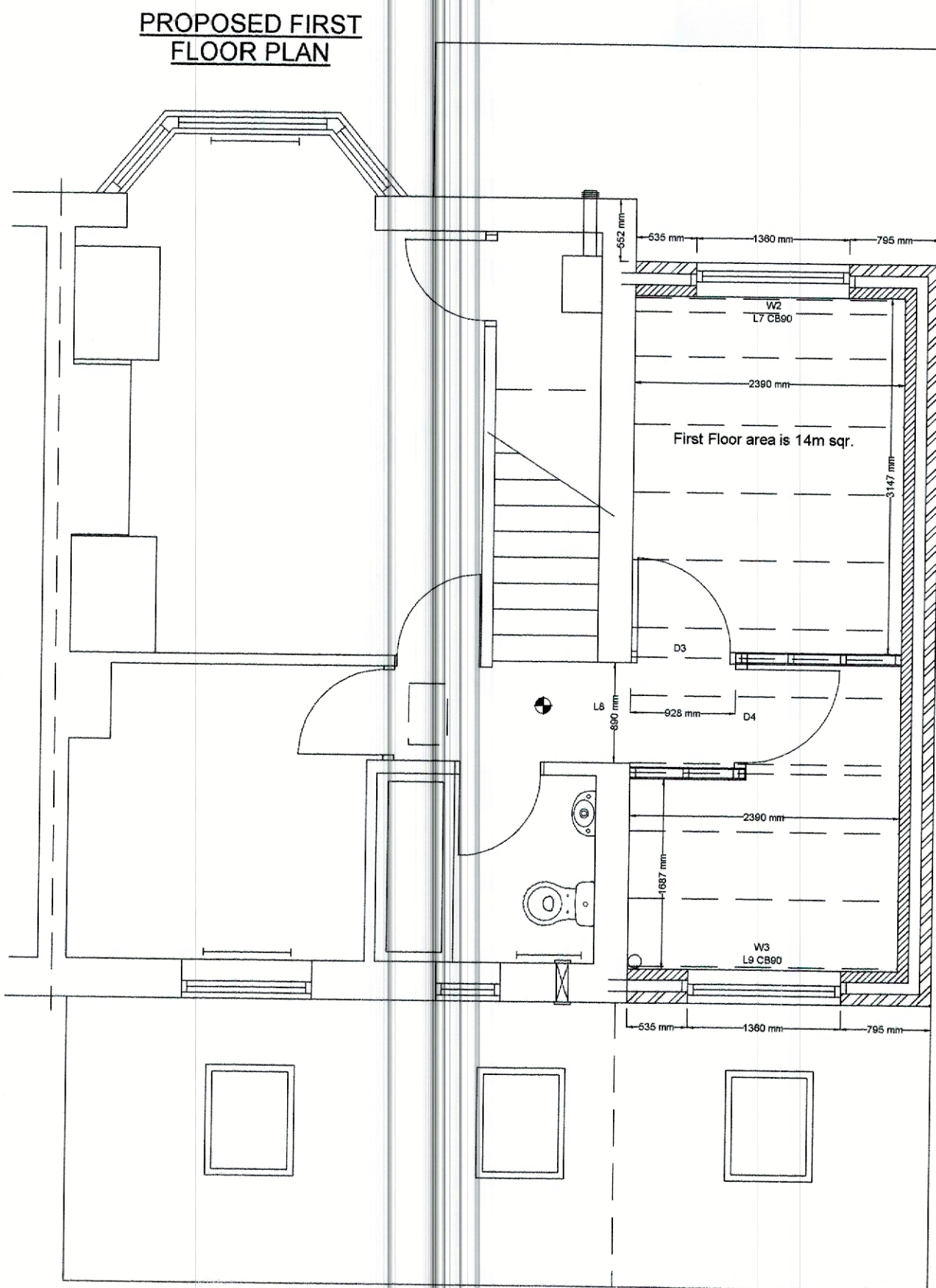
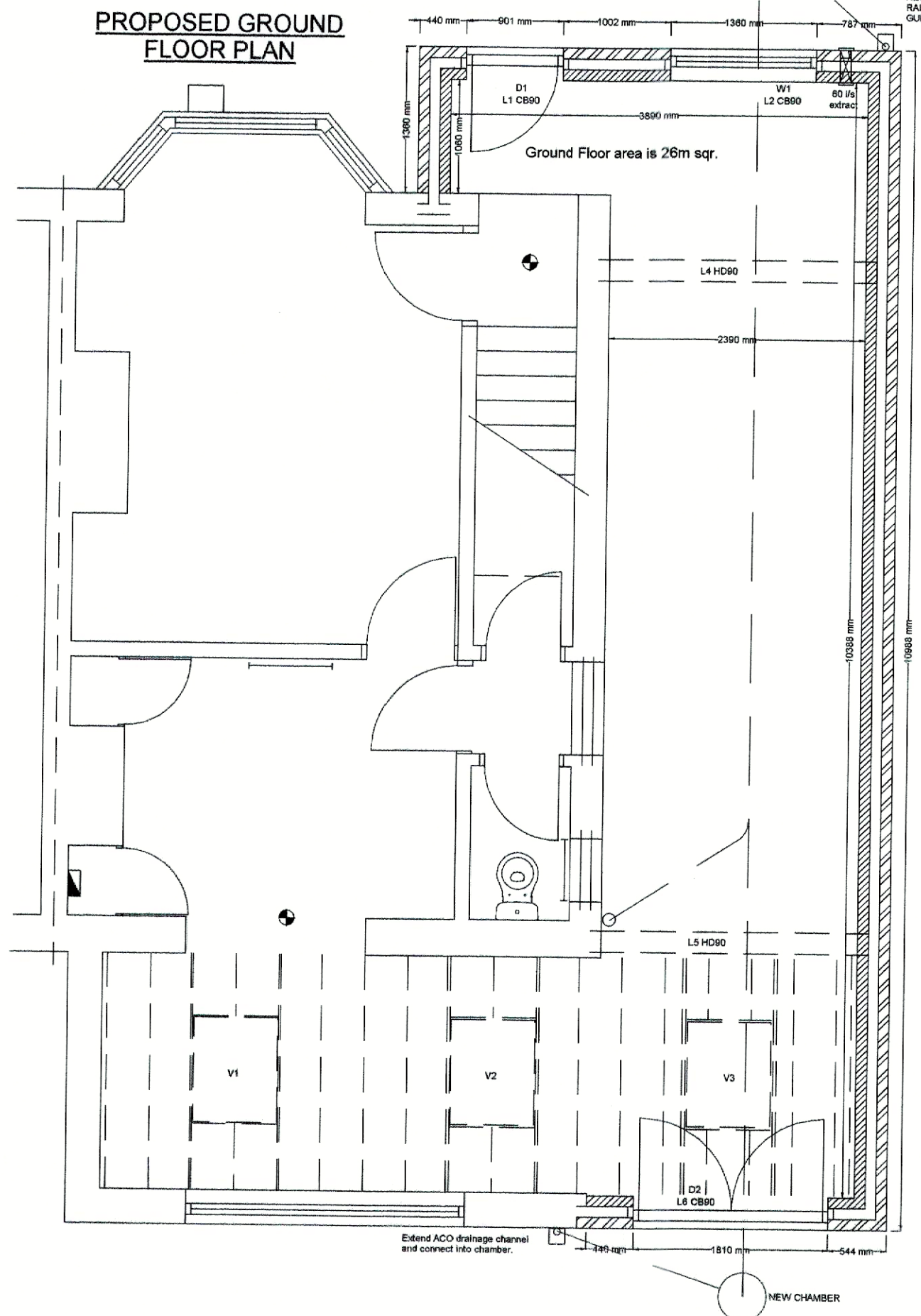
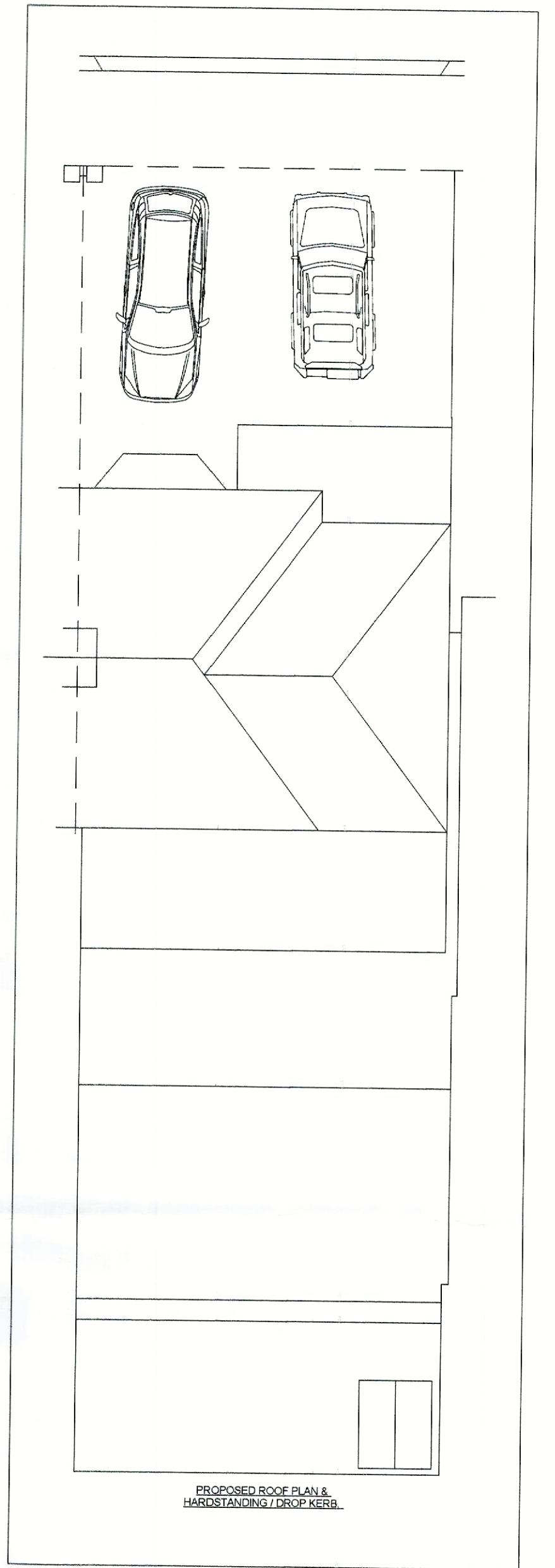
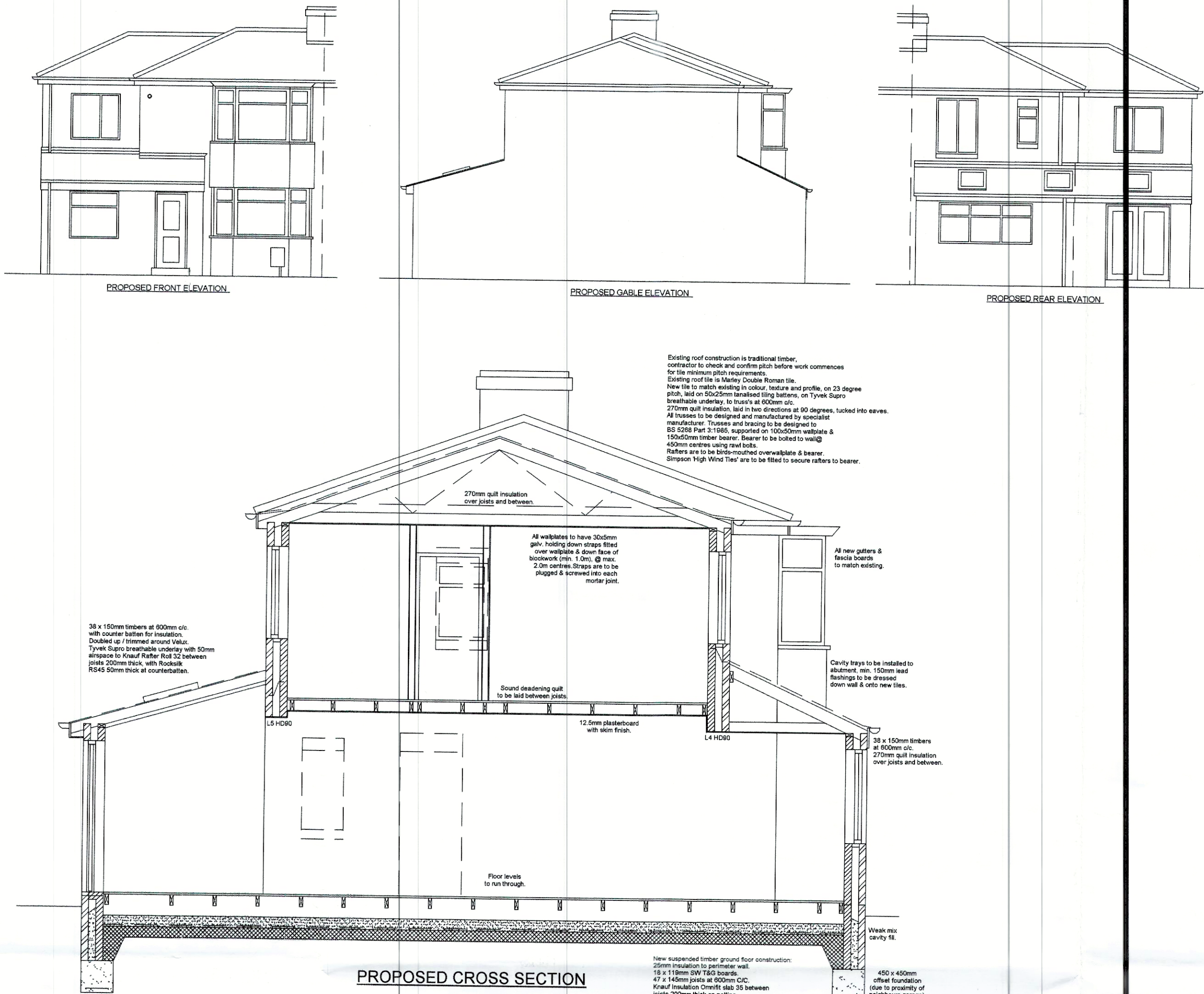
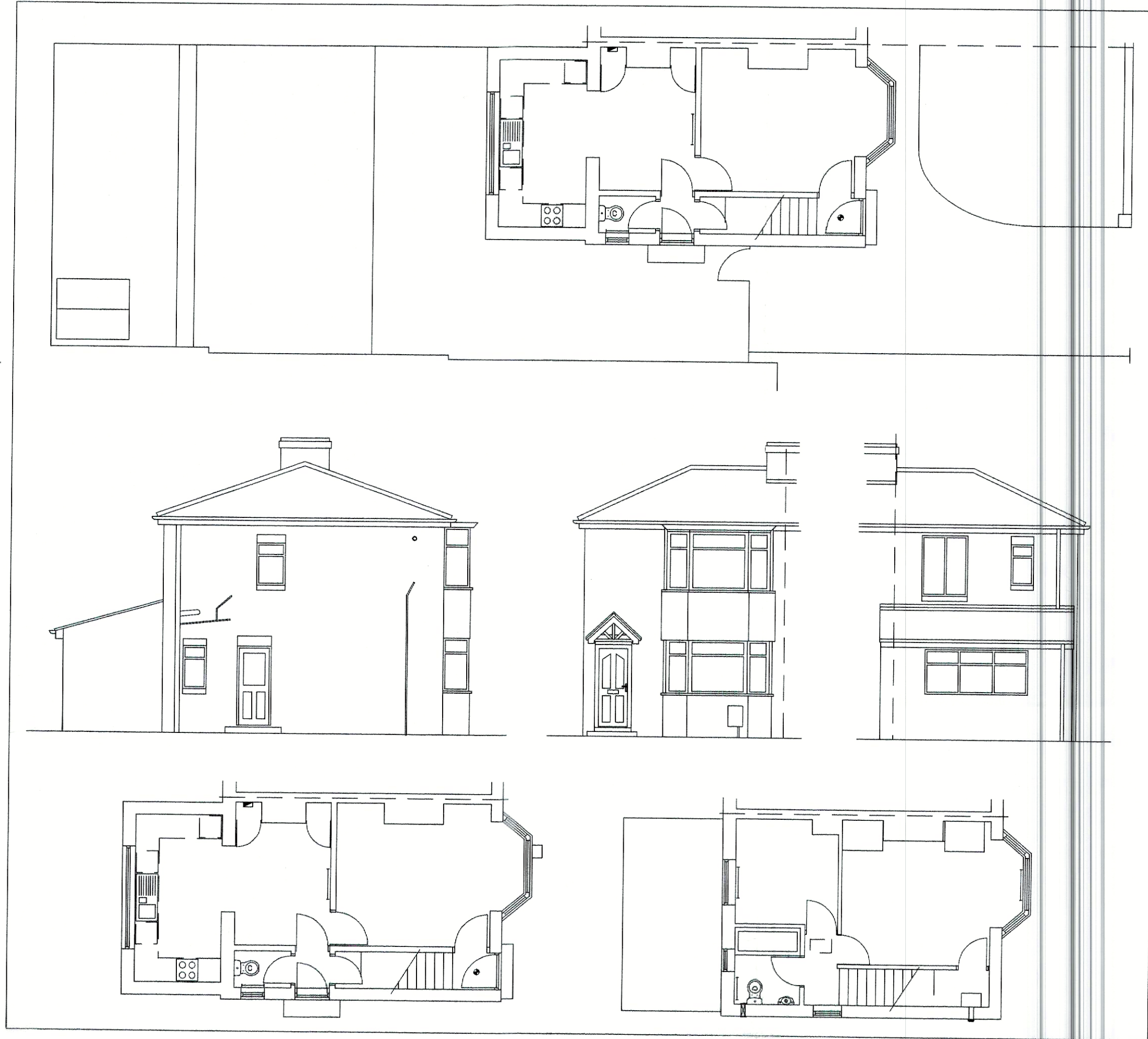




Construction Notes

Site Notes.

Prior to start of works trial pit to be opened up at neighbours garage to determine the position, depth and size of foundation. Advice to be sought from Building Control if over or underpinning details are required.

Foundations to be grade 25 mix concrete at minimum 750mm deep offset 450 x 450mm, with one layer B196 mesh in bottom; see proposed cross section. All soft spots to be removed and backfilled with weak mix concrete.

External wall construction to be: Brickwork to match existing and colour and surface finish. 100mm Crown Dri-therm cavity slab 32 Ultimate full fill insulation, 100mm Celcon Standard Blockwork inner leaf, 13mm plaster & skim with paint decoration. New construction to be clipped to existing using proprietary fixing. Continues cavities between existing and new construction.

Allow for vertical twist stainless steel wall ties @ max. 450mm centres vertically and 750mm centres horizontally. Provide wall ties at every block course to window & door openings, positioned 150mm from reveals. All cavities are to be closed using insulated d.p.c.'s.

Ground Floor / First Floor - 47 x 145mm joists to 22mm T&G flooring at 600mm C/C. First floor underside 1no. layers 12.5mm plasterboard. Lateral restraint to external walls with 30 x 5mm galv. m.s straps at max 1.8m c/c to blockwork. 3no. end joists to be secured. Use plastic joist end seals at external wall juncture.

Ground floor walls - block / plaster / paint decoration.

First floor walls - 100mm stud, plasterboard with taped joints, skim and paint decoration, softwood skirtingboards. Quilted insulation between studs.

All new lintels are to be Birtley Supergalv CB90, L3 & L4 shown otherwise. Alternative Lintels may be used if agreed with Building Control Officer. Cavity width maximum 100mm range.

Bedroom to have 8000mm² trickle vents other rooms to have 4000mm² trickle vents.

Windows are to be upvc double glazed units, 4mm outer pane, 20mm air gap, 4mm Pilkingtons 'K' glass inner pane (1.6W/m²K). Windows with sill heights below 800mm & all doors to be fitted with toughened glass in accordance with Approved Doc N

All window openings are based on structural openings.

W1: 1.360w x 1.30h.

W2: 1.360w x 1.275h.

W3: 1.360w x 1.275h - Fire Egress: min. 450mm w x 750mm high.

W4: 1.81w x 1.275h - Fire Egress: min. 450mm w x 750mm high.

V1 / V2 / V3: 0.780w x 0.978h. Installed as per manufacturers instructions.

Note: new glazing falls within 25% of new floor area

plus existing doors and windows covered by extension. (Doc L1B).

Doors.

Refer to owner for type / style / colour.

D1: 0.91w x 2.10h.

D2: 1.810w x 2.1h.

D3: 0.826w x 1.985h.

D4: 0.826w x 1.985h.

Smoke detectors are to be connected & hard-wired into the electrical installation on a separated circuit, and should comply with BS 5446:Part 1:1990.

All electrical works shall comply with the latest edition of the IEE Wiring Regulations & must be carried out by a certified electrician (registered with an approved body), with copies of completion certificates given to Building Control Dept. Self contained mechanical units, fitted in accordance with manufacturers instructions. All vent units to have 15 minute over run. Kitchen - extract unit 60L/sec. Contractor to liaise with owner for socket / switch positions etc. Light fitting in shower room to be suitable IP rated. Use energy efficient bulbs in extension. All cables in insulation quilt to be run in suitably sized conduits.

Refer to owner for heating in extension.

Combi boiler currently in bedroom cupboard to have flue re-directed. Corgi registered installer to assess condition prior to flue works and consult with owner on assessment for re-use.

Extend existing heating system into new rooms

fit thermostatic radiator valves to all new radiators.

All gas installation works must only be carried out by CORGI registered installers.

Owners to specify all fixtures / fittings / finishes.

New drains are to be 110mm dia. upvc - laid to a min. fall of 1:40. Drains are to be laid in accordance with manufacturers instructions & shall be tested by Building Inspector, on request. Where drainage runs through structure provide concrete lintels over both inner and outer leafs, seal with flexible water tight collars.

Minimum drainage gradient falls on runs to be confirmed by contractor before work commences.

Soil vent pipe to have sealable access hatch for rodding access.

Soil vent pipe to have one way valve fitted.

New drainage run to connect to existing at front of property.

Entrance wall to be removed, pillar installed near boundary fence.

Contractor to refer to owner for type / finish of hardstanding to be installed.

Refer to drawing for number of car spaces allocated.

Drop kerb to be installed by Local Authority Highways Department.

All dimensions, gradients, pitches required to be confirmed by site measurements by the contractor, with any discrepancies being reported to the Client before any work to commence.

Contractor to check for notifiable materials, ASBESTOS, before commencing works on site.

HOME BUILDING DESIGNS.

Contact: info@homebuildingdesigns.co.uk

Revision: no1 : 16/6/25: first floor elevation set back /

hardstanding alterations.

Revision: no2a : 03/11/25: Porch / first floor elevation set back.

WORK: GABLE AND FRONT, REAR EXTENSION.

ADDRESS: 10 CRAWLEY AVENUE,
HEBBURN,
NE31 2LU.

APPLICANT: ZOE MGRATH

CONTACT: 07825 419323.

SCALE - 1:50,1:100.

DATE - OCTOBER 2025. SHEET 1 OF 1.

This drawing is to be used for Building Control & Planning Application only.