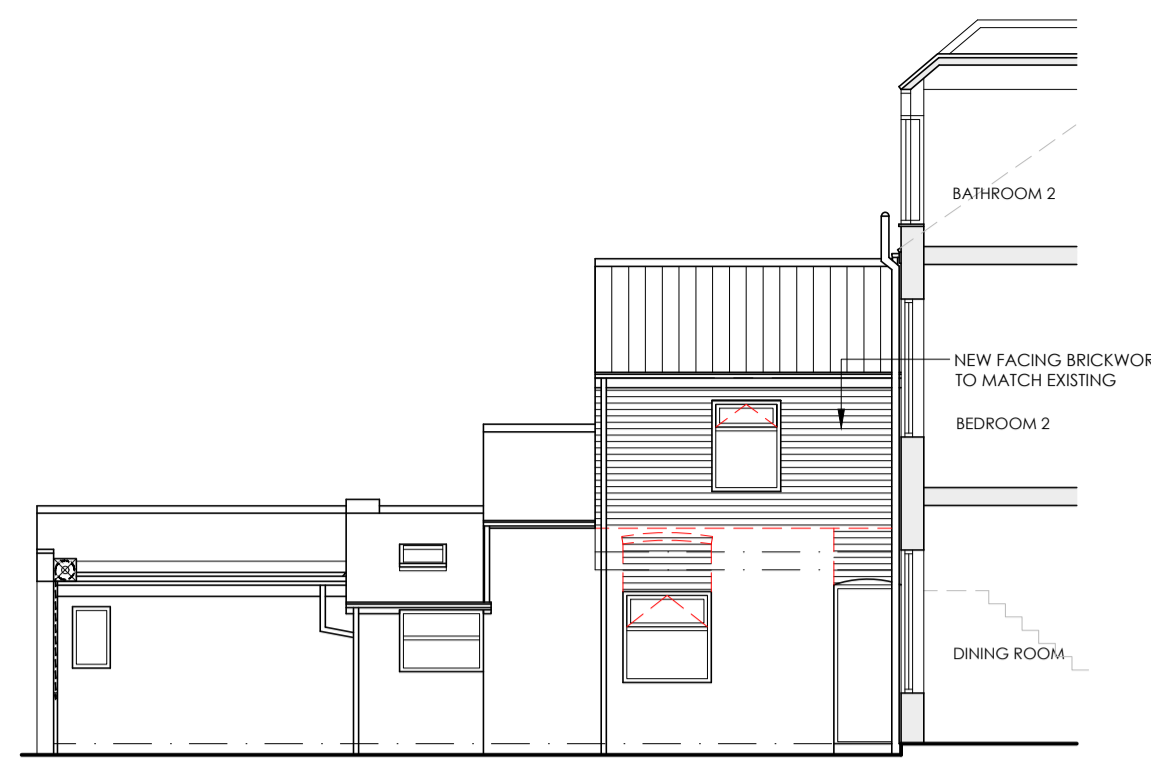
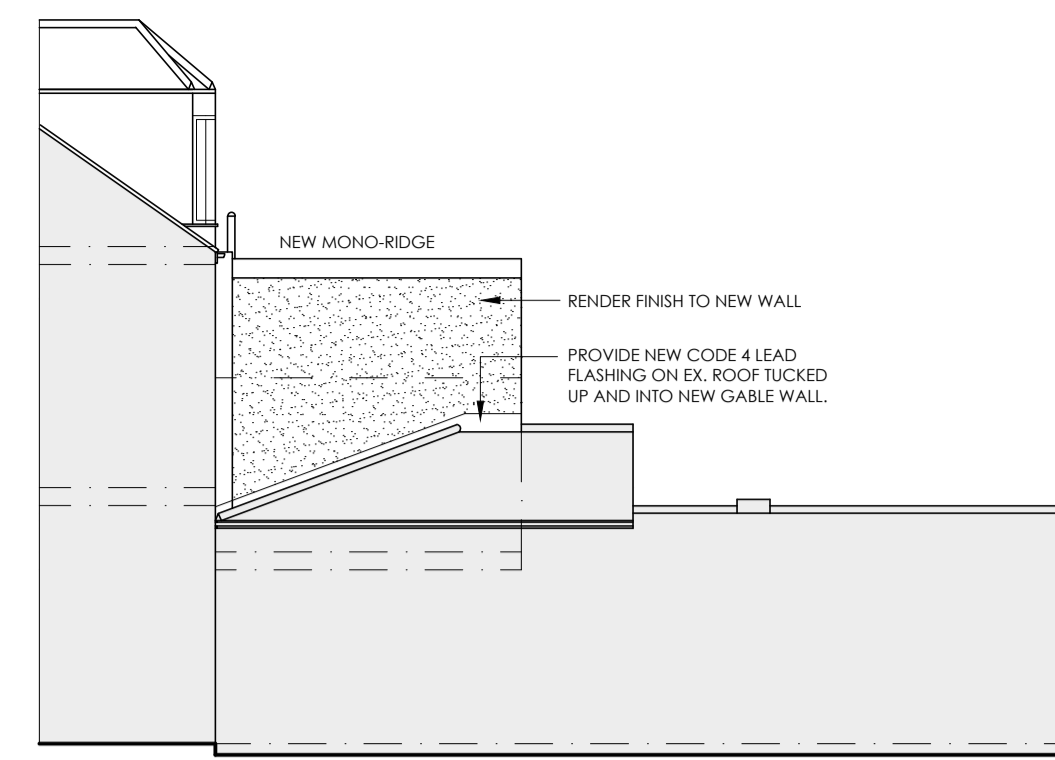


PROPOSED REAR ELEVATION
1:100

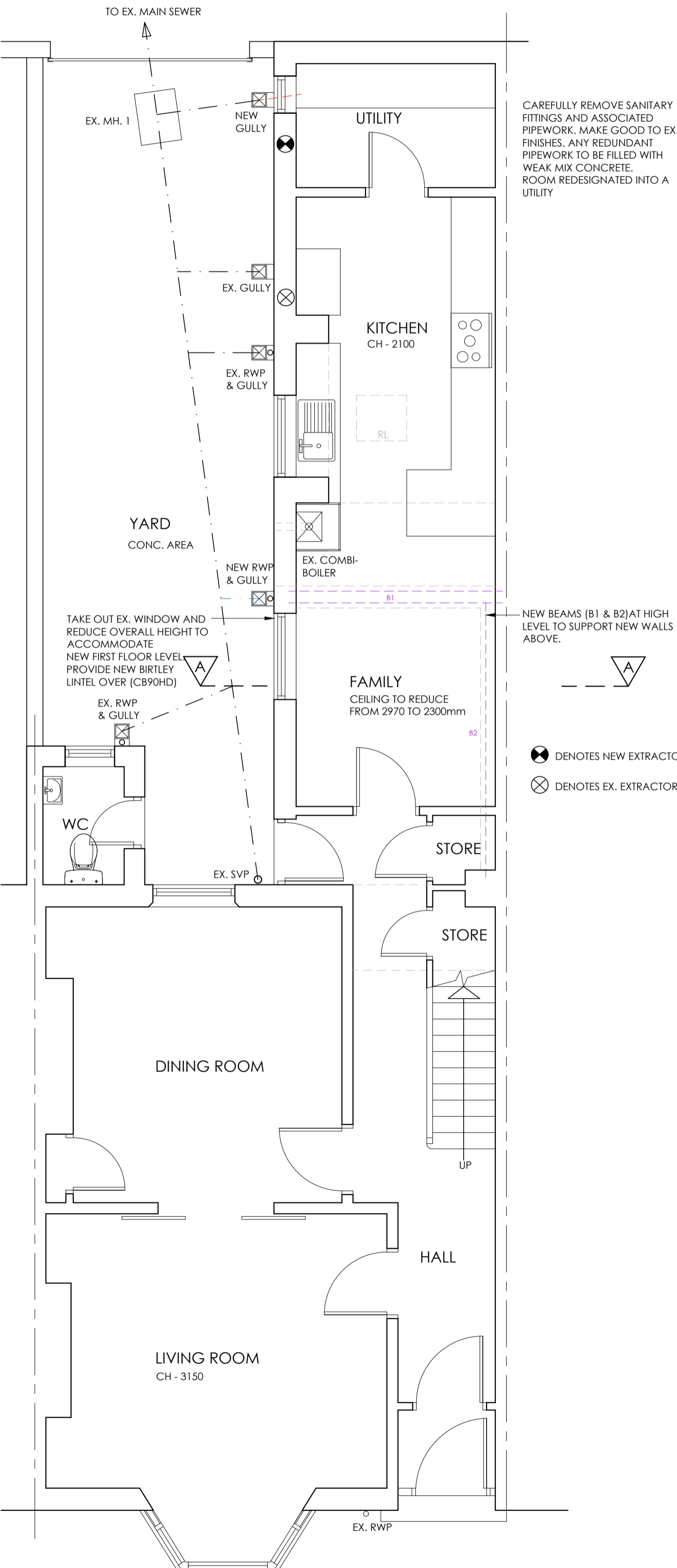
PROPOSED ELEVATION VIEWED FROM
BACK LANE



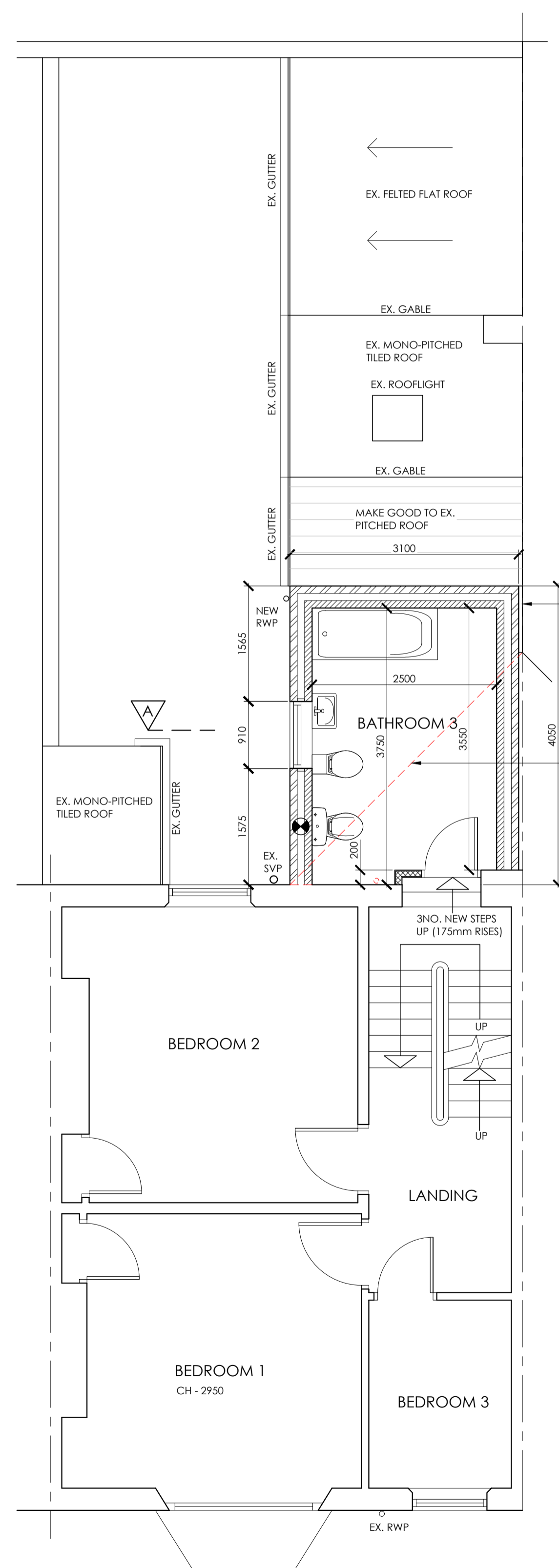
PROPOSED SIDE ELEVATION



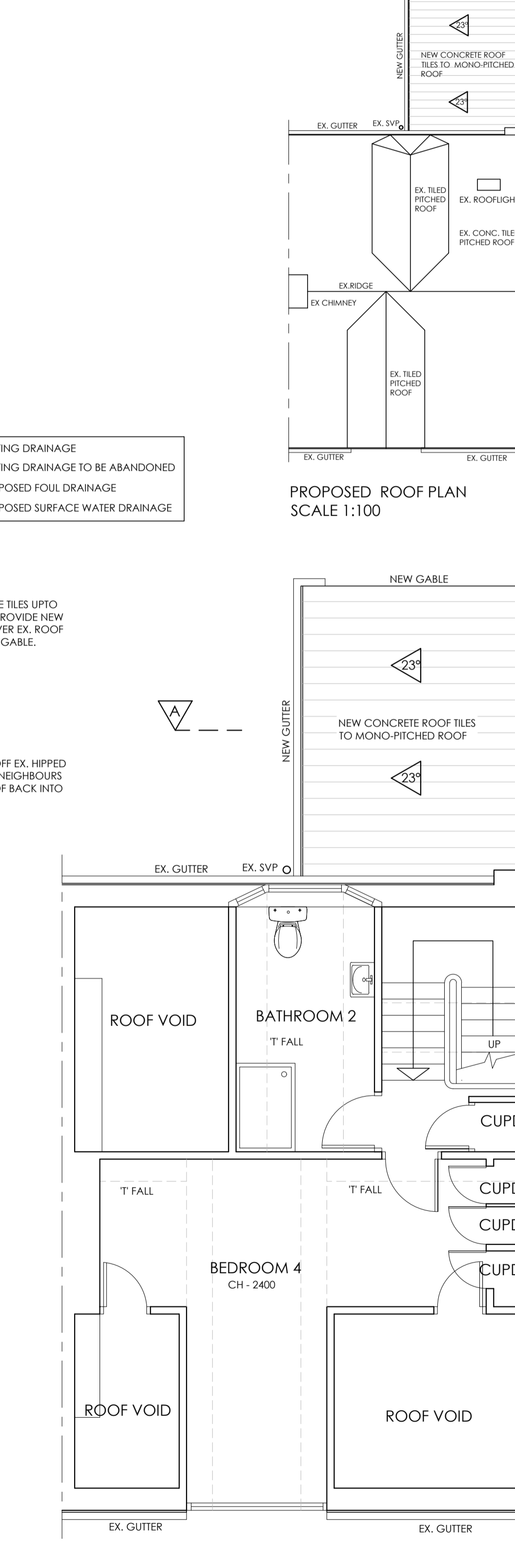
PROPOSED SIDE ELEVATION VIEWED FROM
ADJOINING NEIGHBOURS



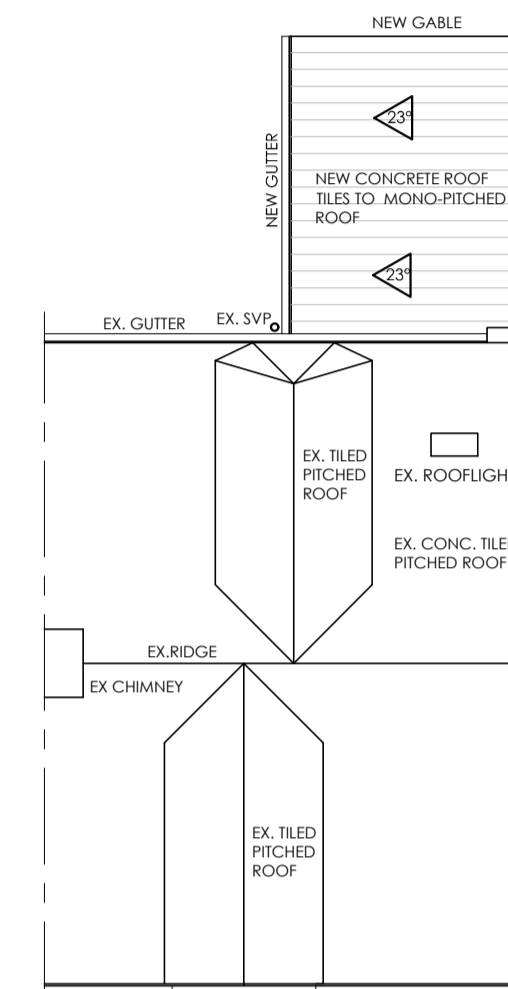
PROPOSED GROUND FLOOR PLAN.
SCALE: 1:50



PROPOSED FIRST FLOOR PLAN.



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN
SCALE 1:100

CONSTRUCTION NOTES:

FOUNDATIONS:
CONCRETE STRIP FOUNDATIONS (GRADE C20/40, ALL IN ACCORDANCE WITH CP8004 & PART A OF THE BUILDING REGULATIONS). PROVIDE A142 MESH REINFORCEMENT TO BOTTOM OF FOUNDATIONS WITH 40mm COVER. FOUNDATIONS TO BE LAID 750mm MIN BELOW GROUND OR ON SUITABLE LOAD BEARING STRATA. ALL NEW FOUNDATIONS MUST BE BELOW INVER LEVEL OF ANY NEARBY DRAINAGE. INVERTS TO BE CHECKED ON SITE.

EXTERNAL WALLS: RENDER
13mm RENDER FINISH (TYROLEAN OR EQUAL APPROVED) ON 100mm 7N BLOCKWORK OUTERLEAF, 100mm CAVITY FILLED WITH ROLL BATT INSULATION, 100mm THERMALITE SHIELD BLOCKWORK INNERLEAF WITH 13mm 2 NO. COAT PLASTER FINISH. WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TO BS 1243, POSITIONED AS FOLLOWS: 600mm HORIZONTALLY, 450mm VERTICALLY AND 225mm AROUND DOORS AND WINDOW REVEALS, IN A STAGGERED PATTERN. PROVIDE THERMABATE CAVITY COLSER TO ALL WINDOW & DOOR JAMBS TO PREVENT COLD BRIDGING. ALL CAVITIES TO BE CONTINUOUS. PROVIDE HORIZONTAL AND VERTICAL DPC AROUND DOOR AND WINDOW REVEALS.

EXTERNAL WALLS: BRICKWORK
103mm FACING BRICKWORK OUTERLEAF, TO MATCH EXISTING ON 100mm CAVITY FILLED WITH ROLL BATT INSULATION, 100mm THERMALITE SHIELD BLOCKWORK INNERLEAF WITH 13mm 2 NO. COAT PLASTER FINISH. WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TO BS 1243, POSITIONED AS FOLLOWS: 600mm HORIZONTALLY, 450mm VERTICALLY AND 225mm AROUND DOORS AND WINDOW REVEALS, IN A STAGGERED PATTERN. PROVIDE ROCKWOOL ROCKCLOSURE TO ALL WINDOW & DOOR JAMBS TO PREVENT COLD BRIDGING. ALL CAVITIES TO BE CONTINUOUS.

NEW TIMBER FIRST FLOOR
NEW FIRST FLOOR TO BE 22mm V313 WYCOCK FLOOR BOARDS, NAILED TO 200x50mm SW JOISTS (SC4) AT 400mm C/C'S. PROVIDE 200mm INSULATION MINERAL WOOL LAD BETWEEN JOISTS PROVIDE EXPLANET MS STRUTTING BETWEEN JOISTS FOR LATERAL SUPPORT JOIST TO BE SUPPORTED ON MS JOIST HANGERS INTO EX. AND NEW STRUCTURE.

MONO - PITCHED ROOF
PITCHED ROOF TO COMPRISE: CONCRETE ROOF TILES TO MATCH EXISTING ON 38x25mm SW BATTENS ON SARKING FELT TO BS 747 ON 150x47mm C16 SW RAFTERS AT 600mm C/C'S (PITCH 23 DEG), FIXED TO 100x75mm SW WALLPLATE HELD DOWN BY 30x3x1000mm MS BAT STRAPS AT 1200mm C/C'S.

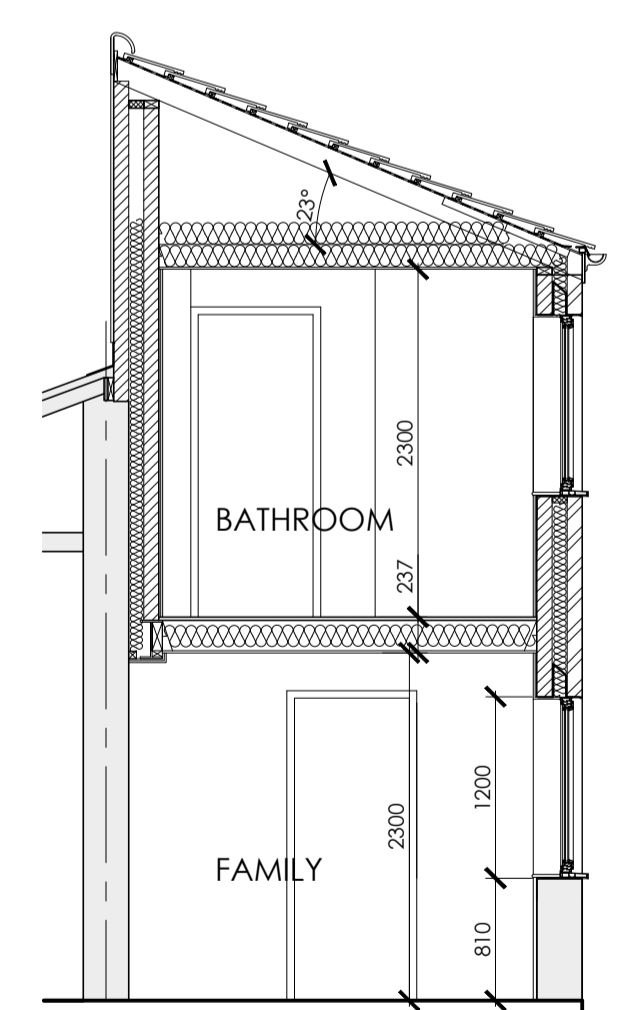
CEILING TO COMPRISE: 120x47mm C16 SW JOISTS AT 600mm C/C'S WITH 12.5mm PLASTERBOARD ON VAPOUR BARRIER, FIXED TO UNDRIPPER. PROVIDE 300mm MINERAL WOOL INSULATION BETWEEN JOISTS TO ACHIEVE UVALUE.

GLAZING:
ALL NEW GLAZING TO COMPLY WITH APPROVED DOCUMENT 'K' AND 'L' OF THE BUILDING REGS.
ANY GLAZING BELOW 800mm TO BE TOUGHEND SAFETY GLASS.

NEW STUD PARTITIONS:
ALL INTERNAL PARTITIONS TO BE 75x50mm SW STUDS AT 600mm C/C'S WITH 75x50mm SOLE AND HEAD PLATES AND NOGGINS, ALL WITH 12.5mm PLASTERBOARD AND SKIM FINISH TO BOTH SIDES. PROVIDE ROCKWOOL INSULATION QUILT BETWEEN NOGGINS.

WINDOWS:
NEW REINFORCED PVC-U FRAME, DOUBLE GLAZED UNITS INTERNALLY BEADED WITH PVC-U EXTERNAL SILL & MDF INTERNAL SILL (WHITE GLOSS FINISH) OPENING LIGHTS TO BE SHOOT BOLT TYPE LOCKING AND HANDLES TO BE WHITE CRANKED. OPENING SASHES TO PROVIDE 1/20TH OF THE FLOOR AREA IT SERVES.
PROVIDE 8000mm SQ BACKGROUND VENTILATION TO HABITABLE ROOMS AND 4000mm SQ ELSEWHERE PROVIDE LOW EMITTING GLASS TO COMPLY WITH PART 'L' OF THE BUILDING REGULATIONS.
ALL HABITABLE ROOMS TO HAVE A MINIMUM UNOBSTRUCTED OPENING AREA OF 0.33M SQ AND AT LEAST 750mm HIGH X 450mm WIDE.
ALL HABITABLE ROOM WINDOWS TO BE FITTED WITH PUSH BUTTON MECHANISM TO OPENING LIGHTS
NEW WINDOWS TO HAVE 16mm MIN AIR GAP TO DOUBLE GLAZED UNITS.
NO KEY OPERATED LOCKS TO BE PROVIDED TO HABITABLE ROOMS.
ANY GLAZING IN CRITICAL CONDITIONS TO BE TOUGHEND SAFETY GLASS.
NEW WINDOWS TO ACHIEVE 1.6 'U' VALUE. SEE PROPOSED ELEVATIONS FOR NEW WINDOW STYLES.

LINTELS
ALL NEW LINTELS TO BE BIRTLEY SUPERGALV. LINTELS AND AS FOLLOWS:
CODE REF: CB 90
LINTELS TO HAVE A MIN END BEARING OF 150mm AT EACH END.
ALL EXPOSED LINTELS TO BE ENCASED WITH 2 NO. LAYERS OF 12.5mm PLASTERBOARD AND SKIM TO GIVE 1 HR FIRE PROTECTION.
ALL PADSTONES TO BE GRADE C30 CONCRETE. SEE STRUCTURAL ENGINEERS CALCULATIONS FOR SIZES OF BEAMS.



PROPOSED SECTION A-A
SCALE 1:50.

PROPOSED TWO STOREY REAR EXTENSION		
7, HAVELOCK TERRACE, SUNDERLAND		
PROPOSED PLANS, ELEVATIONS & SECTIONS		
SCALE: 1:50/ 1:100@A1	DATE: MAR. 21	REVISION: -