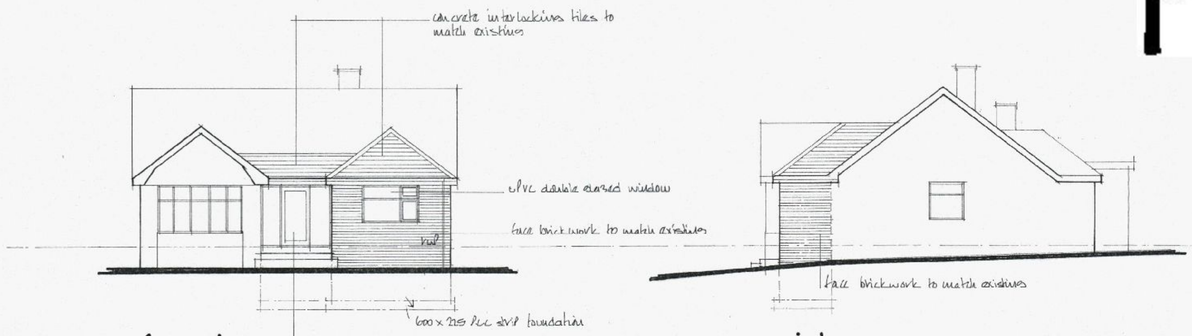
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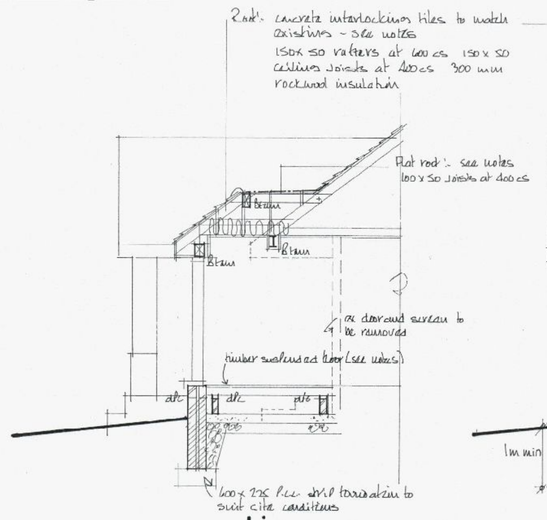



front

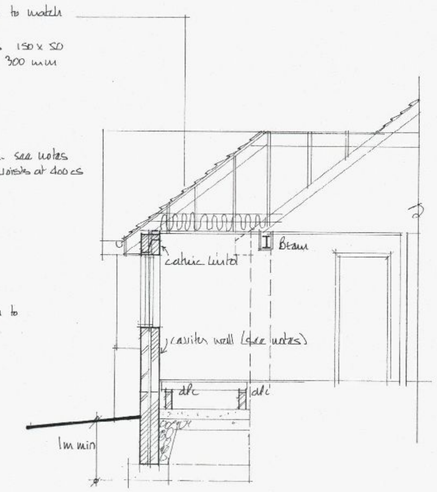



side

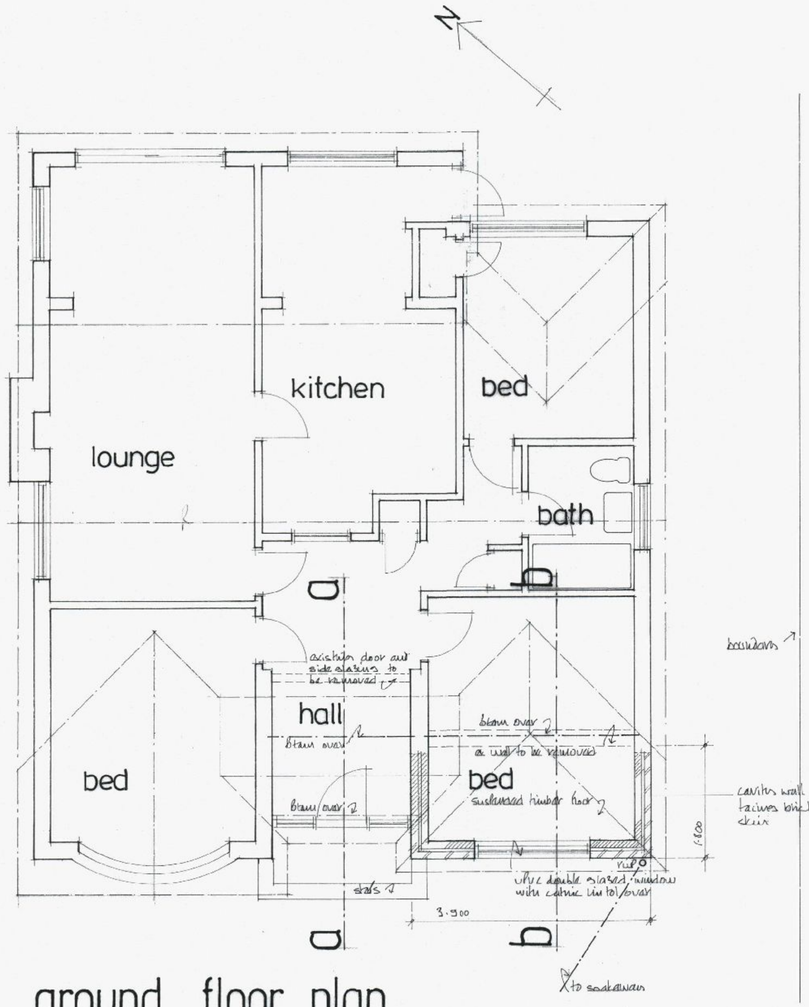
elevations




section aa




section bb




ground floor plan

**CAVITY WALLS** – construction to achieve a 'U' value of 0.30 w/m² K.
TO BE 103MM FACE BRICK OUTER SKIN OR 100MM BLOCKWORK RENDERED TO MATCH EXISTING WHICH EVER IS APPLICABLE. 80MM CAVITY WITH 50MM THICK CELOTEX CW3050 (MIN. CLEAR CAVITY 25MM). CAVITY INSULATION BOARDS SECURED WITH THE APPROPRIATE WALL TIES 100MM THERMALITE SHIELD BLOCK INNER SKIN FINISHED WITH 13MM PLASTER. WALL TIES AT 900 HORIZONTAL AND 450 VERTICAL CENTRES. CLOSE CAVITY AT REVEALS WITH VERTICAL DAMP PROOF COURSE. DPC TO BE PROVIDED MINIMUM 150 ABOVE GROUND LEVEL CAVITY TO EXTEND 150 BELOW LOWEST DPC. GALVANISED INSULATED LINTOL AND CAVITY TRAY OVER ALL NEW OPENINGS IN EXTERNAL WALLS. NEW WALLS BONDED TO EXISTING OR USE FURFIX PROFILES. ALL CAVITIES TO BE MAINTAINED. WHERE EXTERNAL WALL IS MORE THAN 3M IN LENGTH, THE BUILDER IS TO ENSURE THE PROVISION OF EXPANSION JOINTS NOT MORE THAN 3M FROM ANY CORNER, SUCH JOINT IS TO BE IDEALLY POSITIONED AT MID POINT, PREFERABLY UP AGAINST A DOOR FRAME OR BEHIND AN INTERNAL STUD WALL. THE JOINT IS TO EXTEND FOR THE COMPLETE HEIGHT OF THE WALL BUT NOT BELOW DPC LEVEL. PROVIDE NON-KEYED FLAT GALVANISED STEEL STRAPS 25X30X200MM LONG, PLACED ACROSS JOINTS AT EVERY OTHER BED TO STABILISE WALL, BUT STILL ALLOWING FOR LONGITUDINAL MOVEMENT.

**METHOD OF BONDING**
NEW WALLS TO BE BONDED TO EXISTING USING FURFIX STAINLESS STEEL PROFILES OR SIMILAR, WITH A FLEXCELL JOINT 25MM THICK AND FINISHED WITH A GUN DRIVEN POLYSULPHIDE MASTIC.

**FOUNDATIONS**
600X225 STRIP FOUNDATION UNDER ALL NEW EXTERNAL WALLS OR INTERNAL WALLS AS SHOWN ON DRAWING. 450X225 STRIP FOUNDATIONS UNDER SINGLE SKIN WALLS. 4:2:1 CONCRETE. MIX TO ALL FOUNDATIONS. DEPTH OF EXCAVATION ADEQUATE FOR SUB SOIL CONDITIONS AND TO THE INVERT OF ADJACENT DRAINS. MINIMUM DEPTH OF ALL FOUNDATIONS TO BE 1 METRE BELOW GROUND LEVEL. ACTUAL DEPTHS OF ALL EXCAVATIONS TO BE AS DIRECTED BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER ONCE EXCAVATIONS HAVE BEEN COMMENCED AND THE EXACT NATURE OF THE SUB SOIL CAN BE DETERMINED ON SITE.
NOTE: FOUNDATIONS NOT TO PROJECT BEYOND BOUNDARY. FOOTINGS TO ALL FOUNDATIONS TO BE, DENSE CONCRETE BLOCKS, SEMI ENGINEERING BRICKS OR APPROPRIATE TRENCH BLOCKS AS SPECIFIED BY THERMOLITE OR OTHER BLOCK MANUFACTURER

**HORIZONTAL DAMP-PROOF COURSE**
TO BE LEDKORE BITUMINOUS DPC OR SIMILAR, WITH APPROPRIATE WIDTHS. PROVIDE A MINIMUM LAP ON THE INNER SKIN OF 150MM. ADJOINING DAMP-PROOF MEMBRANE AND EXISTING DAMP-PROOF COURSES. NEW DAMP-PROOF COURSE WHICH IS TO BE BUILT INTO INNER OR OUTER LEAVES OF EXTERNAL WALLS ARE TO BE LOCATED SUCH THAT THEY ARE A MINIMUM OF 150MM ABOVE GROUND LEVELS.

**LINTOLS AT OPENINGS**
ALL OPENINGS, UNLESS OTHERWISE STATED, ARE TO BE BRIDGES USING CATNIC OR SIMILAR APPROVED INSULATED STEEL LINTOLS AS SPECIFIED ON THE DRAWING, AND PROVIDED WITH APPROPRIATE CAVITY TRAYS, UNLESS OTHERWISE INCLUDED WITHIN THE LINTOL DESIGN. ALL LINTOLS ARE TO HAVE A MINIMUM END BEARING OF 150MM TO EXTERNAL WALLS, 100MM TO INTERNAL WALLS. IN ALL CASES THEY ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EXTERNAL WALLS ARE TO BE PROVIDED WITH VERTICAL AND HORIZONTAL DPC's AT HEAD, JAMB AND SILLS OF ALL OPENINGS. PROVIDE PROPRIETARY WEEP HOLES TO DRAIN CAVITY THROUGH EXTERNAL BRICKWORK ABOVE LINTOLS.

**LATERAL RESTRAINT**
PROVIDE RESTRAINT STRAPS AT FIRST FLOOR AND ROOF LEVELS, STRAPS TO BE 32MM X 6 X 600MM LONG GALVANISED STEEL AT MAXIMUM 2000 MM CENTRES. WHERE JOISTS RUN PARALLEL TO EXTERNAL WALLS PROVIDE A LONGER STEEL SECTION TO ENSURE SCREW FIXING TO 3 NO JOISTS. IN ALL CASES END OF STRAPS ARE TO BE BUILT INTO INNER COURSE OF BRICKWORK. WHERE RESTRAINT STRAPS ARE RUN OVER TIMBER RAFTERS/FLOOR JOISTS, APPROPRIATE NOGGING PIECES OF TIMBER OF DEPTH EQUAL TO RAFTER/TIMBER JOISTS ARE TO BE INSERTED AS BRACING. ALL WALL PLATES ARE TO BE FIXED USING BAT HOLDING DOWN STRAPS AT 1800MM CENTRES. INNER SECTION OF STRAPS SCREW FIXED TO INNER FACE OF BRICKWORK OR BLOCKWORK.

**WINDOWS AND VENTILATION**
ALL NEW WINDOWS AND DOORS ARE TO BE DOUBLE GLAZED USING LOW-E COATED GLASS WITH A 16MM AIR GAP. WINDOWS DOORS AND ROOF LIGHTS TO HAVE AN AVERAGE 'U' VALUE NOT EXCEEDING 1.8 W/M²K. GLAZED AREA OF WINDOWS IS TO BE EQUAL TO 1/10TH OF THE FLOOR AREA OF THE HABITABLE ROOMS THEY SERVE, WITH A MINIMUM OPENABLE AREA EQUAL TO 1/20TH OF THE FLOOR AREA. ALL NEW WINDOWS AND PATIO DOORS ARE TO BE FITTED WITH TRICKLE VENTS, PURPOSE MADE AT THE TIME OF CONSTRUCTION OF THE WINDOW FRAME. THE AREA OF VENTILATION OPENING SHOULD BE AT LEAST 8000 SQ. MM FOR HABITABLE ROOMS AND 4000 SQ. MM FOR KITCHENS, UTILITY ROOMS, BATH/SHOWER ROOMS AND SANITARY ACCOMMODATION. TRICKLE VENTS TO BE POSITIONS A MINIMUM OF 1750MM ABOVE THE FLOOR LINE.

WINDOWS WITHIN CAVITY WALLS TO HAVE RIDGED COR THERMAL CAVITY CLOSERS TO REVEALS.

ANY NEW HABITABLE ROOMS TO FIRST FLOOR TO HAVE EMERGENCY EGRESS TYPE WINDOWS PROVIDING A CLEAR UNOBSTRUCTED OPENING SIZE OF 0.33m² WITH MINIMUM DIMENSIONS OF 450MM WIDE X 450MM HIGH. THE BOTTOM OF THE OPENING TO BE POSITIONED BETWEEN 800MM AND 1100MM ABOVE FINISHED FLOOR LEVEL. WINDOWS WITH SILL LEVEL BELOW 800MM TO BE SUITABLY GUARDED.

BACKGROUND VENTILATION TO BE PROVIDED TO ROOMS IN ACCORDANCE WITH APPROVED DOCUMENT F2 (BUILDING REGULATIONS); THE BACKGROUND VENTILATION SHOULD BE BOTH CONTROLABLE, SECURE AND LOCATED TYPICALLY 1.75 MM ABOVE FLOOR LEVEL.

BATHROOMS - MECHANICAL VENTILATION TO BE EQUAL TO 15 LITRES PER SECOND, WIRED IN CONJUNCTION WITH LIGHT SWITCH AND WITH A MINIMUM TIMED OVERRUN OF 15 MINUTES..

KITCHENS - MECHANICAL VENTILATION TO BE EQUAL TO 60 LITRES PER SECOND, OR ALTERNATIVELY 30 LITRES PER SECOND IF WIRED IN CONJUNCTION WITH A COOKER EXTRACTOR HOOD DUCTED TO THE EXTERNAL AIR, MINIMUM TIMED OVERRUN OF 15 MINUTES. UTILITY ROOM TO HAVE MECHANICAL EXTRACT VENTILATION RATED AT 30 LITRES PER SECOND.

UTILITY ROOMS – PROVIDE MECHANICAL VENTILATION CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 30 LITRES PER SECOND.

**GLAZING**
ANY GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE THAT LEVEL, IN WALLS OR PARTITIONS AND BETWEEN FINISHED FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN A DOOR, OR A SIDE PANEL CLOSE TO EITHER EDGE OF THE DOOR, SHALL BE OF LAMINATED OR TOUGHENED GLASS AS DEFINED IN BS:6206:1981, UNLESS IN PANES NOT EXCEEDING 0.5M5 AND 250MM WIDE OR PROPERLY PROTECTED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF THE PART N1 OF THE REGULATIONS.

**SUSPENDED TIMBER FLOOR**
19MM T AND G FLOORING QUALITY CHIPBOARD ON 100 X 50 MM FLOOR JOISTS AT 400MM CS ON 100 X 50 MM WALL PLATE BEDDED ON DPC ON SINGLE HONEYCOMB BRICK SLEEPER WALLS ON 100 MM OVERSITE CONCRETE, 1000G POLYTHENE DPM ON MIN. 150MM WELL CONSOLIDATED AND BLINDED HARDCORE. PROVIDE 50MM THICK CELOTEX DOUBLE R INSULATION BOARDS BETWEEN FLOOR JOISTS SECURED TO JOISTS USING JOIST SADDLE CLIPS. PROVIDE AIRBRICKS TO EXTERNAL WALL TO PROVIDE SUB FLOOR CROSS VENTILATION. MINIMUM TOTAL AREA OF AIRBRICKS TO BE 1500MM² PER METRE RUN OF WALL.

**FLAT ROOF (NOT INSULATED)**
13 MM WHITE MINERAL CHIPPINGS, SPREAD EVENLY AND BEDDED IN HOT BITUMEN ON A PROPRIETRY THREE LAYER FELT SYSTEM WITH JOINTS LAPPED AND FULLY BONDED IN HOT BITUMEN ON 18MM THICK EXTERIOR QUALITY PLYWOOD (1200MM X 2400MM) LAID TO FALL ON SOFTWOOD FIRRING PIECES (1 in 40 FALL) ON FLAT ROOF JOISTS OF A SIZE INDICATED ON THE SECTIONAL DRAWING). NOTE: PROVIDE 50 X 50 MM SOFTWOOD NOGGINS BETWEEN JOISTS TO ENSURE THAT ALL BOARD EDGES ARE SUPPORTED, LONG SIDES OF BOARD TO BE RUN ALONG LINE OF JOISTS TO MINIMISE THE USE OF NOGGINS. BOARDS TO BE LAID WITH STAGGERED JOINTS WITH A MINIMUM 2 MM GAP BETWEEN ALL BOARD EDGES, BUT BOARDS MUST HAVE A MINIMUM BEARING OF 20 MM ON JOISTS OR NOGGINS. BOARDS TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE 25 MM THICK SOFTWOOD FASCIA BOARDS TO ALIGN WITH EXISTING (WHERE APPLICABLE).

HAVANT BOROUGH COUNCIL
08 AUG 2011
RECEIVED

Architectural Designs
Bank Chambers 29, High Street Ewell,
Surrey, KT17 1SB.
Telephone: 01737 270921

Project: Proposed single storey front extension
No 17 Newlands Road
Purbrook

Title: Working drawing

Scale: 1:50 and 1:100

Date: February 2011

Drawing No: 2011 - 1527