PERMIT

Opening window areas to be minimum 1/ enclosed floor areas. All new windows to t with minimum 8000sq mm trickle vents p Maximum area of double glazed window n exceed 25% of floor areas

escape window of edge 450mm with above 800mm.

o any new wc and 5lit/sec

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. 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.

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.

Floor in roofspace: 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on **50** mm x **175** mm joists at **400** mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made ms shoe /hanger where flitch beams join to steelwork or other flitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

Studwork enclosing stairwell: 12.5mm plasterboard each side of minimum 75 x 50mm studwork with taped and filled joints for minimum half hour fire resistance.

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between heid in place with battens.

Porch ceilings: 12.5mm foil back plasterboard on **50** x **150** mm joists at **400** mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Conversion of existing roofspace. Sloping ceilings. Plant on, or fit alongside existing rafters to achieve 150mm depth. See section for detail. Fit Celotex GA4100 batts between rafters and Celotex TB4035 beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Stairs: New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 15mm nosings. minimum going on winders 50mm. Minimum clear width **800** mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of wall above.

Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260. OR risers 165/200 to be used with goings 223/300mm

Existing ceilings: if good condition plaster and lath ceilings, to remain. If 9mm plasterboard, to be over laid between joists with 60mm mineral wool batts on chicken mesh support in areas not covered in flooring note.

Dormer walls: tile/ slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer facs of studs (30mm cavity) and Celotex TB4012 across the face of the studs. Tape and mastic joints.(12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 6mm masterboard web under cheek felt where within 1.00m of boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support.

Dormer warm flat roof: Three layer built up felt to BS747 cp144 pt3 on Celotex TD4126 decking on firrings and **50** mm x **150** mm joists at **400** mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

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) 460÷225mm under internal load bearing partition walls.

Floor 50mm screed on Celotex GA4070 insulation batts on 100mm concrete slab 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 112mm facing bricks to match existing as closely as possible, 50mm cavity to Celotex CW4040 on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically 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.

Porch roof, concrete tiles on battens on felt on **50** mm x **150** mm rafters at **400** mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Fit proprietary dry ridge vent system, or high level tile vents equivalent to 5mm continuous gap, fit eaves vents front, rear and dormers (if applicable,) equivalent to 25mm continuous gap.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.

Taps: All hot water taps to be fitted on the left hand side of the appliance.

Extend existing svp into roofspace and terminate with durgo autovent. Or, if no other vent pipe on the drain run, extend svp up and within roof slope to terminate to air min. 900mm above window heads.

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

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.

SD O smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839.6.2004 To be over 300mm from doors, walls and light fittings

All new radiators to be fitted with TRVs

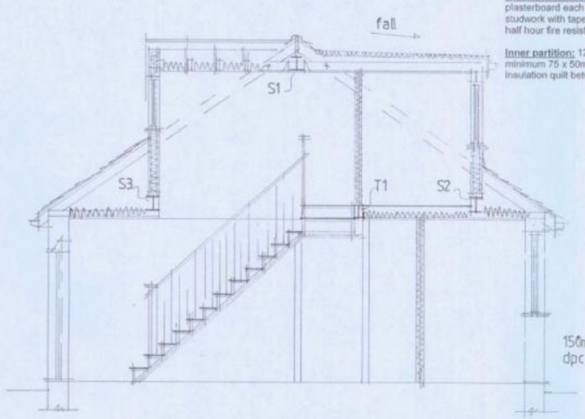
Any wall or door glazing in the stair enclosure will be upgraded to achieve half hours fire resistance.

*** fit 20/30** rated fire resisting doors with intumescent strips and with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

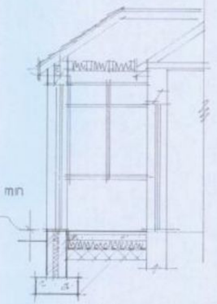
Each joist to be bolted to each other where lapped and to each roof joist to help prevent roof spread.

Strapping provided to joists either side of steel to prevent roof spread.

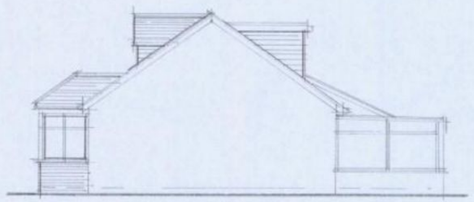
Provide double rafters either side of velux window.



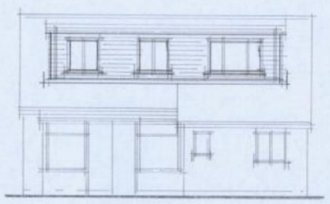
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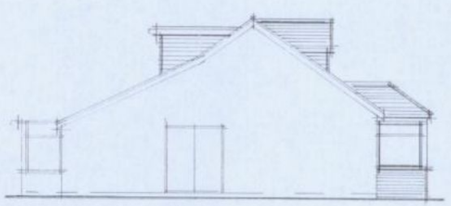
section bb



proposed side elevation



proposed rear elevation



proposed side elevation



proposed front elevation

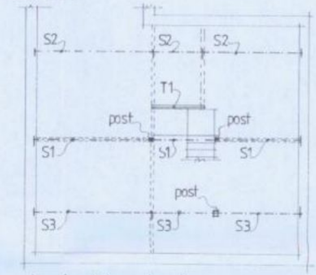
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

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

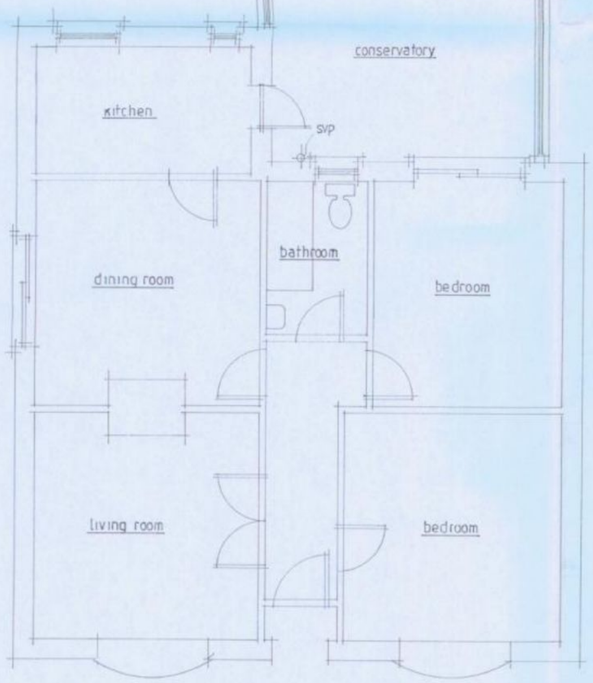
THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE ARCHITECT.

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.

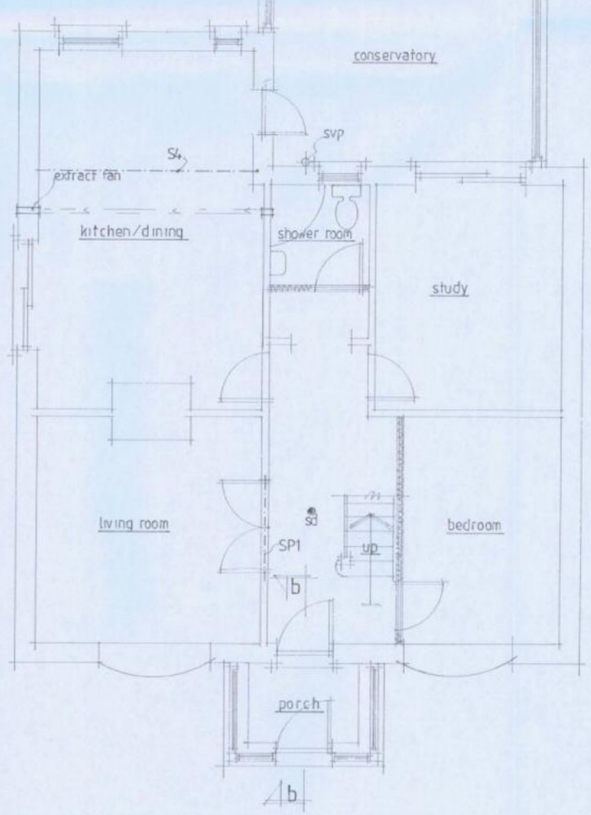
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.



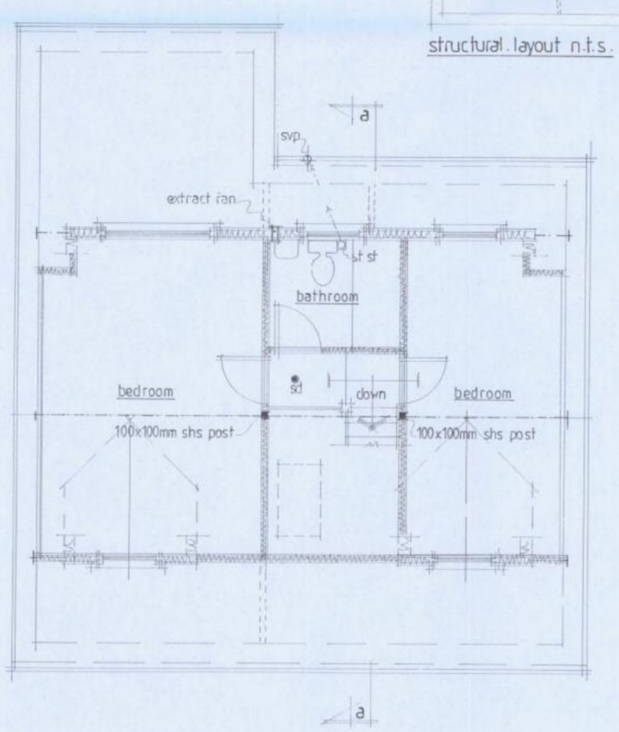
structural layout n.t.s.



existing ground floor plan



proposed first floor plan



proposed first floor plan

A		
	Date	Revision

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ARCHITECTURAL

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Job Title
58 hart plain avenue
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waterlooville

HAVANT BOROUGH COUNCIL
24 MAR 2011
RECEIVED

Drawing Title
room in the roof space & porch.

Scale 1:100, 1:50

Date feb'11 | Drawn by sa

Drg. No. 4027.11. | Rev.

MERCURY GRAPHICS 537451