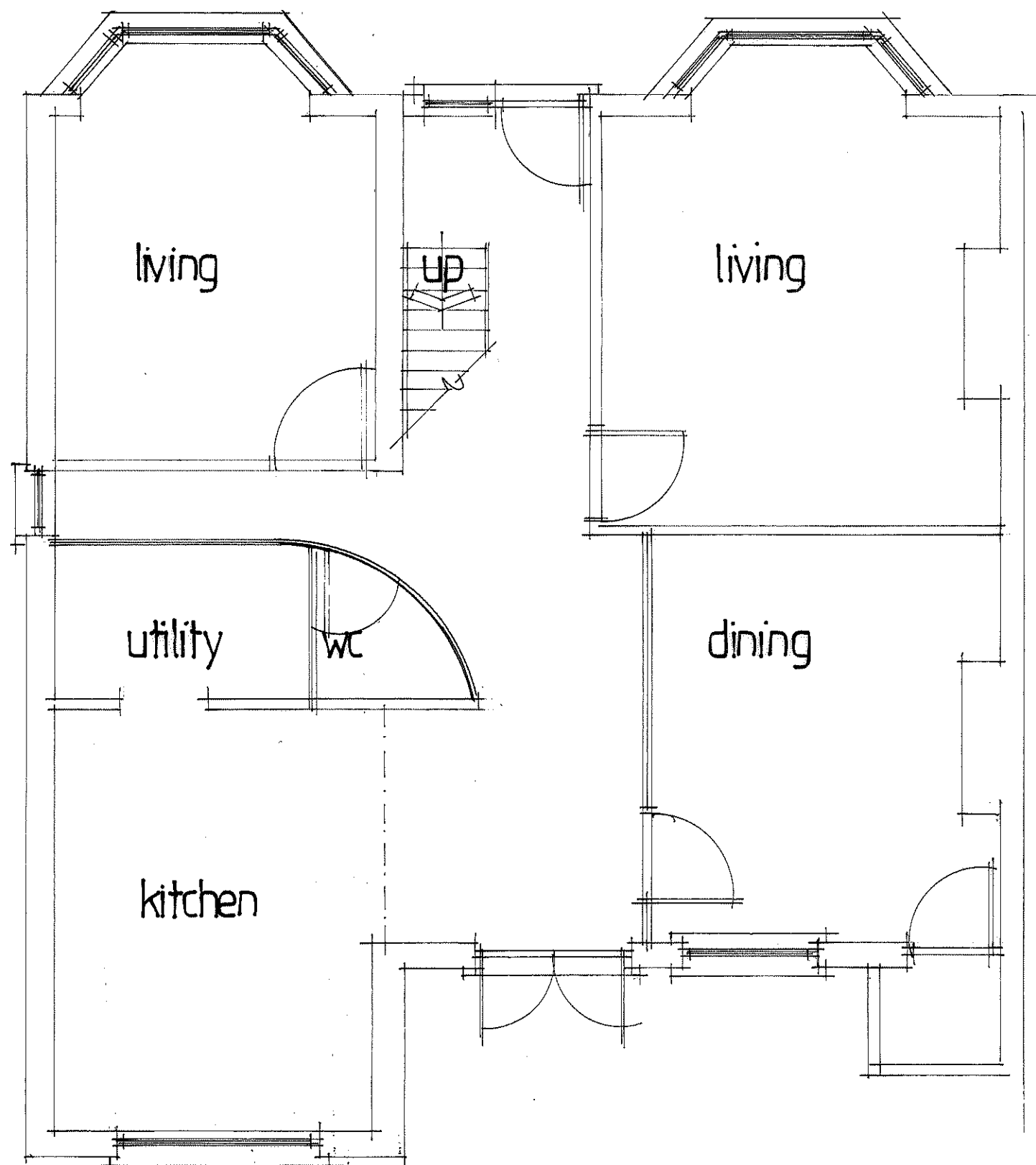


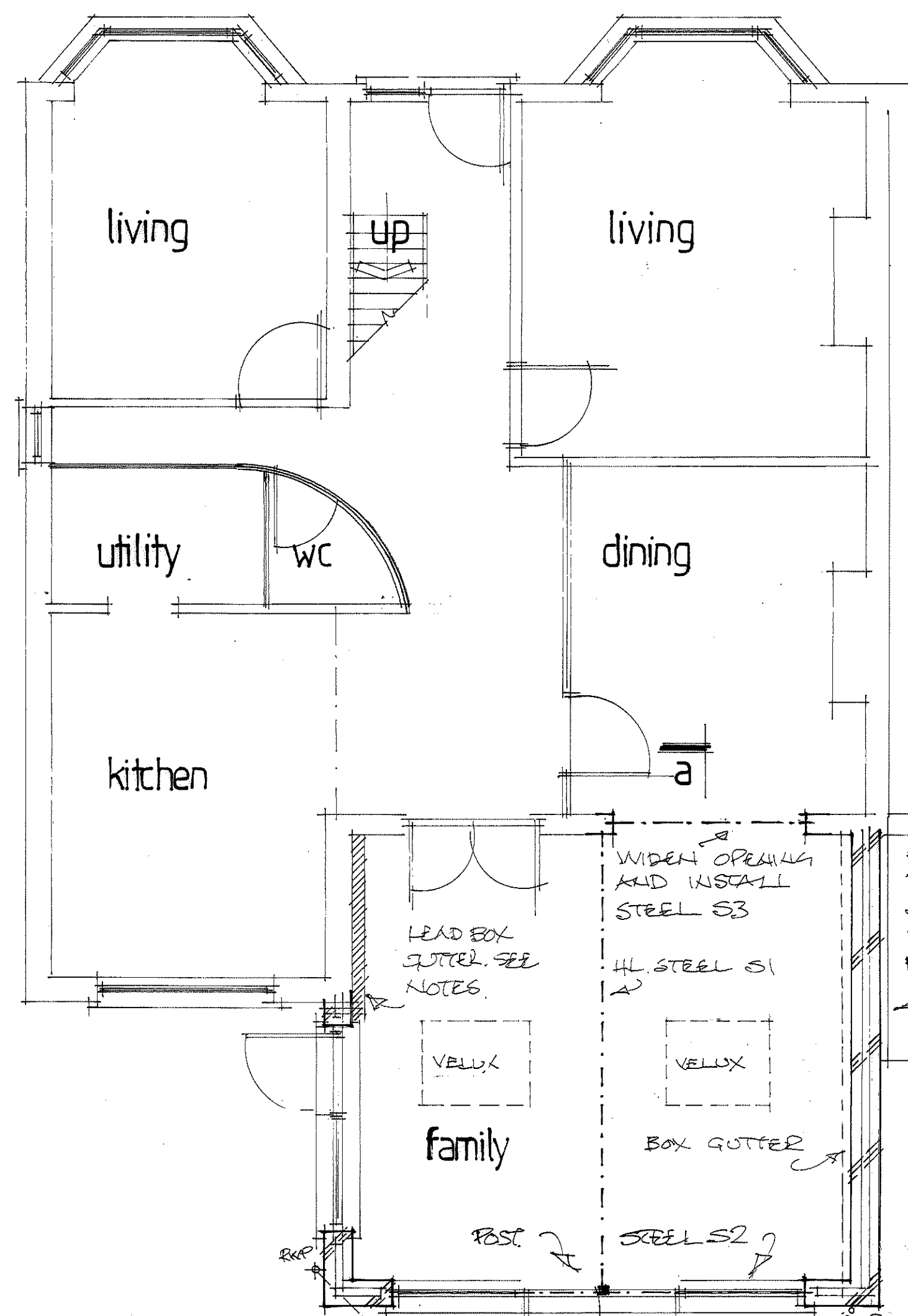


existing ground floor

Foundation: concrete trench fill, 600mm wide to min depth of 1 metre on 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 12006 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: two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar rated) 50mm clear cavity with Celotex CW4025 on outer face of inner skin. Render and set internal, two coat render external. (overall cavity 75mm) Insulated 'catnic' lintols over new openings, tooth into existing walls and maintain all cavities. Close cavities at eaves with non-combustible material. Wall ties to be at 900mm ctrs vertically and 450mm ctrs horizontally 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.



proposed ground floor

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sqmm trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas side facing windows above ground 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.

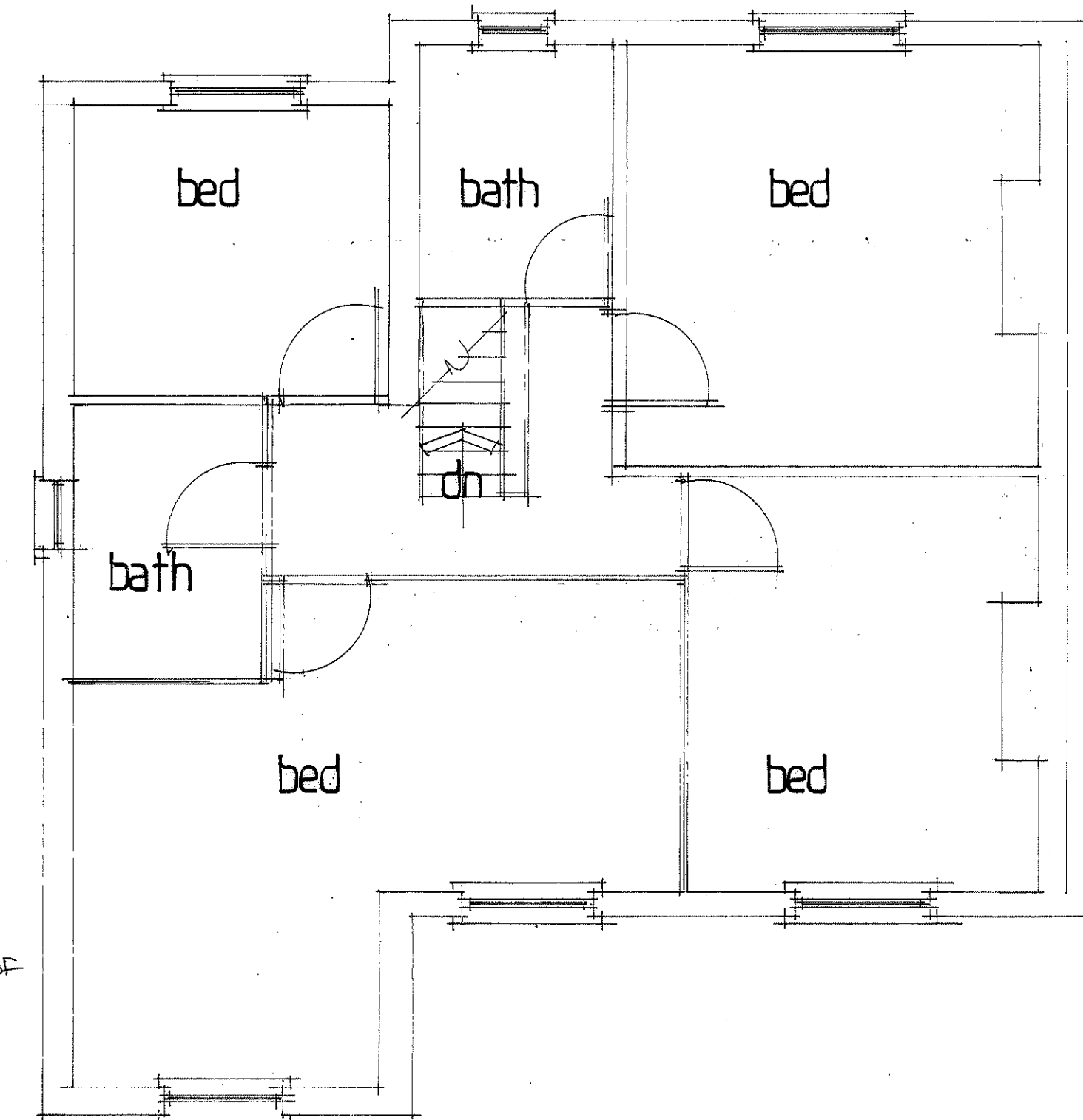
Extension roof: concrete tiles on battens on breathable felt on 150x50mm joists at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Sloping ceiling: Fit Celotex 644100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Steelwork And Timbers: see structural calcs 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.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.00m. sokaways formed min 5m from building via big and 100mm diam drainware.

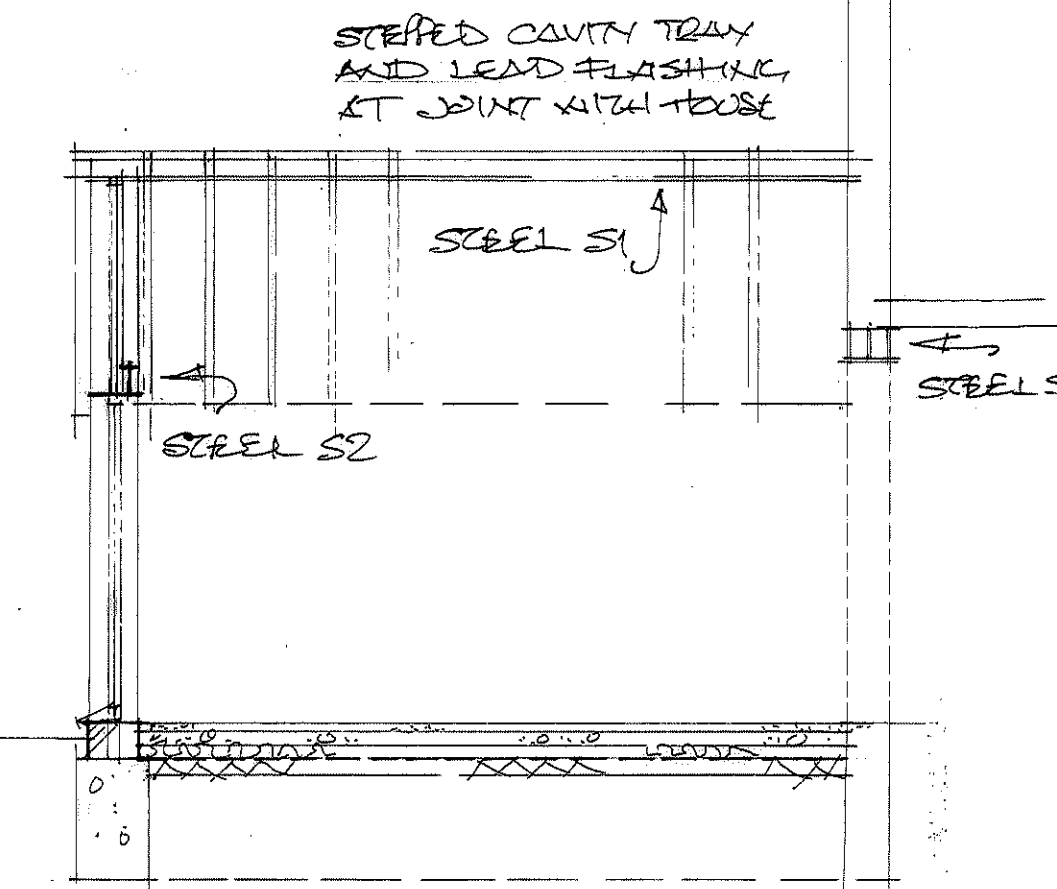


first floor

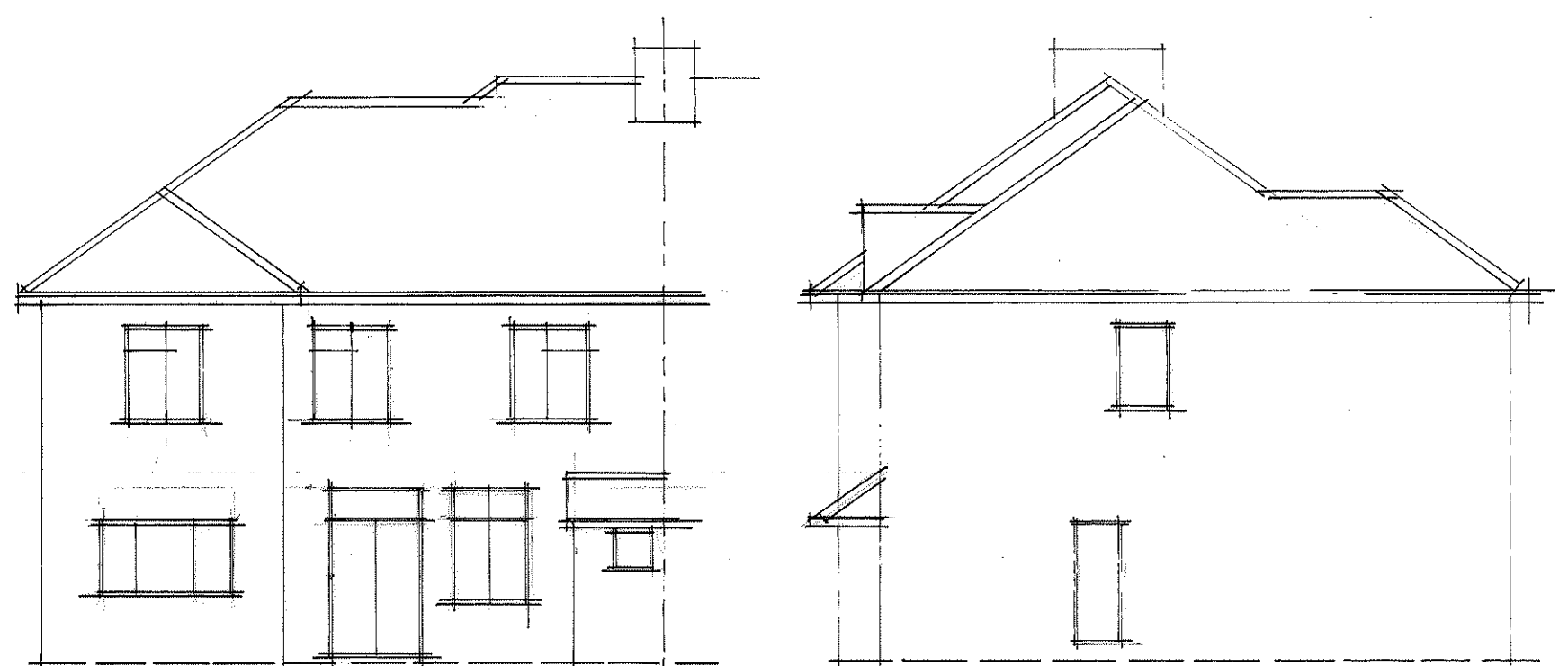
All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE18th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building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

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.

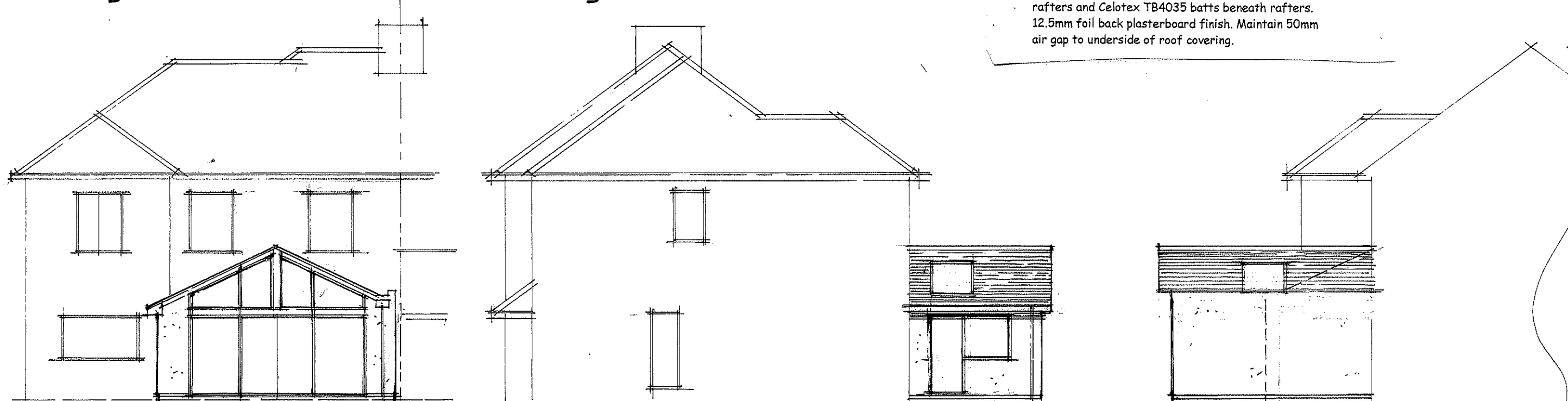


section a-a



existing rear

existing side



proposed rear

proposed sides

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.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

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.

a Dec 20 Client's amendment	
B Dec 20 Planning amendment	
A Nov 20 Client's amendment	
Date	Revision
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THORNS YOUNG ARCHITECTURAL

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

Fareham
21 Middle Road
Park Gate
SO31 7GH
Tel: (01329) 888 322

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

Client
MRS. J. FAY

Job Title
20, LESTER AVENUE
BERHAMPTON

Drawing Title
PROPOSED REAR
EXTENSION

Scale
1:50 + 1:100

Date NOV. 2020 Drawn by CAL

Drg. No.
4178 : 20

Rev.
86