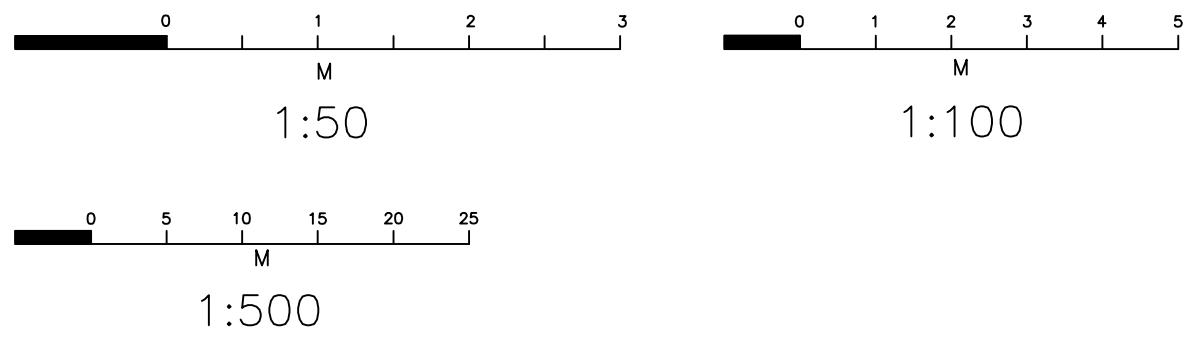


PROPOSED SINGLE STOREY SIDE EXTENSION
2 FORTUNES WAY
HAVANT

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATION TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

- FOUNDATIONS TO DIMENSIONS STATED, MINIMUM DEPTH 1000mm. DEPTH MUST ALSO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO 150mm BELOW INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION (REINFORCING MAY BE REQUIRED). PUBLIC SEWER: 1. LOCATE 2. IF BUILT OVER EXPOSE ENTIRE LENGTH & CHANGE IF DAMAGED 3. FOUNDATIONS WITHIN 3000mm TO EXTEND DOWN 150mm BELOW INVERT LEVEL. 4. FOUNDATIONS RUNNING PARALLEL TO SEWER TO BE MINIMUM 500mm AWAY. 5. IF BRIDGED USE PRE CAST LINTELS OR BEAMS. 6. IF IN ANY DOUBT CONTACT WATER COMPANY.
- DAMP PROOF COURSE & DAMP PROOF MEMBRANE TO BE CONTINUOUS. DAMP PROOF COURSE TO BS 8215. MINIMUM OVERLAP 100mm WITH EXISTING DPC & SET MINIMUM 150mm ABOVE GROUND LEVEL.
- WALLS TO BE TIED TO EXISTING. MATCHING 100mm OUTER SKIN, 90mm CELOTEX THERMACLASS CAVITY 21 INSULATION WITH 10mm RESIDUAL CAVITY. 100mm THERMAL BLOCKS FITTED WITH 12.5mm PLASTERBOARD & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CX90/100 TYPE LINTELS OVER WITH 150mm END BEARINGS & TO BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSERS THERMABATE OR SIMILAR. TOPS OF CAVITIES TO BE CLOSED WITH FIRE RESISTANT MATERIAL (SUCH AS CEMENT BOARD) OR A PROPRIETARY CAVITY CLOSER. WALLS TO BE TIED 450mm HIGH, 750mm WIDE & 225mm TO REVEALS.
- ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
- WINDOW OPENINGS TO BE MINIMUM OF 1/20TH OF FLOOR AREAS & MUST HAVE AN OPENING ANGLE GREATER THAN OR EQUAL TO 30 DEGREES. ALL WINDOWS, DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16-20mmmm ARGON GAP & SOFT LOW 'E' COATED GLASS. UNITS SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.4W/m²K OR WER BAND B.
- HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm² SITED MINIMUM 1750mm FROM FLOOR LEVEL.
- GLAZING TO COMPLY WITH BUILDING REGULATIONS PART K. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.
- EXTENSION ROOF: BROWN REDLAND CONCRETE TILES ON 25X38mm S.W. TREATED BATTENS & WEB UV BREATHER MEMBRANE. 50X170mm C24 RAFTERS ALL AT 400mm CENTERS FITTED WITH 120mm CELOTEX XR4000 INSULATION BETWEEN FLUSH TO ROOM SIDE. CLAD UNDER WITH 50mm CELOTEX GA4000 WITH JOINTS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTRES. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X5mm SECTION AT 2000mm MAXIMUM CENTRES WITH TIMBERS UNDER. NOTCH RAFTERS TO PLATES TO PREVENT ROOF SPREAD.
- GROUND FLOOR: 47X150mm C24 FLOOR JOISTS AT 400mm CENTRES. (WITH MID SPAN NOGGINS/HONEYCOMB SLEEPER WALL), BEARING ON DPC WITH 125mm CELOTEX GA4000 INSULATION BETWEEN. ALL JOINTS TIGHTLY FOIL TAPED TO ACT AS VAPOR CONTROL LAYER (VCL) UNDER FLOORBOARDS. PROVIDE 25mm VERTICAL PIR INSULATION TO ALL FLOOR PERIMETERS. PROVIDE MIN. 300mm VENTILATION/HEAVE VOID BELOW JOISTS. 100mm CONCRETE OVERSITE ON 1200G POLYTHENE DPM ON SAND-BLINDED COMPACTED HARDCORE. DPM TURNED UP PERIMETERS MIN. 150mm & LAPPED CONTINUOUS WITH WALL DPC. SUB-FLOOR VENTILATION VIA TELESCOPIC VENTS AT MAX. 2000mm CENTRES. VOID VENTILATION SHOULD BE PROVIDED TO WHICHEVER GIVES THE GREATER OPENING AREA. EITHER 1500mm² PER MTR RUN OF EXTERNAL WALL OR 500mm² PER MTR² OF FLOOR AREA.
- PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.

CONTINUED ON SHEET 2.

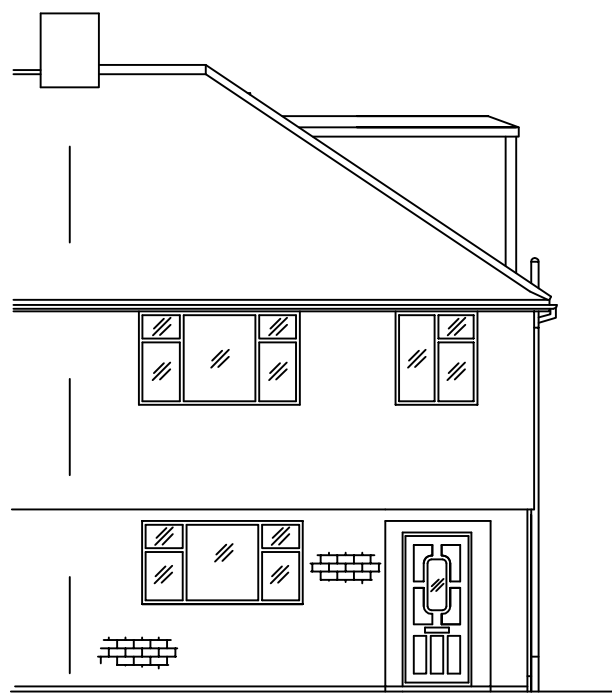


FOR MR & MRS HAMBLING
DATE: 15/07/2026
SCALES 1-50 1-100 1-500
DRAWN BY M. WARBURTON.
TELEPHONE 07814019651 OR 023-92349420.

EXISTING



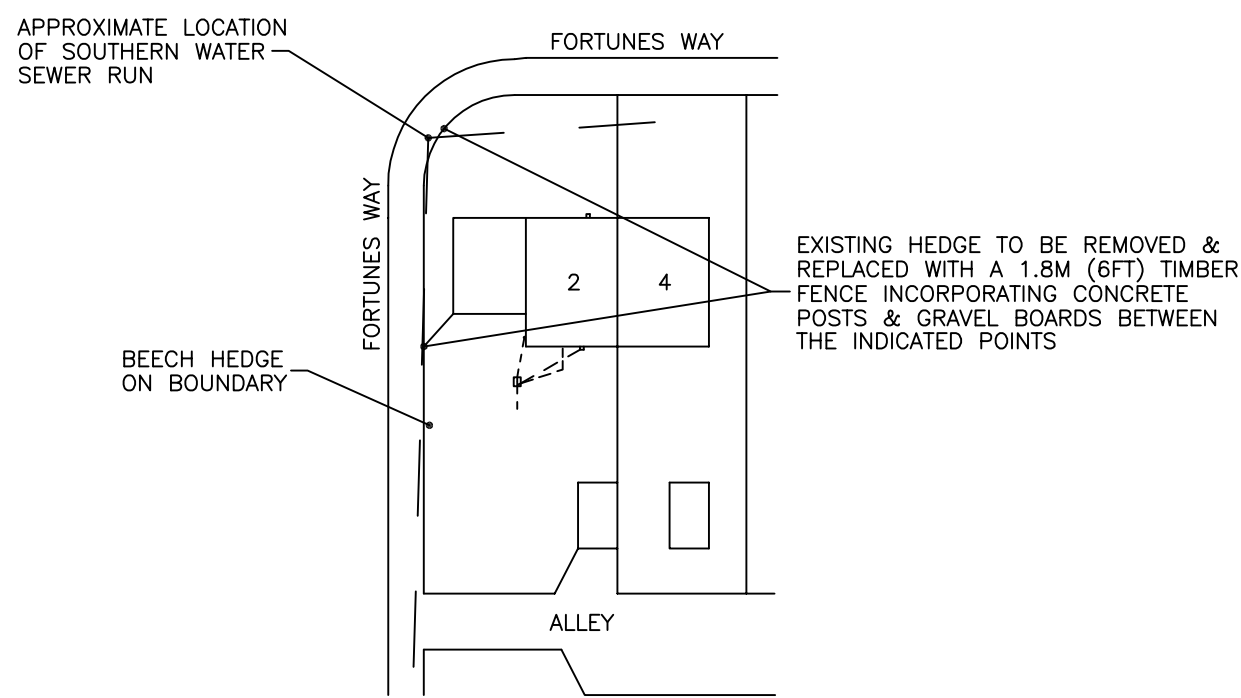
SIDE ELEVATION



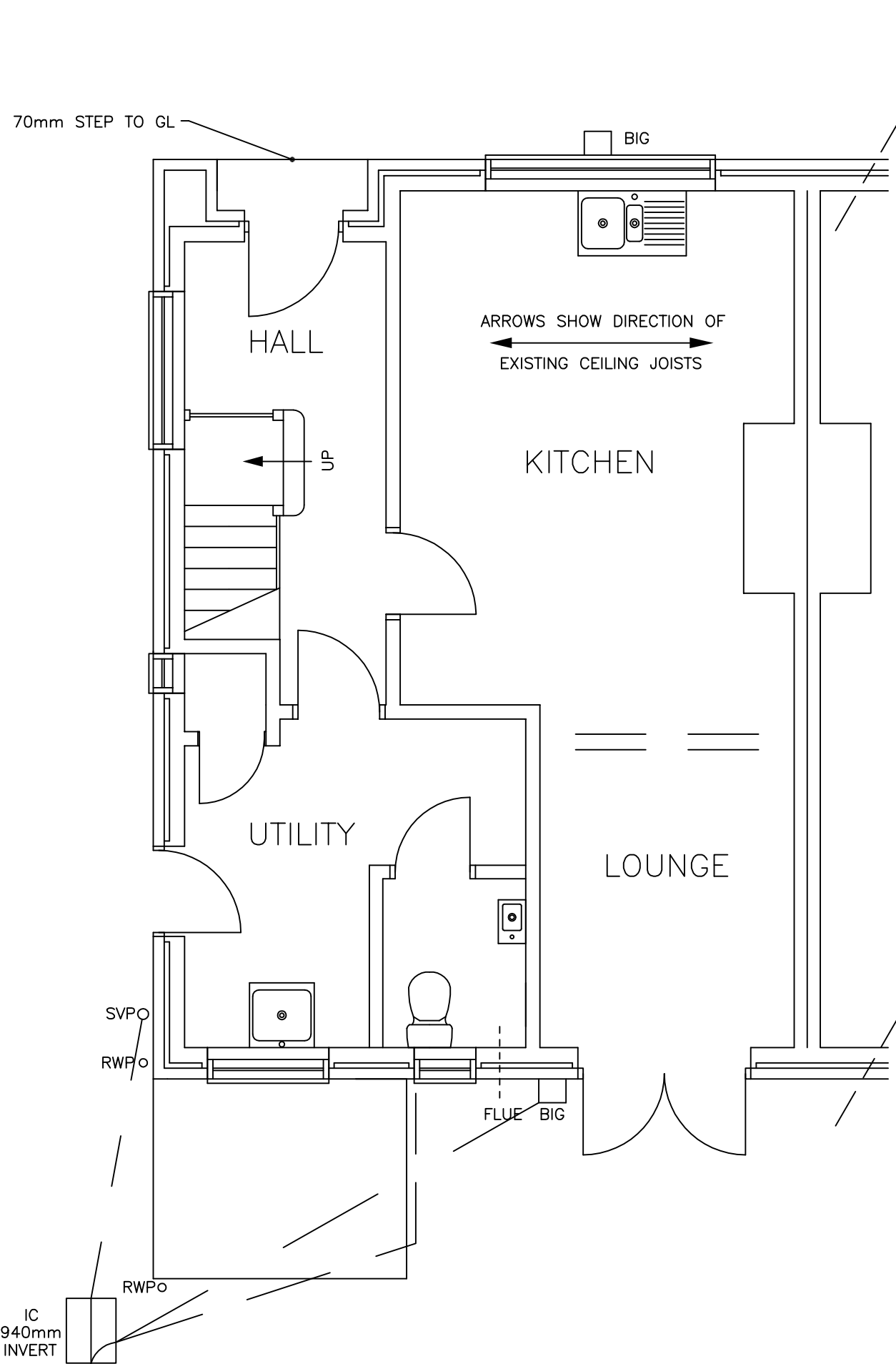
FRONT ELEVATION



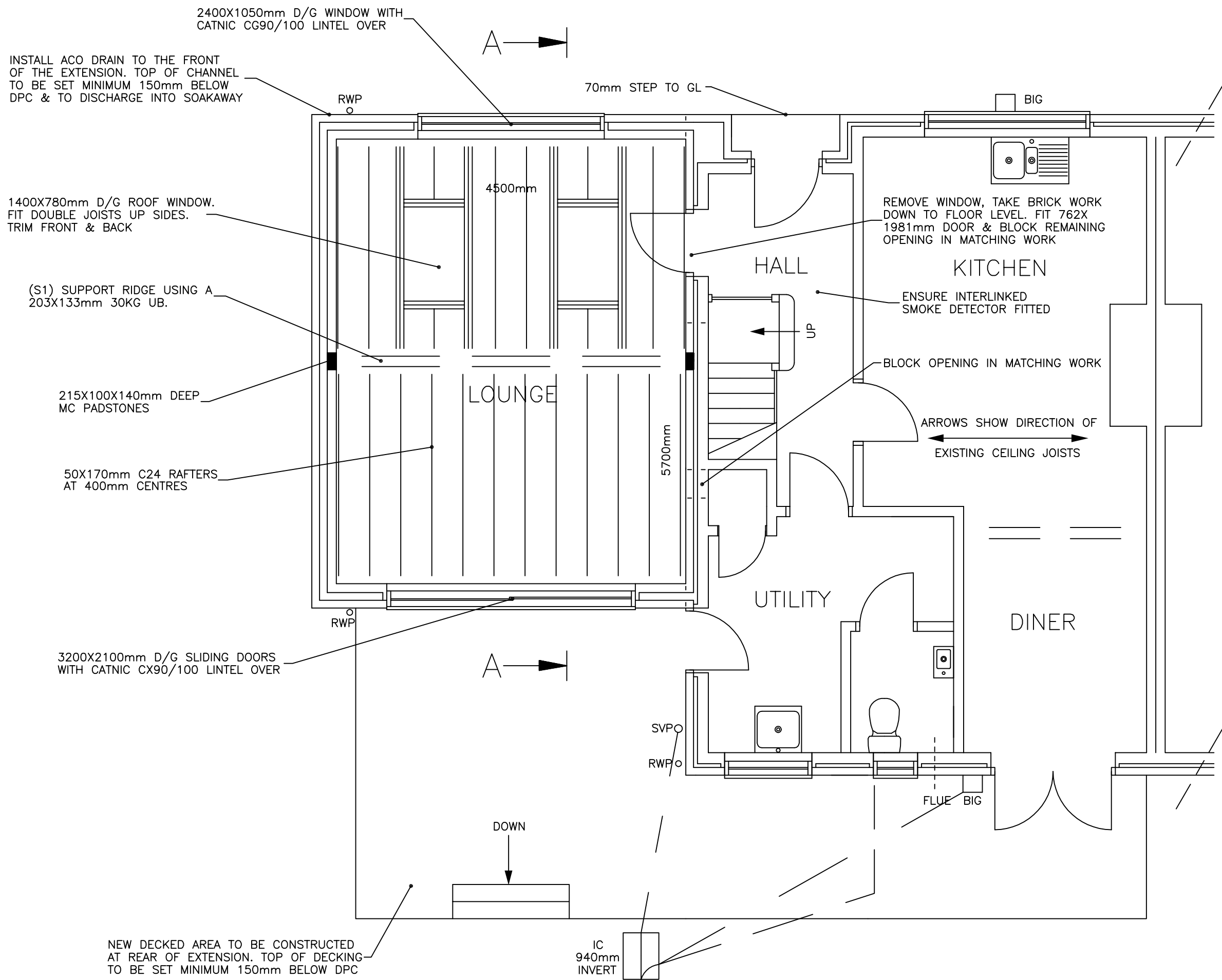
REAR ELEVATION



LAYOUT PLAN



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR