

PROPOSED GROUND FLOOR

**SPECIFICATION**

**FLOOR**

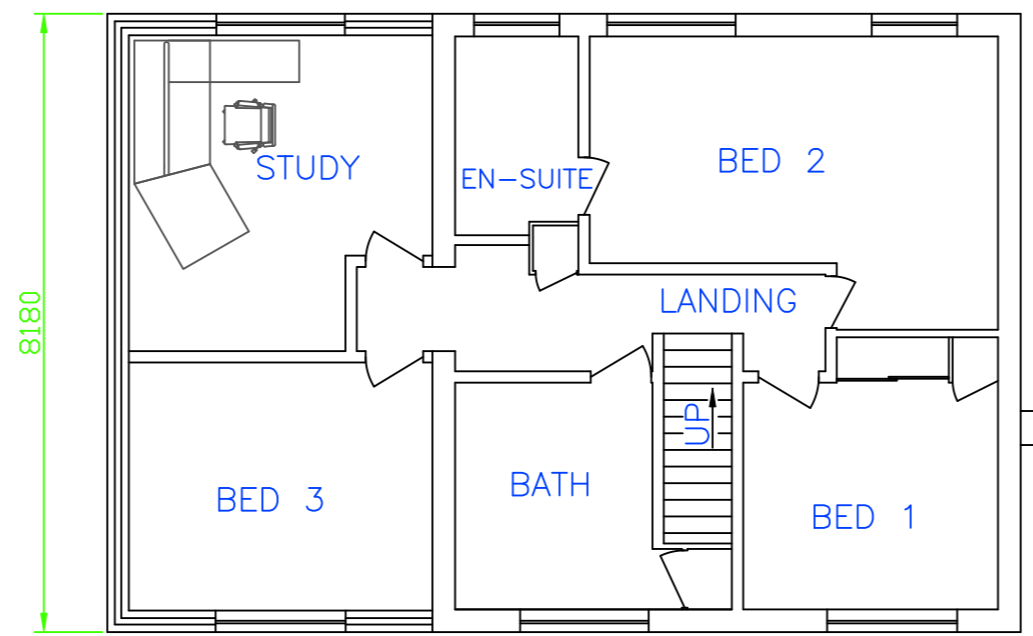
65mm THK CONCRETE SCREED ON SEPARATING LAYER 120mm THK ROCKFLOOR INSULATION OVER 1200 SUPER VISQUEEN ON 150mm THK CONCRETE SLAB OVER 500 GAUGE VISQUEEN ON 50mm BLINDING OVER 150mm THK THICK COMPACTED STONE SUB BASE ON FIRM CLAY.  
 NOTE: DPCS TO BE MADE CONTINUOUS WITH DPMS.  
 U VALUE OF FLOOR TO BE 0.22W/m<sup>2</sup>K.

**WALLS**

UPPER STOREY FRONT ELEVATION TO HAVE A 100mm THK LOAD BEARING BLOCK EXTERNAL LEAF RENDERED AND PAINTED WHITE TO MATCH EXISTING.  
 REMAINDER OF EXTERNAL WALLS TO BE 102mm BRICKWORK, 90mm CAVITY (40mm THK KINGSPAN THERMAWALL TW50). INTERNAL WALLS TO BE LOADBEARING 100mm THERMALITE TURBO BLOCKS OR SIMILAR. U VALUE OF WALLS 0.28W/m<sup>2</sup>K.  
 13mm LIGHT PLASTER TO INTERNAL WALLS.  
 ALL OPENINGS TO HAVE CATNIC TYPE LINTELS OR SIMILAR OVER. VERTICAL D.P.C.'S TO BE INSTALLED AT JUNCTION BETWEEN NEW AND EXISTING WALLS. STAINLESS STEEL DDI40 GRADE WALL TIES IN CAVITY AT 5 PER M<sup>2</sup> AT A MAXIMUM OF 300mm CRS VERTICALLY WITHIN 225mm OF OPENINGS. SPACED AT 750mm HORIZONTALLY AND 450mm VERTICALLY. PROPRIETY 'L' SHAPED WALL TIES TO BE USED TO JOIN EXISTING BRICKWORK TO NEW.  
 FIRE RESISTING CAVITY BARRIERS ARE TO BE INSTALLED AT THE TOP OF WALL / ROOF LEVEL TO PREVENT FIRE SPREAD AS APPROVED DOCUMENT B.

**FIRST FLOOR**

19mm WEYROC FLOORING GRADE T & G BOARDING (MOISTURE RESISTANT CHIPBOARD TO WET AREAS) ON 220 x 63 SOFTWOOD FLOOR JOISTS AT 400mm CRS WITH ONE ROW OF JOIST STRUTTING AT MID SPAN, MILD STEEL STRAPS FIXED TO NOGGINGS AT 2000mm CRS AT RIGHT ANGLES TO THE JOISTS AND BUILT INTO INNER LEAF AT GABLE POSITION. 12.5mm PLASTERBOARD AND SKIM CEILING.



PROPOSED FIRST FLOOR

**ROOF**

MARLEY TILES OR SIMILAR TO SUIT A 26° (APPROX) SLOPE FIXED TO MAKERS INSTRUCTIONS ON 50 x 25 S.W. BATTENS ON ROOFING BREATHABLE MEMBRANE ON FACTORY DESIGNED AND BUILT JOISTS AT 410 CRS. 100mm THK FIBRE GLASS INSULATION BETWEEN ROOF JOISTS. 170mm THK FIBRE GLASS INSULATION LAID OVER ROOF JOISTS. U VALUE OF ROOF 0.16W/m<sup>2</sup>K. AT 410 CRS. 100 x 25 LONGITUDINAL, DIAGONAL AND CROSS BRACING TO ROOF JOISTS ALL IN ACCORDANCE WITH BS 5268 PART 3. GALVANISED STEEL GABLE STRAPS OVER A MINIMUM OF 3 NO. REQUIRED AT 2M CRS AT CEILING, TIE AND RAFTER LEVEL. GALVANISED MILD STEEL VERTICAL RESTRAINING STRAPS REQUIRED OVER WALL PLATE AT A MAXIMUM OF 1.8M CRS. RAFTERS TO BE BIRDSMOUTHED OVER WALL PLATE. VENTILATED SOFFIT TO EAVES EQUIVALENT TO A 25mm CONTINUOUS RUN.  
 ROOF STRUCTURE TO BE TRUSSED RAFTERS.

**GENERAL**

ALL CEILINGS TO BE ONE LAYER OF 12.5mm PLASTER BOARD WITH SKIM.

PROPRIETY 'L' SHAPED WALL TIES TO BE USED TO JOIN EXISTING BRICKWORK TO NEW. SAFETY GLASS TO BE FITTED TO ALL NEW WINDOWS WITHIN 800mm OF F.F.L. AND TO ALL NEW DOORS (300mm EITHER SIDE) WITHIN 1500mm OF F.F.L.

HARD WIRED AND INTERLINKED SMOKE DETECTORS TO BE INSTALLED TO THE TOP AND BOTTOM LANDING AREAS OF THE STAIRS ALSO TO LOUNGE AND UTILITY ROOM. HOT WATER TAPS TO BE FITTED TO THE LEFT HAND SIDE OF APPLIANCES.

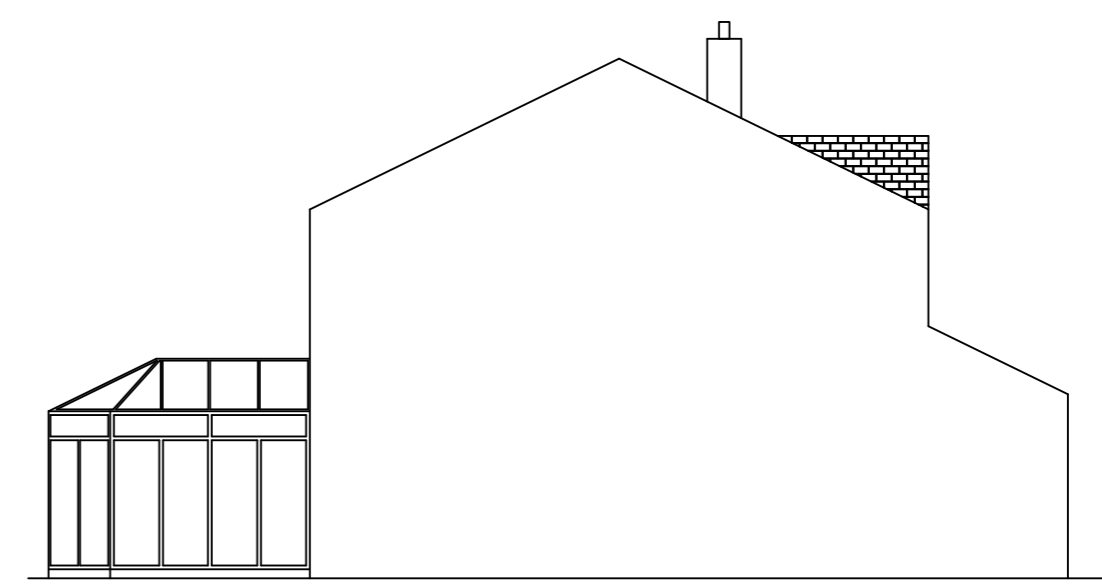
PROPRIETY 'L' SHAPED WALL TIES TO BE USED TO JOIN EXISTING BRICKWORK TO NEW. SAFETY GLASS TO BE FITTED TO ALL NEW WINDOWS WITHIN 800mm OF F.F.L. AND TO ALL NEW DOORS (300mm EITHER SIDE) WITHIN 1500mm OF F.F.L.

800 x 700 CLEAR OPENING SIZE WINDOW WITH NON LOCKING FASTENER. CILL HEIGHT TO BE NOT MORE THAN 1100mm FROM FLOOR. TO PROVIDE ESCAPE AND RAPID VENTILATION.

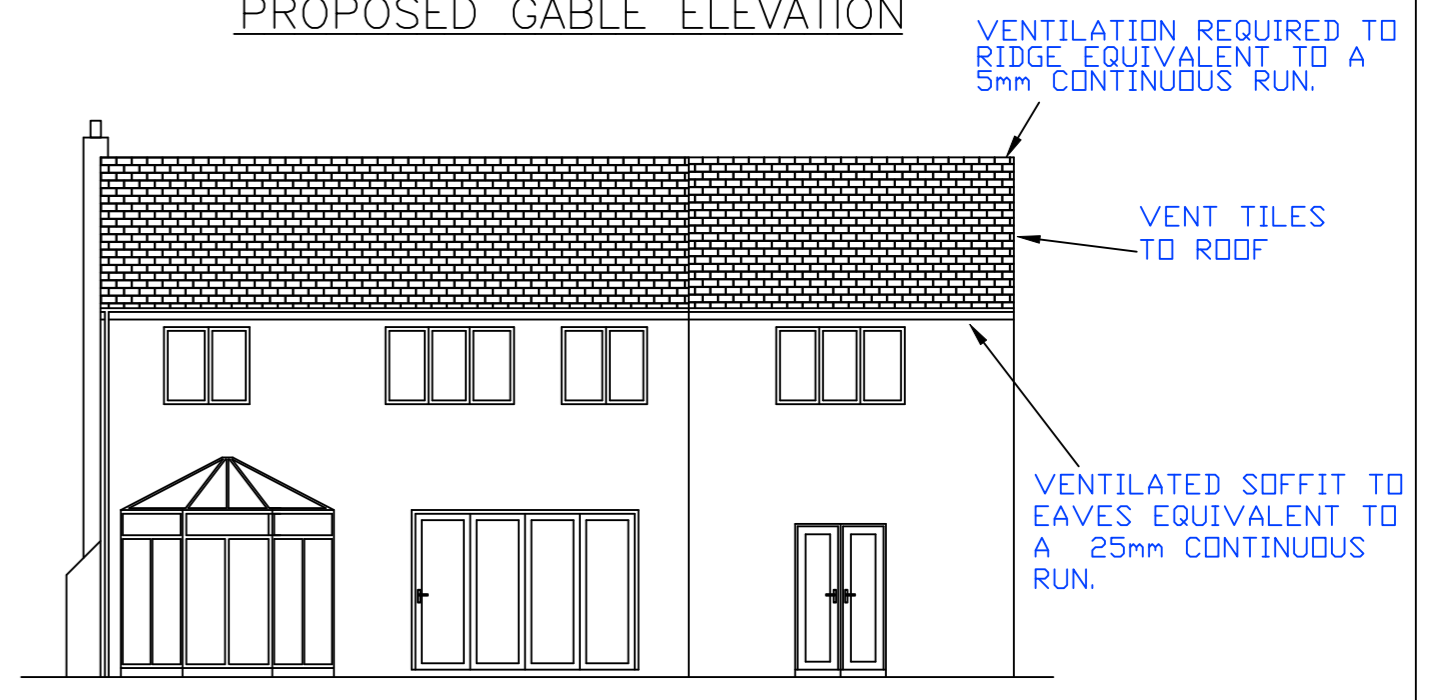
LEAD FLASHING CHASED INTO BRICKWORK. CAVITY TRAY TO BE INSTALLED WITH TWO COAT SILICONE WASH APPLIED TO EXTERNAL MASONRY.



PROPOSED FRONT ELEVATION



PROPOSED GABLE ELEVATION



PROPOSED REAR ELEVATION

**RAINWATER GOODS**

DSMA 112mm ROUNDLINE WITH 68mm DOWNPIPES. NEW SURFACEWATER GULLIES TO BE CONNECTED TO EXISTING. GULLIES TO BE CONNECTED TO EXISTING. ROOF RAIN WATER TO DRAIN AWAY TO SUITABLE SOAKAWAYS IF FEASIBLE DISCHARGING A MINIMUM OF 5M FROM DWELLING. PERDSITY TEST TO BE CARRIED OUT TO DETERMINE SIZE AND FEASIBILITY OF SOAKAWAY. IF NOT FEASIBLE THEN PERMISSION TO BE SOUGHT FROM LOCAL COUNCIL TO DISCHARGE INTO MAIN DRAIN.

**ELECTRICAL**

ALL NEW ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2001 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. NEW ROOMS TO BE FITTED WITH LOW ENERGY LIGHT FITTINGS CAPABLE OF ONLY ACCEPTING LAMPS WITH AN EFFICIENCY OF NOT LESS THAN 40 LUMENS PER CIRCUIT WATT. A MINIMUM OF 75% OF LIGHT FITTINGS TO BE 'EELF' TYPE

VENTILATION REQUIRED TO RIDGE EQUIVALENT TO A 5mm CONTINUOUS RUN.

VENT TILES TO ROOF

VENTILATED SOFFIT TO EAVES EQUIVALENT TO A 25mm CONTINUOUS RUN.

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SCALE 1 : 100 (U.N.O.)

PROPOSED PLAN AND ELEVATIONS  
 PROPOSED ALTERATIONS  
 27 WEST FARM COURT  
 BROOMPARK  
 DURHAM  
 CO. DURHAM  
 DH77 RN  
 FOR MR. & MRS. LEAVER