PROPOSED ADDITION TO 84, WESTBOURNE AVENUE, WESTBOURNE, FOR MR & MRS K. SELL. EMSWORTH, HANTS.

WALLS 112MM FACEBRICKS TO LA APPROVAL EXTERNALLY 75MM CAVITY FILLED WITH 75MM DRITHERM PLUS 100MM CELCON SOLAR BLOCKS INTERNALLY RENDER AND SET TIE WALLS WITH APPROVED STAINLESS STEEL WALL TIES EVERY 750MM HORIZONTALLY AND 450MM VERTICALLY

CATNIC LINTELS OVER ALL OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

STRAP DOWN NEW ROOF AND FIRST FLOOR JOISTS WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMX5MM AND AT 1.2M CENTRES.
CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

WINDOWS TO BE DOUBLE GLAZED WITH LOW EMISSIVITY GLASS, MINIMUM 16 MM GAP BETWEEN PANES AND TO GIVE 1/20TH OF THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ. TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW LEVEL GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS/SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206

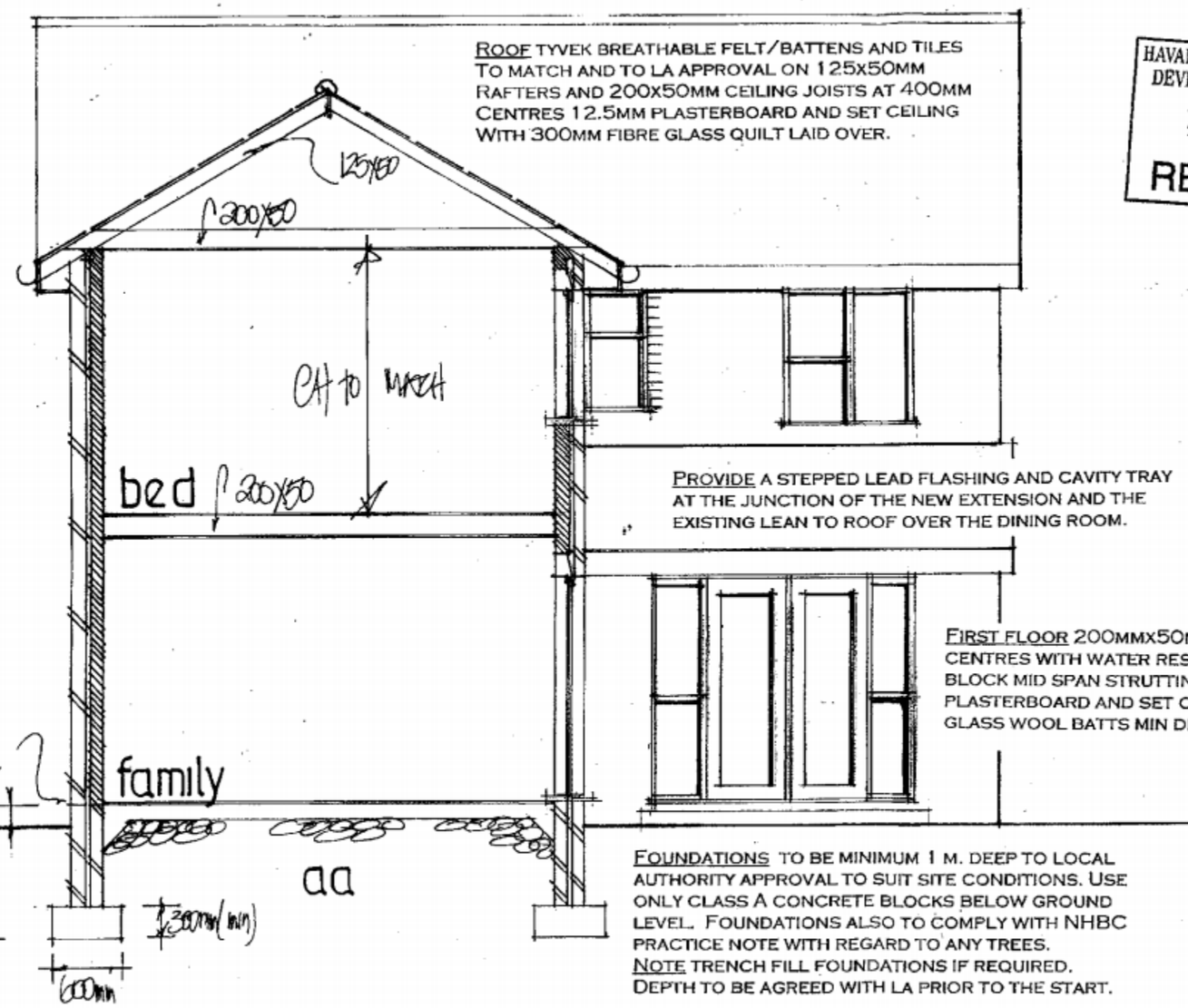
RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICK UP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

PROVIDE MECHANICAL VENTILATION TO KITCHEN, BATHROOM AND ENSUITE DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC

DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE HAUNCH IN 150MM CONCRETE UNDER BUILDING PROTECT WITH LINTELS THROUGH FOUNDATIONS, REMOVE EXISTING AND SEAL OFF.

STUDWORK 100MMX50MM WELL BRACED TIMBER BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE 30MM PLASTERBOARD AND SET BOTH SIDES INSERT 100MM GLASSWOOL BATTS MIN DENSITY 10KG/M3

TRV VALVES TO NEW RADIATORS NEW BOILER TO BE AGREED WITH LA BUILDING CONTROL ON SITE PRIOR TO THE COMMENCEMENT.



ROOF TYVEK BREATHABLE FELT/BATTENS AND TILES TO MATCH AND TO LA APPROVAL ON 125x50MM RAFTERS AND 200x50MM CEILING JOISTS AT 400MM CENTRES 12.5MM PLASTERBOARD AND SET CEILING WITH 300MM FIBRE GLASS QUILT LAID OVER.

PROVIDE A STEPPED LEAD FLASHING AND CAVITY TRAY AT THE JUNCTION OF THE NEW EXTENSION AND THE EXISTING LEAN TO ROOF OVER THE DINING ROOM.

FIRST FLOOR 200MMX50MM JOISTS AT 400MM CENTRES WITH WATER RESISTANT T&G CHIPBOARD SOLII BLOCK MID SPAN STRUTTING AND 12.5MM PLASTERBOARD AND SET CEILING INSERT INTO FLOOR GLASS WOOL BATTS MIN DENSITY KG/M3.

FOUNDATIONS TO BE MINIMUM 1 M. DEEP TO LOCAL AUTHORITY APPROVAL TO SUIT SITE CONDITIONS. USE ONLY CLASS A CONCRETE BLOCKS BELOW GROUND LEVEL. FOUNDATIONS ALSO TO COMPLY WITH NHBC PRACTICE NOTE WITH REGARD TO ANY TREES.
NOTE TRENCH FILL FOUNDATIONS IF REQUIRED.
DEPTH TO BE AGREED WITH LA PRIOR TO THE START.

GROUND FLOOR MIN. 100 MM CONCRETE ON MIN. 100M. HARDCORE 1200 GAUGE POLYTHENE D.P.M., 80MM CELOTEX GA 3000 UNDER SLAB 50MM SAND/CEMENT SCREED FINISH NOTE ANY AIRBRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR.

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
28 JUN 2010
RECEIVED

date june 2010

scale 1:50

SINGLE STACK PLUMBING TO BS 5572 USE 75MM DEEP SEAL TRAPS SVP TO TERMINATE MIN 900MM ABOVE THE NEAREST OPENING WINDOW, PROVIDE RODDING ACCESS AT BASE OF STACK AND AT ALL CHANGES IN DIRECTION.

ELECTRICAL INSTALLATION BY APPROVED CERTIFICATED ELECTRICIAN TO COMPLY WITH APPROVED DOCUMENT P.
CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK.
BY COMPETENT APPROVED CERTIFICATED ELECTRICIAN
USE ENERGY EFFICIENT LIGHT BULBS AND FITTINGS.

PETER J. WALKER MRICS
CHARTERED SURVEYOR
182 SEAFRONT, HAYLING ISLAND, HANTS
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