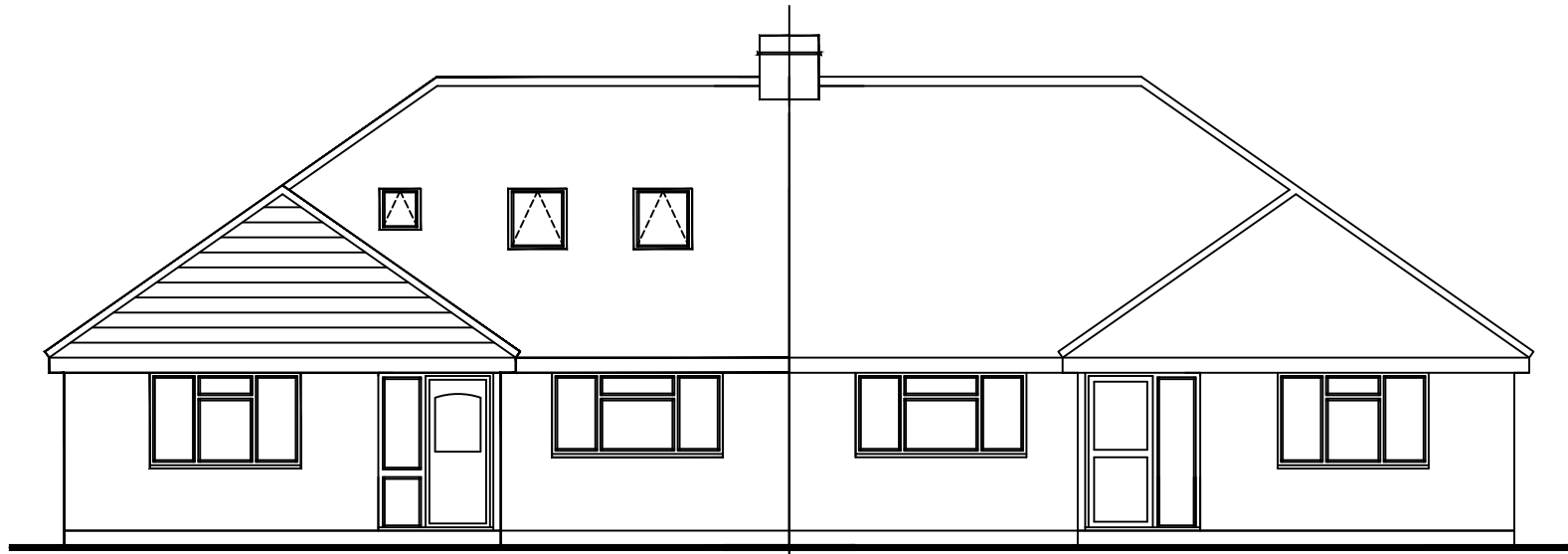




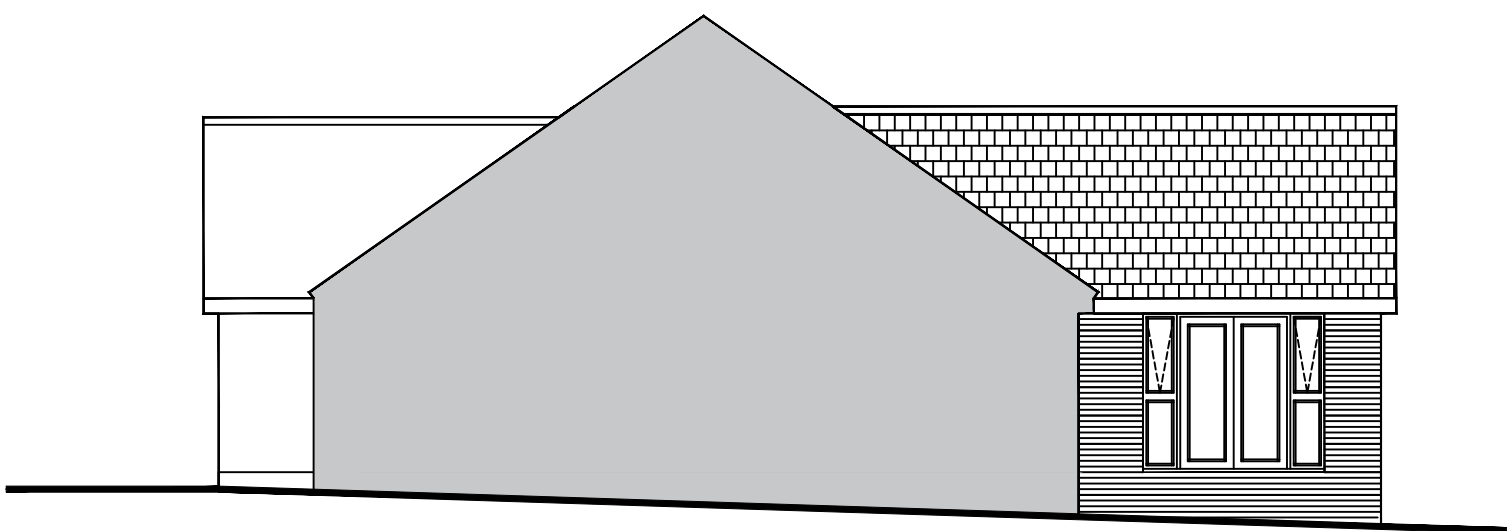
PROPOSED FRONT ELEVATION (No 83)



PROPOSED REAR ELEVATION (No 83)

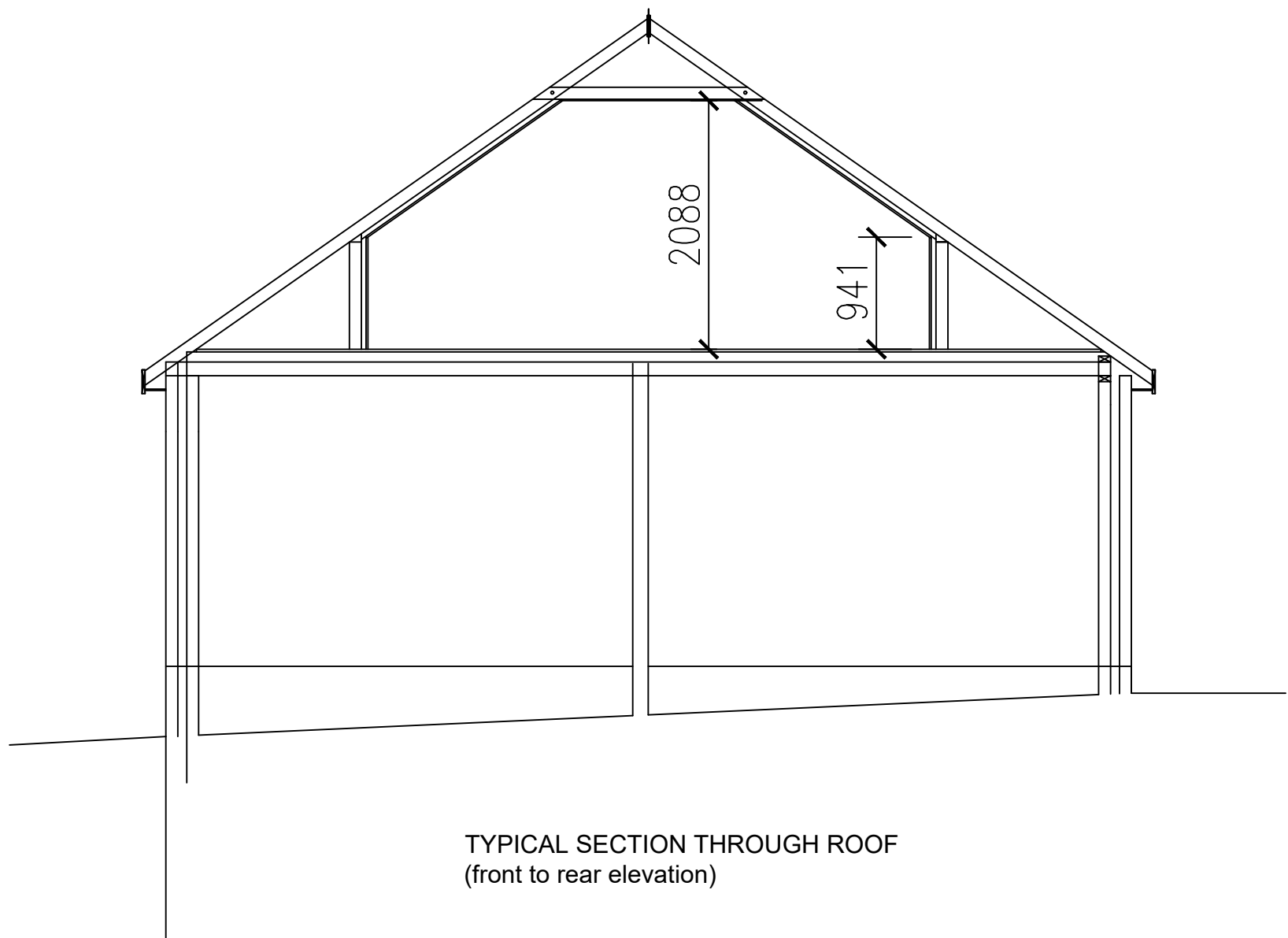
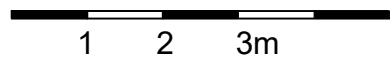


PROPOSED SIDE ELEVATION (north)



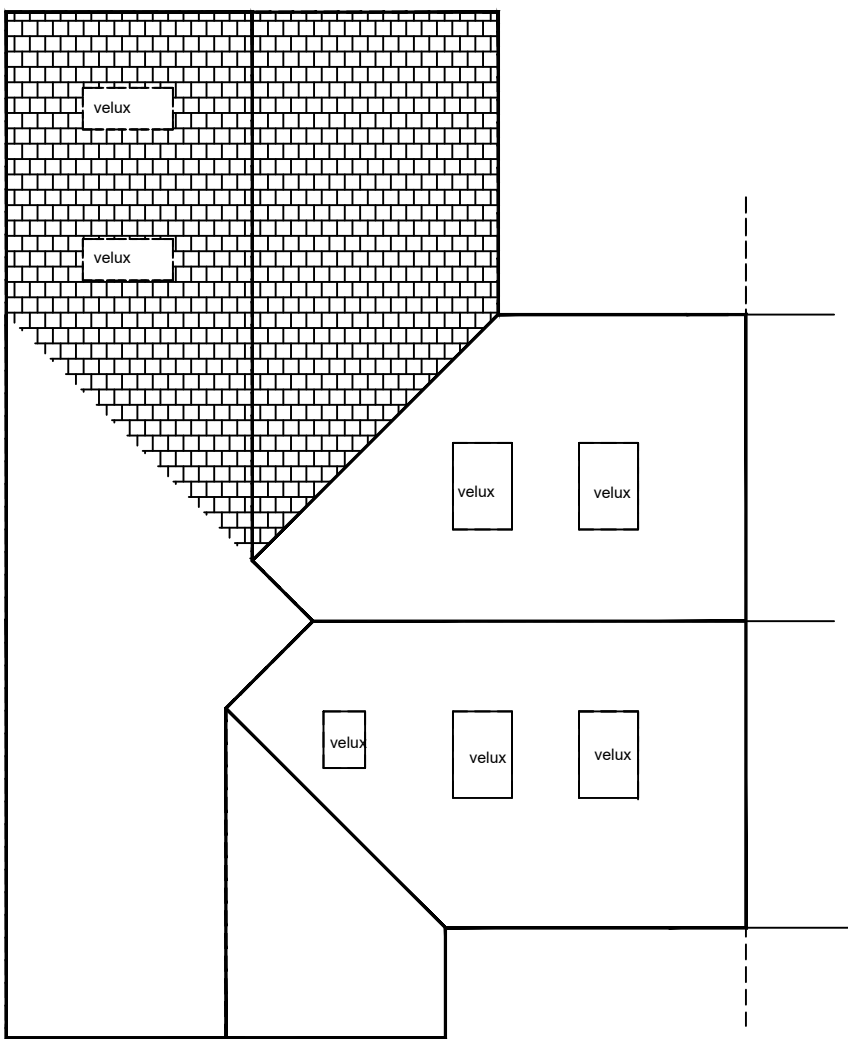
PROPOSED SIDE ELEVATION (south)
neighbours rear extension omitted for clarity

Scale bar 1:100



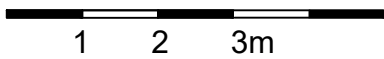
TYPICAL SECTION THROUGH ROOF
(front to rear elevation)

Scale Bar 1:50



PROPOSED ROOF PLAN

Scale bar 1:100



Roof construction to be 50 x 200mm swd C24 at 400mm centres. Ridge to be 25 x 225mm swd treated. Roof to be covered with concrete interlocking tiles to match existing, on 25 x 38mm swd treated tile battens on layer Tyvek (or similar) breathable roofing felt. Fascia and soffits to be in white upvc.

All new guttering to be 100mm diameter upvc gutters to match existing extending 63mm diameter rain water pipes. New soakaway provided a minimum of 6m from any building and of 1m3 capacity filled with stone rejects. All new pipework to both foul and surface water drainage to be 100mm diameter upvc pipes in 150mm pea shingle bed and surround.

Main roofs to be insulated with 100mm thick Celotex (or similar) between rafters with underside of insulation fixed level with underside of rafters. A further layer 40mm thick fixed to underside of rafters and covered with a layer of 12.5mm thick Duplex plasterboard with a plaster setting coat finish.

All new windows and doors to be in white upvc with 28mm thick double glazed units in low E glass. All glazing in critical areas to be in toughened glass. All new windows to provided a minimum 1/20th area of floor in opening areas. All windows and doors fitted with trickle ventilators. 1No Velux to first floor bedroom to have 1No emergency escape casements. All new Velux rooflights fitted in accordance with manufacturers instructions. Double rafters provided to both sides of all Velux rooflights.

All new electrical works to be carried out by an approved self certifying company or individual. Copies of completion certificates to be handed to Building Inspector upon completion of works. mains interlinked smoke detectors provided where shown on floor plans. Extract fans to be provided to both kitchen and 1st floor shower room and are to provide 60 Litres per second of extraction to the external air.

Space heating to be by extension of the existing heating system. Boiler to be inspected by Gas safe engineer to confirm if of suitable size. All new soil and vent pipework to be 110mm diameter and vented to the external air. All new wastes are to be 40mm diameter with deep seal traps.

New first floor perimeter studwork to be 50 x 100mm swd treated at 400mm centres faced internally with a layer of 40mm thick Celotex rigid insulation board and a layer of 12.5mm thick Duplex plasterboard with a plaster setting coat. The studwork is to be insulated between the studs with 100mm Celotex insulation board.

1st floor internal partitions to be 50 x 75mm swd treated at 400mm centres faced both side with a layers of 12.5mm thick plasterboard with a plaster setting coat.

New first floor construction to be 22mm thick moisture resistant t&g chipboard flooring with all joints glued, on 50 x 200mm swd treated joists at 400mm centres. Floor to be insulated with a layer of 150mm thick insulation quilt laid between the joists. Double joists or solid bridging provided beneath all new 1st floor partitions

Roof voids to be insulated with a minimum of 2No layers of 150mm thick fibreglass insulation quilt, 1No layer placed between the joists and the other laid at 90deg over the top of the joists.

Stairs to be standard swd type with turned spindles and balustrading with a pitch not to exceed 41deg. Spindles positioned so a 100mm diameter sphere will not pass through them. Stairs to have 13No equal risers and all dimensions are to be checked on site prior to ordering. Handrails provided at a minimum 900mm high to raking areas and 1100mm to landing areas. A clear headroom of 2m is to be provided above the line of the nosings.

Foundations to be 600mm wide trench fill to a depth to suit site conditions. External walls below damp proof course to be 100mm external skin in facing bricks to match existing. 100mm wide cavity filled with weak mix concrete up to ground level, and an inner skin of 100mm solid concrete blocks. Horizontal damp proof course provided a minimum of 150mm above finished ground level. New ground floor to be 65mm thick cement and sand screed, on a layer of 1200g polythene, on a layer of 100mm thick Celotex (or similar) rigid floor insulation on standard beam and block floor designed by specialist.

Cavity walls above damp proof course to be an external skin of 100mm thick facings bricks to match existing. 100mm wide cavity filled with Rockwool cavity insulation (or similar) and an inner skin of 100mm lightweight insulation blocks. Lintels over new openings to be Catnic or similar with a minimum end bearing of 150mm. Cavities closed at reveals with an insulated cavity closer.

Where new cavity walls join existing the cavities are to remain continuous. External skin of facings to be cut, toothed and bonded to the existing wall. The inner block skin is to be bonded using standard galvanised wall starters.

All new wastes are to be 40mm diameter and fitted with deep seal traps extending to 110mm diameter soil and vent pipes. New underground drainage to be 100mm diameter upvc in a pea shingle bed and surround. Where pipes pass through brick walls a pre-stressed lintel is to be provided over.

All structural works to be in strict accordance with structural engineer's details. All dimensions must be checked on site.

Party wall to be battened out with 50 x 75mm swd with a layer of 75mm thick Celotex board fitted between studs and then faced with a layer of 12.5mm thick Duplex plasterboard with a plaster setting coat finish.

Mains interlinked smoke detectors provided where shown on drawings. together with a heat detector in the new kitchen area. All are to have a battery back up.

(DS) Mains interlinked smoke detector with battery back up

(DH) Mains interlinked heat detector with battery back up

15 Extract fan for w.c.

30 Extract fan for cooker

PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION

at
83 Littlepark Avenue
Bedhampton
Havant
PO9 3QX

Client
Mr & Mrs Thorpe

PROPOSED PLANS AND ELEVATIONS

BUILDING PLANS & ESTIMATING

9 The Close
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