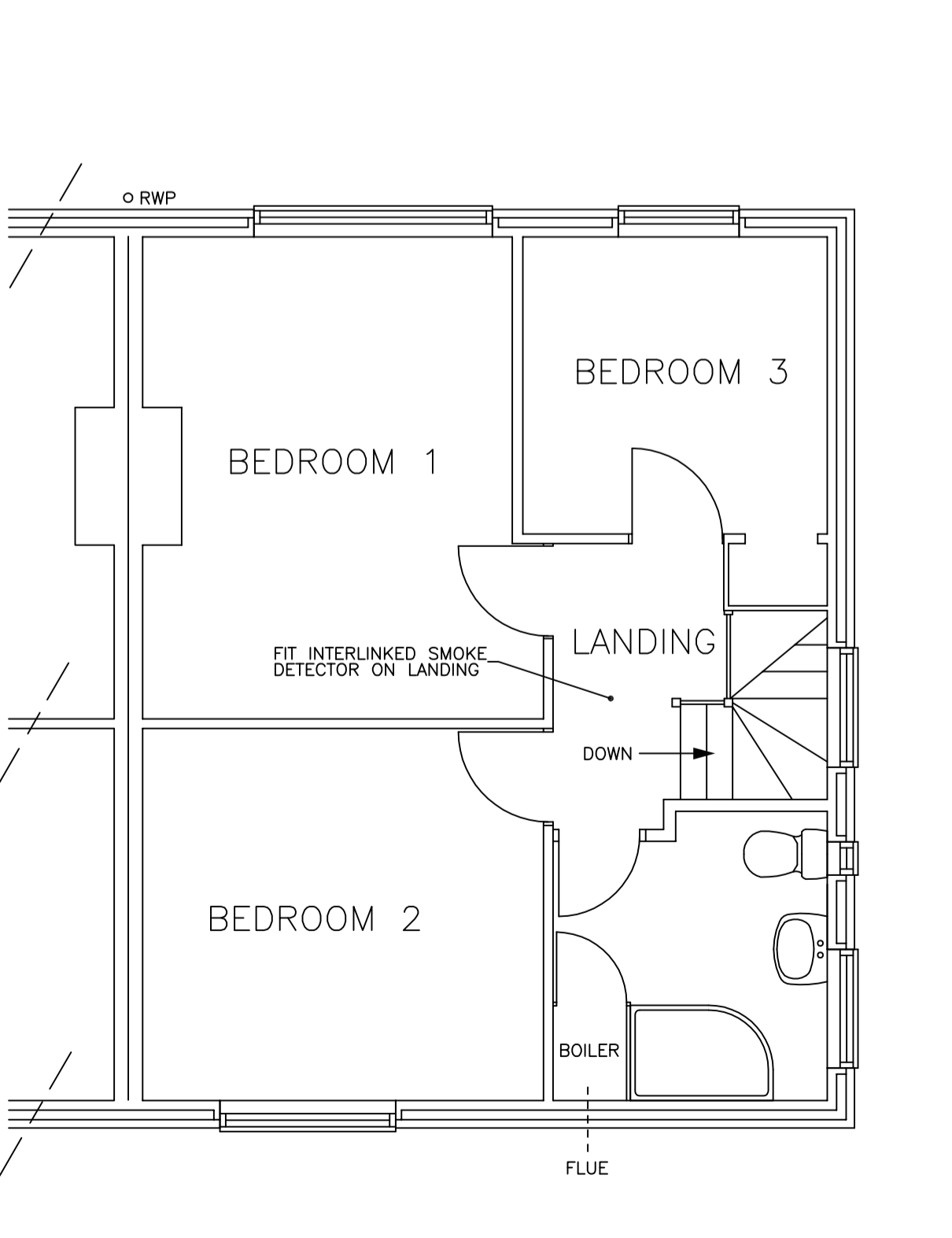
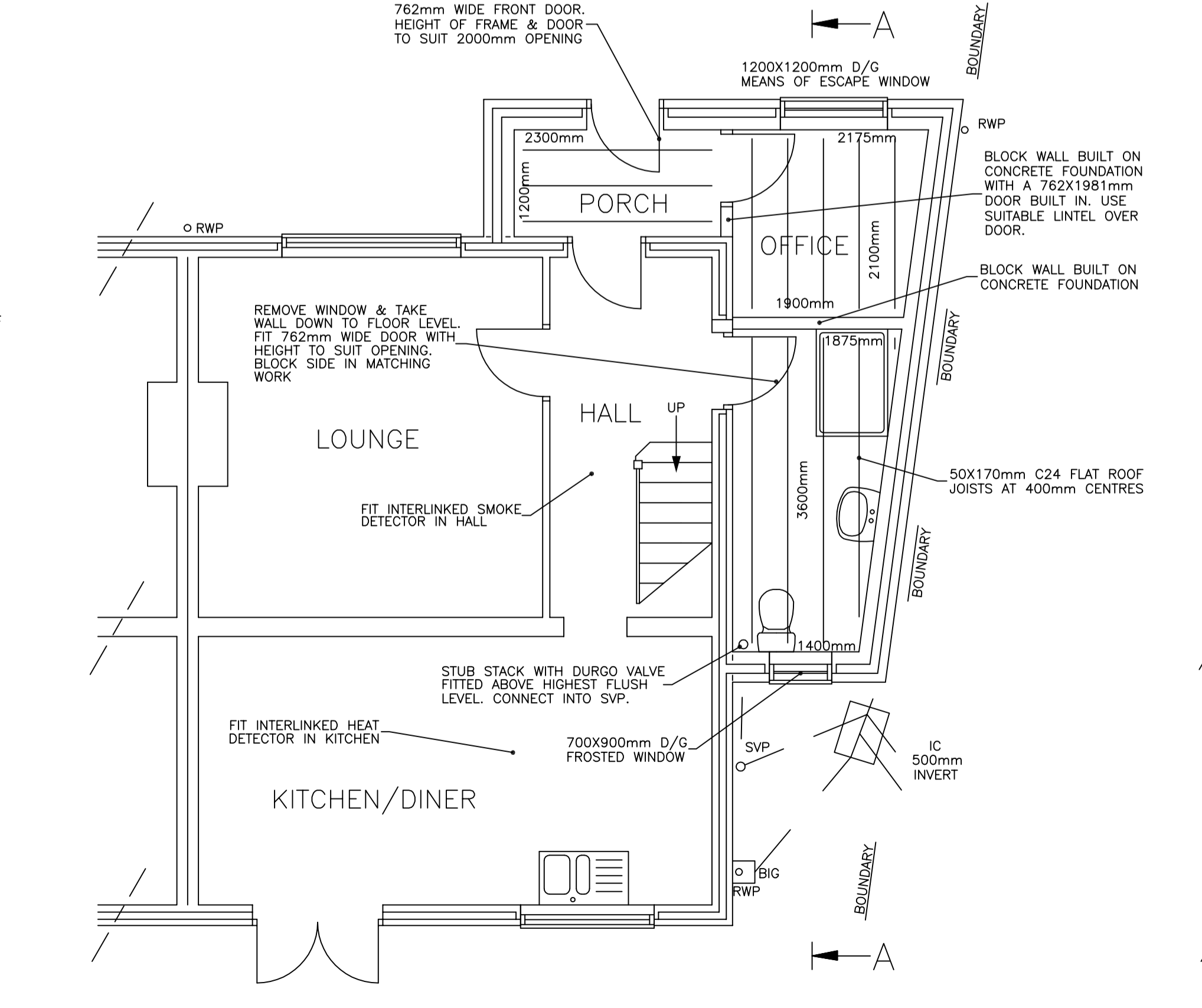
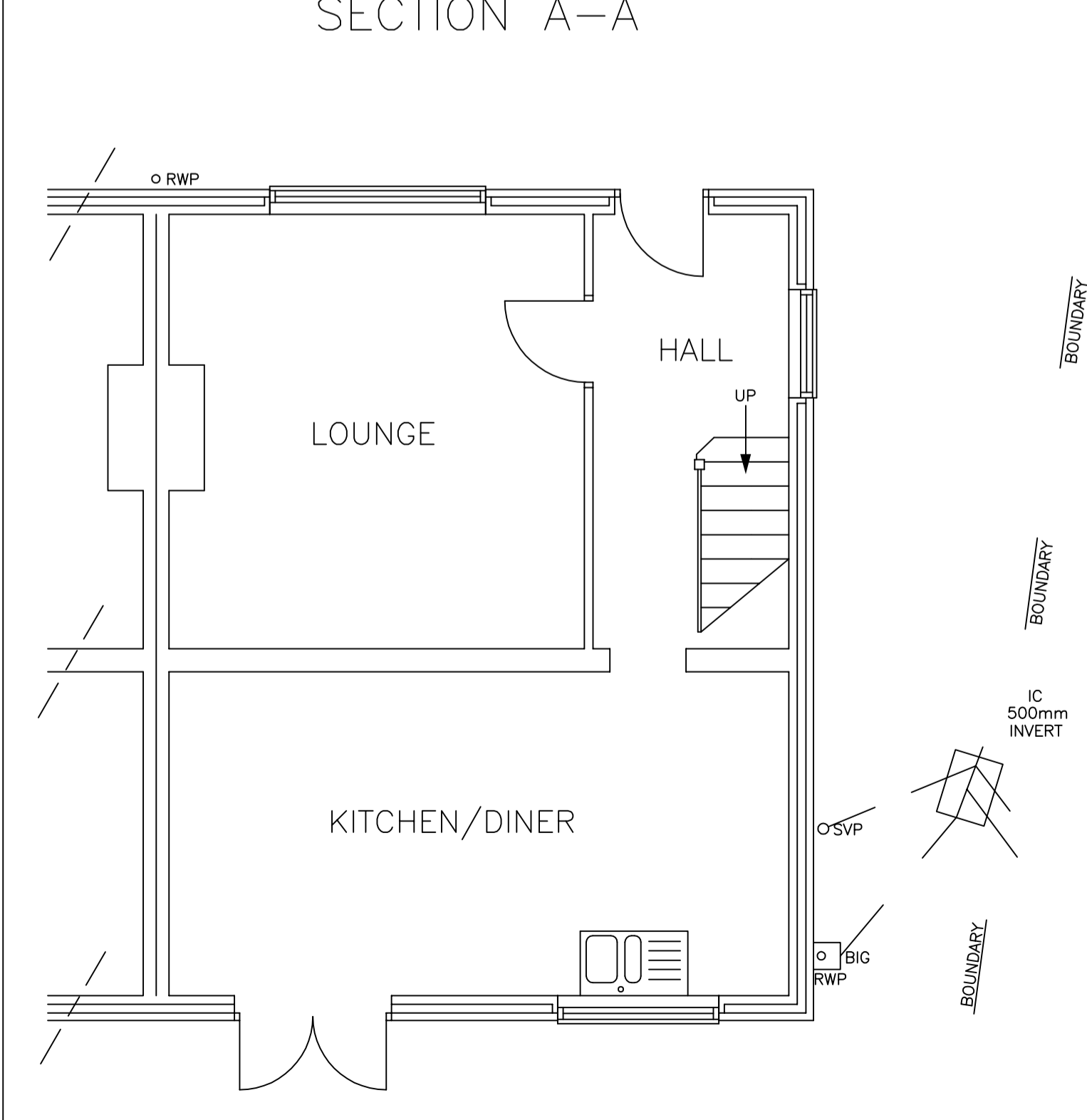
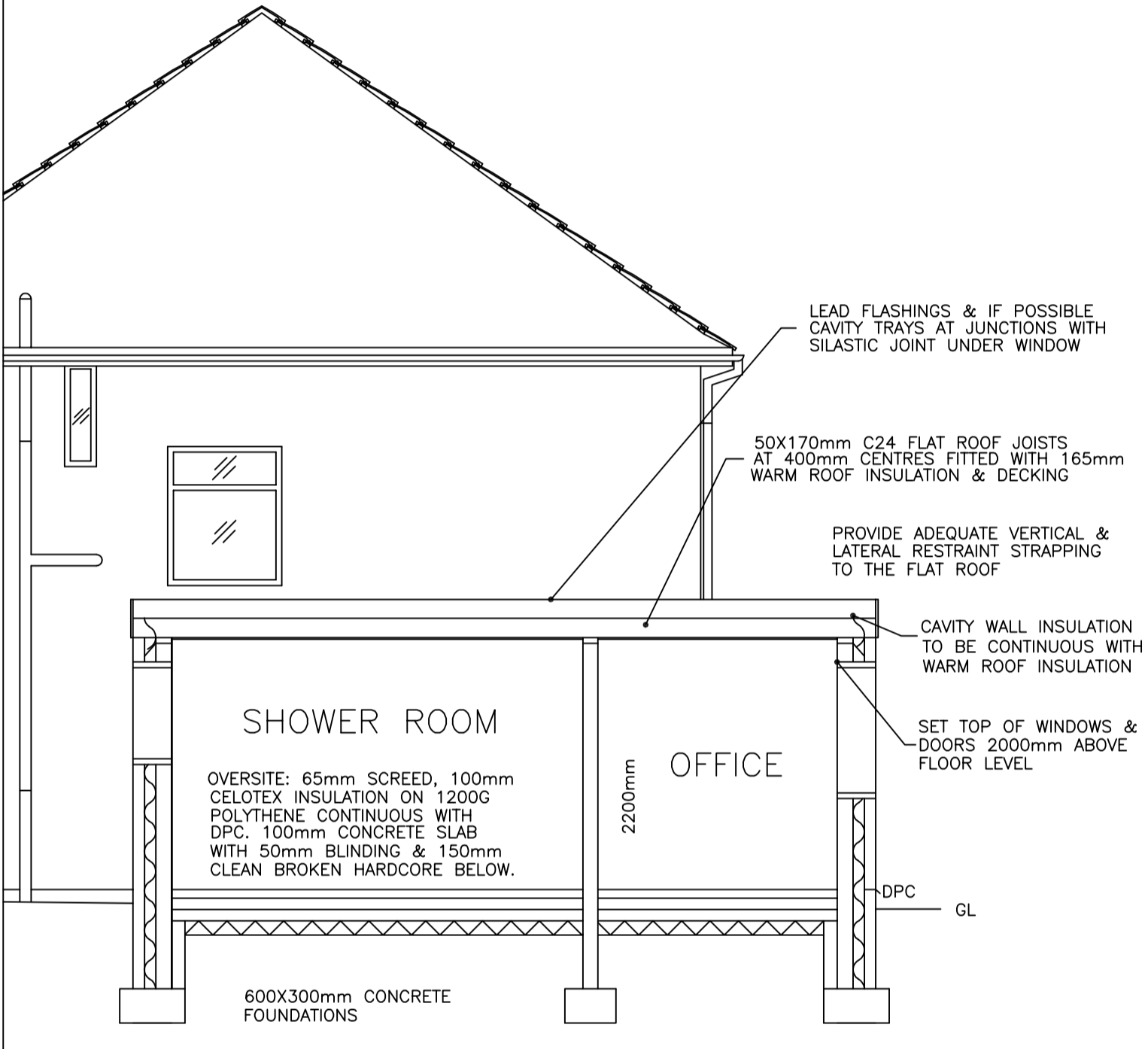
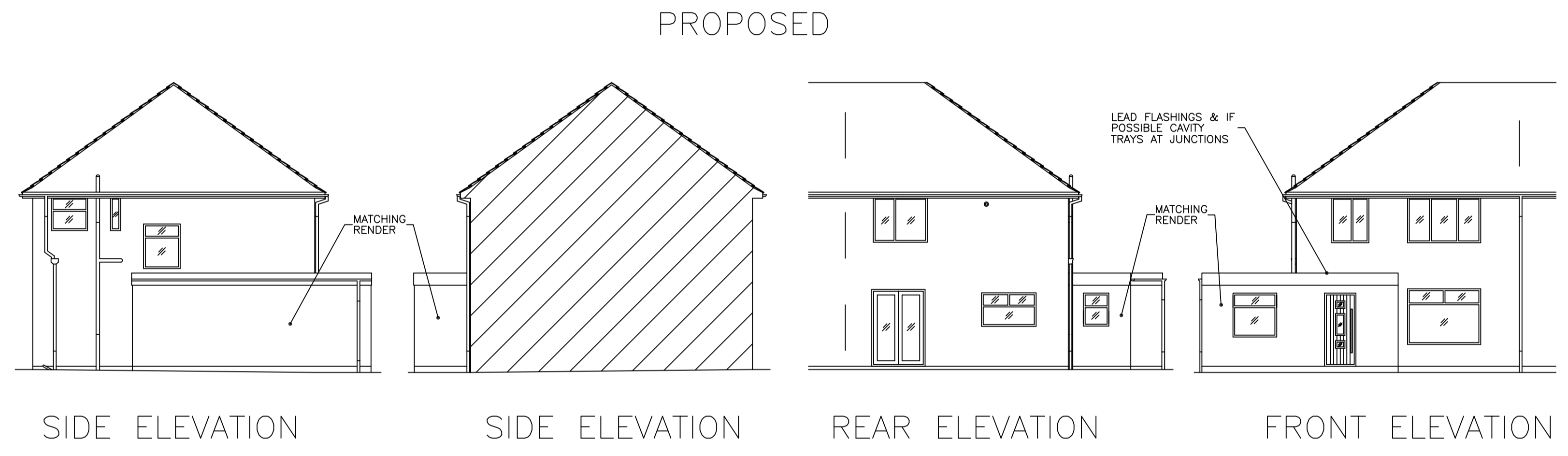
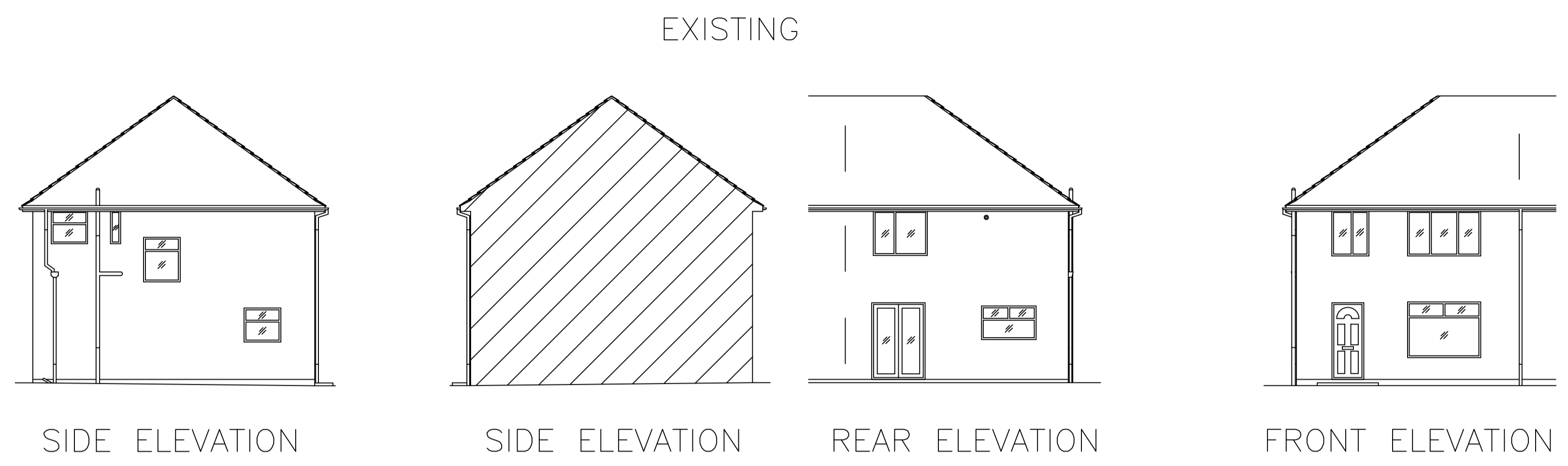
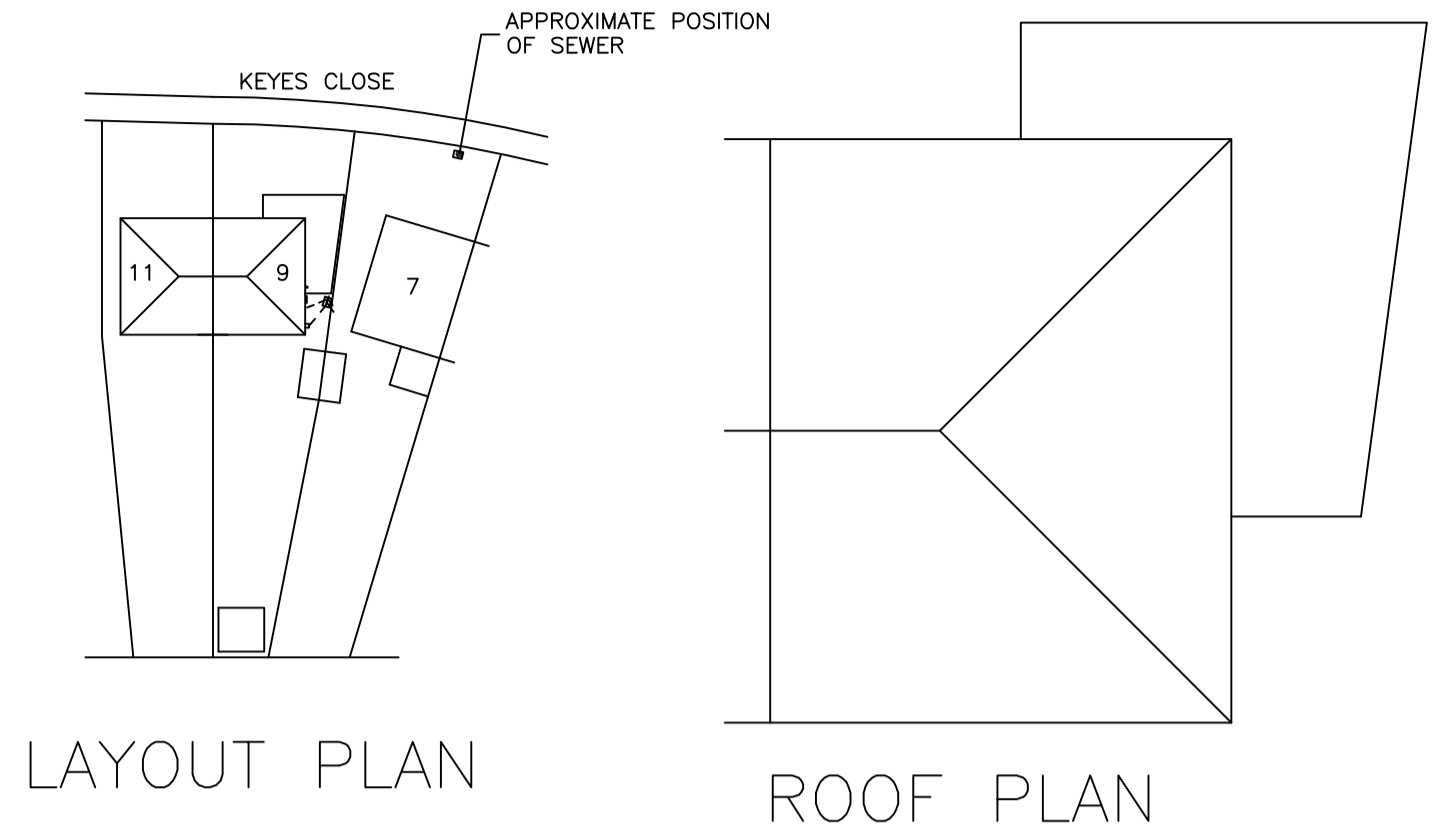


PROPOSED SINGLE STOREY FRONT/SIDE EXTENSION

9 KEYS CLOSE
GOSPORT

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 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.
- DRAINAGE 100mm STONWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40 & TO BE ENCASED IN A MINIMUM OF 150mm PEA SHINGLE.
- 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 37.5mm INSULATED PLASTERBOARD & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CH90/100 TYPE LINTELS OVER WITH 150mm END BEARINGS & TO BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. TO AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR. 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 16-20mm 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 OTHER ROOMS (SHOWER ROOM) 4000mm² SITED MINIMUM 1750mm FROM FLOOR LEVEL. SHOWER ROOM TO BE FITTED WITH 15 LTR/SEC EXTRACTOR FAN.
- 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.
- HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X734mm & OPENER SITED 800-1100mm FROM FLOOR LEVEL.
- FLAT ROOF: 50X170mm C24 JOISTS AT 400mm CENTRES. TAPER FIRTINGS FOR MINIMUM FALLS OF 1-60. FIT 18mm EXTERNAL GRADE PLYWOOD WITH VAPOUR CONTROL LAYER OVER. COVER WITH 165mm CELOTEX XR4000 INSULATION & TAPE ALL JOINTS. FIT 3 LAYERS OF FELT TO BS EN 13707/ BS 8747 & LAID TO BS 8217 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH ALL I.A.W. MANUFACTURERS INSTRUCTIONS. CLAD UNDER WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM. THE FLAT ROOF MUST BE AA FIRE RATED & COMPLY WITH BS EN 13501-5 & ACHIEVE EUROPEAN CLASS Broof(t4) CLASSIFICATION.
- OVERSITE: 150mm CONSOLIDATED WELL-RAMMED HARDCORE WITH 50mm SAND BLINDING. 100mm ST2 OR GEN2 GROUND BEARING SLAB CONCRETE MIX TO CONFORM TO BS 8500-2 OVER A 1200G POLYTHENE DPM. DPM TO BE LAPPED IN WITH DPC IN WALLS. INSULATE OVER WITH 100mm CELOTEX GA4000, 25mm INSULATION TO CONTINUE AROUND FLOOR PERIMETERS TO AVOID THERMAL BRIDGING. A VCL SHOULD BE LAID OVER THE INSULATION BOARDS & TURNED UP 100mm AT ROOM PERIMETERS BEHIND THE SKIRTING. ALL JOINTS TO BE LAPPED 150mm & SEALED. FINISH WITH 65mm SAND/CEMENT SCREED WITH LIGHT MESH REINFORCEMENT. WHERE DRAIN RUNS UNDER NEW FLOOR, PROVIDE A142 MESH.
- PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC. W.C. 100mm, SHOWER & BASIN 40mm ALL WITH 75mm DEEP SEAL TRAPS.
- PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
- RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
- RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO 1m³ SOAKAWAY MINIMUM 5000mm FROM BUILDING.
- FIT MAINS OPERATED INTERLINKED HEAT DETECTOR IN KITCHEN WITH BATTERY BACK UP.
- FIT MAINS OPERATED INTERLINKED SMOKE DETECTORS ON LANDINGS & HALL WITH BATTERY BACK UP.
- FIT LED LIGHTING IN NEW/REFURBISHED AREAS.
- ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A QUALIFIED PERSON.
- NEIGHBOURS HAVE BEEN SHOWN PLANS & WILL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK (THE PARTY WALL ACT).



FOR MR DARBY
DATE: 02/02/2024
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