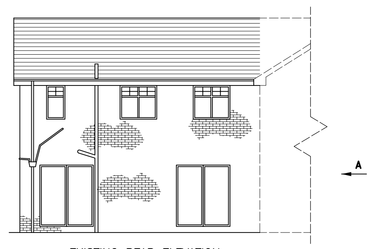
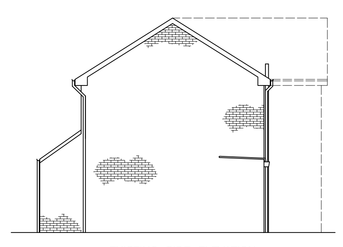
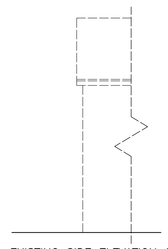


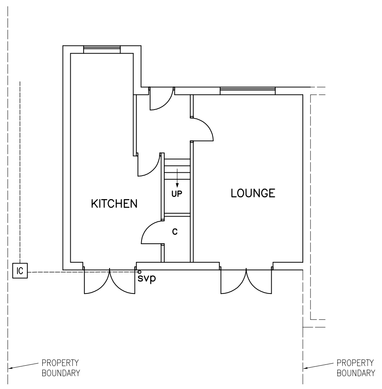
EXISTING REAR ELEVATION



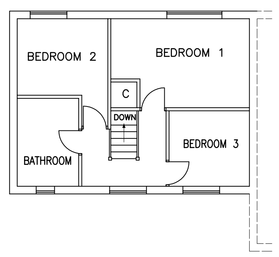
EXISTING SIDE ELEVATION



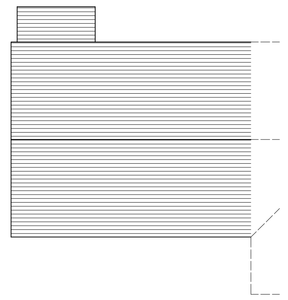
EXISTING SIDE ELEVATION ON "A"



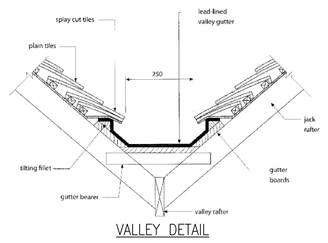
EXISTING GROUND FLOOR PLAN



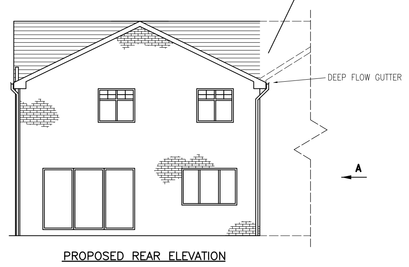
EXISTING FIRST FLOOR PLAN



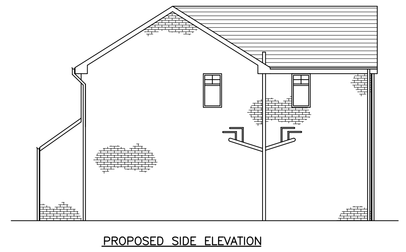
EXISTING ROOF PLAN



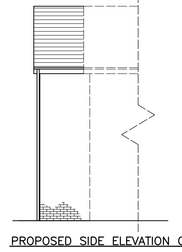
VALLEY DETAIL



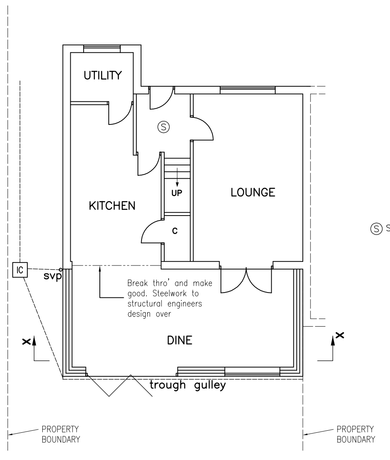
PROPOSED REAR ELEVATION



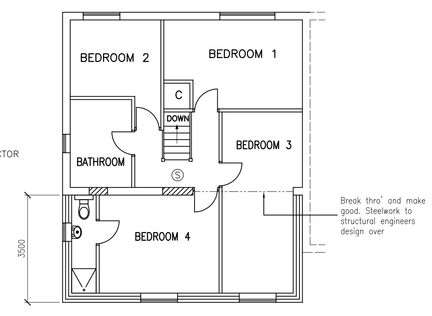
PROPOSED SIDE ELEVATION



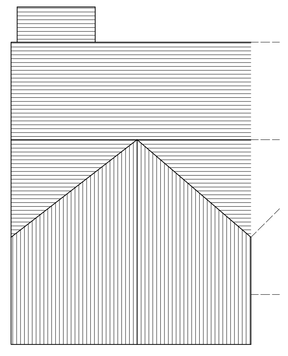
PROPOSED SIDE ELEVATION ON "A"



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



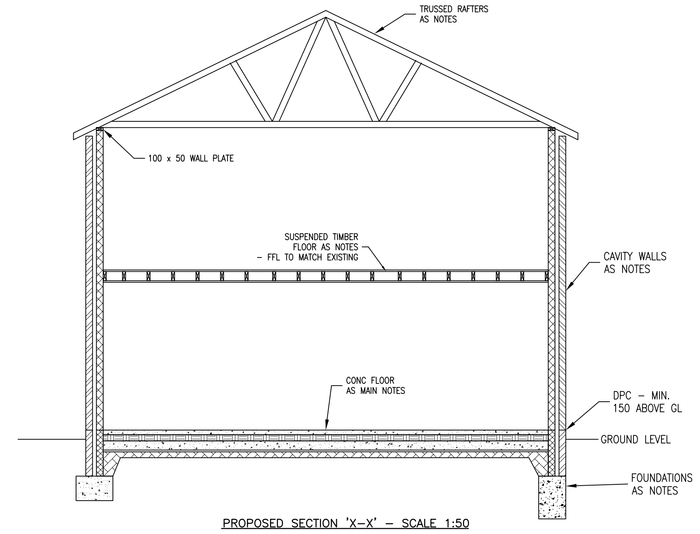
PROPOSED ROOF PLAN

NOTES

Planning permission & building control approval to be obtained before work commences.
All measurements and drain runs to be checked on site before work commences.
Foundations : 500 x 600 strip conc. 1000 deep. Foundation details subject to site excavation revealing loadbearing strata unsuitable strata will necessitate amended foundation details before work continues.
Foundations to be offset on boundary and thickened to min. 350mm depth.
Foundations taken down below any drains running under property, shutter out and pack min. 50mm polystyrene around drain passing through found. R.C. lintel over drain.
Construction of cavity walls:– 100mm brick to match existing outer leaf, 100mm cavity , insulated with 100mm full fill interlocking PIR boards to give U value of 0.18. 100mm celecon or thermolite sheild inner leaf, Internal finish – 12.5mm PB & skim, s/s wall ties to B.S.1243 (1978). All cavities closed off at top, not to obstruct roof ventilation. Wall tie c/c: 450 vertical, 750 horizontal. Cavities closed with insulated DPC. Bricks to match existing brickwork. Join to existing with wall starters.
All other walls to be 75 x 50mm wood stoothing, PB and skim. Packed with fibreglass quilt.
Lintels to be used over every new window & door opening. Lintels to be Catnic CN3 unless otherwise stated, min. bearing 150mm, external lintels to be insulated. All lintels and steel beams to be encased with 19mm PB and 7mm skim to give ½ hr. fire resistance.
Doors and windows to have vertical & horizontal DPC and to be draught stripped. New windows to be in style of existing. Mastic seal to all new woodwork.
Windows to be double glazed and have trickle vent at high level min. 8000mm2 per room, opening lights will be min1/20 floor area.
Any glazing within 800mm of floor level and within 1500mm of floor level to doors and side panels to be toughened safety glass to BS6202 (1981).
All new windows to be argon filled and have warm edge glazing bars to achieve U value of 1.4
Wall ties to be positioned every 225mm around door and window jambs.
Windows to new & extended first floor rooms to have an unobstructed openable area of at least 0.33m² and at least 450mm high and 450mm wide and no less than 800mm below & no more than 1100 above floor level.
Suspended timber floor – 19mm T&G weyrock board (flooring grade) on 170mm x 50mm C24 joists at 400mm C/C, hung on joist hangers, herring bone strutting between joists. Weyrock in hazardous areas to be Grade II–III. 100mm insulation between joists for sound resistance.
Dwelling area concrete Floor : 75mm screed on 500 gauge polythene sheet on 100mm Celotex GA4000 on 150mm concrete on 1200 gauge visqueen DPM on 25mm coarse sand blinding on 100mm clean well consolidated hardcore DPM lapped into DPC. Floor to have U value of 0.18 An upstand of 25mm thick insulation is required at the floor perimeter.
Air Bricks – 220 x 150mm air bricks trunked through cavity with DPC over, then trunked through 1No. 100mm PVC pipe per air brick through floor to ventilate existing timber floor, min. 1500mm 2/M run.
Main roof extension – Tiles to match existing (or Marley Wessex tiles if required for pitch), onto 38 x 25 tanalised tiling battens, on trussed rafters, calcs. to be supplied by manufacturers. Exact dimensions of trusses to be taken at site.
Insulation in roof void to be rockwool 150mm parallel to joists and 150mm over (total 300mm). u–value to be 0.15.
Ventilate main roof at eaves with 10mm continuos gap (with anti–vermin mesh) for through & cross ventilation.
Code 4 lead in roof valleys, on plywood valley boards with tilting fillets.
Tilt fillets to roof. Tilt roof towards 100mm half–round PVC gutter with 63mm PVC RWP. New rainwater goods – 100mm half – round PVC gutters into 63mm PVC rw pipe.
Patent collar to any waste pipes passing through roof. Longitudinal and diagonal wind bracing lap–jointed as necessary, to abbut each gable wall..
Any notifiable electrical work is to be installed and certified by a competent electrical contractor to ensure compliance with BS7671 and the requirements of approved doc P of the building regulations.
Electrical work and heating to be discussed with client, i.e. position of switches, No. of sockets, position of radiators etc. Layout of bathroom & en–suite to be discussed with client, i.e. position of sink, bath etc., Low energy light fittings to be used.
All internal wastes to be fitted with 75mm deep seal traps, 38mm waste to bath and shower, 32mm to WHB, 100mm to WC, 38mm waste to sink, all hot water pipes to be insulated. Radiators to be fitted with thermostatic valves.
All wastes to be UPVC and to have rodding eye at each change of direction.
Kitchen to have fan to provide 8000°mm background ventilation and extract air not less then 60 litres/sec. intermittent operation fan to have 15 min. run on relay.
En suite to have fan to extract air not less than 15 litres/sec. intermittent operation fan to have 15 min. run on relay.
Utility room to have fan to extract air not less than 30 litres/sec.
Provide mains operated interlinked smoke detectors with battery backup, at first floor landing and bottom of stairs. The mains supply to the smoke alarm(s) should comprise of a single independent circuit at the dwellings main distribution board.
Ceiling – Insulation as above on 500 gauge polythene vapour barrier, 12.5mm PB and skim.

Work on boundary to have adjoining owners permission & work to comply with party wall act etc 1996.

ALL WORK UNDERTAKEN TO BE TO THE SATISFACTION OF THE BUILDING INSPECTOR – DO NOT SCALE FROM THIS DRAWING



PROPOSED SECTION 'X–X' – SCALE 1:50

PROPOSED EXTENSION, 90 HYLTON CASTLE ROAD, SUNDERLAND SR5 3EF	REVISION	DATE	SCALE@A0
	0	JAN 2024	1:100