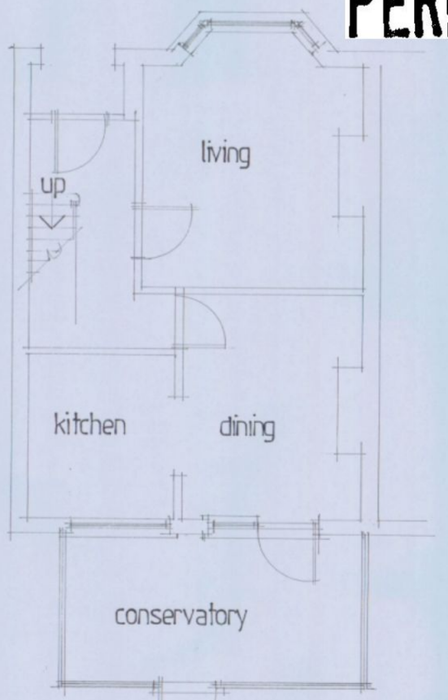
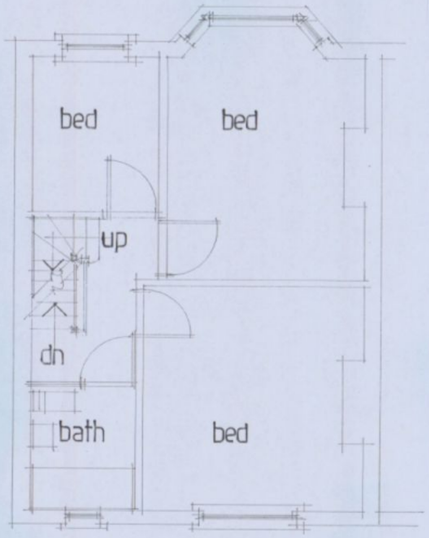
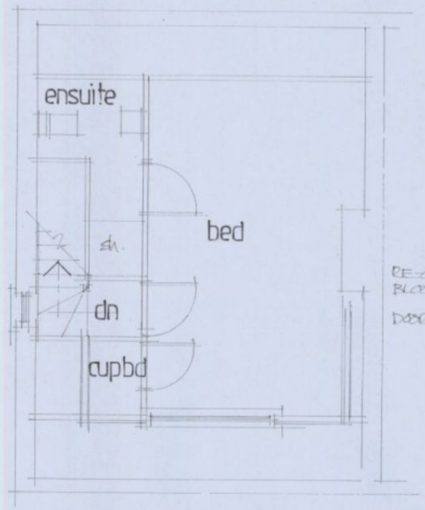
PERMIT



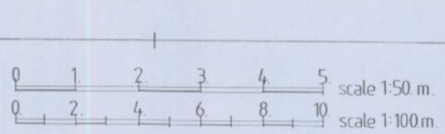
existing ground floor

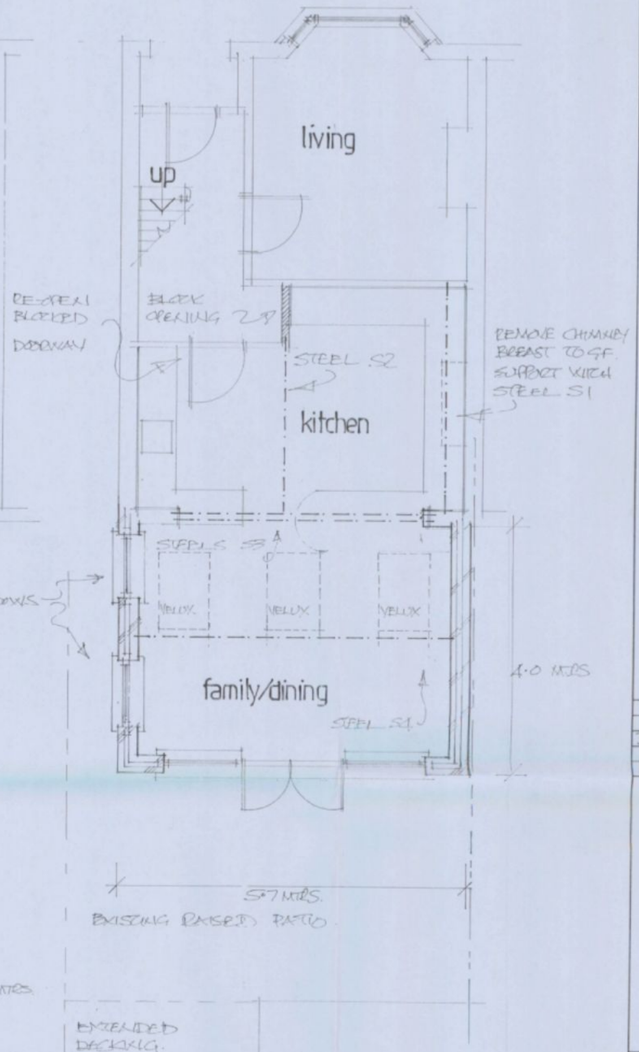


first floor

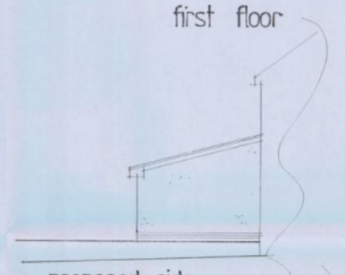


second floor

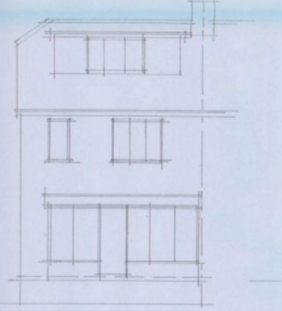




HIGH LEVEL WINDOWS



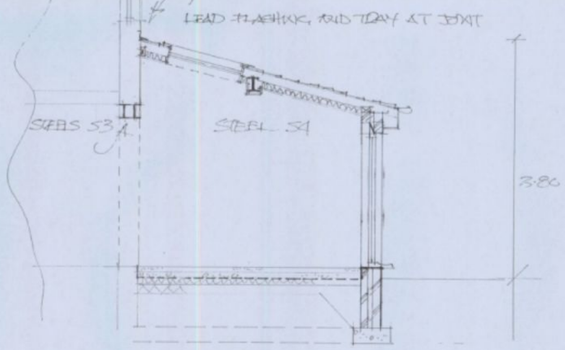
proposed side



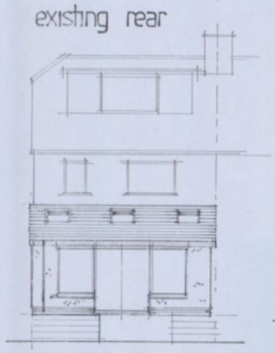
existing rear



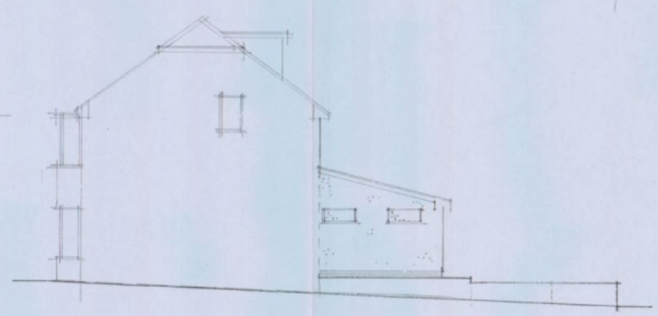
existing sides



section a:a



proposed rear



proposed side

proposed ground floor

Foundations, concrete strip 600mm x 225mm at minimum depth of 1 metre or to suit local ground conditions (in clay soils minimum depth 1.2 metres). 450x225mm under internal load bearing partition walls.

Floor 50mm screed on 100mm concrete slab on 70mm Celotex tuff R insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. Fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

External walls, two skins 100mm lightweight concrete blockwork (Celcon Solar or similar) with 75mm Crown Dritherm batt filled cavity. Render and set internal, two coat render external. Insulated 'catnic' lintols over new openings, tooth into existing walls and maintain all cavities. Close cavities at eaves with non-combustible material. Wall ties to be at 900mm ctrs vertically and 450mm ctrs horizontally and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Main roof Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewolds' on battens on felt on 150 mm . x 50 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galvanised. ms. straps at max 1.20m centres around perimeter.

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room.

New windows: new double glazed windows to have minimum 16mm air gap to achieve 1.8w/m²k and 'K' glass and Argon gas filled sealed units. Doors to have a min U value of 1.80w/msq.k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

Ceilings: 12.5mm foil back plasterboard on 125 x 50 mm joists at 400mm centres with total 300mm fibreglass quilt insulation over laid in two layers at right angles. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

All new radiators to be fitted with TRVs

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

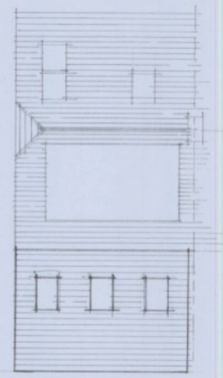
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE ARCHITECT.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED, NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.

Note:
All dimensions must be checked on site and not scaled from this drawing.
EXCEPT FOR LOCAL AUTHORITY PLANNING PURPOSES.



proposed roof plan

	Date	Revision
B	19/7/2011	Planning amendment
A	20.7.2011	Clients amendments

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Client
MRS. V.L. BACON

Job Title
6, LILY AVENUE
WALDEN
WATERLOOVILLE

Drawing Title
PROPOSED REAR EXTENSION

HAVANT BOROUGH COUNCIL
13 DEC 2011
RECEIVED

Scale 1:50 + 1:100 AT A1

Date SEP 2010 | Drawn by CMC

Drg. No. 3130:10 | Rev. A

MERCURY GRAPHICS 537411