

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. The maximum area of the double-glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have minimum U-value of 1.60w/m²k. Doors to have a minimum U-value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations e.g. alongside doors. Seal around window/wall joints with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening: Size of escape window 0.33m² minimum clear dimension of edge 450mm with sill below 1.10m from the floor and above 800mm.

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

Steelwork and Timbers: Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers of 12.5mm plasterboard for half-hour fire resistance when fitted at floor levels. **Lengths of steels to be site measured to include bearings. See structural calculations for sizes.**
Fabrication details to be provided if required by building control.

Foundations: Concrete trench fill, 450mm wide to min' depth of 1m or to suit local ground conditions. (in clay soils min depth 1.2m) or to below invert level.

Suspended ground floor: Prestressed concrete beams spanning into walls. 100mm lightweight concrete blocks as infill. Celcon solar or similar with min 65mm screed over 'Celotex GA4070' insulation. 'Celotex TB4020' edge upstands. All of manufacturers installation instructions minimum 150mm clear gap to 100mm concrete oversite on the hardcore bed.

External walls: Two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar rated) 50mm clear cavity with 'Celotex CW4025' on the outer face of the inner skin. Render and set internal, two-coat render external (overall cavity 75mm). Insulated 'Catnic' lintels 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 centres vertically and 450mm centres 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.

Flat roof: 13mm spar chippings on 3-layer high-performance torch on felt to 'BS747 CP144 PT3 1977' on 'Celotex XR4120' insulated roof decking on firrings on **50mm x 150mm** roof joists at **400mm** centres. 12.5mm foil back plaster board ceiling. Strap down the new roof with 1m x 32mm galvanised mild steel straps at 1.2m centres. Ensure that wall insulation is taken up to meet the underside of 'Celotex' to ensure warm roof construction. Flat covering should achieve AA, AB or AC clarification for fire protection.

New inspection chamber: Sizes to suit invert of drains min' sizes 600mm x 450mm internal with 103mm semi-engineering brickwork sides 215mm where invert exceeds 1m, built up from 150mm concrete slab base and fitted medium duty cover and frame. New and existing drains where passing beneath building encased in 150mm minimum of concrete.

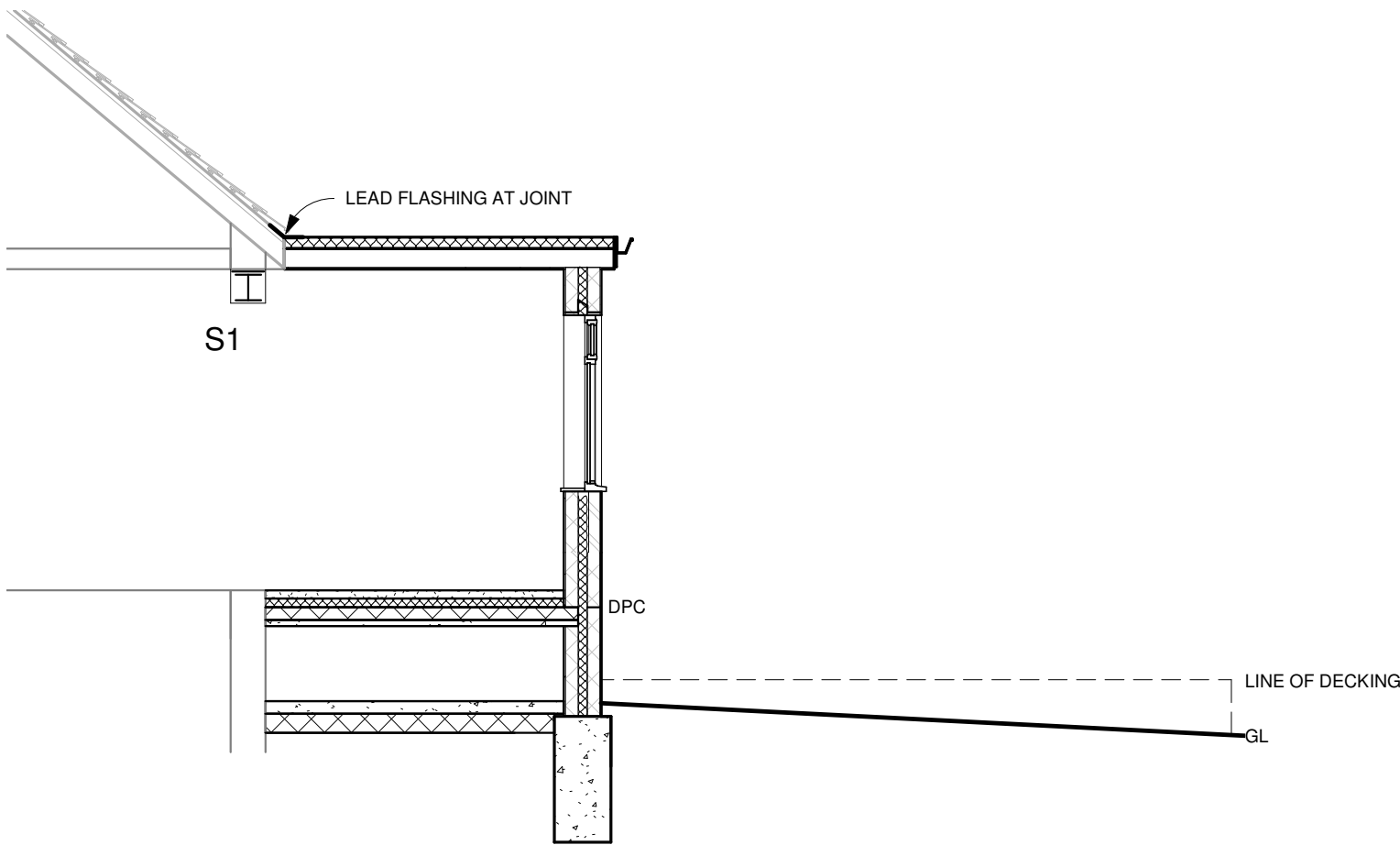
Plumbing: All to 'BS EN 2056' plus approved doc H 38mm diam'. Wastes from the sink, all with rodding access on changes of direction and with deep seal traps. Run to new back inlet gulley.

Rainwater goods: Run new 100mm diam PVC rainwater 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.17thEd). The works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified professional with a certificate of compliance produced to building control upon completion of the works.

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

Radiators: All new radiators to be fitted with TRVs.



Section A.A.
1 : 50

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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.

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
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Mr Alan Moth

Job Title

190 The Dale
Waterlooville

Drawing Title

Section & Notes

Scale 1 : 50

Sheet A2

Date JAN 20

Drawn by CM

Drg. No.

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Rev.