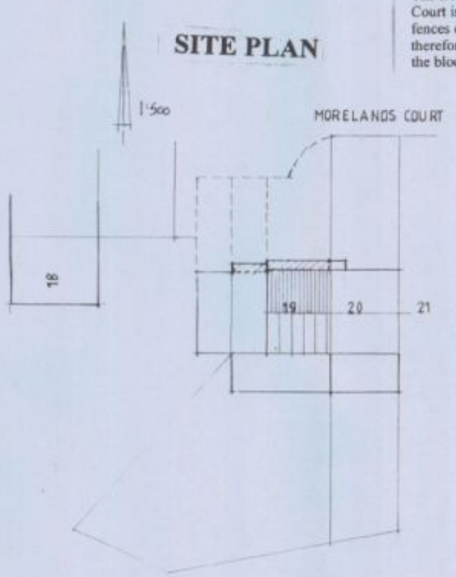
PERMIT

SITE PLAN

The frontage to the dwellings in Morelands Court is open plan so there are no boundary fences or hedges to the front boundaries and therefore no information has been shown on the block plan.





LOCATION PLAN

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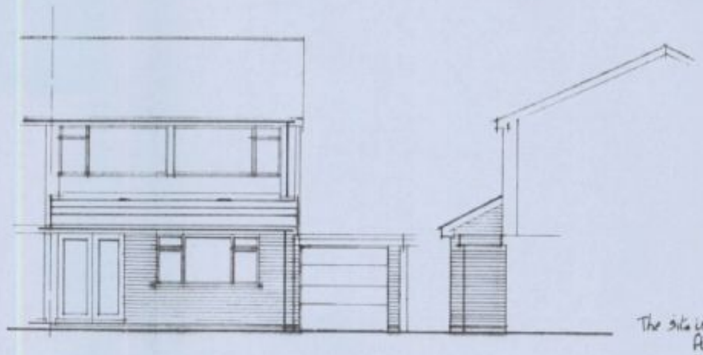
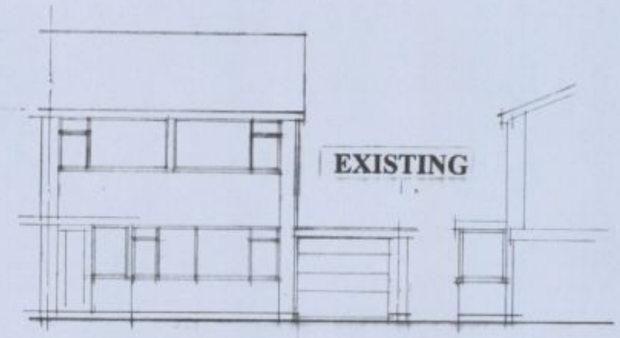


FRONT ELEVATION

SIDE ELEVATION

The site is level & finished floor level is same as dpc level.

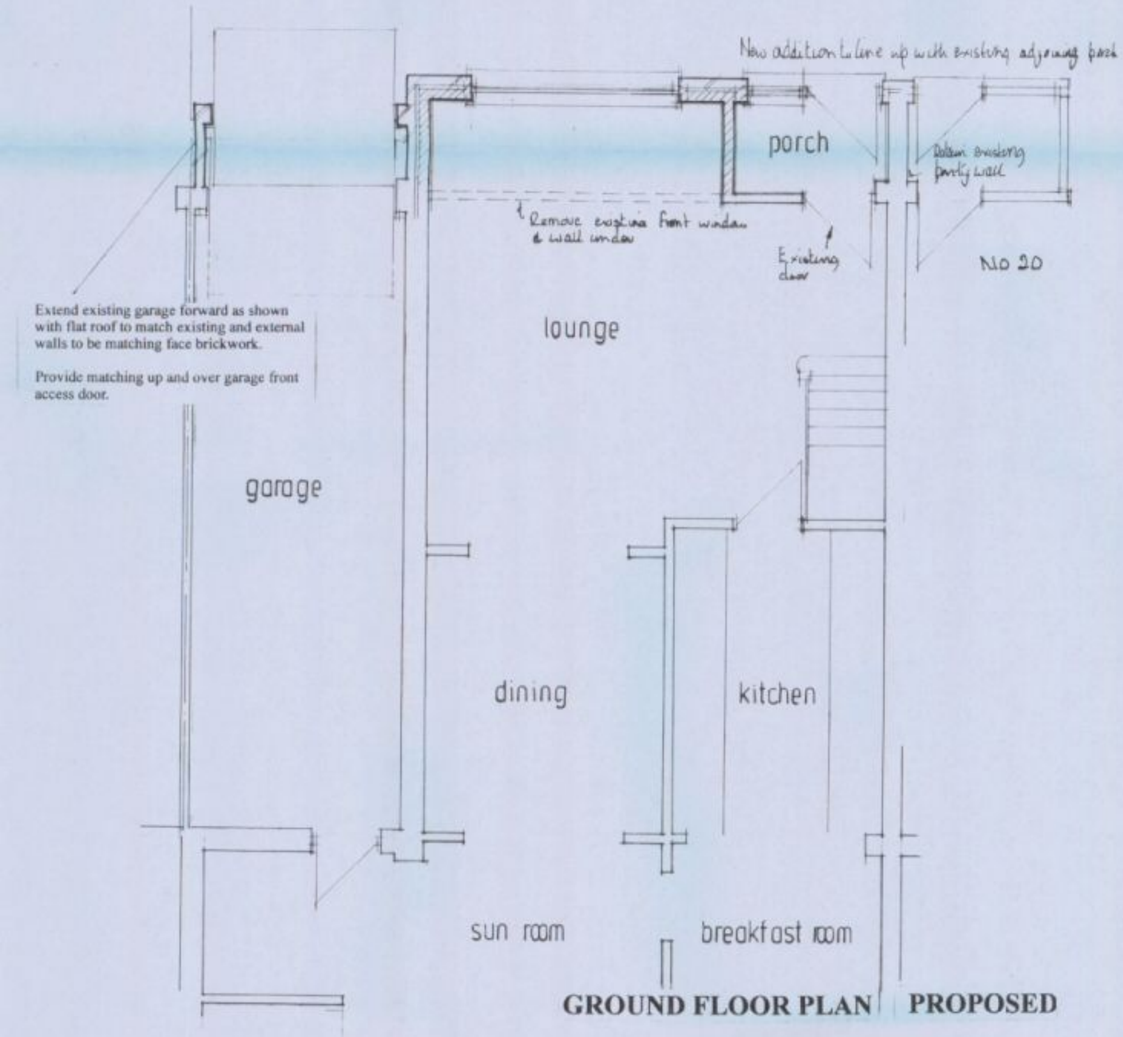


EXISTING

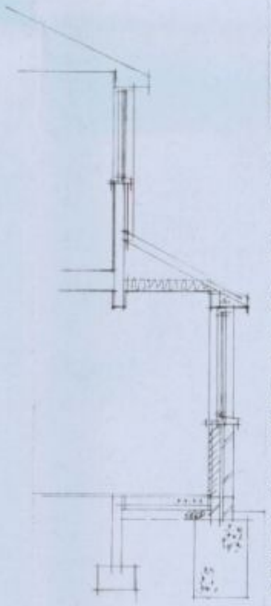
FRONT ELEVATION

SIDE ELEVATION

PROPOSED



GROUND FLOOR PLAN PROPOSED



SECTION

Remove existing front porch but retain party wall.
Build new front addition as shown with new roof to continue onto party wall.

NB The Party Wall Act may apply to this addition and the client should take steps to ensure the relevant notice is served on the adjoining owners prior to commencement of work on site.

Roof over new addition to be Marley Wessex or similar approved low pitch tiles, battens, breathable roofing felt, 100x50mm SC3 rafters and ceiling joists @ 400mm ctrs, 9mm plasterboard and artex or matching ceiling finish.
New roofing felt is to be turned well up behind existing vertical tile hanging.

Provide 100mm fibre glass insulation laid between ceiling joists members and 170mm laid over the top in opposite direction.

Matching eaves to include baffle boards to maintain minimum 50mm air flow over insulation and 25mm continuous air vents for cross ventilation to roof void.

Bolt wall plates to existing structure to support new rafters and ceiling joists.

Install vent tiles at top of roof for cross ventilation to roof void.

Close top of all new cavity walls with non-combustible material.

Provide bat strap anchors at ceiling joist level and up gable slopes.
Straps to be at 2.0m ctrs, 1200mm long and turned 150mm down cavity.

Lead flashing and cavity tray at junction of new roof and dwelling wall.

New cavity walls to be matching render on 100mm Solar Celcon Turbo block, cavity filled with Dry Thermfibre 32 slab wall insulation, 100mm Solar Celcon Turbo block render and set.

Wall ties are to be a@ 450mm vertical and 900mm horizontal ctrs and every block course within 300mm of external wall openings.

Provide Dampcore vertical dpcs to sides of new external wall openings.
New cills, jambs lintels etc. are to be insulated.

Thermal continuation is to be maintained at all external junctions to prevent cold bridging.

New brick/blockwork is to be toothed and bonded to existing and cavities continuous.

CN5XA & CN6XB and Catnic or similar approved lintel over new external openings.

Dpcs minimum 150mm above external finished ground levels and lapped into existing. Cavities to extend minimum 250mm below lowest dpc.

600x900mm and 600x450mm concrete foundations, depths below ground to suite site conditions, sub soil type etc. and agreed with the local authority Building Control Officer on site.

Foundation depth within 900mm of rear drain is to be minimum same as drain invert.

Ground floor is to be selected finish on 50mm sc. screed, 100mm concrete, 1200 grade polythene membran, (between the concrete slab and the floor insulation), 80mm Celotex insulation, or other approved floor insulation,
continuous with dpc, 50mm sand blinding, 100 mm rejects.
Maintain any existing sub floor vents direct to external air with 100mm dia pipes.

Space heating from existing system and be determined on site.

Provide TRVs to all new radiators.

New switches and sockets should be located between 450-1200mm above floor level.

Provide energy efficient light fittings in extended room and to provide lighting system with appropriate lamps and sufficient controls so that energy can be used efficiently. (E.g. a suspended lampholder with an integrated electronic ballast suitable for compact fluorescent lamps. Details of exact type and locations to be determined and agreed with the local authority.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671:2008 or an equivalent standard. These installation works are to be undertaken by an installer registered under a suitable electrical self- certification scheme, or alternatively by a suitable qualified person, with a certificate produced by that person to Building Control on completion of the works.

New external doors and windows are to be UPVC double glazed and draught proofed with 16mm air gap between panes of glass and Soft Low E coating to internal surface. Provide safety glass in critical locations. New windows and doors are to have a U value of maximum 1.6W/m²K.

New external door and attached window to have safety glass.

Provide a trickle vent in new window to extended room and. Vent to have a minimum openable area of 8000mm²

Opening window area to extended room is to be minimum 1/20th floor area of room.

Terminate existing rainwater downpipe above new roof. Roof water is to discharge to existing system or soakaway minimum 5.0m from all buildings.
Exact location and dimensions of soakaway to be determined on site according to site conditions, sub soil type etc.

Or discharge to new trapped back inlet gully connected to existing sw system if available.

Wall between porch and addition to be 100mm Solar Celcon Turbo with render and set both sides.

Build new 100x50mm stud gable on top of existing party wall with felt, 6mm Masterboard, battens and matching vertical tile hanging.
Existing adjacent porch roof is to be turned well up behind tile hanging and properly weathered.

RECEIVED
17 DEC 2010
HAVANT BOROUGH COUNCIL

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Project: SINGLE STOREY FRONT ADDITION.

Address: 19 MORELANDS COURT, WATERLOOVILLE.

Drawing Title: FLOOR PLANS, ELEVATIONS, SECTION.

Scales: 1:50, 1:100 **Date:** 10/11/10

Plan No: 39/NOV/10/

This plan is not a specification of work and is only for the purpose of gaining Local Authority approvals. Do not scale from this plan except for Building Regulation and Town Planning purposes. All levels and dimensions on site are to supersede those shown or stated on plans.
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