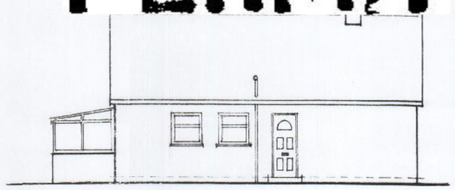
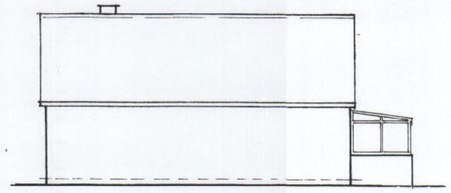
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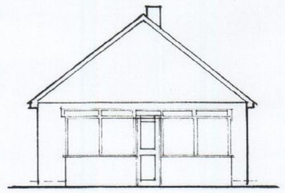
ELEVATIONS AS EXISTING



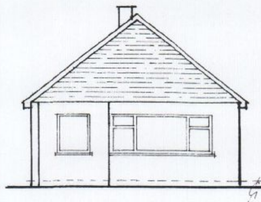
west side



east side



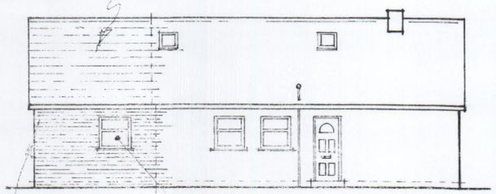
rear



front

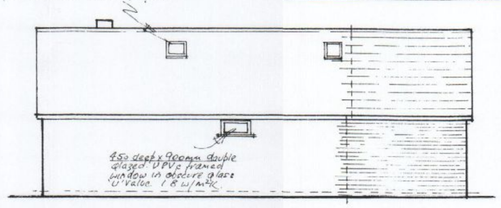
ELEVATIONS AS PROPOSED

Roof tiles to new extension to match existing, on battened underlay on non-breathable felt on 50x150mm rafters



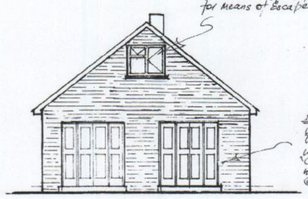
west side

ROOF WINDOWS :- 550 wide x 780mm high T.Y. with 'T' astragal finished floor level to O/H inward with double rafters both sides & to achieve U Value 1.4 w/m²k.



east side

1200mm wide x 1000mm high double glazed in PVCu white frame to match existing windows min opening casement 550x450wide for means of escape purposes.

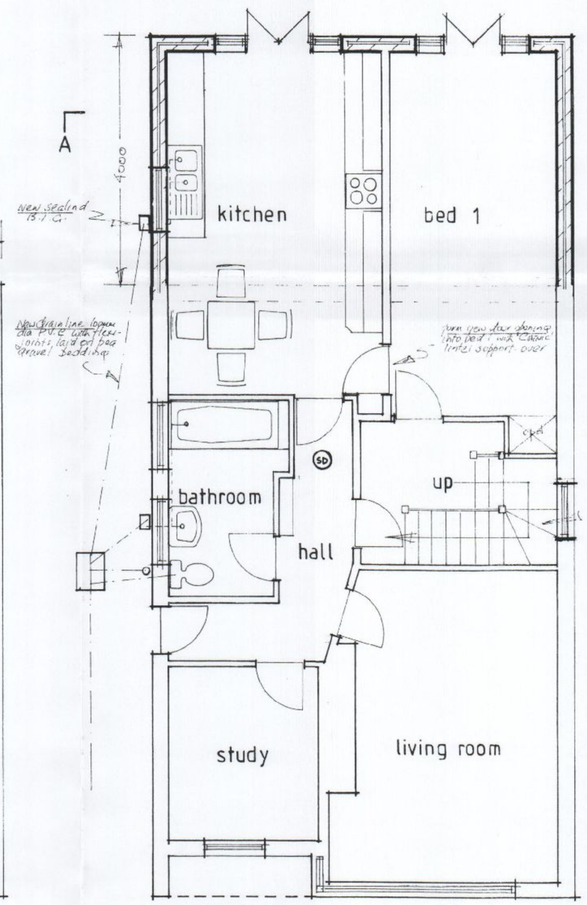


FRENCH DOORS double glazed in toughened glass in white PVCu frames with winglights to ground floor with 'CATNIC' type CM55A lintels over min 100mm end bearings onto brickwork @ both ends

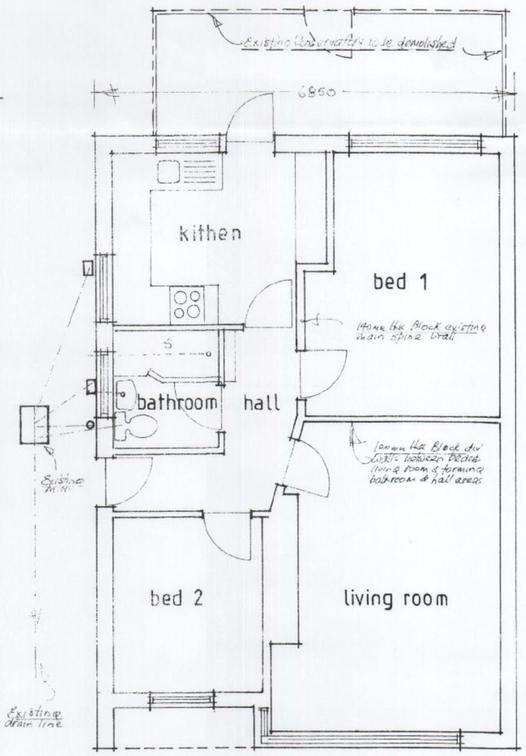
rear

Lintols, soffits & new guttering in white PVCu all to match existing

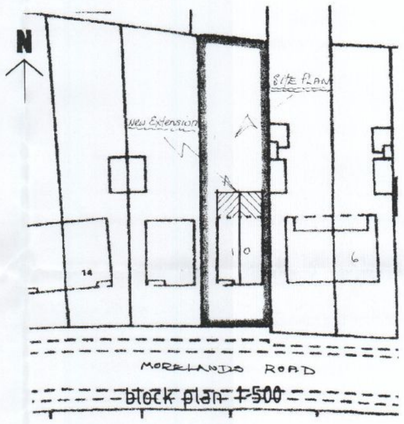
New window to kitchen in PVCu frame to match existing double glazed & 'U' value to achieve 1.4 w/m²k.



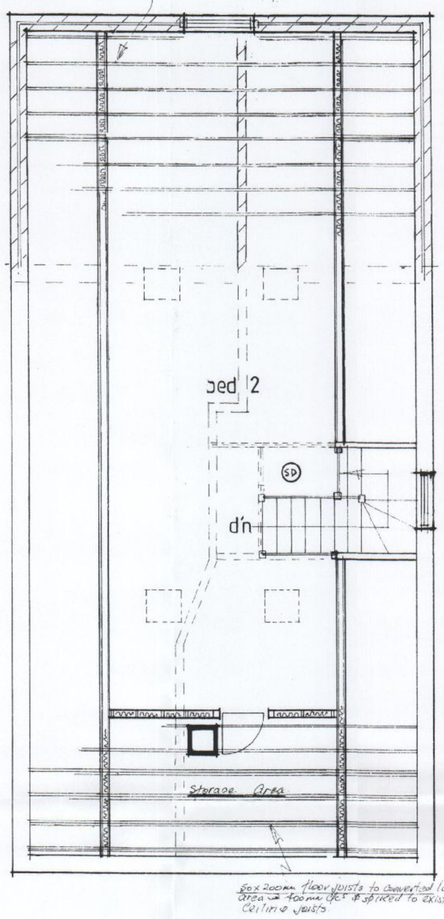
proposed floor plan



existing floor plan



block plan 1:500



6x6 200mm floor joists to new extension spaced at 400mm c/c, made c/c with 200mm thk Rockwool insulation laid between & 18mm T & G. Chipboard flooring. Lateral restraint straps 5 x 30mm @ every 6th c/c to ends of joists/rafters & struts @ where joists run parallel with external walls

6x6 200mm floor joists to converted loft area @ 400mm c/c & spliced to existing ceiling joists

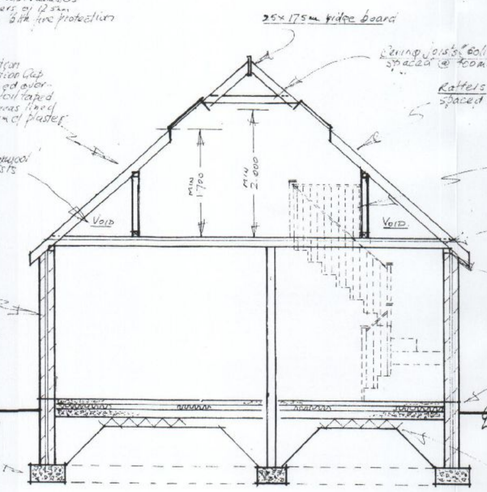
proposed loft room

New 870mm wide - 190mm wide, max pitch 42° with min 2 no. headroom throughout. Risers not to exceed 220mm & goings not to be less than 235mm. Handrails & Balustrades min 900mm high with balusters @ 100mm c/c. Under stairs with 2 layers of 12.5mm plaster board & skim of plaster to achieve 30 min fire protection

Ceiling joists & collars 50 x 125mm spaced @ 400mm c/c

Rafters 50 x 150mm Grade C24 spaced @ 400mm c/c

25x175mm fibre board



Skillion roofs :- 100mm 'CELOTEX' insulation slabs fastened down with 50mm Ventilation Gap & 25mm thk 'Celotex' insulation slabs fixed over all face ceiling areas with 150mm min foil taped over joints & joints sealed. Ceiling areas lined with 12.5mm foil backed plasterboard & 5mm of plaster.

Roof void areas to have 285mm thk. Rockwool insulation laid between & over ceiling joists

Cavity Walls :- External facing bricks in colour & mix to match existing. 65mm cavity with insulated Slabs & inner leaf in 'Celcon' thermal insulation blocks rendered & 2 coat of plaster internally. Wall ties 750mm min horizontally & 450mm vertically with 5mm gap maintained. Use 'Arrow' Concrete blocks below ground level. Walls to achieve 'U' Value 0.28 w/m²k.

New on route sewer drains 300 x 150mm Note - strength 30 kN/m² min with Sand Bed. Design & details to site ground conditions & to L.A. satisfaction

section A-A

baffle plate @ top of Cavity wall to prevent restriction of air flow

75x150mm wall plate

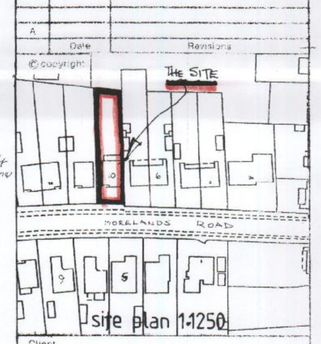
DPC min 150mm above finished Ground level

Floor :- 75mm Sand and screed on ridged 50mm thk Kingspan insulation slabs on 100mm Concrete Oversite. Poly D.P.M on sub grading on 150mm hrc well compacted hardcore. Insulation slabs to extend up abutment walls

Notes:

notes

1. All new PLUMBING in acc' with B.S. 5572-1978 & new waste pipes in P.V.C.u with cleaning eyes & change of direction & to have deep seal traps.
2. Fit new Mechanical Vents to existing Ground Floor Shower / Bathroom to give 15 litres/sec Air changes & to Kitchen to give 60 litres/sec.
3. All new windows in Path to match existing in P.V.C.u frames & fitted with 8000 mm² trickle Vents double Glazed with 16mm Gap & Low 'E' Coated Glass. Windows to be min 1/10th of adjacent Floor areas & 1/20th for Ventilation purposes.
4. Cross Roof Ventilation to be provided with 25mm Continuous Eaves Vents & 5mm Continuous equivalent for Ridge Vents.
5. All new windows & door openings to have 'CATNIC' lintel support fitted to manufacturers recommendations.
6. Install Smoke detectors to Ground & 1st Floor landing areas & to be interlinked & mains operated.
7. All new radiators to be fitted with T.R.V's
8. GLAZING to CRITICAL areas to be Glazed in Toughened Glass.
9. All new electrical installations to be carried out in accordance with Requirements P1 & P2 of Schedule 1 Building Regs Book (as amended) & an Electrical Installation Certificate to BS 7671 : 2008 issued by Competent Electrician Reg with E.S.C Scheme & should be submitted to L.A. prior to completion of Building Work on site. NOTE: light fittings only capable of receiving low Energy lamps



Client
Mr G BROWN

Job Title
10, MORELANDS ROAD, PURBROOK.

HAVANT BOROUGH COUNCIL
- 5 JUL 2011
RECEIVED

Drawing Title
REAR EXTENSION AND LOFT CONVERSION

Scale 1:100 1:50

Date NOV 2010 Drawn

Amended June 2011

Drg. No. GB/2-11/2010 Rev.

A1