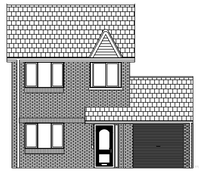
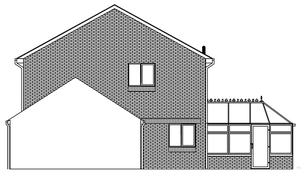
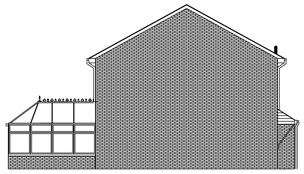


EXISTING FRONT ELEVATION

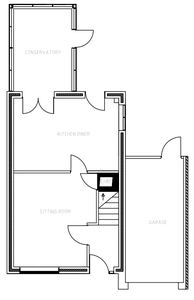
EXISTING REAR ELEVATION



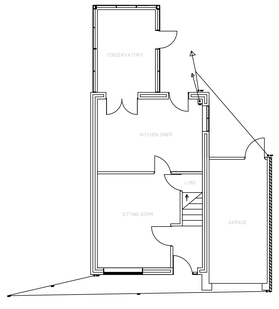
EXISTING PARTY ELEVATION



EXISTING GABLE ELEVATION

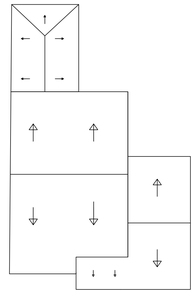


EXISTING GROUND FLOOR LAYOUT



EXISTING DRAINAGE LAYOUT

SCALE
1:100



EXISTING ROOF LAYOUT

NOTE: Confirmation of all material choice British Standards, Approved Documents guidance notes and structural calculations to be attached to Building Regs application after planning approval.

SCALE
1:50

External Walls (Partial Fill Cavity)

Proposed external walls to be of a suitable matching brickwork on first floor front and rear only. Rear ground and full gable end to be rendered with clients choice tbc

- **102.5mm facing brickwork outer leaf**
- **100mm Cavity with Kingspan or similar approved**
- **100mm Celcon solar or any block with a conductivity less than 0.12 W/m2 plastered internally in two coats of carlite plaster.**
-

Brickwork to be securely retained by stainless steel approved wall ties, positioned

- **450mm apart vertically and 750mm apart horicontally and every block course (maximum 225mm vertically)**
- **Wall ties to comply with BS 1243**
- **Mortar to consist of 1:1:6 cement mortar.**
- **Blockwork only with BAA certificate approval to be used below ground level. NOTE client may wish to use foundation blocks**
- **Cavities to be closed around openings**
- **DPC to be provided at closures**
- **Lead flashings, min 150mm high to be used at junction of extensions roofs to walls, to be taken minimum two courses up brickwork**
- **Patent type cavity tray to be inserted above flashing into existing cavity wall structure.**

50mm x 150mm Timber floor joists fixed at 450mm ctr with 19mm Wayroc floor finish (or similar approved) Optional, joists to be supported mid span by sleeper wall.

120mm Kingspan K3 insulation between joists. To be fixed at same level as existing

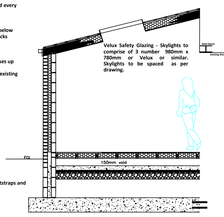
Joists to be hung on outer wall using timber wall plate and Batstraps and attached to steel joist hangers to existing outer wall

Rear and Gable Roof Construction

- **50 x 25mm softwood battens**
- **150mm x 50mm C24 common rafter**
- **150mm Kingspan Thermapitch or similar approved**
- **OSP insulation boards in between rafters**
- **50mm clear ventilated airspace over insulation**
- **Tyvek breathable felt**

Interlocking Concrete roof tiles (to be approved by building control)

fixed to 20 degrees Gable and 15 degrees rear (TBC during construction phase)



Sub Floor Construction

Sub floor construction to be laid 150mm below underside of finished floor and comprise of 100mm of oversite concrete (ST1) laid on 500 gauge plastic visqueen membrane. Waterproof membrane to be laid on 50mm course sand layer with 150mm GSB type 1 material. All underlying materials to be suitable backfill material

Lintels

Lintels over openings in cavity walls to be

- **Catnic CH90/100 type or Birtley C090 or similar approved.**
- **Lintels to have ½ hour fire resistance**
- **12.5mm plasterboard and skim**
- **All lintels to have a minimum 150mm end bearing and horizontal damp proof course**
- **Existing lintels to be exposed to ensure adequate to sustain additional loading**
- **Steel beam to be designed by structural engineer and supplied in a separate report**

D.P.C.

Horizontal and vertical damp proof courses positioned as follows:-

- **Not less than 150mm above ground level to wall**
- **Horizontally and vertically to all door and window jamb openings**
- **Stepped D.P.C required to all air-bricks to external wall**
- **Minimum laps to be 150mm at junction with all roof finishes and external walls**
- **provide stepped D.P.C. to form cavity tray**

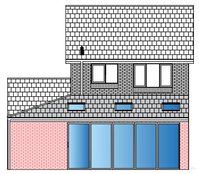
Foundations

All excavations for foundations to be taken down 1000mm minimum to safe load bearing strata and to be to the satisfaction of the building control officer.

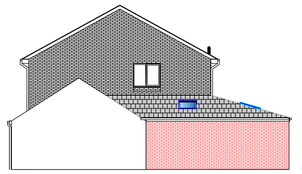
- **Foundation size to be 925mm x 325 mm in 1:2:4 mass concrete by volume.**
- **Foundations to party lines/boundaries to be offset, with minimum 300mm spread and 450mm thick or 300mm thick with reinforcement as below.**
- **Existing foundations to be connected to new wit T12 starter bars and grouted**

Section A - A

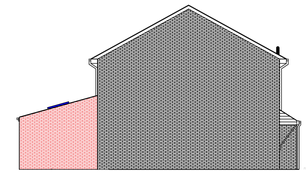
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

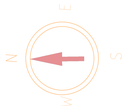


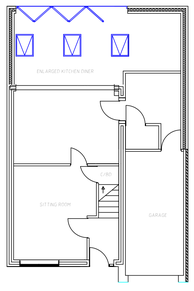
PROPOSED PARTY ELEVATION



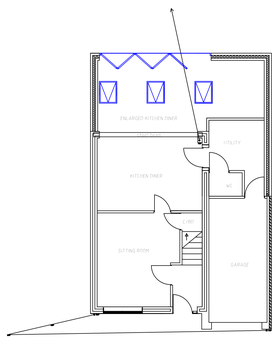
Section A - A

PROPOSED GABLE ELEVATION

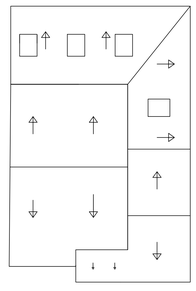




PROPOSED GROUND FLOOR LAYOUT



PROPOSED DRAINAGE LAYOUT



PROPOSED ROOF LAYOUT

METRES

0 5 10 15 20 25 30

Description : SINGLE STOREY REAR AND PARTY EXTENSION
Name and Address: MR SEAN EGGINGTON 23 HARDWICK COURT GATESHEAD NE8 3LX
Title – Cross Section (specifications) Elevations & Main plans
Scale – Cross section 1:50 Elevations & Main plan 1:100
Drawn By – HOUSEPLANS2SCALE Date: 2nd MAY 2026 — drawing 1 of 3, paper size A0