

Electrical - All electrical work to be carried out by a competent person, designed, installed & tested. Certificate of compliance produced on completion to BS 7671 2018 Part 18. All sockets & switches sited between 450 & 1200mm of finished floor level. All new light fittings to be low energy type.

SD 6 Detectors - All smoke & heat detectors to be mains operated with battery back all units interconnected to BS 5839 part 6 2004.

* Mechanical Extraction - cooker hood extraction to kitchen min extraction rate 30 litres/sec, ceiling fans to bathrooms min extraction rate 15 litres/sec linked to light switch with 15min overrun.

Bathroom - 50mm dia pvc waste to bath, showers & kitchen sinks, 38mm dia pvc waste to handbasins all with 75mm deep seal traps to discharge into 100mm dia pvc soil & vent pipe all to BS 5585 Part 4.

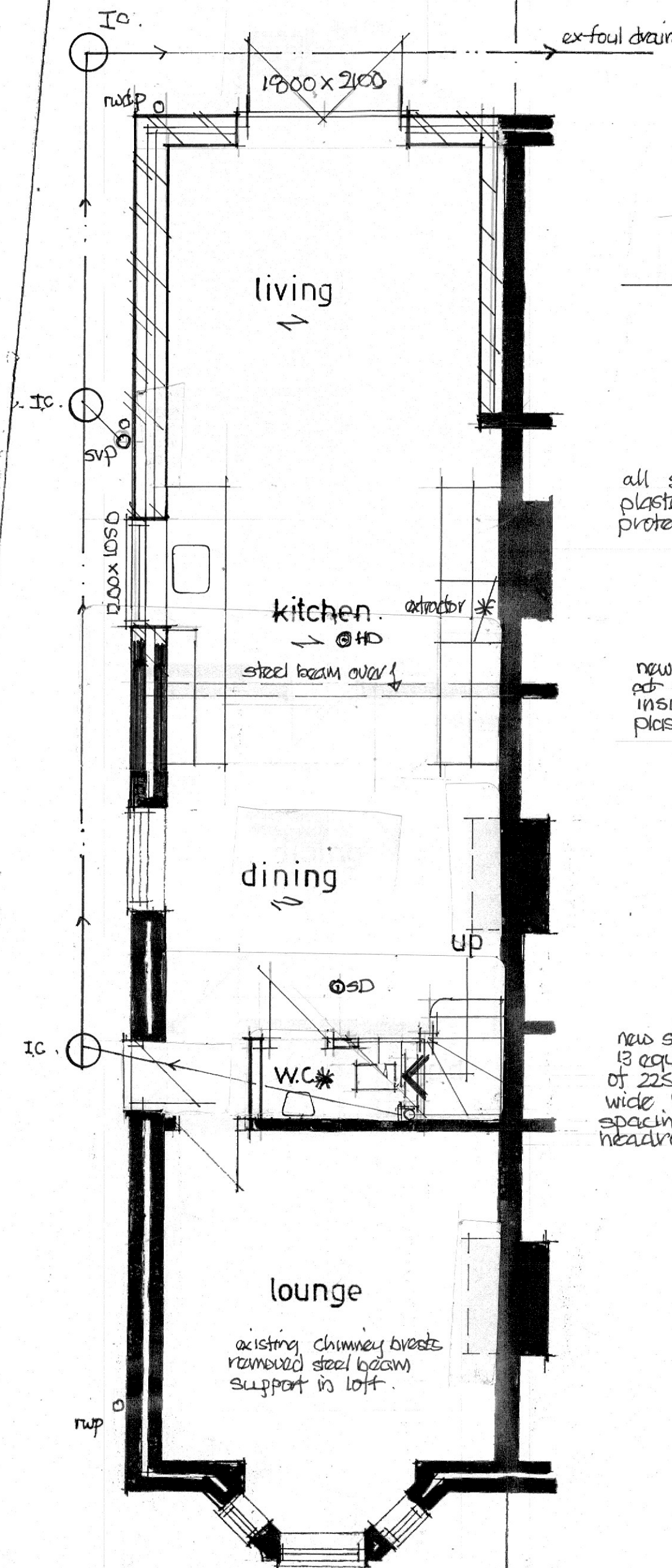
Below ground - 100mm dia pvc foul drains encased in 150mm pea shingle min fall 1:40 concrete linings over where drains pass through walls all to BS 5301.



front elevation

side elevation

rear elevation

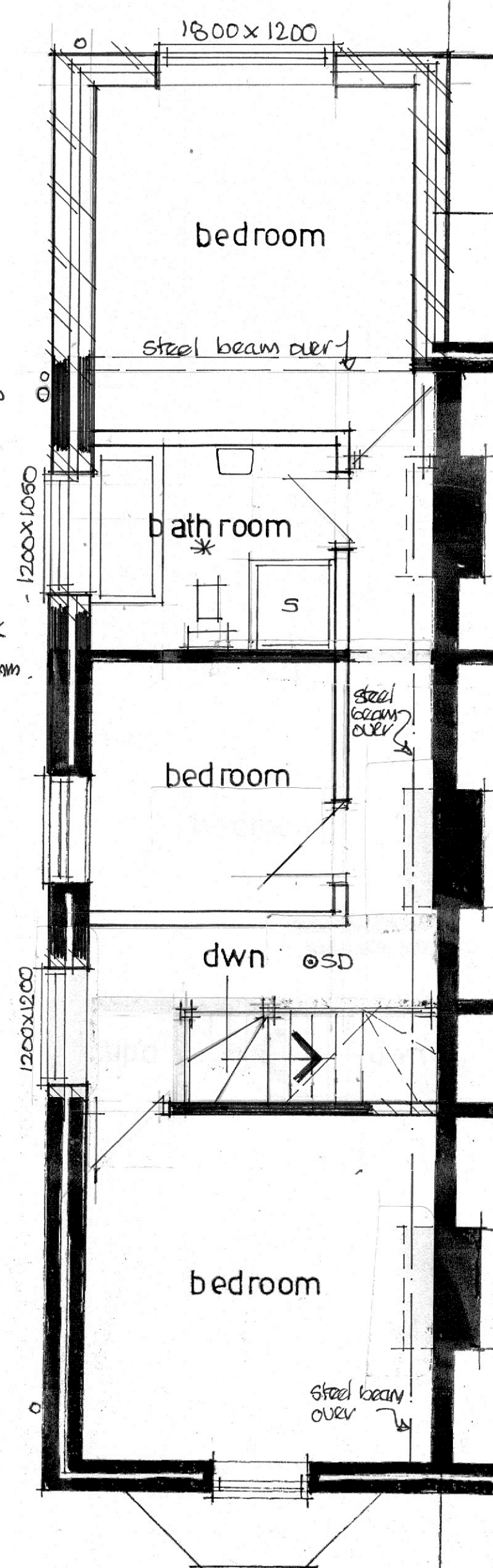


ground floor plan

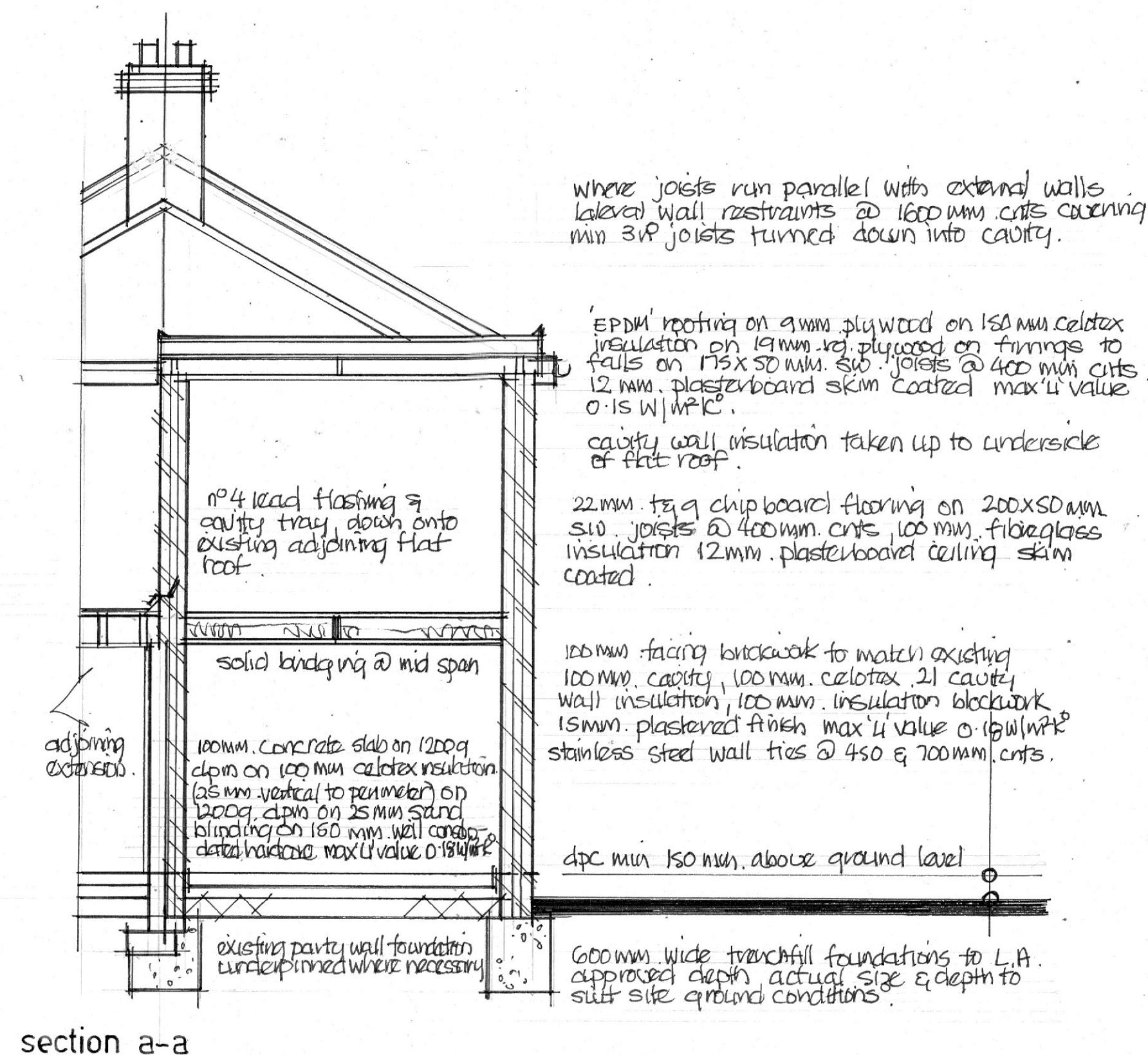
all steel beams encased in 25mm plasterboard & set to give 15min fire protection

new stud walls 100x50mm s.o. studwork at 400mm c/c, 100mm fireglass insulation faced both sides with 12mm plasterboard skim coated.

new staircase with clear width 800mm, 13 equal risers of 203mm (equal treads of 225mm), tapered treads min 75mm wide handrail height min 900mm, max spacing of balusters 100mm, min clear headroom 2m.



first floor plan



section a-a

where joists run parallel with external walls lateral wall restraints at 1600mm c/cs covering min 3x joists turned down into cavity.

EPDM roofing on 9mm plywood on 150mm celotex insulation on 19mm red plywood on furring to falls on 175x50mm s.o. joists at 400mm c/cs 12mm plasterboard skim coated max U value 0.15 W/m²K.

cavity wall insulation taken up to underside of flat roof.

22mm t.g. chipboard flooring on 200x50mm s.o. joists at 400mm c/cs 100mm fireglass insulation 12mm plasterboard ceiling skim coated.

100mm facing brickwork to match existing 100mm cavity 100mm celotex 21 cavity wall insulation 100mm insulation blockwork 15mm plastered finish max U value 0.16 W/m²K stainless steel wall ties at 450 & 700mm c/c.

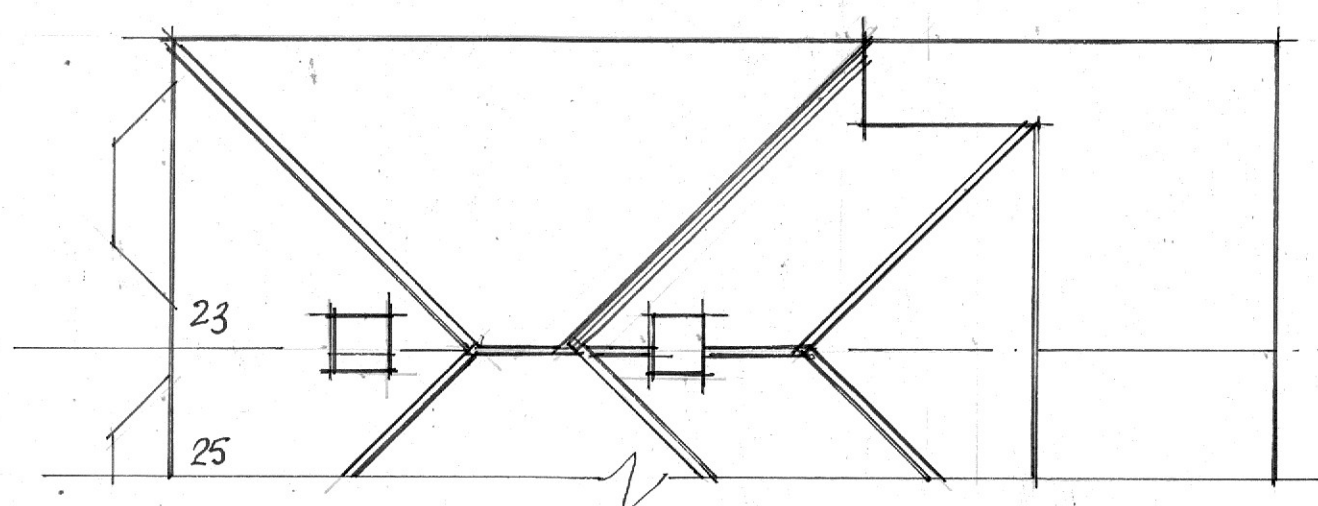
dpc min 150mm above ground level

600mm wide trenchfill foundations to L.A. approved depth actual size & depth to suit site ground conditions.

Heating - Gas fired boiler subbulk rating A1 for supply of space heating & hot water needs, separate zone controls, thermostatic radiator valves, gas certificate provided on completion all to BS 5235.

Stormwater - To discharge into existing stormwater system or 100mm dia pvc stormwater drain to discharge into soakaways min 5m from any buildings, min size of soakaway in subject to percolation test.

Windows & - double glazed windows catnic cougar linings over all openings insulated dpc to jambs opening lights equal to 120th floor area trickle vent to head equal to 800mm habitable rooms means of escape windows min clear opening size 450x750mm max U value 1.2 W/m²K.



roof plan

Drawing title

Proposed plans and elevations
Proposed rear extension and alterations
23 Burlston Road Hedge End
Hants. SO30 0BP.

Scale

1:50 1:100 @ A1

Date

September 22

Drawn by

David Windsor

Drawing no.

B.R.002.

REV