

PROPOSED

WALLS

102 brick outer leaf to match; with 90mm thick rigid board full fill insulation (Celotex Thermoclass Cavity wall 21 or similar with 10mm residual cavity if required kept clean of mortar droppings.)
Self-adhesive tape to all joints and wall tie locations.
100mm Aircrete or similar lightweight blocks inner leaf and 12.5 plasterboard on dabs finish internally.

This to achieve U value of 0.18 or better.

Hemax or similar wall ties to BS 1263: 1978, every 900 horizontally and 450 vertically and staggered. Vertical centres of ties to be 225mm at all jambs.
Walls to be tied to existing and all existing cavities to be maintained. Horizontal/ vertical dpcs to all new openings.
New internal stud walls to be in 100x50 timber framing with 12.5 plasterboard and skim each side.
En suite wall insulated with 75 thick Rockwool sound deadening quilt/batts.
Double 1st floor joists under stud partitions.

FOUNDATIONS

Existing foundations to garage/utility wall, exposed and checked for suitability; overpinned or strengthened, if necessary, in max 1m sections connected via 20mm dowel bars or C283 mesh or replaced as per main foundation spec below. (see detail)
Concrete strength in all cases 30N.

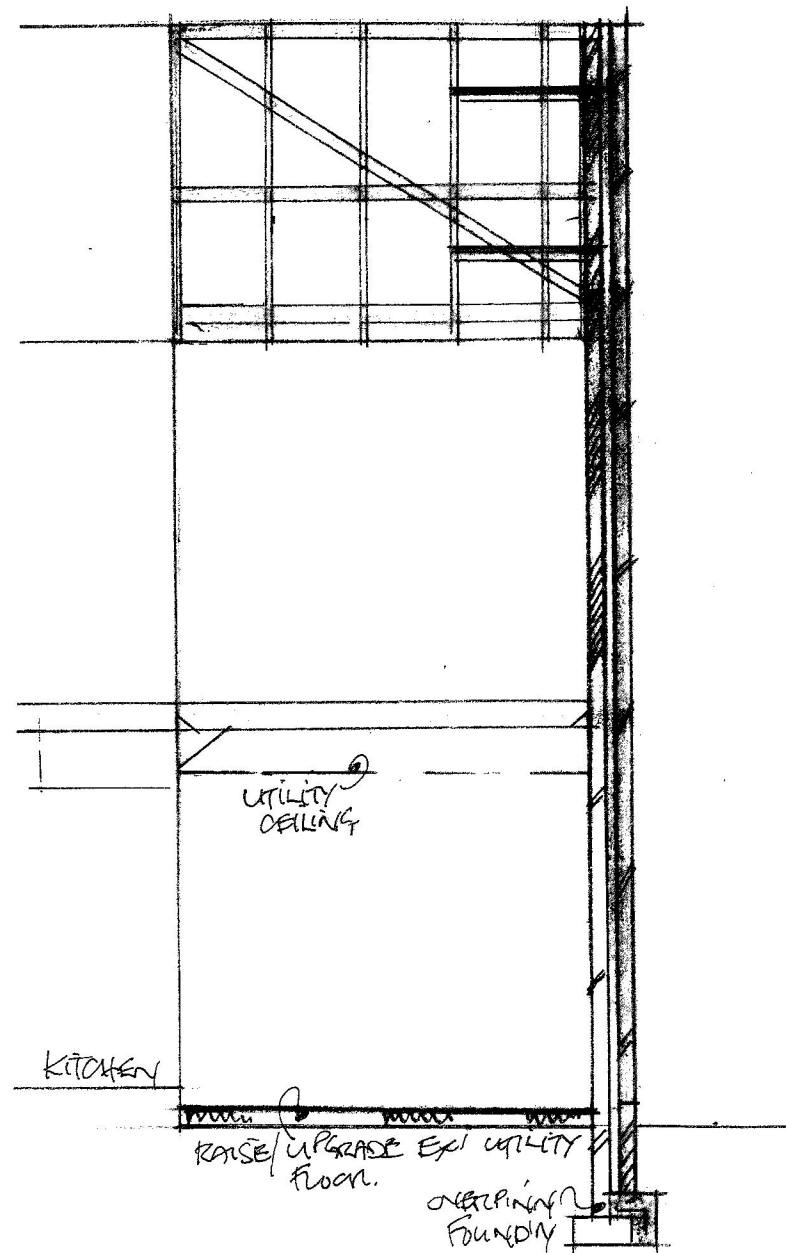
All foundation work in accordance with BS8004 and as agreed on site with LA Building Control

All new foundations to be taken in all cases to firm loadbearing strata in all cases.

NB FROM 1ST JAN 2005

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that either-

- An electrical installation certificate under a Competent Person Scheme has been issued; or
- An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.



14 CARRSYDE CLOSE WHICKHAM NE16 5UB

MAIN ROOF

Marley concrete interlocking tiles to match on softwood battens on Tyvek Supro Plus breathable membrane on min 95x38 trussed rafters, at max 600 centres.
12.5 Plasterboard and skim to underside of rafters.

NB Builder to provide manufacturers structural calculations for trussed rafters to LABC.

Roof tiles laid in strict accordance with relevant British Standards and manufacturers specifications.
Insulation to main roof to consist of minimum 400mm-Knauf Earthwool loft roll 40/44 grade 400 thick minimum-(200 between/200 min 400 thick).
Ceiling to consist of 12.5 plasterboard and skim.
Fascia/soffit boards throughout to match existing.
Provide ms straps to eaves 1000x30x2.5 at max 2m centres; provide gable straps 900x30x5 at max 2m centres.
This to provide U value of 0.15, or better.

Pitched roof over existing utility flat roof to rear - Marley concrete interlocking tiles to match or similar tiles on softwood battens on with min 75 headlap on Tyvek Supro Plus breathable roofing membrane on 175x50 C16 grade rafters at max 400 centres.
Insulation to roof to consist of minimum 400mm-Knauf Earthwool loft roll 40/44 grade 400 thick minimum-(200 between/200 min 300 thick).
This to provide U value of 0.15, or better.
Fascia boards to match existing.
Provide ms straps to eaves 1000x30x2.5 at max 2m centres; provide gable straps 900x30x5 at max 2m centres.
Existing utility flat roof retained underneath.
Remove timber panelling/ boarding to existing utility ceiling and install additional 100 Kingspan or similar prior to placing 12.5 plasterboard.

Provide 200x50 timber wall plate bolted against against existing wall with Hilti or similar fixings at max 600 centres.

All roof timbers to be tanalised.
Fascia /soffit boards to match existing.

Porch/garage front roof

Marley concrete interlocking tiles to match or similar tiles on softwood battens on with min 75 headlap on Tyvek Supro Plus breathable roofing membrane on 125x50 C16 grade rafters at max 400 centres.

Min 150x50 wallplate against existing wall fixed as above.
Min 150x50 Hip rafters.

Insulation to porch roof to consist of minimum 400mm-Knauf Earthwool loft roll 40/44 grade 300 thick minimum-(150 between/150 min 300 thick).

This to provide U value of 0.15, or better.

Fascia boards to match existing.
Provide ms straps to eaves 1000x30x2.5 at max 2m centres; provide gable straps 900x30x5 at max 2m centres.

Code 4 lead flashing to abutment with existing walls; cavity trays over.
Any change in roof tile covering (type/coverage etc) to be agreed with LA.

All Roof tiles laid and fixed to comply with BS 5534; Part1: Code of Practice for Slating and Tiling' and BS 8000 Part 6 Code of Practice for Workmanship on Building Sites- Slating and Tiling. Roofing battens to be preservative treated to Class 2 to BS8417.
Tiling must comply with moderate exposure requirements in all cases.

FIRST FLOOR

21 mm moisture resistant weyroc V313/C4 grade on 200x50 C24 grade joists at max 400 centres.
If existing flat roof retained in place-new floor set at higher level above this subject to levels.
Ensure underside existing flat roof upgraded with new 2no layers 12.5 plasterboard with skim to underside for 1/2hr fire resistance.

Otherwise place plasterboard directly under new floor joists.
Double new floor joists under stud partitions.

Min 100 fibreglass/rockwool insulation between new 1st floor joists throughout.

Provide 150 x50 strutting at 1/3rd span positions.

Provide 900x30x5 ms straps at max 2m cts to give lateral restraint to joists parallel with walls.

GROUND FLOOR

Utility -upgrade via 22mm moisture resistant weyroc or similar on 500 G gauge visqueen vapour barrier on min 100mm Kingspan insulation on min 1200G visqueen dpm laid on exiting concrete oversite.

Min 25 perimeter edge insulation.

This to achieve a U vale of 0.18 or better.

Exact Floor finishes to owner's requirements.

ABOVE GROUND DRAINAGE

100 square upvc gutters to match throughout.
Rwps where shown to existing system.

Connect en suite bathroom fittings to existing 100 dia svp in bathroom; provide 32 and 38 dia wastes and 75 ds traps to Lav basin and shower tray.

New fittings to owner's requirements. TBC.

Floor covering to ensuite bathroom to owner's requirements.

Connect utility WC and LB to new en suite bathroom fittings to existing 100 dia stub stack with 'AA' valve; provide 32 dia waste and 75 ds trap to Lav basin.

Stub stack to have rodding access.
New fittings to owner's requirements. TBC.

BOUNDARY WORK-

OWNERS RESPONSIBILITY TO GIVE THE NECESSARY NOTICES, AND OBTAIN WRITTEN CONSENT OF ADJOINING OWNER, IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE PARTY WALL ETC ACT 1996, AND ATTEND TO REQUIREMENTS OF ANY SUBSEQUENT AWARD. THE OWNER SHOULD NOTE, HE/SHE MAY BE REQUIRED TO ENGAGE THE SERVICES OF AN INDEPENDENT SURVEYOR IN THE EVENT OF ANY DISPUTE WHICH ARISES.

THE CONTRACTOR/BUILDER IS TO TAKE ALL REASONABLE PRECAUTIONS TO PROTECT CLIENTS PROPERTY AND POSSESSIONS.

THESE PLANS PREPARED FOR PURPOSES OF OBTAINING PLANNING AND/OR BUILDING REGULATIONS APPROVALS ONLY. THEREFORE NO SITE INSPECTIONS OF ONGOING OR COMPLETED WORKS ARE CARRIED OUT BY THE DESIGNER REGARDING THIS WORK.

THESE PLANS DO NOT CONSTITUTE A CONTRACT BETWEEN THE DESIGNER, BUILDER AND THE CLIENT.

N.B 1) IT IS THE CLIENTS RESPONSIBILITY TO APPOINT A PRINCIPAL DESIGNER AND DUTY HOLDER IN WRITING TO SATISFY CURRENT CDM REGULATIONS (FROM 1st APRIL 2015) AND BUILDING SAFETY ACT 2020 (FROM 1st OCTOBER 2023); WHERE THESE REGULATIONS ARE APPLICABLE. UNLESS CONFIRMED IN WRITING BY BOTH PARTIES THE DESIGNER IS NOT THE DUTY HOLDER OR PRINCIPAL DESIGNER FOR THE PURPOSES OF THIS LEGISLATION.

BE AWARE.- NO SITE INSPECTIONS OF ONGOING OR COMPLETED WORKS ARE CARRIED OUT BY THE DESIGNER REGARDING THIS WORK.

2) CLIENT'S RESPONSIBILITY TO ENSURE NO 'RIGHT OF LIGHT' ISSUES WITH ADJACENT AND ADJOINING PROPERTIES



SCALE BAR 1:50

PROPOSED SECTION
14 CARRSYDE CLOSE
WHICKHAM
NE16 5UB
SCALE 1:50

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