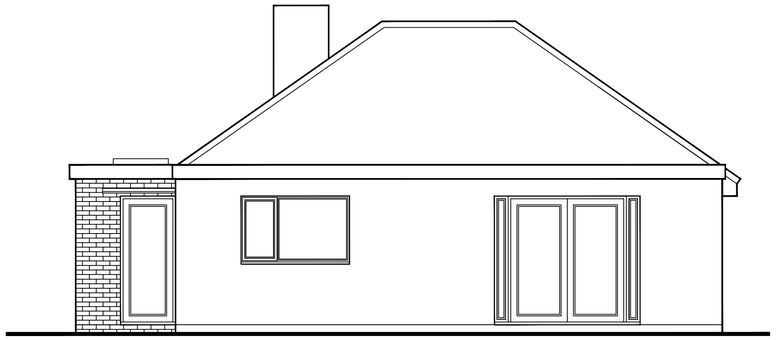
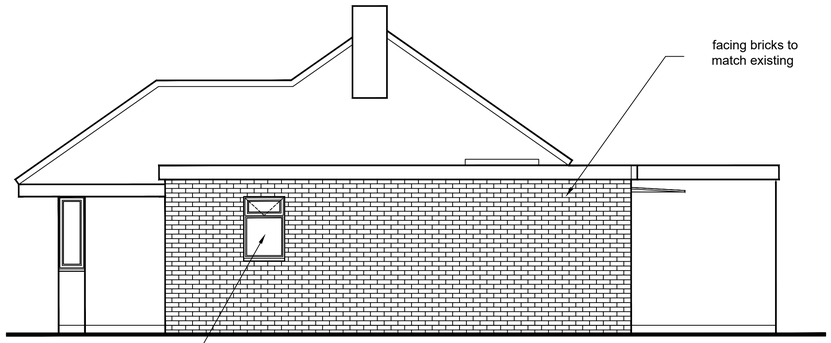
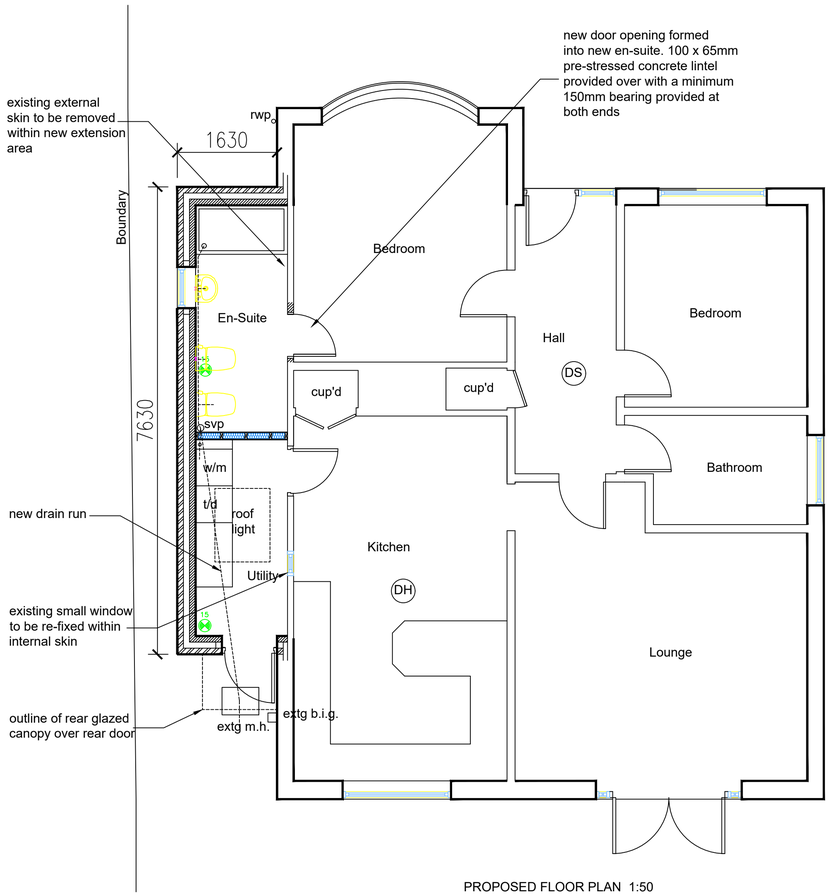


PROPOSED REAR ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50

PROPOSED FRONT ELEVATION 1:50



PROPOSED FLOOR PLAN 1:50

Foundations to be 600mm wide trench fill to a depth to suit site conditions. External walls below horizontal damp proof course to be a 100mm wide external skin in facing bricks, 100mm wide cavity filled with concrete up to ground level, and an inner skin of 100mm solid concrete blocks or common bricks. A horizontal damp proof course is to be provided a minimum of 150mm above finished ground level.

New floor construction to be 65mm thick cement and sand screed, on layer 1200g polythene damp proof membrane, on a layer 100mm thick Celotex rigid floor insulation, on beam and block flooring by approved supplier. A minimum 150mm clear void to be provided from the underside of the beam and block flooring. Telescopic air vents are to be provided a a minimum 2m centres.

New external cavity wall to be 100mm thick external skin of facing bricks to match existing with a 100mm wide cavity filled will Dritherm cavity wall insulation and an inner skin of 100mm lightweight insulation blocks. Catnic, or similar lintels provided over all new external openings with a minimum end bearing of 150mm provided at both ends. Cavity wall insulation to extend a minimum of 225mm below damp proof course.

Where new external skin of facing bricks meets existing it is to be cut, toothed and bonded to the existing. Where new blockwork inner skin meets existing it is to be tied with standard galvanised wall starters. Cavities are to be kept continuous where new cavity walls meet existing. Stainless steel cavity ties provided at 4 per m2. New 100mm wide Thermabate (or similar) insulated cavity closer is to be provided around new opening.

New windows to be upvc with 28mm thick double glazed units in low E glass. Trickle vents are to be provided to window. Window to provide a minimum of 1/20th area of floor in ventilation (opening areas). All glazing in critical areas to be in toughened glass.

Space heating by extension of the existing gas boiler system. All gas works ar to be carried out by and approved GAS SAFE engineer. Copies of all completion certificates are to be provided to building control upon completion of the works.

All new Electrical works to be carried out by an approved self-certicating Contractor or individual. Copies of completion certificates are to be provided to building control upon completion of the works. The existing main electrical fuse board is to be checked for current regulation compliance. This is to be changed if required to meet current regulations.

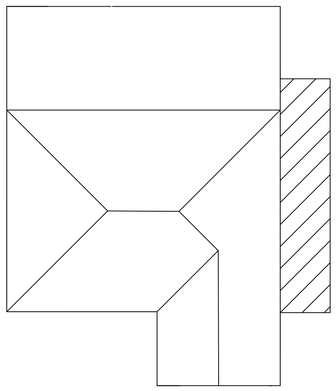
Existing and new brick or block walls are to be finished in 13mm thick lightweight insulating plaster with galvanised mild steel beads provided to all external angles.

New flat roof construction to be EDM fire resistant rubber roofing laid in accordance with manufacturers instructions, on a layer of 120mm thick Celotex (or similar) rigid insulation board, on a separating layer, on a 18mm thick wbp plywood decking, on 47mm wide swd treated firrings. Roof joists to be 47 x 150mm C16 roof joists at 400mm centres. Double roof joists provided around new rooflight.
New rooflight to be upvc or aluminium and fixed in accordance with manufacturers instructions.
Ceiling to be underlined with a layer of 12.5mm thick Duplex plasterboard with a plaster setting coat finish.

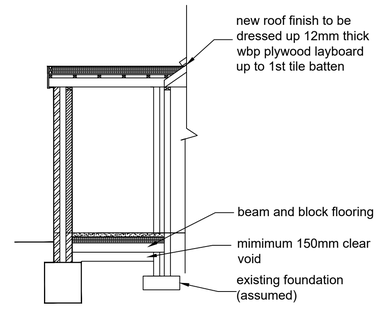
Rainwater to extend to existing rainwater system. New roof to fall from back to front to new gutter and rainwater pipe. This is to be connected to existing rwp.

All new wastes to be 40mm diameter with deep seal traps extending to 110mm diameter soil and vent pipes. Soil and vent pipes to extend to a minimum of 900mm above head of highest window. Air admittance valves provided to svp's if not at end of run. New extract fans provided to new en-suite and utility room, to extract at a rate of 60 litres per second to the external air, with an over-run of 20 minutes.

New internal stud wall to be 47 x 100mm C16 studs at 400mm centres, faced both sides with a layer of 12.5mm thick Plasterboard, with a plaster setting coat. Wall to be insulated with a layer of 100mm thick partition roll fitted between the studs.



PROPOSED ROOF PLAN 1:100



TYPICAL SECTION 1:50

(DS) Mains interlinked smoke detector with battery back up

(DH) Mains interlinked heat detector with battery back up

15 Extract fan for w.c.

Scale Bar 1:50

0 1 2 3 4 5 m

PROPOSED SINGLE STORY SIDE EXTENSION

at

11 Hollybank Road
Hythe
Southampton
SO45 5FL

Client

Mr & Mrs Warhurst

PROPOSED FLOOR PLAN AND ELEVATIONS

BUILDING PLANS & ESTIMATING
9 The Close
Holbury
Southampton
Hampshire
SO45 2PG

Email abbott.bob@sky.com
Tel 07795 692060