

GLAZING... Shall comply with Part K of the Approved Document in all respects.

Any glazing to critical areas e.g. doors shall comply with BS 6206:1991

Any side screen within 300 of doors to have laminated glass below 1.5m above floor

ELECTRICAL WORKS GENERALLY... As may be appropriate all notifiable electrical work should meet the requirements of the Building Regulations Pt P and must be designed, installed, inspected and tested by a competent person to do so.

Prior to completion the Council should be satisfied that Part P has been complied with and this will require an appropriate BS 7671 electrical certificate to be issued.

ELECTRICS... Generally all switches & sockets shall be located between 450 & 1200 above the finished floor.

SMOKE DETECTION... A suitable smoke detection system will be provided.

Filter/extend or install new as appropriate a mains generated self contained smoke detection installation in Living Room and circulation spaces.

Smoke detectors should be interconnected and wired to a separately fused circuit at the distribution board, and be located within 3m of any Bedroom and 7m of habitable rooms.

MECHANICAL EXTRACT... Kitchen... Provide mechanical ventilation rated as capable of extracting at a minimum rate of 60 litres per second or if incorporated within a cooker hood capable of extracting at 30 litres per sec.

and which may be operated intermittently. Bathroom: ensuite & utility... Shall be mechanically ventilated capable of extracting at a rate of 30 litres per second and which may be operated intermittently.

EXTRACT CERTIFICATE... All mechanical extracts are to be airflow tested and commissioned in strict accordance with the Domestic Ventilation Compliance Guide and a Certificate given to the Council on completion.

PLUMBING... Shall comply with BS 5572 in all respects.

BATH TEMPERATURE... Any fixed bath must be provided with temperature controls that do not exceed 40°C.

HEATING: HOT WATER... Existing boiler to be replaced, relocated as appropriate and shall be provided by a balanced flue gas-fired boiler of a condensing type with a SEDBUK rating of not less than 88%.

Boiler outlet shall comply with Diag 3.6 and associated table of Approved Document Part J. If outlet is below 2m it shall be fitted with a durable guard.

ROOF ACCESS TRAP... Shall be insulated & with draught proofing around perimeter.

EXISTING ROOF VOID... Shall have an increased level of insulation equating to 100 glass wool between joists and 175 over.

DRAINAGE... All work to conform with BS EN 752. Where the syp is relocated it shall have a 800mm radius bend at its base and may be reduced to 75 dia. above the last connection. Syp to be taken through the roof with a proprietary or Code 4 lead flashing terminating 900 above opening lights with a proprietary batten. Any existing foul drain that will be reused shall be tested as may be required by Council and sealed if found defective.

Any new drains where shallow or in close proximity to building shall be enclosed in 150 pvc pipe with proper support.

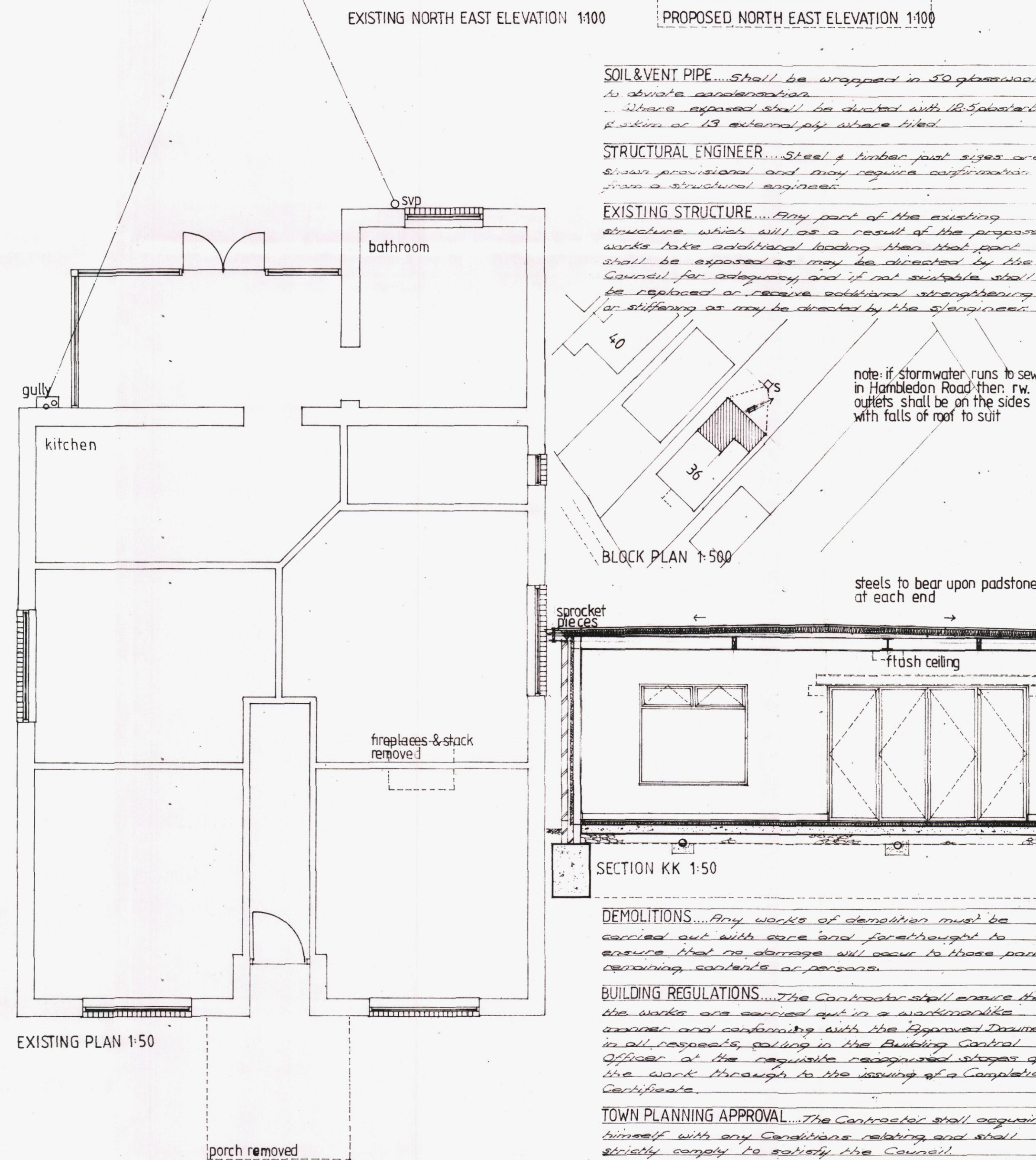
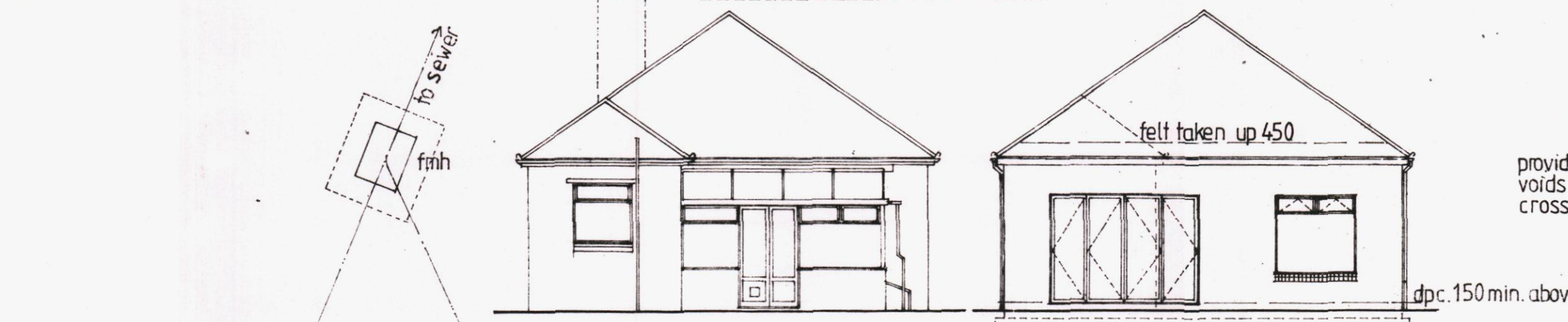
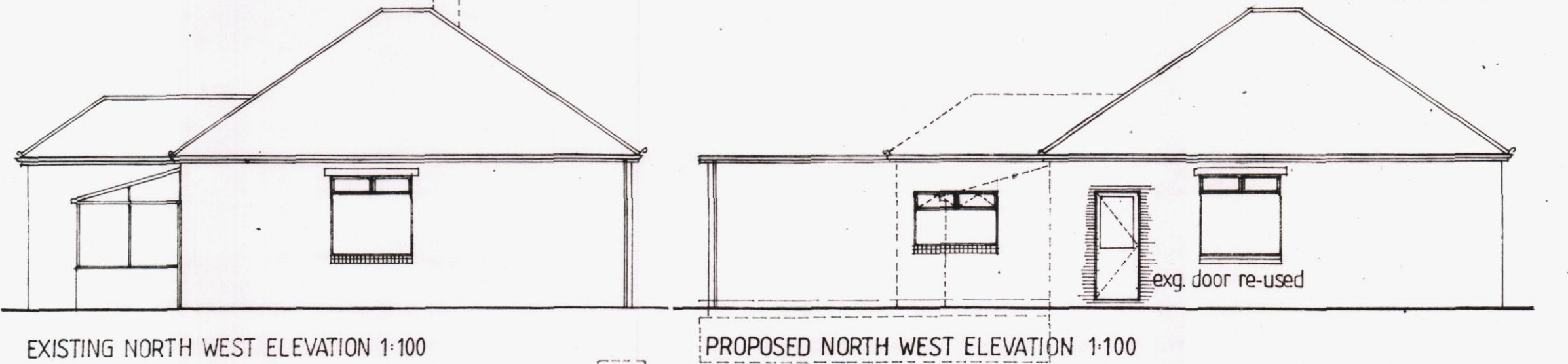
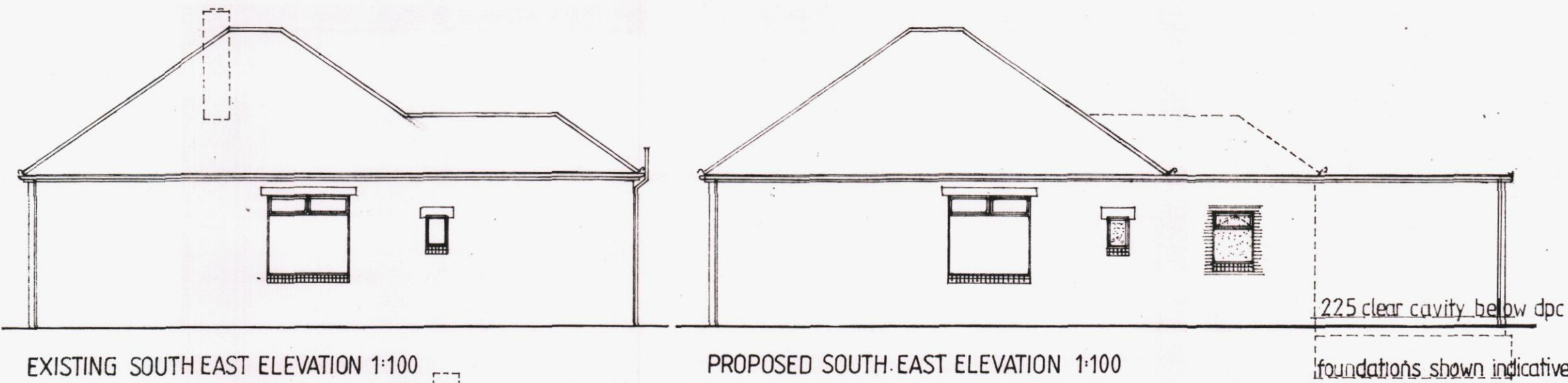
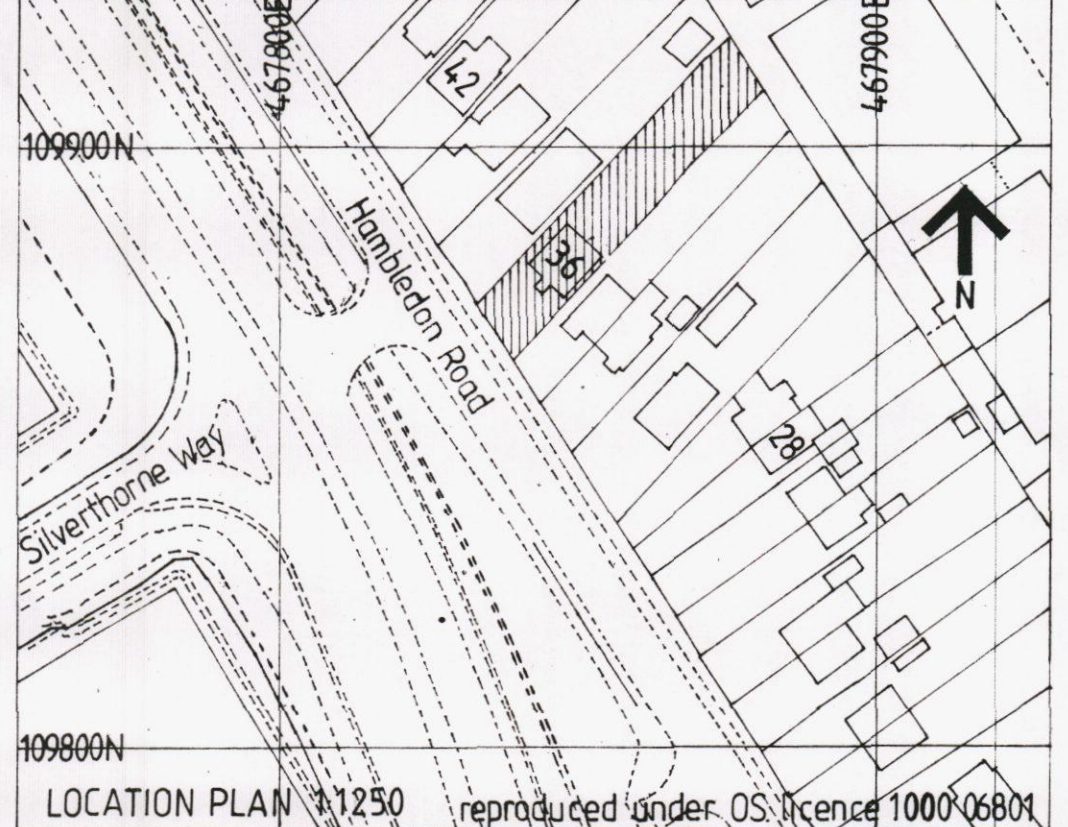
Should any drainage be rendered obsolete by the works it shall be either grubbed up or filled solid with concrete.

Foul drain runs to sewer.

STORMWATER... Shall run into the existing system.

If running to a soakaway and the new works result in it being closer than 5m a new soakaway shall be constructed and be not less than 5m away from building, syp & adjacent to suit subsoil conditions but in any event to be not less than 1m from a property, subsoil, clothes, actual size.

PARTY WALL ACT... Party Wall Act 1996 will apply, consult with both neighbours & obtain written consents to proposals & any need Schedule of Condition is recommended.

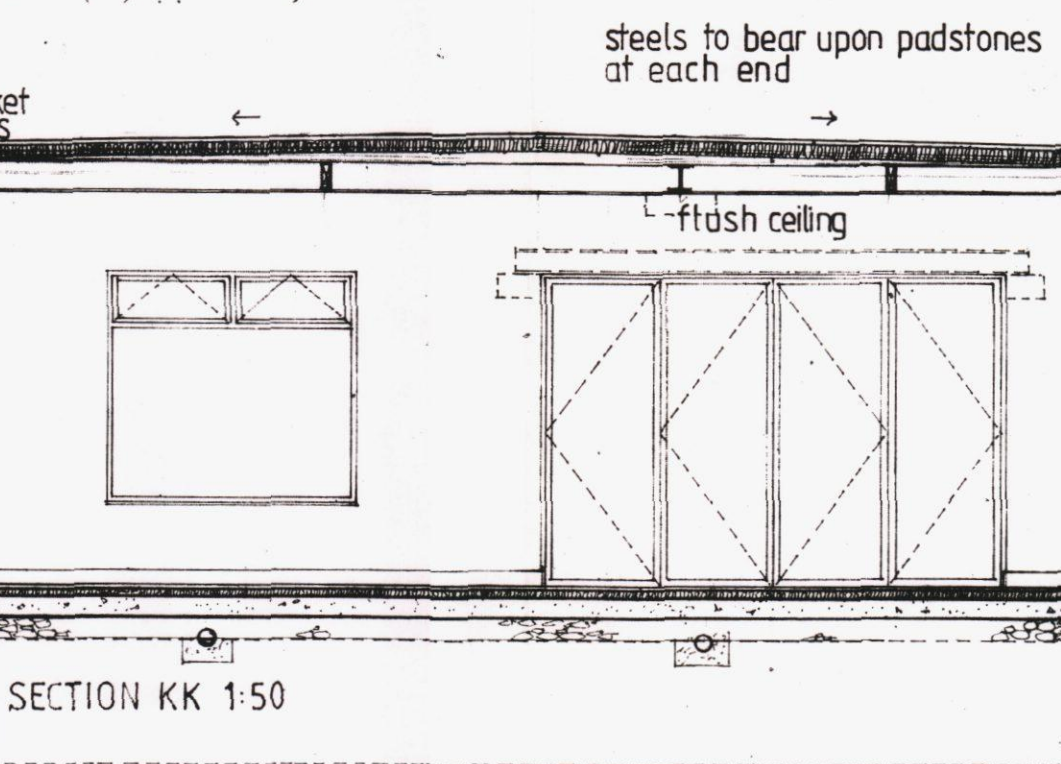


SOIL & VENT PIPE... Shall be wrapped in 50 glass wool to divide condensation. Where exposed shall be ducted with 12.5 plaster/bat & skim or 13 external ply where tiled.

STRUCTURAL ENGINEER... Steel & timber post sizes are given provisional and may require confirmation from a structural engineer.

EXISTING STRUCTURE... Any part of the existing structure which will as a result of the proposed works take additional loading then that part shall be exposed as may be directed by the Council for adequacy and if not suitable shall be replaced or receive additional strengthening or stiffening as may be directed by the engineer.

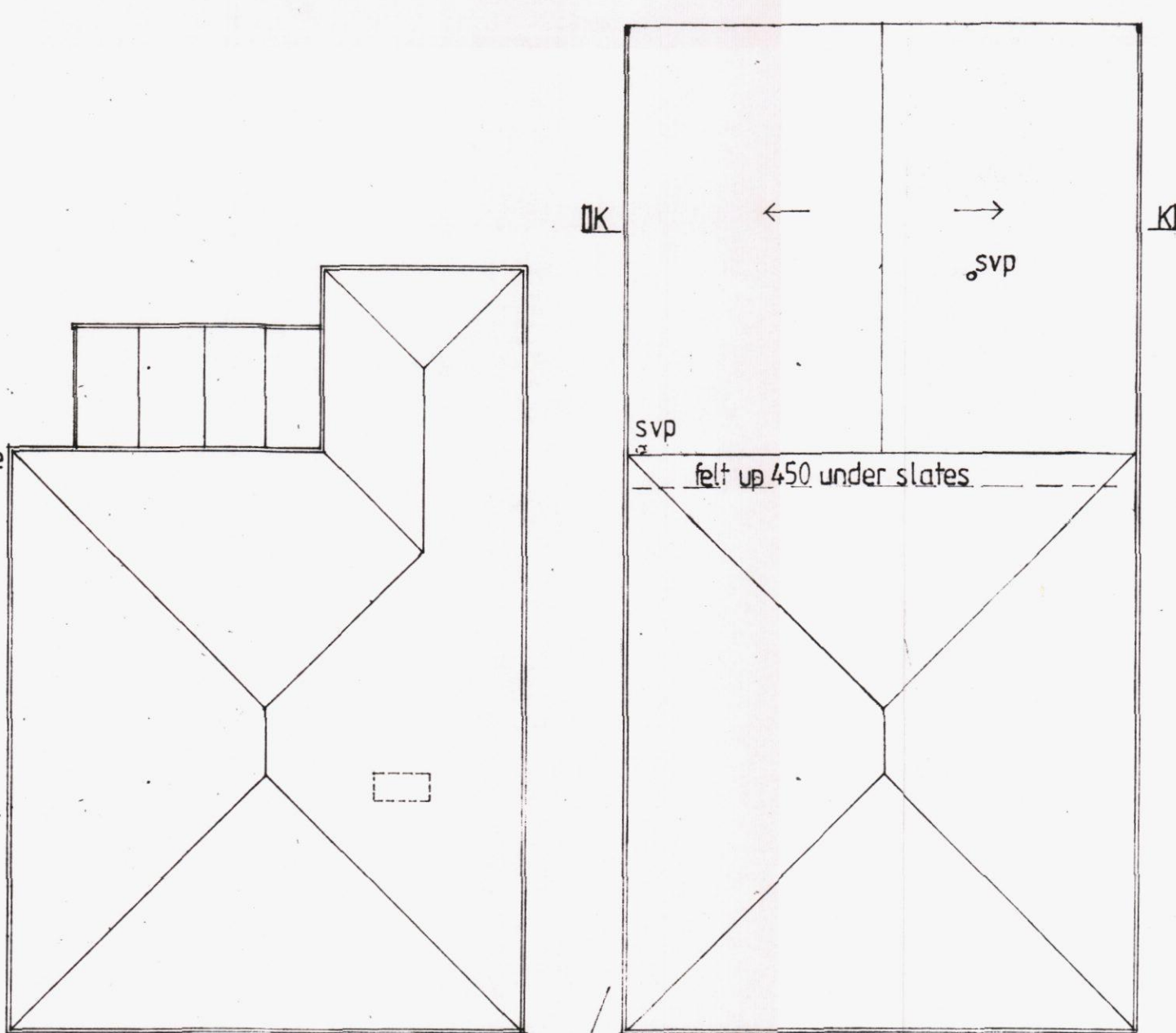
note: if stormwater runs to sewer in Hambleton Road then r.w. outlets shall be on the sides with falls of roof to suit



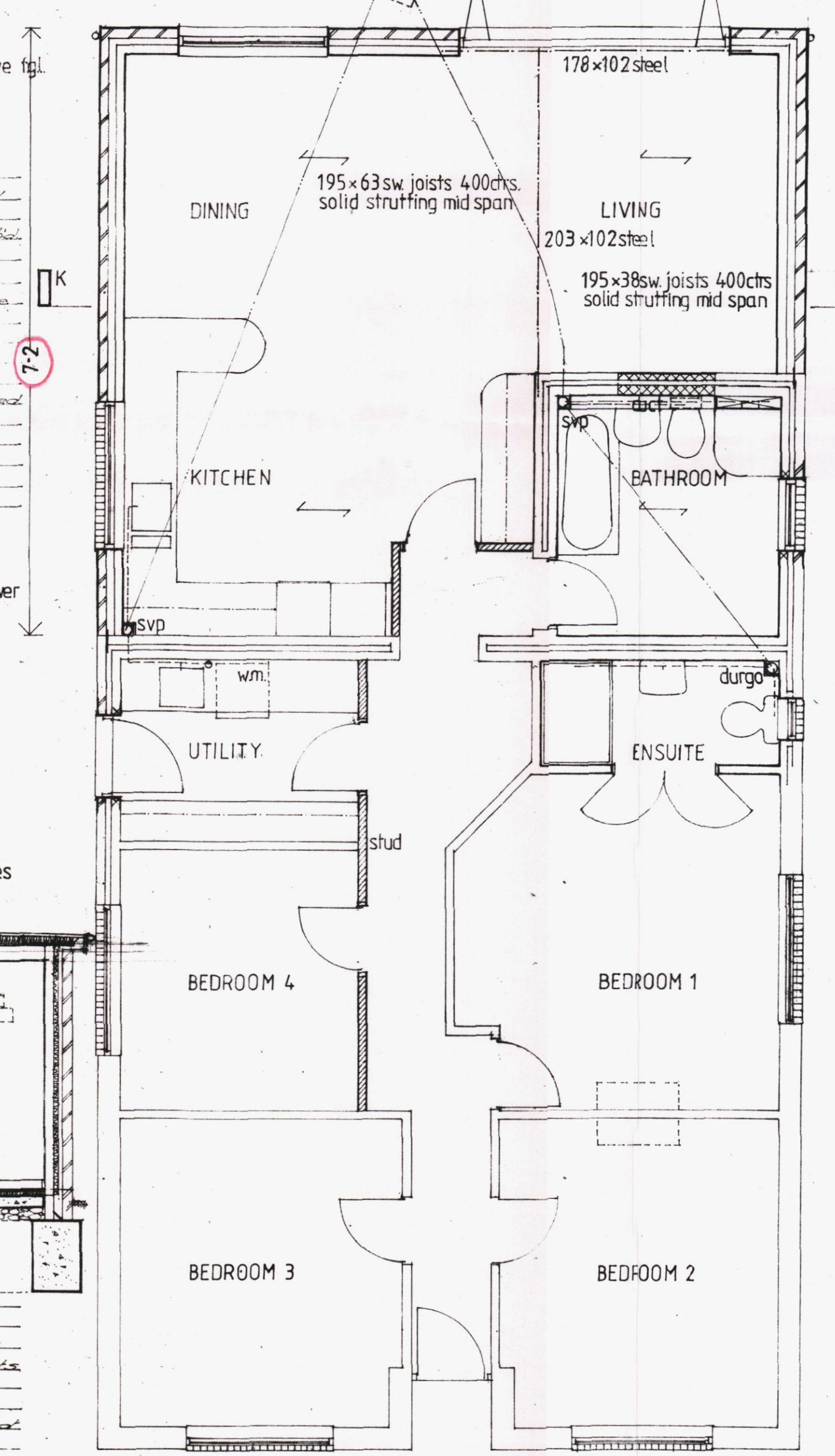
DEMOLITIONS... Any works of demolition must be carried out with care and forethought to ensure that no damage will occur to those parts remaining, contents or persons.

BUILDING REGULATIONS... The Contractor shall ensure that the works are carried out in a workmanlike manner and conforming with the Approved Document in all respects, calling in the Building Control Officer at the requisite recognised stages of the work through to the issuing of a Completion Certificate.

TOWN PLANNING APPROVAL... The Contractor shall acquaint himself with any Conditions relating and shall strictly comply to satisfy the Council.



provide 100 dia ducts from exg floor voids to fresh air to maintain permanent cross ventilation.



note: figured dimensions supercede scaled

ROOF... Shall be a warm roof comprising: High performance felt taken up 450 behind existing slates and 225 over gradient of all vertical abutments, all properly dressed and flashed at drainage outlets, and with a 225mm insurance backed guarantee 12 external marine quality ply on 140 Gablex TD 4000 with taped joints, fitting pieces on supports, edges and dpc as noted with 12.5 foil backed plasterboard & skim finish.

Gablex TD 4000 a value = 0.022 'u' value achieved better than 0.18 W/m²K. Roof shall be dropped to walls at 20mm max and with proprietary galvanized strips. Adequate restraint shall be given where joints run parallel with external walls.

NEW CAVITY WALLS... Using brick to match existing 100 cavity partially filled with 50 Gablex TD 4000 (pvc min regl) 100 insulating block inner skin - block value of 0.12 or lower & 13 light weight plaster - 'u' value achieved better than 0.18 W/m²K. Top of cavity sealed with 6 Sympalux horizontal dpc 150 min above finished outside level and linked/lapped with existing. New work to be caulked & bonded with existing with cavity continuous - alternatively cut in vertical dpc and use 'Tuffix' as the tie between new and existing. Proprietary thermal break cavity closures at door & window reveals. Wallties to be stainless steel of an appropriate type at 750 max horizontally and 750 max vertically in a staggered formation. Where drains pass through walls openings shall be spaced with suitable caulk. See under 'Roof' for stopping restraint.

FOUNDATIONS... Shall be trenchfill or mass concrete to choice. Widths and depths to suit subsoil conditions and in any event to be no shallower than existing and be 800 wide. 125m in dry subsoil. Bottom of foundations shall be below the level of drains and overlate foundation so as to exert no pressure thereon. As appropriate where in proximity to trees or hedges or where removal the requirements of NRMBC shall apply.

FLOOR... Finish laid level with existing on 225mm flooring grade chipboard (all joints glued) 25 Gablex GA 4000 a value over rigid slab insulation, 12.5 Sympalux 125mm to existing and adjacent space in floor and walls, 12.5 concrete slab, sand blinding and 150 well consolidated hardcore. Maintain permanent cross ventilation to existing floor voids by ducting direct to fresh air. Alternatively: Finish laid level with existing on 50 fibre reinforced gpl/cement screed (123) 500g polythene separating layer thereafter as above. 'u' value achieved better than 0.22 W/m²K.

PARTITION... Shall be stud comprising 15mm plasterboard & skim each side or 13 external ply where tiled with additional noggings for extra support to edges or where required to secure fixtures/fittings, 50x100 studs with 100 glass wool (10 kg m³) between.

WINDOW BLOCKING UP... As applicable any window or part being blocked up shall have facing bricks 50 cavity filled solid with rigid slab insulation, insulating block to inner skin & plaster.

WINDOWS AND DOORS... Shall be open with opening lights affording a ventilating area of 120m² of each respective floor space. 'u' value = 1.6 W/m²K. Trickle vents to each window of 3000mm². All double glazed with 16mm air gap between panes.

Openings shall be spaced with suitable fabric isolates 150 and bearings. Opening lights shall have stops that restrict maximum opening into spaces which are used by people moving about the building of 100 beyond wall face.

revisions

A parapet omitted & roof insulation above joists only (140mm). 15-10-14
B extension increased from 6.9m to 7.2m. 3-11-14

PROPOSED SINGLE STOREY REAR EXTENSION COUNCIL
AT
36 HAMBLETON ROAD WATERLOOVILLE PO7 6UB
Statutory Consent Drawing
2277: B scale as shown
date: October 2014
Kanavan & Wingfield
CHARTERED ARCHITECTS: INTERIOR DESIGNERS
2 Portland Road, Waterlooville, Hampshire PO7 7TN
Tel: (023) 9226 3667 Fax: (023) 9224 0371
Email: architects@kanw.co.uk