PERMIT

BUILDING REGULATIONS AND SPECIFICATION NOTE

HOUSE DRAINS
Excavate to expose existing drainage and surround in concrete under building. Isolate drain from concrete foundations with compressible material. Install concrete lintels over drains that pass through walls

FOUNDATIONS
Form concrete trench fill foundations below invert of drains, minimum 1000 deep or to suit site conditions. Minimum depth to avoid additional loading on drains.

SUBSTRUCTURE
Form substructure in dense aggregate concrete blocks with facing brickwork in Class B wirecuts to outer leaf two courses below dpc, with weepholes at 1200 c/cs.

GROUND FLOOR SLAB (U=0.30)
50mm sand/cement screed on 100mm thick concrete slab on 90mm KINGSPAN insulation on 1200g polythene dpm bonded to dpc in walls on sand blinding on 100mm consolidated approved hardcore or rejects.

DPC
Damp proof course to full width of leaves 150mm above finished ground level, bonded to damp proof membrane in floorslab.
VERTICAL dpc at reveals using patent insulated cavity closers.

BELOW GROUND DRAINAGE
To comply with the guidance in Approved Document H (2002 edition of the Building Regulations).

All to BS 8301

Rainwater goods to be in black plastic discharging to existing s/w drainage system via gullies.

EXTERNAL WALL (U=0.30)
In cavity construction of selected facings, 100mm cavity with stainless steel wall ties 4.5 per m2; 50mm cavity partial fill KINGSPAN 50mm residual cavity 100mm thick Celcon Solar or equal load-bearing insulating blockwork to inner leaf.
Form continuous cavity, brick-bond new wall to existing Seal cavity at eaves

FLANK WALLS
Dry line and insulate flank walls to garage.

LINTELS
Catnic or IG galvanised insulated lintels over openings to manufacturers recommendations.

PITCHED ROOF
Matching concrete interlocking tiles on treated s/w battens on untearable Tyvek air permeable roofing felt to BS 747 on 50 x 150 C24 rafters @400 c/cs
Eaves vents equal to 25mm continuous strip.



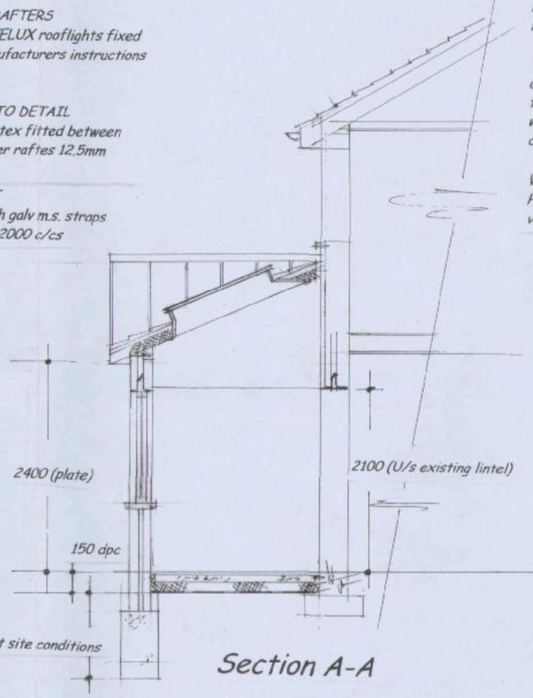
Proposed Front Elevation

VALLEY BEAMS
Details of valley beams to Structural engineer's calcs.

CEILING FOLLOWS RAFTERS
Trim for 1400 x 800 VELUX rooflights fixed in accordance wth manufacturers instructions on double roof joists

ROOF INSULATION TO DETAIL
90mm Kingspan or Celotex fitted between rafters and 45mm under rafters 12.5mm plasterboard skimmed.

LATERAL RESTRAINT
Strap roof to walls with galv m.s. straps 30mm x 6mm x 900 @ 2000 c/cs

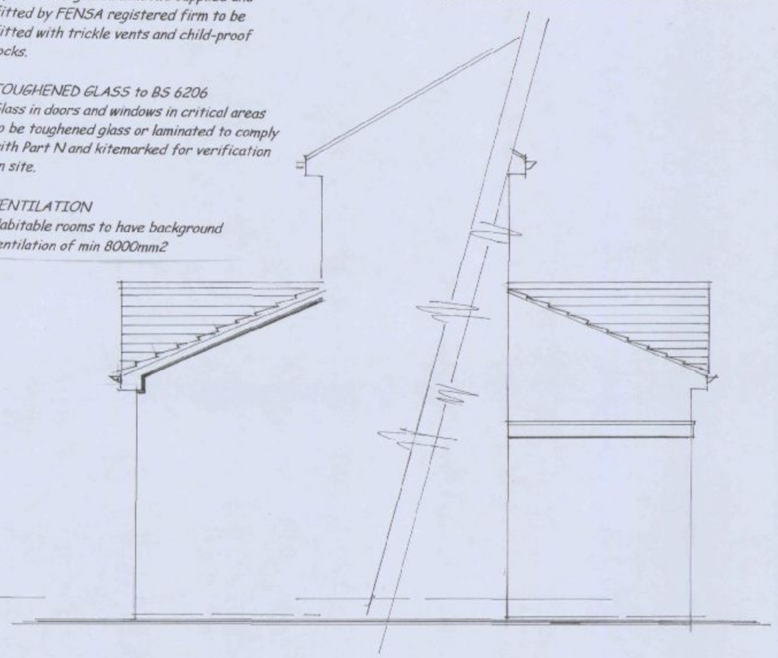


Section A-A

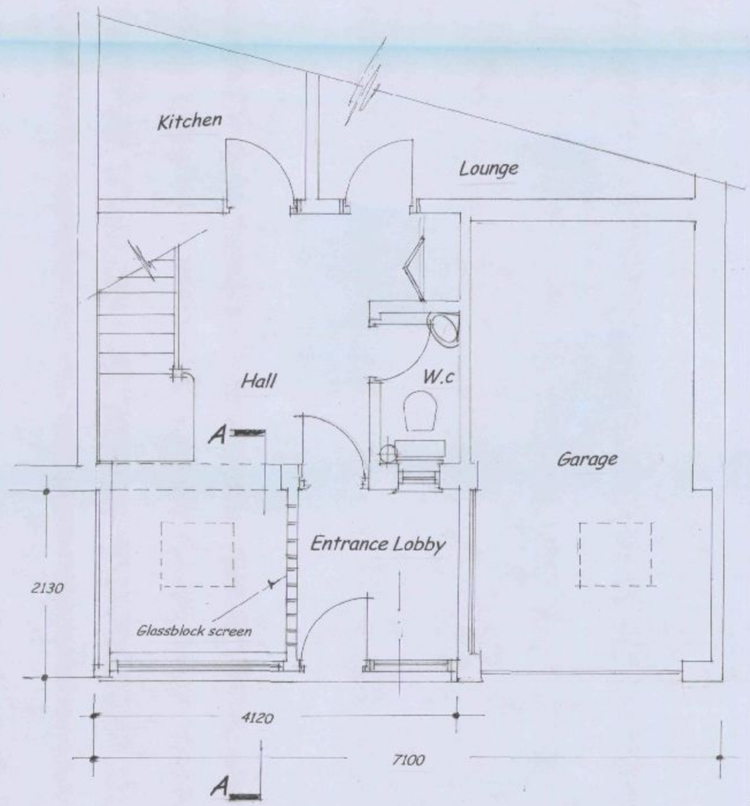
WINDOWS (U=1.8)
PILKINGTON K GLASS
Upvc double glazed windows supplied and fitted by FENSA registered firm to be fitted with trickle vents and child-proof locks.

TOUGHENED GLASS to BS 6206
Glass in doors and windows in critical areas to be toughened glass or laminated to comply with Part N and kitemarked for verification on site.

VENTILATION
Habitable rooms to have background ventilation of min 8000mm2



Proposed Side Elevations



Proposed Ground Floor Plan

INTERNAL W.C
Rapid extract fan to W.c providing 4 air changes per hour with 15 minute over-run, light switch operated, Ducted to outside air..

HEATING /HOT WATER
To be provided by existing gas fired condensing boiler sited as shown on plan. .

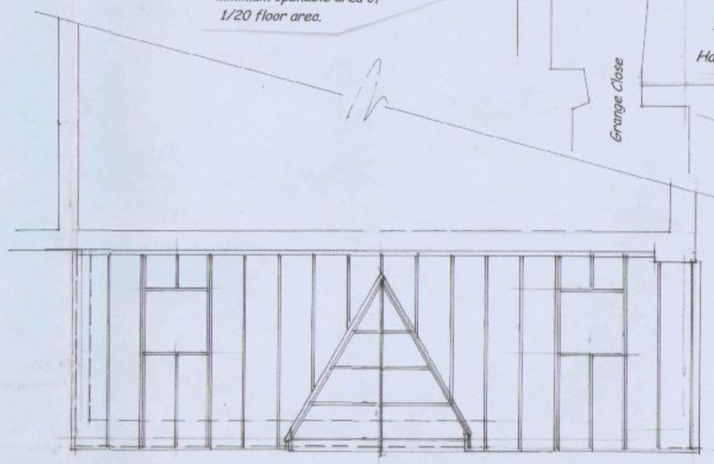
New radiators are to be fitted with TRVs.

ELECTRICAL INSTALLATION
To Client's schedule.
Electrical installation to be carried out by a person competent to do so in accordance with the latest IEE regulations in compliance with Part P of the Building Regulations, and certified on completion.

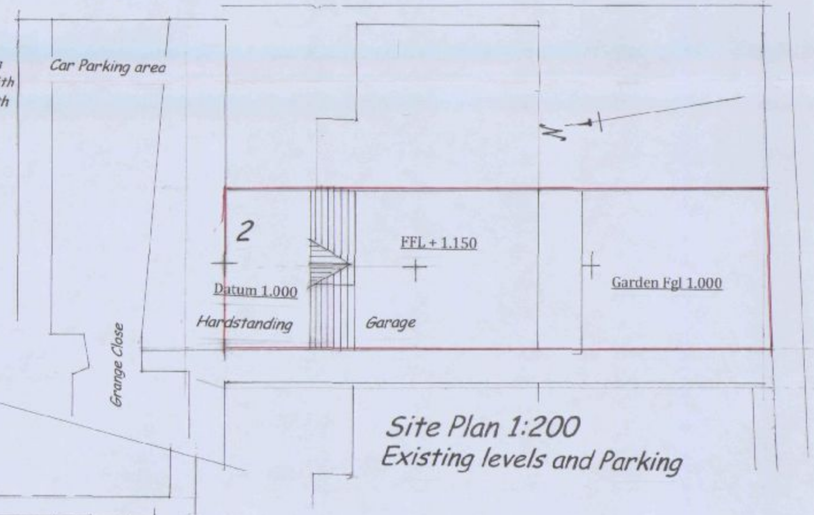
ENERGY EFFICIENT LIGHT BULBS
Provide min. two in appropriate positions.

Habitable rooms to have windows with minimum openable area of 1/20 floor area.

INTERNAL WORKS
Form glass block partition between Hall and Porch.
Take down existing glazed panel and door to existing frontage.



Proposed Roof Plan



Site Plan 1:200
Existing levels and Parking

HAVANT BOROUGH COUNCIL
14 JUL 2010
RECEIVED

Proposed Porch

2, Grange Close,
Havant, Hants.

Mr and Mrs Allman. Drg No GRA/1

Scale 1:50 ; July, 2010

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