

PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING TO COMPLETE LENGTH OF EXTENSION WHERE NEW ROOF ABUTS EXISTING HOUSE WALLING

RAFTERS BIRDSMOUTHED OVER SUITABLE WALL PLATE FIXED TO WALLING WITH RESIN ANCHOR BOLTS

PROVIDE DOUBLE RAFTERS AND DOUBLE TRIMMERS TO ROOF WINDOWS.

PROVIDE TILES SUITABLE FOR SHALLOW 15 DEGREE PITCH

RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 X 30mm M.S. STRAPS WHERE NO CEILING JOISTS EXIST.

PROPOSED EXTENSION

2250 APPROX. - ADJUST TO ACHIEVE 15° PITCH

BREAKFAST BAR

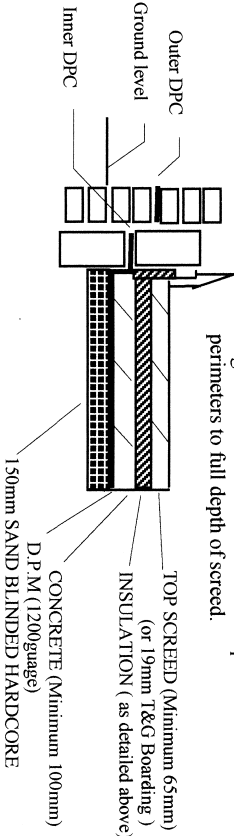
NEW SOLID FLOOR

EXISTING SOLID FLOORING

NEW FOUNDATION

SECTION A - A 1:50

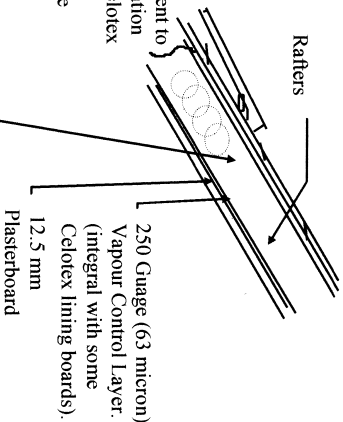
Provide insulation slabs to achieve 0.22 W/m²K e.g. 85mm Celotex FF3000 foamboard, laid tight butt-jointed directly onto concrete slab and covered with a separating sheet of building paper to BS 1521 plus a 500g vapour control layer.
Edge insulation of 30mm thick to be provided at all perimeters to full depth of screed.



DETAIL OF SUB-FLOOR INSULATION

For 100mm rafters use equivalent to 75mm Celotex GA 4075 insulation between rafters, plus 60mm Celotex TB 4060 beneath rafters.
For 150mm or larger rafters use GA 4100 between rafters and TB 4045 beneath.

DETAIL OF RAFTER INSULATION TO PITCHED ROOFING 'U' VALUE = 0.18 W/m² K



FOUNDATIONS:-

PROVIDE 600mm WIDTH x 225mm THICK STRIP CONCRETE FOUNDATION OR 600mm WIDTH TRENCH FILL. FOUNDATIONS NOT TO PROJECT OVER THE BOUNDARY.
FOUNDATIONS WITHIN 1 METRE OF DRAIN TO BE AT OR BELOW INVERT OF THAT DRAIN.
STANDARD FOUNDATION DEPTH 1m OR TO SUIT SITE SOIL CONDITIONS AND L.A. APPROVAL. ANY SEWER PASSING THROUGH FOUNDATION WALLS TO BE PROTECTED BY CONCRETE LINTELS AND 50mm GAP. ALL DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.

CAVITY WALLING:-

CAVITY WALL (U VALUE 0.28 W/m²K)
100mm BRICK OUTER, 100mm CAVITY WITH MINIMUM 50mm GAP PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL WITH NON COMBUSTIBLE CONSTRUCTION. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 600mm HORIZONTAL AND 450 VERTICAL CENTRES, PLUS 225mm CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm BELOW LOWEST DPC.

FLOORING:-

SOLID FLOOR (U VALUE 0.22 W/m²K)
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON INSULATION BOARD e.g. 85mm CELOTEX FF3000 OR EQUIVALENT ON 1200g DPM.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT JOINTED DIRECTLY ONTO MINIMUM 100mm CONCRETE SLAB, WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED HARDCORE

D.P.C.:-

FLOORING D.P.M. 1200g POLYTHENE AT A LEVEL NOT LOWER THAN SURFACE OF GROUND AND CONTINUOUS WITH WALLING D.P.C. WITH SAND BLINDING BETWEEN HARDCORE AND D.P.M.
WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL.
HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.

PITCHED ROOFING:-

INSULATION BETWEEN RAFTERS (U VALUE 0.18 W/m²K)
PROVIDE BREATHABLE MEMBRANE, WITH 100mm GA 4100 CELOTEX BETWEEN RAFTERS, AND 45mm CELOTEX TB 4045 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.
PLUS RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 x 30mm M.S. STRAPS, WHERE NO CEILING JOISTS EXIST.

TILES TO MATCH EXISTING ON 38 x 25mm BATTENS ON APPROVED REINFORCED UNDERLAY.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.
REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.

PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.

VENTILATION:-

NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.

PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION TO D.V.C. GUIDE 2010, (OR 30 LITRES/SEC IF INCORPORATED IN A COOKER HOOD)

WC TO BE PROVIDED WITH MECHANICAL VENTILATION GIVING A MINIMUM OF 6 LITRES / SEC AND HAVING A 15 MINUTE OVERRUN FACILITY, PLUS A 10mm GAP UNDER THE DOOR.

TOUGHENED SAFETY GLASS TO BS 6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY PATIO AND GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.
ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO ACHIEVE A 'U' VALUE OF 1.6W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE DIG.

NO FOOTINGS RUNNING PARALLEL TO SEWER WITHIN 500mm.

TO BS 8301. - AS DETAILED ON PLANS. PROVIDE NEW INSPECTION CHAMBER OVER EXISTING SEWER WITH NEW CONNECTIONS OF 110mm UPVC SOIL PIPE LAID TO FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40

TO BS 6572. - PROVIDE 32mm W.C. WASHBASIN UPVC DISCHARGE PIPE VIA ANTI-VAC TRAP TO NEW SOIL PIPE.

NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants calculations.
The suitability of existing doors or windows for re-use is not guaranteed.

COLD BRIDGING:-
LIGHTING:-
HEATING:-

COLD BRIDGING TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES, PLUS CAVITY WALL INSULATION TO MEET WITH ROOF INSULATION.

75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE THE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).

INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIATORS FITTED IN NEW AREAS, PLUS ANY NEW BOILER TO BE CONDENSING TYPE WITH A MINIMUM EFFICIENCY OF 92% AND BOTH BOILER PLUS FLUE TO BE INSTALLED BY GAS SAFE REGISTERED PERSON.

ELECTRICAL WORK:-
ALL NEW ELECTRICAL WORK IS REQUIRED TO MEET PART P (ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
A COPY OF THE CURRENT ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel.: 023 9237 3841

PLAN No: 240 / 426 / 3

Section & Details Scale: 1:50 @ A3

PROPOSED EXTENSION
396 PURBROOK WAY
HAVANT

Scale 1:50
Metres