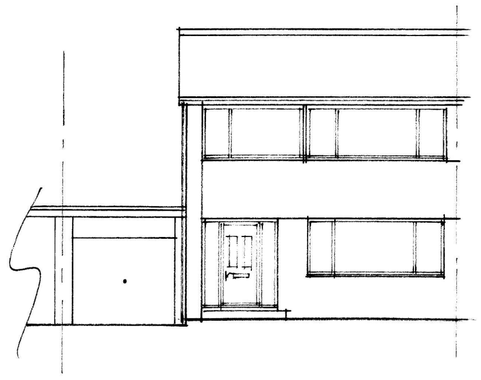
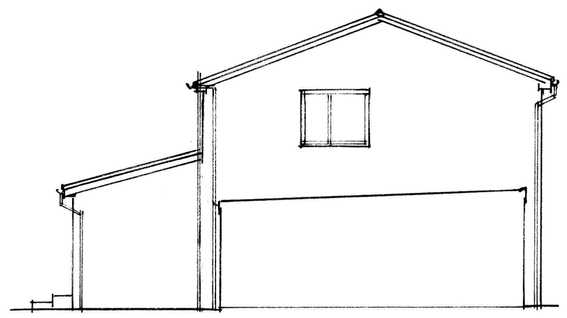


EXISTING FRONT ELEVATION



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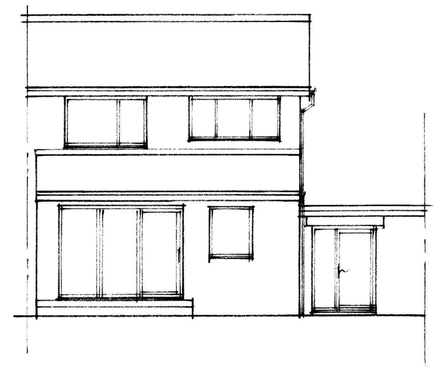

EXISTING REAR ELEVATION

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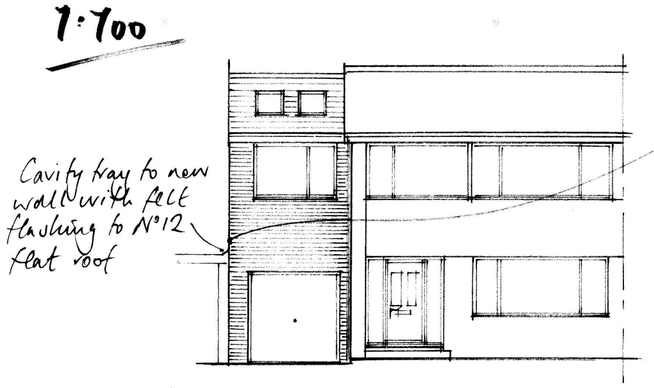

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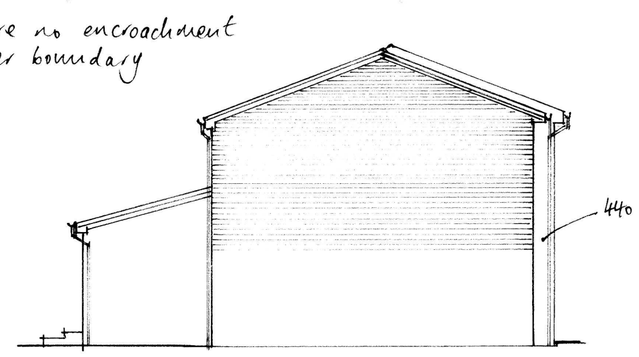
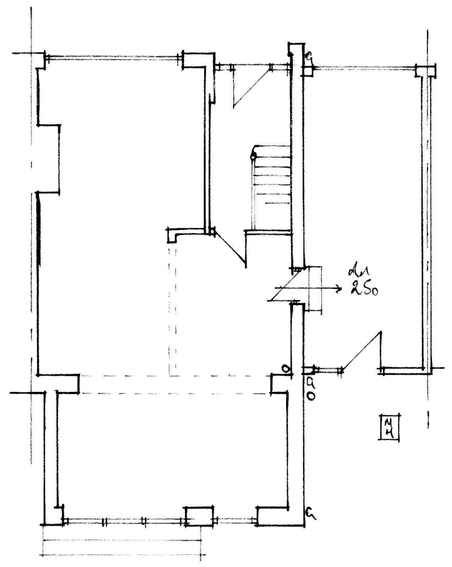


PROPOSED GABLE ELEVATION

PROPOSED REAR ELEVATION



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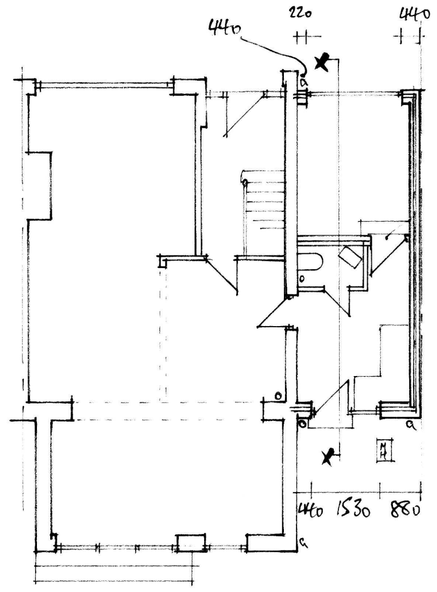
EXISTING GROUND FLOOR



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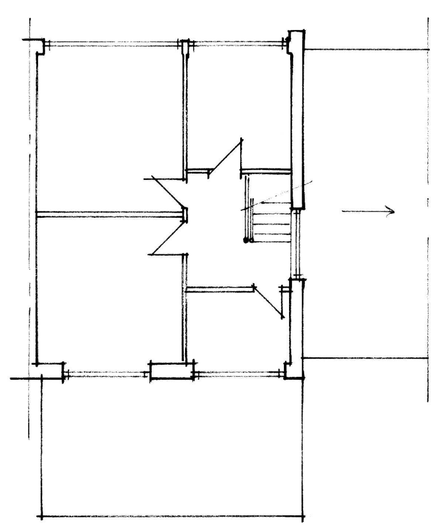

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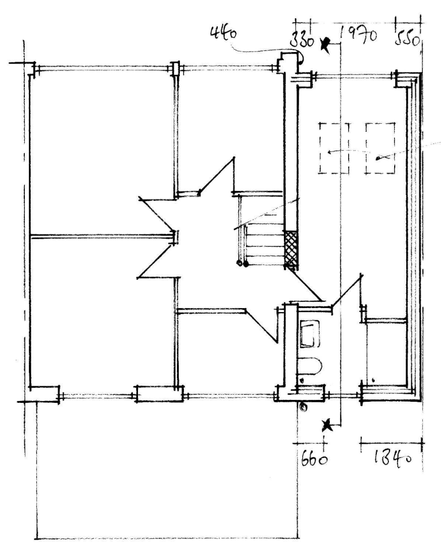

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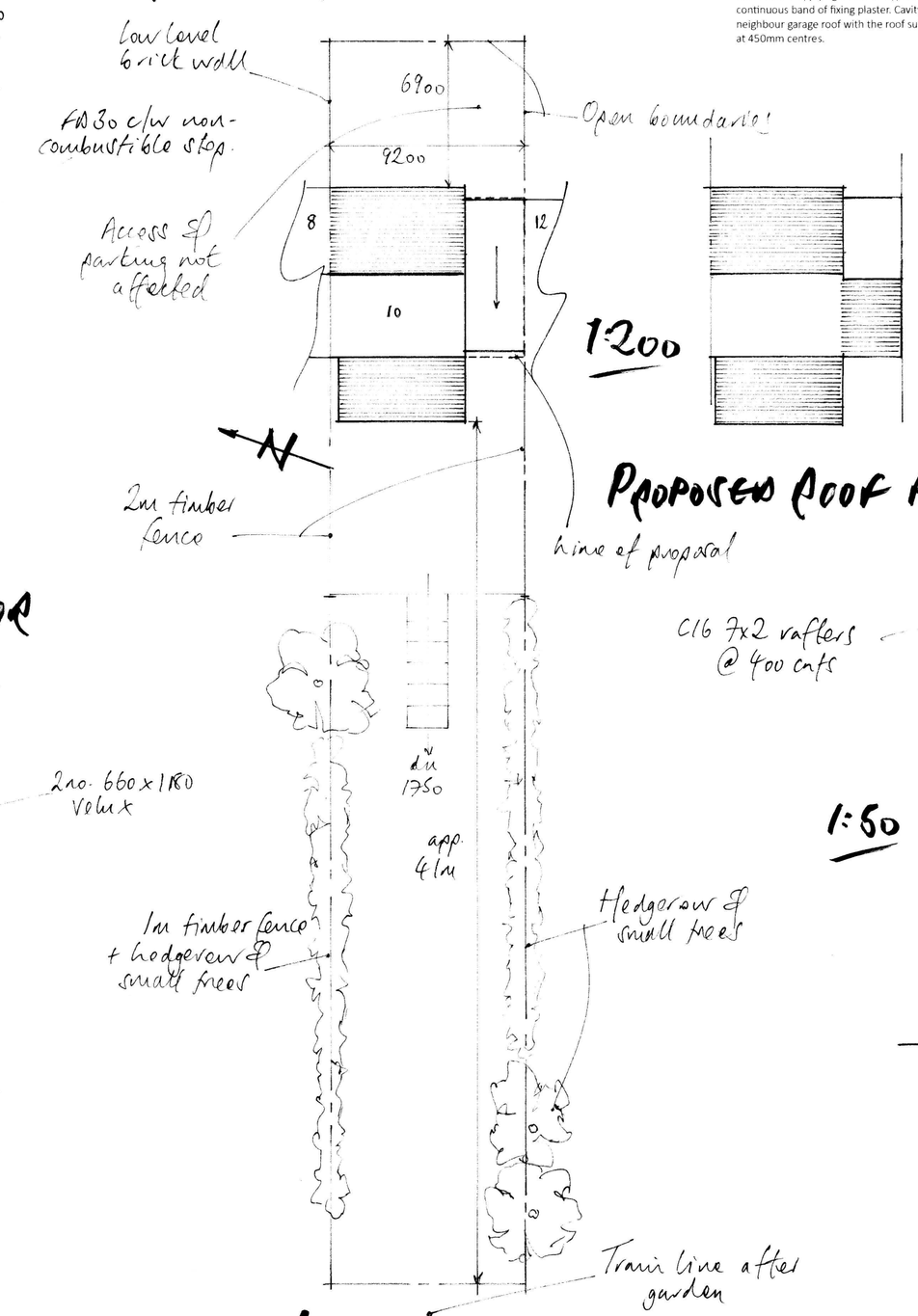
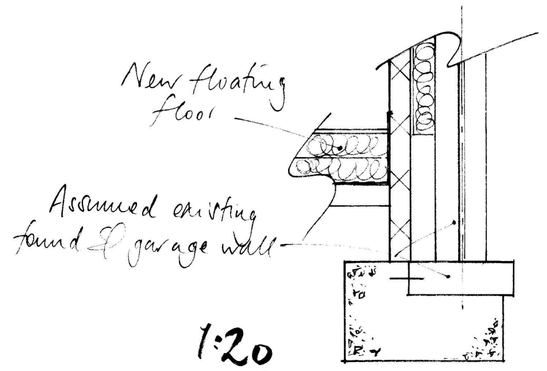


SITE PLAN / EXISTING ROOF PLAN

1:200

PROPOSED ROOF PLAN



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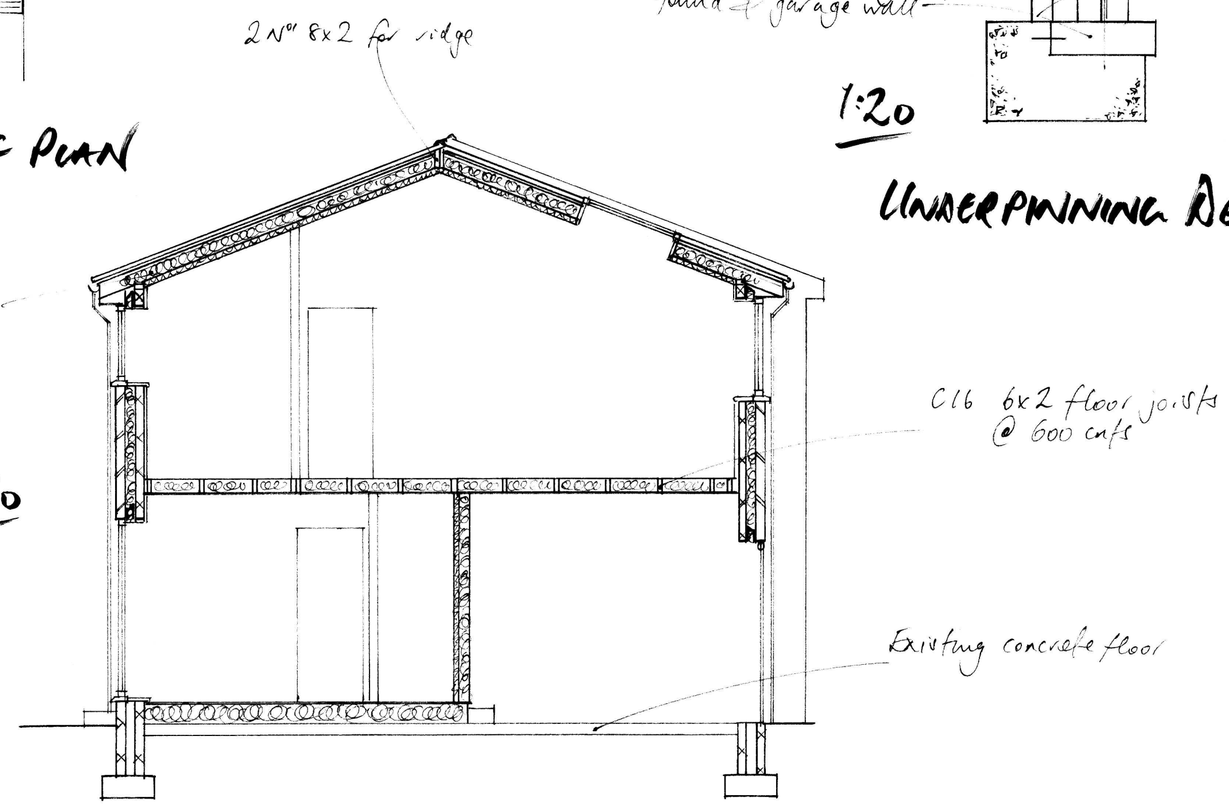
UNDERPINNING DETAIL



1:50

SECTION XX

ALL DIMENSIONS TO BE CHECKED ON SITE

GENERAL
All works to be carried out in full accordance with the current Building Regulations and appropriate Approved Documents. The Contractor is to visit the site to check all levels and measurements before estimating or starting the works. Any discrepancies to be discussed and agreed with the Surveyor.
Where the work involves building on or near a boundary, or a shared wall, or excavating near a neighbouring building, the adjacent owner is to be notified before any work starts on site as required by the Party Wall Act 1996.
All electrical and lighting points to be extended as required by the client, all to comply with the current I.E.E. Regs.
Extend central heating system as required by the client, all new radiators to be fitted with thermostatic valves and all pipework insulated.
Kitchen fittings to be as clients' specification where required.
All new external doors and windows to be adequately draught stripped.
All new windows and doors to be double glazed to current standards.
Glazing in critical locations as defined in the Building Regulations to comply with the safety standards required in the Approved Document N.
The appointed Contractor is responsible for all matters of site and procedural safety, all works by his own workforce and for those of any sub-contractor, in the position of Principal Contractor, in accordance with the CDM Regulations 2015.

MATERIALS AND WORKMANSHIP
All materials and workmanship shall be carried out in accordance with any relevant British Standard or Code of Practice whether stated in the text of this specification or not. All materials to be stored and used in strict accordance with the manufacturer's specifications.
The Contractor is responsible for all site safety precautions – propping existing structure – safe delivery / handling of materials and temporary weather proofing and security of the building. The site is to be left clean, tidy and complete with any damage to existing property made good.
All work to be carried out in accordance with BS8000, good building practice, and to the satisfaction of Local Authority, Building Control Officer, Planning Officer and Client.

FOUNDATIONS
New foundations to the front and rear to be min. 600 x 225 C25/20 max. concrete strip foundations reinforced with one layer of C785 mesh fabric with minimum of 50mm cover from the base of the foundation. All concrete in accordance with BS5328. Strip footing to have at least 750mm cover from the lowest ground level. Excavations may need to be deeper due to the nature of the excavations, adjacent trees or drains.
The duel garage party wall is to be fully exposed, underpinned and extended as required- as shown on the drawing – in alternate 1m sections to retain structural stability.
The Building Control Surveyor must be allowed to inspect the excavations and all foundations to bear onto suitable load bearing strata. All to comply with BS8004 1996.

DRAINAGE
New drainage from the ground floor WC / utility room and first floor en-suite to connect to the existing SxVP and MH at the rear. 100mm PVCu drains laid to a fall of 1:40 and to be bedded on 100mm granular fill and backfilled with 300mm granular fill above the crown of the pipe. Provide reinforced concrete lintels where drains pass through walls. The opening formed should give a minimum of 50mm clearance all-round the pipes and the opening masked with a rigid sheet material. New gullies to be trapped back inlet type and fitted with rodding access where required.

DRAINAGE INTERNAL
Kitchen / utility sink waste in 38mm dia. PVC pipe and 75mm trap.
WC waste in 100mm dia. PVC pipe and 50mm trap, with Dergo valves installed as required.
Bath / shower waste in 38mm dia. PVC pipe and 75mm trap.
WHB waste in 32mm dia. PVC pipe and 75mm trap.

BRICKWORK BELOW DPC
Brickwork below DPC to be class B engineering bricks or dense concrete blockwork in 3:1 sand cement mortar. Cavity between leaves to be filled with a lean mix concrete up to 25mm below lowest ground level or 225mm below oversite concrete or floor level, whichever is lower. Every third perpend to be left open as a weep hole at base of cavity. The external horizontal DPC is to be located no less than 150mm above the lowest ground level. All to comply with BS743.

EXTERNAL WALLS
No bricklaying shall take place when the temperature is under 4 degrees C and all freshly placed brickwork shall be fully protected from the rain or frost. Bricks shall be mixed as work proceeds from three or more packs so as to avoid colour bands in the finished structure. Brickwork to match the existing and to be approved by the Local Planning Department if required. The existing single skin garage wall is to be retained and built on top of.
Use 102.5mm facing brickwork – 100 – 110mm cavity with 90mm Kingspan106 leaving a min. 10mm gap – 100mm Thermalite Shield or similar to the inner leaf. All to achieve a U-value Of 0.28W/m2k. Provide wall ties to BS1243 1978 – spaced 750mm horizontally and 450mm vertically apart. Fit ties every block course around structural openings. Bond all new brickwork to the existing at every course and form continuous cavities at all junctions. Stainless steel wall ties to BS1243 – 1978. Close top of cavity at eaves with insulated cavity closer, all door and window reveals to be closed with Rockwood or similar vertical and horizontal DPC's to prevent cold bridging.
Internal wall finish to be 12.5mm plaster board dot and dab to blockwork. Plasterboard joints to be taped and filled to a seamless finish before applying a coat of Gyproc drywall top coat. External corners to be protected with metal beads. Seal all edges with a continuous band of fixing plaster. Cavity trays with 150mm min. upstand are to be inserted to the new gable wall above the adjoining neighbour garage roof with the roof suitably finished with felt flashing. Provide coloured plastic weep hole sleeves to the outer leaf at 450mm centres.

LINTELS
Brickwork / blockwork above door and window openings, and to support new first floor walls, is to be supported by Birtley CB90 galvanised mild steel cavity tray type lintels to sizes and grades as recommended by the manufacturer.
Lintels to have a minimum end bearing of 150mm or as noted on the plan. All lintels and structural steelwork are to be protected with 12.5mm plasterboard and skim to give half hour fire resistance.
All lintels are to be insulated to prevent cold bridging.

WINDOWS AND DOORS
All to be double glazed in white PVCu frames to match the existing, or to clients' choice. Fit openable vents equal to 1/20th of floor area. Provide trickle vents in the head of the frame to give background ventilation equal to 8000mm2 for habitable rooms, and 4000mm2 for kitchens, bathrooms and utility rooms. All opening window sashes to be fitted with draught strips. All double glazing to be a minimum of 4mm thick glass with 16mm air gap and 'soft' with Argon filled units, all to a U-value of no more than 1.6W/m2k.
The window to new bedroom is to be suitable for means of escape purposes, all in accordance with App. Doc. B.

INTERNAL WALLS
The wall between the dwelling and the garage is to be constructed using 5 x 2 timber studs at 600 centres with 120mm PIR between the studs. 50mm insulated plasterboard and skim to the dwelling side and 12.5mm plasterboard and skim to the garage side.

PARTITION WALLS
Non load bearing walls forming rooms to be constructed in 75 x 50mm timber studs at 600 centres and covered both sides with 12.5mm plasterboard and skim both sides with 75mm mineral wool in between. Walls surrounding landing, hall and stairs to achieve ½ hour fire resistance. Double-up floor joists directly under stud walls.

GROUND FLOOR – floating
22mm T&G chipboard on min. 100mm PIR insulation on 120mm Jablite insulation on 1200 gauge DPM on levelled sand blinding on existing gargae floor. DPM to lap to inner leaf DPC.

FIRST FLOOR
22mm chipboard laid on C16 6 x 2 timber joists at 600mm centres. Install 1no. equispaced rows of strutting to joists. Joists built and wrapped in DPC or on hangers both sides. Joists running parallel to external walls to be anchored to wall vs 30 x 5mm MS straps at 2000mm centres max. Straps to span on noggins over 3no. joists. Support chipboard at floor perimeter on noggins and glue joints. Double up floor joists under partition walls and bath supports. Provide 100mm PIR insulation and 25mm acoustic quilt between joists.

CEILING TO GROUND FLOOR ROOMS
12.5mm plasterboard and skim to underside of first floor joists to achieve ½ hour fire resistance.

MAIN PITCHED ROOF
U-value not to exceed 0.16W/m2k. Suggested 2no. C16 8 x 2 timbers fixd together to form the ridge member (clear span app. 2.55m).
Concrete interlocking tiles to match the existing dwelling 38 x 25mm preservative treated battens on reinforced breathable roofing felt on C16 7 x 2 rafters at 400 cnts. Double up rafters to all sides of the proposed Velux windows. Rafters bearing on 100 x 50mm timber wall plate secured to the top of inner leaf of external wall. Wall plate secured to the masonry via 30 x 5mm MS straps at 2m centres max. Roof members fixed to wall plate via steel truss clips. Last 3 rafters, adjacent to gable walls, to be anchored to wall at 2m centres along the top chord and bottom ties via steel straps. All restraint / holding down straps and noggins to be in accordance with A.D. A, IC33-IC37 and diagram 19.
Install 120mm PIR insulation between the rafters allowing 50mm airflow over with 50mm insulated plasterboard drawn under with skim finish.

ROOF VENTILATION
Glydedale / Marley or similar eaves ventilators and insulation stops between rafters to provide 10mm continuous ventilation strip, alternative vent tiles to roof all in accordance with A.D. F2.

RAINWATER GOODS
Provide 100mm dia gutters to match the existing and fix onto 225 x 25mm fascia boards – connecting to the existing where possible. Rainwater pipes to be 68mm dia and to discharge into s/w gulley. All to be fixed in accordance with manufacturer's instructions.

EXTRACT VENTILATION
Provide mechanical extract to terminate to the external wall air at a capacity of:
Utility room – 30L/sec.
Bathroom / en-suite – 15L/sec.
WC – 6L/sec. should there be no openable window. If this is the case the extract fan must be controlled automatically or by the light switch and have a min. 15 minutes overrun. A 10mm ai gap to be provided at the base of the door to the room to allow for replacement air.

ELECTRICAL
Notifiable electrical work to be installed and certified by a competent electrical contractor to ensure compliance with BS7671 and the requirements of App. Doc. P.
Provide low energy LED light fittings throughout.
Ensure interlinked smoke detection to the circulation areas at both ground and first floor levels, and a heat detector to the open plan kitchen area.

PROPOSED WORKS

At: 10 Berkdale Road, Low Fell.

For: Mr. Liam. Ridden.

Scale: 1:100, 1:50, 1:200, 1:20.

June 2026.