BUILDING REGULATIONS AND SPECIFICATION NOTES:

Take down existing garage and car port.

Check line and depth of drainage and carry out protective measures required by the Local Authority.
Break up concrete and reduce levels.

HOUSE DRAINS
Excavate to expose existing drainage and surround in concrete under building. Isolate drain from concrete foundations with compressible material. Install concrete lintels over drains that pass through walls.

FOUNDATIONS
Form concrete trench fill foundations below invert of drains, minimum 1000 deep or to suit site conditions. Minimum depth to avoid additional loading on drains.

SUBSTRUCTURE
Form substructure in dense aggregate concrete blocks with facing brickwork in Class B wirecuts to outer leaf two courses below dpc, with weepholes at 1200 c/cs.

GROUND FLOOR SLAB (U=0.28)
50mm sand/cement screed on 100mm thick concrete slab on 100mm KINGSPAN insulation on 1200g polythene dpm bonded to dpc in walls on sand blinding on 100mm consolidated approved hardcore or rejects.

DPC
Damp proof course to full width of leaves 150mm above finished ground level, bonded to damp proof membrane in floorslab.
VERTICAL dpc at reveals using patent insulated cavity closers.

BELOW GROUND DRAINAGE
To comply with the guidance in Approved Document H 2002 edition of the Building Regulations.

All to BS 8301
Wastes to discharge to sewer via trapped back inlet gullies
connected to sewer via inspection chamber and 100mm plastic branch drain. Rodding access to be provided throughout. Test on completion before backfilling.

WASTES to BS 5572
Washond basin waste 32mm dia to be fitted with 75mm deep seal traps.

Basin waste 32mm dia. with 75mm deep seal traps.

Rainwater goods to be in black plastic connected to existing drainage system via trapped gullies.

EXTERNAL WALLS (U=0.28)
In cavity construction of selected facings 100mm cavity with stainless steal wall ties 4.5 per m2; 100mm Kingspan cavity bats . 100mm thick Celcon Solar or equal load-bearing insulating blockwork to inner leaf.

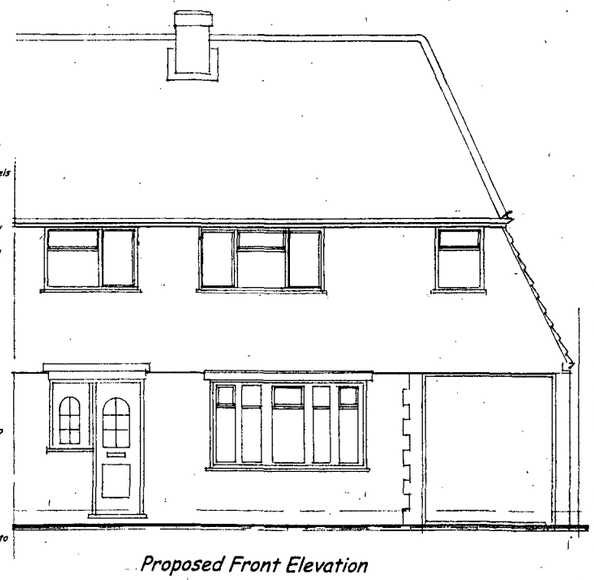
Form continuous cavity, Bond new wall to existing Seal cavity at eaves

LINTELS
Catnic or IG galvanised insulated lintels over openings to manufacturers recommendations.

FLAT ROOF (U=0.20)
High performance torched-on membrane to BS 747 fixed in accordance with BS CP144 to manufacturers' instructions on 12mm ply decking on treated s/w firings on 50 x 147 s/w joists C24 @ 400 c/s

50mm air gap 1000mm CELOTEX insulation between joists and 45mm Celotex insulation under joists
Ceiling 12.5mm foil-backed plasterboard, skimmed

Eaves vents equal to a 5mm continuous gap vents to provide effective roof cross-ventilation.



Proposed Front Elevation

LATERAL RESTRAINT
Strap roof to walls with galv m.s. straps 30mm x 6mm x 900 @ 2000 c/cs

WINDOWS (U=1.6) DOORS (U= 1.8)
PILKINGTON K GLASS Argon filled
Upvc double glazed windows supplied and fitted by FENSA registered firm to be fitted with trickle vents and child-proof locks.

TOUGHENED GLASS to BS 6206
Glass in doors and windows in critical areas to be toughened glass or laminated to comply with Part N and kitemarked for verification on site.

VENTILATION
Habitable rooms to have background ventilation of min 8000mm2

Habitable rooms to have windows with minimum opening of 1/20 floor area.

RAPID EXTRACT FANS
To be fitted in Shower rated 15 litres/second
Rapid extract fan rated to provide 3 air changes per hour with 15min over-run. Light switch operated.

HEATING /HOT WATER
To be provided by existing gas fired boiler sited as shown on plan.

Any new radiators are to be fitted with TRVs.



Proposed Rear Elevation

Form new room at first floor level by repeating the form and construction of the existing roof, upgraded to comply with current Building Regulations as follows:

Take down existing roof tiles and set aside for re-use.

STRUCTURAL CALCULATIONS
Existing hipped end to be re-supported as necessary in accordance with Structural Engineers calculations.

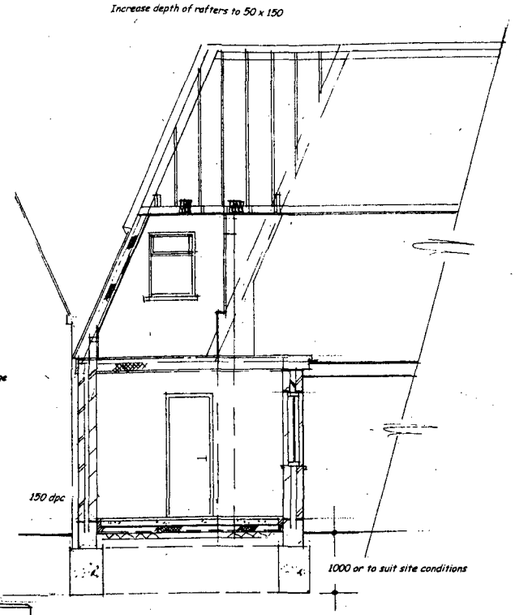
EXTENDED ROOF (U=0.20)
Increase depth of rafters to 50x150 C24 @ 400 c/cs

Insulation of roof void skillings by means of 135mm Celotex, 100mm between and 45mm under rafters.

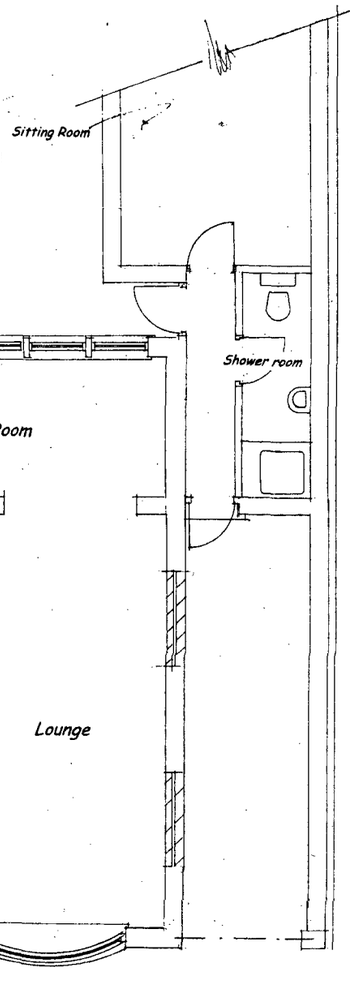
Insulation of main Hipped roof of 270mm thick KINGSPAN mineral wool laid between and over ceiling joists
50mm air gap is to be maintained from eaves to ridge
Instal ridge vent tiles to new and existing roofs.

NEW FIRST FLOOR
22mm t and g boarding on
50 x 150 C24 joists at 400mm c/cs

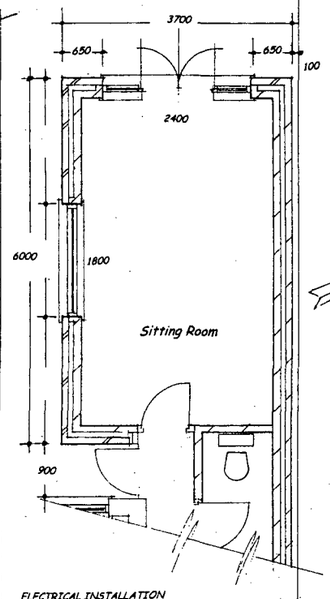
PARTITION
Form new vertical wall in studwork, clad both sides
12.7mm plasterboard skimmed.
Form access opening between existing Bedroom 2 and new area.



Section A-A



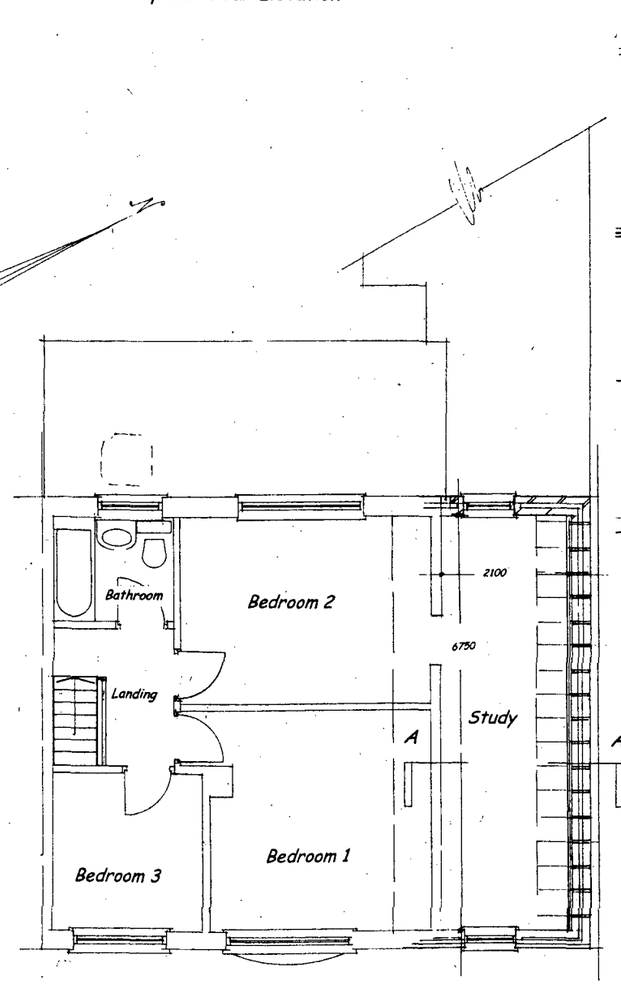
Proposed Ground Floor Plan



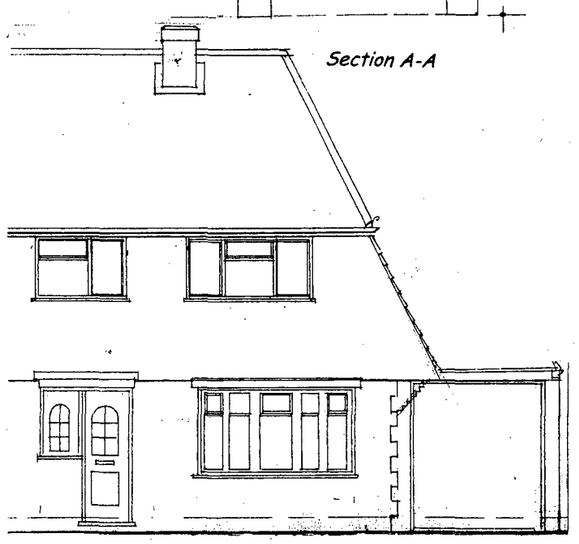
ELECTRICAL INSTALLATION
To Client's schedule.
Electrical installation to be carried out by a person competent to do so in accordance with the latest IEE regulations in compliance with Part P of the Building Regulations, and certified on completion.

Energy efficient light bulbs to be fitted in three appropriate locations.

SMOKE DETECTORS
3 smoke detectors wired to mains with battery back up. To sound simultaneously.



Proposed First Floor Plan



Existing Front Elevation

Planning Application

HAVANT BOROUGH COUNCIL
19 NOV 2010
RECEIVED

Scale _____ metres

Proposed Single Storey Rear Extension and Two Storey Side extension

119 Sutton Road,
Waterlooville, Hants.

Mr and Mrs Arthur

Drg No. SUT/10/A

Scale [redacted]; 1:10 (A1)
1:100 (A3)

October, 2010

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