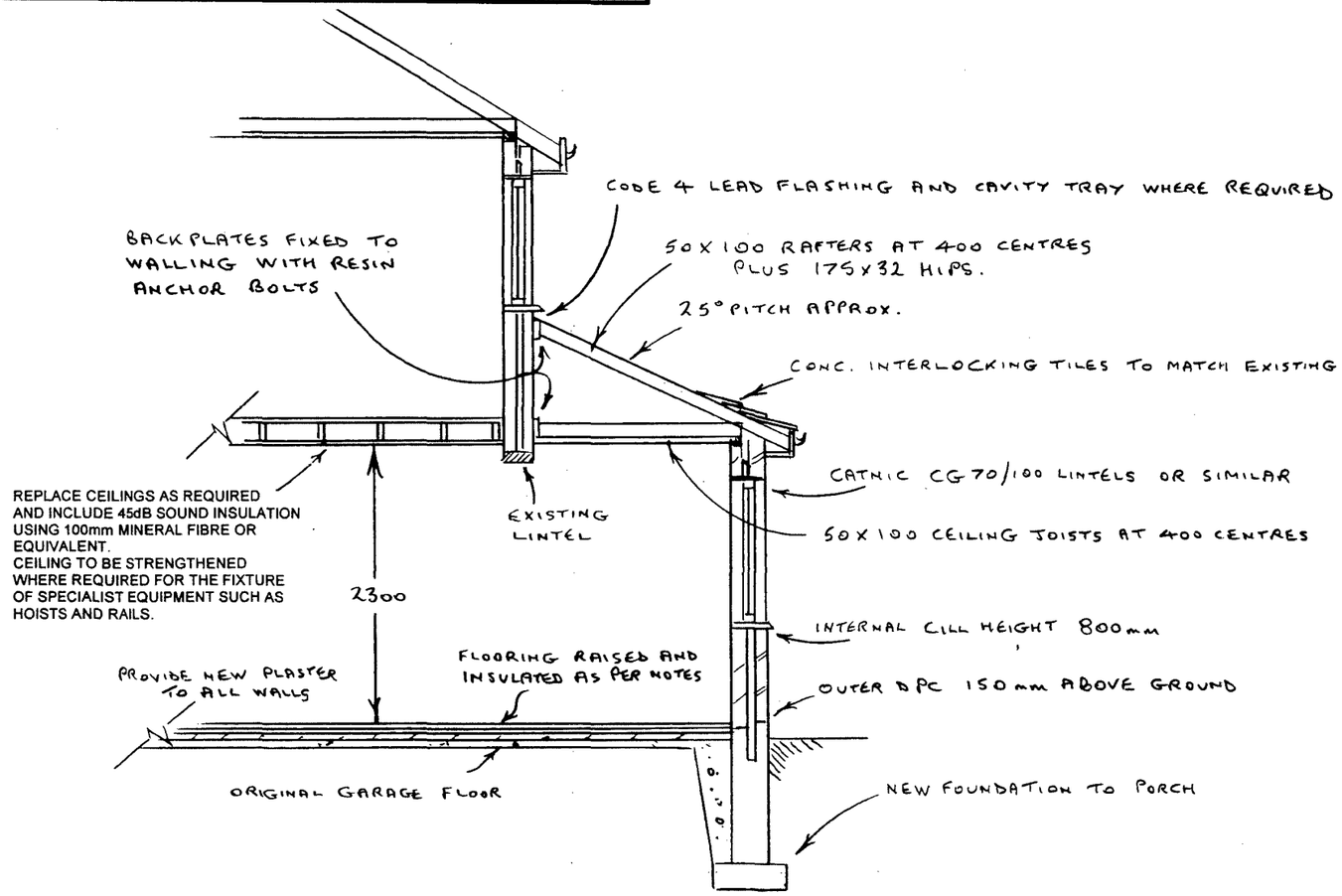
NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants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



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 SHOWER WITH THERMOSTATIC MIXING VALVE AND 40mm DISCHARGE PIPE PLUS 32mm WASHBASIN UPVC DISCHARGE PIPE VIA DEEP SEAL TRAPS TO NEW GULLEY.

COLD BRIDGING:- COLD BRIDGING EFFECT TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES.

LIGHTING:- MINIMUM OF ONE IN FOUR HIGH EFFICIENCY LIGHT FITTINGS TO BE PROVIDED WHERE ANY NEW ROOMS ARE BEING CREATED.

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 86%

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.

SWITCHES AND SOCKETS FOR LIGHTING AND OTHER EQUIPMENT IN HABITABLE ROOMS TO BE WITHIN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL.

ACCESS:- LEVEL APPROACH AND ACCESS PATH WITH MINIMUM GRADIENT 1:15 AND MINIMUM WIDTH 900mm. PLUS A LEVEL THRESHOLD ENTRANCE AND DOORS WITH A MINIMUM CLEAR OPENING OF 800mm.

THESE NOTES TO BE TAKEN IN CONJUNCTION WITH OCCUPATIONAL THERAPY RECOMMENDATIONS AS SUPPLIED ON THE SEPARATE ASSESSMENT SHEETS.

FOUNDATIONS:- STRIP CONCRETE FOUNDATIONS 600mm WIDE 225mm THICK.
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.

B.O.H. PERMIT

EXISTING FOUNDATIONS:-
EXISTING FOUNDATIONS AND SUPERSTRUCTURE TO BE EXPOSED AS NECESSARY TO ASSESS THEIR SUITABILITY FOR INCREASED LOADS, AND STRENGTHENED OR UNDERPINNED AS NECESSARY.

CAVITY WALLING:- CAVITY WALL (U VALUE 0.30 W/m²K)
100mm BRICK OUTER, RESIDUAL 50mm CAVITY, PLUS 45mm CELOTEX TUFF-R CW3000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE BLOCKWORK INNER.
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 40dB 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)
RAISE EXISTING GARAGE FLOORING 100mm TO LEVEL OF INTERNAL HOUSE FLOOR BY USE OF 19mm T&G BOARDING ON DPM 1200g ON INSULATION BOARD e.g. 80mm CELOTEX FF3000 OR EQUIVALENT.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT JOINTED DIRECTLY ONTO ORIGINAL 100mm CONCRETE SLAB AND 150mm COMPACTED HARDCORE.

D.P.C.:- FLOORING D.P.M. 1200g POLYTHENE OR 3 COATS BITUMASTIC SOLUTION. AT 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.

HAVANT BOROUGH COUNCIL DEVELOPMENT CONTROL 19 JUL 2010 RECEIVED

PITCHED ROOFING:- INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K)
270mm FIBREGLASS INSULATION BETWEEN AND OVER CEILING JOISTS.

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.

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.

GLAZING:- TOUGHENED SAFETY GLASS TO BS.6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.
ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO HAVE AN AVERAGE U VALUE LESS THAN 1.8W/m²K. WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS.
PLUS ALL REMAINING GLASS TO BE D/G.

STEEL & TIMBER BEAMS:-
PROVIDE MINIMUM ½ Hr FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 24332/ 3

Drawing : Structure & Details Scale : 1:50

PROPOSED ALTERATIONS
52 GREAT COPSE DRIVE
HAVANT