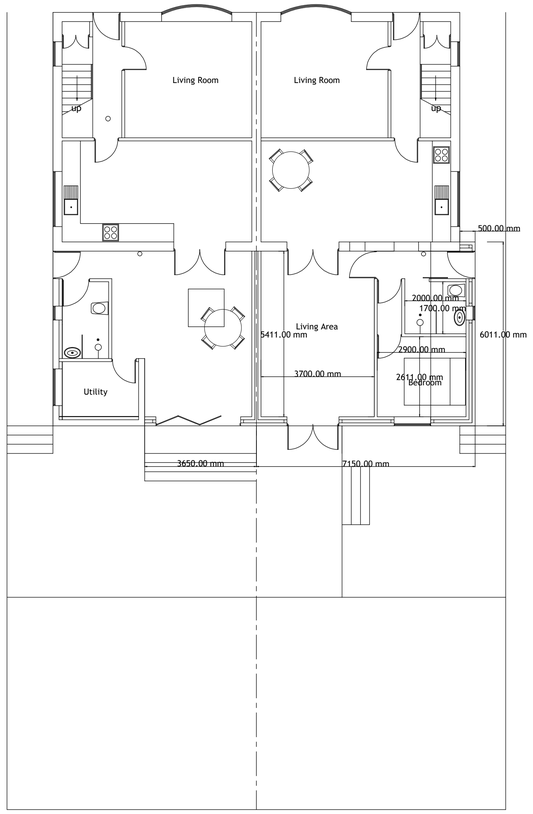
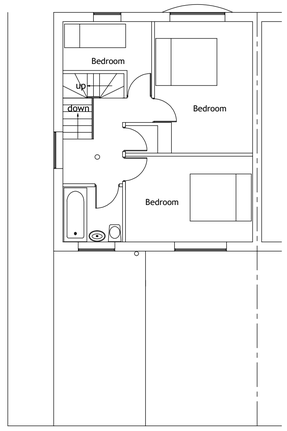
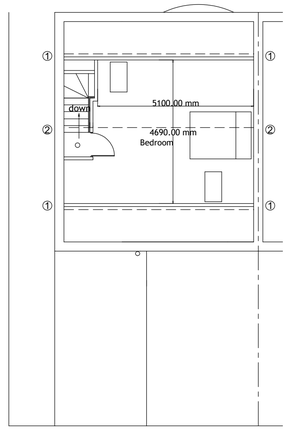


Proposed Ground Floor 26 and 28



Proposed First Floor 26

Supply and install FD30 doors to all existing and proposed and provide smoke detectors in all circulation areas.



Proposed Loft Floor 26

WALLS-
102mm brickwork outer leaf with 150mm cavity with Dritherm 32 cavity batts fixed in accordance with manufacturers instructions 100mm thermalite SHEILD block (or similar approved) inner leaf and 12.5mm lightweight plaster (U value 0.18w/m2odeg. C). Cavity fill to terminate 225mm below lowest dpc.
100mm 'cavity closures' at all openings.
Blocks to be laid in stretcher bond in 1:1:6 cement mortar.
Patent cavity trays to be inserted above flashings at all abutments and above openings.
Stainless steel vertical twist type wall ties to DD140, every 750 horizontally and 450 vertically and staggered. Vertical centres of ties to be 225mm at all jambs.
Brickwork to be tied to existing and all cavities to be maintained.
Cavity closed at top of wall with slate or similar non-combustible material.
Horizontal dpc 150 minimum above ground level and provide Bituthene tanking lapped into the dpc.
All materials below gl. Are to be frost resistant. Fill cavity to ground level with weak mix.

GROUND FLOOR
As plan.

PARTITION WALLS
Use 100 x 50mm timber struts at 600 c/cs built of 100mm x 50 mm wall plate. For partition walls in bedrooms use 50mm mineral wool to provide sound proofing.

FOUNDATIONS-
700mm x 225mm deep strip foundation 900mm below ground level incorporating C385 reinforced mesh. Foundations at boundary walls to be trench fill type 450mm thick. BS8004:2015.

DRAINS
100mm dia. upvc drains surrounded in pea gravel (150mm). All gullies to be back inlet types and roddable.
All drains running under building to be encased in 150mm concrete with 12mm flexcell joints @ 1500mm ccs.
Foundations to be stepped below drains with reinforced concrete lintels over to support bwk.
Drain trenches within 1m of foundation to be backfilled with concrete up to underside of foundation.
Manholes to be built in 225mm 2nd class engineering bwk on 150mm thick concrete base.
Provide medium covers to all manholes.

ABOVE GROUND DRAINAGE-
100m dia. Upvc half-round gutters and 100mm dia. rwps.
38mm dia. waste pipes and 75mm deep seal traps to all sanitary appliances when connected to 100mm dia. upvc svp.

WINDOWS-
Double-glazed UPVC windows with 4/16/4 glazed units with PILKINGTON K glass with 20mm air gap.
(Low-E En=0.15)-U value=1.4W/m2 degC- ventilation openings equal to 1/20th floor areas, + 8000mm2 background ventilation to comply with PAS 24. Velux rooflights = 2.2W/m2

MECHANICAL EXTRACT-
Provide mechanical extracts direct to open air in the following rooms:-
- **Bathrooms** 15 Litres/sec
- **Bathrooms without windows** 15 Litres/sec. The extract fan is to be connected to the light switch and have a 30 min overrun, provide 10mm gap under door for ventilation.
- **Wcs separate from bathroom** 6 Litres/sec
- **Kitchens** 30 Litres/sec adjacent to the hob or 60 Litres/sec elsewhere.
- **Utility room** 30 Litres/sec

Where the sanitary accommodation is internal provide a 10mm gap under door for ventilation.

LINTELS-
Lintels are to be Catnic CG90/100 or similar unless stated on plan. Lintels are to have 150mm end bearing and be rendered to give ½ hour fire resistance. All lintels to external walls are to be insulated and have the ends closed with dpc.

SAFTEY GLAZING-
All glazing in critical areas to be laminated or toughened in accordance with BS 6206.
Manifestation to be provided where appropriate.

ELECTRICALS-
13 amp ring main and lighting circuit to comply with latest edition of IEE regulations. Number and position of sockets to Client's instructions. 'All new electrical work is to be designed, installed, inspected and tested in accordance with BS 76711:2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of the works'.

SERVICES-
Note existing boiler to be checked by GAS SAFE registered installer to assess capability for additional radiators to the new rooms. Provide thermostatic radiator valves.

MEANS OF ESCAPE-
DWELLINGS- Provide mains-operated self-contained smoke detectors to BS 5446: PART1. The alarms may be wholly mains operated with a secondary power supply such as batteries.
All smoke alarms to be interlinked and permanently wired to a separately fused circuit on the distribution board.
INNER ROOMS-to have escape windows with unobstructed openable area that is at least 0.33m2 and at least 450 high and 450 wide at 800mm min. and 1100mm max from the floor.

GENERAL-
All electrical work is to conform to BS 7671:2018 and current IEE Regulations. Sockets and light fittings to be the client's choice and design please refer to guidance stipulated in section 4.24 of A.D. L1B section 12 & table 40 of Domestic Building Serves Compliance Guide 2010 edition.
Sockets and light switches are to be positioned between 450mm and 1200mm from finished floor level.
Before any construction commences the adjoining owners consent must be obtained for any work on the boundary.
Architraves and skirting to match existing
Internal and external doors are to be client's choice and design.
Insulate all heating and hot water pipes under the floor.
Any new radiators are to be fitted with thermostatic radiator valves to control room temperature.
Refuse collection to be maintained
Provide mains operated interlinked smoke detectors to BS 5446:2000 PART: 1, on all floors, within 3m of a bedroom and 7.5m to any other rooms. The detectors are to be wired to a separately fused circuit and distribution board. The detectors are to be ceiling mounted at least 300mm from walls and light fittings. Units designed for wall mounting may be used if they are fixed above the level of all doors and are fixed in accordance with the manufacturers instructions. The sensors in predominately flat ceilings are to be between 25 and 600mm below the ceiling, (25-150mm in the case of heat detectors) sensors should not be fitted to heaters or air conditioning outlets.
The existing foundations, walls and lintels are to be checked for suitability before work commences.
All structural timbers to be tanalised.

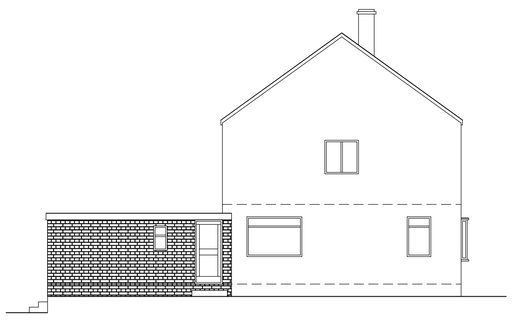
NOTE-
These plans have been prepared for the purposes of ensuring compliance with the requirements of the Building Regulations and Planning legislation and should not be used as working drawings.
All work to comply with the Building Regulations 2010 and associated legislation.
All dimensions and levels to be checked by Contractor on site.
Any variations or discrepancies to be reported to the designer.
All work on common boundaries to be carried out with the written permission of the adjoining owner.
PARTY WALL etc ACT 1996:- It is the responsibility of the owner to serve satisfactory notice on any adjoining owner affected by these proposals. An advisory booklet is available from DOE Publications, Blackhorse Road, London, SE99 6TT.

COMPLIANCE WITH CONSTRUCTION-
There are no particular processes or construction methods that produce unusual risks to health and safety during construction or in subsequent maintenance works. All usual precautions are to be taken to protect the workforce and the building occupants.
All materials and products are to be used in accordance with the manufactures instructions, British Standards, Codes of Practice and good building practice.
Where the works are subject to Local Authority interest, say by way of a grant, the contractor is to make himself aware of any requirements.
The contractor is to inform the Health and Safety Executive should any of the works falls within their interest.
The contractor is advised to visit the site so as to become thoroughly acquainted with the scope and extent of works, to satisfy themselves as to accessibility of the site and to make their own risk assessment of the project.
Arrangements to visit the site must be made through the client.

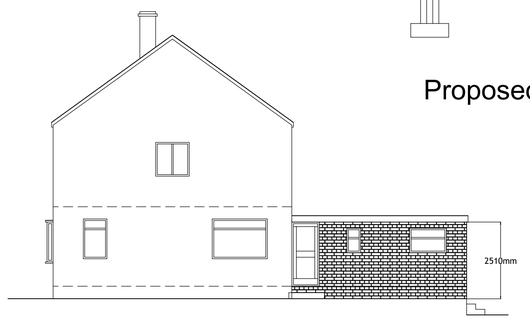


Proposed Front Elevation 28

Proposed Rear Elevation 26 and 28



Proposed Side Elevation 28



Proposed Side Elevation 26

Supply and install a mains operated smoke alarm detection system to the circulation spaces of the dwelling on each floor level as indicated on the plan.

Stairs Rise <220: Going >220 but not more than 42o.
Bullustrades at not greater than 100mm spacing and 2m headroom.
Second floor joist supported on 100 x 100mm newel post.

Use double fireboard around stairwell to second floor to provide 60 mins fire protection.

Supply and install fd20 doors to all existing and proposed and provide smoke detectors in all circulation areas.

Supply and install insulation 50mm thick kingspan between posts/joists with 100mm thick capping layer to the perimeter walls of the newly formed loft area between floor level and the underside of the roof slope fixed to tile battens on underside of roof area. Use 100mm kingspan K112 insulation is also applied to the internal walls, 12mm plasterboard and skim which surrounds the external wall. U value 0.16W/m2

1st Floor/New Loft Floor: Use 21mm moisture resistant weyroc to BS 5669 on 170 x 63mm C24 joists @ 450mm c/cs and absorbent layer of 150mm thick Celotex GA4000 on chicken wire fixed to underside of joists.
Provide 170 x 63mm straps at mid span.
Provide 5 x 38 ms straps at 2m c/cs
to give lateral restraint.

Cavity Tray system linked to lead code 4 flashings

Use Catnic Lintels TH100/150 to all openings.

Use Cavity trays where appropriate and cavity closures to all openings.

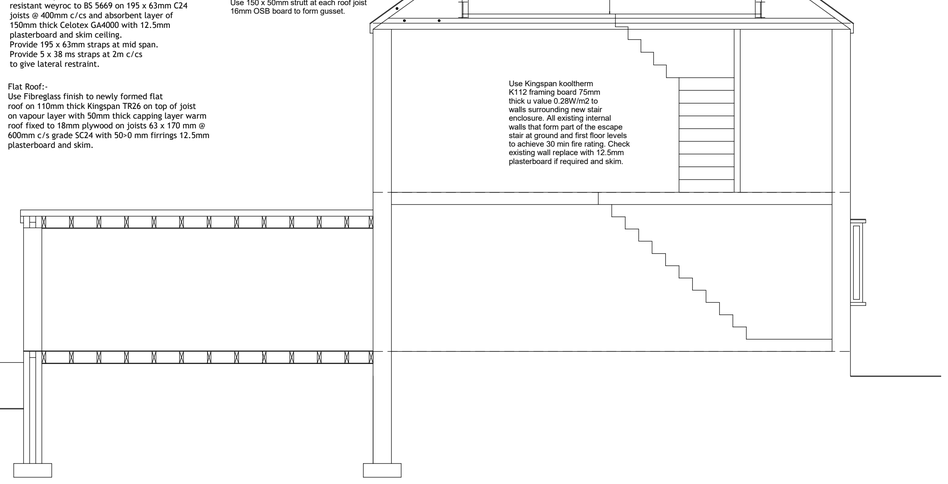
Eaves ventilation to existing roof equiv. to 25.000mm2/m run adequate cross ventilation to be introduced. 50mm ventilation gap between roof covering and insulation to implemented. Ridge ventilation provisions equiv. to 5,000mm2/m run to be installed.

Loft Floor: on steels as per design calcs fixed to steels in postions shown. Use 21mm moisture resistant weyroc to BS 5669 on 195 x 63mm C24 joists @ 400mm c/cs and absorbent layer of 150mm thick Celotex GA4000 with 12.5mm plasterboard and skim ceiling.
Provide 195 x 63mm straps at mid span.
Provide 5 x 38 ms straps at 2m c/cs
to give lateral restraint.

Flat Roof:-
Use Fibreglass finish to newly formed flat roof on 110mm thick Kingspan TR26 on top of joist on vapour layer with 50mm thick capping layer warm roof fixed to 18mm plywood on joists 63 x 170 mm @ 600mm c/s grade SC24 with 50-0 mm firrings 12.5mm plasterboard and skim.

Use 150 x 50 joists fixed to existing 50 x 100mm roof joists to take load. Span is 2.9m so 150 x 50mm joist will take loading, joists @450mm c/s.

Use 150 x 50mm strutt at each roof joist 16mm OSB board to form gusset.



Proposed Section

Notes:-
1. Engineer Calc's provided
2. FD20 door at ground floor leading to dining room.
3. FD20 doors to habitable rooms OR smoke detectors provided in circulation areas and habitable rooms, client to decide prior to construction.
4. Vent tiles at Tri-so roof elevation.
5. Use Floor joist barckets fixed to wall
6. Staircase design to be provided prior to construction.

Scale bar
0m 1m 2m 3m 4m

Proposed Rear Extension at No's 26 and 28 Salcombe Ave, Jarrow.

Plans Showing Proposed Floor Layout's, Elevation's.

Scale 1:100 and 1:50 Aug : 2025