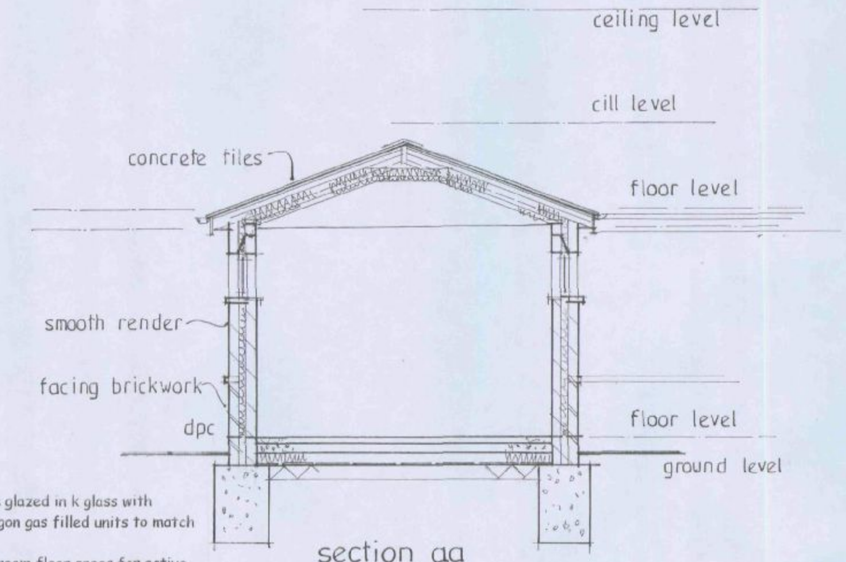
PERMIT



section aa
to porch
section to rear extension
same construction
and width / height

Windows and doors to be white upvc double glazed in k glass with minimum 16mm air gap between panes or argon gas filled units to match existing
Windows/doors to have minimum 1/20th of room floor areas for active opening ventilation and each to have controllable trickle ventilator of minimum 8000mm2
Glazing to be laminated safety glass up to 800mm above floor level to window and full height to doors
Seal around joints of frames and reveals with mastic sealant
Windows/doors to achieve U value of 1.80W/m2k

New floors to extensions to be level to existing and be 50mm cement/grit screeding on 100mm concrete slab on 70mm Celotex tuff R rigid insulation batts on 1200 gauge polythene dpm on sand blinded well consolidated hardcore base minimum 150mm thick
Floor to achieve U value of 0.22W/m2k

New concrete foundations to suit ground conditions, inverts of drains and to Local Authority Building Control Approval minimum size 600mm wide x 1000mm deep to cavity walls

SEE ALSO

EXISTING PLANS AND ELEVATIONS drawing number 094/01/10

PROPOSED PLANS AND ELEVATIONS drawing number 094/02/10

Pitched roof to extensions to be concrete tiles to generally match existing on treated battens and untearable felting on 125 x 50mm rafters at maximum 400mm centres with 100 x 50mm collars at all junctions of rafters twice bolted to each rafter
Provide 100 x 50mm wall plates strapped to perimeter walls
Sloping and level ceilings to be insulated with 90mm Celotex tuff R rigid insulation batts laid between rafters/collars with 45mm Celotex tuff R rigid insulation batts beneath rafters/collars clad with 12mm foil backed plasterboard beneath
Maintain minimum 50mm above insulation for ventilation batten out rafters as necessary
Ventilate roof void with continuous 25mm air gap to eaves soffites and proprietary dry ridge vent system
Rafters to be strapped to perimeter walling at minimum 2000mm centres with 32 x 6mm galvanised mild steel straps
Provide code 4 lead on 18mm external plywood to form valley gutters at junctions of new and existing roofing
New fascia, barge boards, and soffites to be white upvc to match existing
Pitched roofs to achieve U value of 0.25W/m2k

Form vertical studwork where shown where new roofs join existing internally with 100 x 50mm framing with 70mm Celotex tuff R within framing and 30mm Celotex over the studwork clad with 12mm foil backed plasterboard

External walls to be external skin of 103mm facing brickwork to match main house up to brick projecting band to match existing and 100mm blockwork finished with painted smooth render to match main house above brick band 100mm cavity infilled with 100mm Dritherm insulation batts and inner skin of 100mm Celcon Solar insulation blockwork finished with 12mm lightweight plaster
Walls to achieve U value of 0.30W/m2k
Skins to be tied together with wall ties at 750mm centres horizontally and 450mm centres vertically set staggered

GENERAL NOTES

1). DRAINAGE position, inverts and direction of all existing drainage is to be confirmed on site PRIOR to commencement of works.
Drainage shown is PROVISIONAL
new drainage to be in accordance with BS EN752 and approved document H
new drains to be 110mm upvc laid on minimum 150mm pea shingle bed and surround to minimum falls 1 in 40
any existing drains beneath new extensions to be exposed and encased in minimum 150mm concrete surround
walls bridging drains to be supported on concrete lintols and surrounded with flexible materials
stormwater drains to discharge to located storm drains or to new soakaways in positions to be agreed on site with Building Control minimum 5 metres from any buildings where possible

2). BRICKWORK AND BLOCKWORK all new brickwork and blockwork to be well cut toothed and bonded to existing, cavities to be continuous to existing
close cavities at opening reveals with insulation blockwork incorporating vertical dpcs and at heads with non combustible materials
provide catnic combined lintol/cavity tray over cavity wall openings incorporating insulation materials and with minimum 150mm end bearings
new dpc and dpm to be well lapped together and to existing to form continuous moisture barrier
horizontal dpc to be minimum 150mm above ground level to external skin
Provide vertical dpcs at all junctions of solid floors and perimeter walling well lapped to dpcs and dpm

3). WINDOWS AND DOORS to be white upvc with minimum 1/20th of room floor areas as opening active ventilation and each with controllable trickle ventilator of minimum 8000mm2
Double glazing to have minimum 16mm air gap or argon gas filled units
Provide laminated safety glass to complete doors and to windows where below 800mm above finished floor level
Windows and doors to have U value of 1.80w/m2k
Seal around all frames at junctions with walling externally with mastic

4). PLUMBING to be in accordance with BS EN2056 and approved Document H
Rainwater goods to be upvc to match existing 100mm half round

Heating to be by extension of existing gas fired central heating system
Provide additional radiators of size and capacity to suit room sizes
Radiators to be fitted with thermostatic control valves
Existing boiler to be checked by Gas Safe installer to confirm suitability for increased requirements

5). ELECTRICAL to be designed, installed inspected and tested in accordance with BS7671 IEE Regulations 16th Edition the works to be undertaken by an installer registered under a suitable self certification scheme or by a suitable qualified person with a certificate of compliance produced to Building Control upon completion of works
Provide high efficacy lighting as necessary

HAVANT BOROUGH COUNCIL
25 AUG 2010
RECEIVED

THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS BEFORE ORDERING

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

COMMENCEMENT OF ANY WORKS PRIOR TO GAINING THE NECESSARY LOCAL AUTHORITY APPROVALS IS ENTIRELY AT THE CLIENTS OWN RISK
ANY CHANGES TO THE PROPOSALS WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE HIS LIABILITY

A		
	Date	Revision

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DAVID YOUNG
ARCHITECTURAL

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Client
MR AND MRS STEEL

Job Title
14 MAGDALA ROAD
HAYLING ISLAND
HANTS

Drawing Title
PROPOSED SINGLE STOREY FRONT AND REAR EXTENSIONS
SECTION AND NOTES

Scale 1:50

Date Aug 2010 | Drawn by DF.Young

Drg. No. 094/03/10 | Rev.