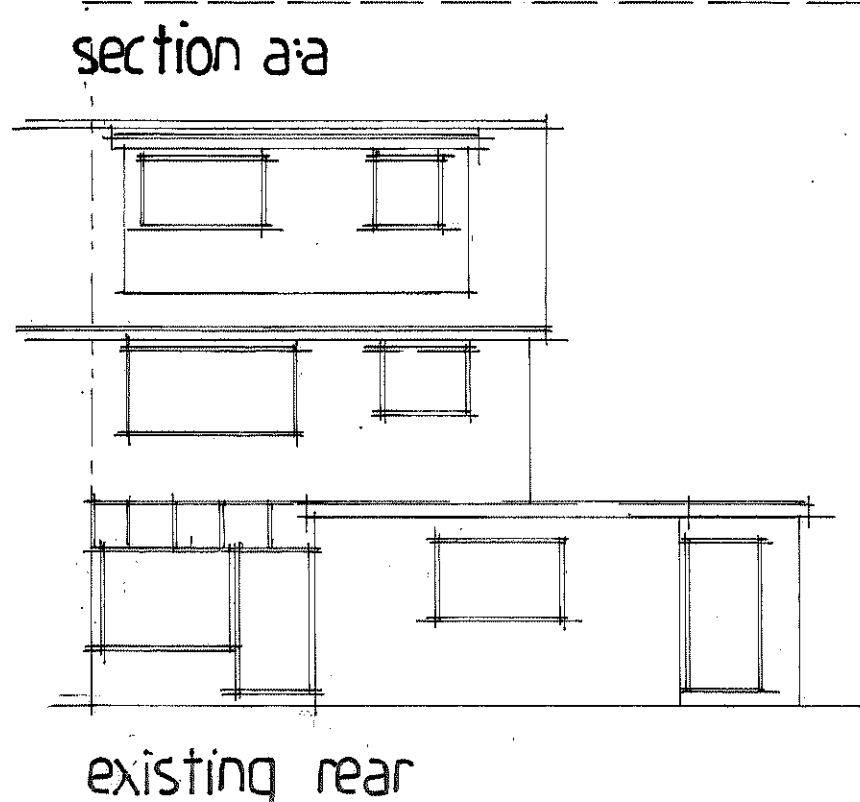
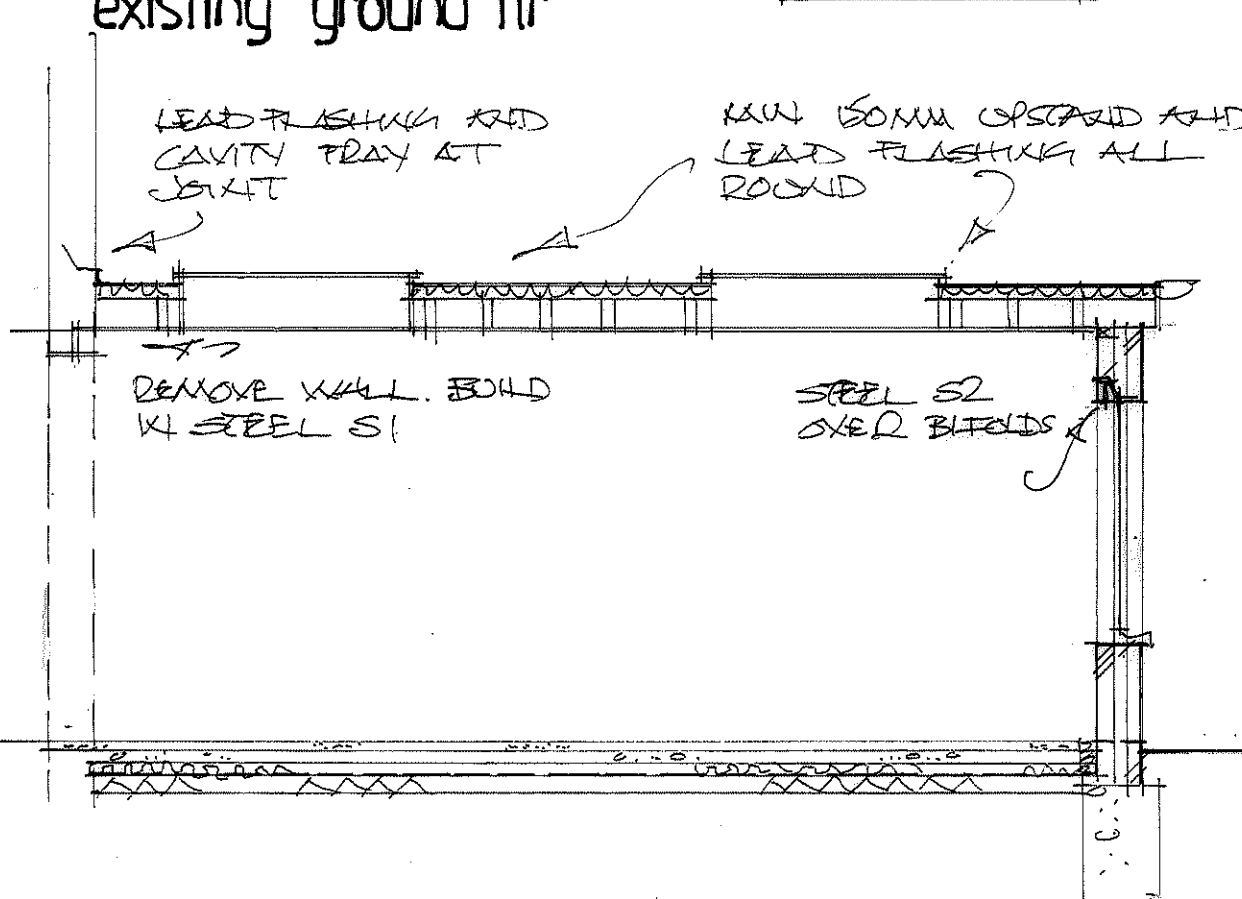
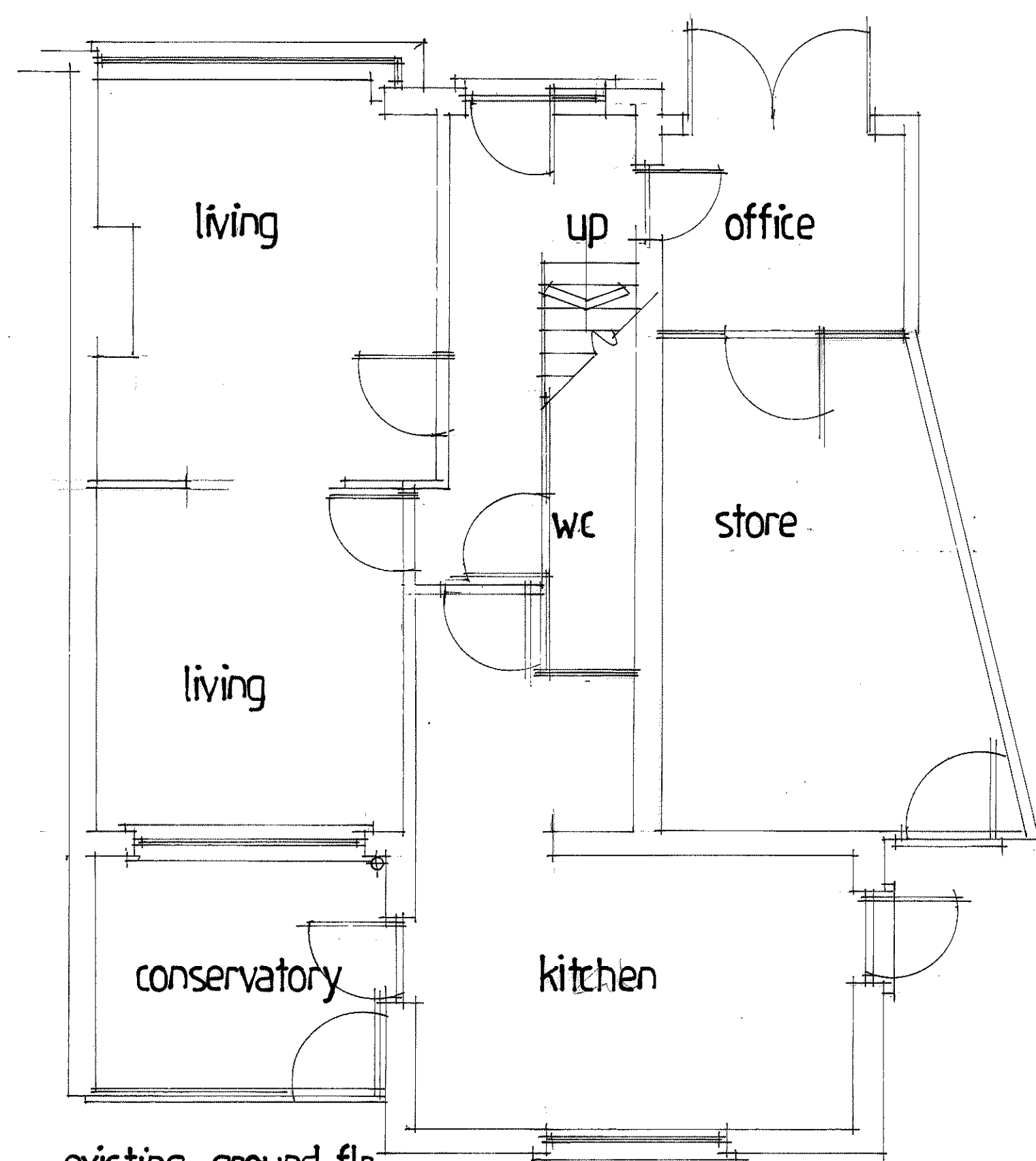




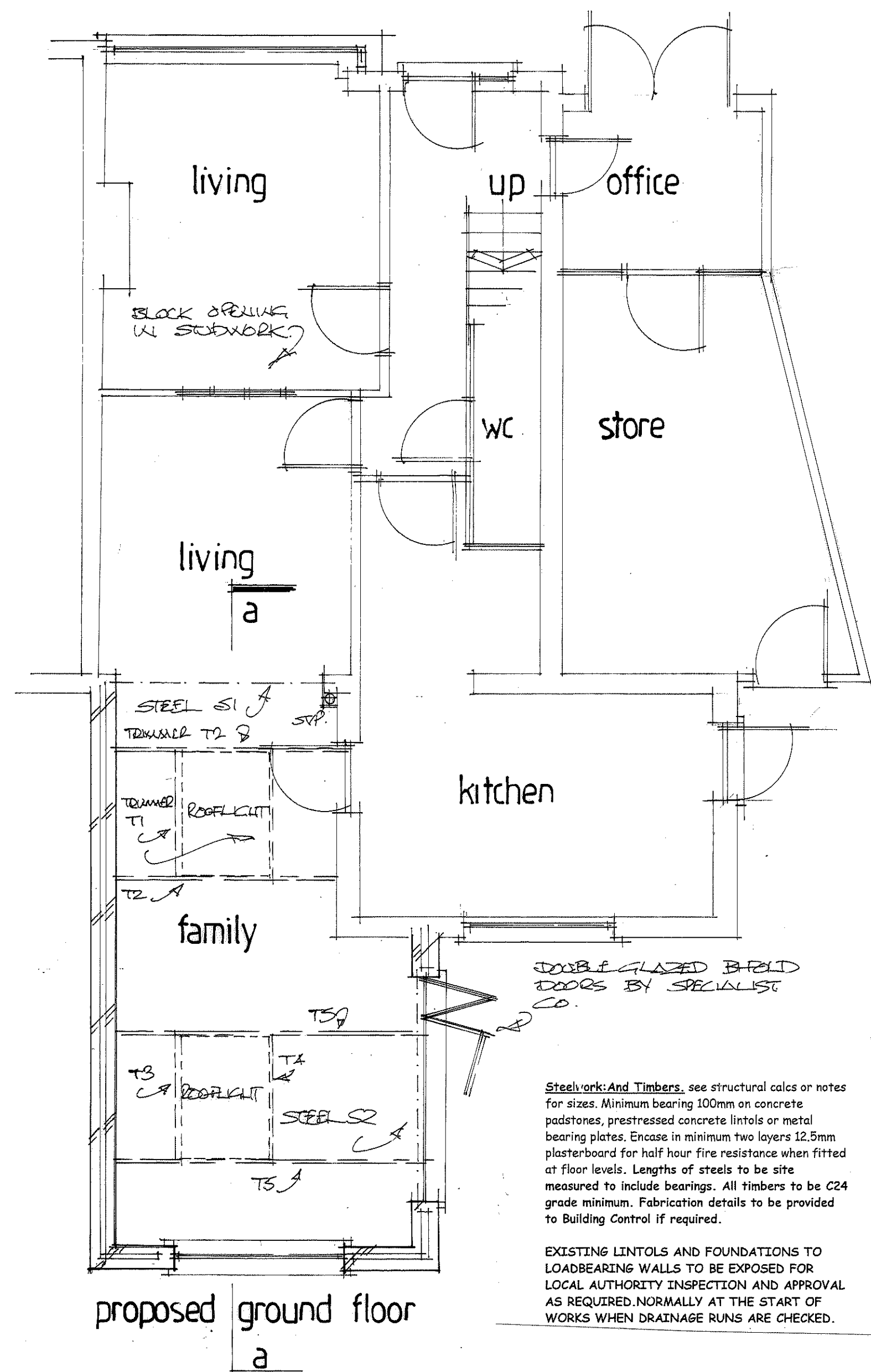
Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas side facing windows above ground floor level to be obscure and fixed below 1.7m.

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Foundation concrete trench fill, 600mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres x 600mm wide) or to below invert level of any adjacent drain run.

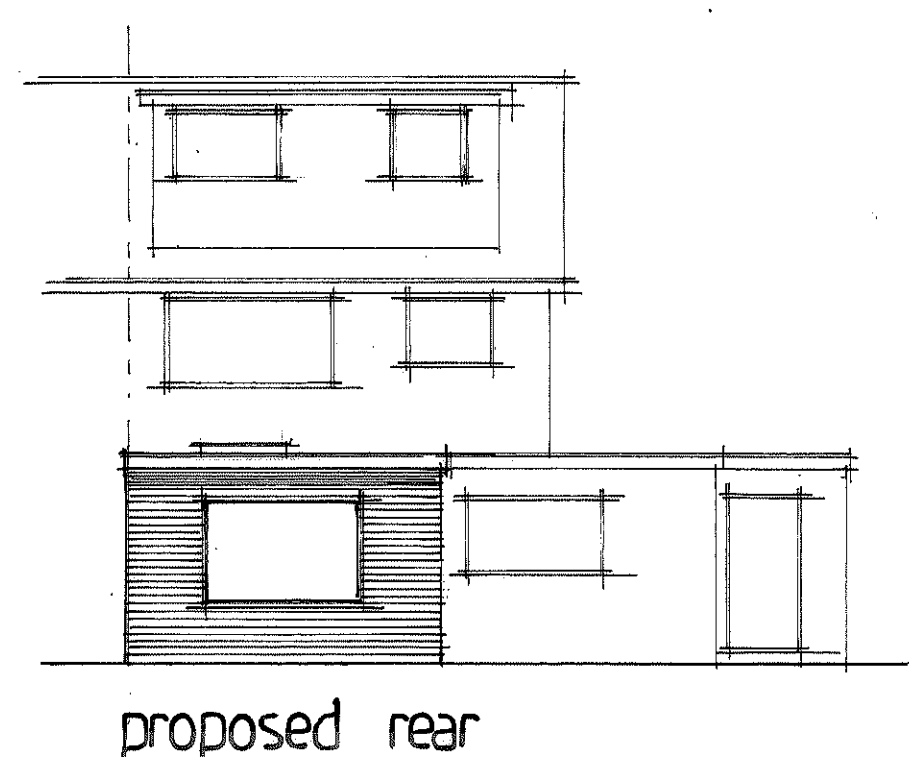
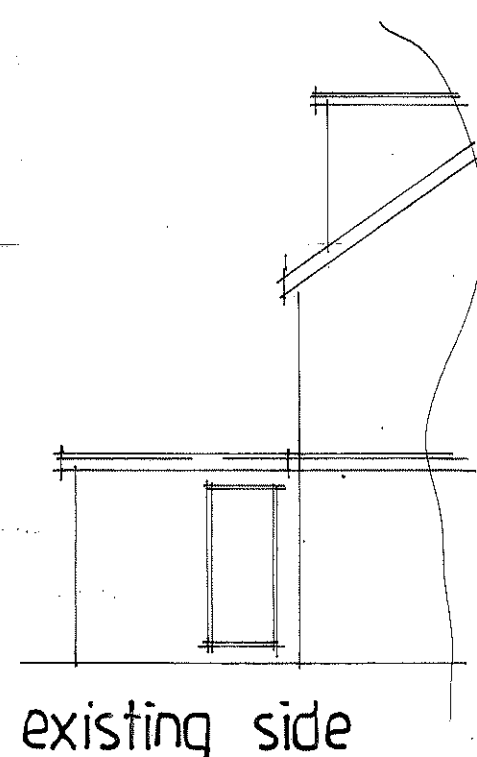
Floor: 50mm screed on 100mm concrete slab on Celotex 644070 insulation batts turned up at perimeter, on 1200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding, fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

External walls 112mm facing bricks to match existing as closely as possible, 50mm cavity to Celotex CW4040 on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Ties into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

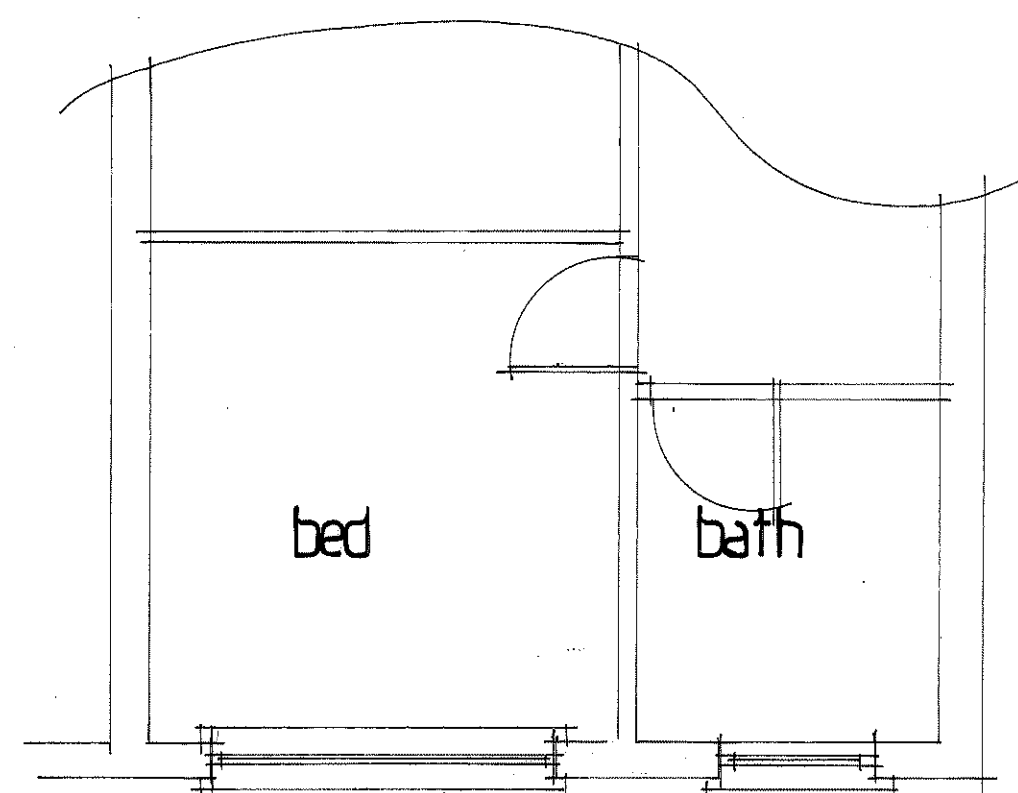
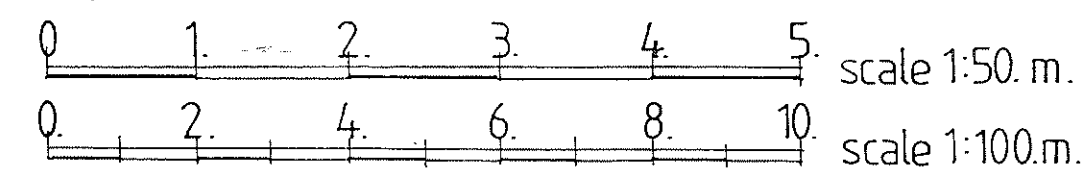


Steelwork: And Timbers, see structural calc or notes for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. All timbers to be C24 grade minimum. Fabrication details to be provided to Building Control if required.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBearing WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.



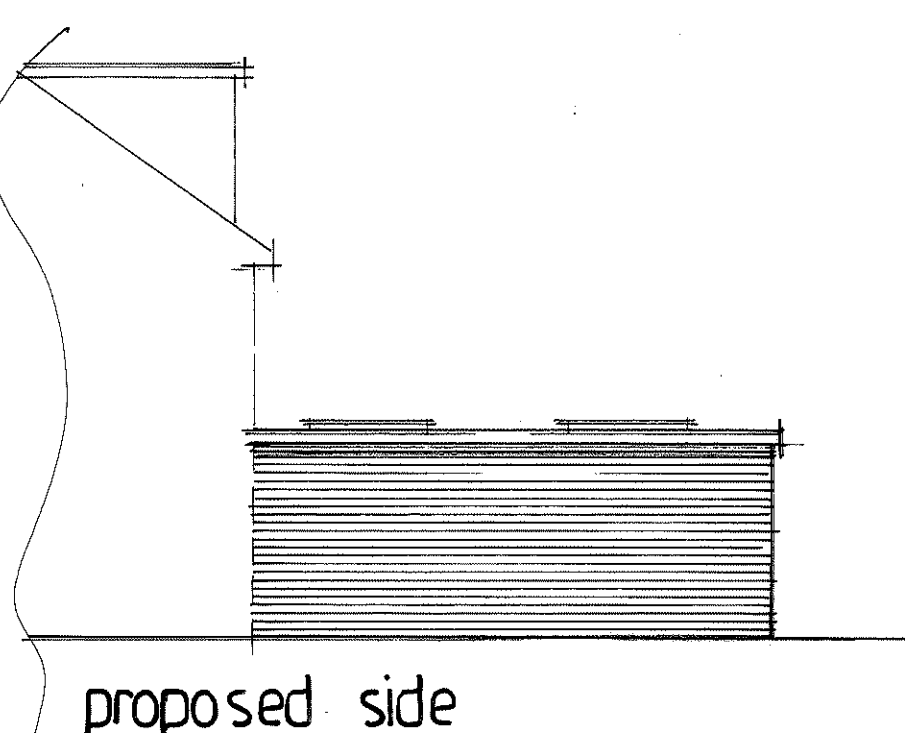
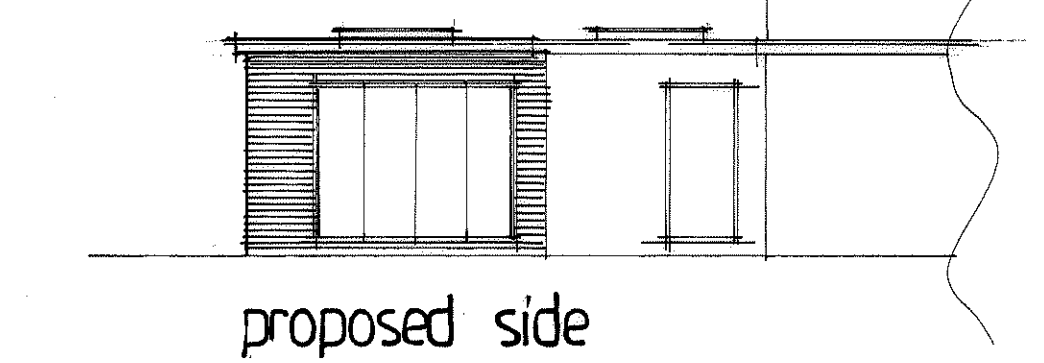
Flat roof, 13mm span chipings on 3 layer high performance torch on breathable felt to BS747 ep144 part 3 1977 on Celotex XR4120 insulated roof decking on firrings on 175x50mm roof joists at 400mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres. Ensure that wall insulation is taken up to meet underside of Celotex to ensure warm roof construction. Flat covering should achieve AA, AB or AC clarification for fire protection.



All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE18th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakways formed min 5m from building via big and 100mm diam drainware.



The integrity of the existing sewer passing beneath the extension to be checked either by exposing the sewer or a CCTV camera survey prior to commencement of work. 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.

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.

Principal 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 Principal Contractor's duty to ensure all works on site are approved by an appointed Building Control body.

Principal Contractor is to ensure dimensions are taken on site before procurement of any materials works proceeding. Structural members are not to be ordered scaling from this drawing.

Principal 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 Principal Contractor's responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns Young Architectural accepts no responsibility.

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

A	Date	Revision

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ARCHITECTURAL

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Client
MR. C. HEWITT.

Job Title
2BA HANBLEDON ROAD
DELMED
WATERLOOVILLE.

Drawing Title
EX PROPOSED SINGLE
STOREY REAR
EXTENSION.

Scale 1:50 + 1:100

Date MARCH 21 Drawn by CMC

Drg. No. 5045:21 Rev.