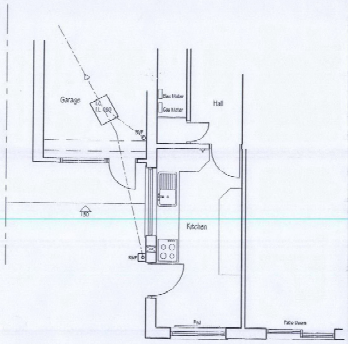


Existing Ground Floor Plan
Scale 1:50

EXISTING BUILDING

Where necessary expose existing foundations and lintels to ensure their suitability to take any additional load. Any foundations that are unsuitable are to be extended or underpinned to the satisfaction of the Local Authority.
Any unsuitable lintels are to be changed to a Catnic or similar steel lintel three course clear to ground floor and two course clear to first floor.

WALL CONSTRUCTION

100mm brickwork external to match existing with 65mm full fill cavity with 65mm Isp mw or similar approved insulation with 100mm calcium silicate semi-bed with 12.5mm plasterboard and skim finish.
Increase to be finished with stainless steel wall ties (with insulation retaining clips) at regular centres of 450mm vertically, 750mm horizontally and 300mm to all reveals.
Insulation to be held back against external leaf brickwork.
100x215 fibreglass dpc to be inserted 150mm above ground level with dpc at lowered sections.
Cavity to be filled with lean mix concrete up to 225mm below DPC level.
Window and door reveals to have 150mm vertical dpc's securely tacked to the frames and lapped into cavity. Window and door frames to be built in as brickwork proceeds with galvanised felt tacked across 150 x 25 x 2mm and weatherproofed with polyethylene mastic pointing.
Thermalcote DG cavity closers to all window and door reveals.

STUD PARTITION

Form new stud partition as shown on plan 75 x 50 SW timber reclaimed insulation or equivalent 100g/m3 mineral wool between studs and 12mm plaster board. Floor joists to be doubled up under stud partition in new build situation.

FLOOR CONSTRUCTION

100mm concrete slab on 125mm Polystyrene insulation, on 1200 gauge visqueen dpm, on 150 mm well consolidated hardcore. The insulation should be laid tight butted with 50mm thick insulation slabs taken up the sides of the floor with the dpm linked to the dpc in the cavity wall construction. Finished floor level to match existing if applicable. Where timber floors are new, to concrete floors, cast to be reinforced using 100mm diameter pre-stress running to external walls.

FOUNDATIONS

600 x 225mm concrete strip foundations (C25P). Top of foundations to be minimum 900mm down, with final depth to be determined on site. All masonry below ground level to be 100mm engineering brickwork or alternative trench block. Foundations should be taken down to below any existing drainage runs.

DRAINAGE ROOF

100mm HW p.v.c.u gutter with 62mm downpipe connecting to either new or existing back gully.

INTERNAL

Waste fittings to have 75mm deep seal traps. 40mm p.v.c.u waste from sink bath and shower unless specified as bowl access shower when 100mm resin/mineral drainage will be required. 110mm p.v.c.u waste from W.C. to be taken directly into new 1 100mm high rolo stack terminals with 44A valve located in.

UNDERGROUND

Drain pipes to be 100mm Supersleve by Hepworth laid in accordance with manufacturers recommendations. Drains running under the building to be encased in either granular bed or 100mm concrete. I.C. to be Mintey 500cm or similar installed in accordance with manufacturers instructions. Maximum depth 3.00m complete with cast iron cover and plastic frame.

THROUGH WALLS

Provide 2 no. 150 x 200 x 450mm concrete lintels in sections of wall where drain passes through.

LINTELS

All lintels are to be 'Catnic' products and are to have a minimum end bearing of 150mm All lintels should be to manufacturers size and recommendations.

All proposed lintels to be enclosed in two layers of 12.5mm plasterboard with staggered joints to give adequate fire protection. Lintels to be insulated to prevent cold bridging.

JOINERY

Skirtings to match existing or to be 94 x 19mm rounded splayed skirting.
Architraves to match existing or to be 44 x 19mm splayed architraves.
Fascia 19mm thick ext. Quality ply with softwood lipping fillet.

TIMPS

All new soft wood to be knot, resinpruf, primed and painted with two coats undercoat and one coat gloss.

WINDOWS AND DOORS

Glazing to be UPVC with 16mm air gap, argon filled and a soft low E coating to have trickle vents 4200mm² to bathroom window, 8000mm² to Bedroom.
Windows to match existing home windows sizes as stated on drawing.
Obscure glazing to bathroom/W.C.
Window handle to be 25mm outbrowed with rounded edge.
Area of window door should not exceed 22.5% of total floor area. All new glazing to windows below 800mm from finished floor level to have safety glazing, and all storey high windows including any windows within 300mm of doors to have safety glass upto 1500mm from finished floor level.
Doors to be fitted with a low level threshold.

PLUMBING AND MECHANICAL INSTALLATION

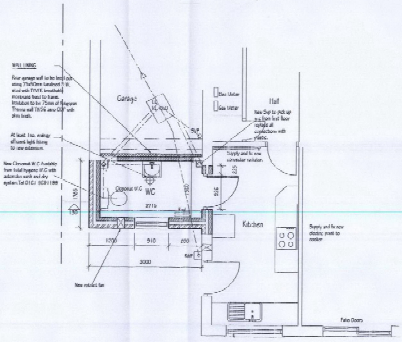
The whole of the work is to be executed in strict accordance with the rules and Regulations of bodies like Local Authority, Gas Board and Water Board. Main contractor to be CORGI registered.

ELECTRICAL INSTALLATION

The installation shall comply with all statutory instruments and regulations current at the date of tender and in particular the following:
a) The I.E.E. Regulations for the electrical equipment of buildings 16th Edition.
b) Regulations under the Electricity Supply Acts.
c) Any special regulation issued by Electrical Supply Authority.
The installation shall comply with the requirements of all relevant Codes of Practice (latest edition). Main contractor to be NICEIC registered. All works to be inclusive of earth bonding to meet the current I.E.E. regulations.
Compliance certificates will be required upon completion.
All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed and tested by a person competent to do so. Prior to completion the Contractor(s) must be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation contractor to be issued for the work by a competent person to do so.

HEATING

Extend existing heating system to provide radiators if shown radiators to be sized to achieve 22 degrees for room with input temp of -1 degrees. Sized as appropriate by heating engineer Radiators to be fitted with Thermostatic Radiator valves.



Proposed Ground Floor Plan
Scale 1:50

VENTILATION

Supply and to extract fan to shower room / WC to be connected into light circuit and extracts at a rate of 15 litres per second, fitted with 15minute over run and anti back draft shoes.

GAS SERVICE PIPE

Gas services tests to be carried out if open flued appliances in the room or adjacent rooms to rooms where extract fans are fitted.

CONSERVATION OF FUEL AND POWER
ANDREW DIPSON OVERALL

Roofs 0.16 U Value Glazing areas 0.20 U Value
External walls 0.30 U Value Ground floors 0.22 U
Semi exposed walls 0.30 U Weekend Floors 1.00 U

GENERAL NOTES

All British Standards and codes of Practice are to be adhered to work in strict accordance with manufacturers instructions and NHBC recommendations.
Figured dimensions to take preference over scaled off dimensions.
Main contractor to be responsible for any discrepancies once work has started on site, any suspected omissions or discrepancies should be notified to the agent prior to the work starting on site.
All dimensions to be checked on site prior to work commencing and any discrepancies notified to the agent.
All work to be carried out to the satisfaction of the Local Authority Building Control.
The contractor shall provide samples/colour charts for the occupier to make colour choice of paint, tile, sanitary fittings and flooring.

THE PARTY WALL ACT

If your attached building involves either work on an existing wall shared with another building , building on the boundary with a neighbouring property or excavating near a neighbouring building, then by law you must serve a statutory notice on all adjoining owners to inform them of your proposals.
If the neighbour agrees to the proposed work or writing prior to work starting on site then the agreed work can go ahead.
The neighbour should be given 14 days to reply to the notice.
If however the neighbour does not agree with the proposed work or does not reply to the notice then a dispute is regarded to have arisen.
If you carry out the work without written permission of your neighbour and problems are caused to your
Neighbours house due to your development or your local the n an independent surveyor may be called in and you could be made to pay compensation to rectify any problems.
For a full explanation of the party wall act see the booklet published by the Department of the Environment.

WASH BASINS

The laudtry base shall be white wall mounted type ARMITAGE SHANKS armoral vitreous china bs 85 1188 without pedestal. Complete with chrome plated CP taps, waste, plug and chain and overflow. Provide hot and cold water supply to base. Two of room of which back tiles to be fixed behind basin

W.C.

The W.C. shall be a dimensional white pan drawing and fixed with SBC 0.1 to confirm type required.

NON SLIP FLOORING

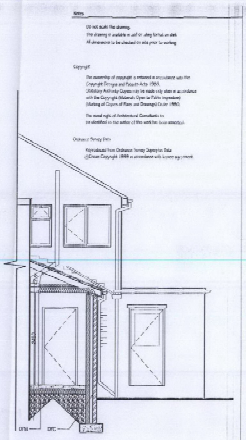
Provide to WC area Marley Safetread non slip flooring complete with equally contrasting vinyl coved skirting installed in accordance with manufacturers instructions.

WALL TILING

Provide 150mm x 150mm white ceramic tiling to entire shower area full height including all shelter bains and to be grouted using a fungicidal additive.

LIGHT SWITCHES

Lightswitches to be large rocker type set at 900mm above the floor level. Other similar quality.



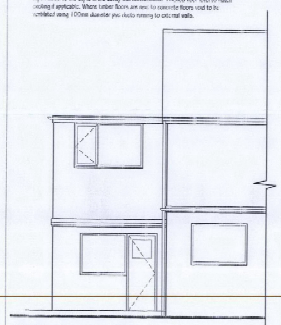
Proposed Section A - A
Scale 1:50

PITCHED ROOF

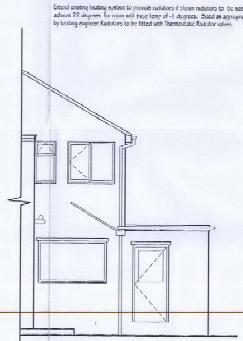
Notes or tiles raised or clipped in accordance with manufacturers instructions with 100mm medium headlap on 35mm x 25mm softwood treatment battens on preservative breathable membrane on soft wood rafters. Rafters to be 50mm x 125mm at maximum centres. Rafters to be supported at eaves level with 50 x 100mm x 50mm wall plate. Ridgeboard to be supported with 50mm x 2.5mm bolting down straps at 1.5m centres. Rafters to be supported at eaves level with 50 x 75mm or similar approved 25mm 50mm x 5mm x 1200mm long at 1.500mm centres.
Ceiling joists to be 50mm x 125mm @400 centres. All structural timbers to be double vacuum treated. 100mm Rockwool quilt laid between joist and 250mm laid over the joists Duplex vapour resistant plasterboard and skim, all edges to be supported. All timbers to be SC3 unless stated otherwise.
Where roof pitch is low and it is deemed too difficult to allow for 250mm of quilt insulation please allow for a minimum 100mm of approved warm deck insulation at joists level and up 50mm clear at eves.

FLASHING

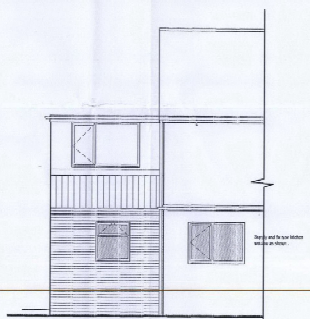
Lead flashings to be layered over slates / tiles and taken 150mm up brickwork and tucked 50mm into wall. Type R cavity tray by Cavity Tray Ltd to be provided over all flashings except stainless window cills.



Existing Rear Elevation
Scale 1:50



Existing Side Elevation
Scale 1:50



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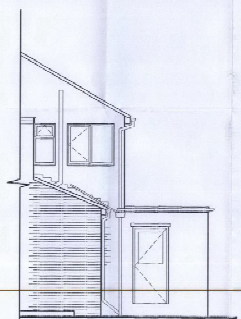

Proposed Side Elevation
Scale 1:50

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Project
Proposed Extension
14 Torwell Drive
Fairfield
Stockton On Tees

Drawing title
Existing And Proposed Plans
Elevations And Section

Scale	Drawing number
1:50@ A1	01

Date	drawn	Job number
23.05.08	AB	08201