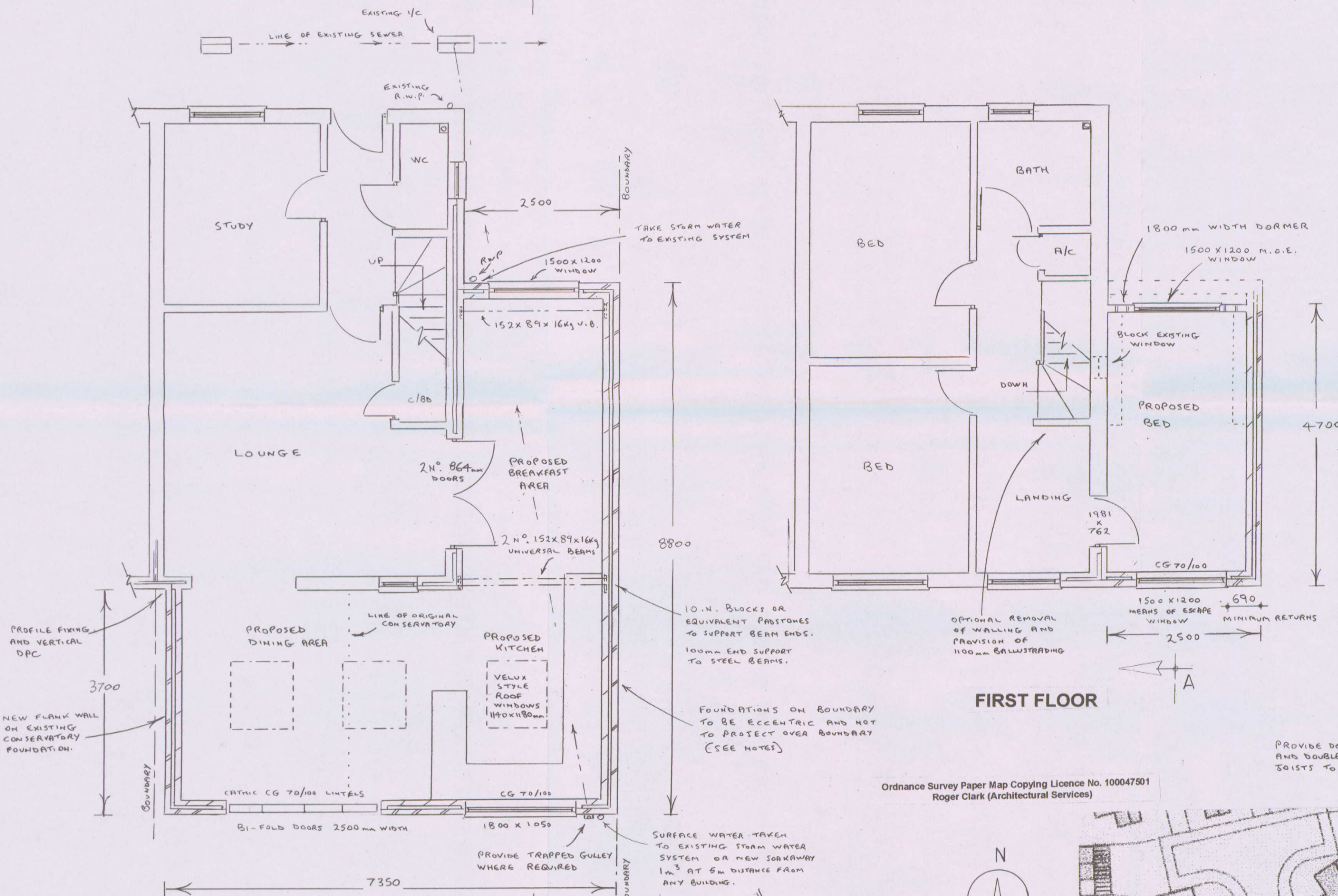
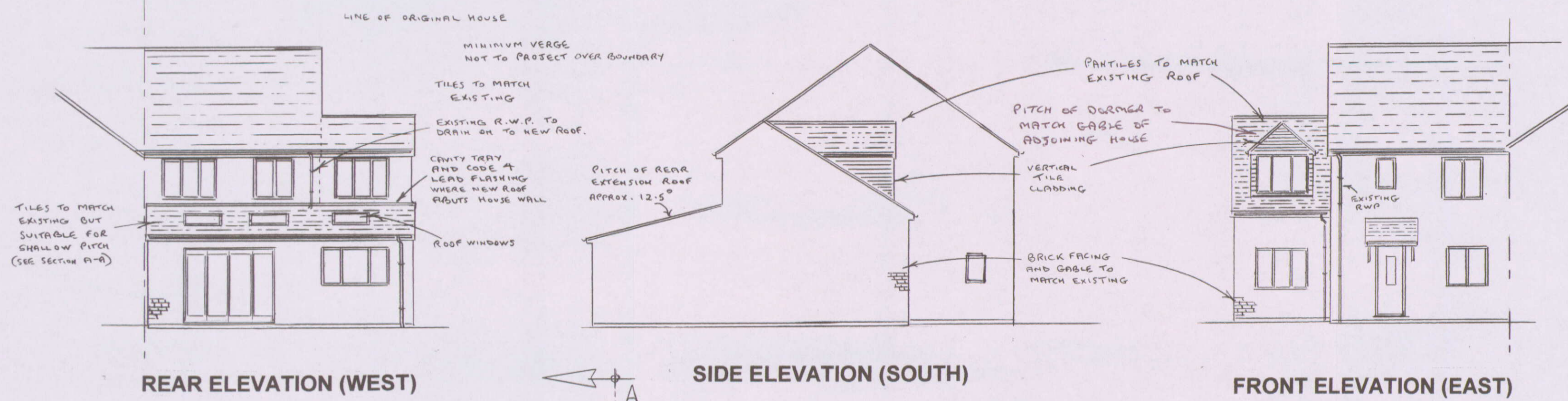


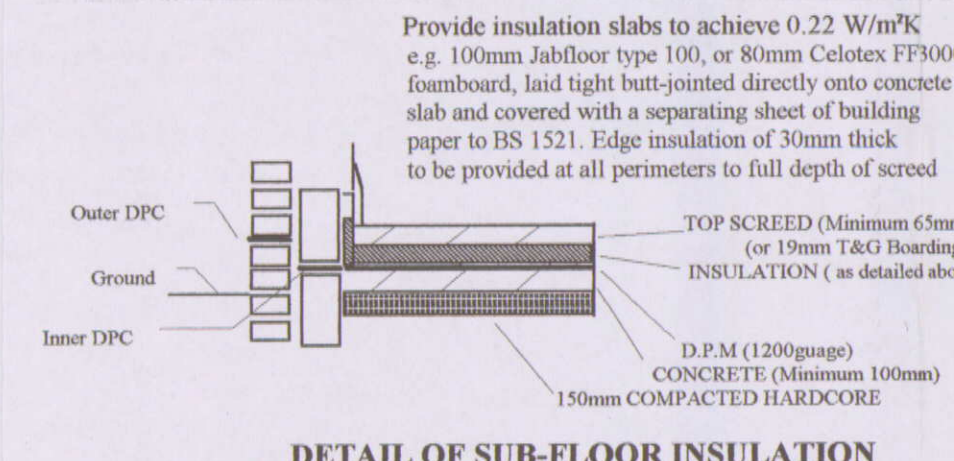
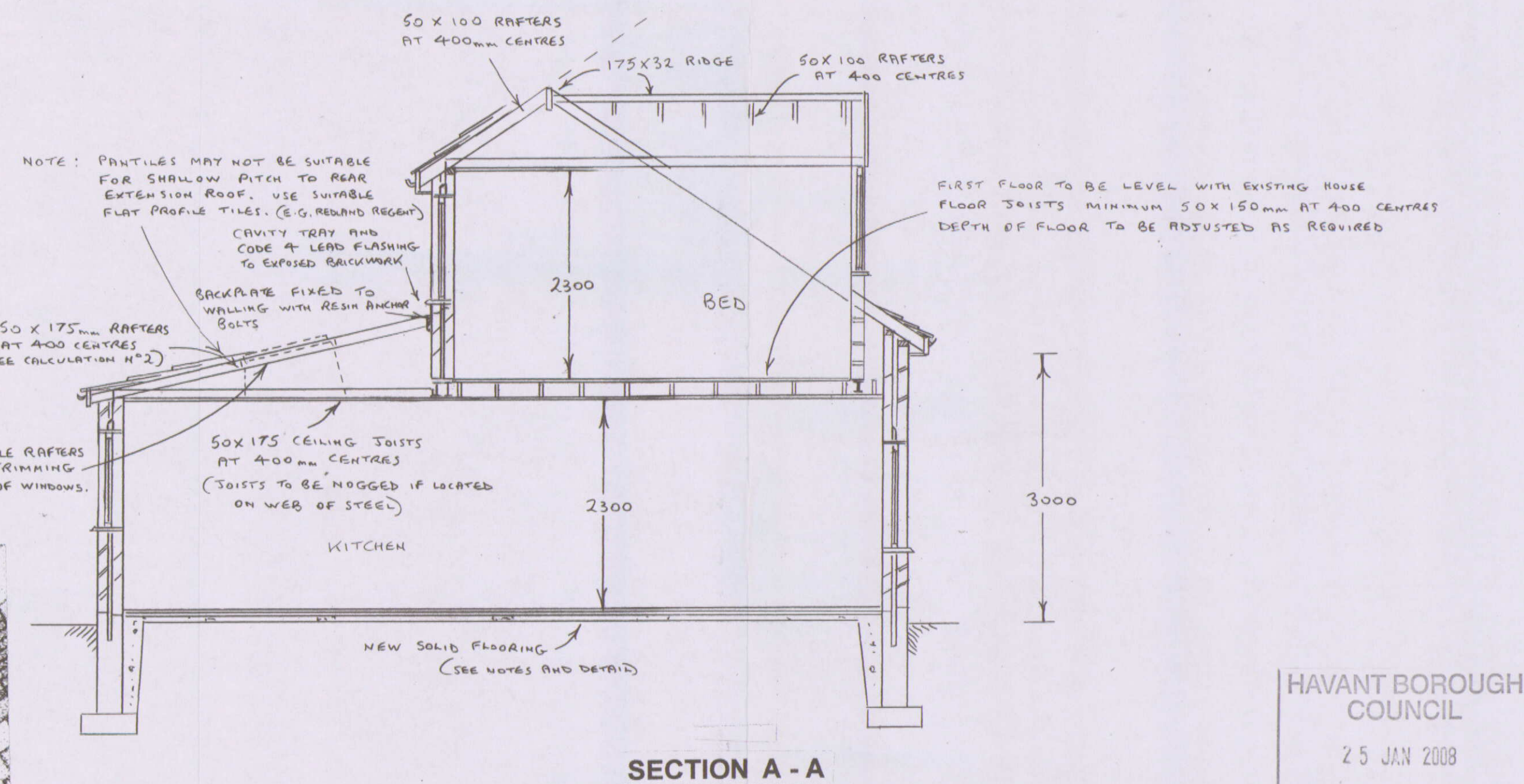
NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants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



- Drainage:- To BS 5301, as detailed on plans. Provide new trapped gully, 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 bath with thermostatic mixing valve. Provide 40mm shower and 40mm bath plus 32mm washbasin UPVC discharge pipes via anti-vac traps to existing soil pipe. Provide kitchen sink UPVC discharge pipe via deep seal trap to new trapped gully.
- Lateral Support:- Lateral support to be provided to gable end walling by 30 x 5mm restraint straps at 2m intervals across joists at first floor and rafter levels.
- Smoke Detection:- Provide mains operated interlinked smoke detectors to the circulation areas on each floor.
- Cold Bridging:- Cold bridging effect to be avoided across eaves and gables by use of lintels with integral insulation and insulated vertical D.P.C. together with cavity closures.
- M.O.E. Window:- Provide a means of escape window to new bedroom with minimum opening of 0.33m² and clear opening of 750 x 450mm. Plus lower cill min. 800mm, max. 1100mm, above floor level.
- 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 7671:2001 to be submitted to the council, prior to completion of work.

ANY EXISTING UNDERFLOOR VENTILATION TO BE MAINTAINED BY USE OF 100mm DUCTING IN THE SOLID FLOORING, TERMINATING IN 225 x 75mm TERRA COTTA VENTILATING BRICKS AND CAVITY LINERS AT 900mm CENTRES.

- FOUNDATIONS:- STRIP CONCRETE FOUNDATIONS 600mm WIDE 225mm THICK. FOUNDATION ON BOUNDARY 450mm WIDE 400mm THICK (THIS FOUNDATION NOT TO PROJECT OVER BOUNDARY). 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 G.A.P. ALL DRAINS PASSING UNDER EXTENSION TO BE EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.
- 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, 45mm CELOTEX TUFF-R CW3000 PARTIAL FILL INSULATION OR EQUIVALENT, RESIDUAL 50mm CAVITY, PLUS 100mm ARCRETE BLOCKWORK INNER. BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 900mm 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 ARCRETE BLOCKWORK OR PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL, SUCH AS ISOWOOL, APR 1200.
- FLOORING:- SOLID FLOOR (U VALUE 0.22 W/m²K) MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON DPM 1200g ON INSULATION BOARD e.g. 80mm CELOTEX FF3000 OR 100mm JABFLOOR TYPE 100 INSULATION SLABS COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT JOINTED DIRECTLY ONTO MINIMUM 100mm CONCRETE SLAB, WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED, ON 150mm COMPACTED hardcore.
- GARAGE FLOOR:- 150mm CONCRETE ON 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 BS743.
- PITCHED ROOFING:- INSULATION ON CEILING JOISTS (U VALUE 0.18 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. REMAINING ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.
- PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.
- FIRST FLOOR:- 21mm T&G BOARDING ON JOISTS AT 400mm CENTRES.
- FIRST FLOOR OVER GARAGE:- INSULATION BETWEEN JOISTS (U VALUE 0.25 W/m²K) e.g. 80mm MINERAL FIBRE OR 75mm CELOTEX. PLUS PROVIDE 1/4H FIRE RESISTANCE TO FLOORING WITH MINIMUM 21mm T&G BOARDING, AND CEILING OF 2 LAYERS P/B WITH EXPOSED JOINTS TAPED AND FILLED.
- VENTILATION:- NEW AND EXISTING ROOMS TO HAVE 1200H 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.
- KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION, (OR 30 LITRES/SEC IF INCORPORATED IN A COOKER HOOD).
- BATH OR SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.
- GLAZING:- TOUGHENED SAFETY GLASS TO BS 5306:1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY PATIO AND 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 DG.
- STEEL & TIMBER BEAMS:- PROVIDE MINIMUM 1/2H FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.



HAVANT BOROUGH COUNCIL
25 JAN 2008
RECEIVED

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841
PLAN No: 24288
Plans and Elevations Scale: 1:50 1:100
Drawing:
PROPOSED EXTENSION
6 FERN DRIVE
HAVANT