

**CONSTRUCTION NOTES.**

ALL DIMENSIONS TO BE CHECKED ON SITE - DO NOT SCALE !

WHERE NECESSARY, ALL EXISTING FOUNDATIONS & UTILITY BE EXPOSED AS SOON AS POSSIBLE TO ALLOW INSPECTION BY LOCAL AUTHORITY BUILDING INSPECTOR. ALL NEW FOUNDATIONS TO BE MIN 600 x 225mm IN MIN 60mm CONCRETE TO BE A MINIMUM OF 300mm DEEP INTO GOOD CLAY WITH A252 MESH WITH MIN 40mm COVER TO ALL SIDES. (SUBJECT TO GROUND CONDITIONS) CAVITY WALL CONSTRUCTION TO BE FACING BRICKS TO MATCH EXISTING WITH 150mm CAVITY WITH DITHERM FULL FILL CAVITY INSULATION AND 100mm 3.5N ARERATED BLOCK WITH 12.5mm PLASTERBOARD ON DABS & SKIM FINISH TO PROVIDE U=0.28W/M2K). BOTH LEAVES TO BE TIED TOGETHER WITH 5/5 HOUSING TIES @ 300mm dc HORIZ & 450mm dc VERTICALLY. TIES @ OPENINGS TO BE AT 300mm dc VERTICALLY

NEW MASONRY TO BE BLOCK BONDED TO EXISTING EVERY 3 COURSES - CONTRACTOR TO ENSURE CONTINUATION OF CAVITIES.

ALL OPENINGS TO HAVE INSULATED CAVITY CLOSERS, INSULATED DPC OR SIMILAR APPROVED SYSTEM AND CLOSED AT LEAVES LEVEL USING AN APPROVED PROPRIETARY SYSTEM.

WHERE GROUND CONDITIONS PERMIT, NEW GROUND FLOOR CONSTRUCTION TO BE 100mm UNREINFORCED, GROUND BEARING SLAB ON 1200g (3000mm) DPM ON 100mm KINGSPAN INSULATION ON MIN 150mm WELL COMPACTED STONE

UTILITY (UNLESS STATED OTHERWISE) TO BE BRITISH STANDARD APPROVED SYSTEMS TO BE RECOMMENDED BY LOCAL AUTHORITY BUILDING INSPECTOR AND BEARING ALL UTILITY TO RECEIVE PLASTER COAT TO PROVIDE HALF HOUR FR.

DAWF PROOF COURSES (HORIZONTAL & VERTICAL) TO BE 2000 VISQUEEN POLYTHENE DPC TO BS66115 AND BE INCORPORATED AS FOLLOWS:

- A) MIN 150mm ABOVE GROUND LEVEL TO ALL LOAD BEARING WALLS WITH DPM LAPPED INTO.
- B) VERTICAL BUILT INTO JAMBS OF ALL EXTERNAL C) HORIZONTAL BUILT INTO STEPPED ABOVE ALL EXTERNAL NATURAL & MECHANICAL ROOM VENTILATION TO ALL NEW ROOMS VIA NATURAL VENTILATION OPENINGS TO BE A MIN OF 1/20th FLOOR AREA OF THE ROOM. ALL NEW WINDOWS TO BE TRIPLETC PVCU ENERGY EFFICIENT DOUBLE GLAZED UNITS (TO MATCH EXISTING & ALL TO LOCAL AUTHORITY APPROVAL, & BE PART-4 COMPLIANT TO ACHIEVE A U-VALUE OF 1.4W/M2K (OR BETTER) AND PROVIDE MIN 4000mm<sup>2</sup> PERMANENT TRICKLE VENTS FITTED TO HEAD OF WINDOW.

EXISTING HEATING SYSTEM TO BE EXTENDED TO COVER NEW AREA IN ACCORDANCE WITH HEATING ENGINEERS REPORT AND ALL BY GAS SAFE APPROVED INSTALLER - ALL RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES

INSTALL NEW CODE 4 LEAD FLASHING & PROPRIETARY REFORMED CAVITY TRAY AT THE JUNCTION OF THE NEW ROOF STRUCTURE TO NEW CAVITY WALL.

VALUED ROOF DETAIL TO NEW EXTENSION TO COMPRISE INTERLOCKING CONCRETE TILE TO MATCH EXISTING ON 50 x 25mm TREATED BATTENS ON TYKEX BREATHABLE MEMBRANE (OR SIMILAR APPROVED) ON RAFTER (TO ENGINEERS DESIGN) WITH 120mm EXTRATHERM WEDGED BETWEEN RAFTERS (CONTRACTOR TO MAINTAIN MIN 50mm AIR GAP) AND UNDERBARDED WITH 20mm EXTRATHERM AND FINISHED WITH 9.5mm THICK 'DUPLEX' WALLBOARD & SKIM TO UNDERSIDE

RAFTERS TO BE DOUBLED-UP EITHER SIDE OF VELUX ROOF LIGHT LOCATION INDICATIVE AND SUBJECT TO CLIENT/ENGINEERS APPROVAL.

ALL ELECTRICAL INSTALLATION, EARTHING & BONDING TO BE INSTALLED TO CURRENT IEE REGULATIONS. ALL NEW LIGHT FITTINGS TO BE LOW-ENERGY TYPE.

NEW ABOVE GROUND DRAINAGE TO COMPRISE 112mm HALF-ROUND UPVC GUTTERING 44x 65mm DIA DOWN-COVERS ALL CONNECTED TO EXISTING DRAINAGE SYSTEM.

A - Revised to show pitched roof detail. 01/09/23

**THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS - IF IN DOUBT, ASK**

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Messrs HUGHES & ROLFE.

PROPOSED ALTERATIONS TO:

18, MATTHEW ROAD, BLYTH,

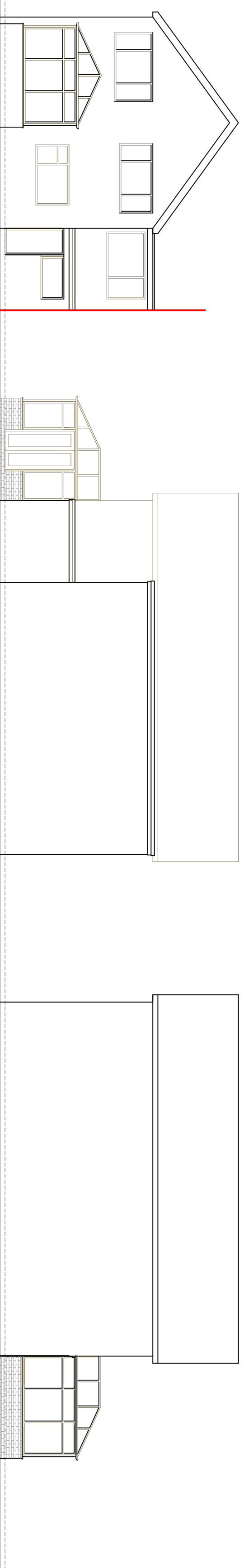
NORTHUMBERLAND, NE24 3ET

EXISTING & PROPOSED FLOOR

PLANS, ELEVATIONS & SECTION.

MP23/MATT-R4/DRG:01 REV. A

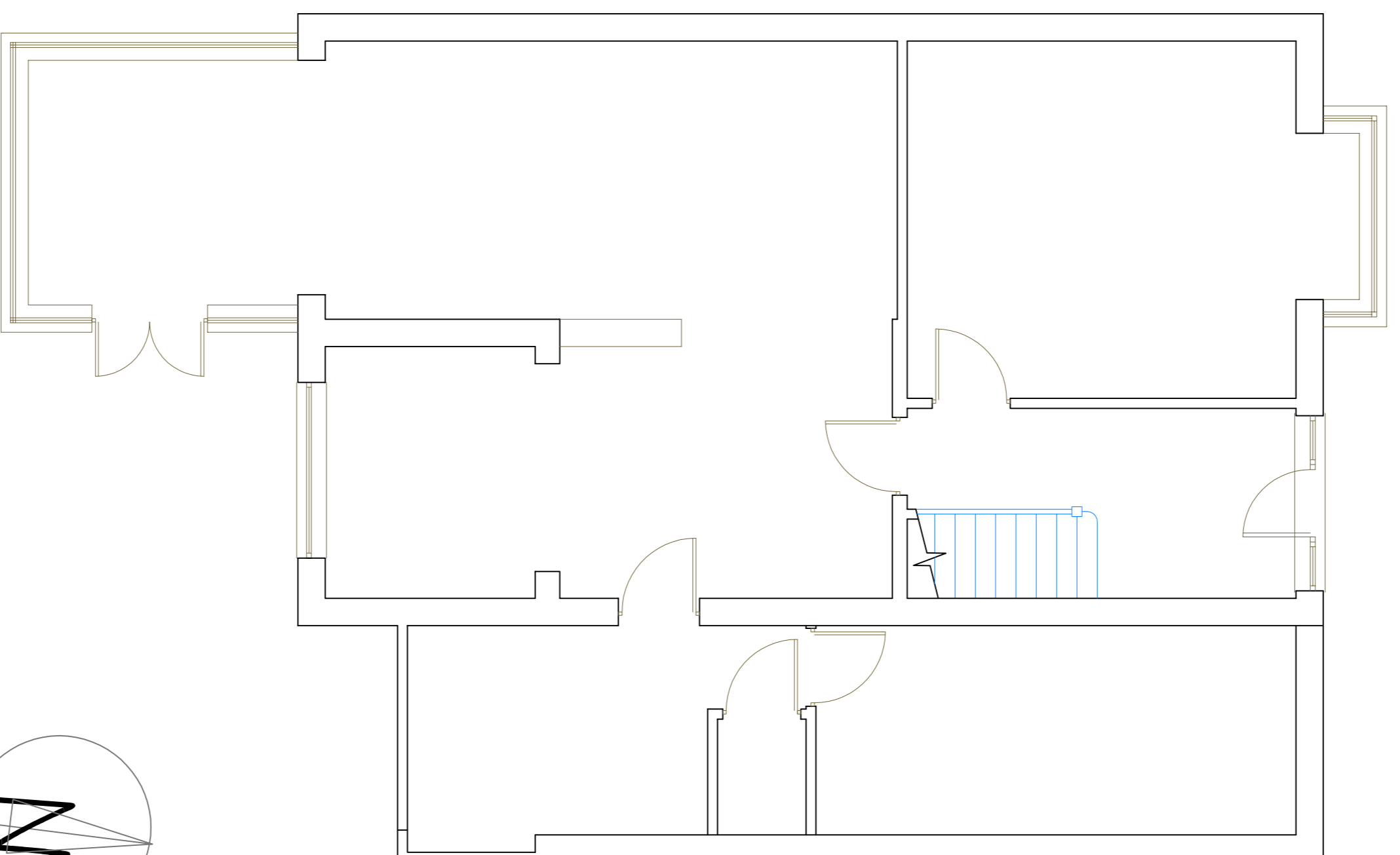
1:50 & 1:100 - DO NOT SCALE



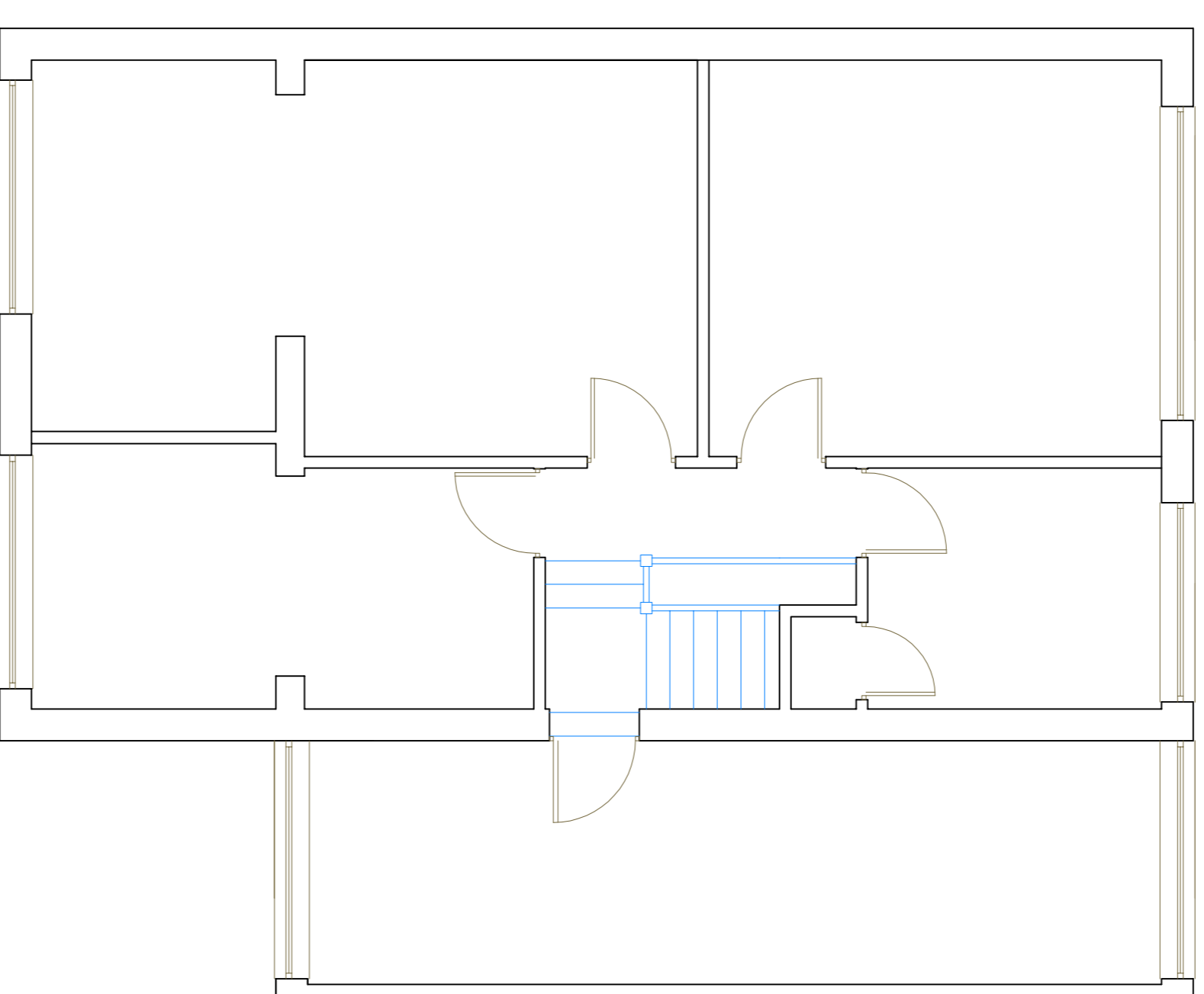
EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

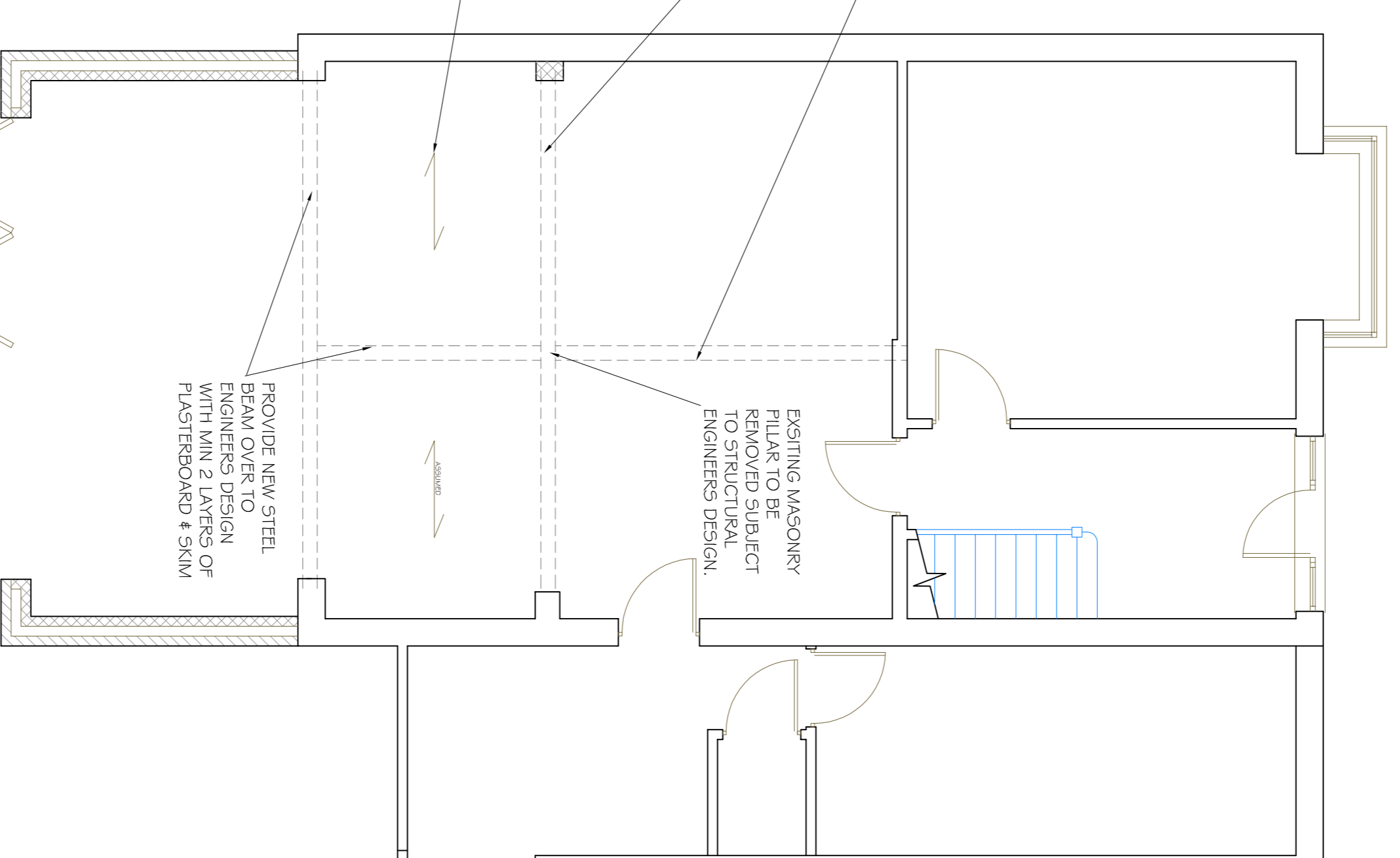
EXISTING SIDE ELEVATION (ALT)



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

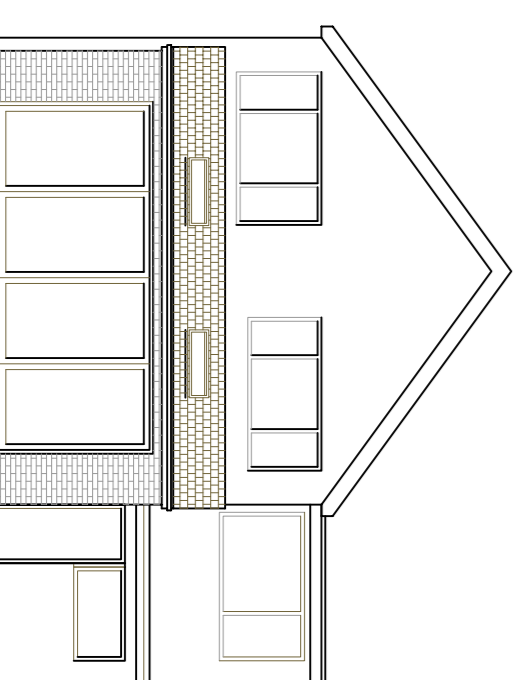
LINE OF EXISTING UTILITY - CONTRACTOR TO DETERMINE IF LOAD BEARING

LINE OF EXISTING TWIN TIMBER JOISTS (WITHIN FLOOR VOID) SUPPORTING LOAD BEARING WALLS ABOVE. TO BE REPLACED WITH NEW BEAMS TO MATCH EXISTING WITH MASONRY TILLAR.

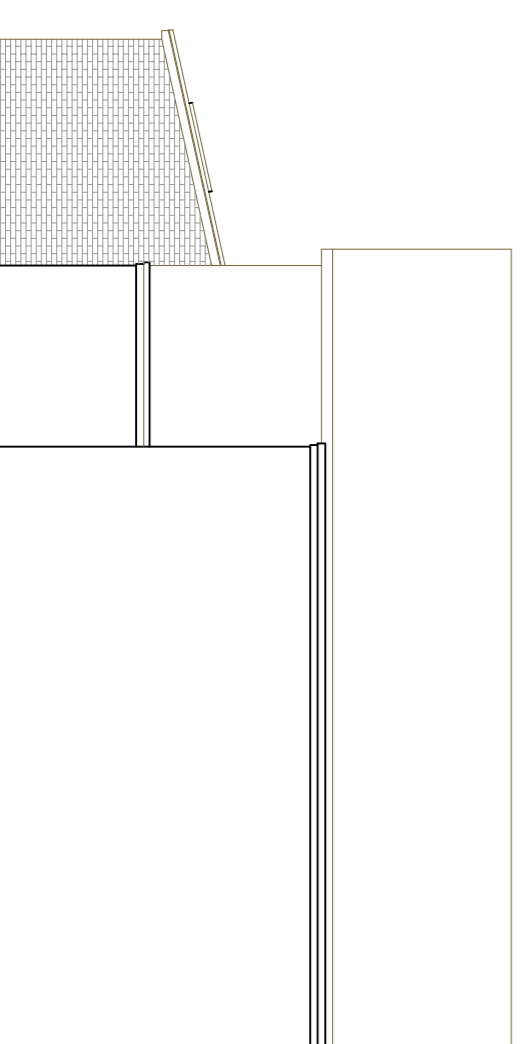
SPAN OF EXISTING TIMBER FLOOR JOISTS OVER 170 x 47mm @ 450mm GC

EXISTING MASONRY PILLAR TO BE REMOVED SUBJECT TO STRUCTURAL ENGINEERS DESIGN.

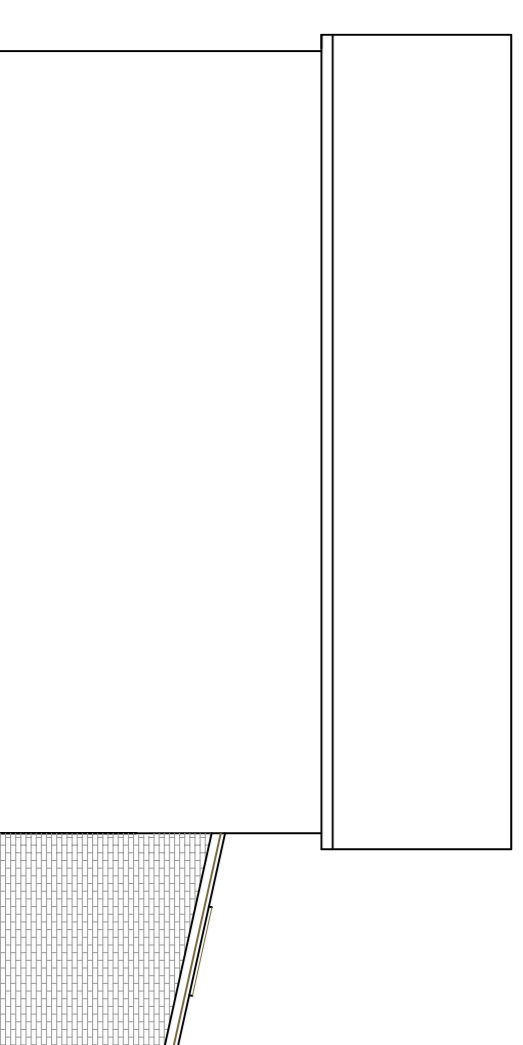
PROVIDE NEW STEEL BEAM OVER TO ENGINEERS DESIGN WITH MIN 2 LAYERS OF PLASTERBOARD & SKIM



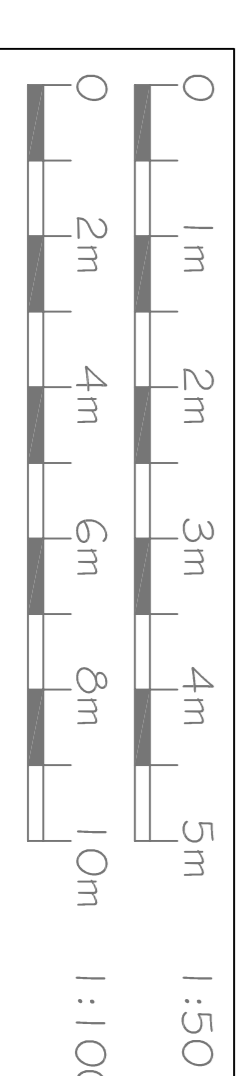
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION (ALT)



1:50

1:100