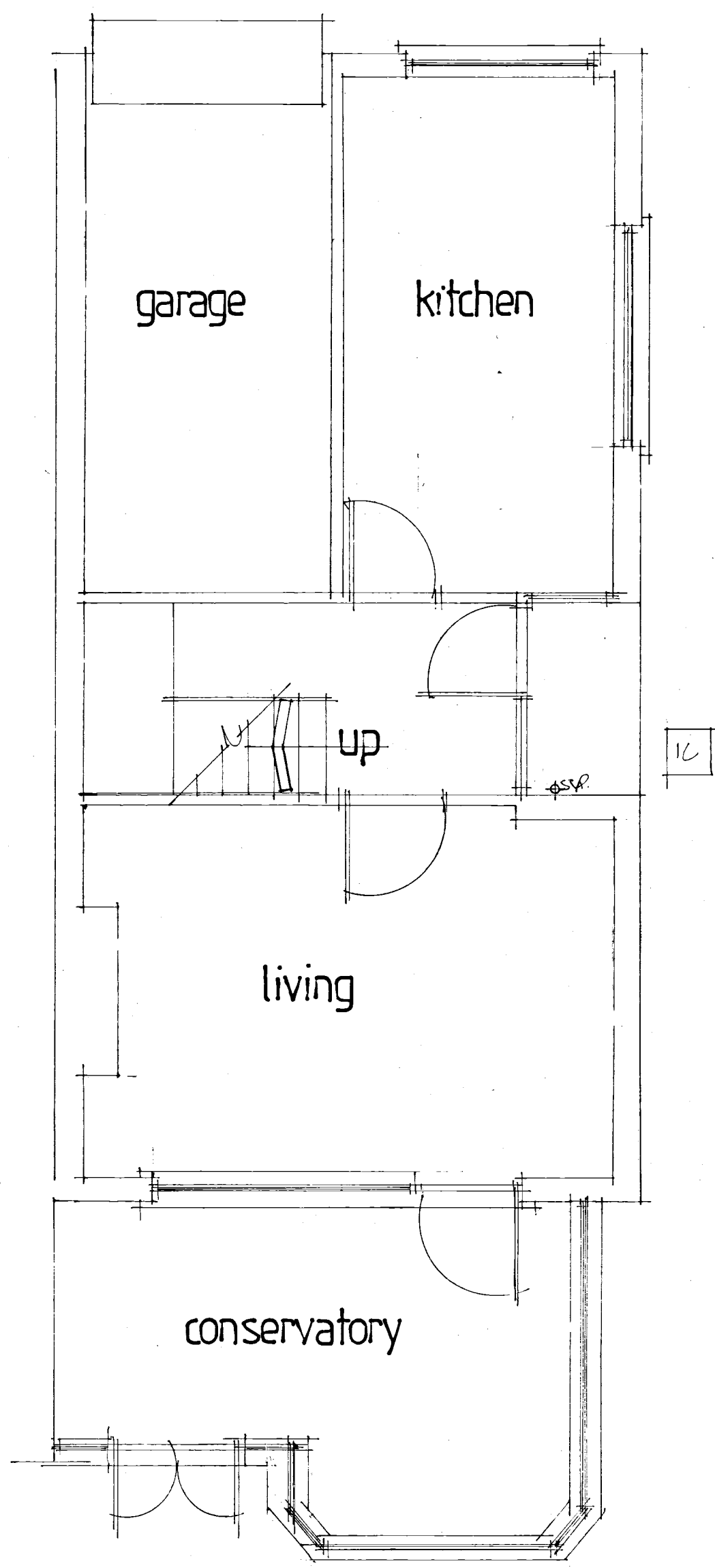




existing ground floor

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)

External walls 112mm facing bricks to match existing as closely as possible, 100mm Rockwool batt filled cavity and 100mm Celcon (or similar approved) inner skin. Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically 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.

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.

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 to manufacturers installation instructions minimum 150mm clear gap to 100mm concrete oversite on hardcore bed.

Plumbing all to BS EN 2056 plus approved doc H, 100mm waste from new wc, 32mm diam. Waste from wash hand basin, all with rodding access on changes of direction and with deep seal traps. Run to existing 100mm diam pvc svp.

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

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.

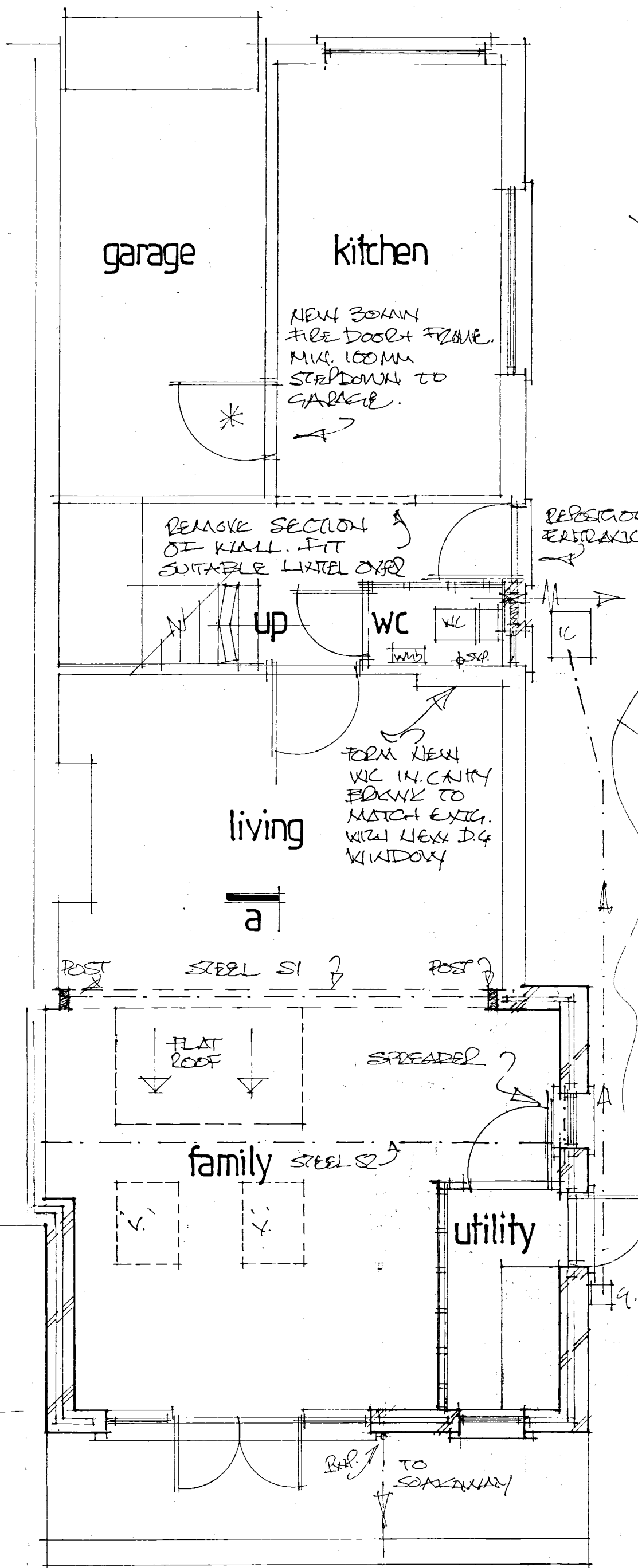
Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.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

Ceilings: 12.5mm foil back plasterboard on 100 x 50mm joists at 400mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17th 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 75% of new fittings. Any recessed ceiling lights to be 30minute fire resisting.

All SP spreader beams to be 127 x 76 x 13kg UB.



proposed ground floor

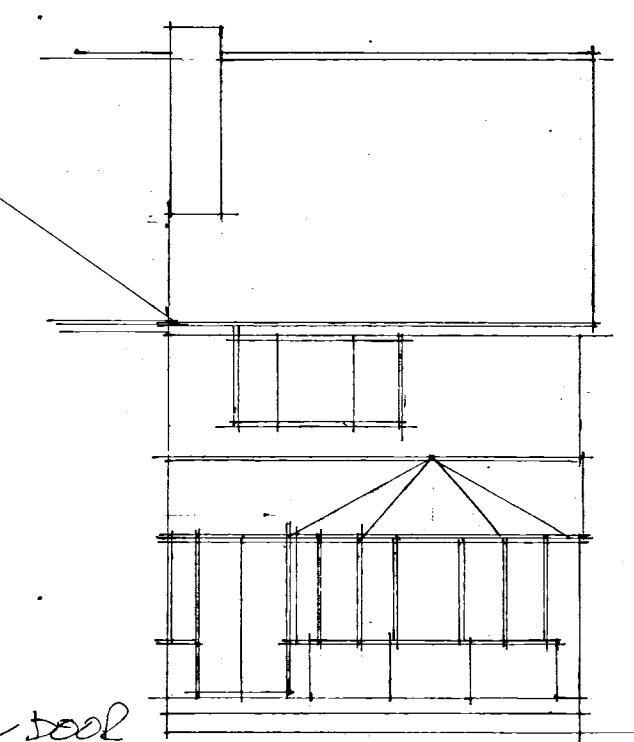
Sloping ceilings Fit Celotex GA4100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Extension roof Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewolds' on battens on breathable felt on 150x50mm joists at 400mm centres. Strap down with 1.00m x 32mm galvanised, ms. straps at max 1.20m centres around perimeter.

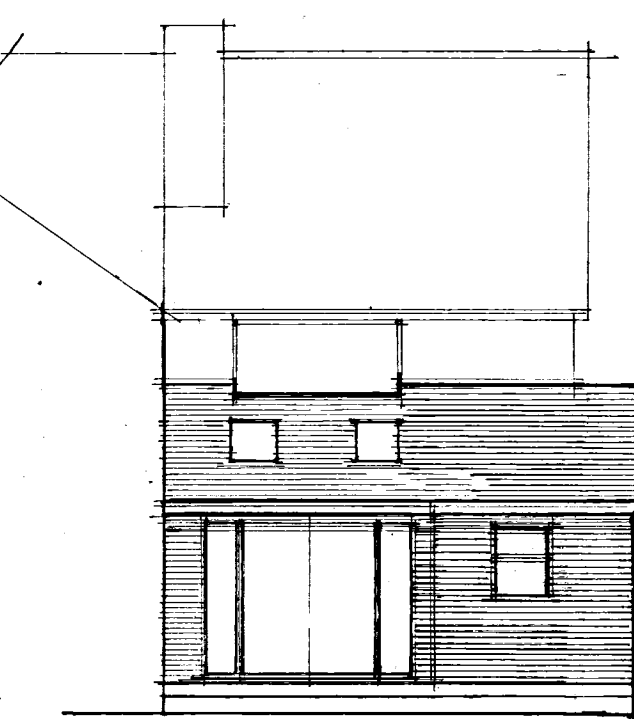
Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

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

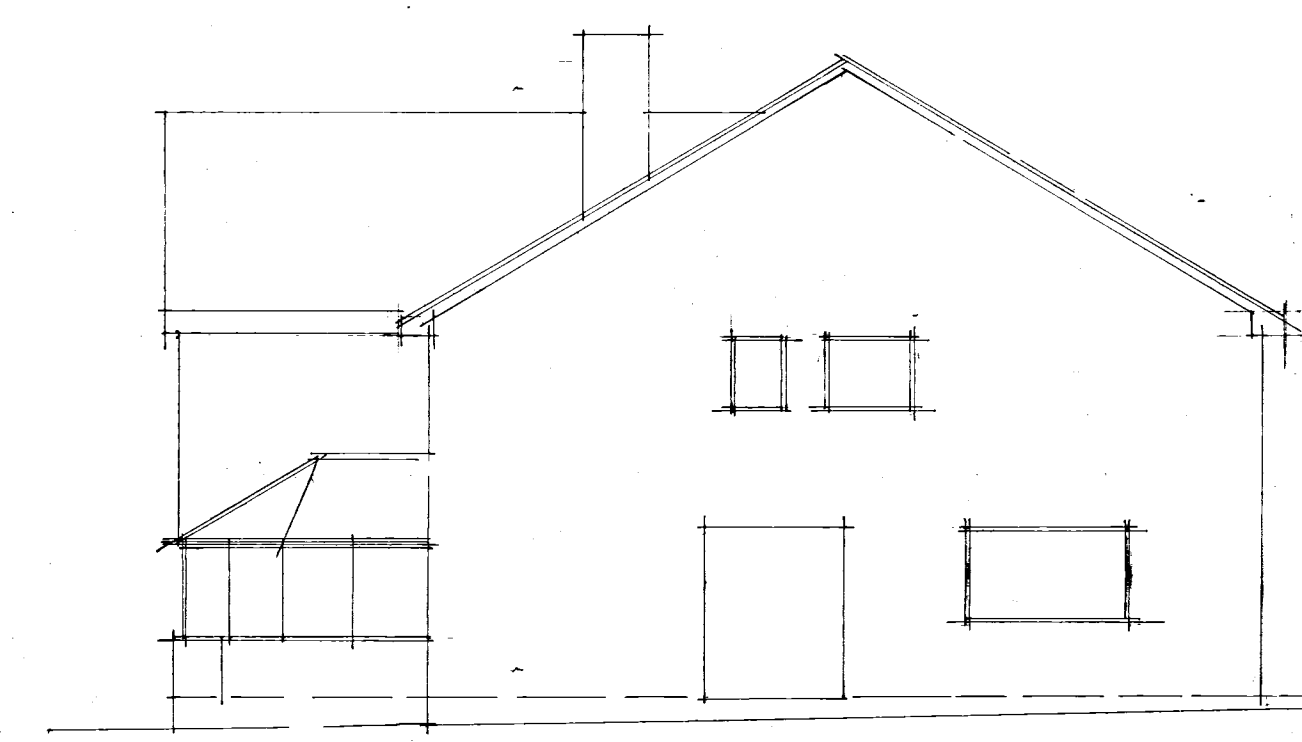
Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec



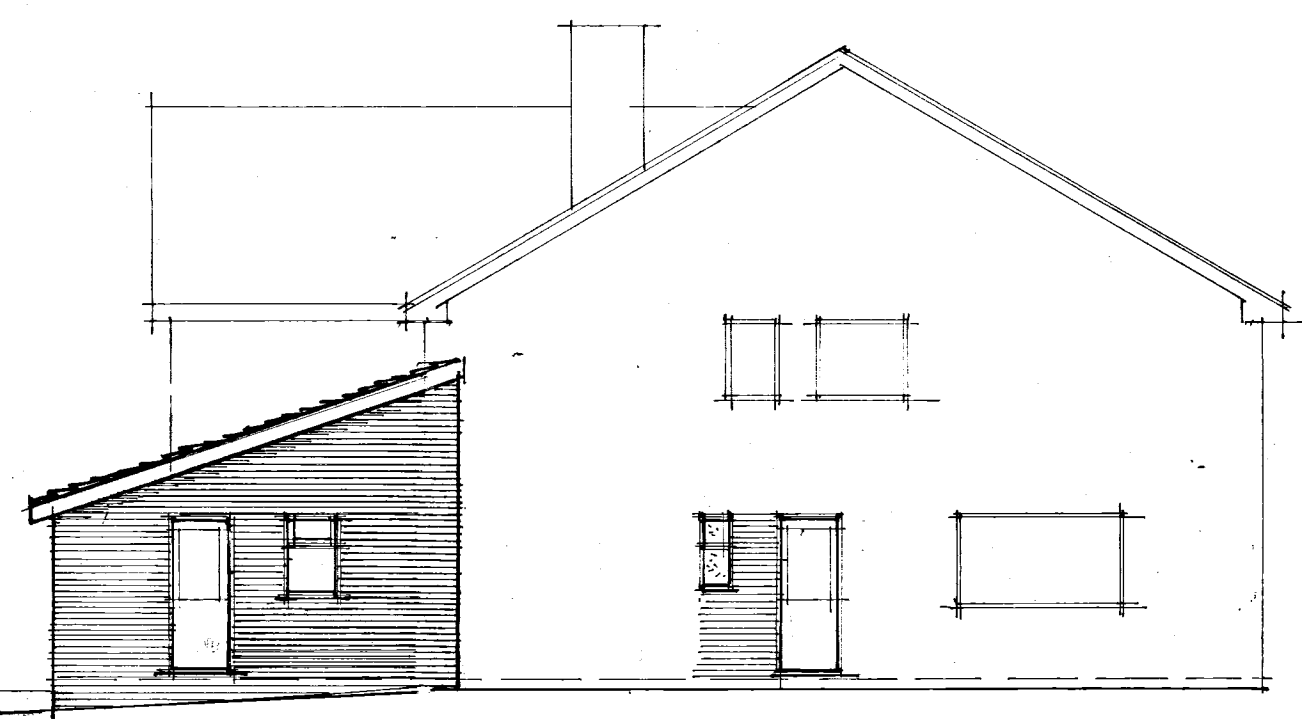
existing rear



proposed rear



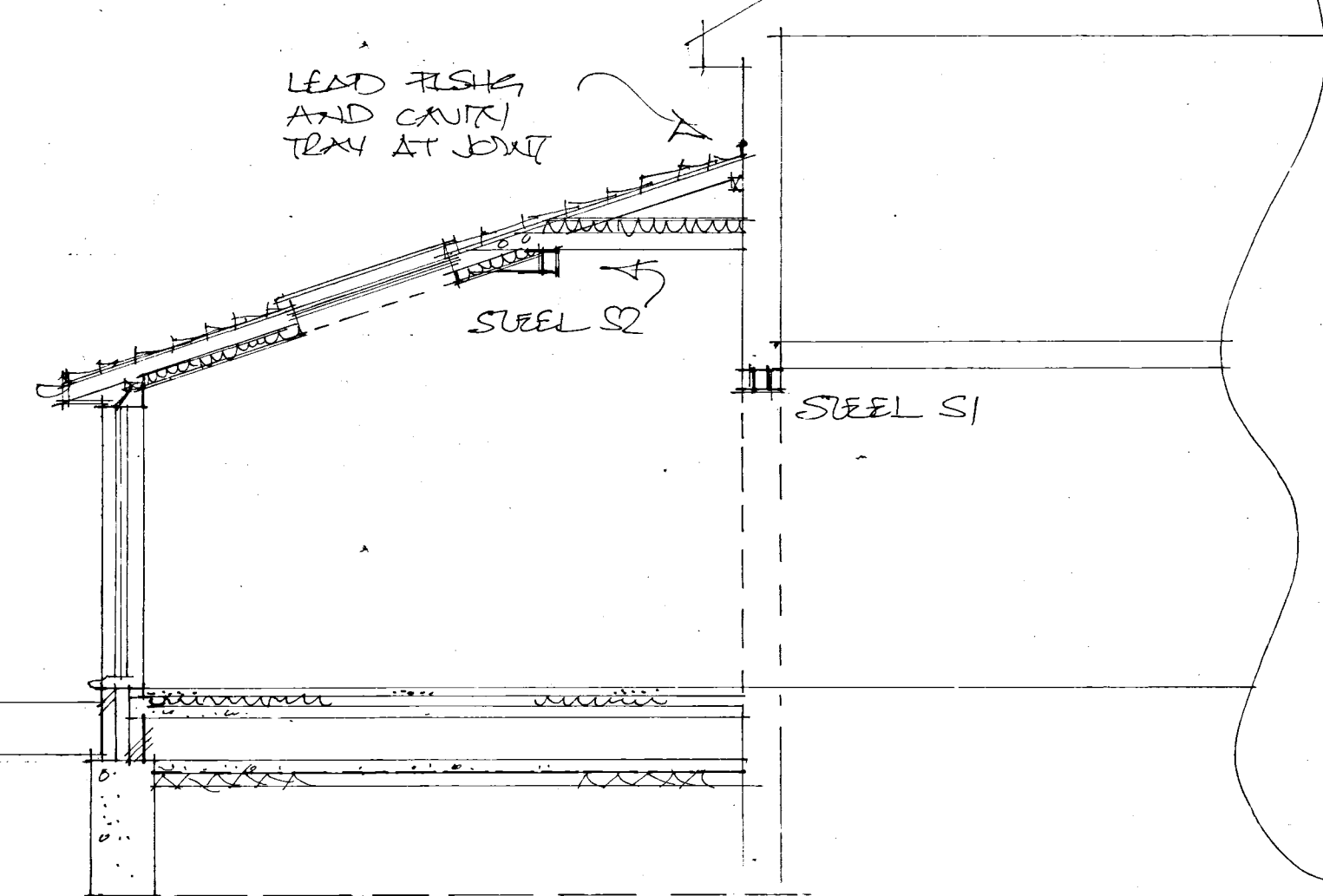
existing side



proposed sides

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

ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCRGROACH OVER OR UNDER EXISTING ADJACENT BUILDING.



section a-a

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	Oct 18	checks amended
	Date	Revision

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Client
MR AND MRS K. SMITH

Job Title
29A, KINGS ROAD
COMPLEX
WATERLOOVILLE

Drawing Title
PROPOSED REAR
EXTENSION.
ALTERATIONS TO SIDE
BRCH TO FORM
NEW VIC.

Scale 1:50 + 1:100

Date SEP. 2018 Drawn by CMC

Org. No.
2190:18

Rev.
A1