

Notes

1. All materials used in the construction of the exterior of the extension will match as closely as possible, in type, colour and texture those of the existing building.
2. Footings for the exterior walls to be of concrete 600 mm wide by 225 mm thick at a depth of 150 mm below Lateral Sewer invert level, those for the internal load bearing walls to be of concrete 450 mm wide by 225 mm thick to the same depth as the outer walls. All are to be to the satisfaction of the local building authority.
3. Foundations to be of suitable 440 mm X 215 mm X 100 mm foundation blocks or similar below dpc. To match brickwork of existing building the new external brickwork should begin 3 courses below dpc. The dpc's of the inner and outer walls to be aligned with those of the existing walls.
4. Finished level of all new floors to be the same as the existing floors. Existing floor and foundations in area of new Kitchen and Bathroom to be taken up and entire new floor with underfloor heating system laid comprising Hard core layer, damp proof membrane, 150 mm concrete slab, 60 mm floor insulation slabs, under floor heating pipes and covering floor screed. Perimeter walls to have perimeter insulation upstands. New floor in bedroom extension to be identical but excludes underfloor heating.
5. The outer leaf of the exterior cavity walls is to be of bricks to BS EN 771-1 matching as closely as possible those of the existing building. The inner leaf of the cavity wall and new internal load bearing walls are to be of medium density block to BS EN 771-3 or similar. The space between the cavity wall above is to be filled with suitable insulated cavity board. Cavity voids at window and door openings are to be fitted with insulated cavity closers. Wall ties are to be installed at appropriate horizontal and vertical spacing.
6. All new external door and window openings are to be spinned by pre stressed reinforced concrete lintels 100 mm wide X 65 mm thick of a length sufficient to provide a land of 150 mm either side.
7. All new exterior doors and windows are to be double glazed Upvc with all opening windows fitted with locking shoot bolts.
8. Insulation over new and existing joisted ceiling area is to be 300 mm thick rock wool installed between and over ceiling joists as appropriate. Insulation at roof level to be 100 mm thick Kingspan K7 Kooltherm pitched roof board or equivalent fitted between the rafters with a 50 mm air gap between the board and the underside of the permeable membrane. To give a U value of 0.18 W/m². 55 mm thick Kingspan Kooltherm K18 insulated plasterboard or equivalent is to be fixed to the rafters and a 3 mm thick plaster skin is then to be applied. To ensure full compliance with current building regulations insulation requirement using an appropriate adhesive a layer of 100 mm thick slabs of high density foam insulation is to be fixed to the roof side of those internal walls that extend above joist level.
9. Roof is to be tiled with concrete tiles of a type and colour to match existing tiles. Tiles are to be laid on 25 mm 38 mm treated timber battens over a breathable membrane. Roof vents are to be installed in appropriate positions at high and low level. Valley boards to be of 12 mm marine ply with valley liners of performed purpose made GRP. To maintain visual harmony with the other buildings in the area original tiles stripped from the roof are to be reused on the front and sides of the extension.
10. New soffits are to be of white Upvc strip vented with insect mesh to match existing soffits. New fascia to be white upvc to match existing fascia. New guttering to be white upvc of a profile match existing guttering. Guttering falls to be adjusted to ensure existing down pipes are used effectively.
11. Opening area of new windows to be greater than one twentieth of the floor area of the room they serve.

Drawing Colour Key

	and		Denotes New Steel Work		and		Denotes New Brick/Block Work
			Denotes New Double Glazed Windows and Doors				Denotes New Timber Work
			Denotes New Tile Work				Denotes New Studwork

PROPOSED REAR AND SIDE EXTENSION AND
INTERNAL ALTERATIONS TO BUNGALOW AT
23 BERNINA AVENUE WATERLOOVILLE

Drawing No. AP/23/1	Sheet 10 of 10 Sheets	Issue: 1
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Scale (this sheet) 1:80 unless otherwise stated		Dimensions in Metres