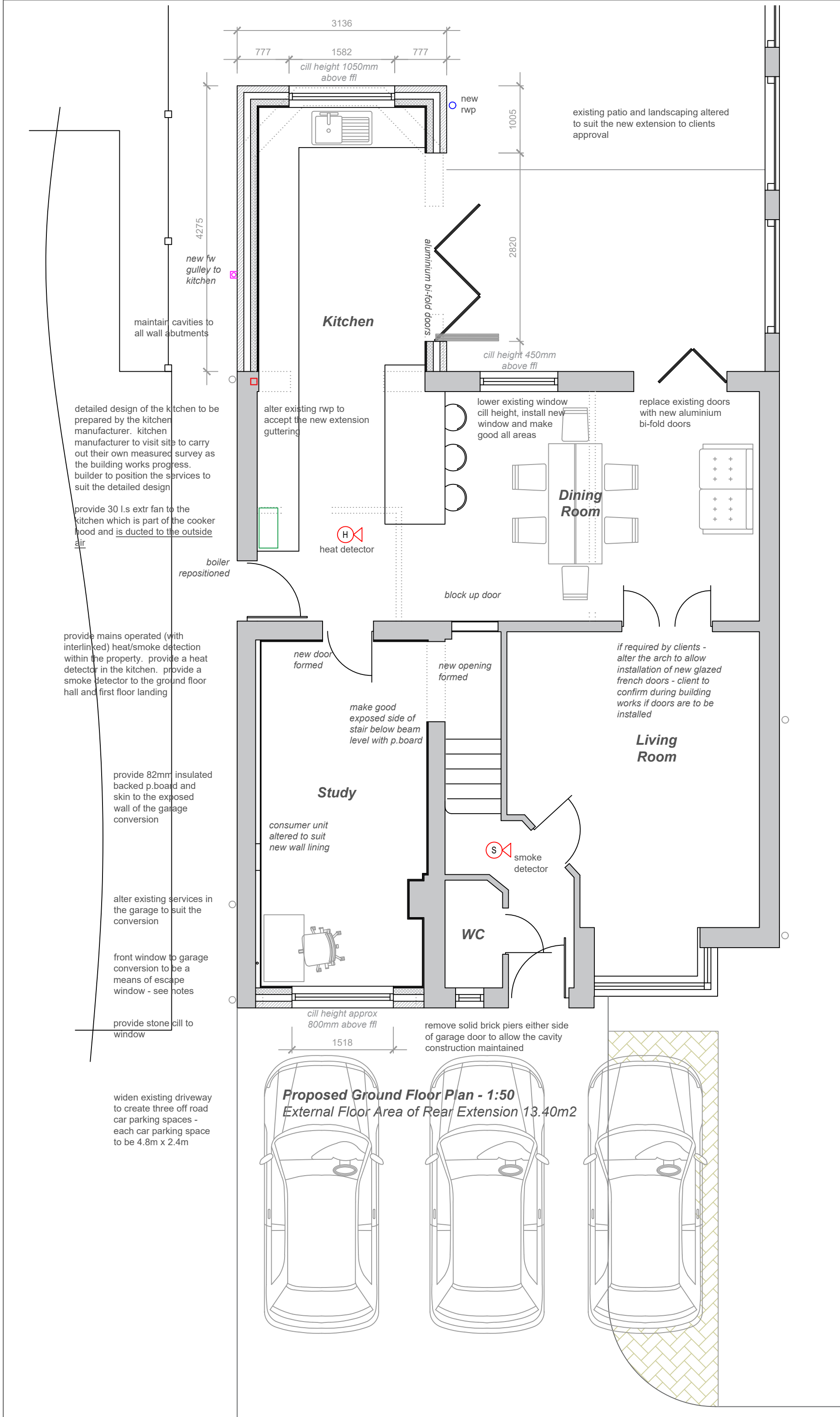
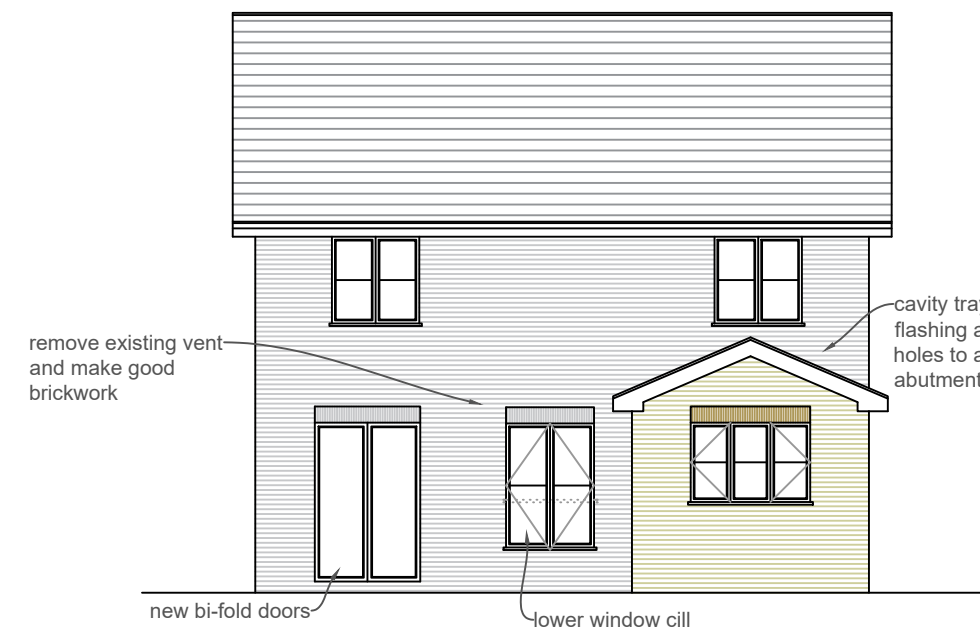




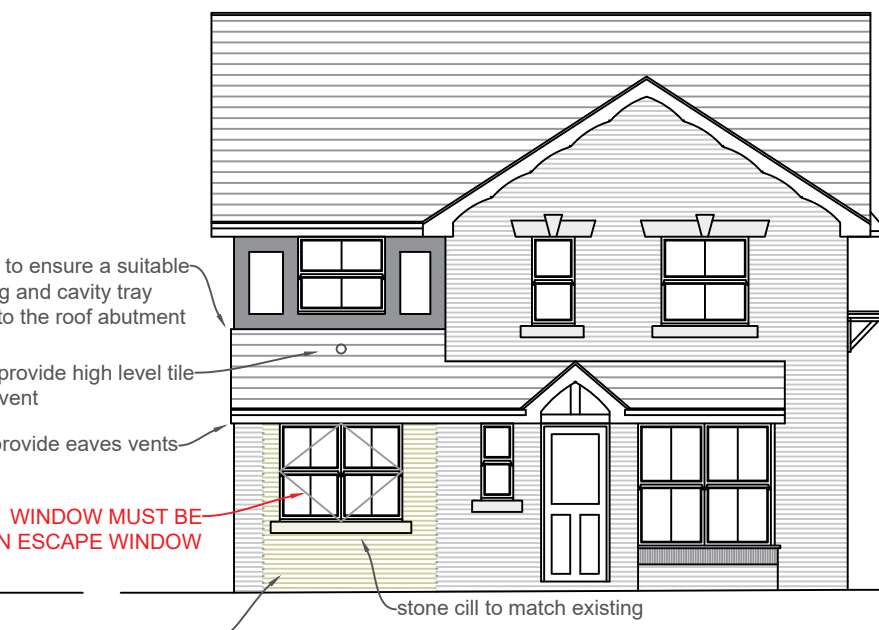
Proposed Ground Floor Plan - 1:50
External Floor Area of Rear Extension 13.40m2



Proposed Rear Elevation - 1:100



Proposed Side Elevation - 1:100



Proposed Front Elevation - 1:100



Proposed Side Elevation - 1:100

Building Notes/Specification

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Structural design is to be in accordance with the structural engineers details. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement.

Existing below ground drainage to be exposed on commencement (to ascertain its exact line, depth and condition) and to ensure that the assumed drainage layout shown on the plans, which is based upon a drainage survey carried out by Insewer Surveys is correct.

Client to arrange for the builder to excavate a trial hole prior to commencement to ascertain the existing foundation type/depth to the house, to ascertain the subsols conditions and to allow Building Control to advise on the proposed new foundation type/depth

PMG Ltd are the Principal Designer on the project and will manage/co-ordinate the design phase of the project. We will ensure that our design work, if built, will comply with the relevant requirements of the Building Regulations. Please note that PMG Ltd are not the Principal Designer under the CDM Regulations.

Under the Building Regulations the client has a duty to ensure that those designers and contractors appointed on the project are competent. The client must also appoint a competent Principal Contractor to manage the building phase of the project to ensure that the building works comply with the Building Regulations. The Principal Contractor must plan, manage and monitor the building works and ensure cooperation, communication and coordination between the dutyholders.

On completion of the project the client, Principal Design and Principal Contractor must provide a signed Compliance Declaration Notice to Building Control confirming that 'to the best of their knowledge' they have complied with their duties under the Regulations

Foundations
Prior to commencement the builder is to excavate a trial hole to assess the existing foundations and to ascertain the ground conditions. This trial hole should be inspected by Building Control who will determine the foundation type and depth. If a piled or raft foundation is required a structural engineer will need to be appointed to design the foundations. The plans assume that a strip foundation will be suitable.

Foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1.2m. Actual depth of foundation to suit the subsoil conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes or services pass through the foundations and seal the void around with building board. Any existing foundations accepting additional loads are to be exposed on site for building control inspection and approval.

Builder to expose the front of the garage floor slab to establish if a suitable foundation exists - not a thickened up slab but a conventional foundation. Where no foundation exists provide 2Noo 100x150 precast concrete lintels below ground level which span between the existing walls/foundations to support the cavity wall.

New Ground Floor
Provide clients selected floor finish on 75mm sand and cement screed on 500G vapour control layer on 100mm Celotex floor insulation on 1200G dpm (fully lapped with dpc and existing membranes) on beam and block floor. Beam and block floor to be designed by the floor manufacturer with structural details issued to Building Control prior to installation. Provide dpc above and below the floor beam bearings. Maintain a min 150mm void below the floor with 65x215mm plastic air bricks (with telescopic ventilators and cavity trays over) at max 1.8m ccs. Maintain any existing subfloor vents obstructed by the extension.

To the converted garage, thoroughly clean the existing floor and provide 3 coats of synthane liquid dpm which is extended up the existing walls to lap with the existing dpc. Over provide new floor battens/joints at max 400mm ccs. Provide strutting at 2m ccs between the battens to prevent twisting. Depth of joists to be such to achieve a floor finish level which matches the threshold level to the rear door. Pack the battens to achieve a level floor. Battens to be packed to remove any deflection. Between the joists suspend Celotex insulation, thickness of Celotex to suit the depth of the battens - it is suggested that 100mm Celotex could be accommodated within the floor. Over the joists provide 500g vel, and 22mm water resistant T&G boarding. Floor to finish level with the existing

Below Ground Walls
Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and brick. Provide a dpc 150mm above finished floor level.

Above Ground Walls
External brickwork, brick detailing and stone window cill to match existing. Provide 100mm cavity filled with 90mm Celotex Thermaclass 2i insulation (with self adhesive dpm to the corners and taped joints - as detailed by the insulation manufacturer), 100mm insulating (thermalite shield) blocks, with plasterboard on dabs and skim finish. Seal head of the cavity wall with a non combustible building board. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from the steel posts to both the masonry skins. Insulated thermabate vertical dpcs to be used at reveals to prevent cold bridging. All cavities to be continuous with existing, and new work to be tooled and bonded to existing. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid neopren below) over the rafters at 1800mm centres. Restraint straps to be 30x5x1200mm long galvanised straps. Lintels to be performed, insulated, combined lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide cavity trays over all external lintels and beams. Provide movement joints where the new walls abut the existing property and at 6m centres in the new external walls. Provide 82mm insulated backed plasterboard and skim to the existing side wall of the garage

Roof Construction
Provide a 50x100 treated timber wall plate strapped to the external walls. Provide new rafters at 400mm ccs as shown on the plans, with rafters birdsmouthed over the wall plate and a joist hanger to the side of the ridge beam. Provide double rafters to the roof windows. Ridge beam to be elevated in the roof structure - see section. To the sloping ceiling provide 70mm Celotex between the rafters (with a min 25mm void over) and a further 75mm Celotex below the rafters, then 500g vel, p.board and skim.

Over the rafters provide a Tyvek supro breather membrane, 25x38mm treated battens and tiles to clients approval and to suit the roof pitch. Where tiles are laid below their recommended roof pitch provide onduline underfelt in accordance with the manufacturers details. Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. Provide eaves detail and rw goods to match existing.

Fire Safety
Provide mains operated (with battery back-up) and interlinked smoke detection is provided to the ground floor halls and first floor landing. Provide heat detector in the kitchen.

Beams to be coated with intumescent paint, or boxed in fire line plasterboard, to achieve 30 minutes fire resistance.

Window to the study to be a means of escape window with a min clear unobstructed opening width of 450mm, a min clear unobstructed height of 450mm and a min clear unobstructed area of 0.33m2. Window will be to be 800-1100mm above floor level. Window to have escape hinges. Window manufacturer to detail the style of window to achieve the means of escape criteria and whether the imitation sash horns can be provided to the window.

Leadwork
Provide cavity trays and lead flashings to all roof/wall abutments in accordance with the LDA guidelines.

Steel Beams
Provide steel beams, bearings and piers in accordance with the structural engineers design. Form new piers to steel beams as required by structural engineer. Steel beams to be clad or coated to achieve 30 minutes fire resistance.

Windows/Glazing/Bi-folds
Glazing to be double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.4W/m2k. Provide safety glass in the critical areas. Glazing to be designed by the glazing manufacturer. Windows/doors to habitable rooms to have trickle vents giving background ventilation of 8000mm2. Window to the non-habitable rooms to have 4000mm2 trickle-vents. Frames to be sealed externally and internally with mastic. Bi-fold doors and gable glazing to be aluminium framed and designed by the glazing manufacturer, including threshold details.

Ventilation of Rooms
Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms.

Kitchen to have extract ventilation of 30 l/s if fan is alongside the cooker, or 60 l/s elsewhere. Kitchen manufacturer to detail the extract ventilation to the kitchen. Kitchen fan to be ducted to the outside air. Fans to be tested on completion to show that they achieve the minimum extraction rate.

Heating & Hot Water
Heating and hot water system to be fully designed, installed and tested by a competent person. Clients to approve the heating and hot water designs by the subcontractor prior to installation. Provide TRVs to radiators. Type and position of radiators, or underfloor heating to be determined with the client prior to installation.

Surface Water Drainage
Surface water drainage to be UPVC gutters and downpipes. Below ground surface water drainage to be 110mm diameter drainage laid to a fall and on a bed and surround of 150mm of pea shingle. Junction of the below ground drainage with the above ground rainwater downpipes is to be a trapped gulley. Builder to expose the surface water drainage system prior to commencement on site. Surface water drainage to discharge to the existing surface water drainage system (if suitable) or to a new soakaways positioned a minimum of 5m from any building. Soakaways to be formed in Wavin Aquacell crates wrapped in geotextile membrane. Builder to carry out a percolation test prior to commencement to ascertain the porosity of the soil. The results of this test can be handed to Wavin who will design the soakaways. In the event that a clay sub soil is encountered a drainage engineer should be appointed to design the soakaways.

Foul Water Drainage
Foul water drainage to be 110mm diameter upvc pipework, laid to a fall of 1in40 and bedded and surrounded in 150mm pea shingle. Lintel over all below ground drainage pipes as they pass through the foundations/walls. Provide new trapped gulley to the location shown on the plans with Y connection to the existing drainage. Alter the existing drainage as shown on the plans. Above ground drainage to be 38mm dia pipes, with 50mm dia pipes to combined drainage. Pipes to be laid to a fall with deep seal traps.

Electrics
Electrical installations to be in accordance with the latest edition (18th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site. 100% of all lights are to only accept low energy light bulbs. Any external lighting is to be fitted with a sensor.

Meters/Services
Builder to allow for relocating/re-routing all existing services to suit the position of the new appliances/fitings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

Finishes
All finishes, including skirting boards, coving, doors, architraves, radiators, kitchen units, tiles, lights, etc are to be agreed with the client on commencement of the project.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

**Proposed Extension & Garage Conversion
36 Spitfire Way
Hamble
SO31 4RT**

Drawing Title

Proposed Plans

Client

Mrs N Sullivan

Date:

March 2025

Scale:

1:50, 1:100 at A1

Drawing No.

002 rev A

PMG
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