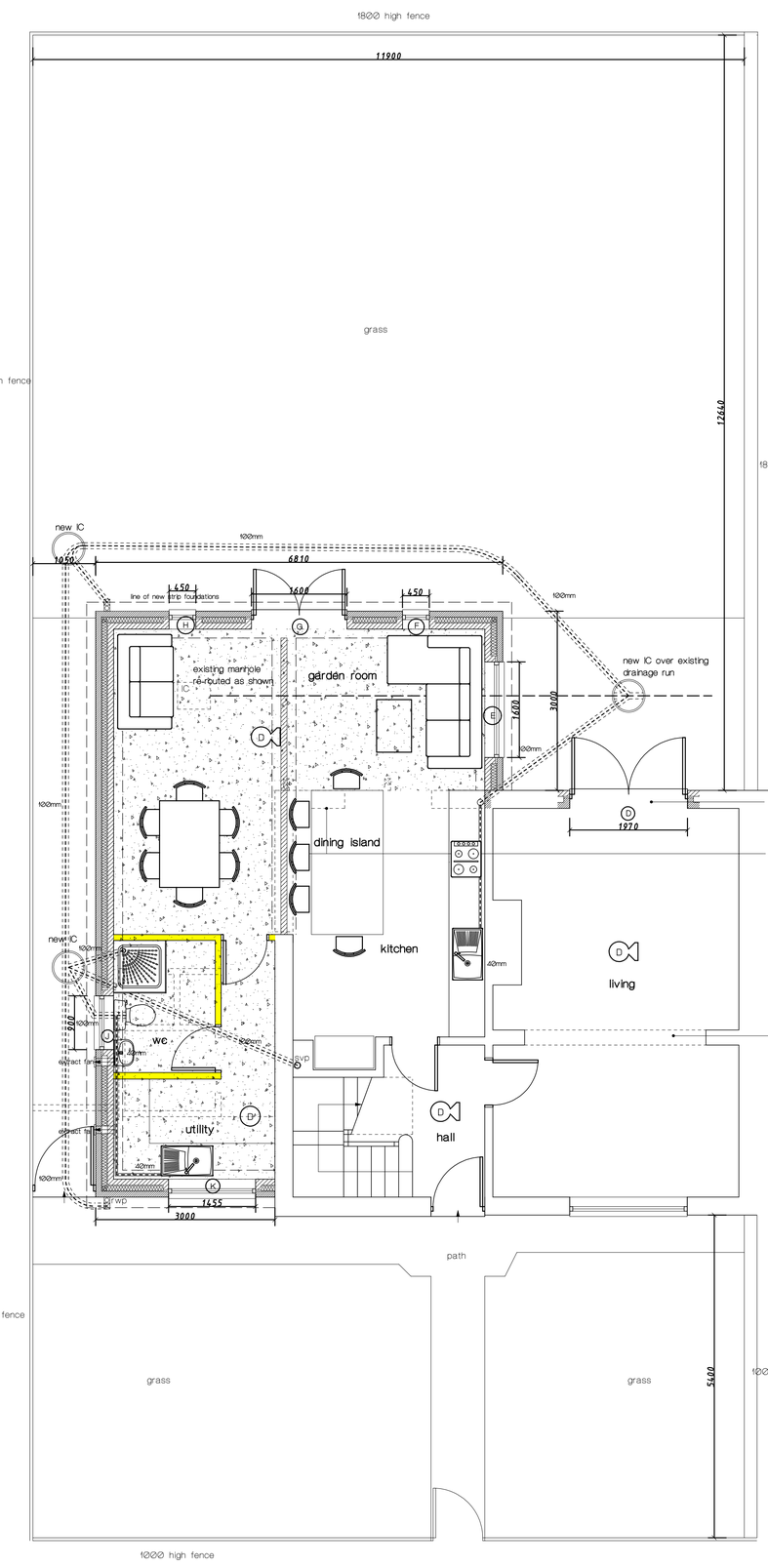


Proposed Ground Floor and Site Plan scale 1:50

EXTERNAL CAVITY WALLS BRICK BLOCK TYPE
Build up new external cavity wall off new concrete foundations unless otherwise specified, all as Structural Engineers details.
Cavity wall construction to consist of :-
a) Below dpc - Outer leaf of 3 courses below ground level : class FL selected facing bricks to B.S. 3921:1985. Inner leaf to 225mm courses below ground level: 100mm concrete blockwork to B.S.6073 : 1981. From 3 courses below ground level to foundations Class FL engineering bricks to B.S. 3921 : 1985 to both inner and outer leaves. 100mm cavity to be filled with weak mix concrete and struck off adjacent ground level. All mortar below dpc to be 1:3 cement - sand.

b) Above dpc - outer leaf 102mm Class FL selected facing bricks to B.S. 3921 1985. Inner leaf 100mm lightweight concrete blocks (solid) to B.S.6073 : 1981 minimum compressive strength 7N-mm density 1375kg-m3, cavity 100mm wide with stainless steel wall ties at minimum 450mm centres vertically and minimum 750mm centres horizontally (staggered), with additional ties at the vertical edges of openings, and returned or unbonded edges at rate of one block course and not more than 225mm from the edge. Ties should be placed centrally in the cavity and of a minimum embedment of 50mm in each leaf. The full fill cavity wall insulation should be 90mm thick Celotex 90mm Thermaclass Cavity Wall 2t cavity wall batts. Installed as work proceeds in accordance with manufacturers instructions to achieve current U Values of 0.18 as set out in current Building Regulations
New walls to recieve DPC - Marley Aquaguard dpc 150mm minimum above finished ground level stepped as necessary DPC adjacent flush door thresh es and paving to be min 150mm above thresh paving and stepped down to dpc at lower lvl.
Cavities to remain as continuous to the new extension

EXTENDED AND NEW PITCHED ROOF to BS 5534:2018.
New tiles to match existing on new roof such as 20-20 Santoff tiles utilised for lower pitch fixed to 38x25mm treated sw battens on Tyvek supro breather underlay BBA Cert No 04 4121 with min 150mm laps fixed as per manufacturers instructions on trussed rafters at 600mm centres with longitudinal and diagonal bracing with installed at maximum 2m centers
spanning at least three trusses and secured to wall plates and masonry
Celotex FR4000 100mm fitted between rafters with and 60mm insulation finish to underside with plasterboard finish to achieve 0.15W m2K

BUILDING ELEMENTS U VALUES
In Accordance With Current Building Regulations L2B, All NEW Elements To Be:

Walls	0.18
Pitched Roof - Insulation At Ceiling Level	0.15
Pitched Roof - Insulation At Rafter Level	0.15
Flat Roof	0.15
Floors	0.18
Windows	1.40

1800 high wall

Lintels
D - Catnic CG90 100 2250mm
E - Catnic CG90 100 1950mm
F - Catnic CG90 100 900mm
G - Catnic CG90 100 1350mm
H - Catnic CG90 100 900mm
J - Catnic CG90 100 1200mm
K - Catnic CG90 100 1800mm

NON LOADBEARING PARTITIONS.
Stud :- Shall comprise 75 x 50mm regularised softwood studs at maximum 600mm centres noggins at 1200mm centres and additionally for fixing of Sanitaryware, and other like fittings with 1no. layer of 12.7mm plasterboard and skim finish to both sides, all to achieve minimum half hour fire resistance.

Insulated Studwork :- Studs as above with 100mm Gypglass 1200 sound insulation between and 1 layer of 12.5mm plasterboard to both sides with skim finish all to achieve minimum half hour fire resistance.

NOTE ALL WALLS UNLESS OTHERWISE SPECIFIED TO BE TAKEN FULL HEIGHT TO UNDERSIDE OF FLOOR ABOVE

PLASTER.
13mm two coat plaster finish to masonry walls,
11mm base coat, 2mm finishing coat.

FIRE RESISTING CEILINGS
Where new fire resisting rooms have fire resisting walls that cannot be built full height, ensure that new fire resisting ceiling is constructed comprising of Gyproc MF style ceiling with 1 layer of 12.5mm FIRELINE boarding, all to give 30 mins fire resistance

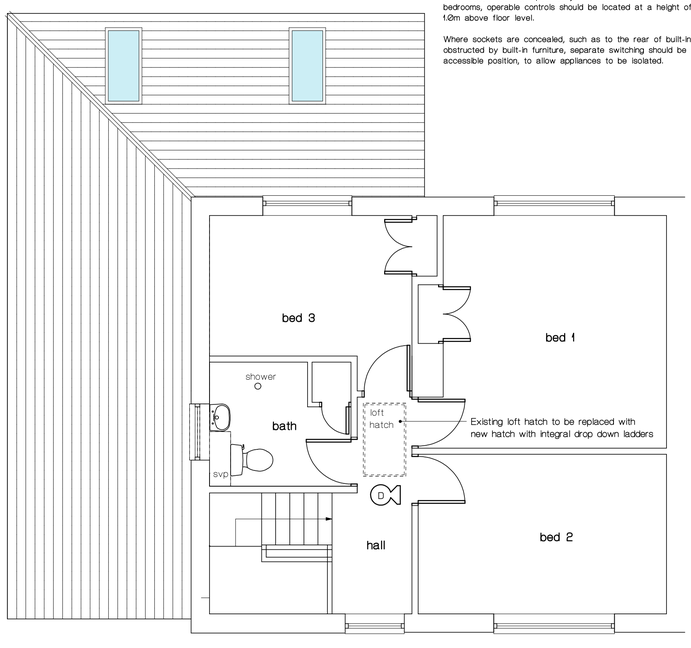
BLOCK AND BEAM FLOOR
New floor constructed comprising:-
60mm concrete screed on
1200 gauge damp proof membrane lapped into DPC in wall on
Celotex GA4000 insulation (thickness to achieve U value of 0.18W msqK therefore to be minimum of 100mm) also
with 25mm insulation to perimeter on
100mm block and beam floor on vented void
Allow for central supporting dwarf wall to half span
Manufacturers design to be supplied to Building Control before install
Solum within ventilation space to be fully cleared of vegitation and
air bricks added to achieve cross ventilation

FIRE KEY

D Area covered by heat/smoke detectors with intergrated sounder

D Area covered by heat/smoke detectors

A Grade D2 Category LD3 standard in accordance with the relevant recommendations of BS 5839-6.



Proposed First Floor Option 1 scale 1:50

GENERAL
All new fixtures and fittings in toilets to be clients choice with all fittings installed strictly in accordance with manufacturers instructions.

Any service penetrations through fire resisting walls and floors to be fully fire stopped with rockwool and intumescent foam or mastic and protected with fire dampers to achieve required fire protection.
Ventilation contractor to be fully responsible for installation of fire dampers to any ductwork builder to ensure intumescent collars are installed to all drainage pipes penetrating floors or walls

All work to be carried out in strict accordance with the 'Building Regulations Latest Amendments' and to the complete satisfaction of the Building Surveyor.

Contractors are responsible for complying with all relevant Building Regulations and check that Building Control and Environmental Health Departments are satisfied with the scope content of work on completion and obtain any necessary certificates.

All new radiators to be fitted with TRV's

CAVITY BARRIERS
Cavity barriers should be provided in accordance with Approved Doc B and installed in accordance with BS9991:
a) At the edges of cavities, including around openings such as windows, doors and exit entry points for services.
b) At the junction between an external cavity wall and every compartment floor and compartment wall.
c) At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire-resisting barrier.
Barriers to provide 30min minimum integrity and 15min minimum insulation as per (BS 9991 Figure 24 and Table 3).

GLAZING
New glazing in critical locations to be laminated safety glass, all to comply with Building Regs Approved Document Part 'K'. and BS 6262 Part 4: 2018
Any glass below 800mm from finished floor level to screens windows etc
Any glass below 1500mm from finished floor level to doors
Any glass adjacent to doors below 1500mm from f.f.l and adjacent to door upto 300mm both sides.
All external windows to have U Value 1.4 W m2K

ELECTRICAL WORK
All new and existing installations to comply in full with Latest IEE Regulations, and any relevant PEL., of Local Authority requirements. Contractor must check test existing and include fully for bringing all work to required standard.
Notifiable electrical work will be carried out by a registered person

The following applies to new works only:

Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

o light switches should be positioned at a height of between 900mm and 1.1m above floor level

o standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface

o in accommodation specifically intended for wheelchair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0m above floor level.

Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.

WALL REMOVAL
existing internal walls to be stripped out as indicated, all loadbearing walls to be checked by structural engineer and removed by following correct propping procedure and insertion of steelwork or lintels in strict accordance with engineers drawings and calculations

VENTILATION.
Mechanical extraction to be provided to the following areas
and all to external air:-
W.C's & bathrooms with 15 minute over run.
Kitchen
Utility Rooms
Natural ventilation of a room or building should be provided in accordance with the following recommendations: a. for a room, by the provision of a ventilator with an opening area of at least 1 30th of the floor area of the room it serves, and a trickle ventilator with an opening area of at least 4000 mm2, if the area of the room is not more than 10 m2; or
a trickle ventilator with an opening area of 400 mm2 for each square metre of room area, if the area of the room is more than 10 m2; or
b. for a toilet with an area of not more than 10 m2: by the provision of a ventilator with an opening area of at least 1 30th of the floor area of the room it serves, and a trickle ventilator with an opening area of at least 4000 mm2; (see also clause 3.14.6) or mechanical extract in accordance with the table to clause 3.14.5;
c. for any building, by following the guidance in: Section 3 of BS 5925: 1991 (1995); or CIBSE Guide A: 1999, Design data, section A4, Air infiltration and natural ventilation.
Any new mechanical ventilation system should be constructed to ensure, as far as is reasonably practicable, the avoidance of contamination of legionella

STEELWORK.
All new steelwork to be in strict accordance with structural engineers details drawings and fireproofed with GYPROC GYPLYNER ENCASE with either 2 layers of 12.5mm Fireline board or 1 layer of 15mm Fireline to achieve 1 hour fire resistance depending on Section Factor of steelwork all to be finished with taped joints and to receive plaster skim finish or 44 x 44mm softwood framing layered with 2 layers of 15mm fireline board with skim finish all to achieve minimum 1 hour fire resistance. All fitted to comply with British Gypsum 'The White Book'
All walls and structure to be removed indicated dotted to be supported with new beams, lintols over openings if deemed necessary, all installed in strict accordance with structural engineers details.

DOORS.
FD30S - To consist of new door and frame with intumescent strips and cold smoke seals incorporating self closing device
all to achieve minimum half hour fire resistance. (All noted on proposed plan)

DRAINAGE.
PRIOR TO ANY WORK TO DRAINAGE, CONTRACTOR TO INSPECT DRAIN RUNS AND ROD UNBLOCK WHERE NECESSARY TO ENSURE THAT ALL DRAINS ARE IN FULL WORKING ORDER. CCTV SURVEY TO BE CARRIED OUT TO ENSURE ALL DRAINAGE RUNS ARE SUITABLE FOR PROJECT LOADS
All above ground drainage to be UPVC with runs as follows:-
W.C. pipework to fall minimum 19mm per m, maximum 30mm per m.
Urinal pipework to fall minimum 19mm per m, maximum 90mm per m.
Wash hand basins to fall minimum 19mm per m, maximum 45mm per m.

Any underground drainage to be Hepworth uPVC pipework, ensuring that all flexible joints are inserted to each collar. All drainage laid on granular bed and backfilled with compacted fill.
Where the as-dug material is un-suitable as bed and surround, installation should be carried out in accordance with BS EN 1610 bedding construction
All laid to a minimum fall of 1 in 40. All in accordance with BS8301:1985
All drainage runs passing under structural walls or foundations to be protected with concrete lintel over in all cases.

All basins and sinks to be fitted with McAlpine Double Seal Anti Syphon Bottle Traps 76mm seal. All low level pipework boxed out to designers spec and access panels formed for all valves and rodding points

New manholes to be constructed comprising of:
Hepworth Tegra polypropylene universal access system circular inspection chambers to accept Superslevе drain runs with rectangular covers

All internal inspection chamber covers to have double seal screw down airtight covers recessed to recieve specified floor finish.
All external inspection chamber covers to be medium duty covers unless otherwise specified

EXACT DRAINAGE RUNS AND FINAL CONNECTIONS INTO EXISTING SYSTEM TO BE AGREED ON SITE WITH CONTRACTOR AND BUILDING CONTROL PRIOR TO INSTALLATION

0 1 2 3 4 5m

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO SITE SUPERVISOR AND DESIGNER PRIOR TO ACTION. ALL CONTRACTORS TO REFER TO ACCOMPANYINGBUILDERS WORKS DRAWING FOR STANDARD NOTATION.

Revision	Revision Note	Revision Date	By
A	Side extension altered to step back from main building as per planners request	21.2.25	PY
B	Additional notation added in accordance with Building Control Schedule	22.4.26	PY
C	First floor extension removed from scheme	19.6.26	PY

The Old Police Station
North Road
Boldon Colliery
Tyne & Wear
NE35 9AF

A.D. Space Architectural Design

Designed by	Client	Scale
P Young	Mr & Mrs Humphrey	as shown

Location: 44 Brockley Avenue, South Shields, NE34 9TT

Drawing Description: Proposed Plans and Elevations

Drawing Number	Revision	Sheet
10-25-002	C	1of2