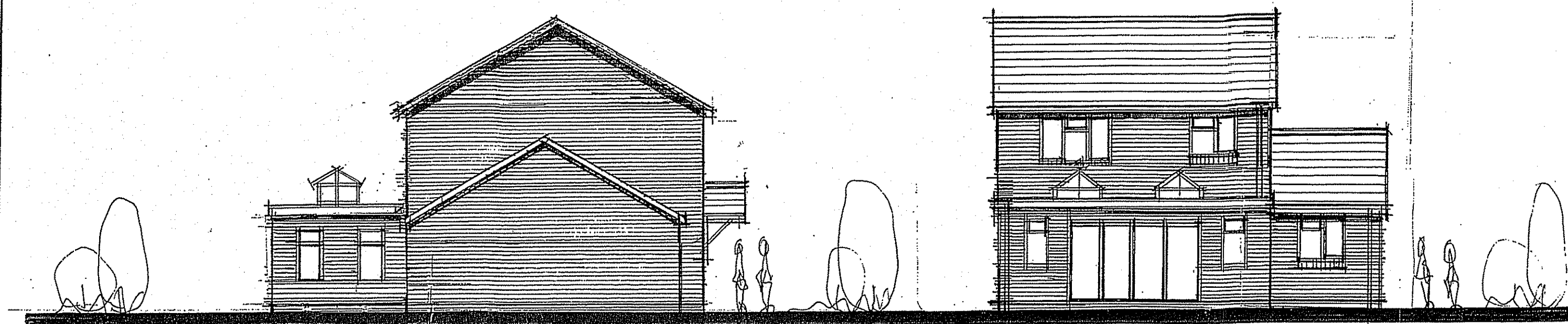
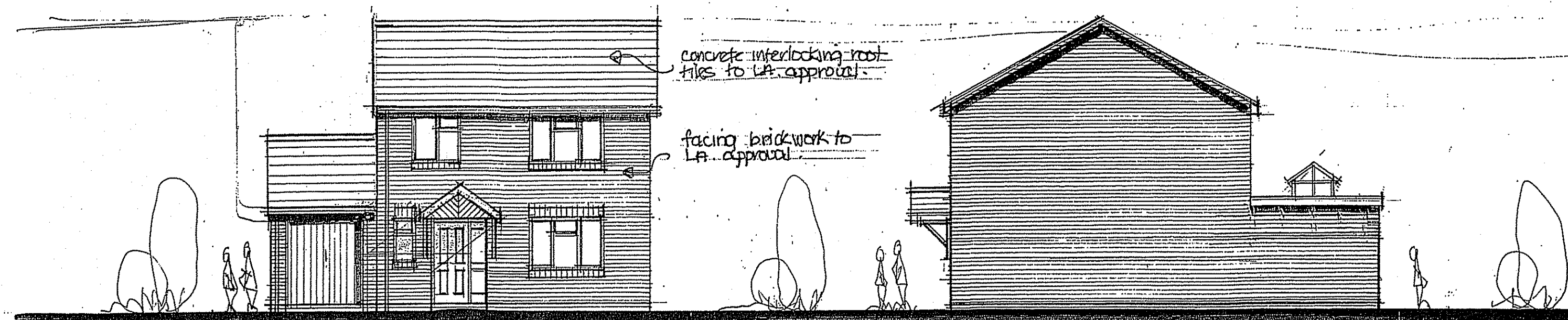




proposed north elevation

proposed east elevation



proposed west elevation

proposed south elevation

lateral strap restraints @ 1600 mm, ends covering min 3xP joists turned down into cavity

100mm dia pvc half round gutting, 200x25mm s/w fascia, 6mm pvc soffit

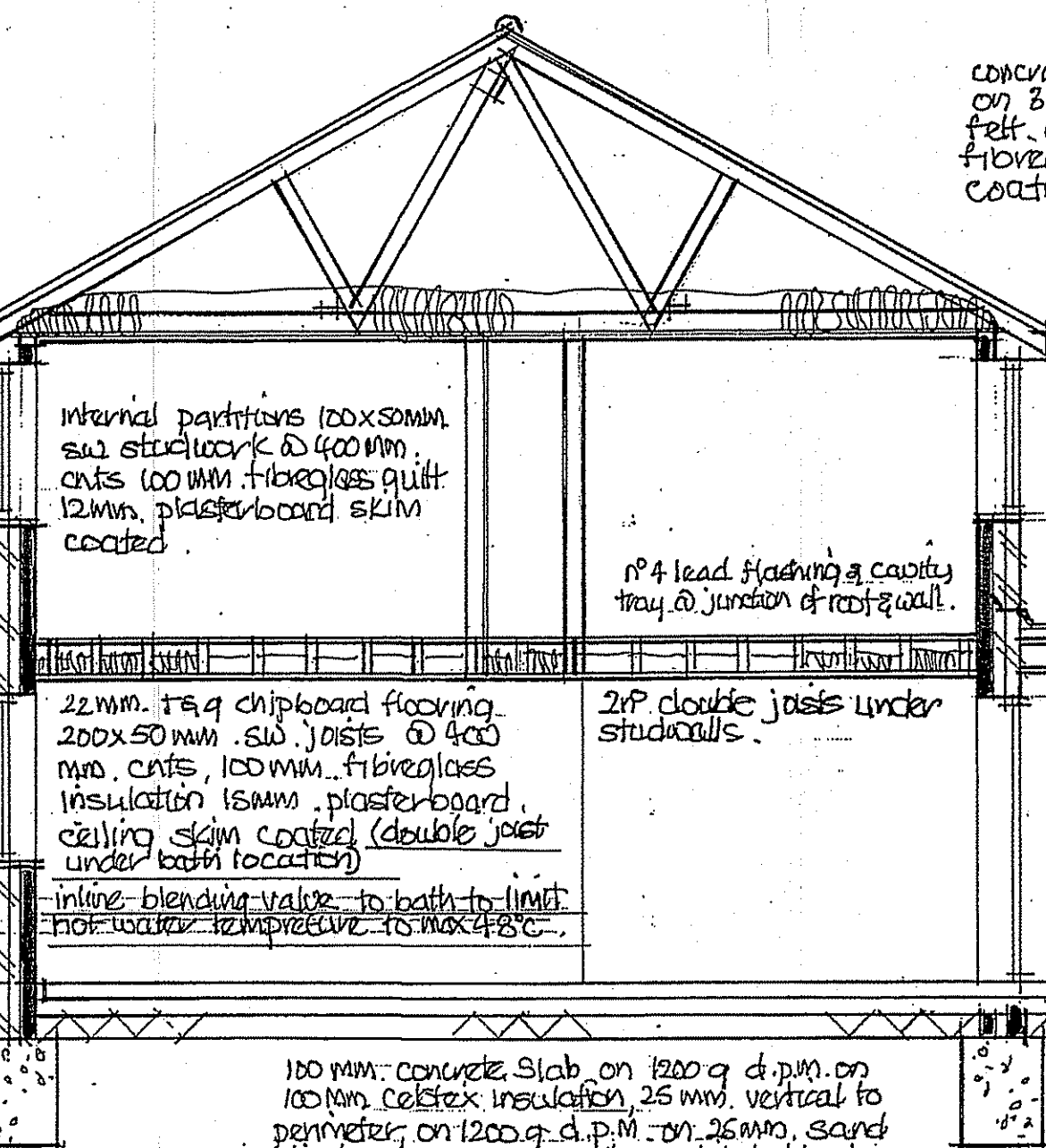
means of escape windows will height between 900-1100mm above finished floor level

100mm facing brickwork, 100mm cavity 50mm celotex insulation, 100mm insulation blockwork 15mm plastered finish max U value 0.25 W/m²C

safety glass in all critical locations as detailed in approved document K

Hyload dpc min 150mm above ground level

concrete interlocking roof tiles to L.A. approval on 8x25mm s/w battens on breathable roofing felt on s/w roof trusses @ 600mm c/c, 400mm fibre glass insulation 12mm plasterboard skim coated max U value 0.17 W/m²C



internal partitions 100x50mm s/w studwork @ 400mm c/c, 100mm fibre glass quilt 12mm plasterboard skim coated

22mm 19g chipboard flooring, 200x50mm s/w joists @ 400mm c/c, 100mm fibre glass insulation 15mm plasterboard ceiling skim coated (double joist under bath location)

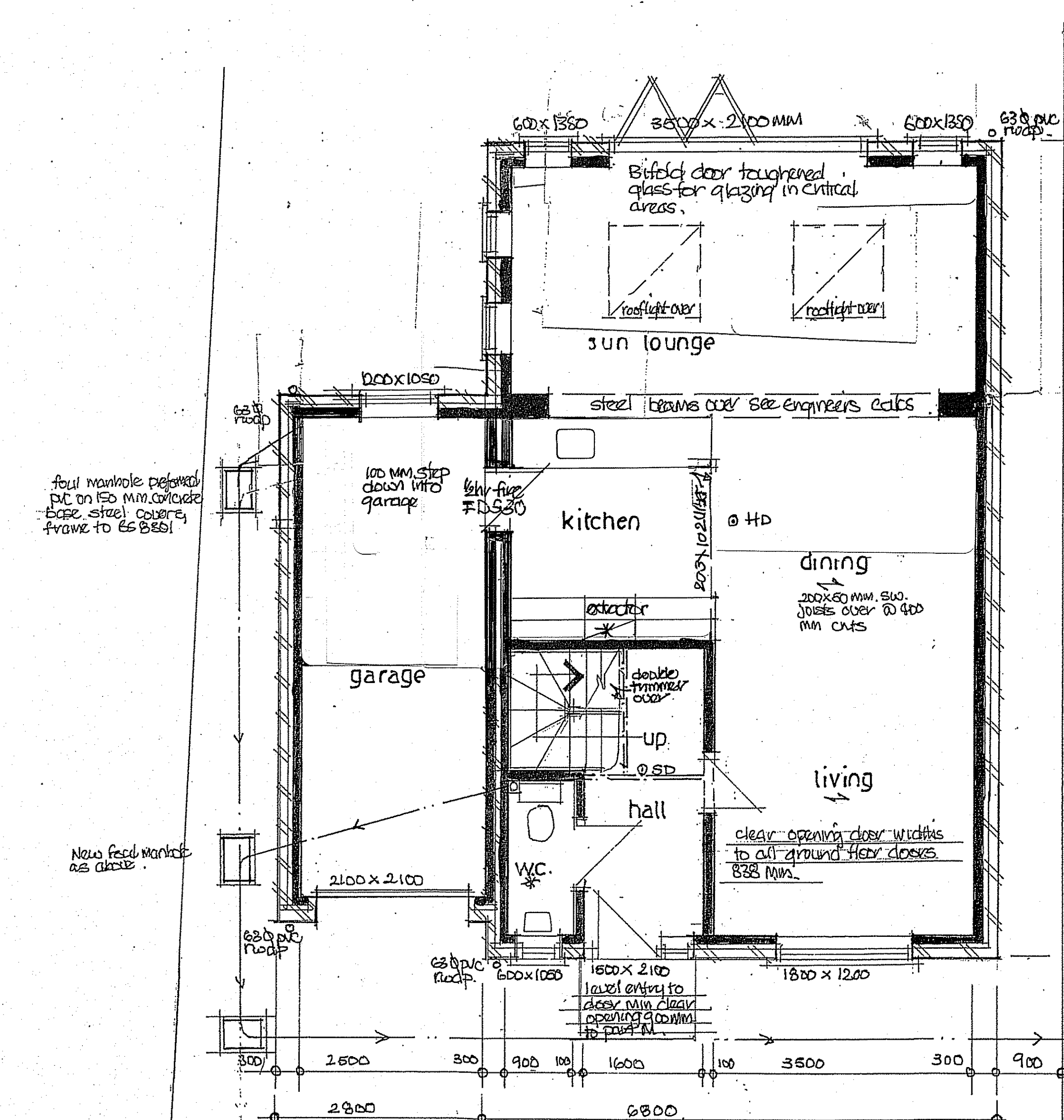
inline blending valve to bath to limit hot water temperature to max 48°C

R4 lead flashing & cavity tray @ junction of roof & wall

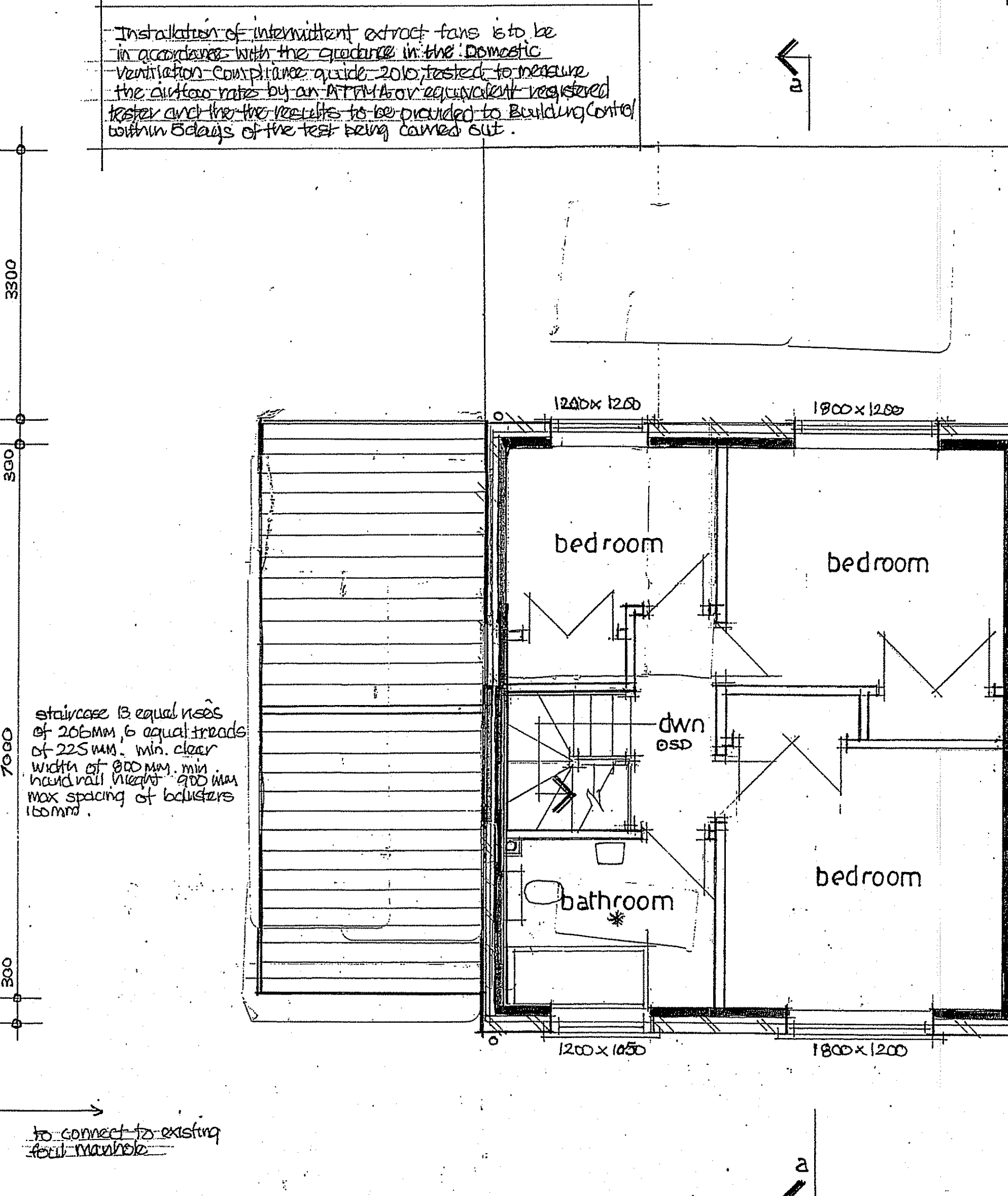
2xP double joists under stud walls

100mm concrete slab on 1200g d.p.m. on 100mm celotex insulation 25mm vertical to perimeter on 1200g d.p.m. on 25mm sand bedding on 150mm well consolidated hardcore max U value 0.17 W/m²C

600mm wide trench fill foundations taken down to L.A. approved depth actual size & depth to suit site ground conditions



proposed ground floor plan



proposed first floor plan

Installation of intermittent extract fans is to be in accordance with the guidance in the Domestic Ventilation Compliance guide 2010, tested to measure the airflow rate by an ATTRA approved registered tester and the results to be provided to Building Control within 5 days of the test being carried out

staircase B equal rises of 206mm, 6 equal treads of 225mm, min clear width of 800mm, min handrail height 900mm max spacing of balusters 150mm

Electrical - All electrical work to be carried out by a competent person, designed, installed & tested, certificate of compliance produced on completion. All sockets & switches sited between 450 & 1200mm of finished floor level. All new light fittings to be low energy type.

SD @ Detectors - All smoke & heat detectors to be mains operated with battery back all units interconnected to BS5839 part 6 2004

* Mechanical - cooker hood extraction to kitchen min extraction rate 30 litres/sec, ceiling fans to bathrooms min extraction rate 15 litres/sec linked to light switch with 15min overrun

Bathroom - 50mm dia pvc waste to bath, showers & kitchen sinks, 38mm dia pvc waste to handbasins all with 75mm deep seal traps to discharge into 100mm dia pvc soil & vent pipe all to BS 5585 B&C

Below ground - 100mm dia pvc foul drains enclosed in 150mm pad single min fall 1:40 concrete limps over where drains pass through walls all to BS 5585

Heating - Gas fired boiler SUDEUK rating A to be installed for space heating & hot water needs, separate zone controls, thermostatic radiator valves, gas certificate provided on completion all to BS 5585

Stormwater - To discharge into existing stormwater system or 100mm dia pvc stormwater drain to discharge into soakaways min 5m from any buildings, min size of soakaway int subject to percolation test

Windows & - double glazed windows catnic cougar units over all openings insulated dpc to jambs, opening lights equal to 120th floor area, trickle vent to bed, equal to 2000mm, habitable rooms means of escape windows min clear opening size 450x250mm, max U value 1.2 W/m²C

All new hot water systems are to be commissioned in accordance with approved procedure in the Domestic Building Services Compliance guide and a copy of the commissioning documentation to be passed to Building Control on completion. All windows and doors will be installed in accordance with requirement Q1 of schedule 1 of the Regulations and the guidance given in app doc Q. A high speed internet connection will be provided to the proposed dwelling in accordance with requirement R1 of schedule 1 and the guidance given in app doc R.

Drawing title	
Proposed dwelling at 8 Downham Close, Waterlooville, Hants.	
Scale	1:50 1:100
Date	December 17
Drawn by	David Windsor
Drawing ref	DC.002
Rev	1

D Building Reg Amendments 24/4/18
 B Planning Amendment 20/2/18
 A Building Regulations added 4/1/18