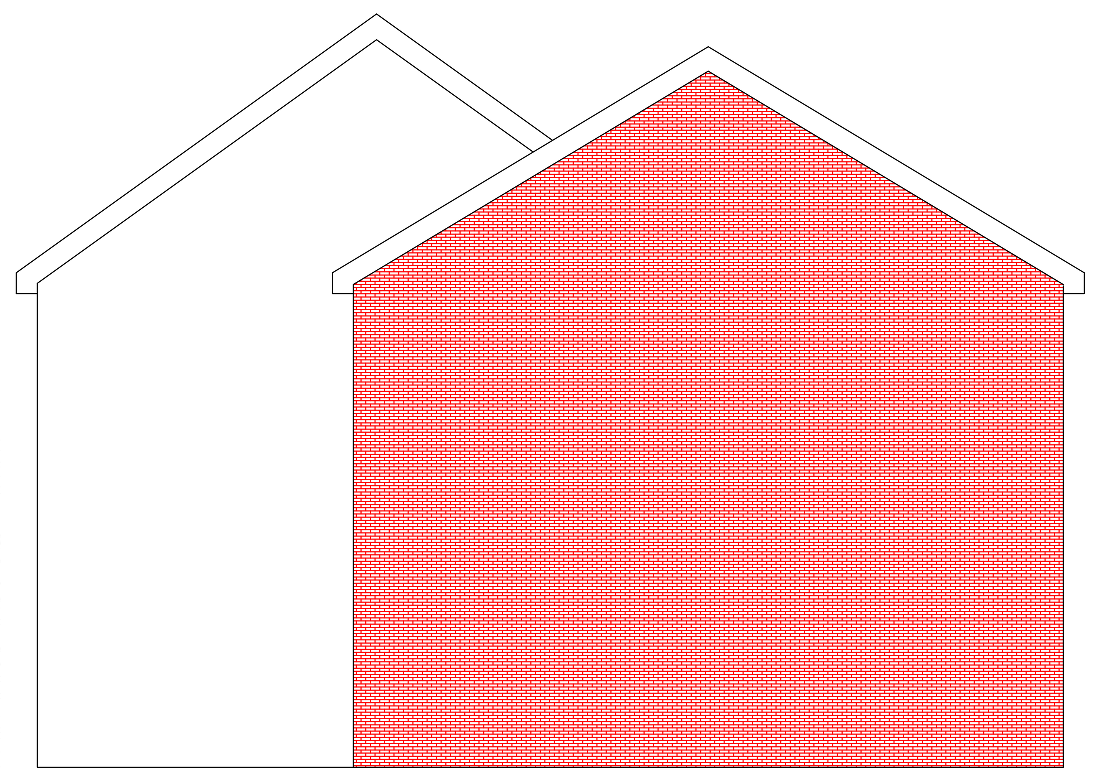
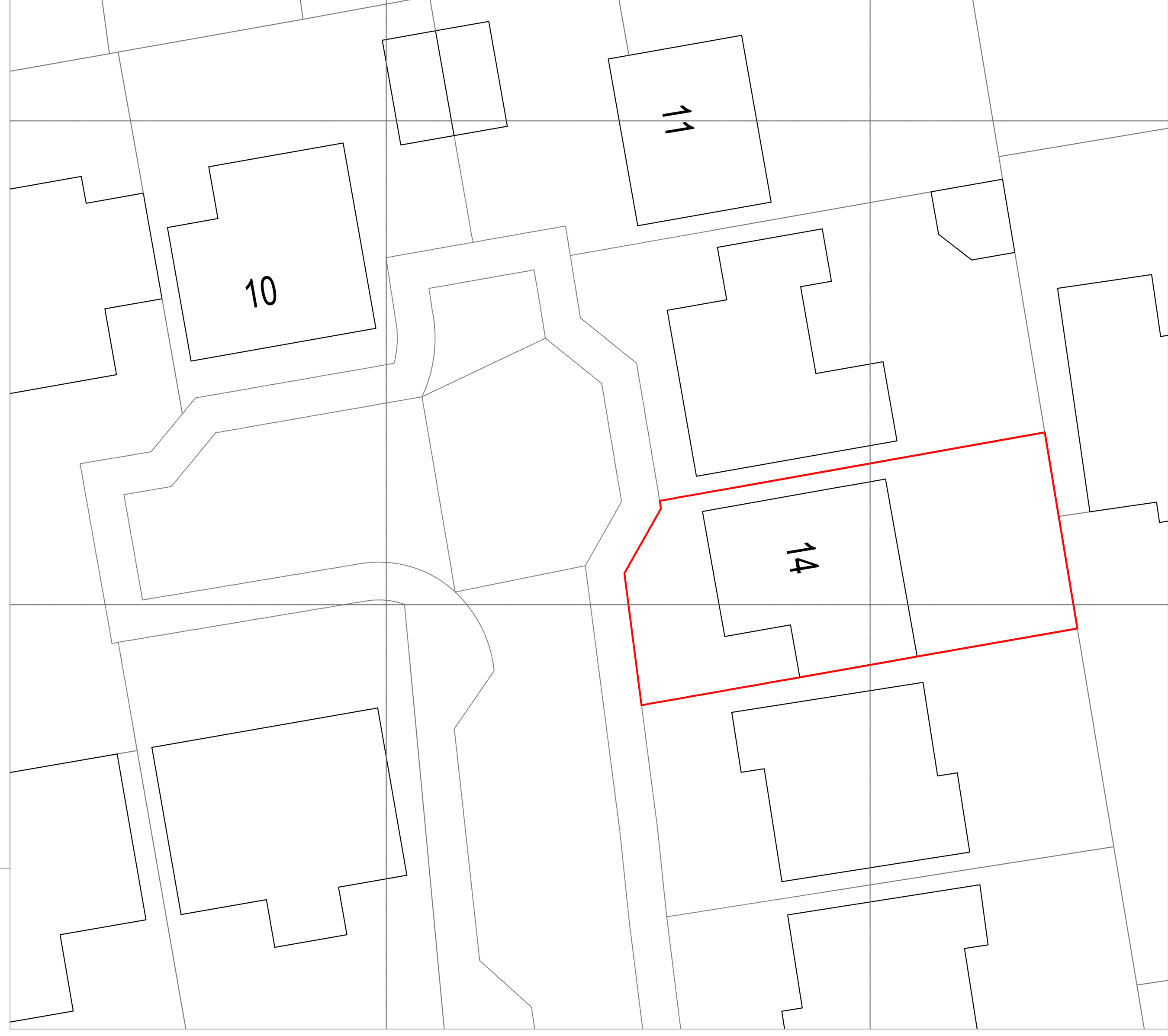

EXISTING SIDE ELEVATION


PROPOSED SIDE ELEVATION

SITE PLAN 1:200



FOUNDATIONS
New foundations to be at a minimum depth of 900mm below ground level and on suitable load bearing strata. Strip foundation to be 225x600mm 1:2:4 concrete with reinforcement bars to top and bottom (minimum 50mm concrete cover)

CAVITY EXTERNAL WALLS BELOW D.P.C.
Perimeter of floor to be insulated with 25mm thick polyurethane batt insulation. Dpm. to be lapped under and to the back of the insulation and linked in with the dpc. Internal Skin to be Celcon DENSE blockwork to 7N/mm2 and insulation to run past top of structural floor down into cavity.

CAVITY EXTERNAL WALLS ABOVE D.P.C.
To be red facing bricks or render (as elevations). A neat struck mortar joint should be used. Recessed joints shall not be used.
Render finish using K-rend one coat, ready mixed, cementitious, through coloured render (white) or equal approved onto a suitable block finish as manufacturers recommendations.

Wall construction to be 300mm wide cavity wall with facing outer leaf, 100mm cavity, with 100mm thick full fill Knauf Dritherm 32 insulation batts.. Inner leaf of masonry to be 100mm 7N/mm2 (Density 460kg/m3) Thermalite Turbo blockwork with 12.5mm plasterboard (British Gypsum or Knauf) drylining on 10mm adhesive dabs. 'U' Value of overall wall construction to achieve a 'U' Value of 0.23 W/m2k.
The air permeability of the house when tested is to be 5.0 m3/hour/m2.
Note that all cavity wall constructions listed above comply with Approved Document C - Site Preparation and Resistance to Contaminants and Moisture Section 5: Walls, Paragraph 5.15 Proprietary insulated cavity closers to be provided to all window and door openings.

DPC
Lay over the whole of the external leaf horizontal damp proof course at a min. 150mm above the finished external ground level, Visqueen gas resistant DPC or equal approved. Damp proof course to be united with floor membranes through cavity and to be well lapped at angles & intersections (refer to manufacturer's instructions). Where indicated on drawings, due to external levels etc, fix vertical damp proof course of bituthene or similar approved in cavities, lapped into all dpc's & dpm's. Where building in statutory utility meter boxes, install lintel and cavity tray dpc over the polythene dpm dressed to rear of box. Allow for cavity tray dpc's to all abutments of roofs with cavity walls, tray to be 150mm above the abutting roof surface. Lower flange of tray to allow lead flashing to be dressed under. Allow for vertical dpc to all reveals.

Flashings to be Code 4 lead, stepped as required with cavity trays at all roof/wall abutments. In accordance with NHBC Standards 6.1 - S4 - Damp Proof Course and Cavity Trays.

CAVITY WALL TIES
Wall ties should either comply with BS 1243, DD 140, or BS EN 845-1 and should be material references 1 or 3 in BS EN 845 Table A 1 austenitic stainless steel type 2 and should be selected in accordance with Table 5 of the Approved Document Part A, with an appropriate measured dynamic stiffness for the cavity width.

For partially filled cavities the first row of ties should commence at least one course below dpc, with the first row inserted at max. 600mm centres, horizontally to provide a min. support of 2No ties per 1200mm board. The second and subsequent boards to be supported with ties spaced at max 900mm centres horizontally and 450mm centres vertically, alternative leaves staggered. Additional ties to be provided within 300mm of reveals and at 225mm centres vertically. Ties to slope towards outer leaf. Cavities closed at reveals, cills and at eaves level. Wall ties to be suitable to take insulation retaining disc where necessary to the chosen insulation manufactures instructions. All in accordance with the Approved Document A1/2 and Approved Document E Paragraph 2.19.
WTS4 Type A stainless steel wall ties to be used in party wall areas that are compliant with Building Regulations Part E.

MOVEMENT JOINTS
All external walls to incorporate vertical movement joints for all straight runs at 6m or where necessary by design of structural engineer. Sealant should be at least 10mm deep to ensure a good bond and materials suitable for this purpose would be flexible cellular polythene, cellular polyurethane or foam rubber all in accordance with NHBC Standards 6.1 - S2 (i).

WEEPHOLES
Provide proprietary plastic weep hole vents at approximately 450mm centres to brick course immediately above all external openings with cavity trays and with a minimum of two weep holes per opening. In accordance with NHBC Standards 6.1 - S4 (e).

DRAINAGE
All new drainage to be 100mm diameter upvc pipes and fittings laid to fall of not less than 1 :70, to be flexible jointed and laid on approved bedding.
Drains within 1000mm of building and below foundation level to be backfilled to underside of foundation level with concrete.
Drains within 300mm of underside of slab to the crown to be encased in 150mm concrete integral with slab.
Drains passing under buildings to have granular fill surround, and any pipes passing through wall to have 50mm clear space over with lintels above or be bedded in all with 600mm long rocker pipes within 150mm of each side of the wall.
Suitable access points to be provided to facilitate cleaning & rodding. All drains less than 600mm to invert to have polypropylene access fittings.
Polypropylene inspection chambers to be used up to 1000mm to invert, reverting to precast concrete rings on 150mm concrete base to drains over 1000mm to invert.

VENTILATION
All habitable rooms to have background ventilation via. high level trickle ventilators in window / door heads which must be at least 1.75m above floor level to avoid discomfort due to draughts and capable of a controlled minimum opening of 8000mm sq. and all other non habitable rooms to be 4000mm sq.
Habitable rooms to have provision for rapid ventilation by window or door openings with a total area of at least 1/20th of the floor area of the room. All other non habitable rooms to have provision for rapid vent by window openings with no minimum size.

Mechanical Ventilation to be provided as follows:
- Kitchen 30 Litres / Second adjacent to the hob or 60 Litres / Second when extract is located elsewhere
- Bathroom & En Suites 15 Litres / Second (with or without WC)

Note that if any of the above rooms have no openable windows, then the mechanical ventilation as rated above should be supplied with a fan that has a 15-minute overrun and is either controlled automatically or manually together with a 10mm air gap under the door. All in accordance with Approved Document F1 – Section 1 – Domestic Buildings.

Builders work associated with holes for ducts in external walls. Any ducts or pipes going through party walls to be fire stopped and sealed with 1hr rated

ELECTRICAL
All electrical work is required to meet the requirements of Approved Document Part P (Electrical safety) and therefore must be designed, installed, inspected and tested by a person competent to do so and as such be working under a relevant and approved Competent Persons Scheme.
If the person carrying out the work is not part of a Competent Persons Scheme, will result in the necessity for submitting a separate Building Regulations Application for the work.

IMPORTANT: A copy of the Electrical Inspection Test Certificate must be available on site for inspection by the Building Control Body.

All sockets and outlets to comply with Part M Section 8 of the Approved Document.

Internal lighting to comply with Approved Document L1. 100% energy efficient lights to be used.

All internal light fittings provided are to be dedicated energy efficient (downlighters/pendants) throughout each dwelling. These should provide 40 lumens per watt. Fittings are optional to CA approval.

The Electrical Engineering Installation shall be in accordance with the latest edition of the IEE Regulations and the requirements of the local electricity company.

The installation shall have at least the following number of socket outlets:-
- Living: 4 double
- Bedrooms: 2 double at diagonally opposite sides of bed room
- Kitchens : 3 double above worktops / 1 in dining: 2 single below worktops
- Hall : 1 double

NOTE: One of the foregoing socket outlets in the Living Rooms shall be located in a suitable discrete position for an electric fire (fire not included in the contract).
In addition to the foregoing, the cooker position shall have a control unit and low level spur outlet and refrigerator and washing machine low level socket outlets shall be operated by above-bench neon indicator switches to one side.
Socket outlets shall be generally 600mm above floor level to top of switch plate. Socket outlets shall be 150mm above worktops. Lighting switches shall be 1200mm above floor level to top of switch plate.

No pull cords are to be provided in bathrooms or W.C.'s. Lights in bathroom to have an enclosed fitting. Lighting in circulation areas shall have 2-way switching.
External lighting fittings, to entrances shall be Low Energy with PIR sensors dawn to dusk and not switched or equal and approved. To be situated no higher than 2.4m above ground level.
Where indicated on the drawings Toilets shall be fitted with extract fans, complete with run-on timers operated by the light switches. Common ducts shall not be used and each dwelling shall be ventilated to outside air with unobtrusive draught free grilles incorporating weather protection and fly screen. Non return shutters shall be incorporated at fan positions.

Consumer units shall be split load Ashley, MK Sentry, Crabtree or Wylex and shall have miniature circuit breakers, RCD and isolating switches. Two spare ways shall be provided on the consumer unit. The consumer units must be fitted at a suitable height (i.e.1500mm) for ease of access – not to be located in bedrooms or living room.

All wiring shall be concealed and protected with capping, and all fittings shall be properly set out and positioned. Haphazard, uncoordinated positioning of fittings and equipment shall not be tolerated.

TIMBER FIRST FLOOR
New first floor to be 225x100mm C24 joists at 450mm centres with noggins every 450mm. Hung on joist hangers both sides. New floor to be 24mm weyroc flooring glued and screwed to joists and underside to be 12.5mm plasterboard and skim finish. 150mm Kingspan insulation laid in-between joists.

INTERNAL PARTITIONS
All new internal partitions to be 100mm studwork partitions comprising of 12.5mm plasterboard and skim either side of 75x50mm softwood studs at centres of 600mm. Partitions adjacent to bathrooms, toilets and kitchens to be filled with sound deadening quilt of minimum mass of 10kg/m sq.

WINDOWS
New White UPVC windows with integrated seals.

Low level glazing , to act as guarding must resist, as a minimum, the loads given in BS EN 1991-1-1 with its UK National Annex & PD 6688-1-1.

Weather-stripping
Each sash opening to be fully weather-stripped with a quality weatherseal compatible with the finished colour.

Ironmongery
Each sash to be fitted with manufacturers recommended products. With a 10 year guarantee.

Furniture
Each sash to be fitted with manufacturers recommended products. With a 10 year guarantee.

Ventilators
Each sash to be fitted with manufacturers recommended products. With a 10 year guarantee.

Glazing
Min. 4.12.4 hermetically sealed air filled double glazed units with Low E hard coat glazing to achieve 'U' Value of 1.4 W/m2K. All glass shall be of the required thickness to meet wind load and safety requirements of B.S.6262 (1982) Code of Practice for Glazing of Buildings. Provide toughened safety or laminated glass to panels with glazing below 800mm from floor level and 1500mm in a door or side panel to Approved Document N1.3 Diagram 1 and to B.S. 6206: 1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings.

Glass Kite Marked free from bubbles/inclusions Crack/dimples and other defects. "Low E" Factory glazed by The Dry Glazing System within the B.S.I. Kite mark system.

A 10 year warranty is to be provided for double glazed units. Use Fensa approved installer fully compliant with Part L.

Ground floor windows to have P.A.S. 23 and BS P.A.S. 24 standards, ensuring that they provide the highest levels of weather performance and security. All to be in accordance with Part Q of the Building regs. Windows shall be set back from the face of the wall and shall have projecting Cills.

Window boards shall be moisture resistant FSC certified MDF projecting 30 beyond reveal with rounded/routed edges.

DRAINAGE ABOVE GROUND
100mm UPVC WC connection to SVPs or SVP stub stacks fitted with Durgo (or equal approved) air admittance valves as indicated on plans. Valves shall not terminate lower than the flood level of the cistern. 100mm nominal PVC soil stacks and vent pipes cranked within roof space and vented to proprietary vent tile terminal.

Base of each SVP to be fitted with rodding access point. Soil stacks to be insulated with 100mm fibreglass insulation quilt and surrounded by plasterboard (British Gypsum or Lafarge) boxing on s.w. framing or provide 2 No. Layers of plasterboard as detailed. Where waste pipes from fittings exceed 30mm, dia. of waste to be increased to 50mm dia. (up to 4m length).

Minimum trap sizes and seals depths to be in accordance with Approved Document H1 Section 1 Table 1:

Appliance (mm of water or equiv.)	Dia. Of Trap	Depth of Seal
Wash Basin	32	75
Bath	40	50
Shower	40	50
Kitchen / Utility Sink	40	75
Washing Machine	40	75
Dish Washer	40	75
WC Pan < 80mm	75	50
WC Pan > 80mm	100	50

Rainwater goods to be 100mm black UPVC gutters to 63mm rwps all to discharge into trapped gullies and to match existing.

External rainwater pipes to be fixed horizontally under decking level to building with Polypipe face fixed fascia bracket system or similar approved.

Where long drainage runs occur use anti symphonic traps where necessary.

STRUCTURAL STEELWORK
All steelwork as structural engineer's details. All steelwork indicated on drawings to be fire protected to give 1 hr fire resistance as an element of structure under Part B of the Building Regulations.
Fire protection to comprise of either 2 No layers of 12.5mm plasterboard and 3mm skim with all joints staggered and taped or via 1No layer 12.5mm Gyproc Fireline board.

LINTELS
Proprietary insulated galvanised steel combined lintels with cavity trays to external walls. Cavity trays to incorporate stop ends. Internal lintels to be pre-stressed concrete. All lintels to have min 150mm end bearing on full blocks where possible. Provide pre-cast concrete lintels over service ducts passing through foundation walls. Softwood curtain battens fixed to back of lintel. Brickwork not to overhang lintel by more than 25mm. All Internal Lintels to be "Birtley" or similar approved

CENTRAL HEATING
The heating and hot water will be supplied by a gas-fired, condensing boiler with an efficiency of 89.5% to SEDBUK 2009 standards (such as the CSI 85 AAA). It is important that the boiler is selected from a current SEDBUK 2009 list and that it is capable of being controlled by the following controls:
The heating system will have full zone and temperature controls and a delayed start thermostat. Zone control enables the independent programming of the heating times and temperatures of two or more zones. This involves separate plumbing circuits, either with their own programmes or separate channels in the same programmer (by contrast TRVs provide only independent temperature control).

The heat will be distributed by radiators.

The commissioning of heating and hot water systems should be provided to show compliance to Part L Section 1 paragraph 1.47. The person directly carrying out the work should provide a certificate stating that the commissioning has been successfully carried out and the certificate should be made available to the Client and the Building Control Body.

All gas-fired boilers should have a dry NOX rating of 40 mg/kWh or less and be in accordance with Approved Document L1 April 2005 Table 2 and to be fitted with fan assisted balanced flues, with the flue outlet positioned at least 300mm from any opening into the building that is in any way above the terminal and location to be in accordance with Approved Document J Diagram and Table 3.4. The flue outlet must be fitted with a protective guard if persons could meet the terminal, or it could be subject to damage, with the outlet being designed to avoid any entry of matter that may restrict the flue in anyway. The boiler to have a programmer and full thermostatic zone controls . All the pipes to be insulated with 50mm foam insulation.

WATER
Thermostatic mixing valves (TMV's) or other safety devices to prevent the temperature exceeding 100ºc and robust construction (stored water) and to comply with the new Building Regulations Approved Document G.
Thermostatic mixing valves (TMV's) that limit the temperature of water supplied to be fixed to all baths (prevention of scalding 48ºc) and to comply with the new Building Regulations Approved Document G.

The provision of supply of wholesome water for the purpose of drinking / food preparation should not exceed 125 litres per person / per day. Design consumption calculation required within 5 days of completion.

SKIRTING BOARDS
MDF square edged 18 x 125mm in accordance with the Standard Robust Details: Limiting Thermal Bridging and Air Leakage Section 8.01, ensure that a mastic seal is provided under skirting boards where dry lining is used.

INTERNAL DOORS
Flush internal doors by Premdoor or equivalent (spec to be agreed with client). Doors to be provided as indicated on working drawings.

Linings and frames shall be wrot softwood with rebates worked on the solid or with planted stops. Architraves shall be 44mmx18mm MDF with packing to enable full architraves to be fixed on both sides of all jambs and heads (except inside cupboards where cover fillets may be used).

All ironmongery shall be from chrome modern style to clients spec or equal and approved.

Bathroom and toilet doors shall have locking and external release facility separate from door lock. Door stops shall be provided to prevent damage to wall finishes; Brushed or polished Stainless Steel finish with buffer generally fixed to skirtings. All mortice latches shall be metal. Allow ventilation to rooms with gas appliances.
Internal doors are to be fitted with a 10 - 24mm clearance from the structural floor dependant on floor finish.

ROOF CONSTRUCTION
Roof construction to be interlocking concrete roof tiles on 25x38mm softwood battens on BS Class 1 reinforced roofing felt on specialist designed and manufactured trussed rafters at 600mm centres with 25x100mm 45 degree under rafter bracing, longitudinal rafter node, ceiling node and ridge bracing where required.

Internal member bracing all to BS 5268 Pt 3. 5x30mm galvanised mild steel lateral restraint straps at maximum of 2000mm centres to first 3 trusses. Straps provided at ground floor ceiling level and verges with noggins between members for straps to a minimum depth of ½ of trussed rafter / member.

Provide 25x175mm soft wood fascia and 50x100mm wall plate.

Insulation between rafters to be minimum 150mm Kingspan or rockwool quilt. Ceiling finish to be 12.5mm plasterboard and skim.

	Date	Revisions
E		
D		
C		
B		
A		

NOTES
The use of this data by the recipient acts an agreement of the following statements. Do not use this data if you do not agree with any of the following statements.

We cannot guarantee any information supplied by third parties and such their accuracy cannot be guaranteed. All features are approximate and subject to clarification by a detailed topographical survey, statutory service enquiries and confirmation of the leagal boundaries.

Do not scale the drawing. Use figured dimensions in all cases.

Contractors / Sub Contractors / Manufacturers to check all dimensions on site prior to commencement of the works.

Report any discrepancies in writing to ROBINSON BROWN DESIGN LTD before proceeding.

LOCATION PLAN 1:1250

Client
MRS LAURA WOOD

Job Title
PROPOSED EXTENSION
14 HIGH TREES
SOUTH SHIELDS
NE34 8EW

Drawing Title
EXISTING & PROPOSED PLANS
EXISTING & PROPOSED ELEVATIONS
PROPOSED SITE PLAN
LOCATION PLAN

Scale
1:50 - SHEET SIZE A0

Date
NOV 24

Drawn by
G BROWN

Drg. No.
RBD/014HIGHTREES/PLANNING/001

Rev.