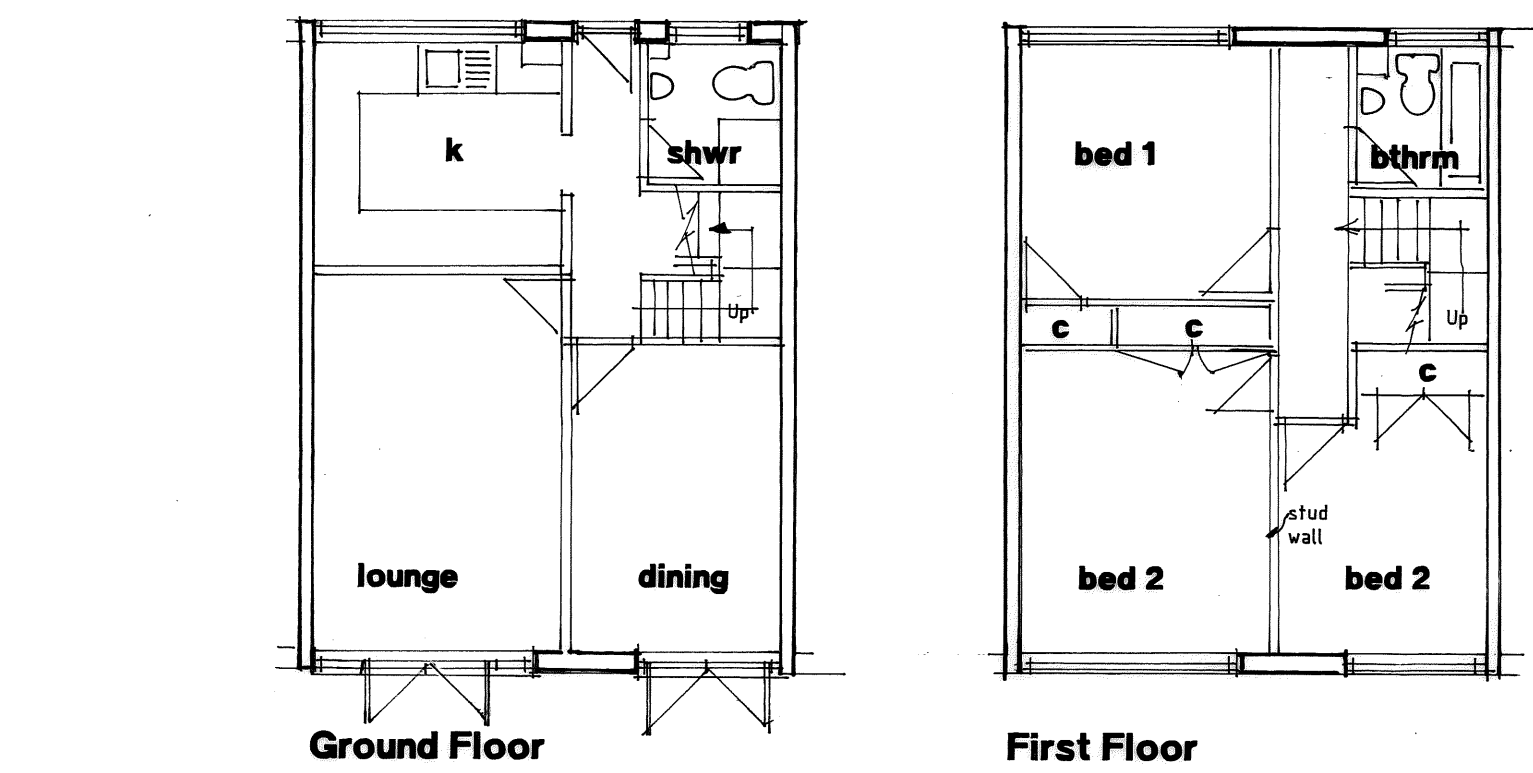
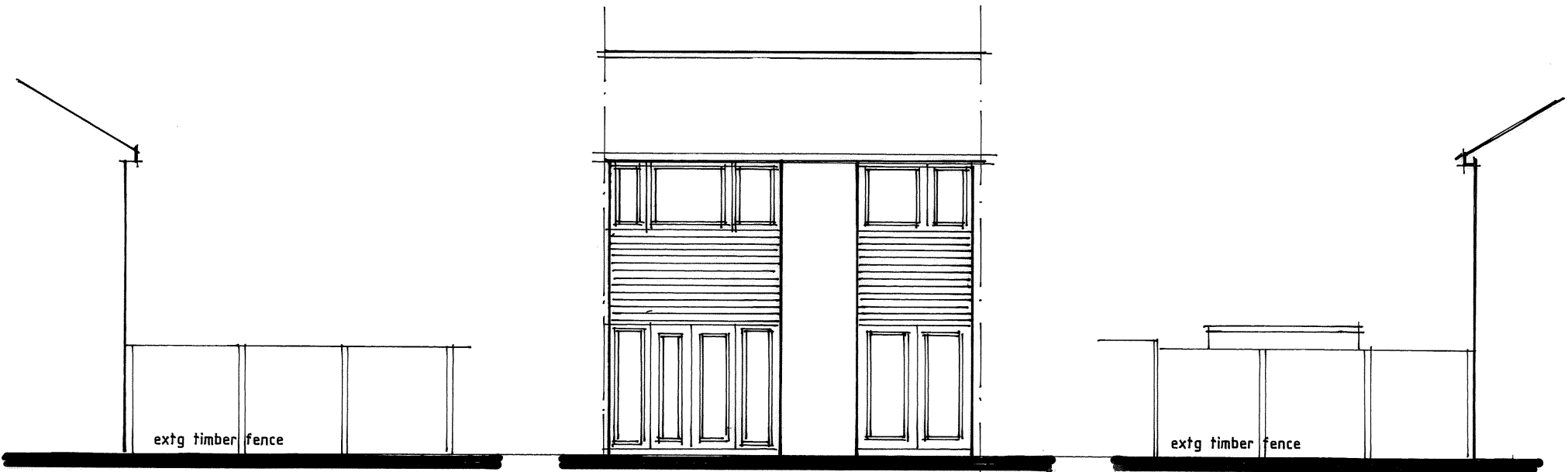
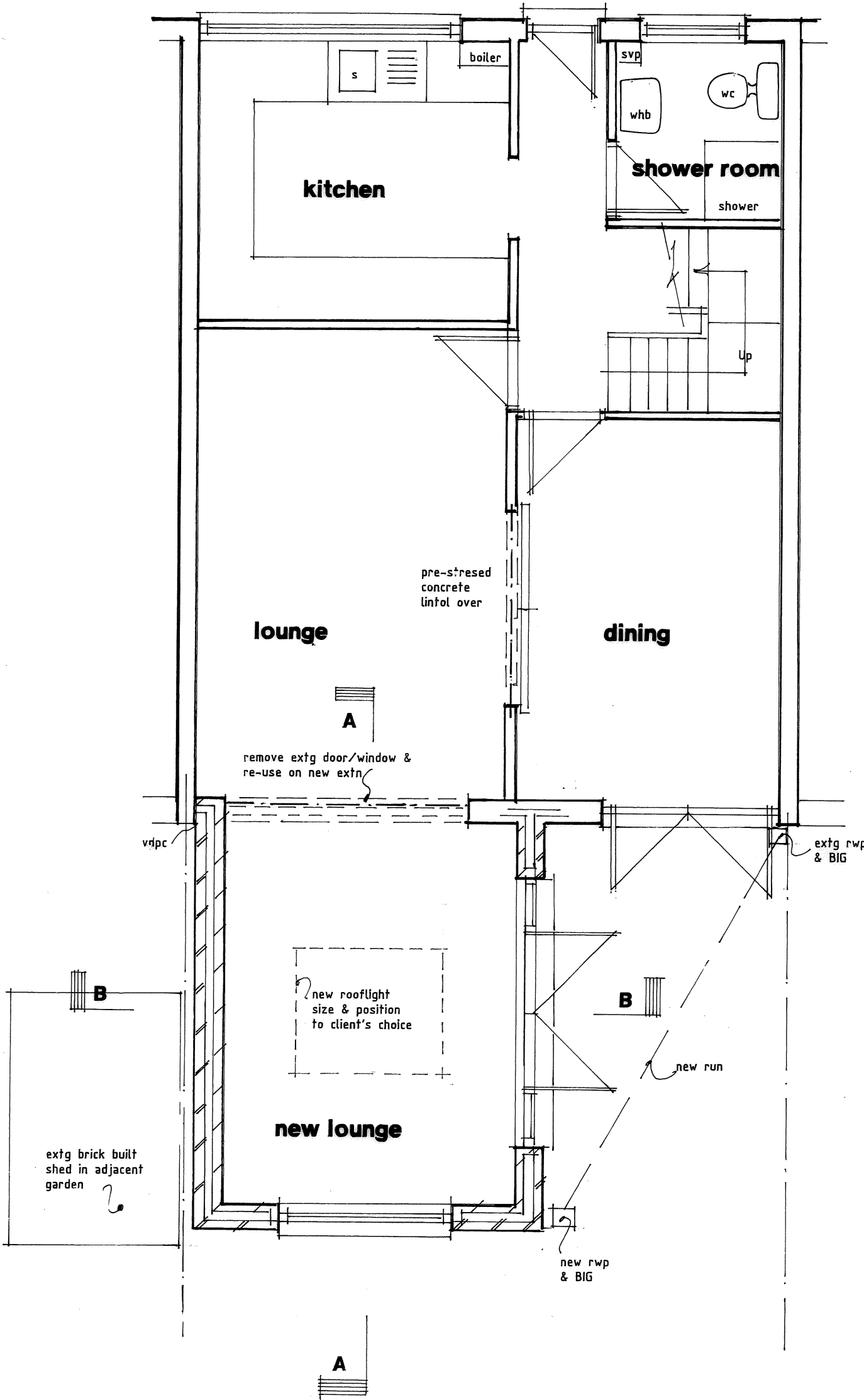




EXISTING PLANS 1:100



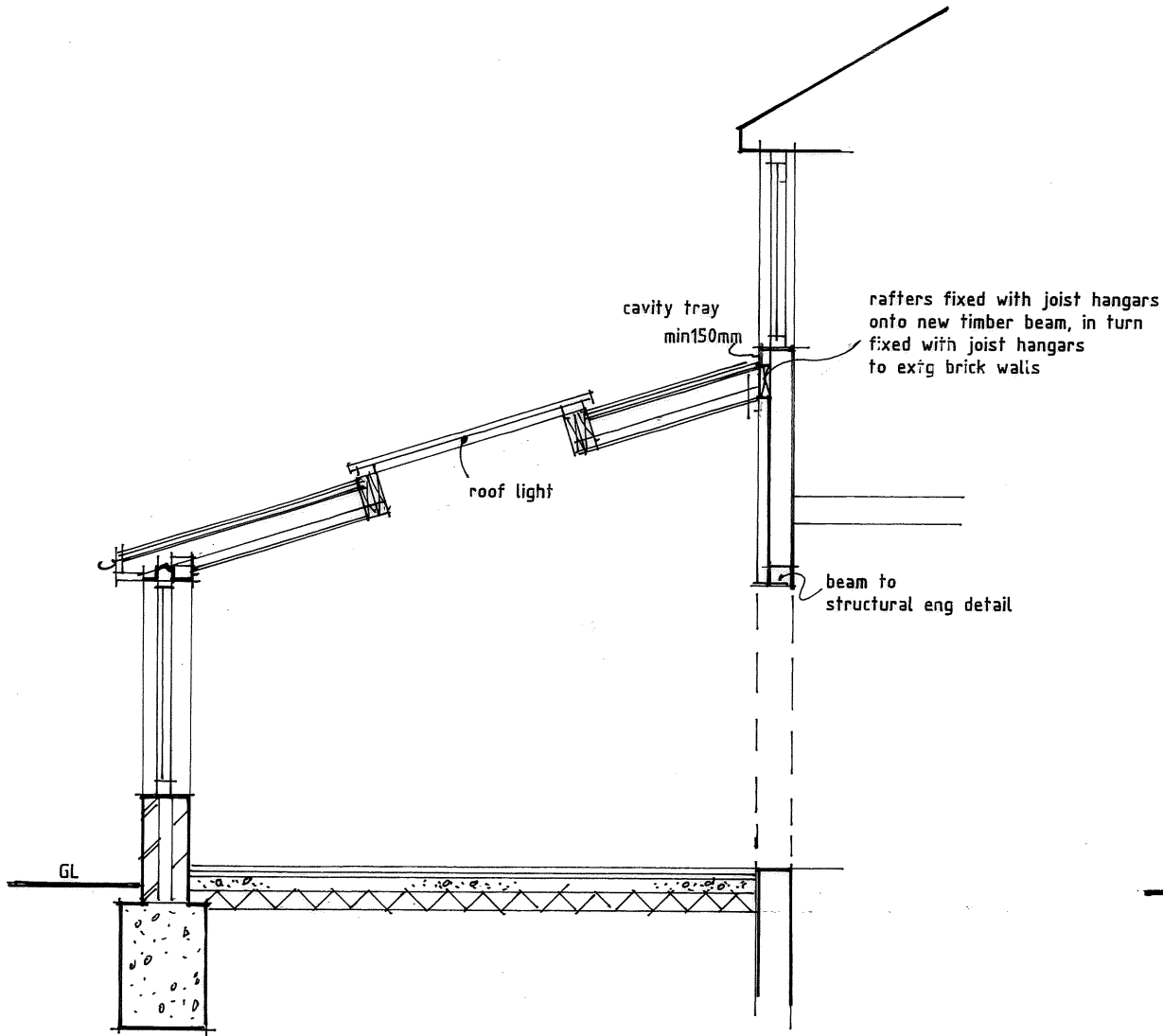
EXISTING ELEVATIONS 1:100



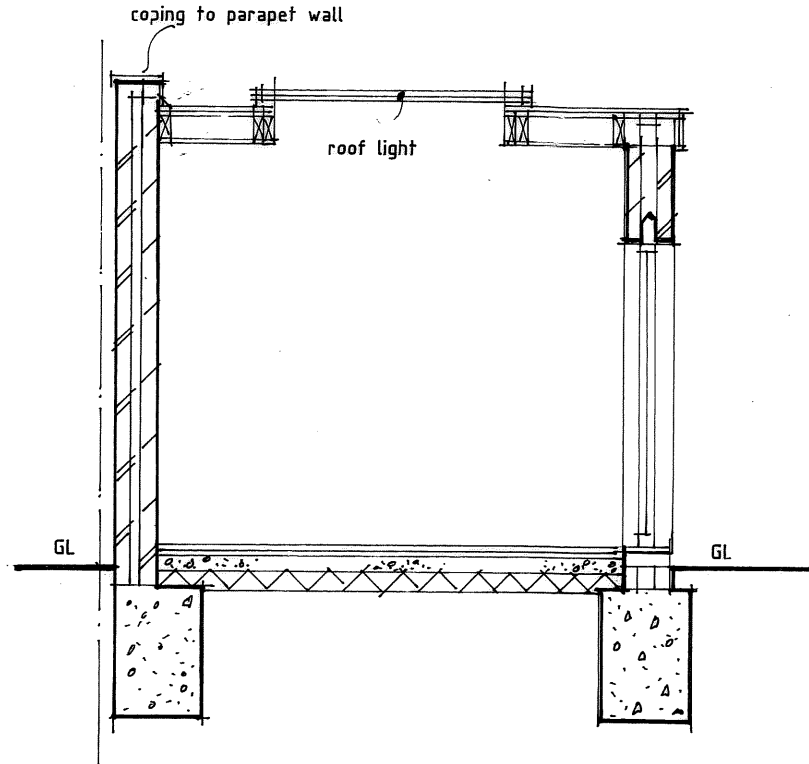
PROPOSED GROUND FLOOR 1:50



PROPOSED ELEVATIONS 1:100



SECTION A-A



SECTION B-B

Notes: The Contractor Is To Take Full Responsibility For All Works On Site.
Works to be opened up on site before work commences. All dimensions must be checked on site & not scaled from the drawing, & verified on site before works commences. Any structural discrepancies to be noted to client.

Foundations Generally: Size and depth of foundations to suit ground conditions. Minimum depth to be 1000mm, & in clay subsoil to be 1200mm. Minimum size of foundation to be strip foundation 600 x 1000mm deep, ALL TO LA Approval.

Note: Existing foundations to be exposed & the size & depth verified on site before work commences.

Foundations Adjacent To Drains (where relevant)
Foundations adjacent to drains to be minimum 150mm below invert level of drains, or at minimum depth as above whichever is the greater. To be minimum 500mm away from drain run, when parallel. All to Southern Water details, regarding Building Over Main Sewer, if relevant.

No part of foundations to project over boundary line without written consent of adjoining owner.

Cavity Walls: U-value to be 0.28W/m²K
External cavity wall to be constructed with brick/block outer skin, 100mm nominal cavity & 100mm 'Celcon Solar Insulating Block' (or similar block) inner skin. 100mm cavity to contain 50mm 'Celotex CW400, or similar. Wall ties (not butterfly type) to be spaced 750mm horizontally, 900mm vertically, staggered & doubled up at openings.
Where relevant, concrete block walls to be finished in 2 coat cement/sand render, applied in 2 coats with top coat incorporating waterproof additive.
Internal wall finish: to consist 12.5mm plasterboard on adhesive dabs & set, or 25mm plaster/skim finish.
Cavities Generally: All cavities generally to be filled to ground level with lean mix, continued 225mm below Dpc level and closed at top with slate or block laid flat.

Dpc's Generally Approved bituminous Dpc's to be laid minimum 150mm above ground level and lapped minimum 100mm at joints and corners, and married to Dpm and existing Dpc's as applicable. 150mm wide vertical Dpc's to be built in at all external openings. All new external openings to have insulated cavity closers.
Bonding of new work All new work to be properly bonded to existing with Firfix' or similar and Dpc's fully lapped with existing.

New Concrete Floor: U-value to be 0.22W/m²K
To consist 65mm screed, on 500 gauge separating layer, on 75mm thick 'Celotex FR5000' insulation, or similar, on 1200 grade polythene Dpm married to existing Dpc's, on 100mm oversite concrete, on sand blinding on 100mm consolidated hard core.
(Note: 25mm of insulation, to be placed vertically at slab perimeter to the depth of the concrete slab. The wall insulation should start a min of 150mm below the top of the floor insulation to minimize thermal bridging.)

Drains Generally: To Comply In All Respects with BS EN 752.
To consist 100mm Upvc flexible jointed pipes laid to fall 1:40, on 150mm pea shingle bed, to new IC's as shown. Disused drains to be grubbed up and sealed off with concrete, where relevant. All to LA Approval on site.

Drains under building: where applicable, to be surrounded in 150mm pea shingle, or concrete, as required by LA and protected with concrete lintels where passing through walls. All to Southern Water Details/requirements, where relevant.
A CCTV camera survey of the existing drain run is recommended before work commences, to verify the condition.

New Pitched roof: All to achieve 'U' value of: 0.20 W/m²K
To consist concrete tiles/slates to match extg, on 38 x 19mm tanalised fir battens at gauge to suit, on breather membrane, on 50 x 175mm rafters, @ 400c/c's. Rafters spiked to 100 x 50mm wall plate tied in turn to walls at max 2m centres with 10 x 6mm galvanised ms restraint straps.
Ceiling: To consist 12.5mm foil backed plasterboard & skim.

Insulation: To be 100mm 'Celotex' or similar between rafters & with 30mm 'Celotex' insulation fixed to underside of rafters.
Ventilation: to be maintaining 50mm air void above insulation, & via roof ventilation at eaves & at high level (tile or ridge vent) equal to continuous gap of 25mm & 5mm respectively.

Lead Work Lead work, flashing, soakers, valleys & gutters, etc, to be formed from Code 5 lead sheet & fully supported on treated valley boards, etc, & to have a minimum 150mm lap joints, dressed 200mm under tiles, etc, & not to be fixed in lengths exceeding 1.5m & to be fixed in accordance with the roof cladding manufacturers & the Lead Development Association recommendations.

Cavity Closers/Vertical damp proof courses & trays etc

Stepped & or horizontal Dpc/cavity trays are to be provided over all openings, roof abutments/ parapet walls/projections & over existing walls with different construction or materials. Install vertical Dpc or proprietary insulated cavity closers at all closings, returns, abutments to cavity work and openings etc. openings/closings, tops of walls & junctions with other properties

Windows: All new double glazing is to have a 'U' value of 1.6w/m²K. To be low 'E' type with minimum 16mm air space. Any new Upvc windows to habitable rooms to have escape windows:
Means of escape windows to be fitted with proprietary hinges to open to the minimum required clear width of 450mm.
Escape windows must have minimum clear opening casement dimensions of 0.33m² & 450mm (typically 450mm wide x 750mm high), located within 800-1100mm above floor level to all bedrooms & habitable rooms at 1st floor level & inner habitable rooms on the ground floor.
Window Ventilation: to be provided by minimum opening area equivalent to 1/20th of floor area, and background ventilation being provided via trickle ventilators not less than 8000mm².

Roof lights. New roof lights to have double trimmers, on all sides.

Safety Glass & Glazing. To Any New Windows / Doors: To be low 'E' type with minimum 16mm air space, & any glazing below 800mm from FFL, or below 1500mm in doors or windows within 300mm of doors, to be toughened/safety glass, all complying with Approved Document K 2013 edition.
New glazing to windows to achieve u-value of 1.6w/m²K, new glazing to doors to achieve u-value of 1.8w/m²K.
All must comply with the new system of marking which requires visible & clear & indelible markings on each piece of safety glazing within critical locations.

Lintels Over doors/ windows:
To be by IG: Type L1/S or similar.

Electrics: New or works to existing electrical circuits or systems must be designed, installed, tested and certified to BS 7671 or with the current editions of the IEE regulations by a competent person in compliance with Approved Document P of the Building Regulations.

A competent electrician or a member of a competent person scheme must test & certify all such works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property & a copy must be forwarded to the Building Control surveyor for approval at completion, so the Building Control completion certificate can be issued, & to meet Part P (Electrical Safety) of the 'Approved Documents'.

Energy efficient Light Bulbs: to be fitted in 3 locations.

Revision	Date
A	
B	
C	

Lou Webb (Dip Arch)

Architectural Services Planning & Building Consultant

louwebbarchitecturalservices.co.uk

Mobile: 07776 265 976 E-mail: louwebbarchitectural@gmail.com

Job: New Rear Single Storey Extension	Drawing Title: Existing & Proposed Plans, Section & Elevations
Address: 15, Dryden Close, Waterloooville. PO7 6AJ	Scale: 1:50 1:100
	Date: Dec 2021
	Drwg No: CLB / 01
All Dimensions Must Be Checked On Site, And Not Scaled From This Drawing. Except For Local Authority Planning Purposes Only.	
	Revisions: