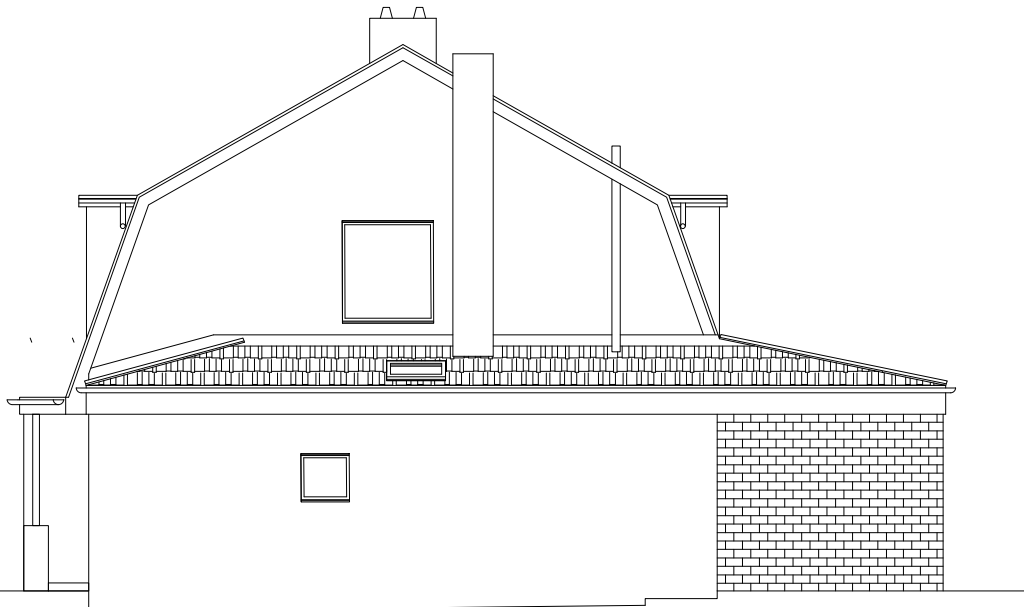


PROPOSED SIDE ELEVATION



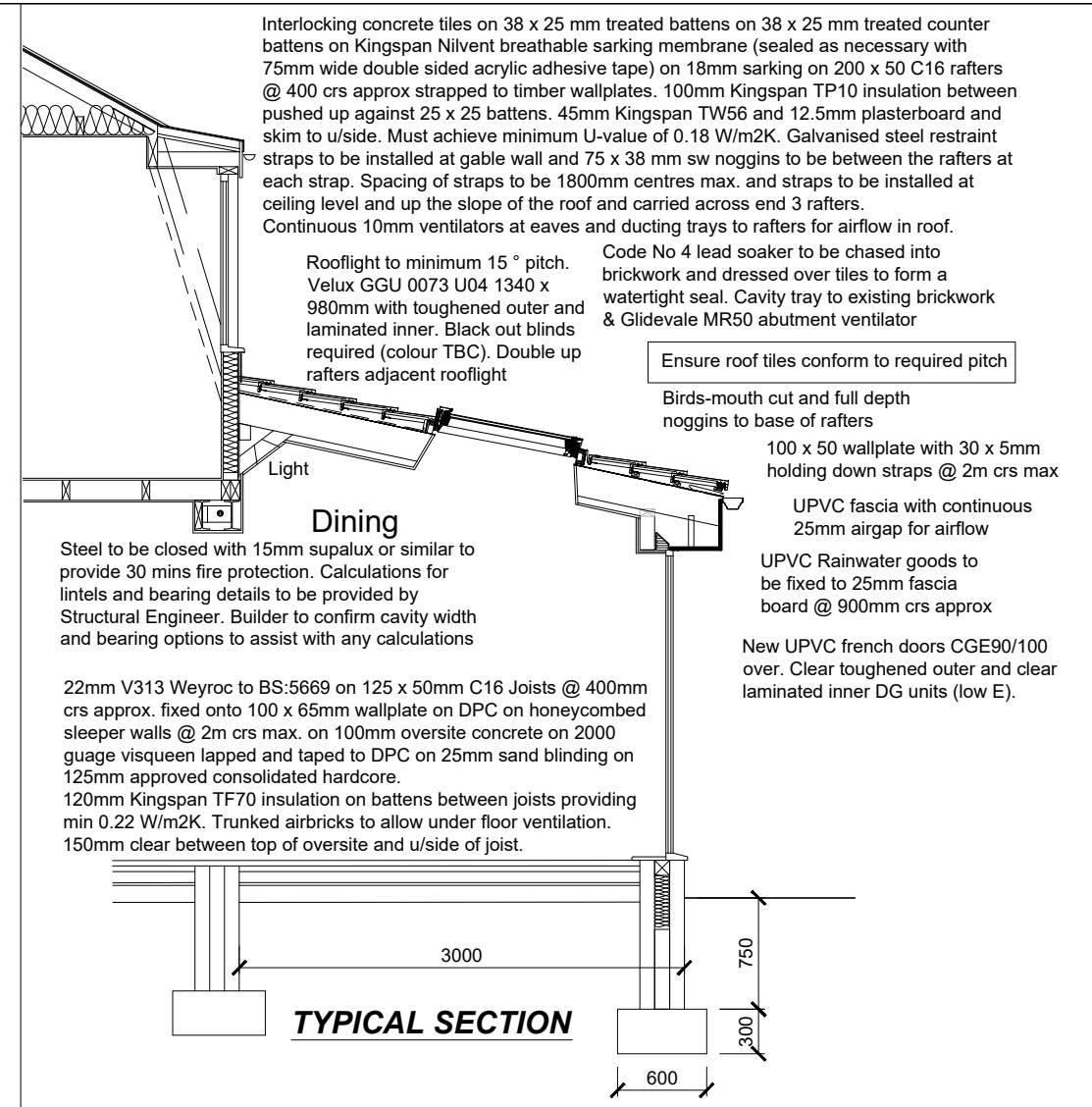
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



WINDOWS

New windows to be double glazed in UPVC frame to match existing to pattern shown and are to be supplied pre-fitted with permanently fixed controllable trickle ventilators having an area not less than 8000 square millimeters. All glazing below 800mm above floor level, and in doors or 300mm adjacent doors, to be either toughened or laminated safety glass in accordance with BS 6206:1981. Soft coat Low E glass to inner skin. Certification to verify Part L1 compliance 1.8W/m²K) to be issued from suppliers.

RAINWATER GOODS

Gutters to be molded upvc to match existing Rainwater pipe to connect to existing drains. All pipes to be fitted with rodding access to all changes of direction and at junctions. All new underground pipes to be 110mm UPVC laid 1:40 fall min. with granular encasement. Rainwater gully to be trapped.

INTERNAL WALL CONSTRUCTION

Non loadbearing internal walls shall be stud partitions comprising 75 x 75mm sole and head plates and 75 x 50 mm vertical studs at 600 mm maximum centres. 75 x 50mm noggins are to be incorporated between studs at 600 mm centres vertically. 50 x 38 mm intermediate noggins as required for radiators, shelves, socket and switch boxes etc. Stud Partitions to be dry-lined with 12.7 mm British Gypsum wallboard, Ames mechanical jointing, Topcoat finish. 80mm rockwool quilt in void and moisture resistant plasterboard and skim to bathroom walls

VENTILATION

Mechanical extractor capable of 30 litres / second to be vented through external utility wall. Mechanical extractor capable of 6 litres / second to be vented through external w.c wall. Mechanical extractor capable of 60 litres / second (or 30 L/s adjacent to or incorporated in cooker hood) to be vented through external kitchen wall.

ELECTRICS

Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.

GENERAL

All works to comply with Building Regulations 2000 and associated legislation and to the satisfaction of the Local Authorities Building Control Officer. All building materials to comply with BSS and used in accordance with the relevant Codes of Practice. All structural timber to be C16 or C24 grade. All openings to be fitted with vertical and horizontal DPM. All lintels to have 150mm end bearing and 1/2 hour fire resistance. All new electrical work to be 13A ring main and lighting circuit to comply to IEE standards and to clients instructions.

FOUNDATIONS

Subject to suitable ground conditions, new strip foundations to comply to BS:8004 on suitable loadbearing strata and to the satisfaction of the Local Authority Building Control Officer. Top of foundations to be min 750mm below ground level and reinforced with A193 mesh with 50mm cover top and bottom. Foundations to be taken below invert levels of existing drains. Check existing foundations and underpin if necessary, at staggered stages. Any deviation from a strip foundation may require design and calculations from Structural Engineer.

NOTE - Should the Builder prefer using a raft foundation in lieu of a strip foundation, they must provide details and calculations to the LA Building control officer prior to commencement of works.

EXTERNAL WALL

300mm cavity walling shall comprise of an outer leaf of facing brickwork to match existing, an inner leaf of 100mm thick blockwork "Toplite" or similar, 100mm Dritherm full fill insulation taken 225mm below dpc providing minimum U-Value of 0.3W/m²K. Stainless steel vertical twist type wall ties to BS 1243:1978 every 750mm horizontally and 450mm vertically and ties within 150mm of openings to be at 225mm crs vertically.

Lateral restraint provided by means of 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum and carried across at least 3 timber members.

Vertical strapping required to joists / wallplates by 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum. All masonry below ground level externally and dpc level internally shall be either Class B engineering bricks or loadbearing solid type A blocks. Cavity fill below ground level shall be ordinary prescribed mix to BS 5328, grade C10P. All cavities to be continuous, all openings trimmed with Kingspan Thermabate (or similar) insulated cavity closers. Where pipes pass through wall PC Lintel to be provided and 50mm compressible material to surround pipework. Dpc,s to all openings shall be a minimum width of 150mm Horizontal Dpc located 150 mm above ground level. Blockwork walls shall be finished in 12.5mm Gyproc wallboard on Dri-wall dabs with all joints to be taped and sealed. Insulated cavity closers to all openings.

EFFICIENCY LIGHT FITTINGS

Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases. Number not less than three per four of all the light fittings.

NEW INNER LEAF OF BLOCKWORK TO GABLE WALL

Existing foundation to be underpinned / overpinned at 1m staggered intervals. New blockwork to be screw tied to existing wall at sufficient centres to satisfy the LA Building Control Officer.

ABOVE GROUND DRAINAGE

All waste pipes and fittings from sanitary appliances are to be upvc to BS5255: 1076. Branch pipes and vent pipes to be UPVC to BS 4514 : 1983. All pipes to be fitted with rodding access to all changes of direction and at junctions. All wastes to be fitted with 75 mm deep seal traps.

SMOKE DETECTORS

Smoke detectors are to be installed in complete compliance with Approved Document B1, Section 1 of the Building Regulations. Multiple installations are to be wired together on a separate circuit in accordance with the current IEE regulations.

PITCHED ROOF TO SINGLE STOREY EXTENSION

Pitched 'warm roof' to be interlocking concrete tiles on 38 x 25 mm treated battens on 38 x 25 mm treated counter battens on Kingspan Nilvent breathable sarking membrane (sealed as necessary with 75mm wide double sided acrylic adhesive tape) on 60mm Kingspan TP10 insulation, on roof to engineer's design. 60mm Kingspan TP10 insulation between pushed up flush with top of rafters on 25 x 25 ledger battens. 12.5mm plasterboard and 3mm skim to u/side. Must achieve minimum U-value of 0.18 W/m²K.

Galvanised steel restraint straps to be installed at gable wall and 75 x 38 mm sw noggins to be between the rafters at each strap. Spacing of straps to be 1800mm centres max. and straps to be installed at ceiling level and up the slope of the roof and carried across end 3 rafters.

Continuous 10mm ventilators at eaves and ducting trays to rafters for airflow in roof.

PITCHED ROOF TO SINGLE STOREY EXTENSION

Interlocking concrete tiles on 38 x 25 mm treated battens on 38 x 25 mm treated counter battens on Kingspan Nilvent breathable sarking membrane (sealed as necessary with 75mm wide double sided acrylic adhesive tape) on 18mm sarking on 200 x 50 C24 rafters @ 400 crs approx (250x50mm hip) strapped to timber wallplates. 100mm Kingspan TP10 insulation between pushed up against 25 x 25 battens. 45mm Kingspan TW56 and 12.5mm plasterboard and skim to u/side. Must achieve minimum U-value of 0.18 W/m²K. Galvanised steel restraint straps to be installed at gable wall and 75 x 38 mm sw noggins to be between the rafters at each strap. Spacing of straps to be 1800mm centres max. and straps to be installed at ceiling level and up the slope of the roof and carried across end 3 rafters.

Continuous 10mm ventilators at eaves and ducting trays to rafters for airflow in roof.

INTERNAL GARAGE WALL

12.5mm plasterboard and skim to both sides of tanalised 100 x 50 studs. 100mm TW55 in void with mesh reinforced quilt at head of wall for fire protection. 30 mins fire door with 25mm rebated frame, cold smoke seals and self-closing device (perko or similar) with step down to garage (or non-combustible thresh provided).

Rev.	Revision Note	Date
	Proposed Alterations to No. 9 Kielder Gardens Choppington Northumberland - NE62 5YL	Scale 1:100, 1:50 Date 02.05.2022
	Title Proposed Elevations & Section	Sheet No. 002