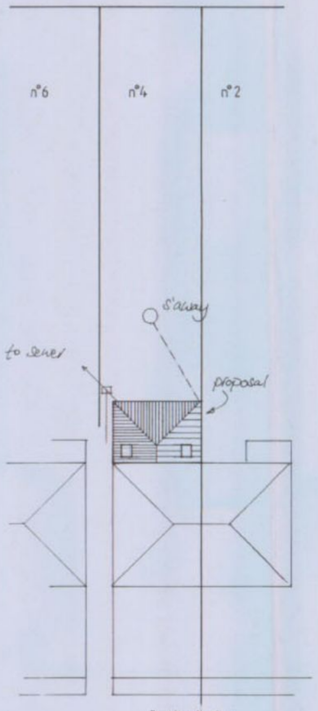
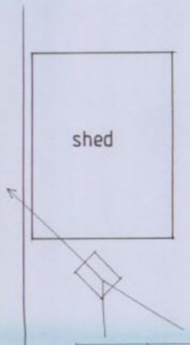
REFUSE

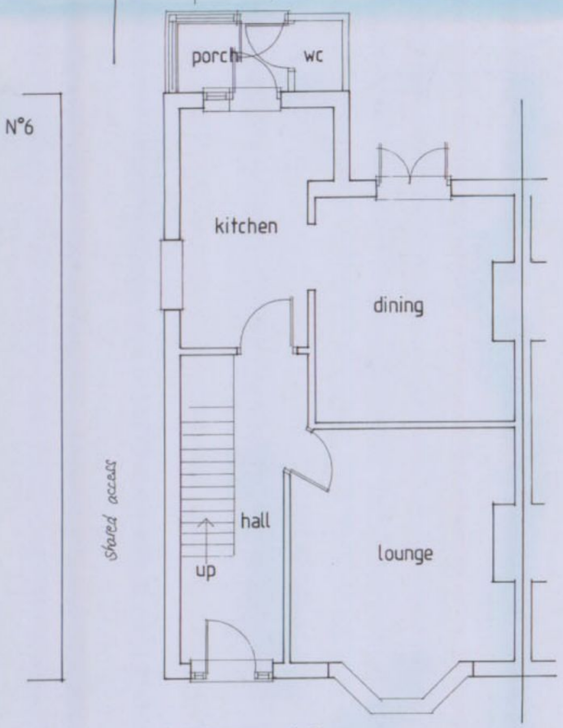
Existing Building:
It is the contractor's responsibility to open up or expose any or all existing elements of structure, in the presence of the local Building Control Surveyor if required, to determine whether it will be capable of accepting the additional loading proposed. Elements of structure to be upgraded or replaced if considered necessary.

Ground Floor:
65mmsand/cement screed (or 18mm moisture resistant flooring grade chipboard on polythene layer) on minimum 100mm concrete, on 1000g polythene vapour barrier over 100mm 'Celotex' insulation on 1200g poly dpm on sand blinded hardcore or other approved fill compacted in 150mm layers. Maintain existing sub void ventilation via 100mm diameter pipe to airbricks in new external wall..
Any existing drainage passing beneath the floor shall be exposed/tested/replaced/protected, as required by the local Building Control Surveyor (If applicable).



Block plan

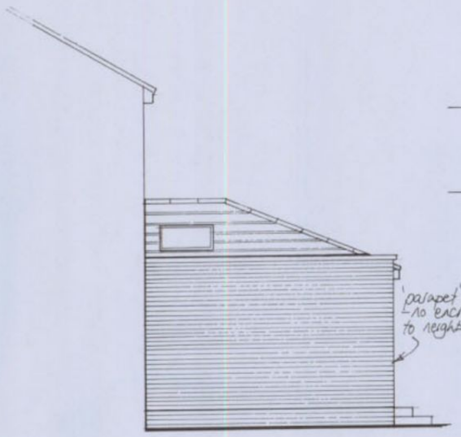




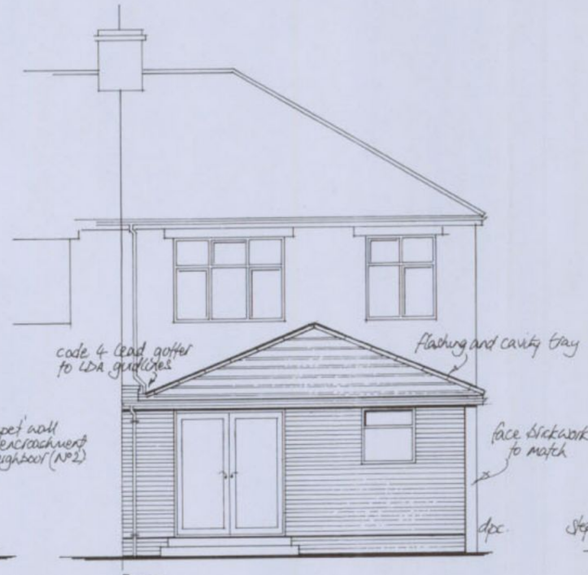
Existing ground floor

Storm Drainage:
100mm half round guttering to 62mm diameter downpipe to under ground drainage laid as above (for foul drainage) to connect to new soakaways sited at least 5m from any building or road. Final size, siting and design of soakaways to take account of local conditions and to be agreed with the local Building Control Surveyor. For position of downpipes and associated drainage see floor plans.
Note: Follow advice of visiting BCO – connection to the sewer via a trapped gulley may be required.

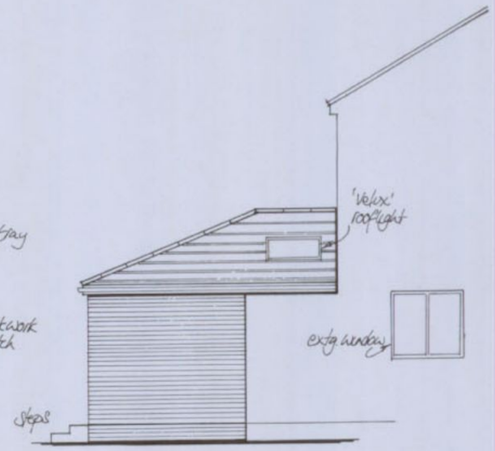
External Walls:
102mm facing brickwork to match existing with 85mm cavity filled with 'Rockwool' or 'Dritherm' insulation (or other approved). 100mm insulating blockwork inner leaf with 12mm plaster finish to achieve a maximum 'U' value of 0.3 W/m2k. Provide stainless steel wall ties at maximum 750mm horizontal and 450mm vertical centres (spacing halved around openings). Horizontal dpc lapped to the existing and to the dpm sited approximately 150mm above ground level (see section). Insulated vertical dpc's ('Thermabate', or similar) where cavities closed. Insulated lintols over openings, eg 'Catnic' placed strictly in accordance with manufacturer's instructions. Where the new walls meet the existing they shall be suitably bonded together maintaining cavities or providing a vertical dpc.



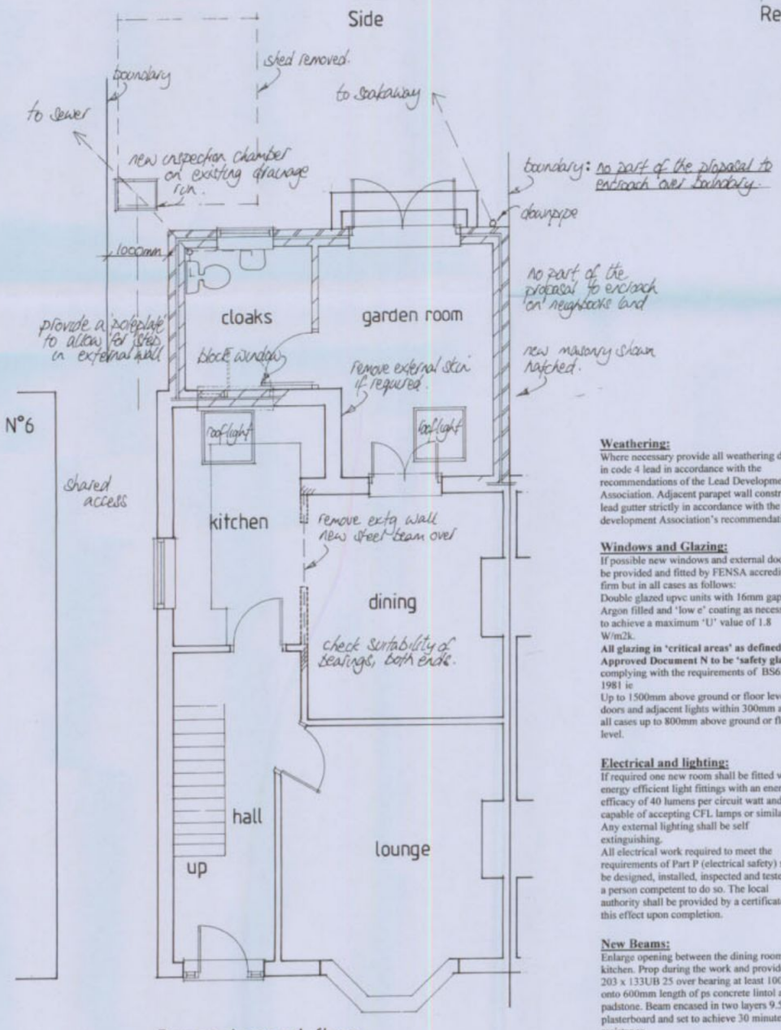
Side



Rear



Side



Proposed ground floor

Weathering:
Where necessary provide all weathering details in code 4 lead in accordance with the recommendations of the Lead Development Association. Adjacent parapet wall construct a lead gutter strictly in accordance with the lead development Association's recommendation

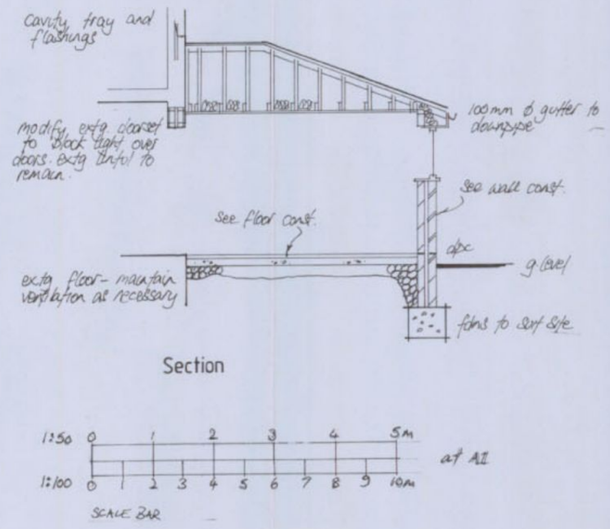
Windows and Glazing:
If possible new windows and external doors to be provided and fitted by FENSA accredited firm but in all cases as follows:
Double glazed upvc units with 16mm gap, Argon filled and 'low e' coating as necessary to achieve a maximum 'U' value of 1.8 W/m2k.
All glazing in 'critical areas' as defined in Approved Document N to be 'safety glass' complying with the requirements of BS6206: 1981 ie
Up to 1500mm above ground or floor level in doors and adjacent lights within 300mm and in all cases up to 800mm above ground or floor level.

Electrical and lighting:
If required one new room shall be fitted with energy efficient light fittings with an energy efficacy of 40 lumens per circuit watt and be capable of accepting CFL lamps or similar. Any external lighting shall be self extinguishing.
All electrical work required to meet the requirements of Part P (electrical safety) shall be designed, installed, inspected and tested by a person competent to do so. The local authority shall be provided by a certificate to this effect upon completion.

New Beams:
Enlarge opening between the dining room and kitchen. Prop during the work and provide new 203 x 133UB 25 over bearing at least 100mm onto 600mm length of ps concrete lintol as padstone. Beam encased in two layers 9.5mm plasterboard and set to achieve 30 minutes fire resistance.

Foundations:
Minimum 225x600mm opc concrete foundations at a depth to suit ground conditions. Final depth shall take account of clay soils/trees and nearby services (refer to Zurich or NHBC guidance). Where drains or other services pass through the foundations provide relieving lintols over.
Masonry below ground level of 100mm dense concrete blockwork cavities filled to ground level with lean mix concrete.
No part of the foundation may encroach onto neighbour's side therefore at boundary with number two provide 600mm (minimum) wide trench fill eccentric foundations.
The ground work Contractor must determine the requirements of the local Building Control Surveyor before commencing work and price the work to reflect any unusual depth of dig etc. that may be required.

Foul Drainage:
Waste plumbing to be installed in accordance with BS5572. 32mm, 38mm, and 100mm outlets with 75mm deep traps. Stacks to terminate with air admittance valve fitted strictly in accordance with the manufacturer's instructions or to fresh air 900mm above any opening into the building within 3m (see plan).
100mm pvc drainage laid to minimum 1:60 falls in bed and surround pea shingle to connect to the existing system (see layout).
New inspection chambers to be preformed plastic or 200mm flush pointed semi engineering brickwork built off 150mm thick base, all in accordance with BS EN 752. Any internal inspection chambers to be fitted with screw down sealed covers. See floor plan for layout.



Section

Internal Walls:
Either:
i. 100mm sw studwork, well braced horizontally at 400mm vertical spacings with head and soul plates filled with fibreglass insulation finished both or one side (see plans) with 12mm plasterboard and skim, or,
ii. 100mm lightweight blockwork with plaster finish.

Pitched Roofs:
Tiles the main roof on treated battens and breathable roofing felt.
47 x 150mm C16 rafters and ceiling joists at maximum 400mm centres. (note: ceiling joists span onto the internal wall span). Rafters are to be notched onto 50x100 timber wallplate.
Insulate between and over ceiling joists with 170mm plus 100mm fibreglass.
Roof and wall insulation is to be made continuous.
Finish below insulation with 12.5mm plasterboard and plaster skim.
Double rafter trimming to rooflights and form lightwells lined with 100mm 'Celotex' and 12.5mm plasterboard.
Provide code 4 stepped lead flashing and cavity tray where new roof meets existing wall.

Ventilation:
Rapid ventilation (opening window) to all rooms equal to at least 5% of the floor area of the room served. Controllable 'trickle' ventilation of 8000mm2 to habitable rooms, 4000mm2 elsewhere.
Mechanical Ventilation ducted to discharge to external air, as follows:
60 litres/sec to kitchens (30 l/s if sited over the cooker),
30 litres/sec to utility/bathroom.

Heating:
New boiler, if required, with a SEDBUK rating of at least 86% (gas) to be installed by a CORGI registered contractor.

Fire Protection:
It is recommended that an interlinked mains operated smoke detection system be installed within the dwelling to grade D category LD3 standard in accordance with BS 5839-6 (2004)

HAVANT BOROUGH COUNCIL
17 JAN 2011
RECEIVED

Proposed single storey rear addition | 4 Rowlands Ave. Waterlooville. | for David and Sheila Hayward | march 2009 | scale: 1:50, 1:200