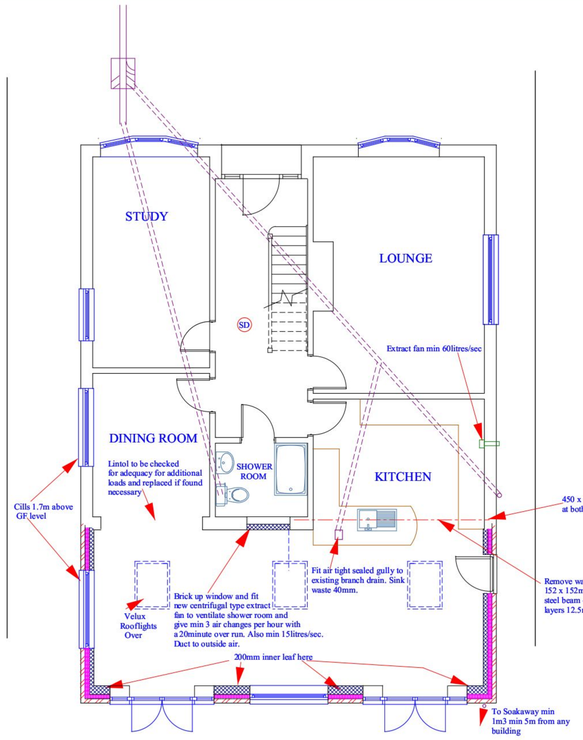
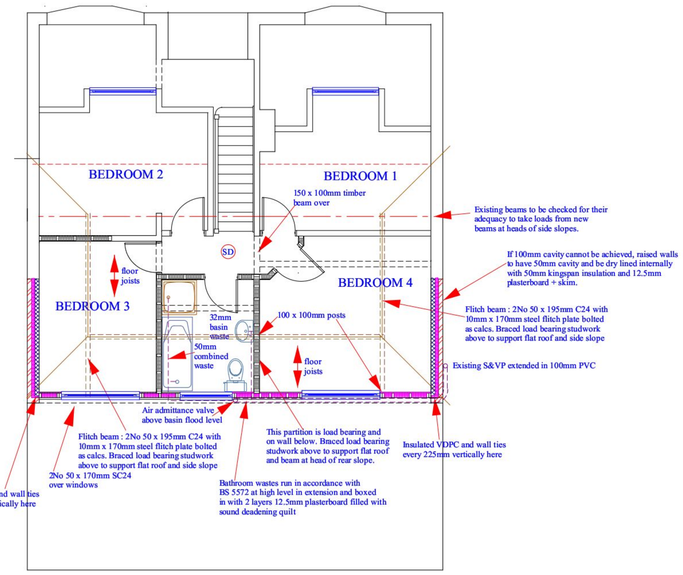
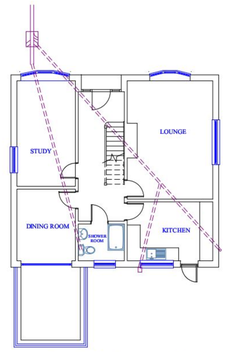
PERMIT



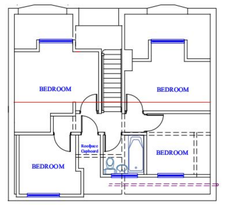
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



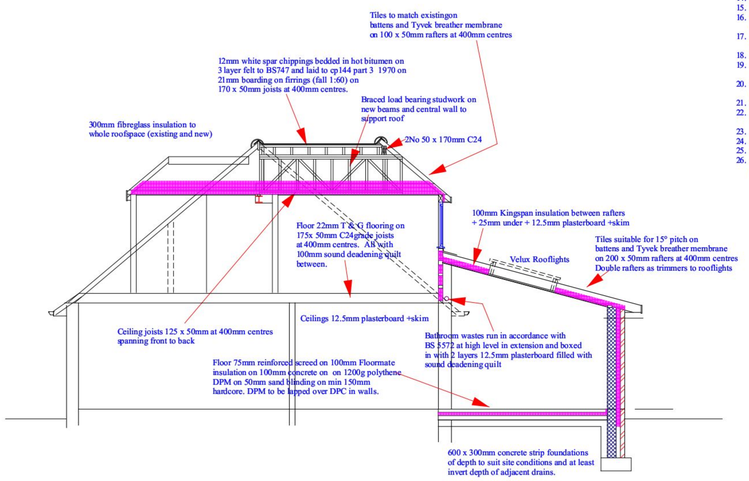
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

SD = Mains wired and interlinked smoke detector

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ORDERING MATERIALS

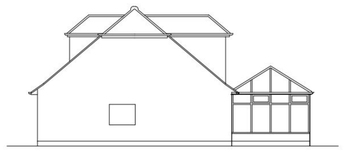


NOTES :

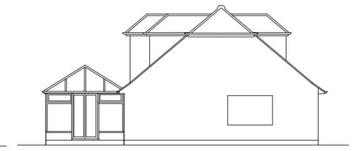
1. All partitions and rear elevation first floor to be constructed in 100 x 50mm timber braced and load bearing studwork. All parts forming envelope to be insulated with 100mm "Kingspan" insulation. Internal finish to be 12.5mm foil backed plasterboard + skim
2. Rear elevation first floor to be clad externally with tile hanging on battens and felt on 12mm ply sheathing
3. Flooring to be 22mm tongued and grooved.
4. Ventilation to be introduced into roofspaces at eaves with minimum 25mm wide continuous vent strip (or equivalent) and fitted with flyscreens.
5. Ridge or high level ventilation to be built in equivalent to 5mm wide continuous vent.
6. Code 5 lead flashings and trays at all new roof wall junctions .
7. Roof slopes insulated with 100mm "Kingspan" insulation between rafters with minimum 50mm airspace over. Rafters then underdrawn with a further 25mm "Kingspan" insulation and 12.5mm foilbacked plasterboard with plaster skim
8. Windows and rooflights to provide opening areas of 5% of floor areas with some part of ventilation openings 1.75m above floor level. 8000mm2 trickle ventilators to be included in every room.
9. Windows and rooflights to be double glazed (16mm gap and Low E glass inner pane max U value 1.8W/m²degK).
10. All glazing in critical locations to be toughened or laminated.
11. Where increased loads are imposed existing foundations to be exposed for inspection and underpinned if found necessary.
12. New rooms will be fitted with low energy lighting fittings (flourescent)
13. Radiators will be fitted with thermostatic valves
14. New joists to have herringbone strutting at every one third of span
15. Existing lintols to be exposed and checked for suitability where increased loads are applied.
16. If a new boiler is to be fitted it must be condensing type. (existing cannot be relocated. It must be replaced with condensing type)
17. External walls : 106mm brick outer leaf, 100mm cavity with 100mm rockwool cavity insulation built in, 100mm insulation block inner leaf, except on rear elevation where inner leaf is 200mm thick.
18. 100mm PVC gutters and 75mm RWP's.
19. New openings to have IG insulated lintols over, and cavities are to be closed at openings with insulated cavity closers incorporating DPC
20. New drains in 100mm UPVC surrounded in 150mm pea shingle. Falls min 1 : 40. All in accordance with BS 8301.
21. Rafters and joists to be strapped to walls at maximum 2.0metre centres with 30 x 5mm cross section straps.
22. Foundations to be min 600mm wide x min 300mm deep concrete strips of depth to suit site conditions. Where adjacent to drains the depth of the foundation to be at least invert depth of drain
23. DPC will be 150mm above ground level externally
24. Drains to be protected to LA satisfaction where under building and bridged with lintols at walls.
25. First floor windows all to include casements suitable for means of escape min area 0.33m² and min dimension 450mm.
26. Electrical installations shall be installed by a person competent to do so and installation and test certificates in accordance with BS7671 shall be submitted to the local authority.



EXISTING REAR ELEVATION



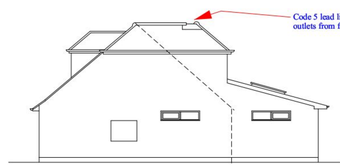
EXISTING SIDE ELEVATION



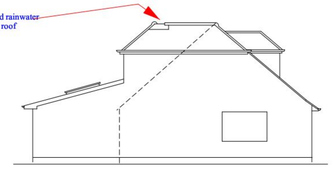
EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED REAR EXTENSION AND ROOF ALTERATIONS
AT : 30 BROADLANDS AVE
WATERLOOVILLE
for Mr & Mrs Flowers
Scales 1 : 50 & 1 : 100

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