

CONSTRUCTION NOTES

All works to comply with Building Regulations and associated legislation and to the satisfaction of the Local Authorities Building Control Officer.

All building materials to comply with BS and used in accordance with the relevant Codes of Practice.

Birtley Supergalv or other approved lintels to have 150mm bearing and half hour fire resistance, installed to manufacturer's instructions.

All work on gas appliances to relevant B.S. and carried out by a C.O.R.G.L registered contractor.

All new electrical work to be 13amp ring main and lighting circuit to comply to current IEE standards and to the Clients instructions.

All electrical work to be installed and certified by a competent person registered with the competent person's registration scheme to ensure compliance with BS7671 and the requirements of Approved Document P of the Building Regulations

Socket and switches to be installed between 450mm and 1200mm above floor level.

FOUNDATIONS
Standard foundations 600x225 for external cavity to have minimum 700mm cover to underside or taken down to load bearing strata to approval or Building Control Officer with one layer C283 Mesh placed 40mm from trench bottom.

WALLS
External walls
Stone to match - 75mm cavity with Celotex CW3050 against inner leaf of 100mm Thermalite or other approved - to achieve 0.30W/m²K

Wall ties : s/s to BS1243:1978 at min. 5/m² installed at 750mm horizontally and 450mm vertically, all openings to have ties at 300mm centres vertically to each unbonded jamb spaced within 150mm of opening.

All new cavities to be continuous with existing.
Cavity closers: closed at eaves level with 65mm block or standard brick detail and closed at all other openings with blockwork and TDI DAMCOR or other approved dpc.

Joists built into new walls and from joist hangers to existing walls.
Double joists under partitions running in same direction.
Provide one line blocking or herring bone strutting at joist mid point.

Blockwork walls finished in 13mm thick plasterboards fixed with adhesive with a 3mm thick skim coat finish. All joints taped and sealed.
Horizontal DPC located a min. 150mm above ground level.

Wall between garage & kitchen
200mm Turbo block - plaster skim to kitchen/utility face
Wall construction general
Vertical d.p.c.'s built into jambs of all external openings and behind cills and thresholds.

ROOF
Matching tiles and ridge laid to a min. gauge of 345mm in accordance with manufacturers instructions on 50x38mm treated tiling battens Tyvec Supro or similar breathable underlay membrane lapped 150mm horizontally and 150mm vertically and carried well into gutters and secured with galv. clout nails - purfins as shown with rafters at max. 600mm centres designed to B.S.5268 Pt 3 - rafters carried onto 100x50mm wallplate and fixed with patent truss clips - wallplate fixed down to inner leaf of cavity with 30x5mm s.s. straps at max. 1200mm centres - 30x5mm m.s. restraining straps from existing house wall and new gables carried over 3no. rafters and screw fixed. All roof bracing to B.S. 5268 and Approved Documents

Eaves in white upvc.
Insulation: 100mm fibreglass between joists with a further 150mm fibreglass laid across - to give 250mm total thickness and achieve 0.16 W/m²K

STUD PARTITIONS GENERALLY

From 12.7mm plasterboard/skim both sides of 75x50 mm studs at max 600mm centres. Partitions between bedrooms to include one layer 25mm sound deadening mineral wool quilt between studs to NHBC guidance. Seal were perimeter of partition abuts adjoining structure

FLOOR TO KITCHEN EXTENSION
18mm tongued and grooved flooring chipboard grade type C4 to BS 5669 laid with staggered joints, glued with woodworking adhesive - provide a 10-12mm gap at all perimeters to allow for expansion - on a polyathene vapour control barrier lapped into dpc on

on timber treated battens screwed to concrete floor at 600mm ctrs to bring finished floor level up to existing kitchen floor after fitting big flooring - fill between timber battens with Kingspan insulation

FINISHES
Internal
Lightweight plaster and skim in accordance with British Gypsum recommendations.
Plasterboard: supports at 600mm centres to have 12.5mm plasterboard and skim - generally all free edges of plasterboard to be supported by s.w. noggins

GENERAL
Number and position of lights, sockets and method of heating to clients instructions.

WINDOWS TO BEDROOMS
Sizes to match existing - glazed areas not less than 1/10th of relevant floor area and opening lights not less than 1/20th of floor area - number and positions of opening lights to clients instructions.

Double glazing with 16mm air gap and a 'soft' low-E coating or 12mm air gap, argon filled and a 'soft' low-E coating - both windows to be ESCAPE TYPE with operable part of window to have minimum unobstructed area (unobstructed by 'easy clean' hinges) of 0.33m² and to be at least 450mm wide and 450mm high. Height from floor to bottom of operable part of window generally 800mm, max 1100mm.

All windows double-glazed to comply with Parts L and N of Approved Documents.
All windows to have patent trickle ventilators giving 8000mm³ - controllable.

WINDOW TO KITCHEN/DINING
1500 x2100 all as above with all glazing within 800mm of floor level to be toughened safety glass.

LINTELS
Birtley Supergalv to suit openings with end bearings to be min 150mm. Provide cavity trays/stop ends and weep holes at 450mm centres.

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DRAINAGE

Internal
Below ground drainage
Any drains passing under building to be encased in 150mm concrete.

New drainage from 100mm dia. Hepsleve or other approved laid to manufacturer's instructions

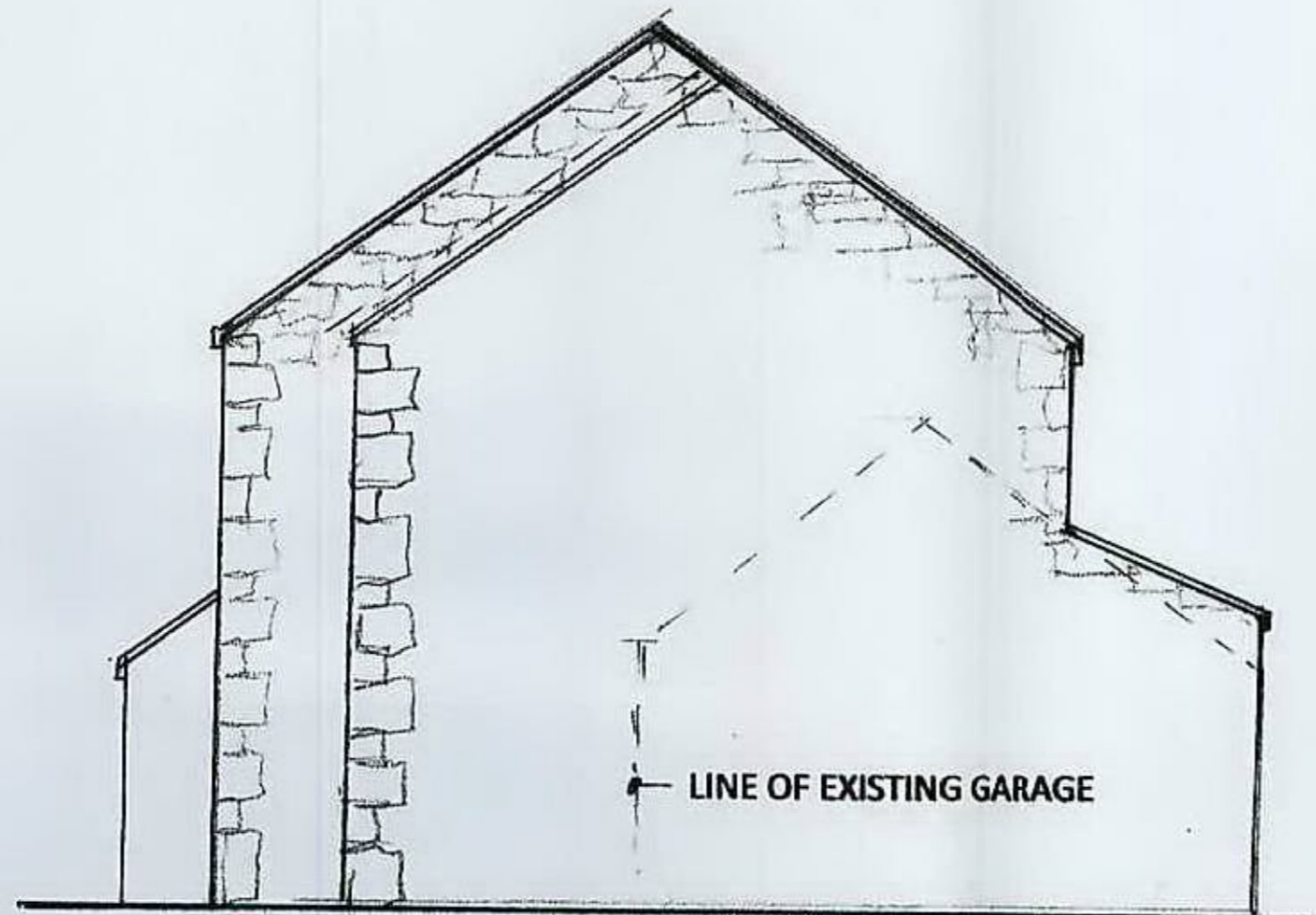
Above ground drainage
Rainwater via 100mm dia. upvc gutters to match existing with 63mm dia. rwp's - gutters fixed at max. 900mm centres and rwp's at 1.8m centres.

FIRE DETECTION
To be installed in accordance with BS5839. Smoke detectors are to be linked and connected directly to the mains supply and positioned at the foot of the stairs at ground level and on the landing area at first floor level.

Detectors to be positioned within 7m of living/kitchen doors, 3m of bedroom doors, not more than 15m apart on each floor.

MECHANICAL VENTILATION
Kitchen: extraction to outside air to achieve 30 litres/sec to hob or 60 litres/sec elsewhere.

HEATING SYSTEM
To be extended to clients instructions.



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

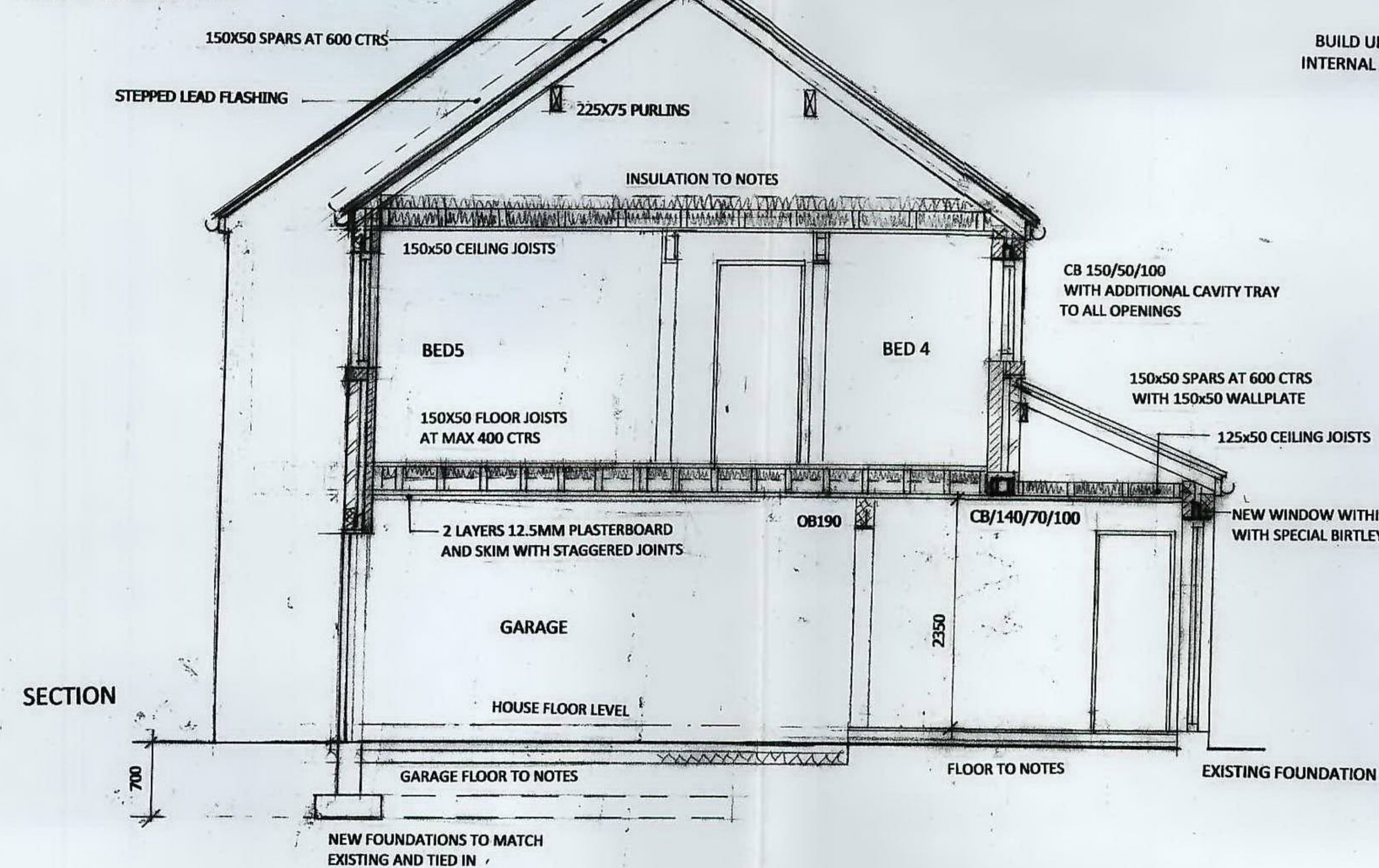


PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

E	
D	
C	
B	
A	2 JUNE 09 BENT STAMPED BACK 1200
Date	Revisions

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JOHN DUFFY DESIGN
Woodbine Cottage Woodbine Terrace
Corbridge Northumberland NE45 5BD

Client
D & K Coulson

Job Title
Extension and Alterations
to
Provide two bedrooms
Extend kitchen and reposition garage
at
14 Chishillways
Barrasford
NE48 4AE

Drawing Title
Existing and proposed
Elevations and Section

NORTHUMBERLAND COUNTY COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
This plan is a copy of the plan submitted under the
reference number 2009/0223
and which was APPROVED WITH CONDITIONS
under delegated powers on the 15th
day of June 2009.
Authorised Officer

20090223
14 Chishillways Barrasford Hexham Northumberland

AMENDED

RECEIVED
-4 JUN 2009

1/100 & 1/50

Date March 2009 Drawn by JD

Dr. No. PO/FC/007/02 Rev. A