

**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.

**FOUNDATIONS:-**  
TRENCH FILL FOUNDATION 450MM WIDTH OR PROVIDE STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK. FOUNDATIONS NOT TO PROJECT OVER THE 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 GAP. ALL DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.

**CAVITY WALLING:-**  
CAVITY WALL (U VALUE 0.28 W/m<sup>2</sup>K)  
100mm BRICK OUTER, MINIMUM 50mm CAVITY, PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK. 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 PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.  
PARTITIONS SUPPORTED ON DOUBLE JOISTS

**FLOORING:-**  
SOLID FLOOR (U VALUE 0.22 W/m<sup>2</sup>K)  
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON DPM 1200g ON INSULATION BOARD e.g. 85mm 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 MINIMUM 100mm CONCRETE SLAB, WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED HARCORE

**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.

**PITCHED ROOFING:-**  
INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m<sup>2</sup>K)  
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.  
PROVIDE CODE 5 LEAD FLASHING TO VALLEYS OR EQUIVALENT IN METAL / GRP (GLASS REINFORCED PLASTIC)

**FIRST FLOOR:-**  
21mm T&G BOARDING ON FLOOR JOISTS. PLUS PROVIDE SOLID OR HERRINGBONE STRUTTING AT ONE THIRD OF SPAN CENTRES. WITH INSULATION BETWEEN JOISTS TO ACHIEVE MINIMUM 45dB AIRBOURNE SOUND TRANSMISSION. E.G. 100mm ISOWOOL APR 1200 GLASS MINERAL WOOL.

**FIRST FLOOR OVER GARAGE:-** INSULATION BETWEEN JOISTS (U VALUE 0.22 W/m<sup>2</sup>K)  
e.g. 200mm MINERAL FIBRE OR 100mm CELOTEX FR800  
PLUS PROVIDE ¼HR FIRE RESISTANCE TO FLOORING WITH MINIMUM 21mm T&G BOARDING, AND CEILING OF 2 LAYERS PIB WITH EXPOSED JOINTS TAPED AND FILLED.

**VENTILATION:-**  
NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm<sup>2</sup> VENTILATION.

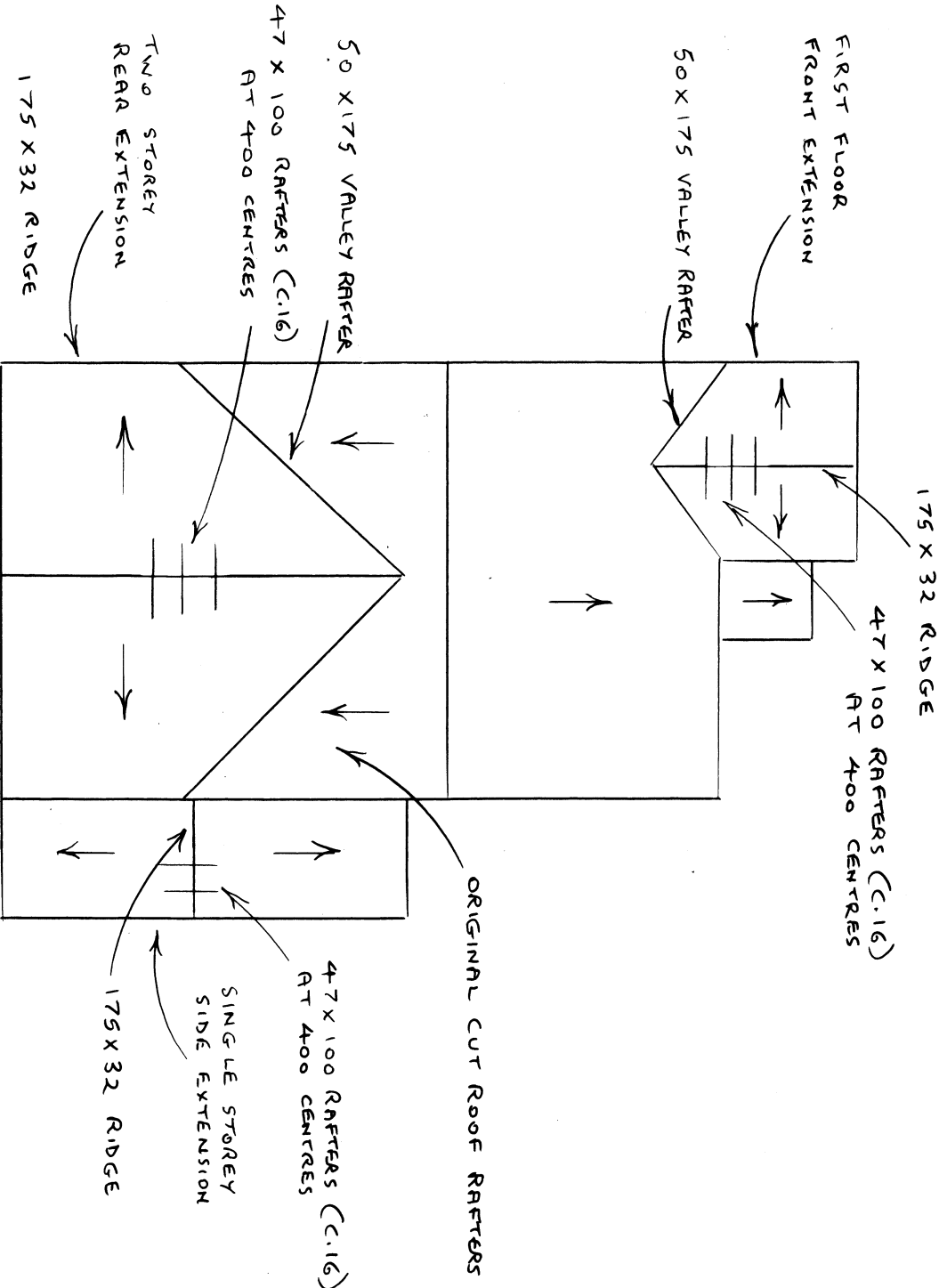
PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF 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.  
UTILITY ROOM TO HAVE EXTRACTION FAN WITH 30 LITRES/SEC.

**GLAZING:-**  
TOUGHENED SAFETY GLASS TO BS.6206 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 ACHIEVE A U-VALUE OF 1.6W/m<sup>2</sup>K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS. PLUS ALL REMAINING GLASS TO BE DIG.

**STEEL & TIMBER BEAMS:-** PROVIDE MINIMUM 30 MIN.FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.



ROOF PLAN 1:100

**DRAINAGE:-**  
TO BS 8301 - AS DETAILED ON PLANS.  
RE-LOCATE SOIL PIPE AND INSPECTION CHAMBER AS NECESSARY 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 6572 -  
PROVIDE BATH WITH THERMOSTATIC MIXING VALVE PLUS 40mm DISCHARGE PIPES TO BATH AND SHOWER AND 32mm UPVC DISCHARGE PIPE TO WASHBASIN. TAKE SERVICES TO RE-LOCATED SUP. SOAKAWAY TO BE DESIGNED TO ALLOW ADEQUATE VOLUME FOR SURFACE WATER RUN-OFF FROM EXISTING AND NEW ROOF BY PROVISION OF AQUACELL OR EQUIVALENT STORMWATER MANAGEMENT SYSTEM AT MINIMUM 5m DISTANCE FROM ANY BUILDING.

**SOAKAWAY:-**  
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.  
PLUS LATERAL RESTRAINT TO FRONT AND REAR WALLS AT FIRST FLOOR LEVEL WHERE FLOOR JOISTS ARE PARALLEL TO WALLS AND AT CEILING JOISTS LEVEL.

**LATERAL SUPPORT:-**  
PROVIDE MANS OPERATED INTERLINKED SMOKE DETECTORS WITH BATTERY BACKUP, TO THE CIRCULATION AREAS ONE PER FLOOR TO EACH STAIRWELL.

**SMOKE DETECTION:-**  
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.

**COLD BRIDGING:-**  
75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE BE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).

**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 92% AND INSTALLED BY GAS SAFE PERSON.

**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.

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PLAN No: 24386 / 7

Roof Plan and Notes Scale: 1:100

PROPOSED EXTENSION

1 REDWOOD GROVE

HAVANT