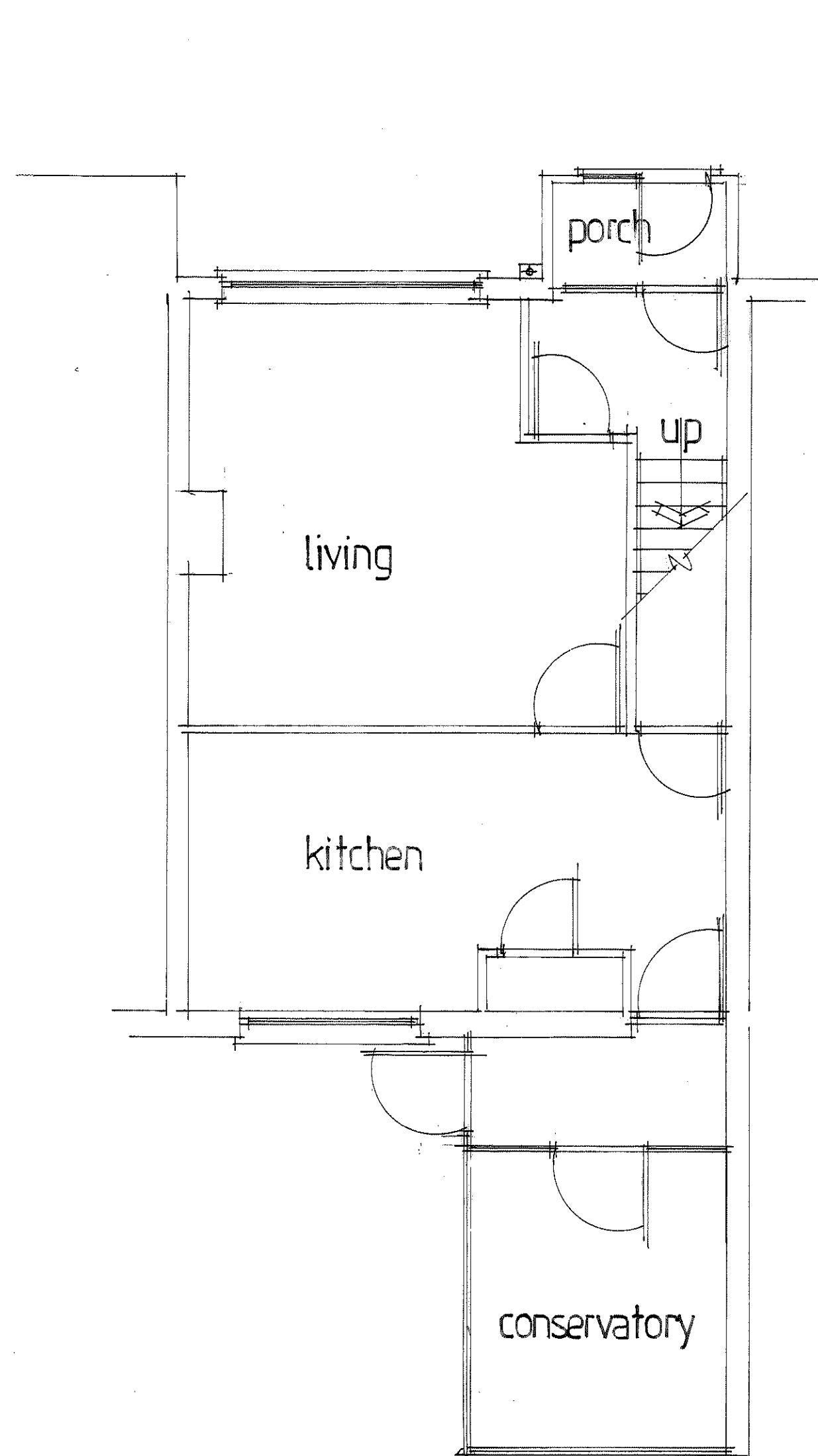




existing ground floor

TRENCH FOUNDATION - Provide 750mm thick trench fill concrete foundations with a minimum width equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013 (A2:2021) and BS 8004:2015 Code of practice for foundations (A1:2020). All foundations to be a minimum of 1.0m below ground level, exact depth and foundation size to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations (A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found, or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

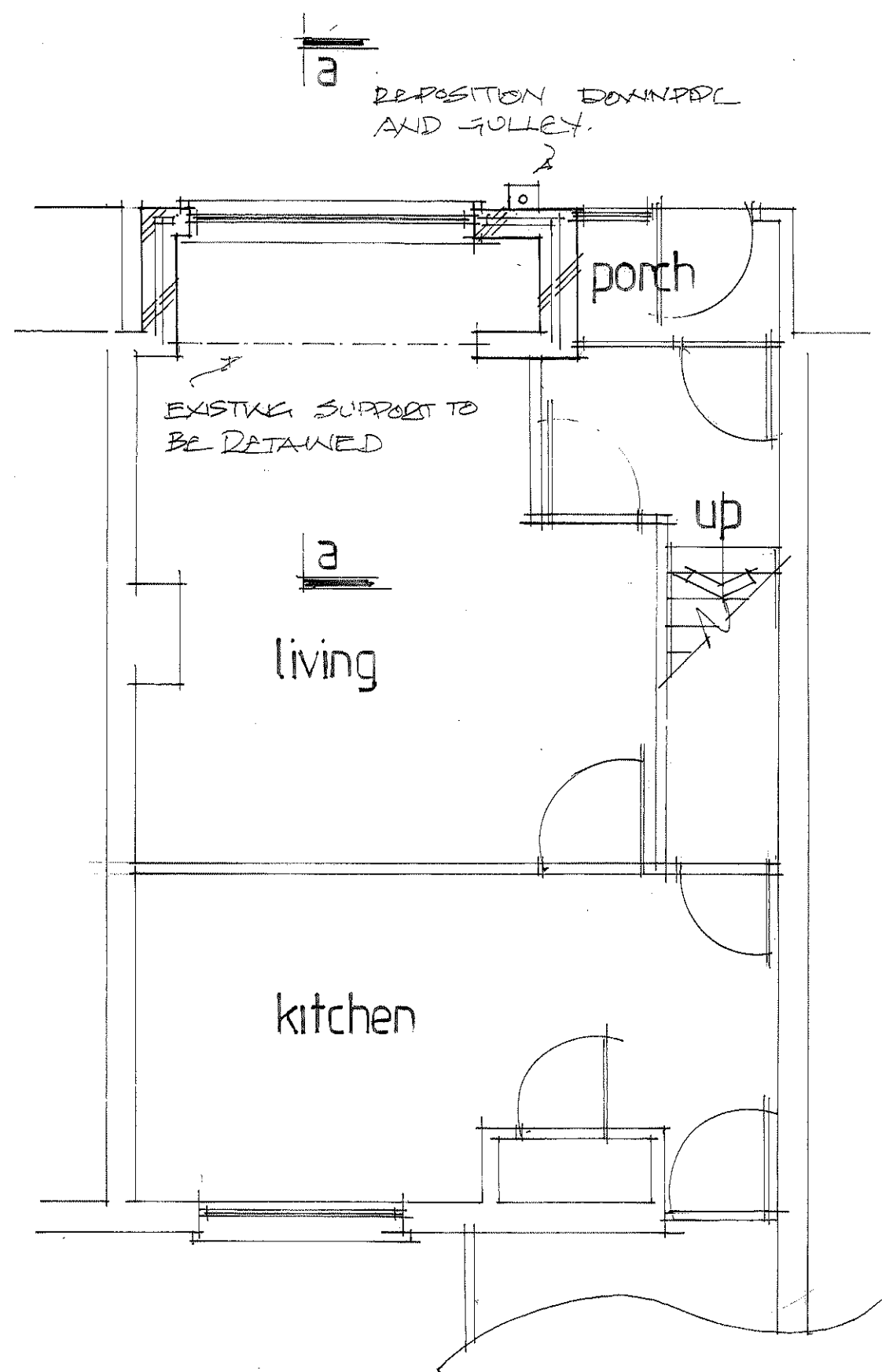
CAVITY RENDER WALL - 20mm two coat sand/cement render to comply to BS EN 13914-2 with waterproof additive on 100mm lightweight block, 0.15 W/m²K, e.g. 'Celcon solar' or 'Toplite Standard'. Full fill the cavity with 90mm 'Celotex Thermoclass Cavity Wall 21" full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm lightweight, 0.15 W/m²K, e.g. 'Celcon solar' or 'Toplite standard'. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards. All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes. **TO ACHIEVE A U-VALUE OF 0.15W/m²K.**

RAINWATER GOODS - New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes to existing drainage system.

LINTELS - Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5895 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel.

WALL TIES - All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 223mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

SOLID FLOOR (P/A 0.5) - Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or dcn2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200-gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min. 90mm 'Celotex GA4000' insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. **TO ACHIEVE A U-VALUE OF 0.18W/m²K.**



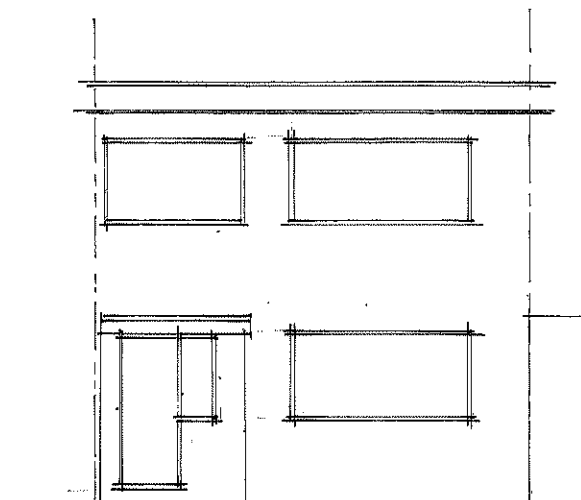
proposed ground floor

PITCHED ROOF (INSULATION AT CEILING LEVEL) - Roofing tiles to match existing on 25 x 38mm treated battens on sarking felt supported on 100x50mm g/grade C24 rafters at max. 400mm cts. Rafters supported on 100 x 50mm wall plates. Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). Construct ceiling using 100x50mm C24 joists at 400mm cts, finished internally with 12.5mm plasterboard and min. 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggin. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m ctrs. Loft hatches should be suitable designed and installed to ensure optimum air tightness. **TO ACHIEVE A U-VALUE OF 0.15W/m²K.**

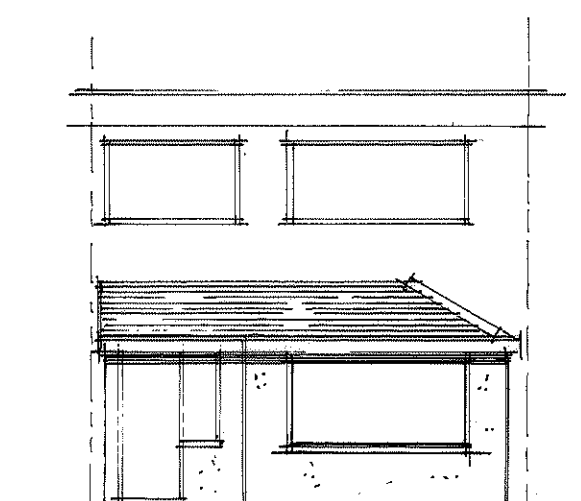
ELECTRICAL WORKS - All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

INTERNAL LIGHTING - Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. Any recessed ceiling lights to be 30-minute fire resisting.

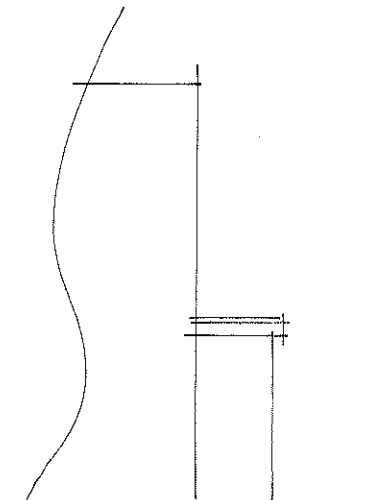
HEATING - Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.



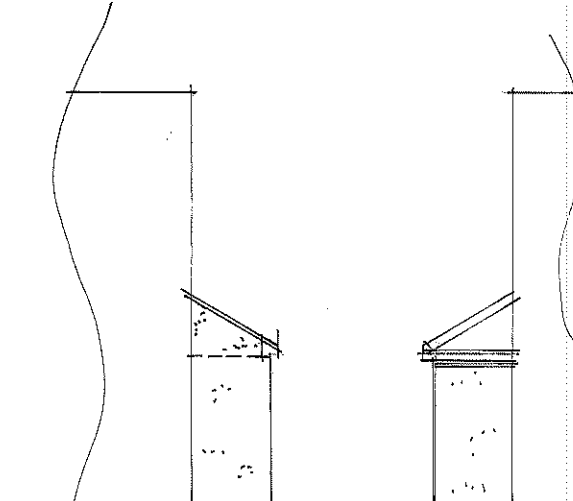
existing front



proposed front

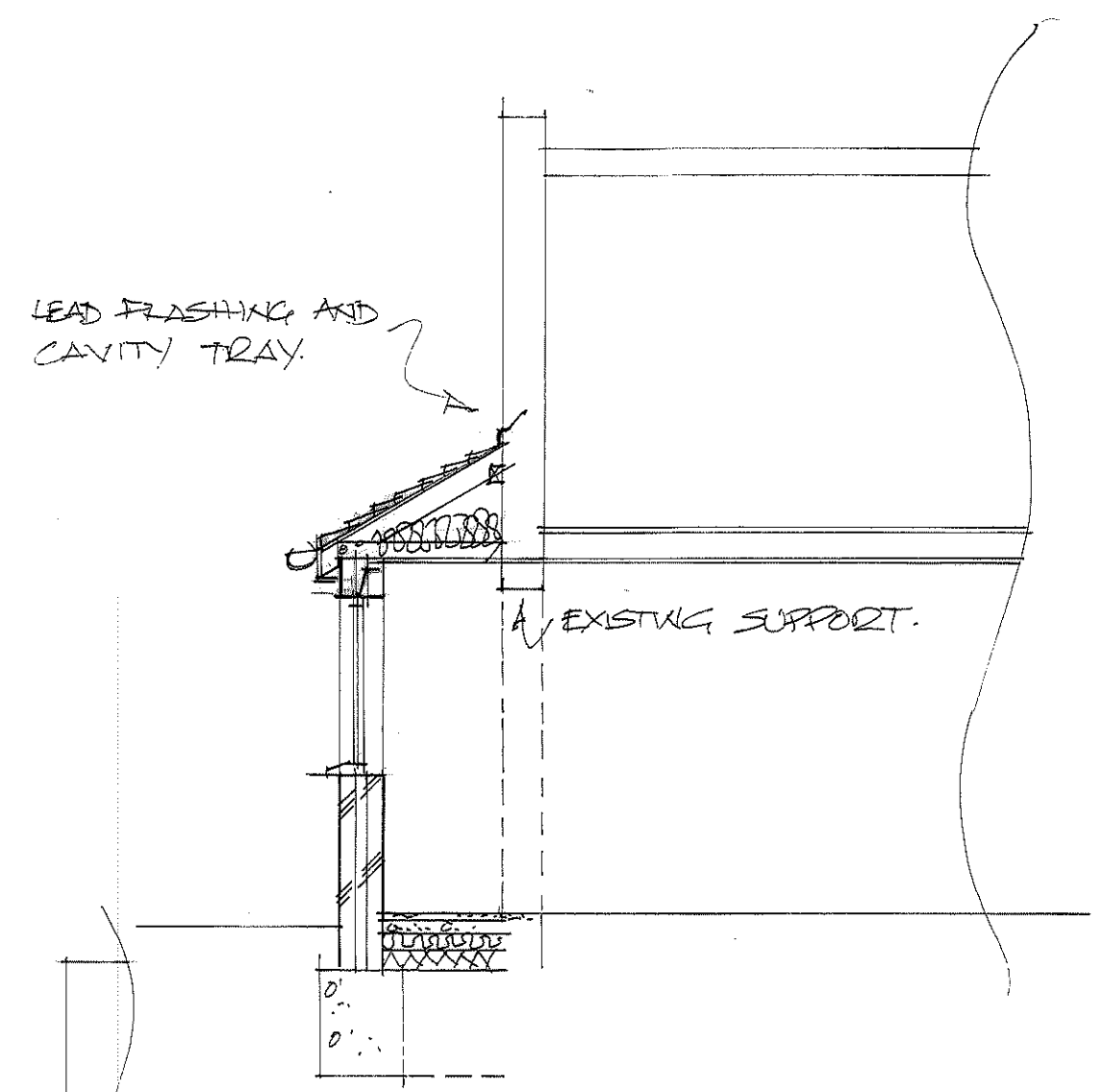


existing side



proposed sides

0 1 2 3 4 5 scale 1:50 m.
0 2 4 6 8 10 scale 1:100 m.



section a-a

This drawing and the information provided is the property of Thorns Young Architectural and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

Principle Contractor is to ensure all materials and workmanship comply with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered solely from this drawing.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked by Principle Contractor before commencing the works for adequacy prior to commencement of work and as required by the Building Control Officer. Any discrepancies please contact Thorne Young.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should work commence prior to relevant approvals Thorne Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department.

It is the client's responsibility to ensure the contractor has the latest set of drawings and calculations

A	SEP 24	Planning amendment
Date		Revision
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THORNS YOUNG ARCHITECTURAL		
THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyounge.co.uk		
Portsmouth 232 London Road North End PO2 9JG Tel: (02392) 672 883		
Client MR J. JOHNS.		
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Scale 1:50 + 1:100		
Date JULY 24 Drawn by CMC		
Drg. No. 8143:24		Rev. A