CONSTRUCTION NOTES:

1.00 INTERNAL WALLS

1.01 100x50mm sw studwork @400mm c/s with 100x50mm sw head and sole plates, and blockings at mid height; faced both sides with 12.5mm foil backed plasterboard, taped jointed and plastered. 20mm WBP plywood reinforcing to fittings. Acoustic insulation provided between bathrooms and bedrooms.

2.00 REPLACEMENT WINDOWS

2.01 White painted sw frames with single glazing.

2.02 Toughened safety glazing for all panes below 800mm above floor level, and glazed doors, any lights adjoining doorways.

2.03 Bottom window sashes to be openable.

3.00 DRAINAGE

3.01 Surface Water:
All Existing gutters to existing downpipes.

3.02 Foul Water:
100mm PVCU flexible jointed laid in 100mm bed of 10mm pea shingle.
Laid to minimum 1:60 falls.
Backfill lean-mix concrete under floor slabs.

3.03 Plumbing/Water:
Baths/showers/sinks: 38mm dia. PVCu wastes.
Basins: 32mm dia. PVCu wastes.
Toilets: 100mm dia. PVCu wastes, 19mm PVCu overflows.
SVP's: 100mm dia. with access plates and balloon cages.

3.04 Ant-vac system and rodding access points to SVP's and fittings.
3.05 SVP's to be wrapped in sound insulation quilt and firestopped between floors.

4.00 VENTILATION

4.01 Natural ventilation to all habitable rooms to be minimum 5% floor area
4.02 All windows to have free area ventilators of 8,000mm2 to habitable rooms and 4,000mm2 to bathrooms and toilets.
4.03 Bathrooms and cloakrooms to have Ventaxia or similar mechanical extract to give 15 l/sec with minimum 10mm over run. Kitchens to have 2 speed extract to give 30 + 60 l/sec.
4.04 Utility room to have mechanical extract of 30 l/sec.

5.00 FIRE/SMOKE ALARMS

5.01 Hard wired smoke detectors in hallway and landing and rear lobby.

6.00 LIGHT FITTINGS

6.01 Low energy light fittings in kitchens and bathrooms.

7.00 MAIN ROOF

7.01 Existing - ventilation to be provided above insulation where achievable.
7.02 Roof insulation to be provided vis PIR boards/Multi foil insulation/Rockwool quilt. Multi foil linings to be fixed as manufacturer's recommendations to achieve required 'U' value of 0.22 w/m2 degC.

8.00 FLAT ROOF

8.01 Single ply membrane on 150mm Celotex XR4000 insulation to provide 0.2W/m2degC 'U' value, on 25mm plywood on 150x50mm sw joists @ 400mm c/s. 12.5mm plasterboard and skim ceiling.

9.00 FIRST FLOOR

9.01 Existing
25mm acoustic insulation between joists. 12.5mm plasterboard and skim ceiling.

10.00 UPPER FLOOR

10.01 Existing
150mm insulation between joists. 12.5mm plasterboard and skim ceiling.

11.00 GROUND FLOOR

11.01 Existing.

12.00 FOUNDATIONS

12.01 Existing

13.00 HEATING

13.01 New gas fired boiler to provide 95% efficiency. Radiators to all rooms with TRV's.

14.00 EXTERNAL WALLS

14.01 Existing

15.00 FIRST FLOOR ESCAPE

15.01 Cills of bedroom windows no higher than 900mm

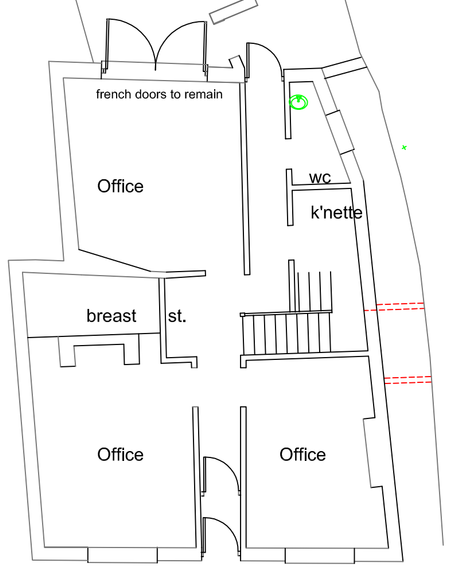
16.00 FIRE PROTECTION

16.01 All structural elements to have 30min. fire protection via 12.5mm plasterboard and skim.
16.02 Floor joists less than 450mm c/s to have 12.5mm plaster on lath ceilings.
16.03 Floor joists greater than 450mm c/s to have 15mm plaster on lath ceilings.

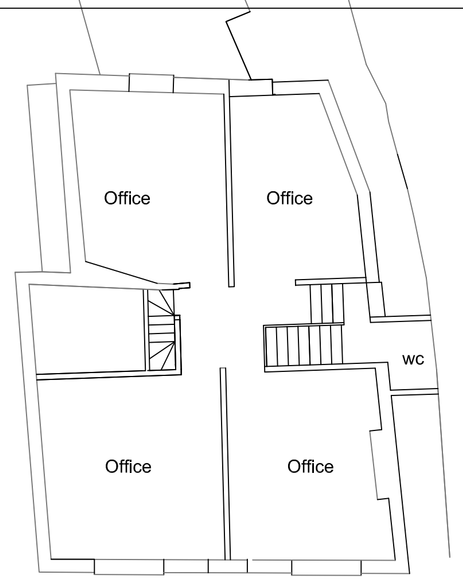
17.00 EXTERNAL WALLS

17.01 Insulated wall boards fitted to internal wall linings following damp proofing treatments.

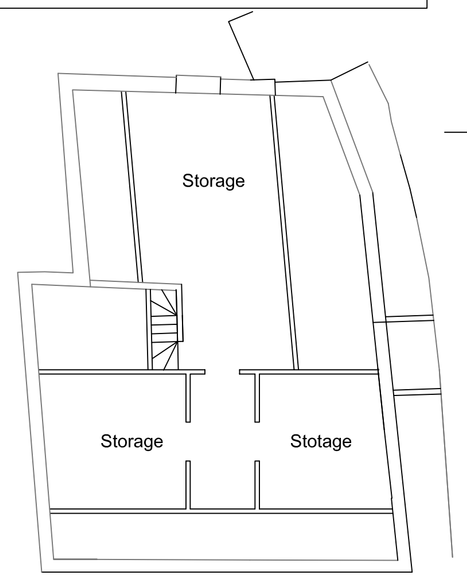
NOTE:
ALL NEW ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671(IEE WIRING REGULATIONS 16th edition) THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.



Existing Ground Floor



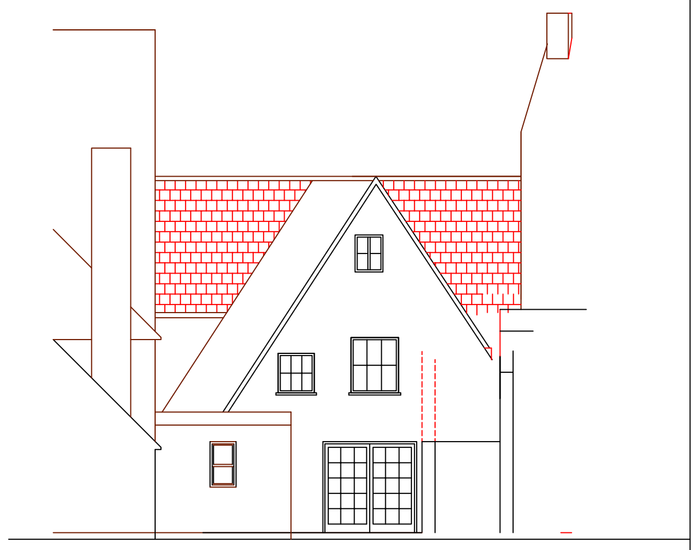
Existing First Floor



Existing Second Floor



Existing South Elevation



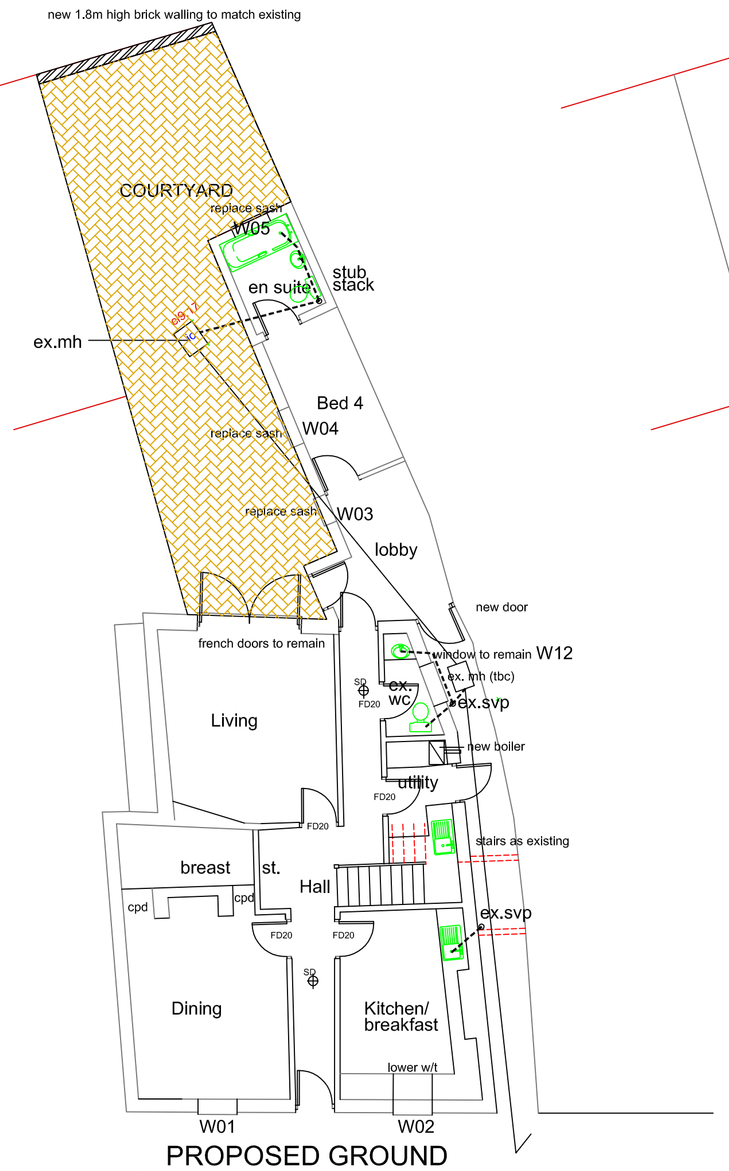
Existing North Elevation



Proposed South Elevation

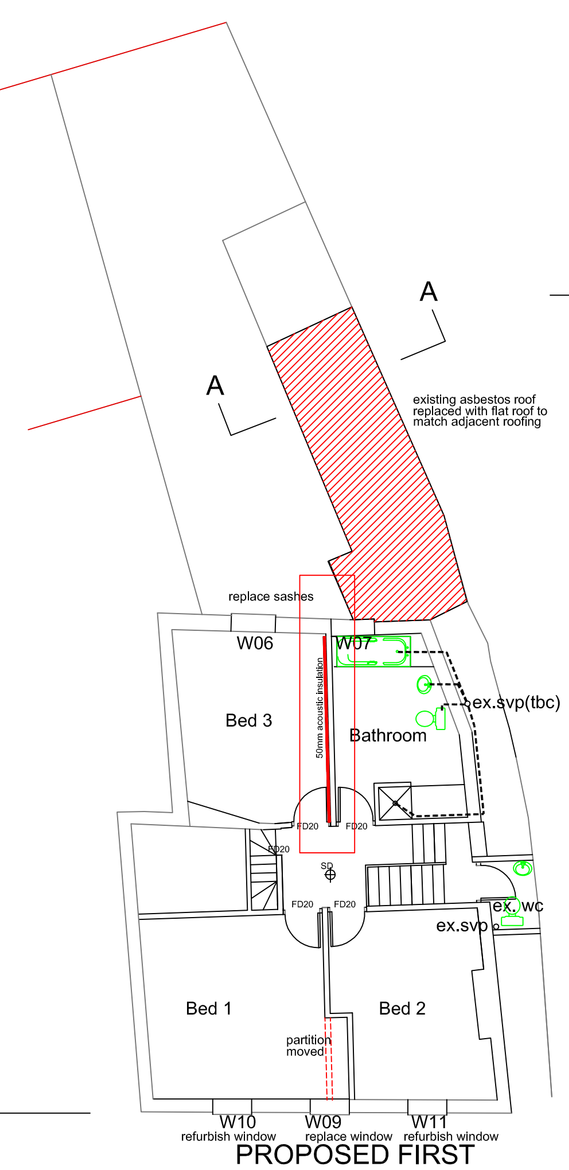


Proposed North Elevation

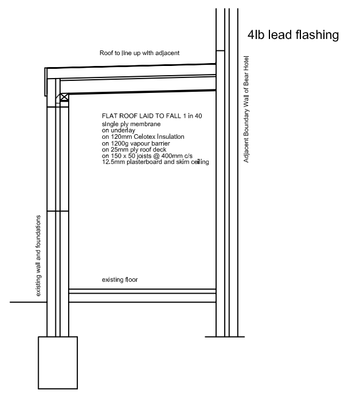


PROPOSED GROUND

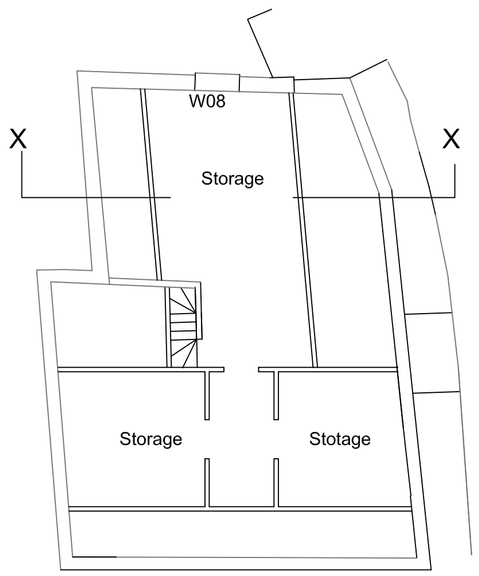
Ground floor windows to be replaced to match first floor sashes



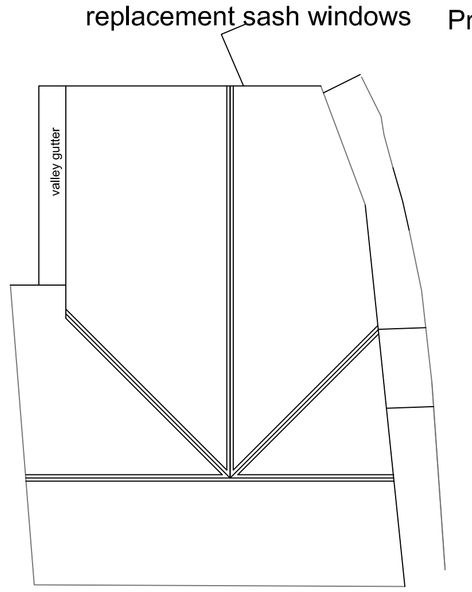
PROPOSED FIRST



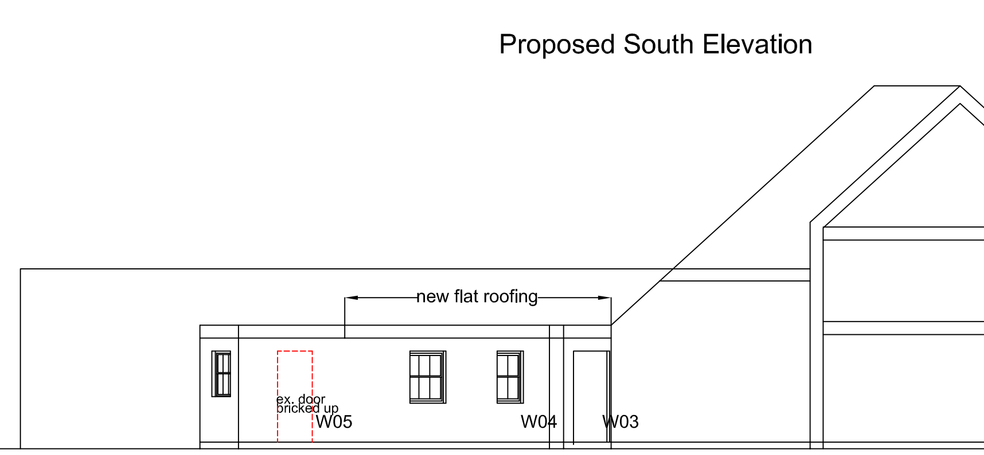
Section A-A 1:50



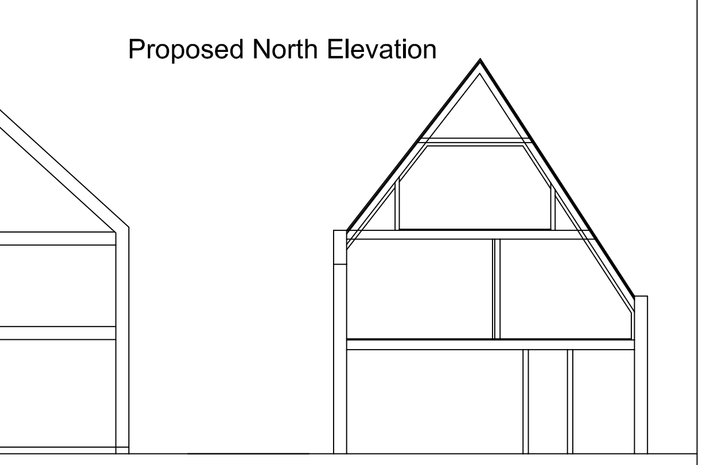
PROPOSED SECOND



PROPOSED ROOF PLAN



Proposed West Elevation



Indicative Elevation X-X

replacement sash windows

NOTE
The existing building is Grade 11 Listed, and is consequently offers restrictions with respect to access for upgrading:
We cannot offer insulation in the roof skillings without removing all plaster and lathing.
Ground floor insulation would be difficult to install.
Existing windows which remain cannot be double glazed, those being replaced will be double glazed.
We are currently unclear which direction the existing drainage runs but we are not changing this arrangement.

REVISION E: NOTES CORRECTED - 16/04/2012 - PG
REVISION D: UPDATED - 06/03/2012 - PG
REVISION C: BREGS NOTES ADDED - 22/02/2012 - PG
REVISION B: UPDATED 10/02/2012 - PG
REVISION A: UPDATED 01/02/2012 - PG

SCALE: 1/100

DATE: Jan. 2012

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AUTHOR: PG

TITLE: Change of Use to Residential

13, East Street - Havant

DETAIL: General Arrangement

DRAWING No: 12/02/02

PETER GALLOWAY PARTNERSHIP
pgp ARCHITECTS

BURGAN HOUSE, 8/10 EAST STREET,
HAVANT, HAMPSHIRE PO9 1AQ
TEL 02392 472650 FAX 02392 472702