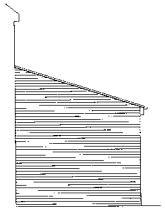
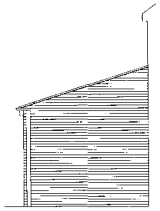
08/2111/FUL
Appendix 3
Proposed Floor Plan and Rear Elevation

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS AND ENSURING THE WATER TIGHTNESS AND SECURITY OF THE PROPERTY FOR THE DURATION OF THE WORKS.

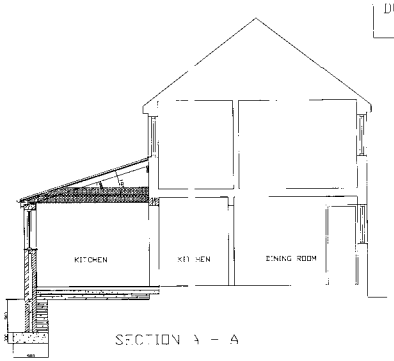
REAR ELEVATION.



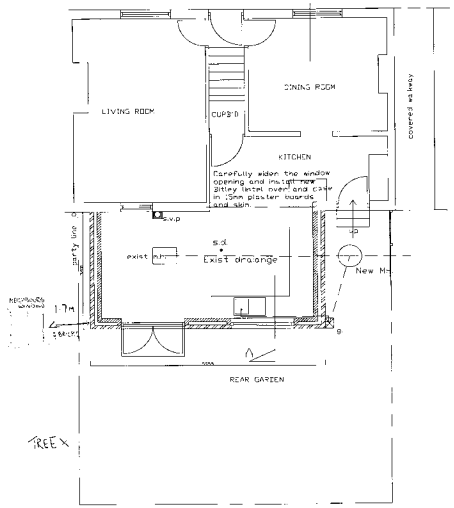
SIDE ELEVATION



SIDE ELEVATION



SECTION A - A



GROUND FLOOR PLAN

ROOF CONSTRUCTION.

Form the new roof consisting of new Eternit tiles (or equal approved) securely fixed over 25x38mm tanalised softwood battens and reinforced untearable roof sarking felt. Layed over 150x47 SC4 grade tanalised softwood rafters at 600mm centres (pitch to be approx 19deg.depending upon site conditions). Purlins to be 200x50mm SC4 grade tan s.w. with 150x50mm struts at 2413mm centres. Ceiling joists to be 170x50mm SC4 grade tan s.w. at 600mm centres and all to be gang nailed to the rafters and stropped down over new 100x50mm tanalised s.w. wall plates using 100x30 stainless joist straps securely plugged and screwed to the inner leaf of the block work. Lay 2 layers of 200mm rockwool loft insulation quilt at 90 deg to each other. The first between the joists and the second over the top of the joists Allow for 25mm pvc spacers between the sarking felt and the top of the insulation. Dress the insulation into the eaves to close the top of the cavity. At the top of the loan to roof include for vent tiles at 1830mm centres and at the eaves install pvc continuous eaves vent strips in the soffit board. dress the sarking felt up behind the the new code 4 sheet lead flashings and tuck the flashings into the existing brickwork 150mm above the roof line. At the gils ensure the flashings are dress a minimum of 38mm into the under side of the cills and seal in mastic pointing. Apply two coats of silicone wash to all areas of the existing walls above the extent of the extension.

EXTERNAL WALLS

Form the external walls consisting of 102mm thick facing bricks to match the existing. 85mm cavity with Jrytherm (or equal approved) full fill cavity insulation. Inner leaf to be 100mm Thermalite (or equal approved) blockwork. The cavity walls are to be tied using stainless wall ties at 750mm centres horizontal and 450mm centres vertically and staggered. All new brick and block work is to be fully toothed and bonded into the existing and all cavities are to continue through to the existing.
Above all new structural openings install Birtley Supergalv insulated combined lintels over, ensuring a minimum end bearing of 150mm dress new flexible dpc over the lintels and fit pvc weep holes to each end.
To all door and window reveals install Kingspan insulated cavity closers and flexible dpc. Include for flexible dpc horizontaly to the outer leaf of brick work no less than 150mm above ground level and to the internal leaf of blockwork at floor level.
Finish the walls internaly with 15mm British Gypsum plaster boards and skim terminating at 20mm above floor level. Fit new s.w. skirtings to all new walls.
Install new uPVC window frames and herneticolly sealed double glazed units consisting of two leaves of toughened safety glass. The inner leaf is to be "Filkington K" type. All new opening sashes are to incorporate 5000 sqmm adjustable trickle vents, and window locks. seal around the periphery in white mastic sealant.

FLOOR CONSTRUCTION.

Lay the new floor level through with the existing consisting of 18mm Weyroc (or equal a proved) floor boards, over 83mm thick Kingspan Kooltherm K3 (c equal approved) floor insulation boards, layed over 1000 auge visqueen slip membrane. Lay the membrane over 150mm thi insitu concrete floor slab, over 1200 gauge visqueen damp pro membrane turned up the edges of the concrete slab and the i sulation to floor level and dress into the blockwork inner leaf

FOUNDATIONS.

Form the new 900x300mm oundations in insitu concrete (top of foundations to be a minimum 900mm below ground level and allow the invert of all drainage). he new foundations are to be layed in accordance with the NHB Guidelines Chapter 4.2 'B oing Near Trees'. Upon excavation of the trench the contractor all lose with the building inspector to permit his inspection of he trench before the foundations are poured.

DRAINAGE.

To the existing man hole allow for removing the existing cover and frame and build up he existing brick chamber walls in 102mm thick class 2 engineering brickwork. Install a new double sealed air tight screw down re ssed lid and frame. All drainage that runs within the extensio is to be bedded and surrounded in 150mm of insitu concrete ensuring that the joints remain flexible. Where drains pass throu gh walls install pre cast lintels over. All new drainage is to be fi ished using Hepworth Supersleve 10mm diameter drainage pipe ork bedded and surrounded in 150mm pea gravel. Form the new ac ess chamber using Hepworths preformed manhole chambers install d strictly in accordance with the manufacturers specifica ons and instructions. All new back inlet gullies are to be provid with covers over.

PLUMBING.

Connect the new sink ur t up to the back inlet gulley via 50mm pvc waste pipes and ope sealed traps.
Form new pvc gutters t ected to the fascia board and connect up to the new ack inlet gulley via 100mm dia pvc rain water pipework.
Encase the existing soil vent pipe in 15mm plaster boards and skim on 38mm tan s.w. stud fr me work and include for rockwool insulation within the pipe boxing.

GENERALLY.

Install new smoke detectors to the kitchen area and connect up to the existing electrical supplies. Install new 200mm dia electrically operated extract fan and connect up to the existing electrics supply. The fan is to provide a minimum of three a.c. per hr. (62litrs per sec), and shall be operated with the light switch. All new light fittings are to be low energy type and all electrical alterations and installations are to be carried out by a fully qualified and experienced NICEIC registered electrician, who shall issue a full NICEIC electrical test certificate upon completion of the works. (All in accordance with the 'building regulation requirements).

All new radiators are to be fitted with thermostatic rad valves and all new heating and dry heating alterations are to be carried out by a fully qualified and experienced CORGI registered heating engineer.

All new windows are to be manufactured and installed by a 'tensa' registered window manufacturer. All glazing to doors and windows are to be in toughened safety glass.

PROPOSED EXTENSION
159 TEESDALE AVENUE, BILLINGHAM

PROPOSED WORKS

SCALE 1:50 | DATE 20:05:08

DRG. NO. 03 0559-002 | REV. 08/2111/-