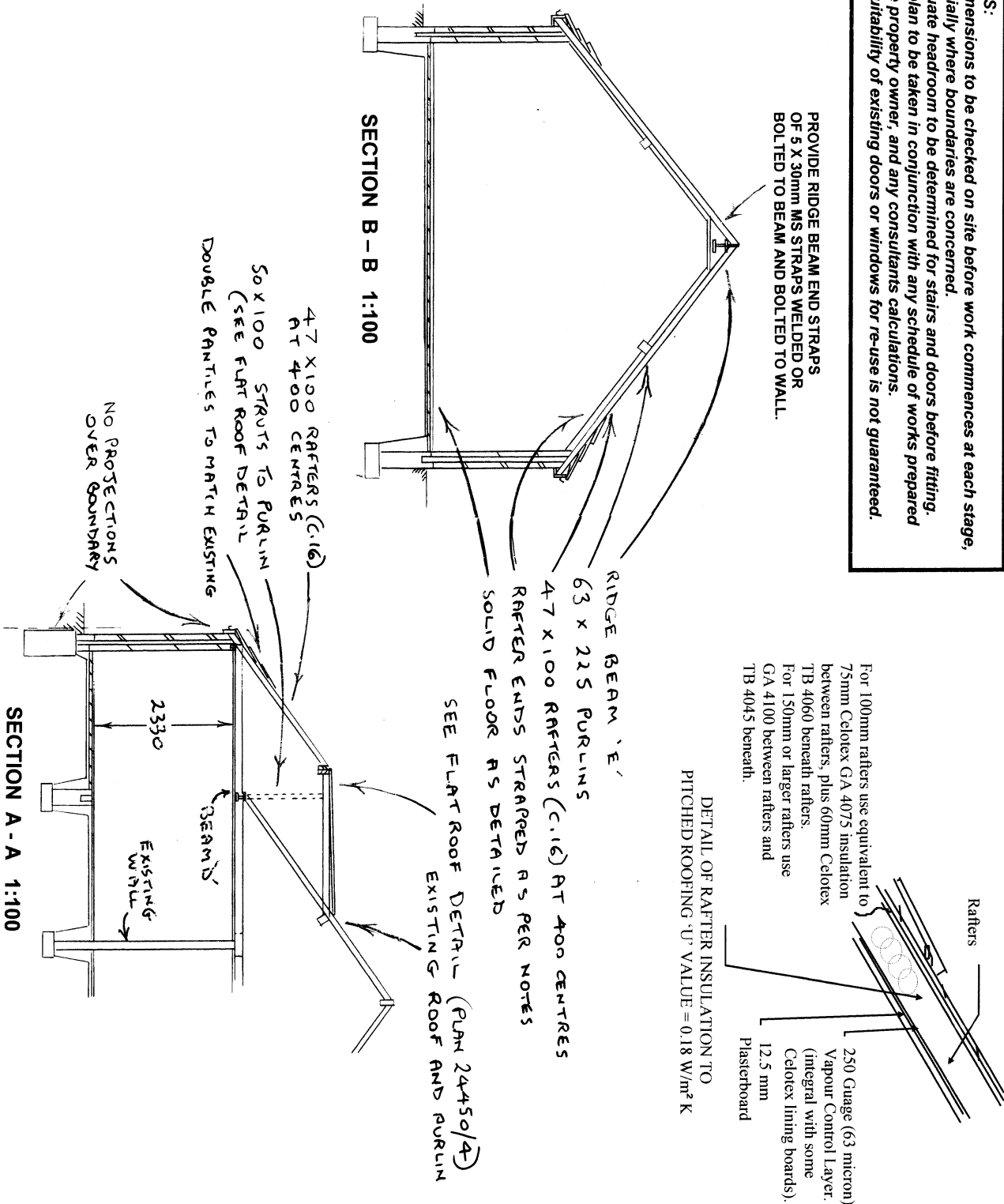
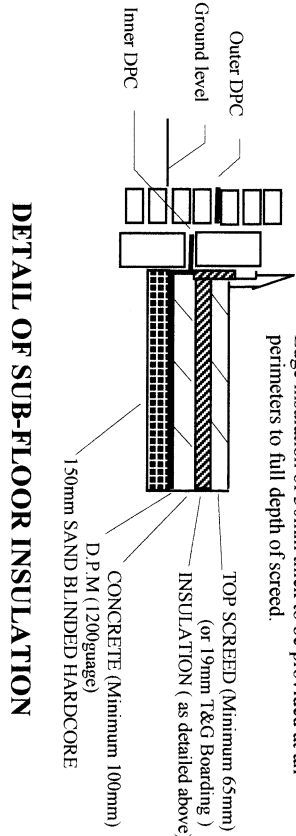


NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants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



- STEEL & TIMBER BEAMS:-**
PROVIDE MINIMUM 30 MIN FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.
- DRAINAGE:-**
TO BS 8301 - AS DETAILED ON PLANS.
PROVIDE NEW TRAPPED GULLEY. CONNECT TO EXISTING SEWER WITH 110mm UPVC SOIL PIPE LAID TO FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40
- PLUMBING:-**
TO BS 5572 - PROVIDE 40mm SHOWER AND 32mm WASHBASIN DISCHARGE PIPES VIA DEEP SEAL TRAPS TO NEW GULLEY. PROVIDE 40mm KITCHEN SINK DISCHARGE PIPE VIA DEEP SEAL TRAP TO EXISTING GULLEY.
- LATERAL SUPPORT:-**
LATERAL SUPPORT TO BE PROVIDED TO GABLE END WALLING BY 30 x 5mm RESTRAINT STRAPS AT 2m INTERVALS AT RAFTER LEVELS.
- SMOKE DETECTION:-**
ENSURE MAINS OPERATED SMOKE DETECTORS WITH BATTERY BACKUP ARE PROVIDED TO THE CIRCULATION AREAS OF THE HOUSE.
- COLD BRIDGING:-**
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.
- M.O.E. WINDOW:-**
PROVIDE A MEANS OF ESCAPE WINDOW TO NEW BEDROOM WITH MINIMUM OPENING OF 0.33m², AND CLEAR OPENING OF 750 x 450mm. PLUS LOWER CILL MIN 800mm MAX. 1100mm, ABOVE FLOOR LEVEL.
- LIGHTING:-**
75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE BE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS/CIRCUT WATT).
- HEATING:-**
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 INSTALLED BY GAS SAFE 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 ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671:2008 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

- FOUNDATIONS:-**
TRENCH FILL FOUNDATION 450MM WIDTH OR PROVIDE STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK. WITH FOUNDATIONS TO INTERNAL WALLS 300mm WIDE 225mm THICK. FOUNDATIONS NOT TO PROJECT OVER THE BOUNDARY.
- CAVITY WALLING:-**
CAVITY WALL (U VALUE 0.28 W/m²K)
100mm BRICK OUTER, MINIMUM 50mm CAVITY, 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.
- INTERNAL WALLING:-**
PROVIDE A MINIMUM OF 400B SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A BEDROOM OR BATHROOM AND ANY OTHER ROOM.
USE SOLID WALLING IN AIRCRETE BLOCKWORK, OR PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.
- 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 BUT 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 OR 3 COATS BITUMASTIC SOLUTION. AT A LEVEL NOT LOWER THAN SURFACE OF GROUND, AND CONTINUOUS WITH WALLING D.P.C.
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 75mm GA 4075 CELOTEX BETWEEN RAFTERS, AND 60mm CELOTEX GA 4060 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.
PLUS RAFTER ENDS TO BE STRAPPED TO WALL PLATE WITH 2.5 x 30mm M.S. STRAPS, WHERE NO CEILING JOISTS EXIST.
INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K)
270mm FIBREGLASS INSULATION BETWEEN AND OVER CEILING JOISTS.
- FLAT ROOFING:-**
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.
- VENTILATION:-**
PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.
PROVIDE CODE 5 LEAD FLASHING TO VALLEYS OR EQUIVALENT IN METAL / GRP (GLASS REINFORCED PLASTIC)
(U VALUE 0.18 W/m²K) (WARM DECK CONSTRUCTION)
EPDM RUBBER ROOF COVERING OR 3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE MINERAL SURFACE ON 125mm CELOTEX TEMPCHek TD 4000 ROOF DECKING INCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
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.
- GLAZING:-**
TOUGHENED SAFETY GLASS TO BS 6206 1981. TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1600mm 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 D/G.
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)
SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.
PLUS SHOWER ROOM REQUIRES 15 MINUTE OVER-RUN DEVICE FITTED TO EXTRACTION FAN AND MINIMUM 10mm AIR GAP UNDER DOOR.
UTILITY ROOM TO HAVE EXTRACTION FAN WITH 30 LITRES/SEC.



DETAIL OF SUB-FLOOR INSULATION

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 24450 / 5

Section & Details Scale: 1:50 @ A3

PROPOSED EXTENSION

94 CHARLESWORTH DRIVE

WATERLOOVILLE