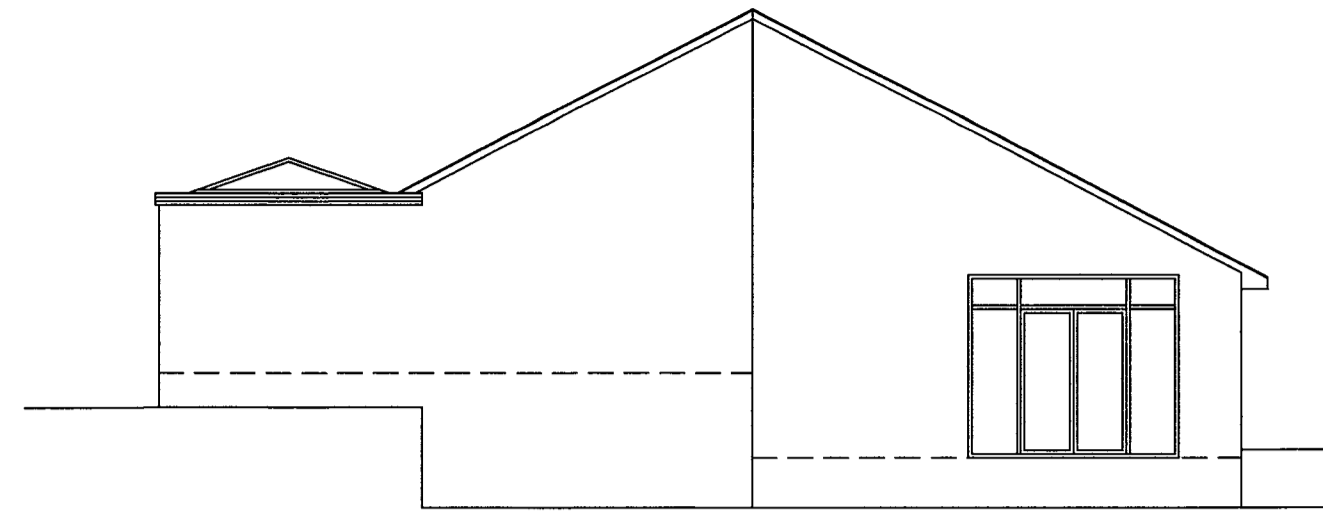
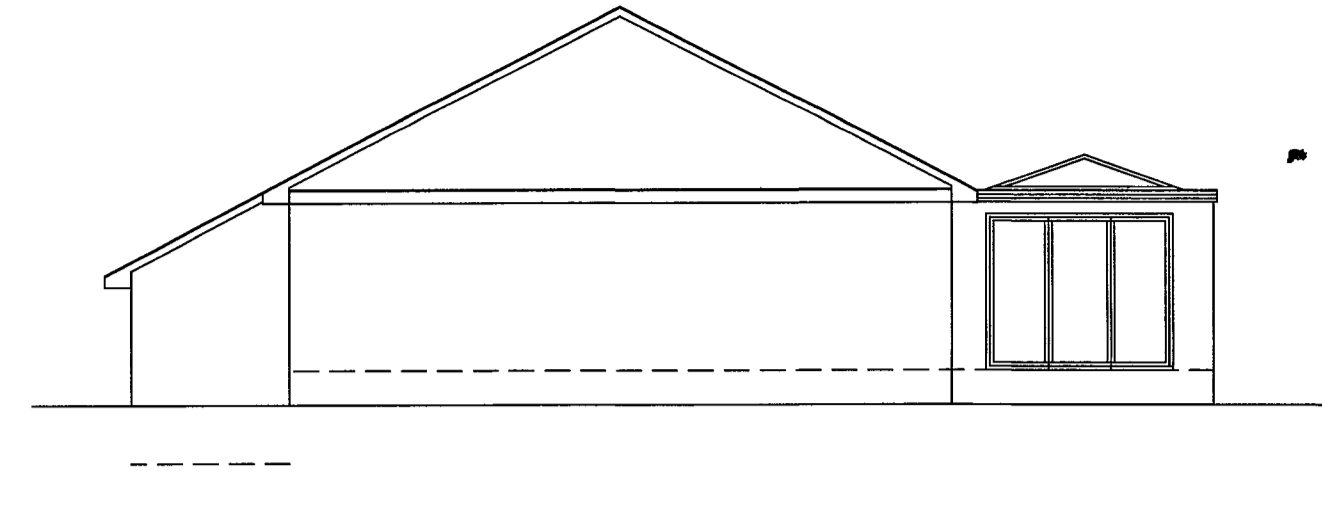


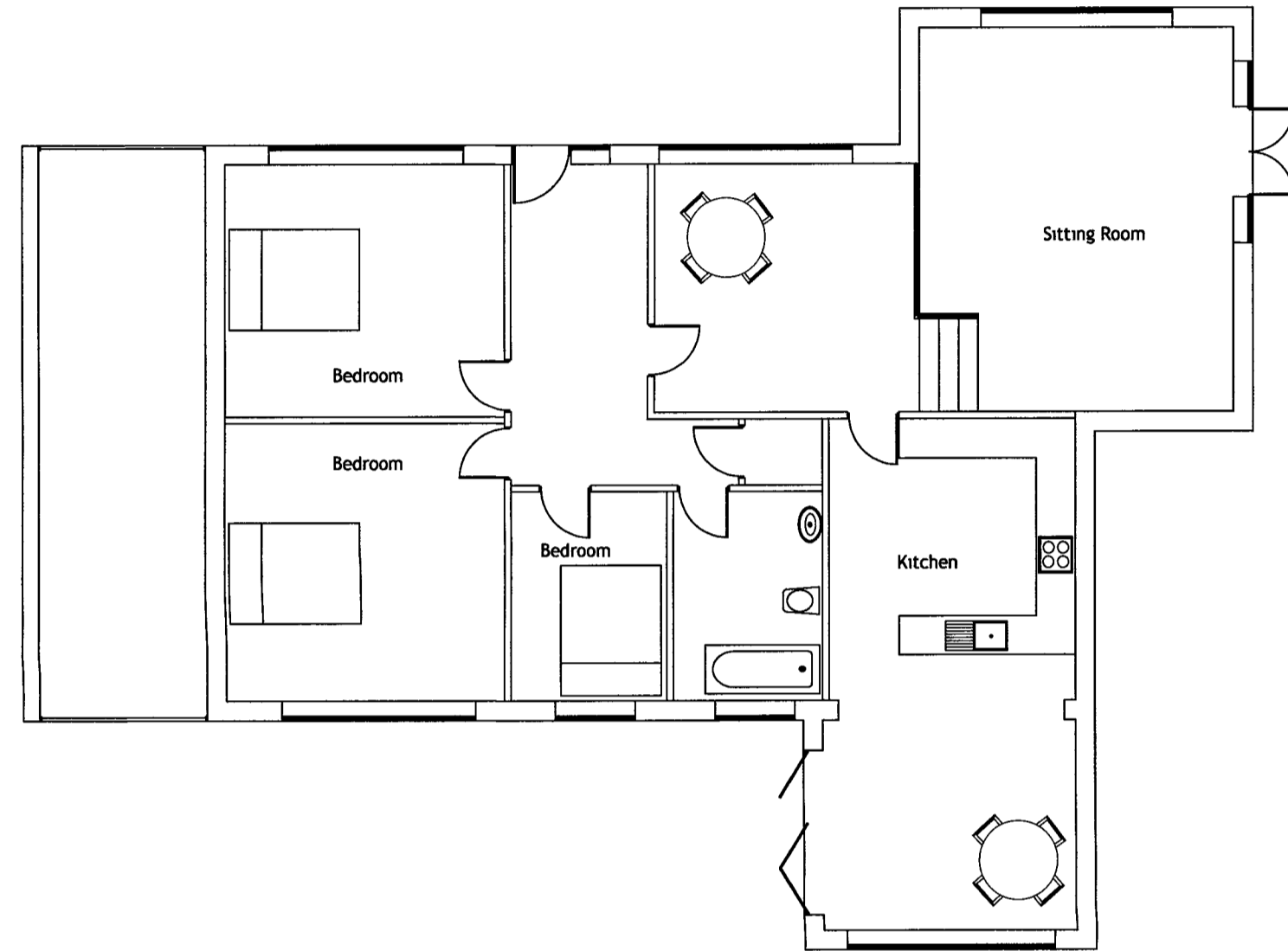
Existing Rear Elevation



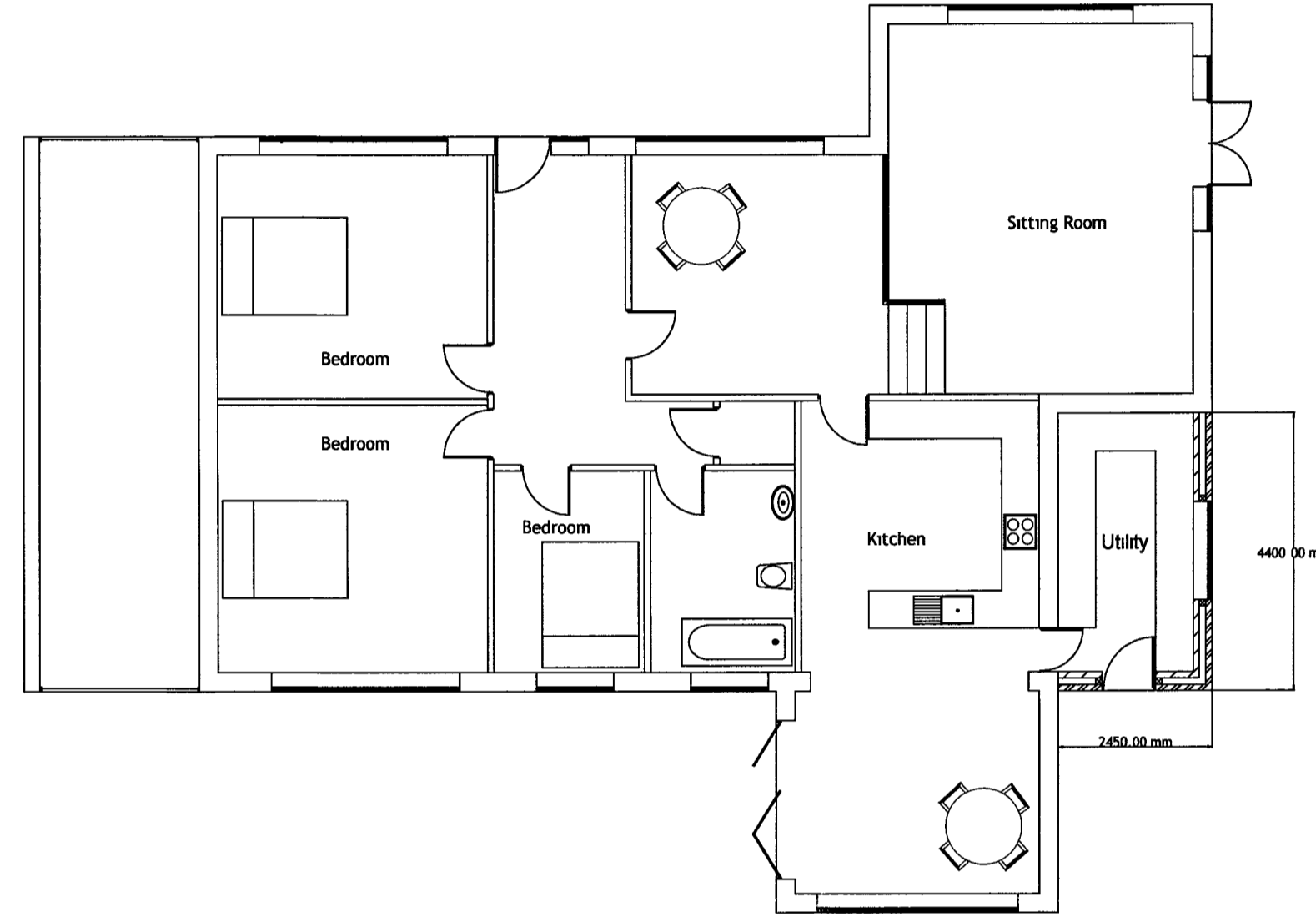
Existing Side Elevation



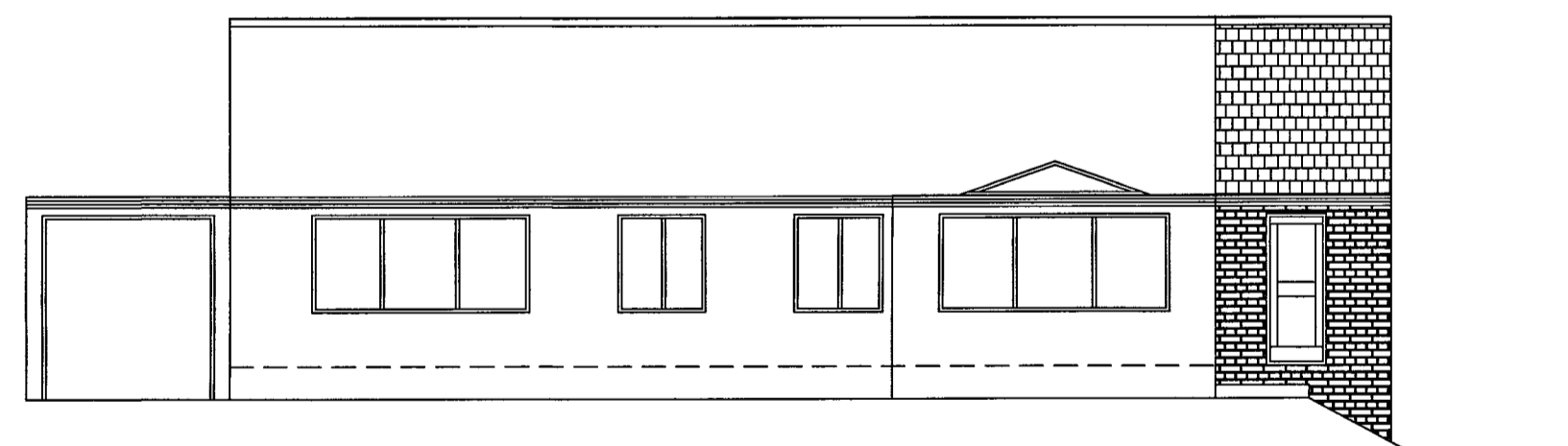
Existing Side Elevation



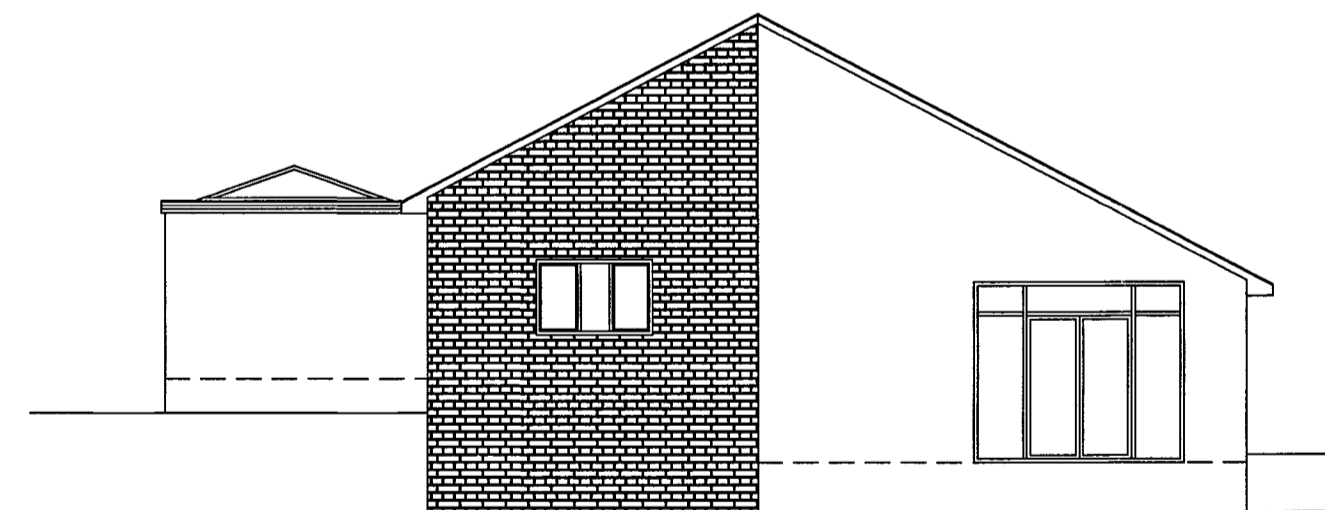
Existing Ground Floor



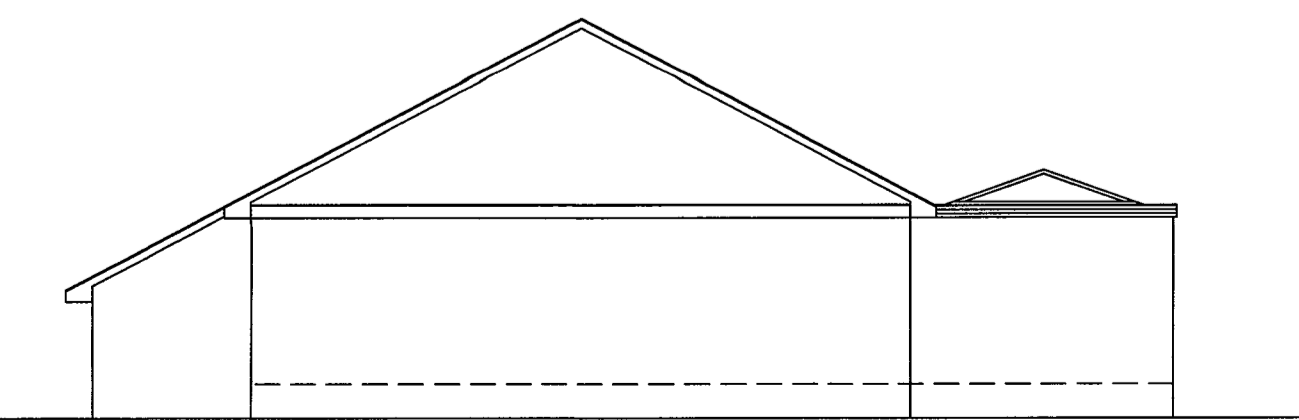
Proposed Ground Floor



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

MAIN SPECIFICATION

ROOF

Tiles to match existing on 25mm x 50mm sw
 Tile battens on Tyvek Supro Plus or similar breather underlay
 To BS 5534, Part 1 2014 on rafters 150 x 50mm @ 600 c/c's. Use
 100mm thick Kingspan between joists with 35mm thick capping layer
 12.5mm thick plasterboard and skim
 BS 5268 Part 3 2006. And 20° pitch and 12.5mm plasterboard and
 skim ceiling
 Provide 97 x 22mm longitudinal and diagonal wind bracing to all node
 points
 Fix roof joist to wallplate with clips
 Provide 100 x 50mm sw wall plate and 19mm sw fascia, 12.5mm
 exterior ply soffit
 100mm hr gutters, 62mm dia rwp's
 Provide Redland or similar vents at eaves for roof space ventilation
 Code 4 lead and stepped dpc to all abutments
 All Rafters to be fixed to manufacturers detailed specification
 Roofing to be in accordance with BS 5534 Part 1 2014 and BS 8000
 Part 6 2013

WALLS

102mm Brickwork outer leaf with 100mm cavity and 55mm thick
 Kingspan fixed in accordance with manufacturers instructions
 100mm thermalite SHEILD block (or similar approved) inner leaf and
 12mm lightweight plaster (U value 0.26w/m2deg C) Cavity fill to
 terminate 225mm below lowest dpc
 100mm 'cavity closures' at all openings
 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 jamb's
 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
 Butthers tanking lapped into the dpc
 All materials below ground level Are to be frost resistant. Fill cavity
 to ground level with weak mx

GROUND FLOOR

As plan
PARTITION WALLS
 Use 100 x 50mm timber struts at 600 c/c's built of 100mm x 50 mm
 wall plate For partition walls in bedrooms use 50mm mineral wool to
 provide sound proofing
FOUNDATIONS:
 600mm 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 ccs.
 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 rwp's
 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 value=1.6W/m² degC- ventilation openings
 equal to 1/20th floor areas, + 8000mm² background ventilation to
 comply with PAS 24

Roof to be designed and installed
 to comply with BS 5286 Parts 1 and 3.
 Use 145 x 44 SC16 rafters @ 600c/c's.
 Use 1 no 63 x 200mm @ 1500 c/s C24
 purlins in positions shown Use 44 x 145
 C16 @ 600c/s ceiling joists with 270mm
 thick rockwool.
 Tile type to be specified prior to construction
 and submitted for approval due to pitch.

Cavity Tray system linked
 to lead code 4 flashings
 Use Catnic Lintels CG090/100
 to all openings
 Use Cavity trays where
 appropriate and cavity
 closures to all openings

Notes
 Insulated cavity closures to new openings
 Air bricks to fitted on all sides min vent
 opening 1500mm²/m as per section 4.4
 'B' approved document 'C'

Ground Floor: use 21mm moisture resistant weyroc
 to BS 5669 on 145 x 44mm C24 joists @ 600mm
 c/c and absorbent layer of 150mm thick 10kg/m³
 quilt between joists. Provide 145 x 44mm straps
 at mid span. Provide 5 x 38 ms straps at 2m c/c's
 to give lateral restraint. Fix plasterboard to
 underside of joists and skim.

Proposed Side Elevation



MECHANICAL EXTRACT:
 Provide mechanical extracts direct to open air in the following rooms -
 • Bathrooms 15 Litres/sec
 • Bathrooms without windows 15 Litres/sec. The extract
 fan is to be connected to the light switch and have a 30 min
 overrun, provide 10mm gap under door for ventilation.
 • WCs separate from bathroom 6 Litres/sec
 • Kitchens 30 Litres/sec adjacent to the hob or 60 Litres/sec
 elsewhere.
 • Utility room 30 Litres/sec

Where the sanitary accommodation is internal provide a 10mm gap
 under door for ventilation

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

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 PART 1. 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
 opening area that is at least 0.3m² 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 Guide
 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

NOTE:

These plans have been prepared for the purposes of ensuring
 compliance with the requirements of the Building Regulations and
 Planning legislation and should not be used as working drawings
 All work to comply with the Building Regulations 2010 and associated
 legislation

All dimensions and levels to be checked by Contractor on site
 Any variations or discrepancies to be reported to the designer
 All work on common boundaries to be carried out with the written
 permission of the adjoining owner

PARTY WALL etc ACT 1996 - It is the responsibility of the owner to
 serve satisfactory notice on any adjoining owner affected by these
 proposals. An advisory booklet is available from DOE Publications,
 Blackhorse Road, London, SE9 6TT.

COMPLIANCE WITH CONSTRUCTION:

There are no particular processes or construction methods that
 produce unusual risks to health and safety during construction or in
 subsequent maintenance works. All usual precautions are to be
 taken to protect the workforce and the building occupants.

All materials and products are to be used in accordance with the
 manufacturers instructions, British Standards, Codes of Practice and
 good building practice

Where the works are subject to Local Authority interest, say by way
 of a grant, the contractor is to make himself aware of any
 requirements

The contractor is to inform the Health and Safety Executive should
 any of the works falls within their interest

The contractor is advised to visit the site so as to become thoroughly
 acquainted with the scope and extent of works, to satisfy themselves
 as to accessibility of the site and to make their own risk assessment
 of the project

Arrangements to visit the site must be made through the client

Proposed Single Storey Rear Extension at
 No 31 Paddock Wood, Prudhoe
 Plans Showing Existing and Proposed Floor
 Layout's, Elevations and Section. v2
 Scale 1:100 & Section 1:50 July: 2023