

PROPOSED TWO STOREY REAR ADDITION 22, TURNERBURY LANE, HAYLING ISLAND, HANTS. FOR MR & MRS V. SEDDON.



Walls 112mm facebricks to match externally 100mm cavity with 50mm celotex clipped to an inside skin of 100mm celcon solar blocks internally render and set tie walls with approved stainless steel wall ties every 750mm horizontally and 450mm vertically

Catnic lintels over all new openings, size in accordance with the manufacturers span tables minimum 150mm end bearings.

Strap down new roof and floor joists with mild steel anchors minimum cross section 30mmx5mm and at 1.2m centres.

Close top of new cavity walls with brickwork.

Windows to be double glazed and to achieve 1.6m/m2k with a minimum 1/20th of the floor area as opening. Provide 10,000 mm sq. trickle vents to all new rooms. Any low level glazing to critical areas in doors/windows/sidelights etc. to be safety glass to B.S 6206

Rainwater disposal via 100mm diameter gutters and downpipe to pickup into existing surface water drains if found available to la approval on site, alternatively to new soakaways min 5m from any building and min 1m/3

Provide mechanical ventilation to new ensuite and kitchen Ducted to the external air minimum capacity 60 litres/sec

New drains to be 100mm diameter approved plastic laid 1.40 bedded and surrounded in 150mm peashingle haunch in 150mm concrete where shallow

Foundations to be minimum 1 m. deep to local authority approval to suit site conditions. Use only class A concrete blocks below ground level. Foundations also to comply with NHBC practice note with regard to any trees.

Note trench fill foundations.

Studwork to be well braced 100x50mm timber with 12.5mm plasterboard and set both sides insert sound deadening quilt minimum density 10kg/m2 built off double joists where appropriate.

Roof use tyvek breathable felt/battens and tiles to match on 150x50mm rafters and 175x50mm ceiling joists at 400mm centres, 12.5mm plasterboard and set ceiling with 200mm fibre glass quilt laid over

insulate skilings with 100mm celotex ga between rafters and 35mm celotex tb over then 12.5mm plasterboard and set with 50mm air gap to felt. Insulate backs of studwork exposed to the roof space with 100mm celotex and 200mm fibre glass quilt over ground floor ceiling area.

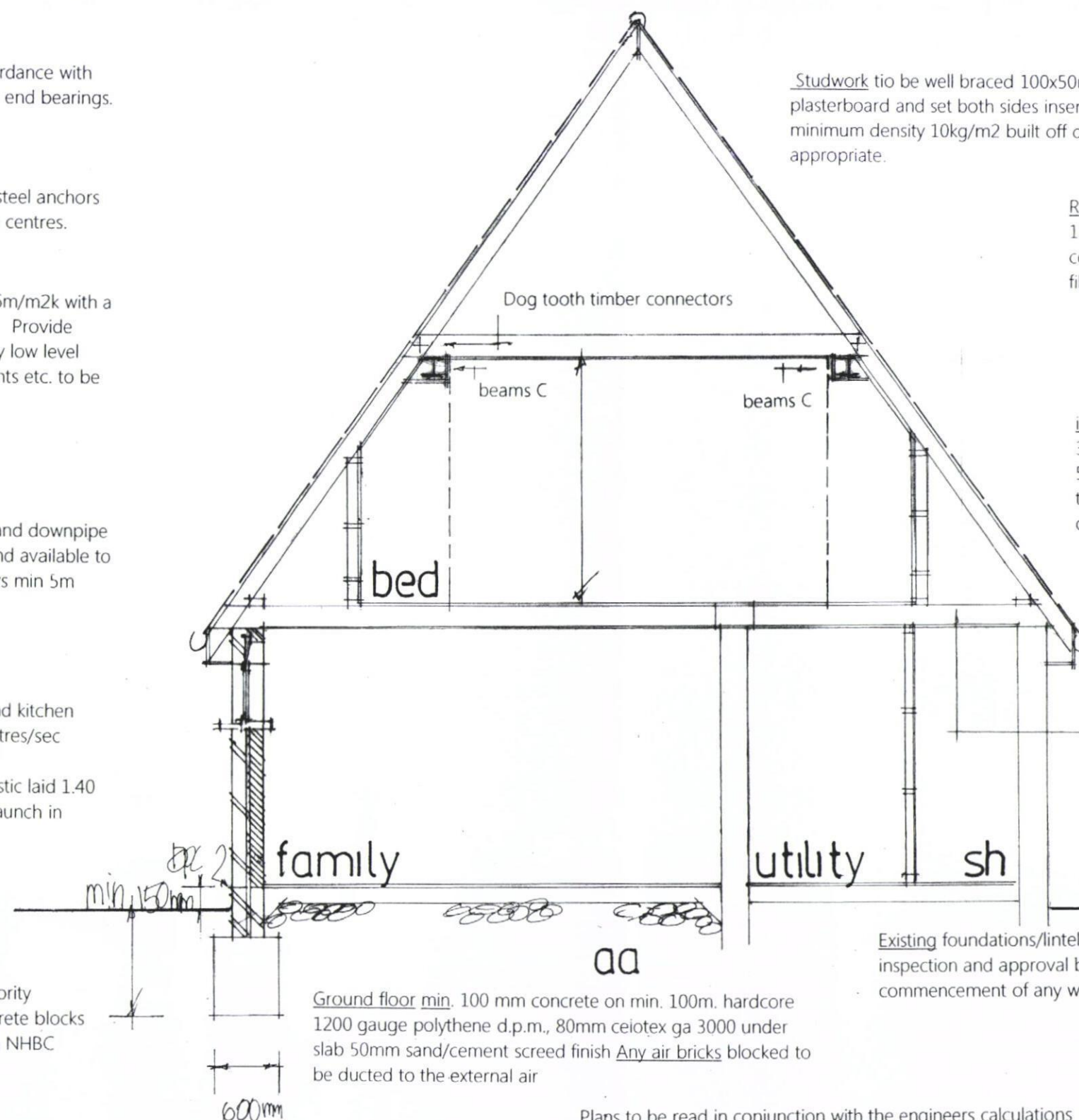
note check all measurements on site prior to the commencement of any work new walls to be bonded to the existing cavities and dpcs to be maintained as continuous close all reveals with insulated cavity closers

Strip off ex flat roof and insert new 200x50mm floor joist at 400mm centres to align with existing new floor joists over family room area also 200x50mm but at 200mm centres note see the engineers calculations

Provide smoke detectors to both floors mains operated and interlinked with battery backup.

Existing foundations/lintels to utility room to be opened up for inspection and approval by la building control prior to the commencement of any work on site underpinned if required

Electrical installation by approved certificated electrician to comply with approved document P. Certificate to be issued on completion of work. By competent approved certificated electrician Use energy efficient light bulbs and fittings.



Ground floor min. 100 mm concrete on min. 100mm. hardcore 1200 gauge polythene d.p.m., 80mm celotex ga 3000 under slab 50mm sand/cement screed finish Any air bricks blocked to be ducted to the external air

Plans to be read in conjunction with the engineers calculations and details for new beam sizes/padstones/bolting/foundations etc note see also calculations for new floor joists taking roof loading through studwork. Steel work to be encased in 12.5mm fire line boarding.

date mar 2014
scale 1:50

section drawing

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