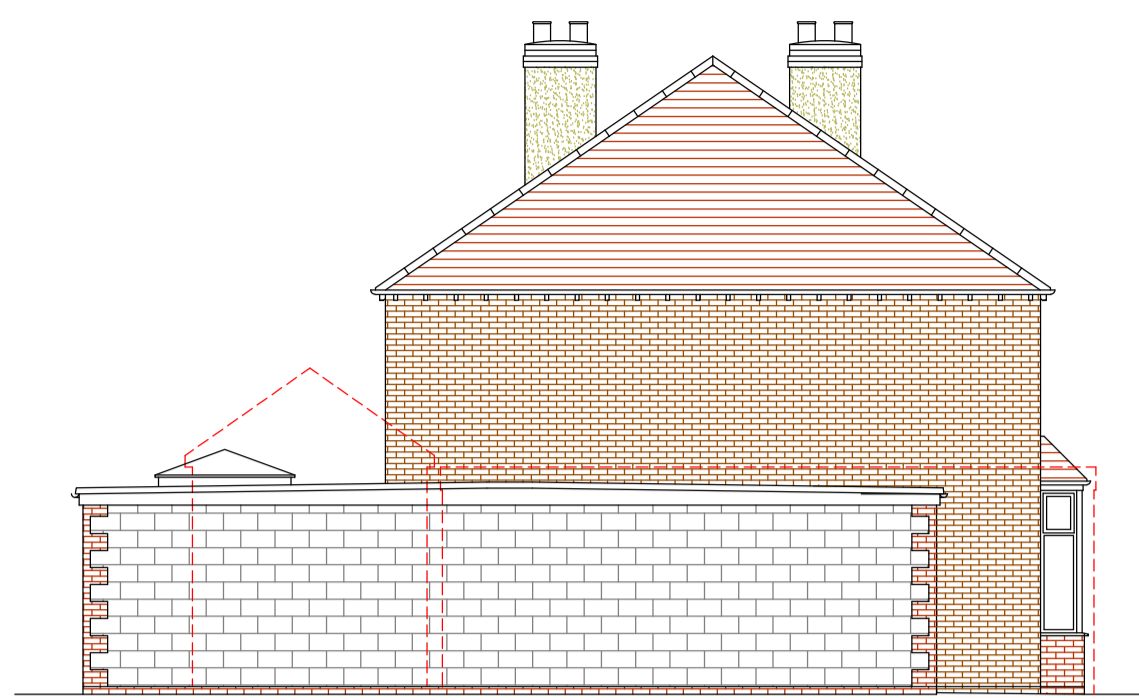
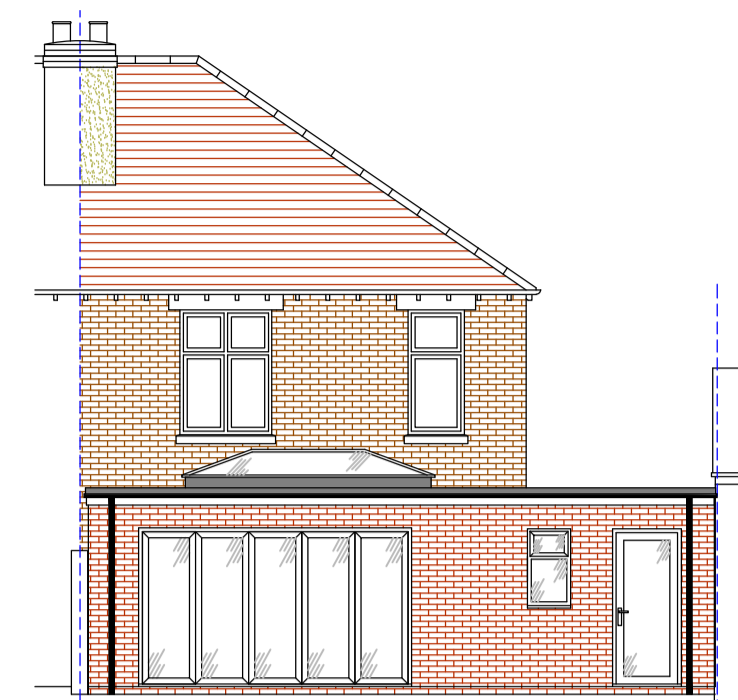




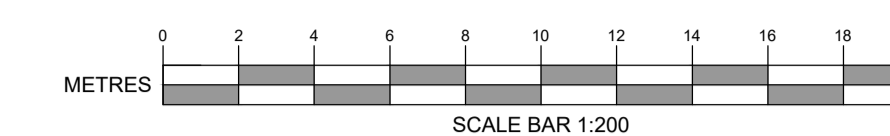
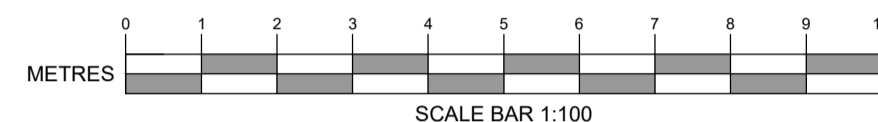
Proposed South Elevation
(1:100)



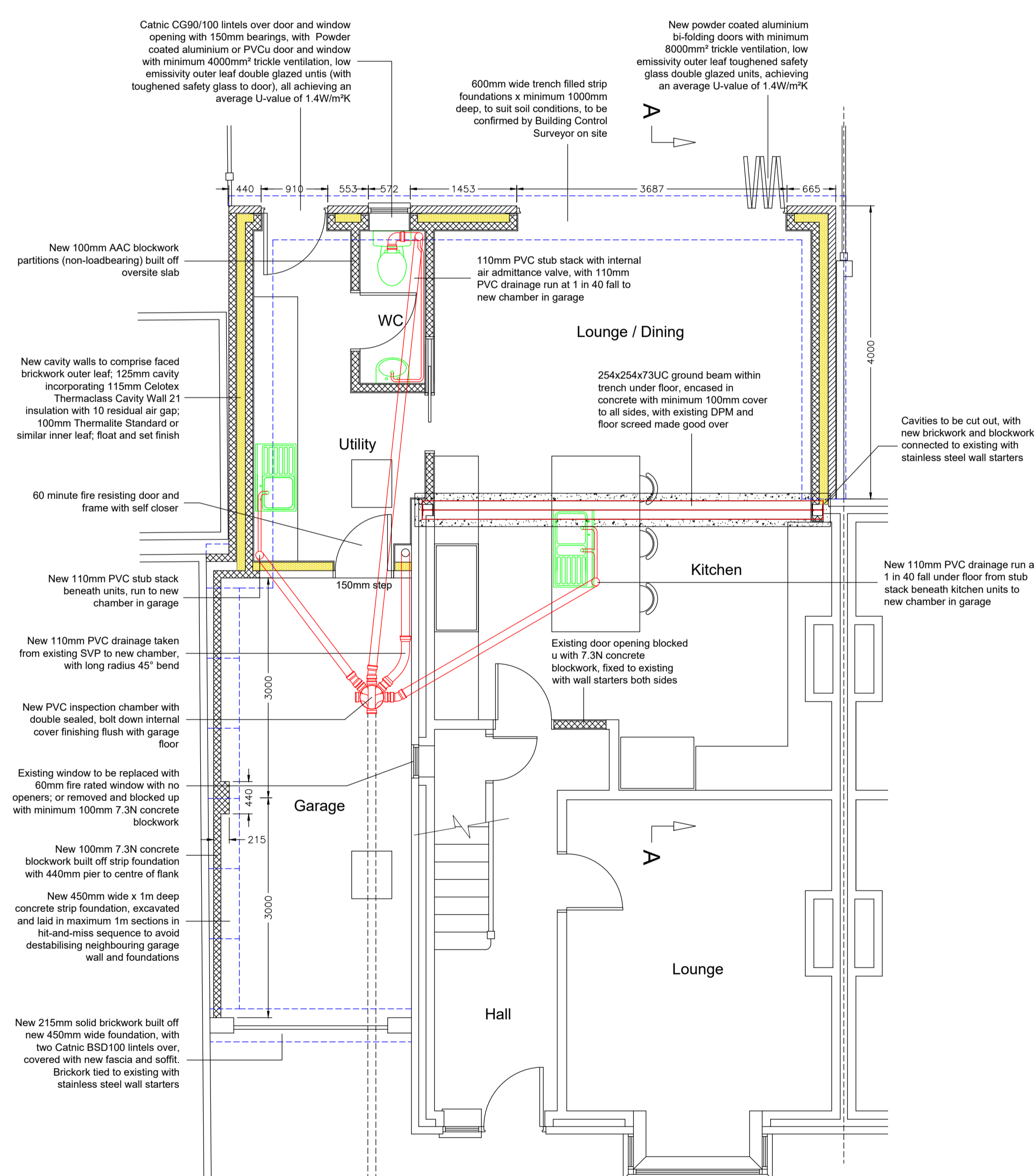
Proposed West Elevation
(1:100)



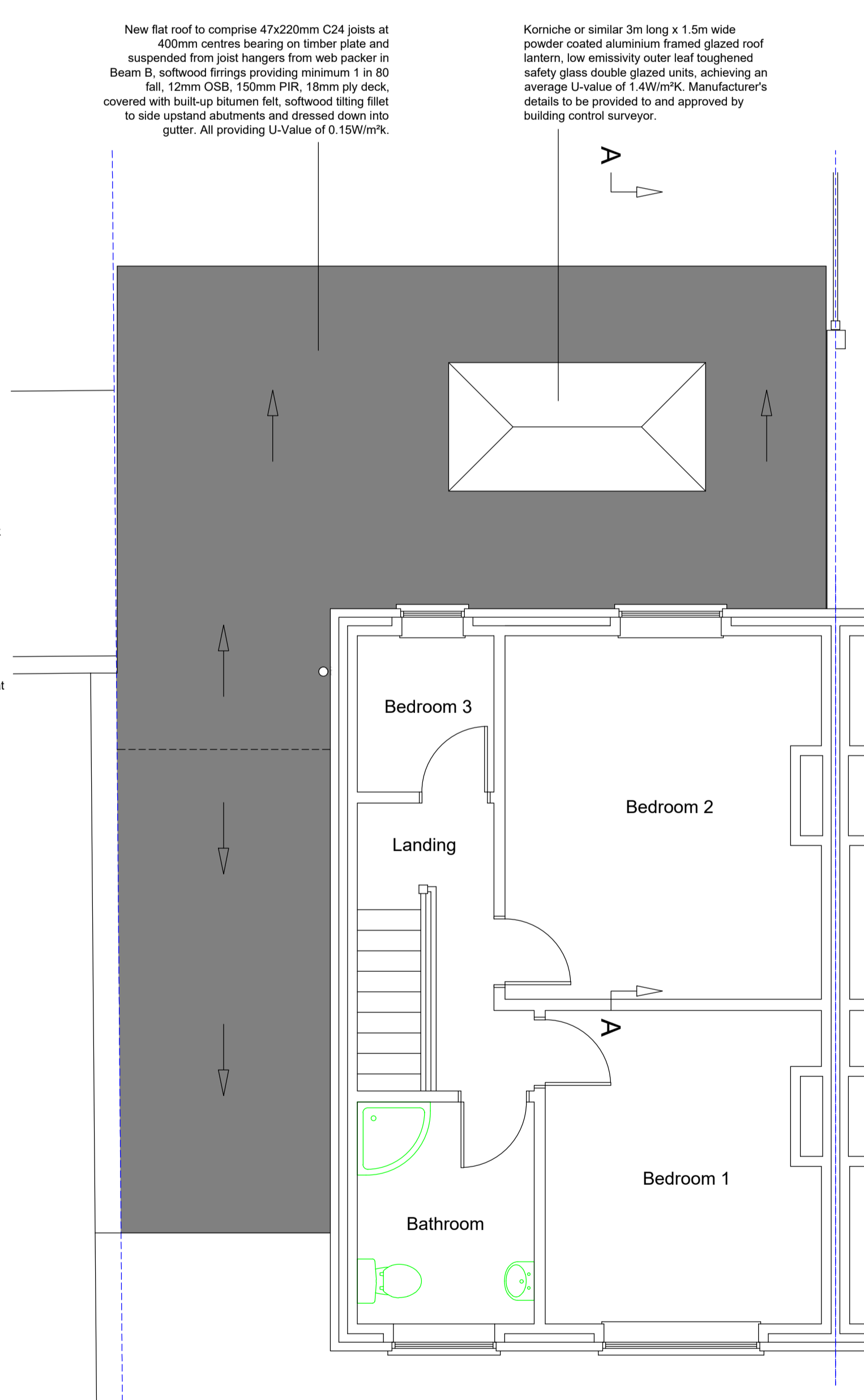
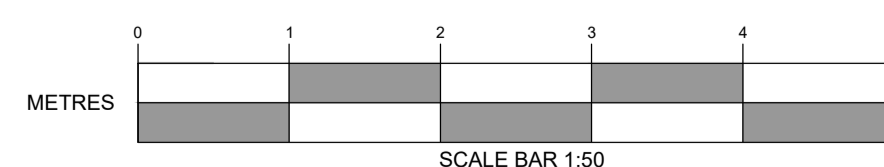
Proposed North Elevation
(1:100)



Proposed Site Plan
(1:200)



Proposed Ground Floor Plan
(1:50)



Proposed First Floor Plan
(1:50)

BUILDING REGULATIONS NOTES

Foundations
All foundations to be minimum 1m deep trench filled concrete strips at 600mm width to cavity walls and 450mm width to single skin walls. Depths to be subject to ground conditions as directed on site by Building Control. All foundations to be bottomed out level and trimmed square prior to concreting.

Sub-Structure
Concrete blockwork laid in 4:1 sand:cement mortar with wire cut facing bricks externally above ground level to match existing. Cavity to be filled with lean-mix concrete up to 225mm below ground level.

Foul Drainage
New 110mm PVC drainage to be laid out as shown, with new stub stacks in kitchen and WC and new drainage taken from existing soil and vent pipe. All to be run at 1 in 40 fall to new PVC inspection chamber fitted onto existing drainage. New cover to be double sealed bolt down type to finish flush with garage floor.

Rainwater Drainage
New rainwater drainage from rear roof to be run to new soakaway in garden in 110mm PVC drain pipe at maximum 1 in 80 fall. Soakaway to be 1.2x1.2x1.2m deep filled with plastic soakaway crates, located minimum 5m from any building, lined with geotextile membrane and covered over with minimum 300mm soil.

Ground Floor
Ground level reduced as necessary with new ground to floor laid, to comprise 50mm screed, 500 gauge polythene vapour control layer, 100mm PIR floor insulation with 25mm turned up at external perimeters, 100mm concrete oversite, 1200 gauge polythene DPM dressed up into DPC, 25mm blinding, 150mm compacted hardcore. All to provide U-Value of 0.18W/m²K.

Garage floor to comprise 150mm oversite slab on 1200 gauge polythene DPM on 150mm compacted Type 1 hardcore, finish finished level flush with external ground level.

External Walls
New cavity walls to comprise faced brickwork outer leaf, 125mm cavity incorporating 115mm Celotex Thermaclass Cavity Wall 21 insulation with 10 residual air gap, 100mm Thermalite Standard or similar inner leaf, float and set finish.

Minimum 275mm long stainless steel wall ties to be installed at 750mm centres horizontally, 450mm centres vertically and staggered, with 225mm centres at all window and door openings. 100mm polythene horizontal DPC at minimum 150mm above external ground level. Door and window reveals and sills to be returned within blockwork with 150mm insulated VDPC and plastered over.

Steelwork
New steel beams and columns to be installed as shown with all connections and bearings inspected by Building Control prior to covering up. All steelwork to be boxed in with two layers of 12.5mm plasterboard with staggered joints and skimmed finish to provide minimum 30 minute fire protection.

The contractor must take their own site measurements for fabrication purposes and assess the suitability of bearings. If found unsuitable then contact designer for advice. Spans shown are 'clear spans' for loading and calculation purposes and not to be construed as beam lengths or used for fabrication. If spans differ from those stated in these calculations then contact designer for advice. The contractor shall be responsible for providing their own temporary propping and bracing and assessing the load bearing or stability of any existing structural elements being removed. The contractor must notify the designer of any unseen structural element which may require the design to be revised. Fabrication should not be undertaken until the existing structure is fully exposed. Demolition, excavation, drilling and cutting into any existing structure must be undertaken carefully to avoid disturbing or damage to existing services or adjacent structures.

Flat Roof
New flat roof to be warm roof construction, comprising built-up bitumen mineral felt, 18mm marine grade ply deck, 150mm PIR insulation, 12mm OSB on softwood firings laid to falls at maximum 1 in 60 towards gutters, all providing 0.15W/m²K U-Value. Flat roof structure to be 220x47mm C24 joists at 400mm centres built into walls or suspended from joist hangers as shown, lined beneath with 12.5mm skimmed plasterboard.

Eaves
12mm white PVCu fascia fixed to joist ends, matching white PVCu ribbed soffit; 100mm half-round black PVCu gutter with 65mm round downpipe

External Doors & Windows
Powder coated aluminium or PVCu framed glazed windows and sliding doors, toughened safety glass double glazed units with low-emissivity outer leaf and argon filled void, 8000mm² trickle ventilation. All to be manufactured and fitted by a FENSA registered company. All glazing to comply with the safety requirements set out in Approved Document K 2013 edition and with the security requirements set out in Approved Document Q 2015 edition. All glazing to provide an average U-Value of 1.4W/m²K.

Electrical Services
All electrical services to be installed in accordance with current IEE Regulations. All wall mounted switches and sockets shall be fixed at minimum 450mm and maximum 1200mm high. All electrical work shall be in accordance with requirements of Approved Document P (Electrical Safety) and shall be designed, installed, inspected and tested by a NIC/EIC Qualified Electrician. Electrical certification to be provided for all new electrical installation. All of the new lighting to be LED.

Mechanical Services
All pipework to be lagged to CIBSE recommendations and in accordance with Document L1. Gas Safe Commissioning Certificate for any boiler and flue work to be provided to Building Control Surveyor on completion. New combi gas boiler to be fitted in under stairs cupboard with new wet radiator system incorporating TRVs.

Ventilation
Wall or ceilings mounted extract fans to be fitted to the WC (15/s) Utility Room (30/s) and Kitchen (60/s), with flow tests undertaken on completion and certification confirming extract rates provided to Building Control.

NOTES:
All dimensions to be checked on site and any discrepancy notified. Written dimensions are to be used in preference to scaled dimensions.

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Purpose		
BUILDING REGULATIONS APPLICATION		
Amendment	Date	
P8	SITE PLAN ADDED	15.04.2024
P7	DIMENSIONS ADDED TO PIER	26.03.2024
P6	PIER ADDED TO GARAGE WALL	26.03.2024
P5	BUILDING REGS AMENDMENTS (SEE PINK CLOUDS)	20.03.2024

Client
DEE COBB
1 THE BROW
WIDLEY
WATERLOOVILLE
HAMPSHIRE
PO7 5BX

Project
REAR & SIDE EXTENSION
1 THE BROW
WIDLEY
WATERLOOVILLE
HAMPSHIRE
PO7 5BX

Title
PROPOSED PLANS & ELEVATIONS

Scale
1:50; 1:100 @ A1

Date
13.11.2023

Drawing No.
23/064/002

Revision
P8

J.M. Ralph Associates
Chartered Building Surveyors

6-7 Culverin Square
Limberline Road
Portsmouth
Hampshire
PO3 5BU
Email: jason@jmrpalph.com
Tel: 07990 617707