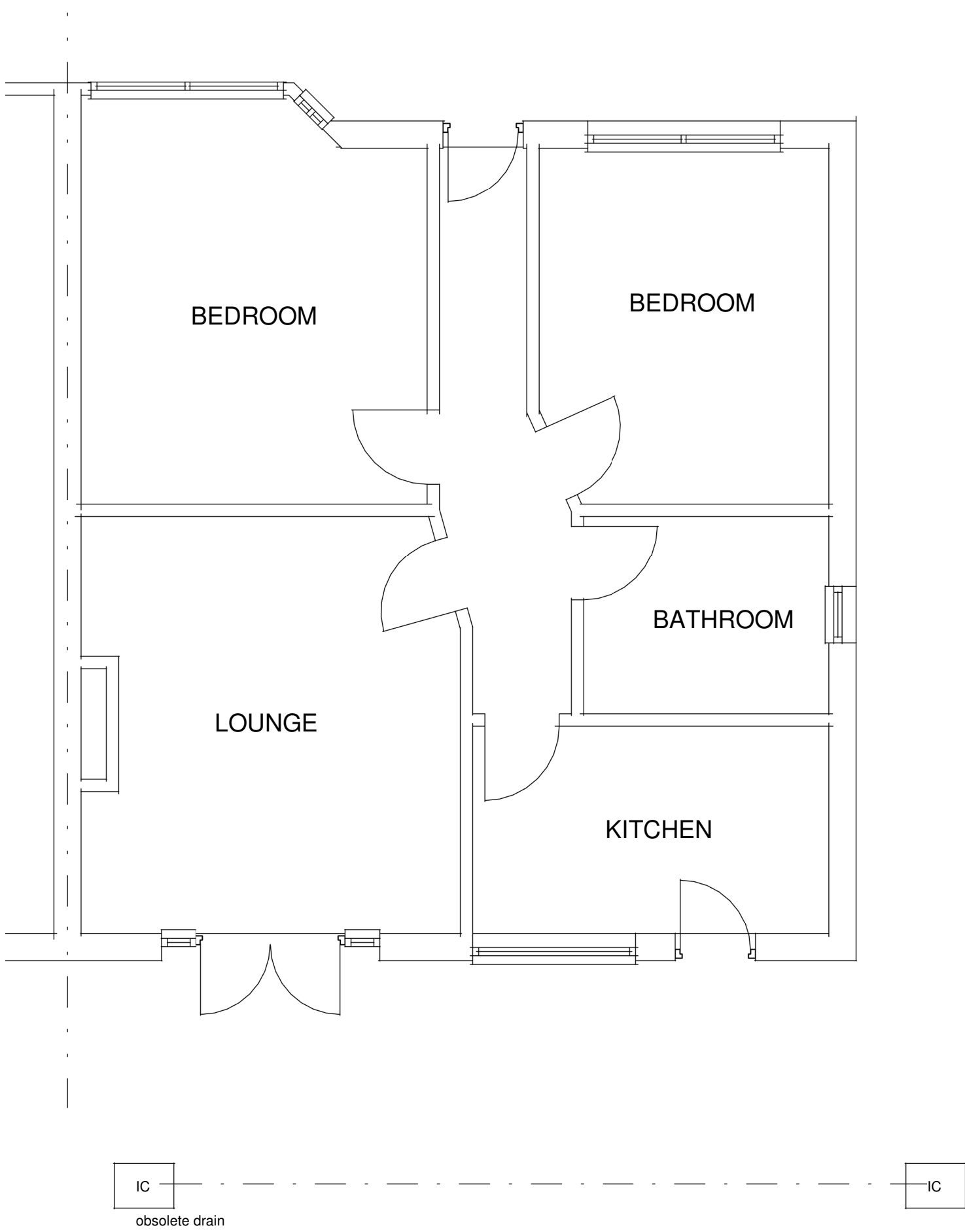
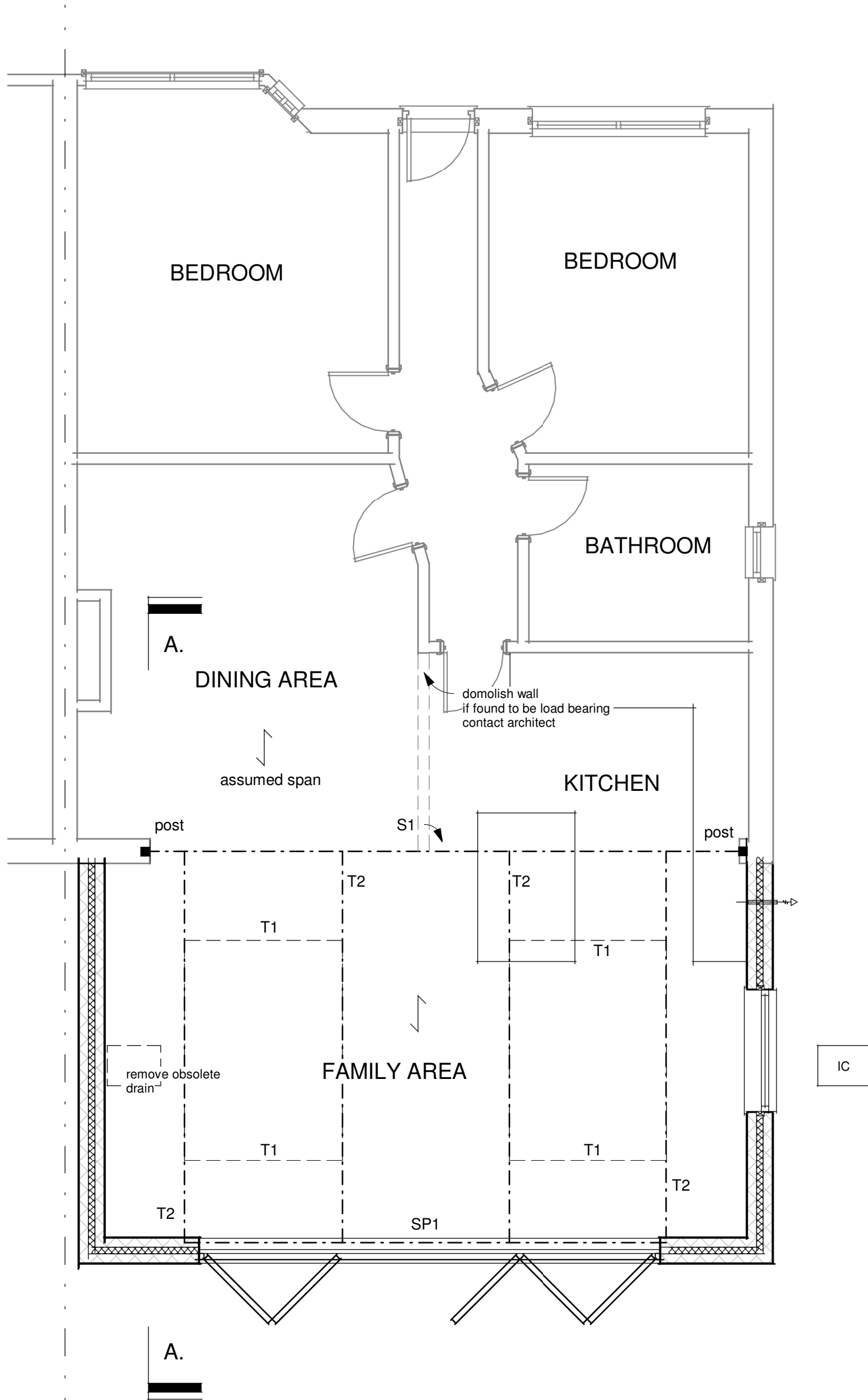
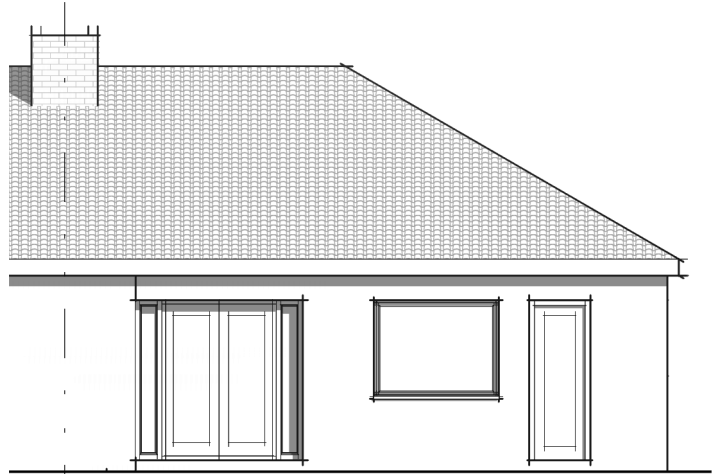




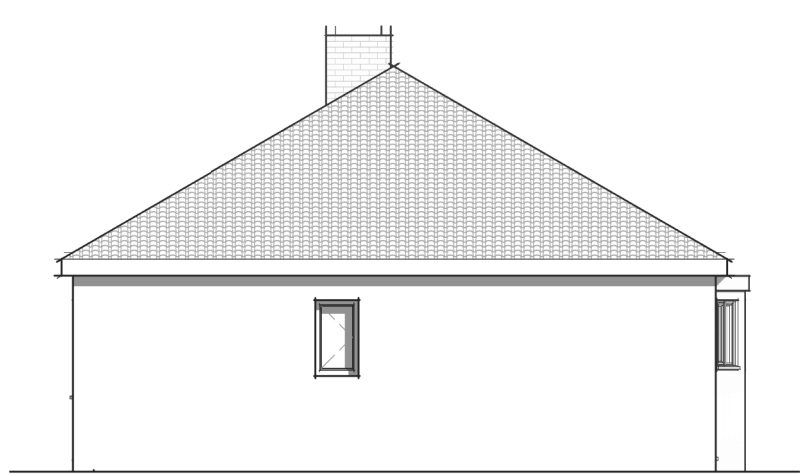
Existing Ground Floor
1 : 50



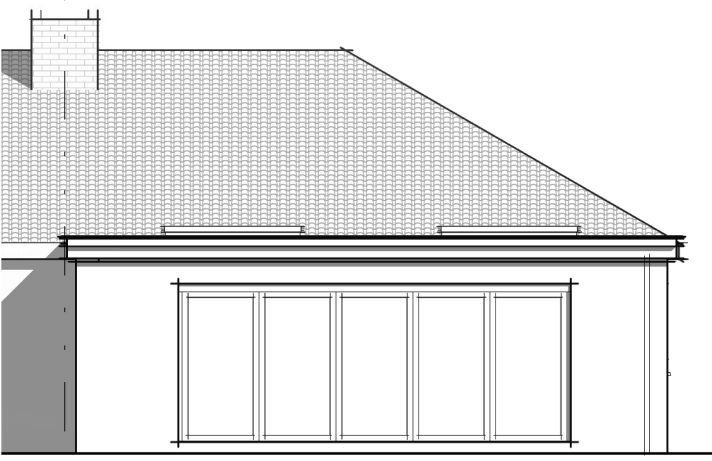
Proposed Ground Floor
1 : 50



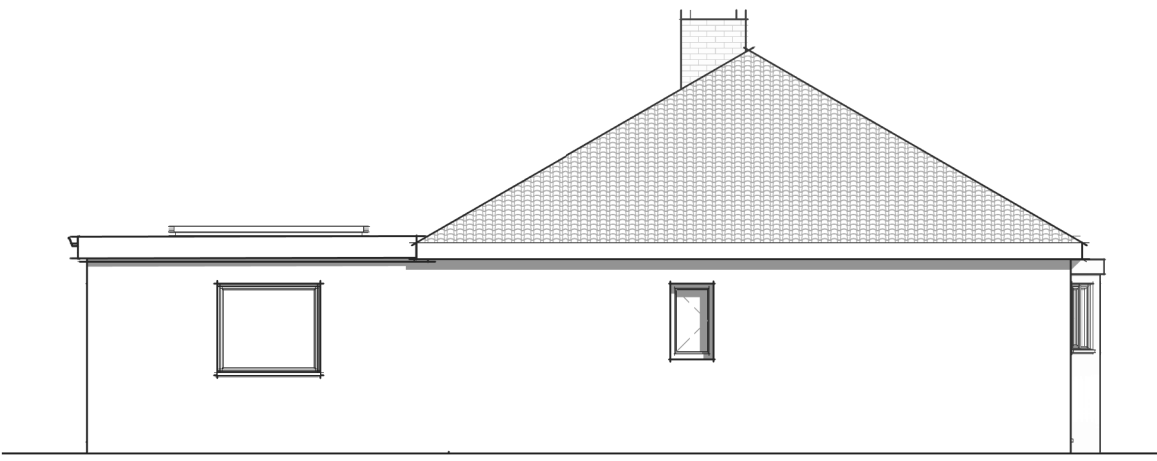
Existing Rear
1 : 100



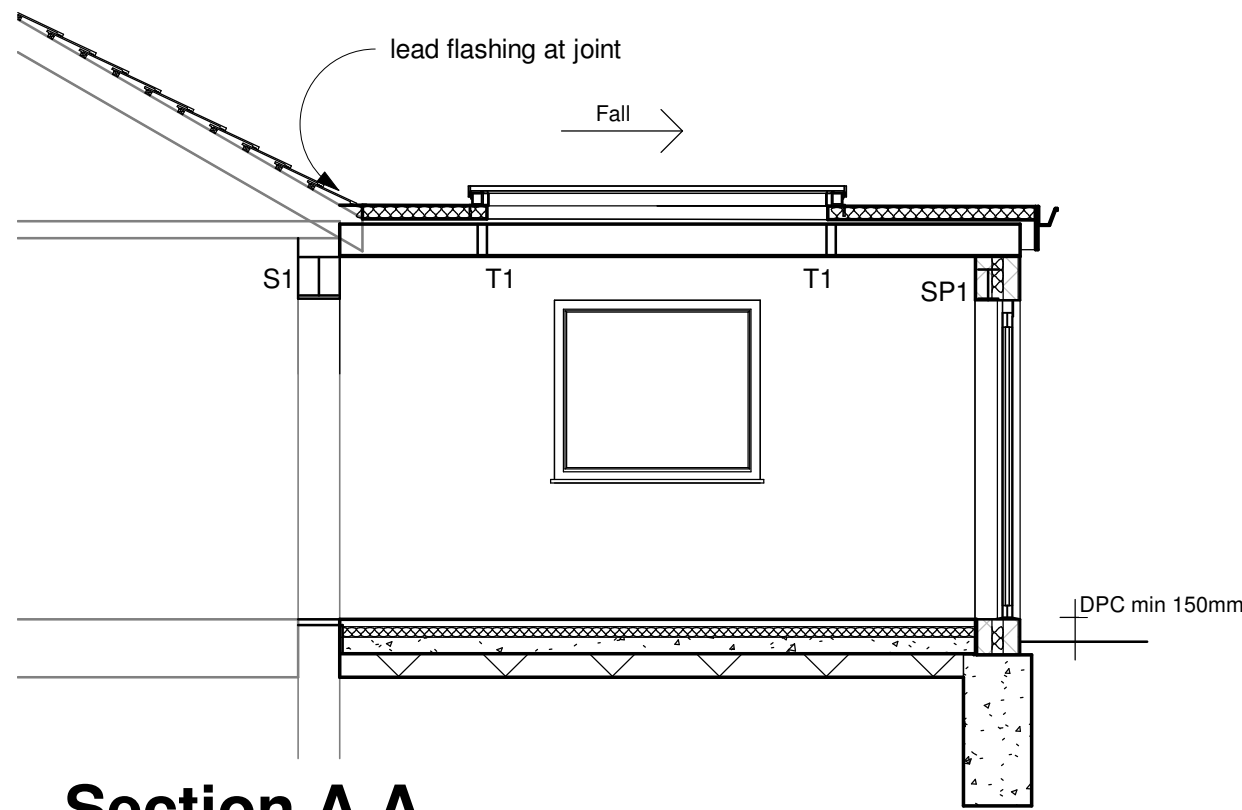
Existing Side
1 : 100



Proposed Rear
1 : 100



Proposed Side
1 : 100



Section A.A
1 : 50

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 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/msq.k. 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.

Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

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.

Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres) or to below invert level of any adjacent drain run.

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1.200G 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 'catic' 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. 'Catic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Flat roof, 13mm spar chippings on 3 layer high performance torch on breathable felt to BS747 pt144 part 3 1977 on Celotex XR4120 insulated roof decking on firings on 50mm x 200mm 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.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.

Rain water goods; run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.18thEd) 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.

All new radiators to be fitted with TRVs

Fabrication details to be provided if required by building control.

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 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.

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

Rev.	Date	Description
THORNS YOUNG ARCHITECTURAL THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS www.thornsyoun.co.uk Fareham 21 Middle Road Park Gate SO31 7QH Tel: (01329) 888 322 Portsmouth 232 London Road North End PO2 8JQ Tel: (023) 9267 2883		

Client

MR M DENTON

Job Title

33 WARFIELD
CRESCENT
WATEROOVILLE

Drawing Title
REAR EXTENSION

Scale	As indicated	Sheet	A1
Date	MAY 20	Drawn by	CC
Drg. No.	4073 · 20 · 0	Rev.	