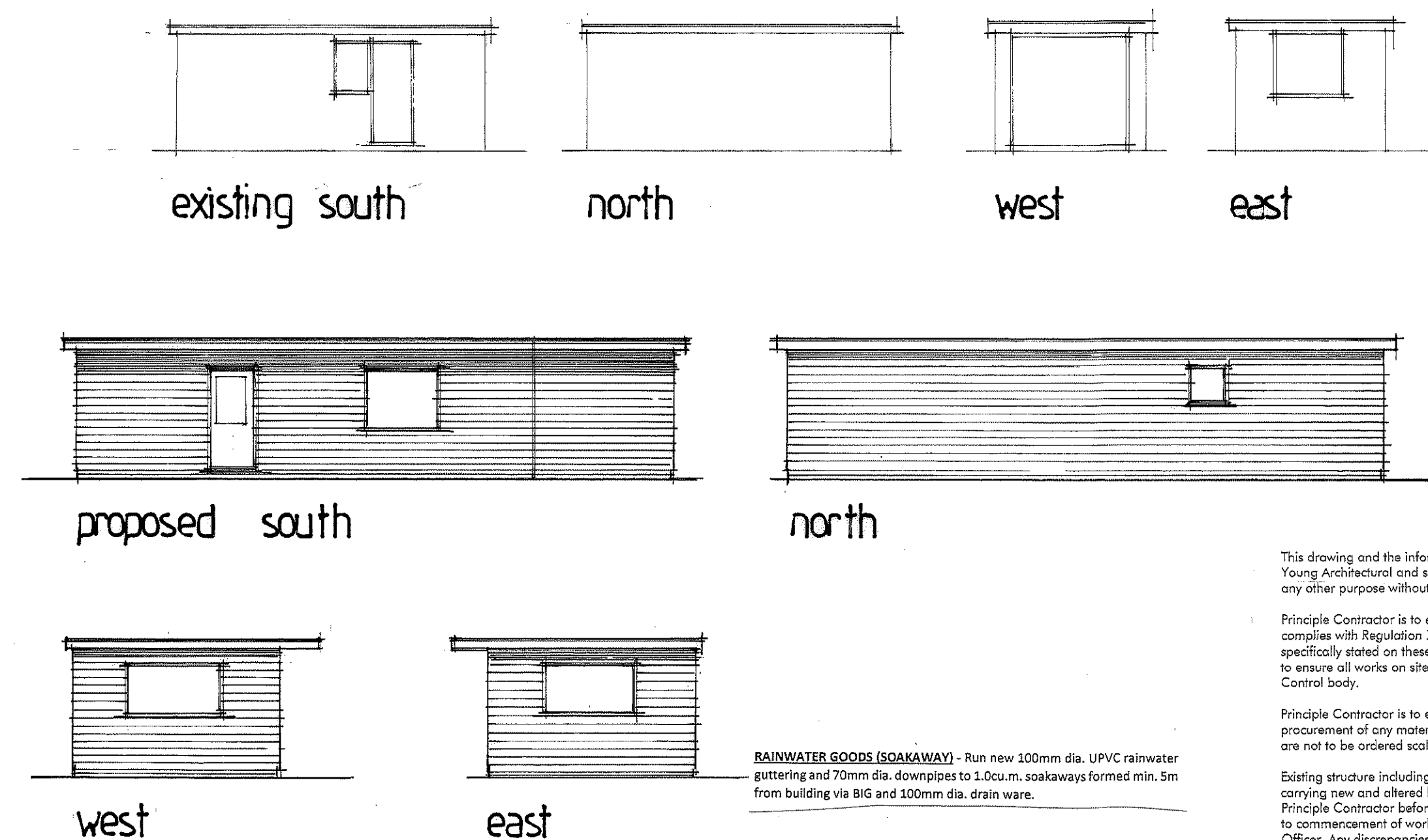
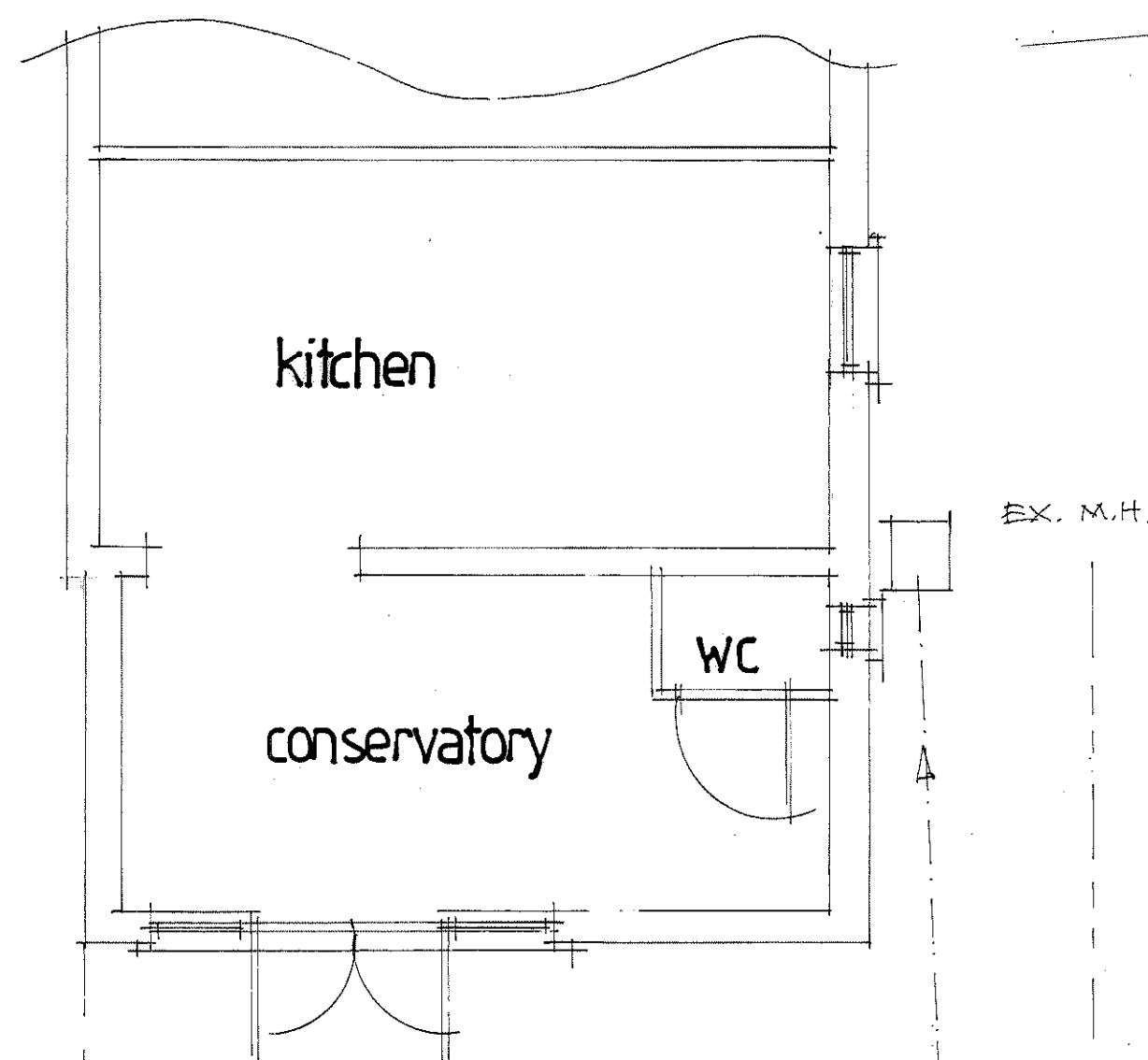
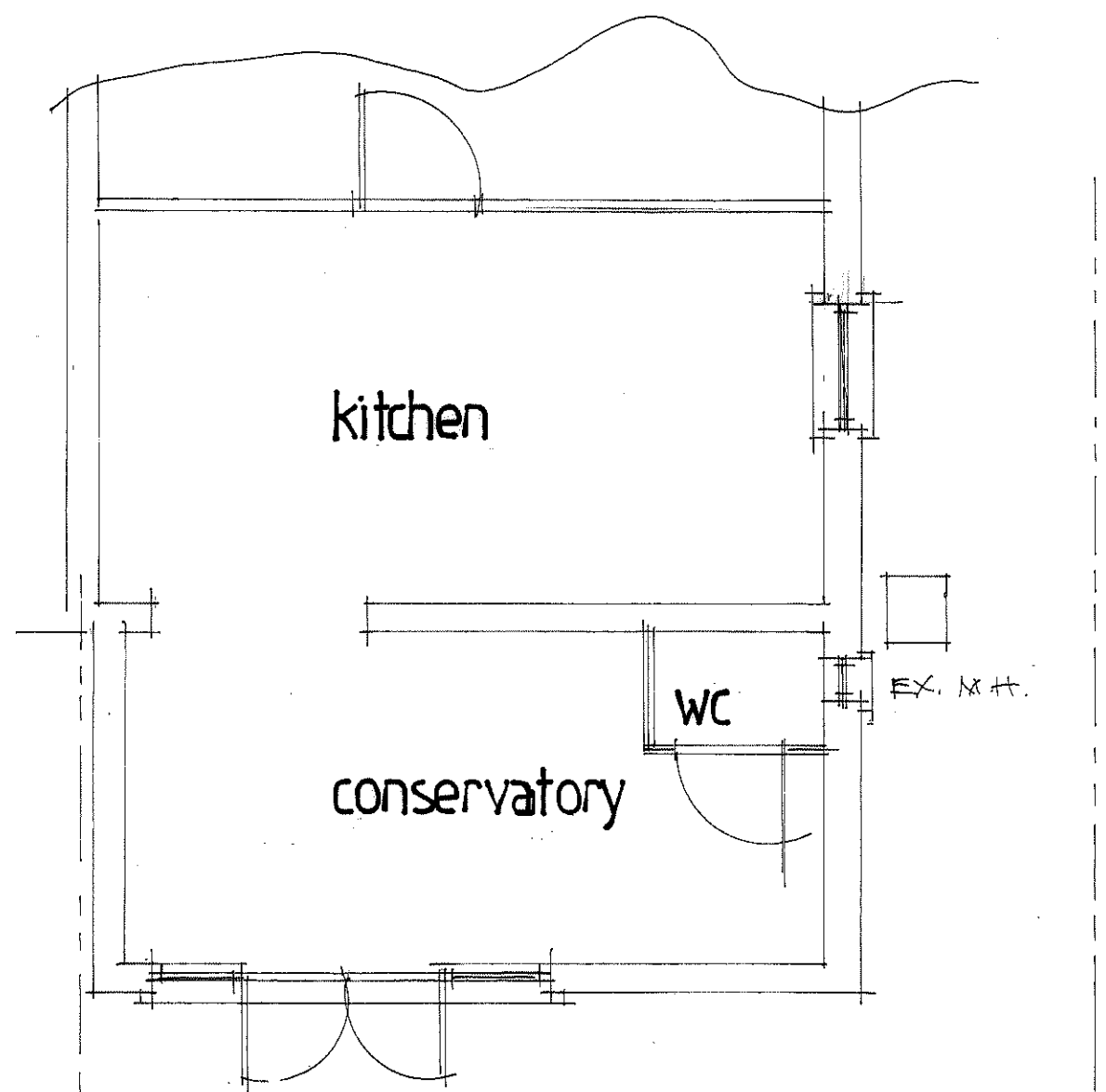


0 1 2 3 4 5 scale 1:50. m.
0 2 4 6 8 10 scale 1:100. m.



RAINWATER GOODS (SOAKAWAY) - Run new 100mm dia. UPVC rainwater guttering and 70mm dia. downpipes to 1.0cu.m. soakaways formed min. 5m from building via BIG and 100mm dia. drain ware.

TRENCH FOUNDATION - Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206 and BS 8500-2. All foundations to be min. 1.0m below ground level, exact depth 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. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be 450mm x 225mm and 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.

WARM FLAT ROOF - Flat roof to be single ply membrane roofing providing AA fire rating for surface spread of flame with a current B8A or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 18mm exterior quality plywood (if required by manufacturer) over 150mm 'Ecotherm Eco-Torch' insulation. Insulation bonded to VCL on 18mm external quality plywood decking or similar approved on fixings to min. 1 in 40 fall on treated 200 x 50 mm C24 flat roof joists at 400mm cts. Ceiling construction to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm M.S. galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

PIPES PASSING THROUGH TRENCH FOUNDATIONS - The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a max. length of 600mm. Alternatively, pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

MECHANICAL EXTRACT - Provide mechanical extract ventilation to WC/bathroom/shower room ducted to external air capable of extracting at a rate of not less than 15 l/sec. Vent to be connected to light switch and to have 15 minutes over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

MECHANICAL EXTRACT (KITCHEN) - Kitchen to have mechanical ventilation with an extract rating of 50 l/sec or 30 l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body. If applicable utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/sec.

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 P 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.

NEW GAS BOILER - Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a minimum efficiency of 93% (as defined in ErP(1)). The energy performance of the new components to be assessed. The results should be recorded and given to the building owner. Rooms to be fitted with thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued that demonstrates that the installation complies with the requirements of PART L Gas-fired combination boilers installed in existing dwellings, to have Smart thermostat with automation and optimisation. Battery operated or mains-wired Carbon monoxide alarm to be fitted between 1m and 3m of the boiler in compliance with Approved Document J.

NEW SHOWER - Gully to be made flush floor type with deep seal trap.

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Principle Contractor is to ensure all materials and workmanship complies 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 scaling 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 Thorns 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 works commence prior to relevant approvals Thorns Young Architectural accept no responsibility.

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

A	Date	Revision
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THORNS YOUNG
ARCHITECTURAL

THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS
Website: www.thornsyoun.co.uk

Portsmouth
232 London Road
North End
PO2 9JQ
Tel: (02392) 672 883

Client
MRS R. GREEN

Job Title
16 SALLY BROWN
WIDLEY
WATERLOOVILLE

Drawing Title
PROPOSED GARDEN
ROOM

Scale
1:50 + 1:100

Date
NOV 23

Drawn by
CMC

Drg. No.
7223: 23

Rev.

part ground floor

TIMBER FRAME WALL (CLADDING) - Cement board cladding fixed to 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MKs/g) and 12mm thick WSP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head & sole plates and vertical studs (with noggin) at 400mm cts. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have watertight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Walls within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc Fireline board internally to achieve 1/2-hour fire resistance from both sides. Timber cladding to be treated with Fire Retardant Coating for Timber (ESVFR & QVFR) or similar paint system to achieve class D and 1 EU SBI/S2/D0. TO ACHIEVE A U-VALUE OF 0.18W/m²K. Double 150 x 50mm as lintels over window and door openings.

INNER PARTITIONS - 100mm x 50mm treated timber studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/2 height or 450mm cts. Provide min. 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Iso wool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggin where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide min 8000mm² background ventilation in accordance with Approved Document F. Local authority may insist on a SAP calculation to prove areas with large amount of glazing. This will involve extra fee if required. TO ACHIEVE A U-VALUE OF 1.4W/m²K.

SAFETY GLAZING - All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K of the current building regulations. E.g. 1.5m above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

UNDERGROUND DRAINAGE - Foul drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

STUB STACK - Run to 100mm dia. stub stack terminating above appliance flood level with 'Durgo auto-vent'.

PLUMBING - All to 'BS EN 2056' plus approved doc H 38mm dia. wastes from the sink, 32mm dia. waste from wash hand basin, all with rodding access on changes of direction and with deep seal traps. Run to new 100mm dia. Stub stacks finishing above highest appliance flood level with 'Durgo auto vent'.

ESCAPE WINDOWS (M.O.E.) - Windows to have an unobstructed openable area that complies with min. height of 450mm, min. width of 450mm and min. area 0.33m². Bottom of the openable area should be above 800mm but no more than 1200mm above the floor or is provided with suitable guarding and/or safety glass as appropriate. The window should enable the person to reach a place free from danger from fire.

part proposed ground floor

section a-a

DRAINAGE - All drainage to 'BS EN752' plus approved doc H 100mm diam. UPVC drain ware minimum fall 1:40 in 150mm concrete surround new or existing inspection chamber on the existing run. The public sewer being accurately located by the applicant on site prior to commencement of foundation excavations in order that the effect of the proposed works can be determined. Where the public sewer is to be built over, the condition of the public sewer being camera surveyed or fully exposed and determined as satisfactory. Failing this the affected length of pipework being replaced with new. All foundations within min. 3.0m of the public sewer being taken down to below invert level of the public sewer. No structures running parallel to the line of the public sewer being located within 500mm of the public sewer. Crossings being adequately supported using pre-cast or appropriately designed in-situ concrete lintels or beams flexible packing surround.

IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO APPLY TO THE MANAGING WATER COMPANY FOR A 'BUILD OVER AGREEMENT' PRIOR TO THE WORKS BEING CARRIED OUT. ADVICE CAN BE SOUGHT FROM THORNS YOUNG OR YOUR LOCAL BUILDING INSPECTOR.

SOLID FLOOR (P/A 0.5) - Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm S72 or Gen2 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 225mm air bricks with cavity tray over. TO ACHIEVE A U-VALUE OF 0.18W/m²K.