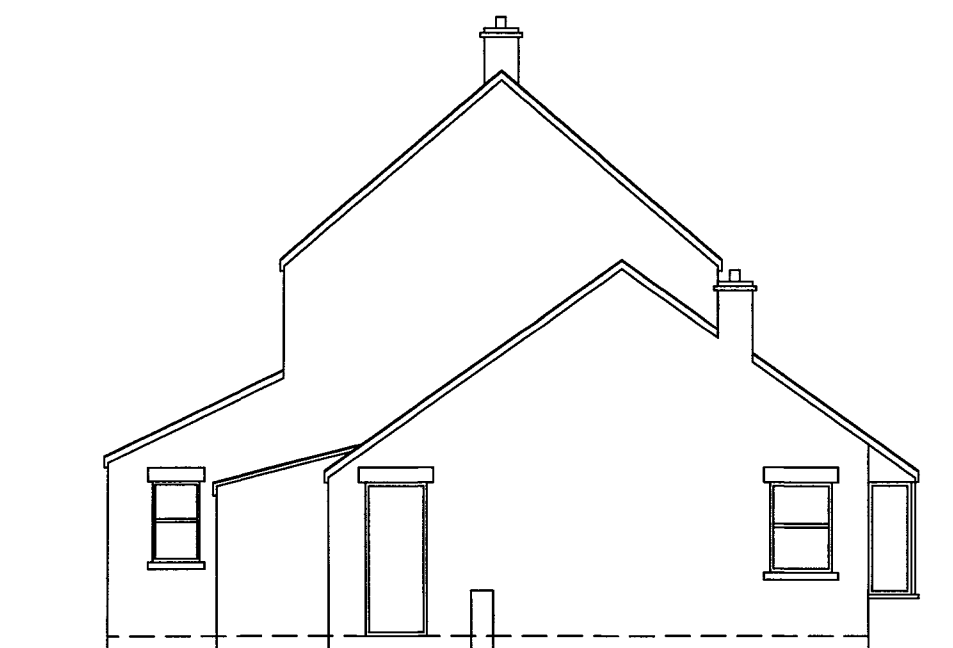
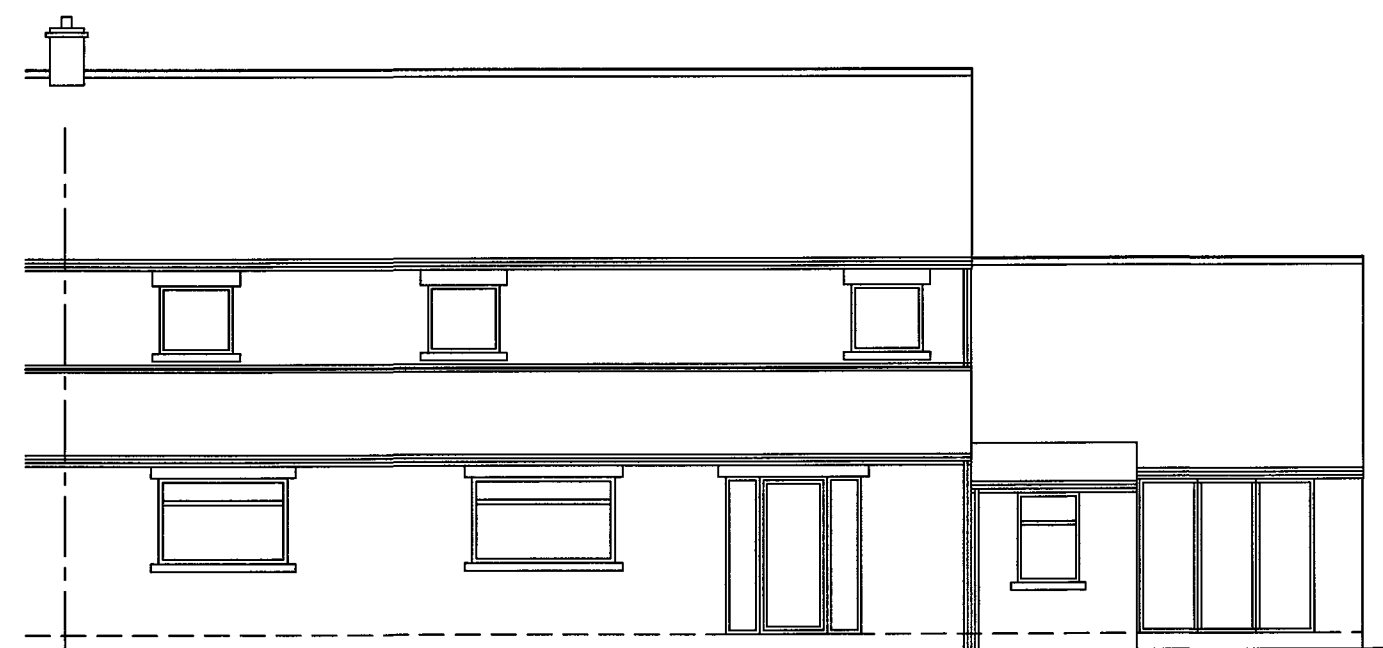




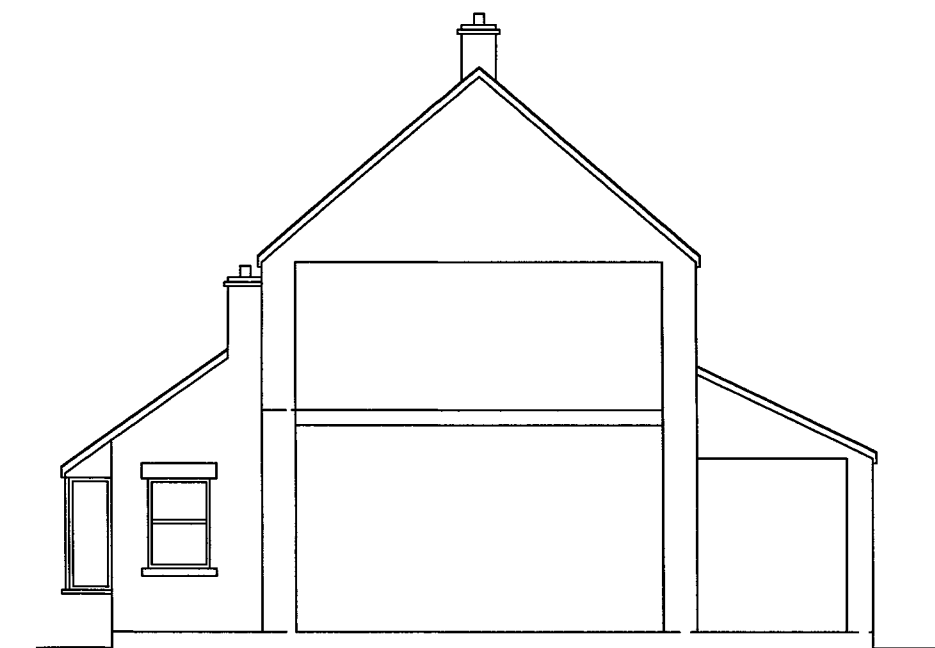
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

LINTELS:
Lintels are to be Catnic CG90/100 or similar unless stated on plan
Lintels are to have 150mm end bearing and be rendered to give 1/2 hour fire resistance. All lintels to external walls are to be insulated and have the ends closed with dpc

SAFETY GLAZING:
All glazing in critical areas to be laminated or toughened in accordance with BS 6206
Manifestation to be provided where appropriate

ELECTRICALS:
13 amp ring main and lighting circuit to comply with latest edition of IEE regulations Number and position of sockets to Client's instructions 'All new electrical work 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'

SERVICES:
Note existing boiler to be checked by GAS SAFE registered installer to assess capability for additional radiators to the new rooms Provide thermostatic radiator valves.

MEANS OF ESCAPE:
DWELLINGS- Provide mains-operated self-contained smoke detectors to BS 5446 PART1 The alarms may be wholly mains operated with a secondary power supply such as batteries. All smoke alarms to be interlinked and permanently wired to a separately fused circuit on the distribution board

INNER ROOMS- to have escape windows with unobstructed openable area that is at least 0.33m² and at least 450 high and 450 wide at 800mm min. and 1100mm max from the floor

GENERAL-
All electrical work is to conform to BS 7671:2018 and current IEE Regulations Sockets and light fittings to be the client's choice and design please refer to guidance stipulated in section 4 24 of A D L1B section 12 & table 40 of Domestic Building Services Compliance Code 2010 edition.
Sockets and light switches are to be positioned between 450mm and 1200mm from finished floor level
Before any construction commences the adjoining owners consent must be obtained for any work on the boundary
Architraves and skirting to match existing
Internal and external doors are to be client's choice and design
insulate all heating and hot water pipes under the floor.
Any new radiators are to be fitted with thermostatic radiator valves to control room temperature
Refuse collection to be maintained
Provide mains operated interlinked smoke detectors to BS 5446 2000 PART. 1, on all floors, within 3m of a bedroom and 7.5m to any other rooms The detectors are to be wired to a separately fused circuit and distribution board The detectors are to be ceiling mounted at least 300mm from walls and light fittings Units designed for wall mounting may be used if they are fixed above the level of all doors and are fixed in accordance with the manufacturers instructions The sensors in predominately flat ceilings are to be between 25 and 600mm below the ceiling, (25-150mm in the case of heat detectors) sensors should not be fitted to heaters or air conditioning outlets
The existing foundations, walls and lintels are to be checked for suitability before work commences
All structural timbers to be tanalised.

STEEL ITEMS
1' Beam. Beam to new opening
Span 2.4 m
Reactions (unfactored/factored) R1 31.39/50.08 kN R2 31.39/50.08 kN
Use 178 x 102 x 19 UB S355
Bearing R1. 200 x 400 mm padstone
Bearing R2. As R1
Use cut PFC @ 600mm c/s use 4 no M20 Bolts

WALLS:
150mm Sandstone outer leaf with 150mm cavity 100mm 7N concrete block (or similar approved) inner leaf,
Blocks to be laid in stretcher bond in 1:1:6 cement mortar
Patent cavity trays to be inserted above flashings at all abutments and above openings
Stainless steel vertical twist type wall ties to DD140, every 750 horizontally and 450 vertically and staggered Vertical centres of ties to be 225mm at all joints
Brickwork to be tied to existing and all cavities to be maintained
Cavity closed at top of wall with slate or similar non-combustible material
Horizontal dpc 150 minimum above ground level and provide Bituthene tanking lapped into the dpc
All materials below ground level Are to be frost resistant Fill cavity to ground level with weak mix

GROUND FLOOR
As plan

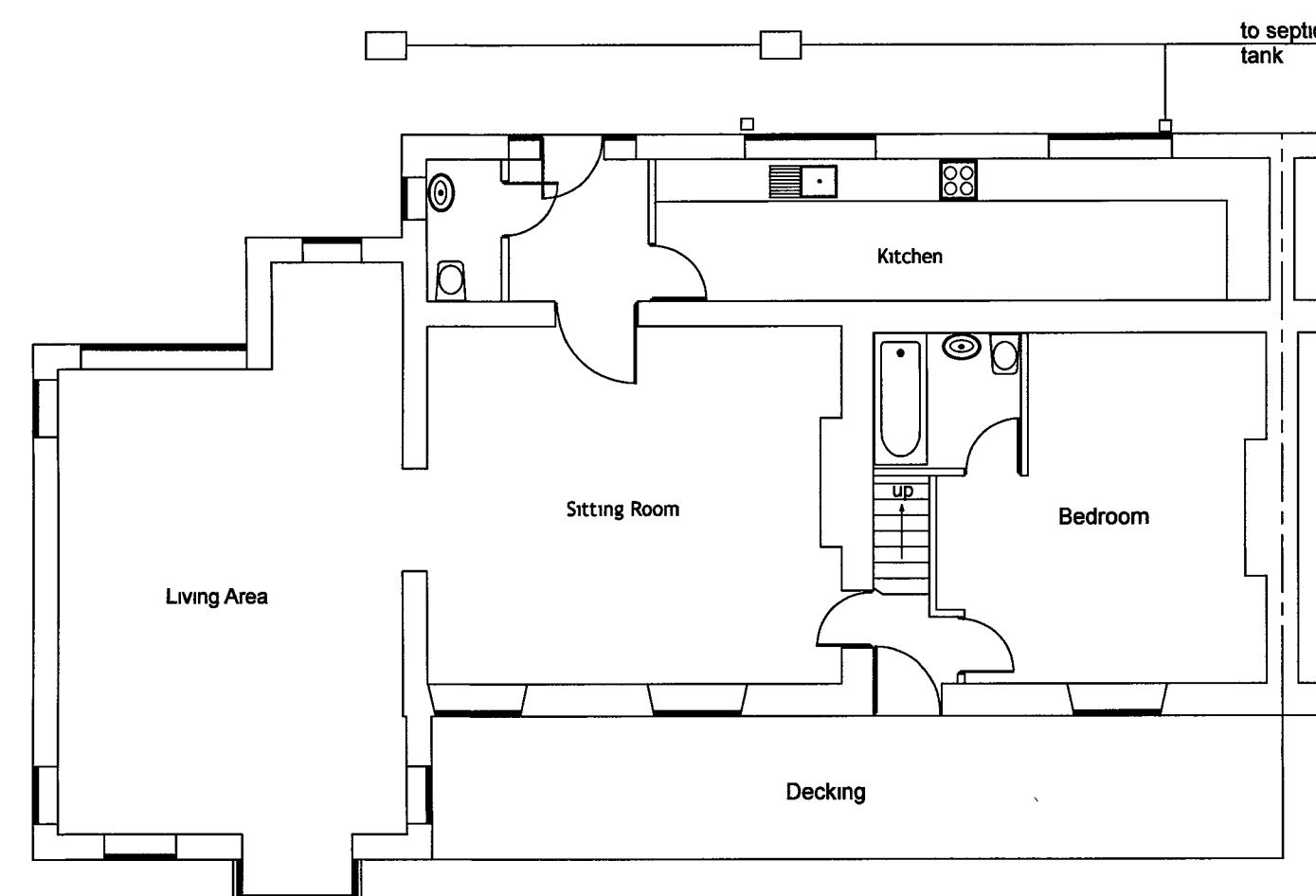
PARTITION WALLS
Use 100 x 50mm timber struts at 600 c/c built of 100mm x 50 mm wall plate For partition walls in bedrooms use 50mm mineral wool to provide sound proofing

FOUNDATIONS:
650mm x 225mm deep strip foundation 900mm below ground level incorporating C385 reinforced mesh Foundations at boundary walls to be trench fill type 450mm thick BS8004 2015

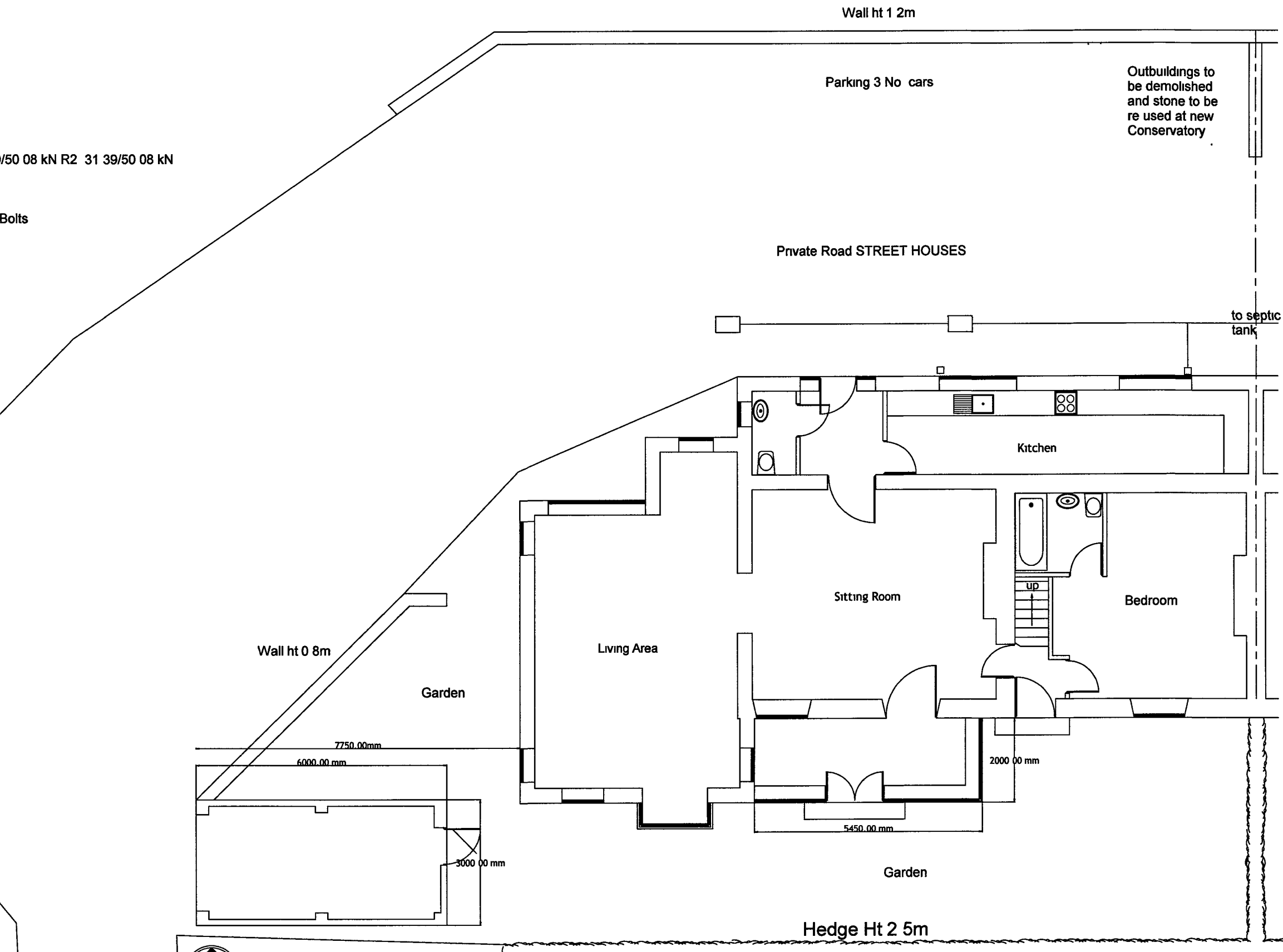
DRAINS
100mm dia upvc drains surrounded in pea gravel (150mm). All gullies to be back inlet types and roddable
All drains running under building to be encased in 150mm concrete with 12mm flexcell joints @ 1500mm c/c
Foundations to be stepped below drains with reinforced concrete lintels over to support b/wk
Drain trenches within 1m of foundation to be backfilled with concrete up to underside of foundation
Manholes to be built in 225mm 2nd class engineering b/wk on 150mm thick concrete base
Provide medium covers to all manholes

ABOVE GROUND DRAINAGE:
100mm dia Upvc half-round gutters and 100mm dia r/wps.
38mm dia waste pipes and 75mm deep seal traps to all sanitary appliances when connected to 100mm dia upvc svp.

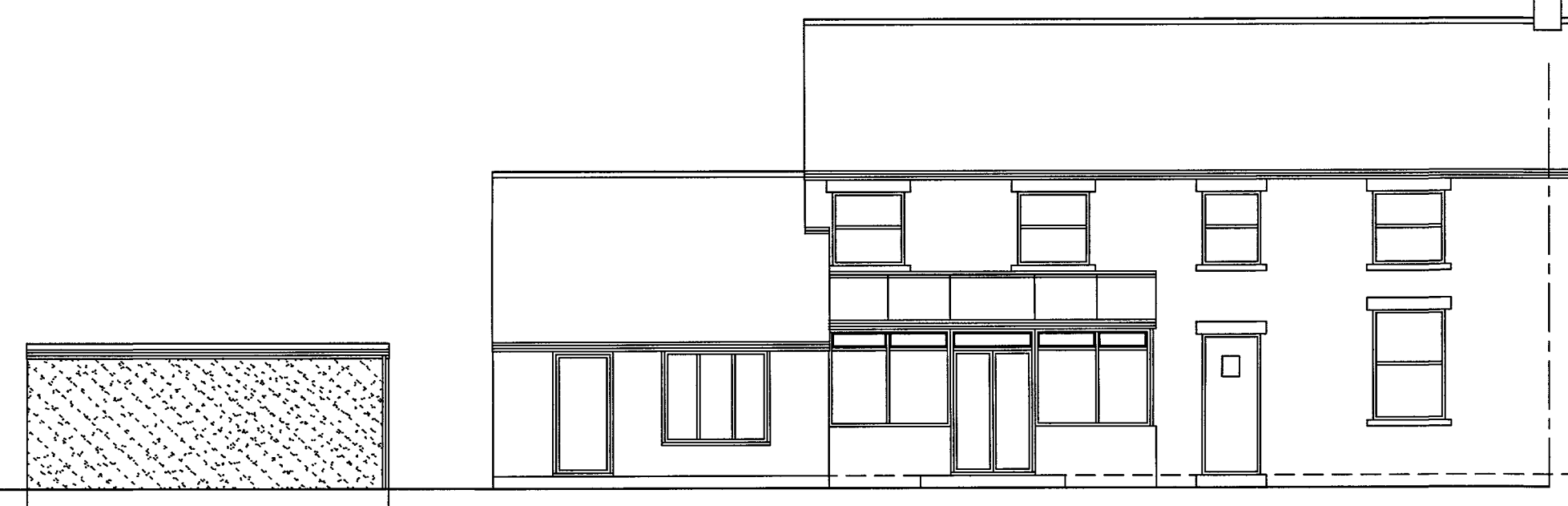
WINDOWS-
Double-glazed UPVC windows with 4/16/4 glazed units with PILKINGTON K glass with 20mm air gap
(Low-E E_n=0.15; U_v value=1.4W/m² degC- ventilation openings equal to 1/20th floor areas, + 8000mm² background ventilation to comply with PAS 24



Existing Ground Floor



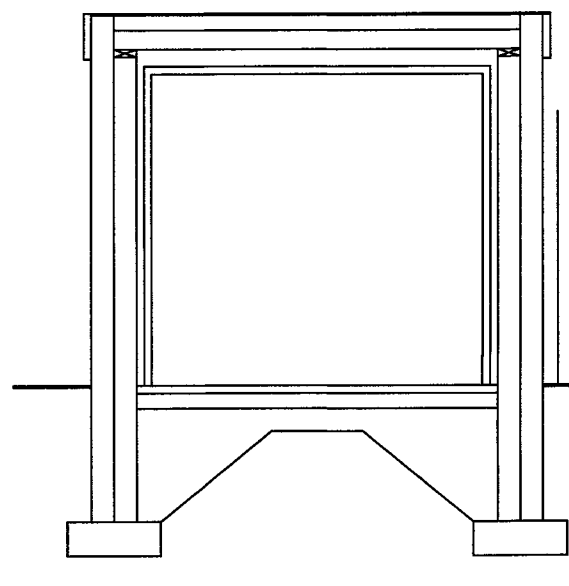
Proposed Ground Floor



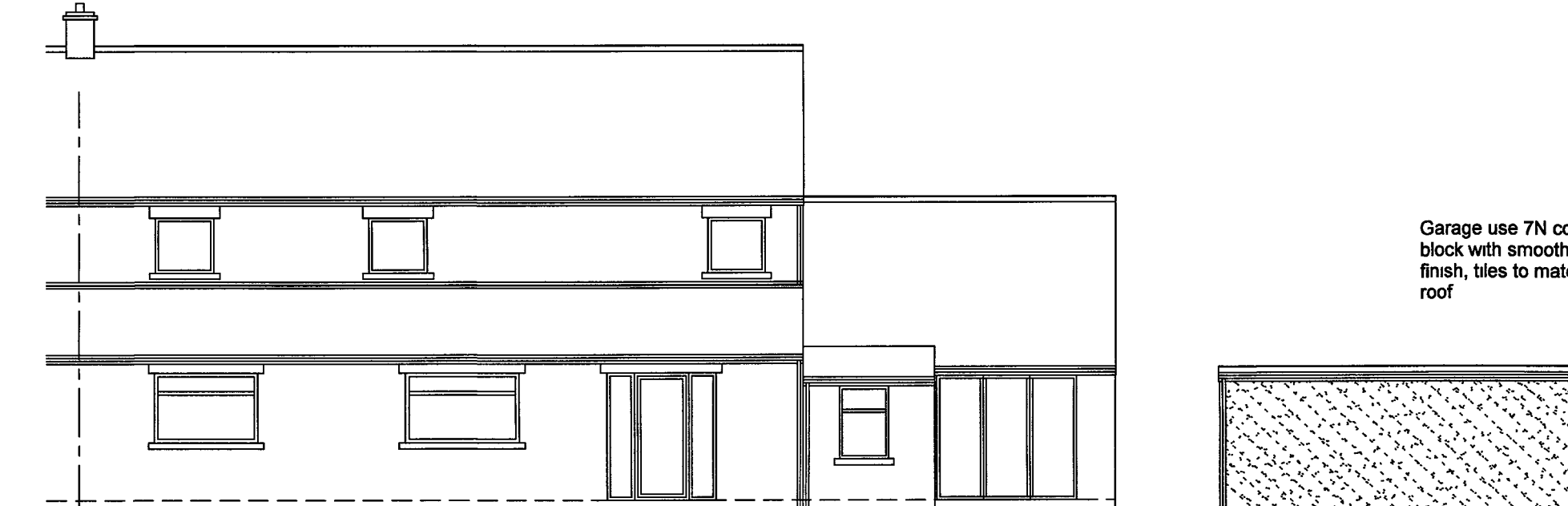
Proposed Front Elevation



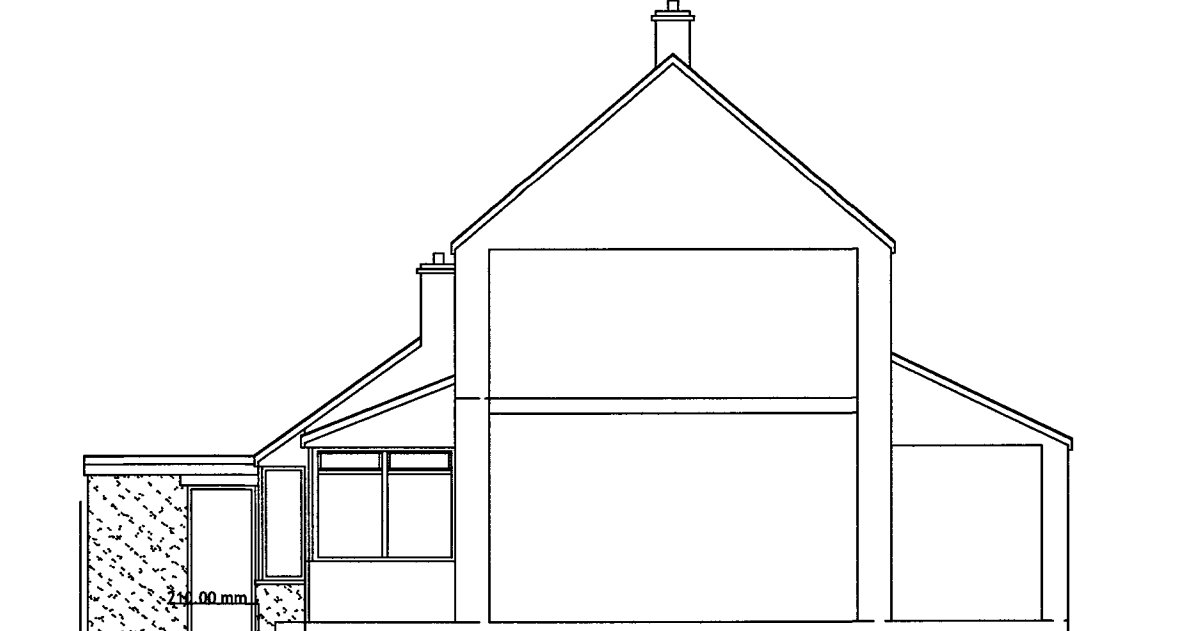
Proposed Side Elevation



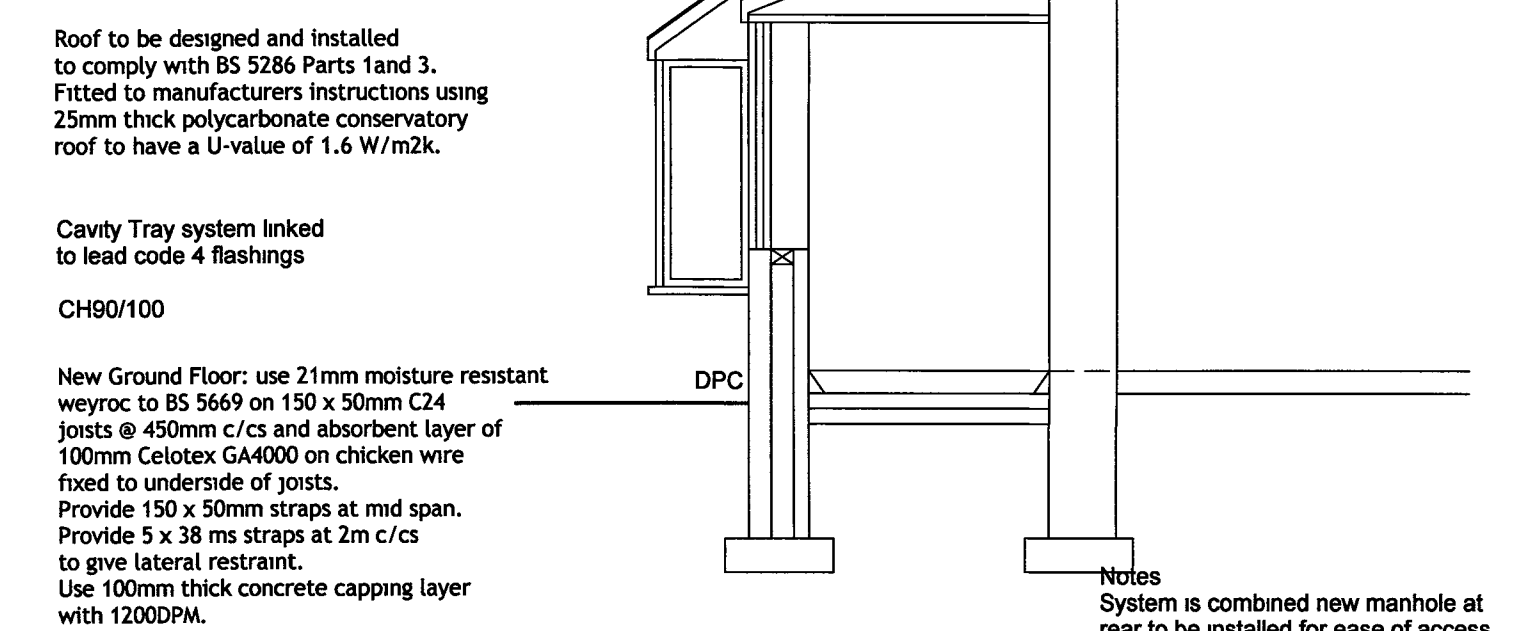
Proposed Section



Proposed Rear Elevation



Proposed Side Elevation



Proposed Section



Scale bar
0m 1m 2m 3m 4m

Proposed Garage and Single Storey Conservatory to Front Elevation at 4 Street Houses, Wylam.

Plans Showing Existing and Proposed Floor Layout's, Elevation's and Section.

Scale 1:100 & Section 1:50 Oct: 2022

Notes
System is combined new manhole at rear to be installed for ease of access
Insulated cavity closures to new openings
Air bricks to fitted on all sides min vent opening 1500mm² as per section 4.4 'a' approved document 'C'