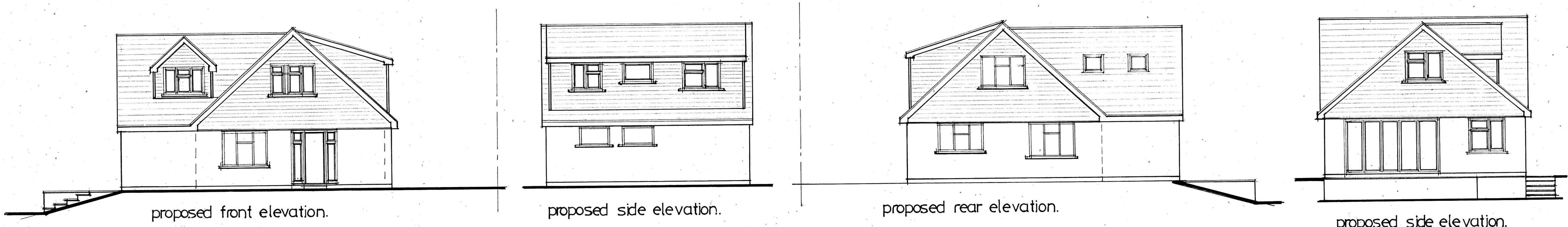
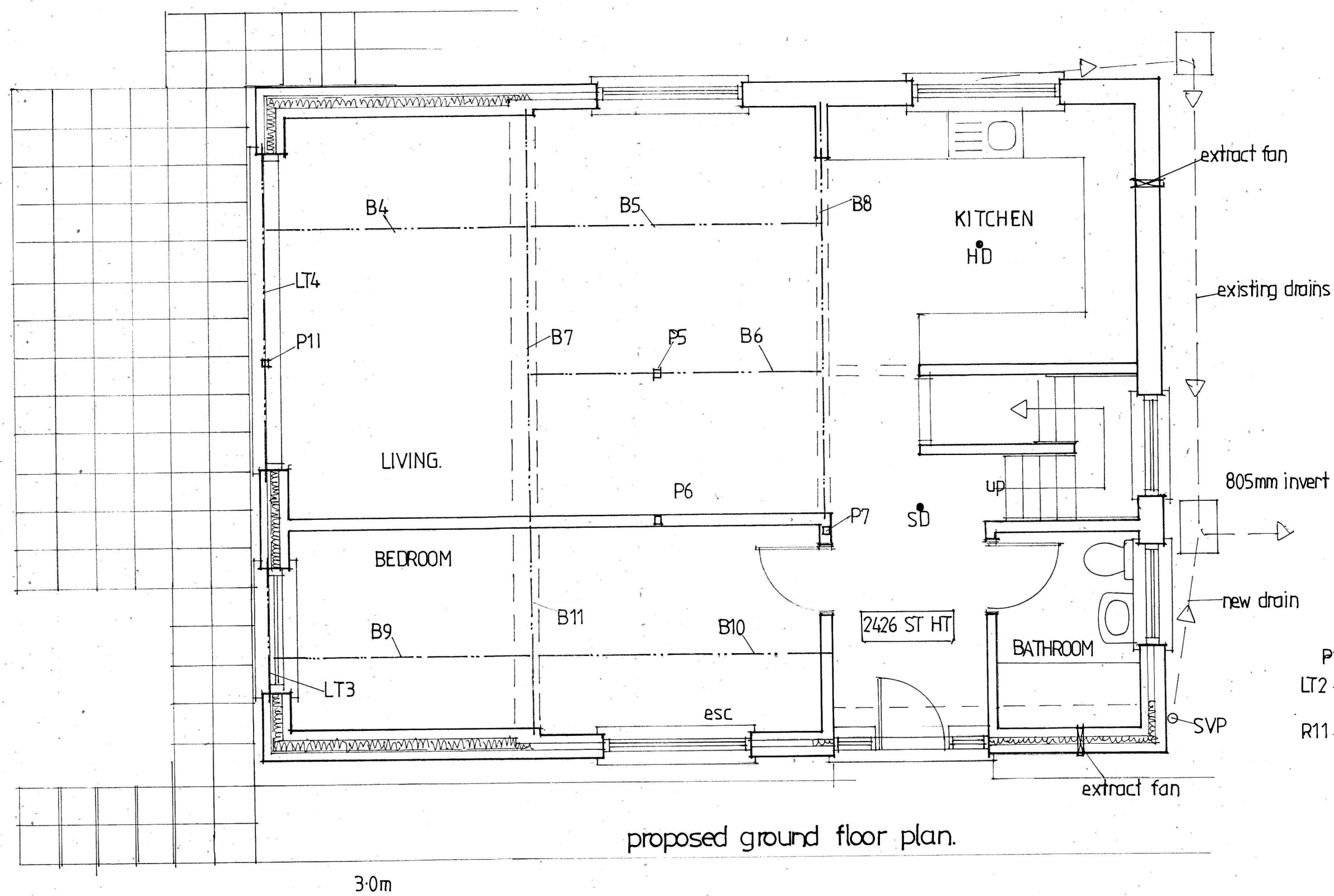
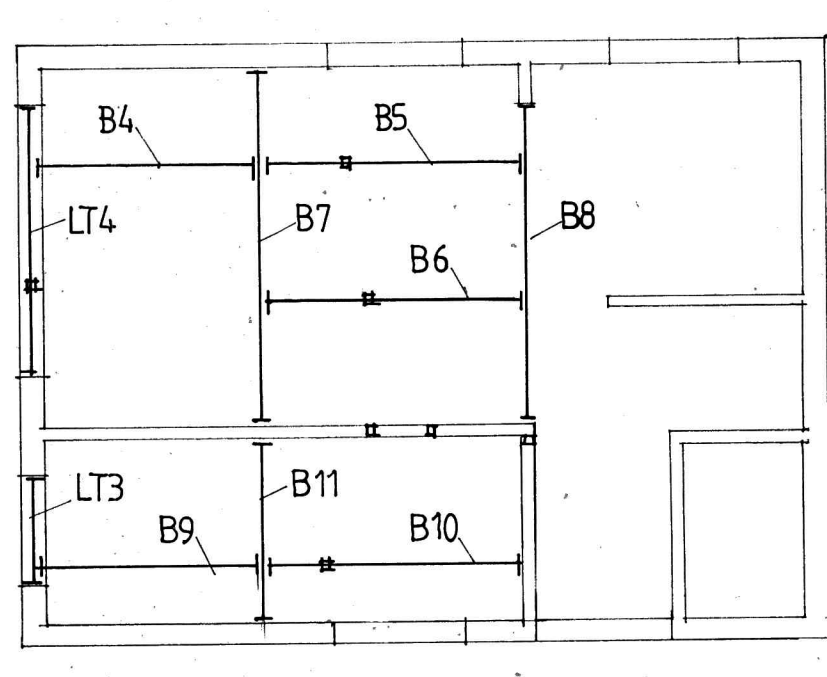
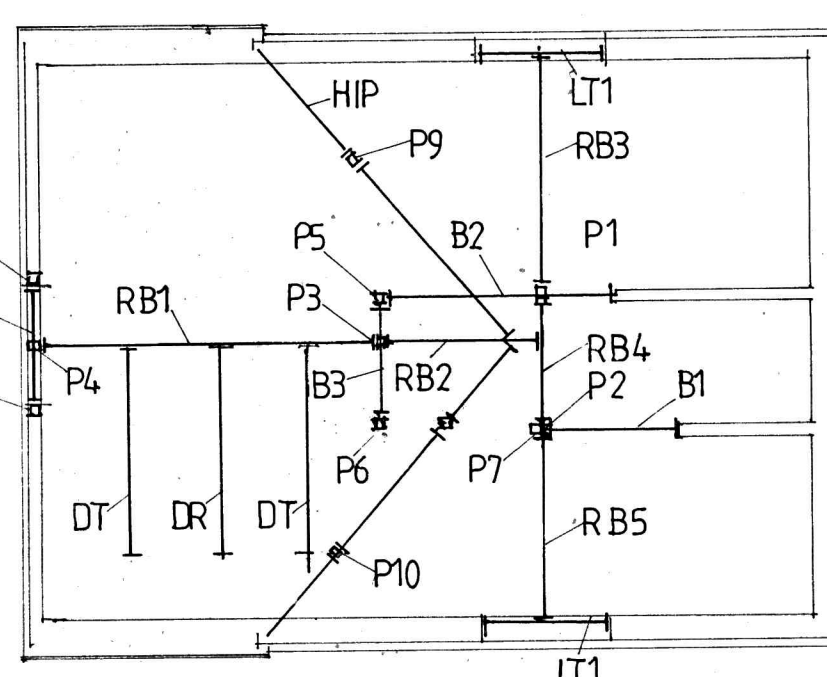
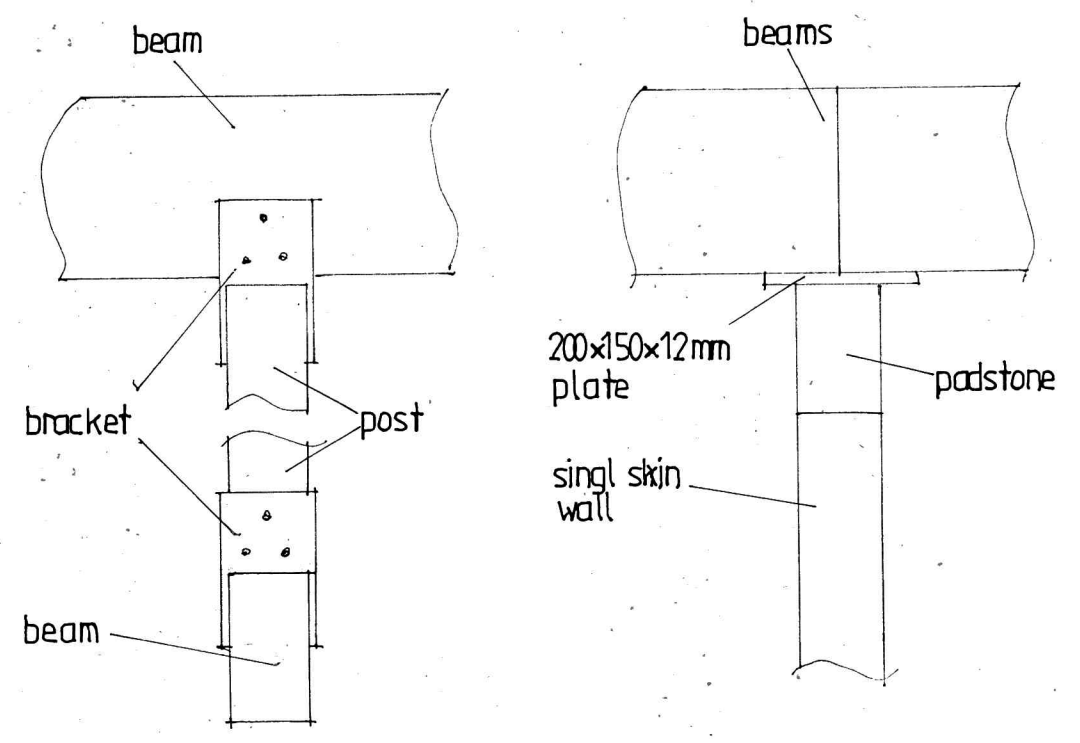




PLUMBING: All plumbing to BS EN 12056 Part 2:2000. 40mm diameter wastes from shower, 32mm diameter wastes from wash basin all with rodding access on changes of direction and with deep soil traps. Run all wastes to new 100mm diameter soil and vent pipe. New vent pipe to terminate minimum 900mm above head of windows where within 3.0m.

DRAINAGE: All to BS 8301. Exact position, direction, and inverts of drains to be confirmed on site prior to works commencing. New drainage 100mm diameter PVC drain ware laid on minimum 150mm pea shingle bed and surround and minimum fall 1:40. New UPVC soil and vent pipe with slow bend and rodding access at base. Maximum 22.0m between inspection chambers and new chambers over drain where bends are greater than 30°.

All new electrical work is to be designed, installed, inspected, and tested in accordance with BS7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works (P1).

STRUCTURAL STEEL & TIMBERS: Minimum bearing 100mm onto concrete pad stones. Encase in minimum two layers 12.5mm plasterboard with taped and staggered joints for minimum 1/2 hour fire protection. All beam sizes are clear span and does not include bearing length. See structural Calculations for R1 & R2 padstone and bearing sites where applicable. Contractor/ Client to measure on site and not scale form plans before ordering. Protect beams from the elements where applicable in accordance with BS EN ISO 12944.

NEW WINDOWS: Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be double glazed with minimum 12.5mm air gap with K glass and argon gas filled sealed units. All windows to be fitted with minimum 8000mm sq trickle vents per room. (10,000mm sq in bungalows). Use toughened safety glass to any glazing within critical locations. Windows within 1.0m of boundary if over 1.0sqm opening then windows to be fixed shut and use Pilkington pyro or Georgian wired 1/2 hour fire resisting glass within 1/2 hour fire resisting frames with intumescent sealant all round internal and external edges. All new Glazing to achieve U Value 1.4W/m2k or better.

ESCAPE WINDOWS: all windows to habitable rooms on all floors to have means of escape windows. Minimum full opening size of escape windows 0.33msq. The minimum width or depth of escape windows to be 0.45m, with sill below 1.10m from floor.

VELUX WINDOWS: All Velux windows to be fitted with manufacturer's flashings and trays and double rafters as trimmers.

TRENCH FILL FOUNDATIONS: Concrete trench fill minimum 500mm wide x 750mm deep at minimum depth 1.0m or 1.20m in clay soil or to suit local ground conditions. Foundations under single skin walls to be as above but minimum 400mm wide. Foundations to be below invert level of any drains where within 3.0m

BUILDING OVER DRAINS: prestressed concrete lintels with minimum 100mm bearing to cavity walls over drains / sewers, and a reinforcing steel mesh is included to the ground bearing slab over internal drains. No foundations or walls to be within 500mm of any drain/sewer. Exact position of drains to be confirmed prior to commencement of works.

NEW CONCRETE FLOORS: 50mm sand screed on 100mm concrete on 500-gauge polythene vapour control layer required as separation between proposed insulation and concrete slab on 100mm PIR board with min 25mm upstand around edges, on 1200-gauge damp proof membrane continuous with new and existing damp proof courses, on 50mm sand blinding on 150mm well consolidated hardcore. Where joining to timber suspended floors run 100mm P.V.C. ducts through floor at 1.20m centres to maintain ventilation. Floor to achieve U Value of 0.18 W/m2K.

NEW CAVITY WALLS: Inner skin 100mm lightweight concrete block work (Celcon Solar or similar) with 150mm cavity with 100mm Celotex with breathable taped joints with 100mm dense concrete blockwork as outer skin. Render and set internally, two coat render externally. Insulated catnic lintels over all new openings' minimum bearing 150mm onto concrete padstones. Tooth into existing walls and maintain cavities, close cavities at eaves with non-combustible materials. Wall ties at 750mm centres horizontally and 450mm centres vertically and staggered. Catnic or similar vertical thermal cavity closers at all openings. Minimum 225mm clear cavity below DPC local cavity barriers to all edges including around all service penetrations in external walls. Walls to meet the U value of 0.18W/m2K as Part L of the Building Regulations Revised.

EXTERNAL GABLE WALL: Fibreboard cladding on battens on felt with 50mm residual cavity with 50x50mm pressure treated battens with breathable membrane 12.5mm ply sheathing to wall to stiffen frame, 150mm frame with 70mm Celotex GA4000 between and 62.5mm Celotex PL4000 over, 9mm foilback plaster board finish internally with plaster skim finish. Plate to be installed level and be pressure treated for additional protection. Walls to meet the U value of 0.18W/m2K as Part L of the Building Regulations Revised. Also, fit 6mm master board web under cheet felt where within 1.0m from boundary. Triple rafters under cheeks and sheath with 12mm marine ply for additional lateral support. Install 100x100mm C24 posts to all openings and returns. All to achieve minimum 0.18 W/m2K.

Cavity wall infill to match existing wall to ground floor bathroom, 112mm facing bricks toothed into existing, 75mm cavity with 75mm rockwool insulation batts continuous with existing cavity and 100mm lightweight block work internally (Celcon Solar or similar) with plaster skim finish. Wall ties at 750mm centres horizontally and 450mm centres vertically and staggered.

OUTER STUDWORK & ASHLAR WALLS: 9mm foilback plasterboard on 100 x 50mm studwork AT 400mm centres, with 100mm PIR board between studs and 50mm over. New walls to achieve U value of 0.18 W/mK in accordance with Part L of the Building Regulations. Minimum 300mm fibreglass quilt insulation over remaining roof spaces.

INNER PARTITIONS: 9mm plasterboard each side of 50 x 75mm studwork with plaster skim finish. Use minimum 25mm mineral fibre sound insulation within partition where separating rooms all to the approval of local authority. All sound insulation within partitions to be minimum 10kg per msq.

NEW FLOOR: 21mm floor grade tongue and groove chipboard (23 grade to bathrooms) on 47x195mm C24 joists at maximum 400mm centres, (see structural calculations). Double joists where parallel under partitions. Cover all remaining loft spaces with floor grade chipboard. Use Simpson Strongtie or similar galvanised mild steel joist hangers to steel work where applicable. Use minimum 100mm mineral fibre sound insulation within new floor to the approval of the local authority. Solid strut at centre where span exceeds 2.40m or two at third spacing where span exceeds 4.50m. All sound insulation within floors to be minimum 10kg per msq. Where floors run parallel with external cavity walls add 60x60x180mm galv MS straps at maximum 2.0m centres, fixed across 3 joists with noggins between and built into inner cavity leaf.

NEW INTERNAL WALLS: 100mm concrete block work with render and plaster skim finish both sides.

NEW VAULTED PITCH ROOF: Slates on battens on breathable felt on 47x175mm C24 rafters at 400mm centres and 100mm PIR board between rafters and 60mm PIR board under with 9mm foil backed plasterboard with skim finish. Batten out to allow min 50mm clear air circulation gap. Strap down roof with 1.0m x 32mm galvanised mild steel straps at maximum 1.20m around perimeter and up slope of gables for lateral support. Flashings and cavity trays where roof joints to cavity wall. New sloping ceiling to achieve U value no worse than 0.15W/m2K in accordance with Part L of the Building Regulations. Fit high level tile vents equivalent to 5mm continuous gap and eaves vents equivalent to 25mm continuous gap.

100mm diameter half round guttering to 75mm Diameter down pipe to discharge to new soakaways minimum 5m from any building. Size of soakaway subject to soil percolation tests and to the approval of the Local Authority

CEILING: 9mm foilback plasterboard under 47x120mm C24 joists at 400mm centres. With minimum 300mm fibreglass quilt insulation over. Bolt and dogged tooth washers to all joints. Solid strut at centre where span exceeds 2.40m. To achieve U value of 0.15 W/mK in accordance with Part L of the Building Regulations.

FRONT DORMER PITCHED ROOF: Slates on battens on breathable felt on 47x95mm C24 rafters at maximum 400mm centres. 9mm foilback plasterboard ceiling to 47x95mm C24 joists at 400mm centres, with minimum 300mm fibreglass quilt insulation over. Bolt and dog tooth washers at all joints, strap down roof around perimeter with 38 x 1000mm galvanised mild steel straps. 2 No 50 x 150 x 150 as trimmer between ceiling joist at change of span. New roof to achieve U value of 0.2 W/mK.

SIDE DORMER PITCH ROOF: Slates on battens on breathable felt on 47x95mm C24 rafters at maximum 400mm centres. 9mm foilback plasterboard ceiling to 47x120mm C24 joists at 400mm centres, with minimum 300mm fibreglass quilt insulation over. Bolt and dog tooth washers at all joints, strap down roof around perimeter with 38 x 1000mm galvanised mild steel straps. 2 No 50 x 150 x 150 as trimmer between ceiling joist at change of span. New roof to achieve U value of 0.2 W/mK.

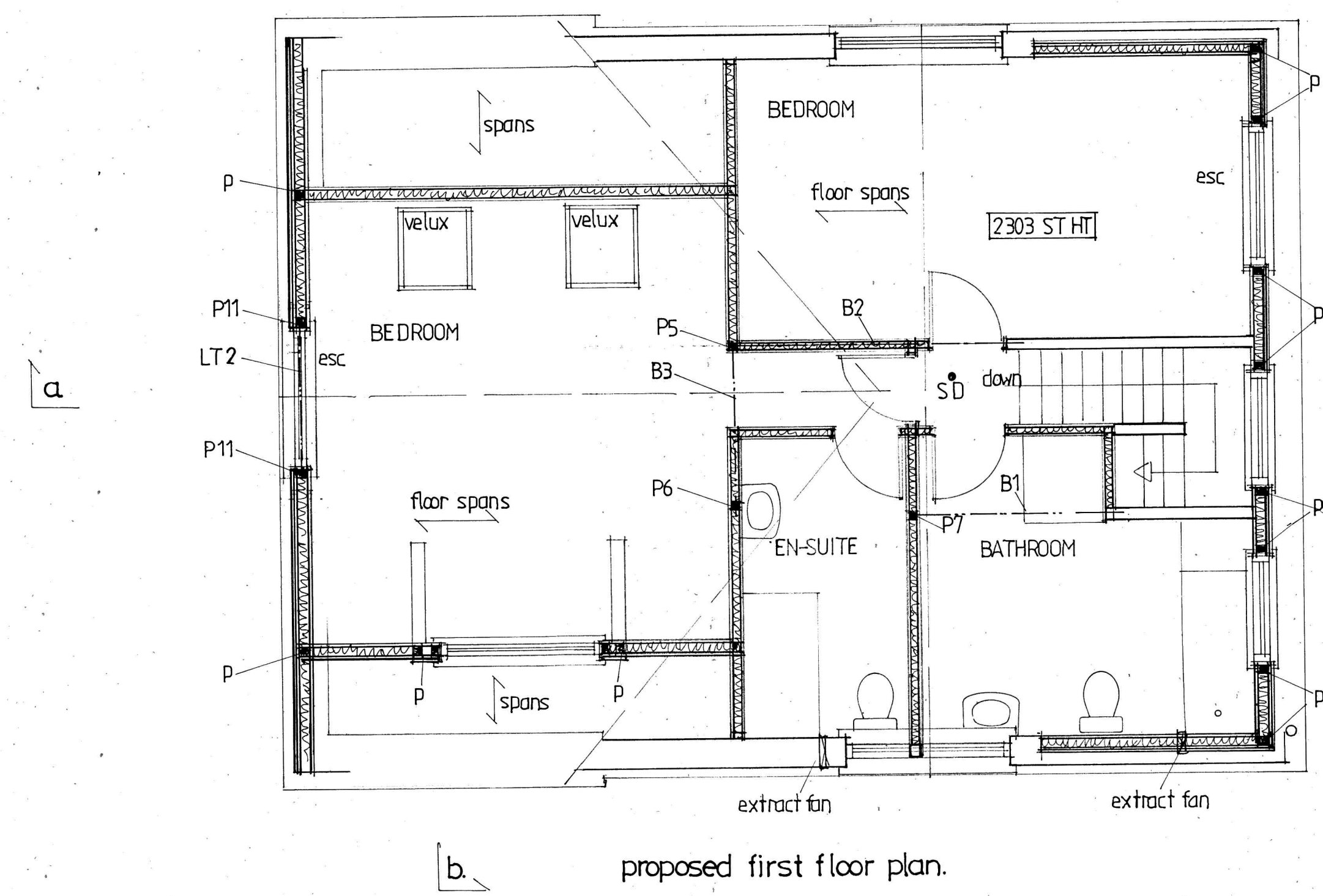
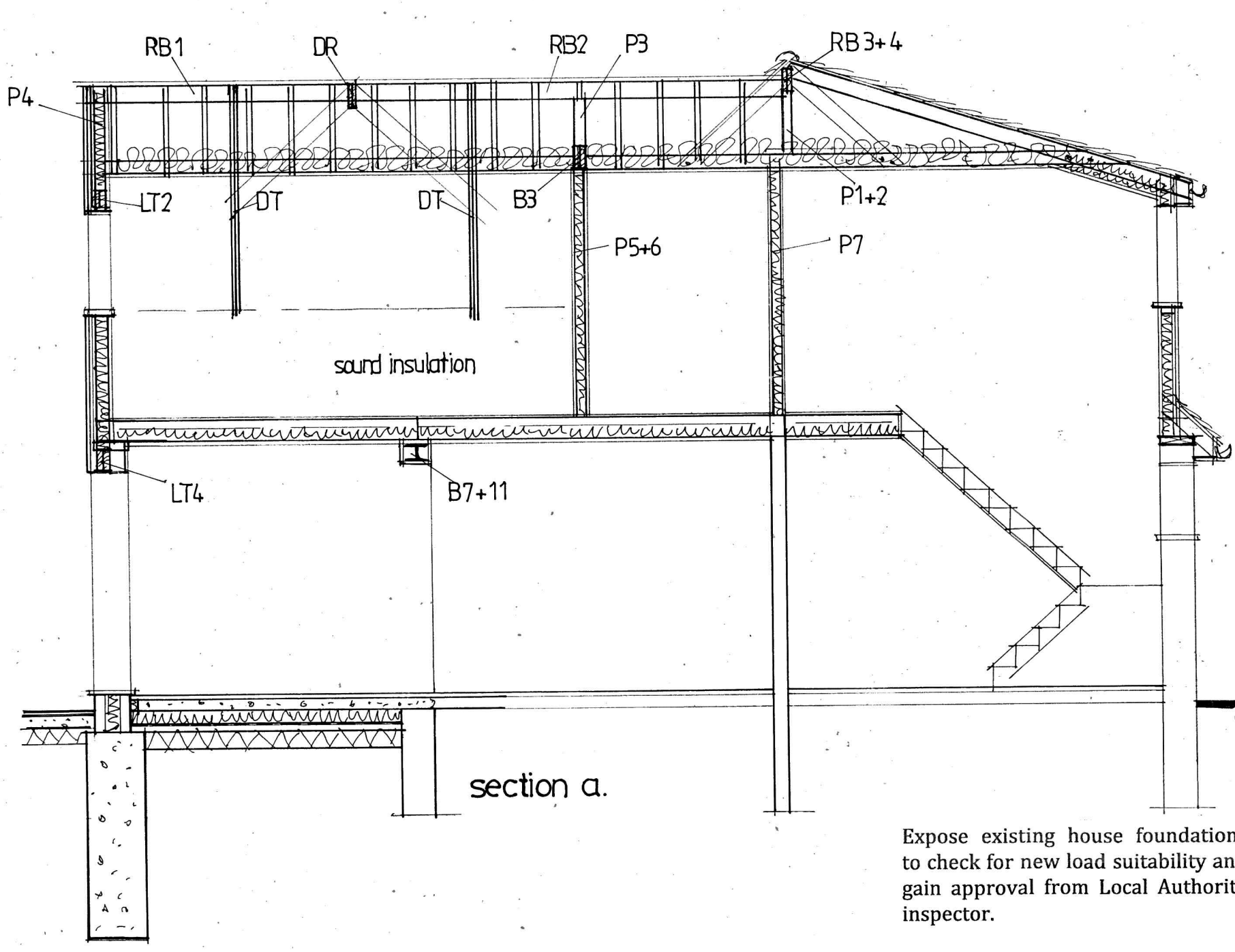
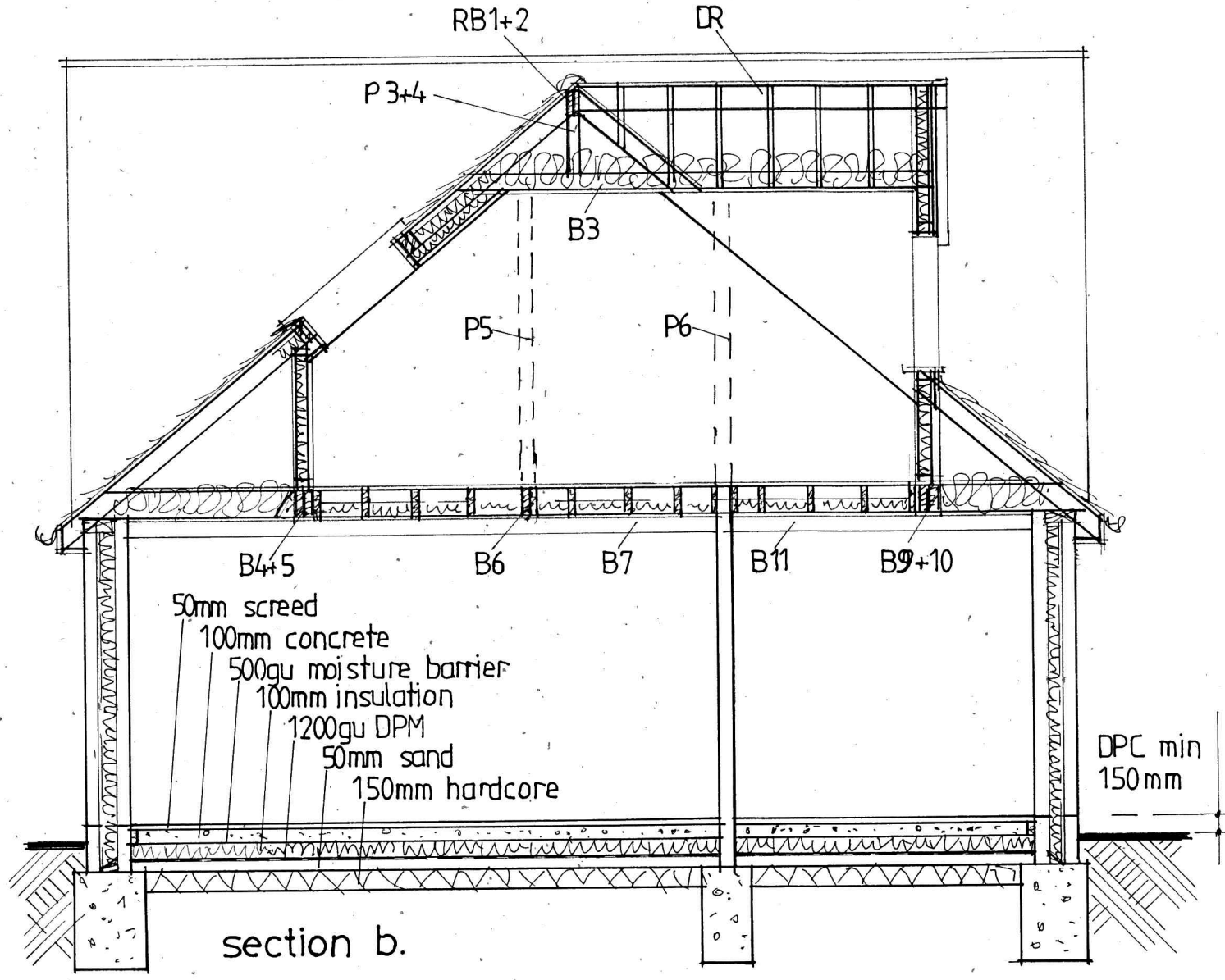
DORMER WALLS: Fibreboard Cladding on battens on felt on 100 x 50mm studwork at 400mm centres with 75mm Celotex GA4000 between Studs and 62.5mm PL4000 over internally with 9mm foilback plasterboard finish. (12.5mm plaster board to cheeks where within 1.0m from boundary). Also, fit 6mm master board web under cheet felt where within 1.0m from boundary. Triple rafters under cheeks and sheath with 12mm marine ply for additional lateral support. Install 100x100mm C24 posts to all openings and returns. All to achieve minimum 0.18 W/m2K.

SLOPING CEILINGS: use 100mm PIR insulation batts between rafters and 60mm under. Batten out rafters where necessary to allow for minimum 50mm clear air circulation gap over. 12.5mm foilback plasterboard with plaster skim finish. Sloping ceiling to achieve U value no worse than 0.16 W/m2K.

SD indicates smoke detectors, HD indicates heat detectors, exact position to be agreed on site with Local Authority Inspector. All detectors to be connected to mains supply on separate fused link and interlinked with each other, with battery back-up. Install minimum one detector per floor.

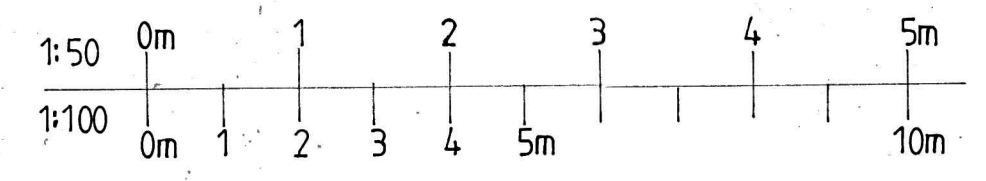
Fit mechanical extract fans ducted to external air to kitchen rated at minimum 60 litres per second.

Install minimum one high efficacy light fitting within new works. All new Light Fittings should have minimum luminous efficacy of 75 light source lumens per circuit-watt.



Expose existing house foundations to check for new load suitability and gain approval from Local Authority inspector.

All calculations for pitch roof are based on angle spans and not plan spans.



Revisions	
Copyright: B J H Property Services Ltd. 42 Nobes Avenue Gosport Hampshire PO13 0HT 07787711781 bjhpropertieservices@outlook.com	
LABC Partner Authority Scheme	
Site Address: 126 Dureley Avenue, Waterlooville, PO8 8TZ.	
Client: Mr Raymond Tricker.	
Job title: Proposed: Two Storey Side Extension, Side Dormer & Internal Alterations.	
Drawing Title: Proposed Plans, Elevations, Sections & Notes.	
Date: November 2025.	
Scales: 1:50 & 1:100 @ A1.	
Drawn by: B J Hindle.	
Drawing no: 43/2526-2	