REFUSE

Building Regulations and Specification notes:

FIRST FLOOR SIDE EXTENSION

Steel beams built in to load bearing wall on bearing plates or padstones as specified.

EXISTING ROOF
Provide protection measures suitable for seafront exposure and maintain in good order. Set aside roofing tiles for re-use

NEW WALLS
Prepare external walls for raising.

Provide patent cavity tray at existing first floor level of external walls: form weepholes at 1200mm c/cs.
Form new external walls in cavity construction Of 100mm thick dense aggregate concrete blockwork to outer leaf, 100mm cavity, 50mm KINGSPAN **kooltherm** cavity insulation, 50mm residual cavity 100mm CELCON or equal load-bearing insulating blockwork inner leaf. Two coat plaster render and set inner skin or 10mm plasterboard on dabs.

EXTERNAL RENDER
Sand/cement render and coating to suitable specification for seafront location (to be obtained from specialist manufacturers)

NEW ROOF
50 x 150 C24 rafters and ceiling joists @400 c/cs. 38 x 170 ridge, hips and valley boards 103 x 178 x 21kg central plate beam on concrete padstones to detailed calculations

ROOF VENTILATION
Eaves vents equal to 25mm continuous gap to provide ventilation from eaves to ridge.

ROOF INSULATION
250mm thick mineral fibre insulation placed between and over ceiling joists.

CEILING
Ceiling 12.5mm foil-backed plasterboard, skimmed

FLOOR
SPAN 3400 Provide new 50 x 170 C24 floor Joists at 400mm c/cs positioned adjacent to existing ceiling joists.
Hang from walls by means of HD galvanised steel hangers (Max permitted span 3910)
Double joists under partitions.

18mm flooring grade T and G chipboard. Waterproof grade in Bathroom.

NEW DOOR OPENING

New door and frame to room to in new opening in cavity wall

NEW LANDING
At top of existing stairs to give level access from lounge.

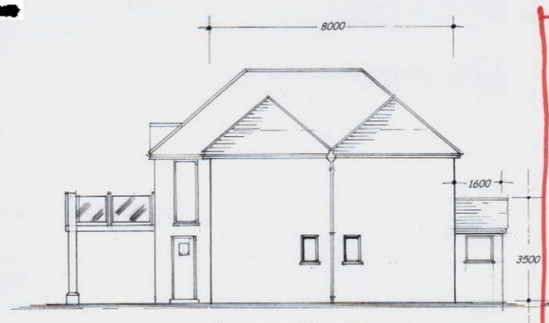
STUDWALLS
New studwork to form En-suite and Dressing room of 50 x 75 studs at 400 c/cs on double joists where parallel, clad both sides with 12.7mm plasterboard and skimmed.

WINDOWS (U=1.8)
White Upvc double glazed windows Low E glass reinforced frames to be manufactured and installed by FENSA certificated firm and certified on completion.
Glass in critical areas to be toughened to comply with Part N

FIRE DETECTION ALARMS
Wired direct to mains with battery back-up, provide two smoke detectors located one on each floor in stairway, both alarms to sound simultaneously.



Proposed South Elevation

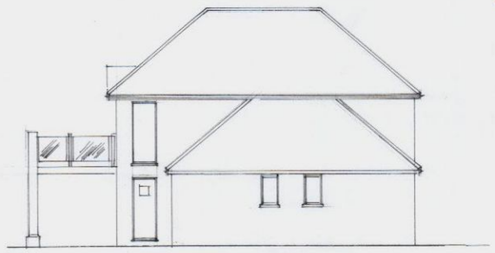


Proposed East Elevation

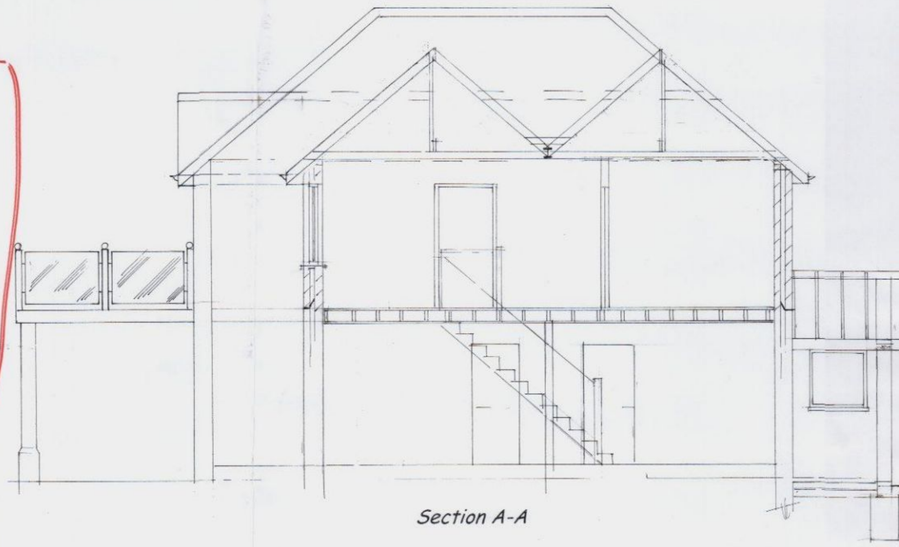


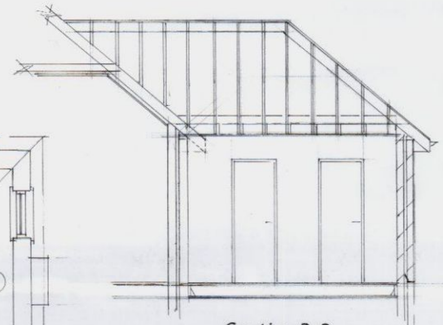
Proposed North Elevation

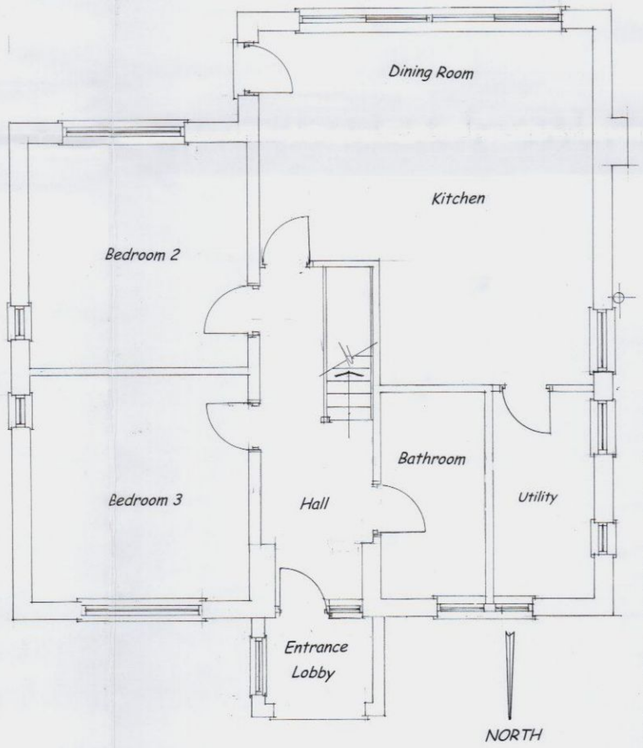

Existing South Elevation


Existing East Elevation


Existing North Elevation


Section A-A


Section B-B



Proposed Ground Floor Plan

RAPID EXTRACT
Mechanical ventilation extract fan to be fitted to En-suite rated 15 litres/second.

ELECTRICAL
Electrical installation as Client's schedule to IEE regulations.
Electrical installation to be carried out by a person competent to do so. Certified on completion in accordance with part P.

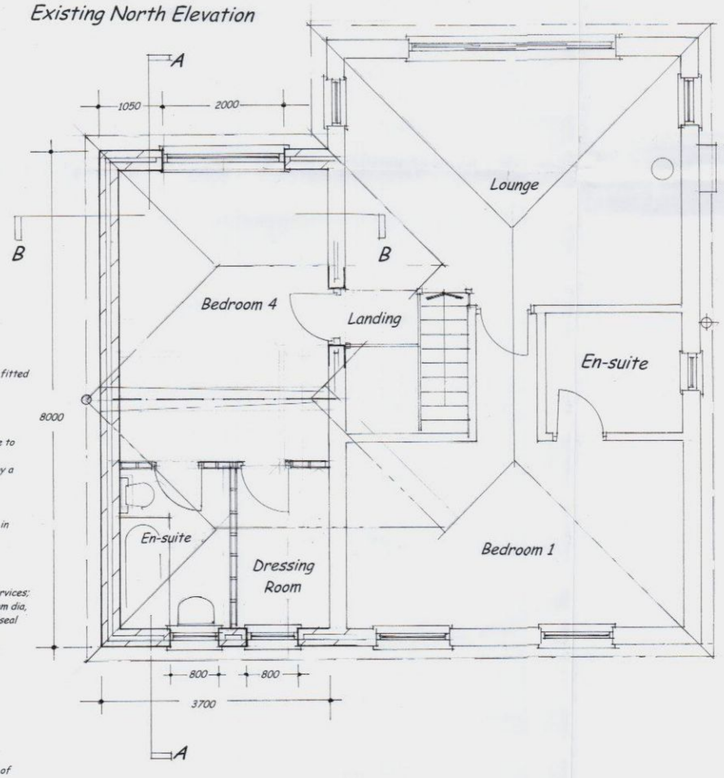
Energy efficient light bulbs to be fitted in circulation areas and bathroom.

PLUMBING
New Wc fitting connected to existing services; wastes to BS 5572 as follows: Basin 32mm dia, Shower 40mm dia both with 75mm deep seal traps
Wc connected to manifold connected to Svp fitted with air admittance valve .

DRAINAGE
All to BS 301
See Site Plan and specification details.

RAINWATER GOODS
Ogee gutters in black discharging via downpipes and shoes to existing surface of roofs.

HEATING
Existing condensing boiler
Any new radiators to be fitted with TRV s



Proposed First Floor Plan

HAVANT BOROUGH COUNCIL
01 APR 2011
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Planning Application

Scale _____ metres

Proposed First Floor Side Extension and Porch to Front

52,Bembridge Drive,
Hayling Island, Hants.

Liz Cornelius v Drg No. BEM / 1

Scale 1:50 A1; 1:100 (A3) January, 2011

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