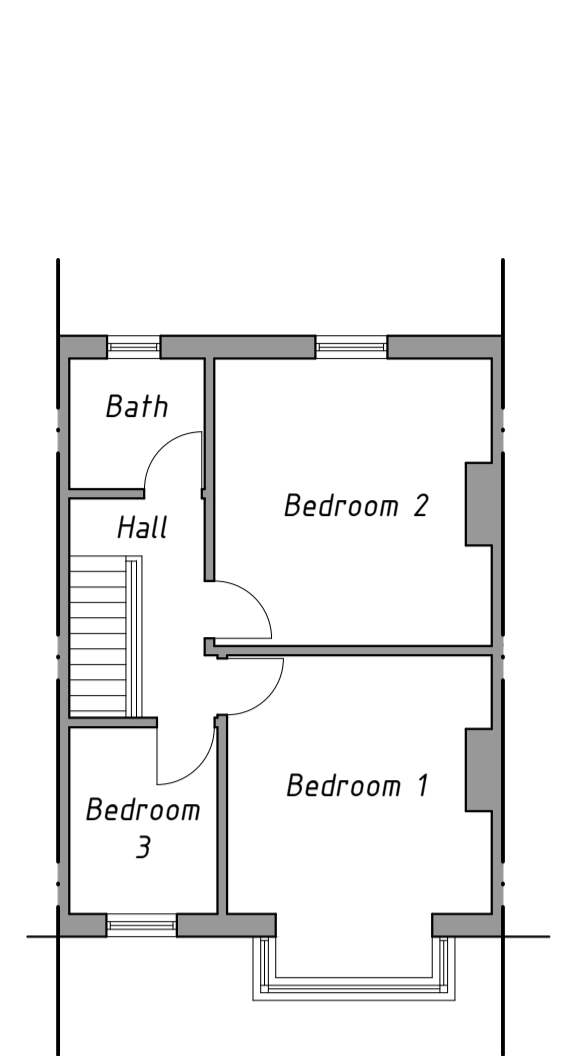
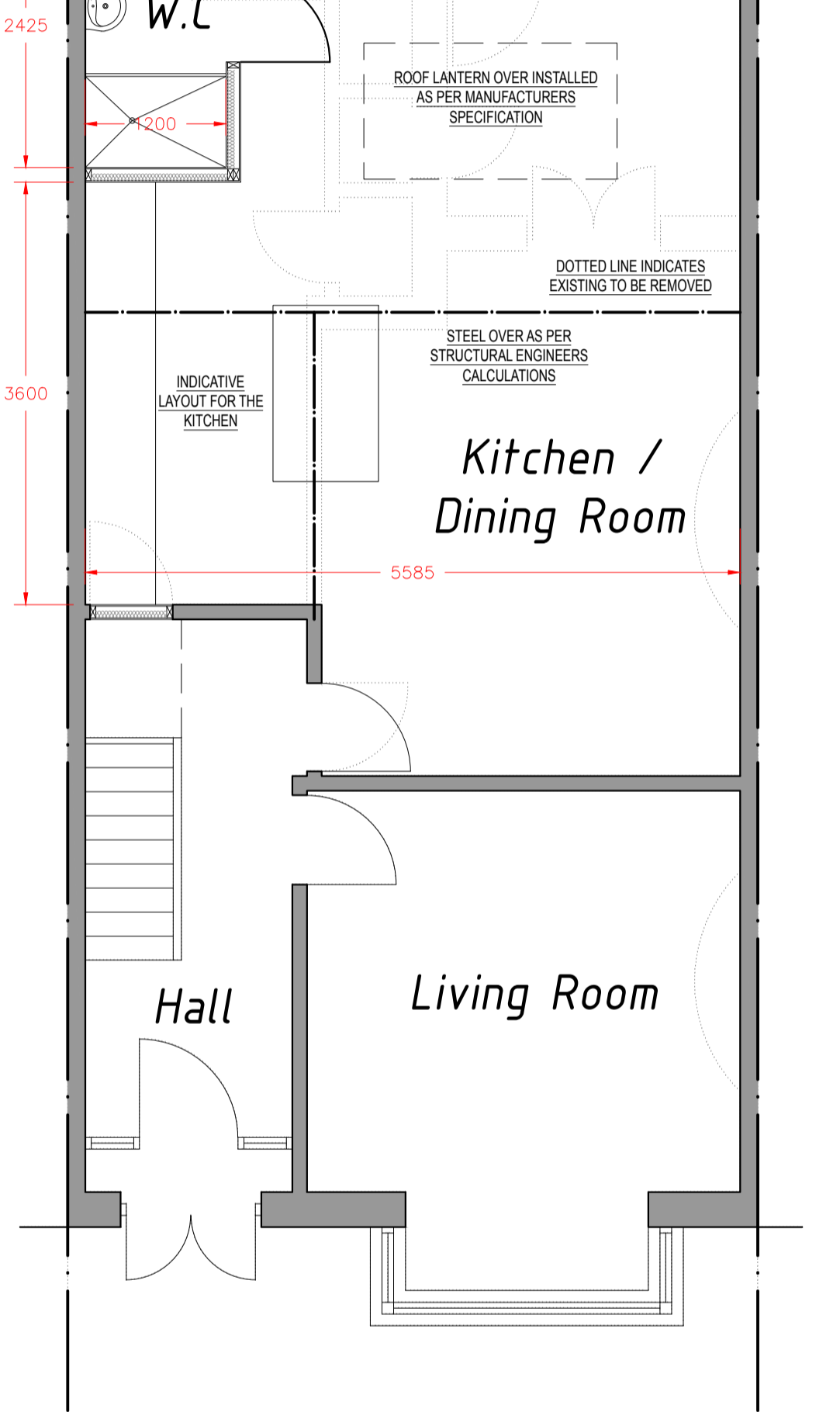


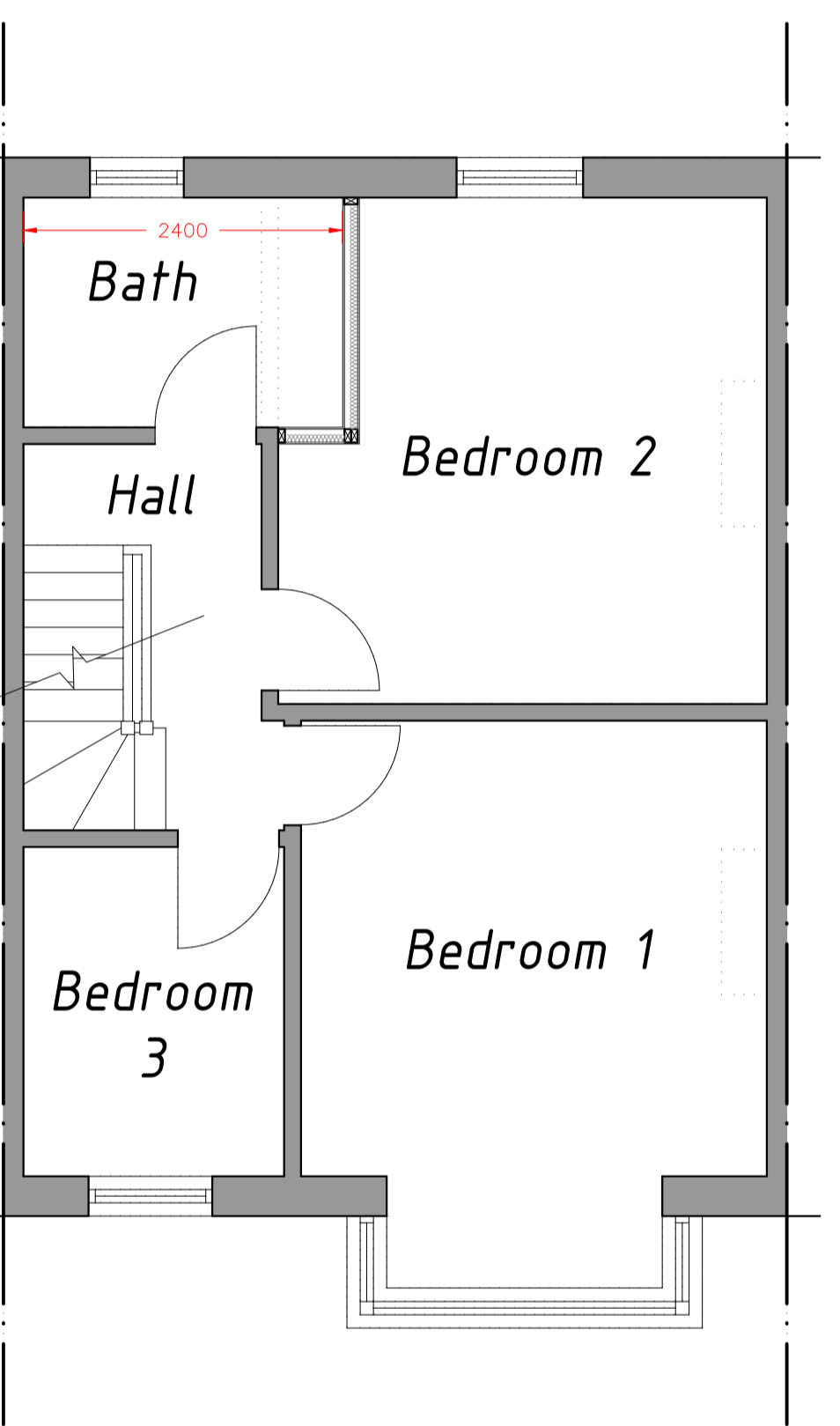
EXISTING GROUND FLOOR PLAN
SCALE: 1:100(BA1)



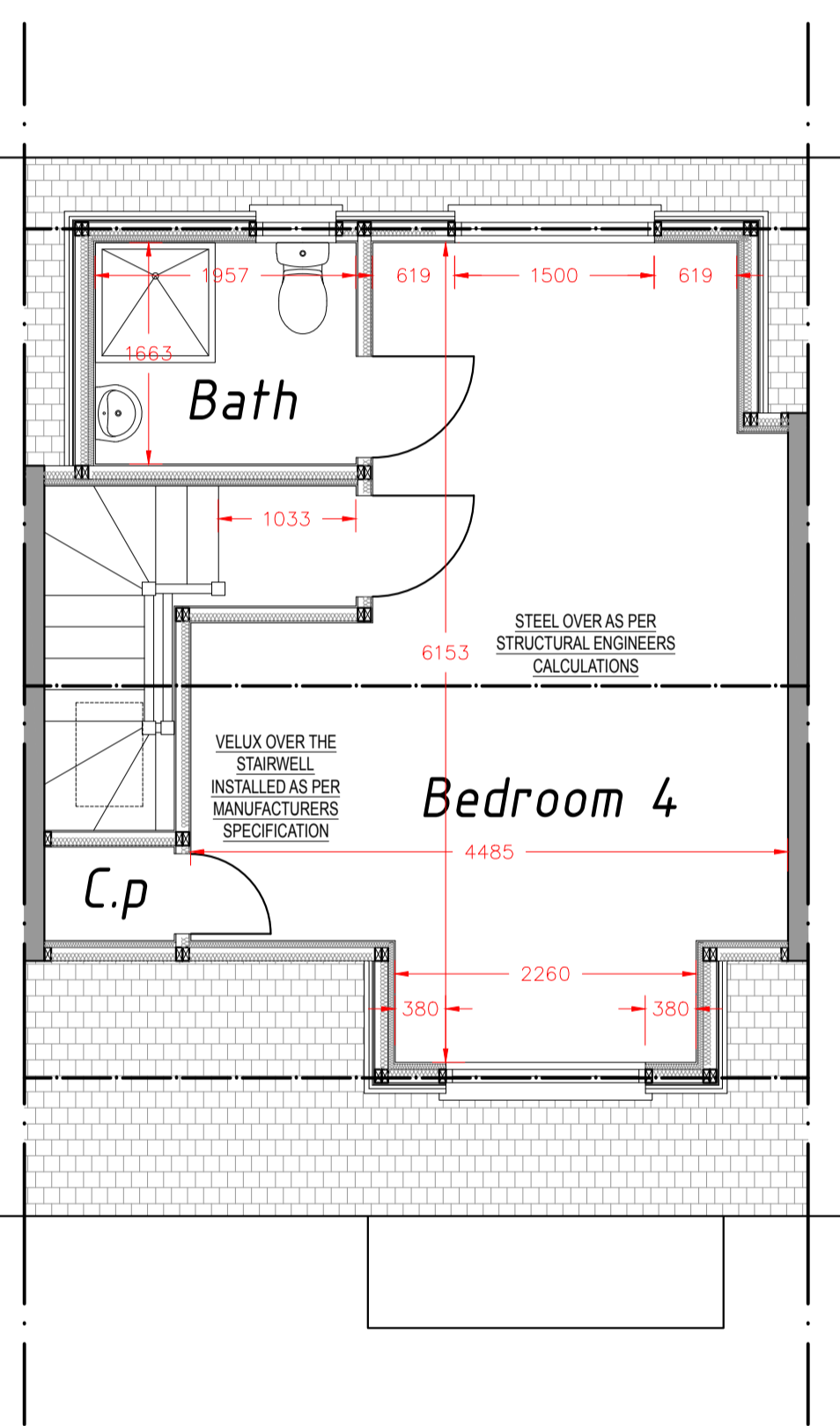
EXISTING FIRST FLOOR PLAN
SCALE: 1:100(BA1)



PROPOSED GROUND FLOOR PLAN
SCALE: 1:100(BA1)



PROPOSED FIRST FLOOR PLAN
SCALE: 1:100(BA1)



PROPOSED SECOND FLOOR PLAN
SCALE: 1:100(BA1)

CONSTRUCTION NOTES:

DORMER WALL CONSTRUCTION

CEDRAL WEATHERBOARD CLADDING (ANTHRACITE) HUNG ON 38x25MM SW TREATED TIMBER BATTENS ON BREATHER MEMBRANE FIXED TO 18MM STRUCTURAL SHEATHING BOARD FIXED TO 100MM SUPALUX FIRE BOARD FIXED TO 47x100MM C24 EXTERNAL STUD WALL (400 C/C) WITH 60MM CELOTEX FR5000 BETWEEN STUDWORK TO PROVIDE 40MM CAVITY 48MM CELOTEX FR5000 FIXED TO THE INNER LEAF OF THE STUD - JOINTS TO BE TAPED USING CELOTEX INSULATION TAPE AND PERIMETER JOISTS TO BE SEALED WITH MASTIC TO PROVIDE A VAPOUR CONTROL LAYER 12.7MM PLASTERBOARD FIXED THROUGH THE STUD WITH SKIM FINISH

REAR EXTENSION - CAVITY MASONRY WALL U-VALUE 0.28W/M2K

102.5 FACING BRICK 85MM CAVITY WITH 85MM ROCKWOOL DRITHERM CAVITY BATTS. 100MM CELCON SOLAR BLOCK 3.5N, 13MM RENDER AND SET

STAINLESS STEEL WALL TIES AT 750MM CENTRES HORIZONTALLY, 450MM VERTICALLY, 225MM VERTICALLY AT ALL OPENINGS.

ALL CAVITIES TO BE CLOSED TO WINDOW AND DOOR REVEALS BY MEANS OF INCORPORATING CAVITY TRANS LTD TYPE H CAULK/CLOSER.

ALL EXISTING CAVITIES TO BE MAINTAINED WHERE NEW CONSTRUCTION MEETS EXISTING

600x225MM CONCRETE FOUNDATIONS TO ALL CAVITY WALLS. DEPTH TO SUIT LOCAL GROUND CONDITIONS (MINIMUM 1200MM BELOW GROUND LEVEL IF IN CLAY OR 150MM BELOW INVERT LEVEL OF DRAIN IF LOWER)

UPGRADE EXISTING PARTY AND EXTERNAL WALLS

DOT AND DAB CELOTEX PL4065 65-12.5MM TO EXISTING BRICK WALLS. BOARD JOINTS SEALED AS VCL + AIR LEAKAGE BARRIER RECEIVING SKIM FINISH.

ALL EXISTING DOORS OFF OF STAIRCASE LOBBY TO BE MIN F30

ALL PROPOSED DOORS OFF OF STAIRCASE LOBBY TO BE MIN F30

NEW MAIN OPERATED SMOKE DETECTOR TO BE INSTALLED ON EACH LANDING WITH BATTERY BACK UP TO A GRADE D CATEGORY LD3 STANDARD, IN ACCORDANCE WITH BS 5839-6:2013

FLAT ROOF CONSTRUCTION - DORMER (U-VALUE OF 0.18W/M2K)

3NO. LAYER FELT ROOF SYSTEM WITH 13MM STONE CHIPPINGS APPLIED TO 23MM EXTERNAL GRADE PLYWOOD OVER SOFTWOOD FRINGS AT A MINIMUM OF 140 FALL 100MM CELOTEX FR5000 RIGID INSULATION UNDER JOISTS 47x200MM C24 GRADE FLAT ROOF JOISTS AT 350MM CENTRES WITH 40MM CELOTEX FR5000 RIGID INSULATION UNDER JOISTS 12.7 PLASTERBOARD AND SKIM FINISH

CLEAR 50MM GAP TO BE MAINTAINED ABOVE THE INSULATION (BETWEEN JOISTS)

10MM OVER FACIA VENT TO BE INSTALLED TO PROPOSED FLAT ROOF DORMER AS MEANS OF VENTILATION

WHERE NEW FLAT ROOF ABUTS EXISTING CAVITY WALL CODE LEVEL 4 LEAD FLASHING WITH MINIMUM UPSTAND OF 150MM TO BE FITTED AS WELL AS PROPRIETARY CAVITY TRAY.

ROOFLIGHT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION

ROOFLIGHT OPENINGS TRIMMED BY MEANS OF 2NO. 47x200 C24 JOISTS. LIGHT WELL UPSTANDS CONSTRUCTED IN 47x100MM STUDWORK AT 400C/C WITH 60MM CELOTEX FR5000 INSULATION BETWEEN STUDS, 40MM CELOTEX FR5000 TO INTERNAL FACE OF OPENING WITH 12.7MM PLASTERBOARD AND SKIM. KERB DETAIL AS RECOMMENDED BY MANUFACTURER.

PITCH ROOF CONSTRUCTION - MAIN ROOF (U-VALUE OF 0.18W/M2K)

NEW CONCRETE INTERLOCKING TILES 38x25MM TREATED SOFTWOOD BATTENS BREATHABLE MEMBRANE OVER NEW 47x150MM C24 GRADE RAFTERS AT 400MM CENTRES WITH 100MM CELOTEX FR5000 RIGID INSULATION BETWEEN JOISTS WITH 40MM CELOTEX FR5000 RIGID INSULATION BELOW JOISTS AND 12.7MM PLASTERBOARD AND SKIM

GLIDEVALE RIDGE TILES TO BE INSTALLED TO PITCHED ROOF AT 1000MM CENTRES. SOFFIT VENTILATION WILL NEED TO BE INSTALLED TO EXISTING ROOF FASCIA (FRONT AND BACK) AS MEANS OF VENTILATION

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR CONFIRMATION OF JOIST SIZE AND SPACING

EXISTING ROOF TO BE INSULATED BY MEANS OF 3 X 100MM ROCKWOL QUILT INSULATION

NEW RWP TO DISCHARGE TO EXISTING I.C VIA EXISTING RAINWATER DRAINAGE TO MAIN ROOF

NEW WINDOWS TO REACH MIN U-VALUE OF 1.60W/M2K

NEW DOUBLE GLAZED UPVC WINDOWS FITTED WITH TRICKLE VENTS AND LOW-E GLAZING. WINDOWS TO BE GLAZED WITH SAFETY GLAZING IN ACCORDANCE WITH BS 6206 1981

NEW DOUBLE GLAZED ALUMINIUM BI FOLD DOORS FITTED WITH TRICKLE VENTS AND LOW-E GLAZING. WINDOWS TO BE GLAZED WITH SAFETY GLAZING IN ACCORDANCE WITH BS 6206 1981

SECOND FLOOR CONSTRUCTION

INSTALL NEW 47x195MM FLOOR JOISTS AT MAXIMUM 400MM CENTRES BETWEEN EXISTING JOISTS. NEW FLOOR JOISTS TO BE HUNG FROM NEW STEELS. NEW FLOORS TO BE INSULATED BY 100MM ISOVER APR INSULATION

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR CONFIRMATION OF JOIST SIZE AND SPACING

STUD WALL CONSTRUCTION

NEW STUD WALLS TO CONSIST OF 1NO. LAYER 12.5MM PLASTERBOARD FIXED EITHER SIDE OF 90x100MM C24 GRADE TIMBER STUD. 100MM ISOVER APR INSULATION ROLL TO BE INSTALLED BETWEEN STUDS

NEW PRIVATE STAIRCASE AS PER TABLE 1 OF APPROVED DOCUMENT K. PITCH NO MORE THAN 42 DEGREES.

CONTRACTOR TO MEASURE FFL TO FFL AND CONFIRM WIDTH OF STAIRCASE PRIOR TO FABRICATION OF STAIRCASE

FLOOR TO FLOOR HEIGHT 2683MM GENERALLY 13 RISERS AT 207MM RISE AND 238MM GOING

40MM DIA HANDRAIL TO BE POSITIONED AT 900MM ABOVE LINE OF SLOPE WITH BALUSTERS AT 100MM CENTRES

STAR WINDERS TO HAVE A MINIMUM OF 50MM GOING.

MINIMUM 200MM CLEAR HEADROOM TO BE MAINTAINED UNDER NEW STAIRCASE THROUGHOUT

CONCRETE FLOOR U-VALUE OF 0.22W/M2K

MIN 65MM SAND/CEMENT SCREED VAPOUR CONTROL LAYER 80MM CELOTEX GA4000 RIGID FOL FACED FOAM BOARD PR 100MM CONCRETE 1200 GAUGE DPM 50MM SAND BLINDING MIN 150MM HARDCORE

EXISTING GROUND FLOOR TIMBERS ARE TO BE VENTILATED BY MEANS OF 100MM PIPE THROUGH HARDCORE EXTENSION. CONNECTED TO PERISCOPE AIR BRICK VENTS AT 2000MM CENTRES.

BS EN 12056, 100MM WASTE TO WC, 38MM WASTE TO SHOWER, 32MM WASTE TO SINK FITTED WITH 75MM DEEP SEAL TRAP. ALL WASTE TO DISCHARGE TO EXISTING F.O.L. DRAINAGE ON FRONT ELEVATION VIA NEW SANI-FLO WATER GENIE MAKE/BROKER OR EQUIVALENT

BS5572, 38MM MIN WASTE TO KITCHEN SINK AND DISHWASHER FITTED WITH 75MM DEEP SEAL TRAP. WASTE TO DISCHARGE TO EXISTING INSPECTION CHAMBER - SUITABLE CONNECTION TO BE ASSESSMENT ON SITE AND AGREED WITH BUILDING CONTROL INSPECTORATE

EXTRACT FAN TO PROPOSED BATH, W.C AND KITCHEN TO EXTRACT AT A RATE OF 60 LITRES PER SECOND WITH A MINIMUM OF 15 MINUTES OVERRUN

ALL NEW DRAINAGE TO BE HEPWORTH PLASTIDRAIN (OR EQUIVALENT) PVC-U LAD TO FALL OF MIN 1:40. ALL DRAINAGE TO BE BEDDED ON AND SURROUNDED IN 100MM PEA SINGLE.

ANY DRAINAGE THAT PASSES THROUGH CAVITY WALLS TO BE SLEEVED AND PROPRIETARY CONCRETE LINTOLS FITTED TO EACH LEAF OF THE CAVITY WALL. REFER TO SKETCH DETAIL PROVIDED

ANY EXISTING DRAINS THAT WILL BE UNDER THE REAR EXTENSION TO BE EXPOSED TO ASCERTAIN ITS CONDITION. IF FOUND TO BE DEFECTIVE THE SECTION WILL BE REPLACED.

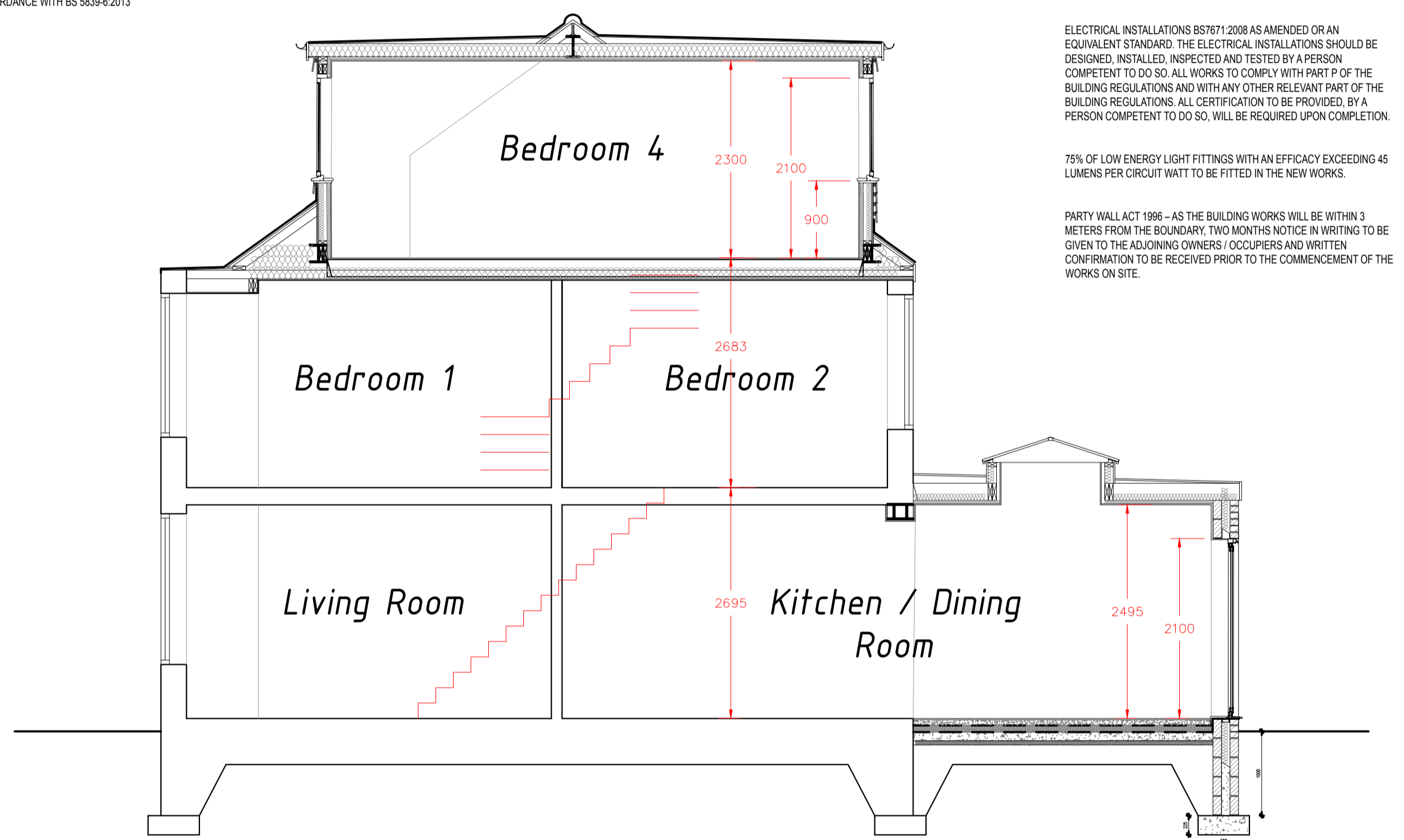
DRAINAGE DETAILS (INCLUDING SURFACE WATER) TO BE AGREED ON SITE WITH THE BUILDING CONTROL SURVEYOR WHEN EXISTING LINES ARE EXPOSED

SUITABILITY OF EXISTING HEATING SYSTEM TO BE CONFIRMED BY HEATING ENGINEER. SHOULD IT BE REQUIRED - EXISTING SYSTEM TO BE MODIFIED TO COVER THE EXTENSION. RADIATOR SIZES TO BE SIZED BY HEATING ENGINEER AND ALL FITTED WITH TRVS. ALL PIPES INSULATED IN ACCORDANCE WITH APPROVED DOCUMENT L. RADIATOR LOCATIONS TO BE AGREED WITH CUSTOMER PRIOR TO WORKS COMMENCING.

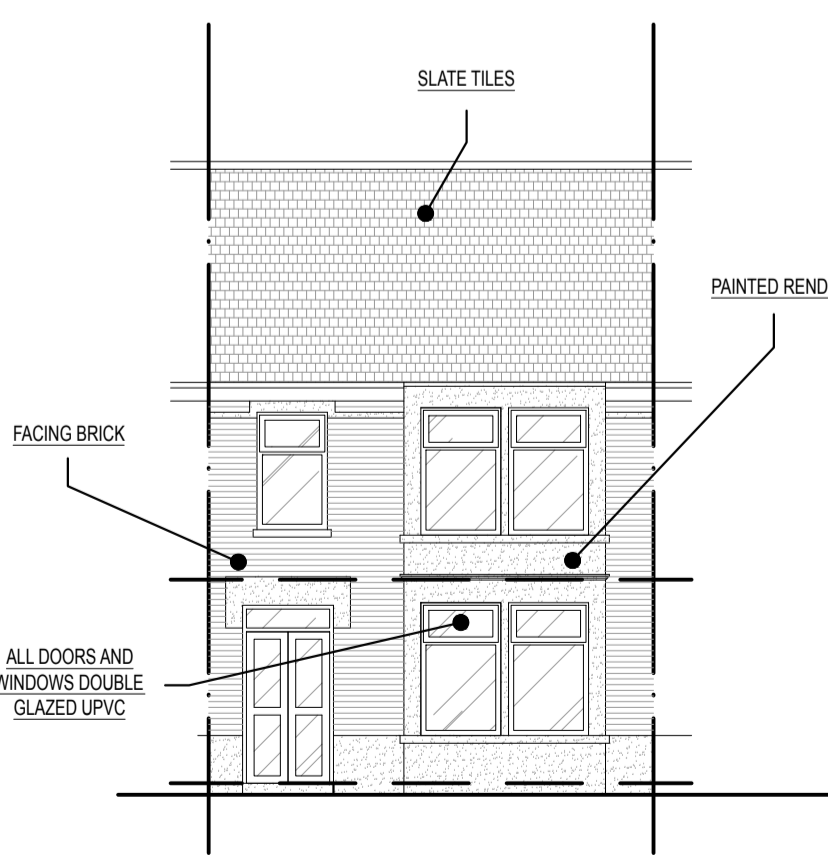
ELECTRICAL INSTALLATIONS BS7171:2008 AS AMENDED OR AN EQUIVALENT STANDARD. THE ELECTRICAL INSTALLATIONS SHOULD BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. ALL WORKS TO COMPLY WITH PART P OF THE BUILDING REGULATIONS AND WITH ANY OTHER RELEVANT PART OF THE BUILDING REGULATIONS. ALL CERTIFICATION TO BE PROVIDED, BY A PERSON COMPETENT TO DO SO, WILL BE REQUIRED UPON COMPLETION.

75% OF LOW ENERGY LIGHT FITTINGS WITH AN EFFICACY EXCEEDING 45 LUMENS PER CIRCUIT WATT TO BE FITTED IN THE NEW WORKS.

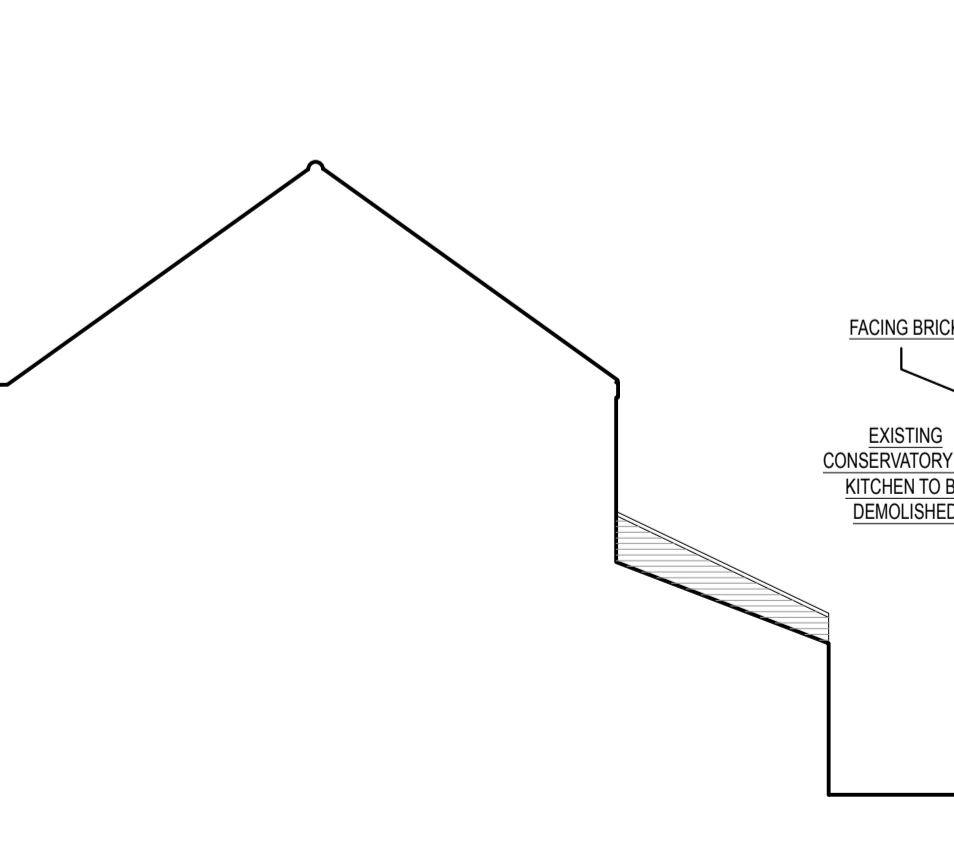
PARTY WALL ACT 1996 - AS THE BUILDING WORKS WILL BE WITHIN 3 METERS FROM THE BOUNDARY TWO MONTHS NOTICE IN WRITING TO BE GIVEN TO THE ADJOINING OWNERS / OCCUPIERS AND WRITTEN CONFIRMATION TO BE RECEIVED PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.



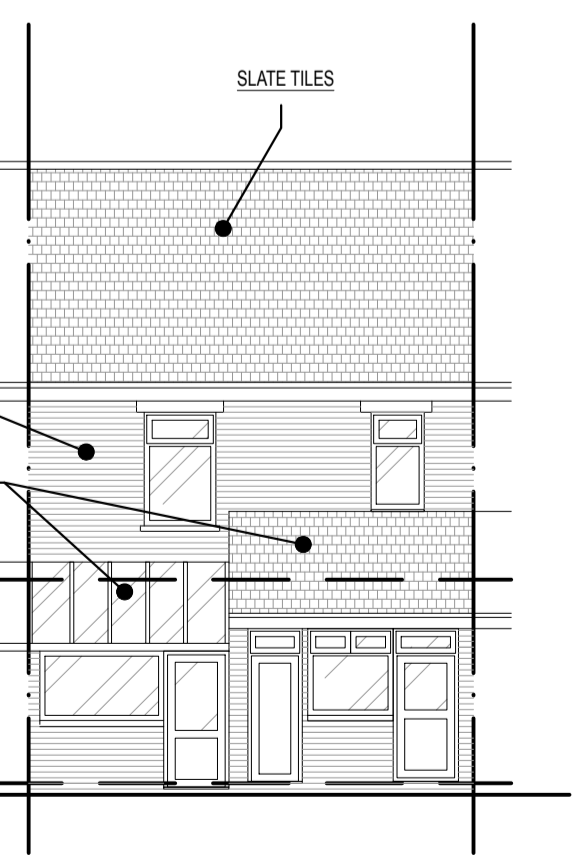
PROPOSED SECTION
SCALE: 1:50(BA1)



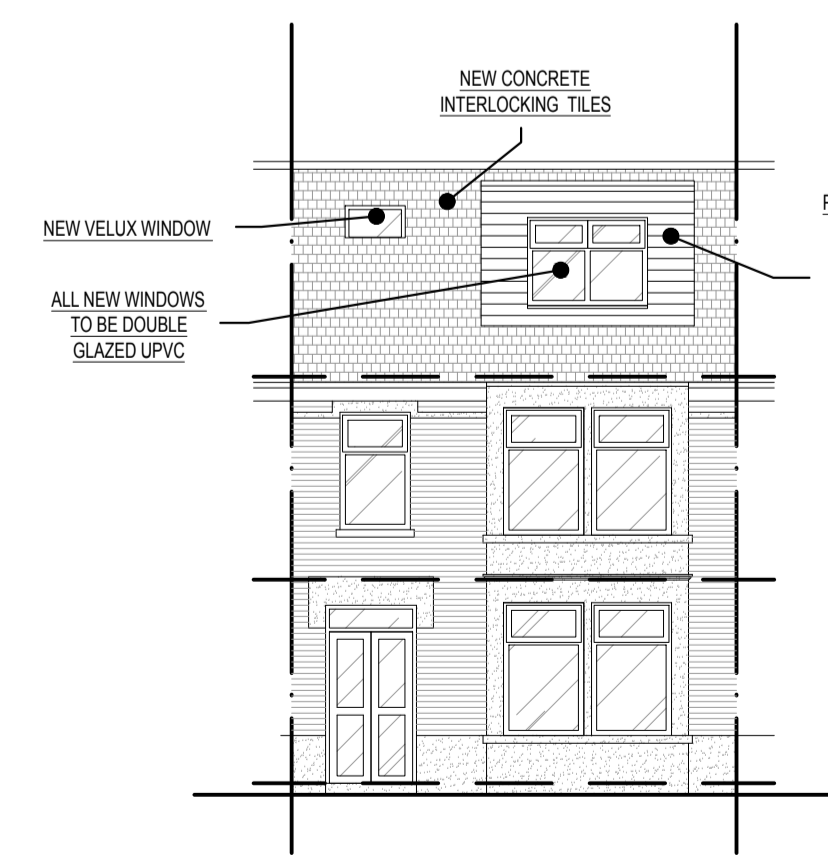
EXISTING FRONT ELEVATION
SCALE: 1:100(BA1)



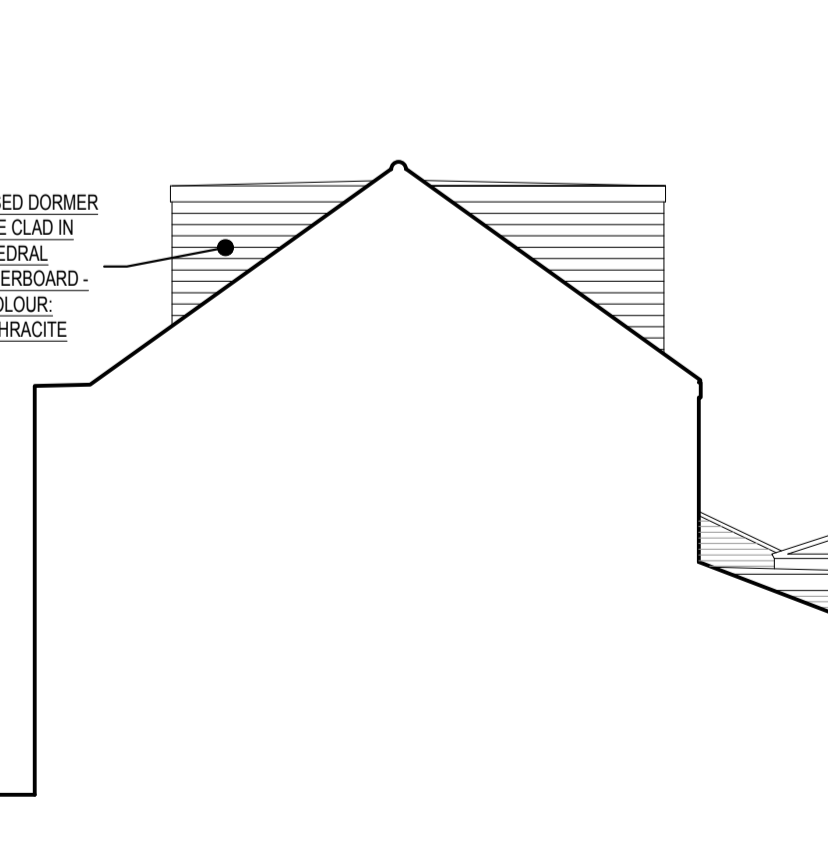
EXISTING SIDE ELEVATION
SCALE: 1:100(BA1)



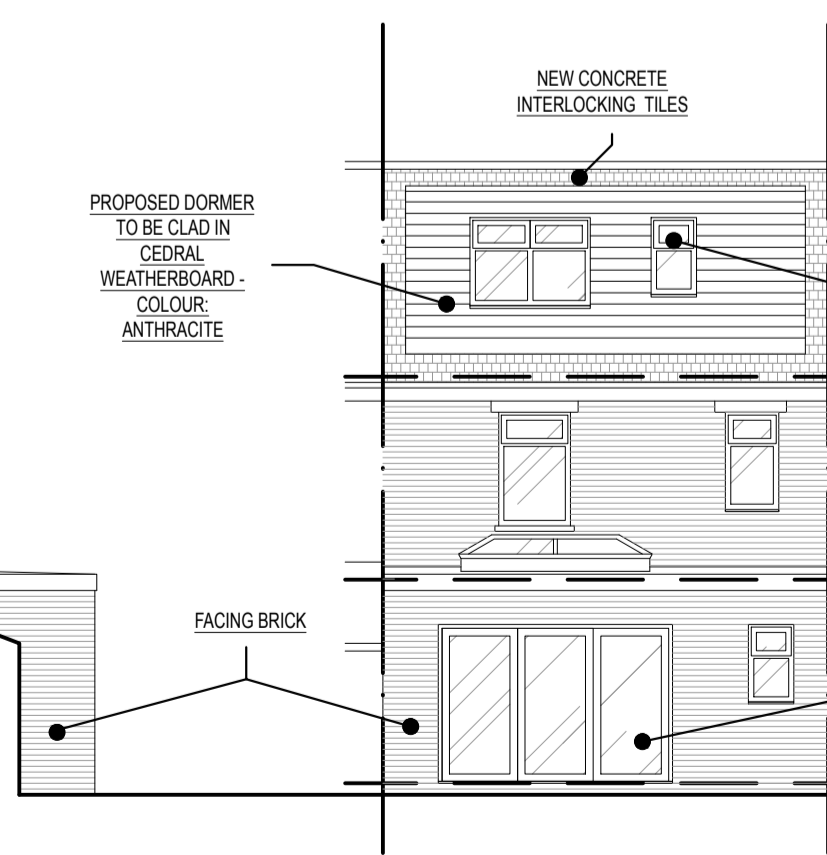
EXISTING REAR ELEVATION
SCALE: 1:100(BA1)



PROPOSED FRONT ELEVATION
SCALE: 1:100(BA1)



PROPOSED SIDE ELEVATION
SCALE: 1:100(BA1)



PROPOSED REAR ELEVATION
SCALE: 1:100(BA1)

- All alterations to be checked on site by those carrying out the work.
- Where reference is given to a written specification that shall have precedence over this drawing.
- Where two or more drawings illustrate the same element, the latest drawing shall prevail.
- Later drawings supersede and/or cancel other drawings unless otherwise stated.
- Dimensions shall be checked to confirm correct fit unless the party indicates that they are not to be checked.
- All works are to be carried out to the satisfaction of Building Control and in accordance with current British Standards.

S1 CEDAR GROVE, PORTSMOUTH P03 9PH			
EXISTING AND PROPOSED DRAWINGS			
DATE	NO	DRAWING NUMBER	REVISION
11/05/2024	01	CED_01	A
PLANNING			

