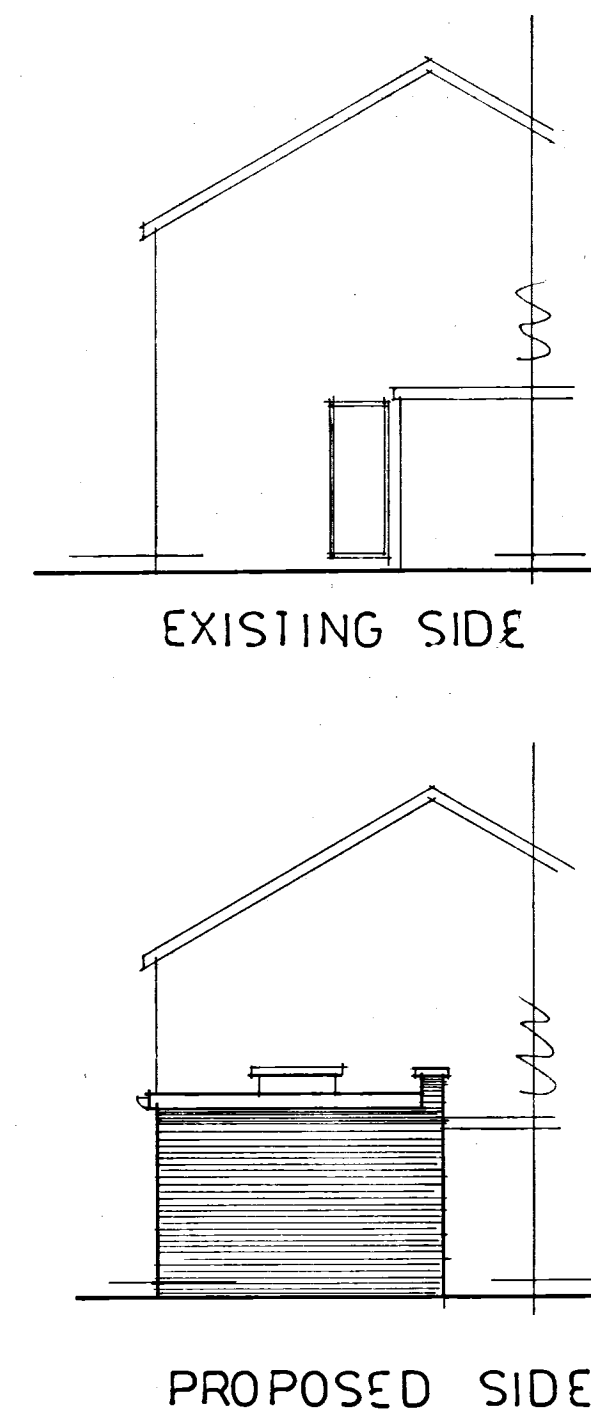
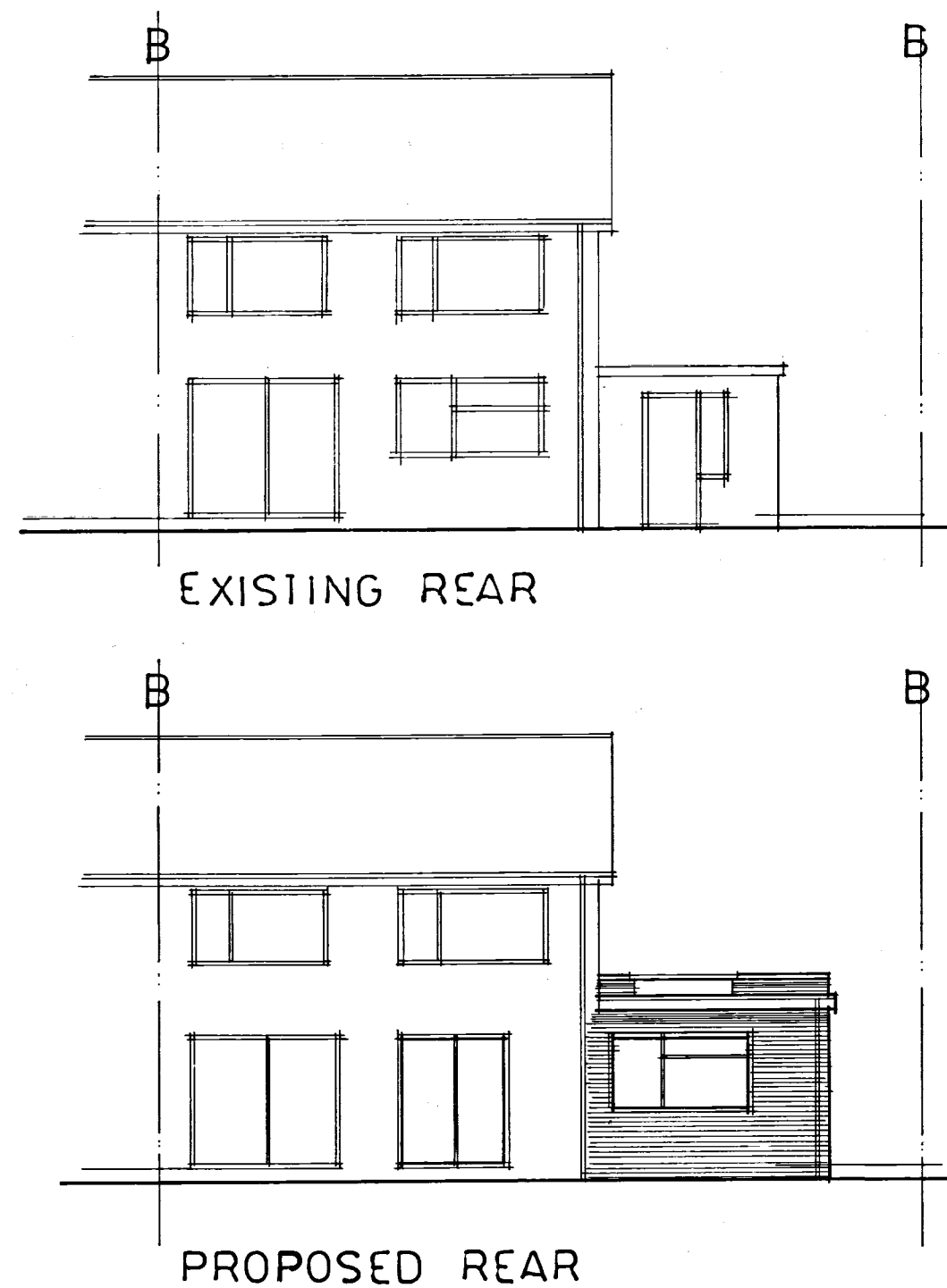
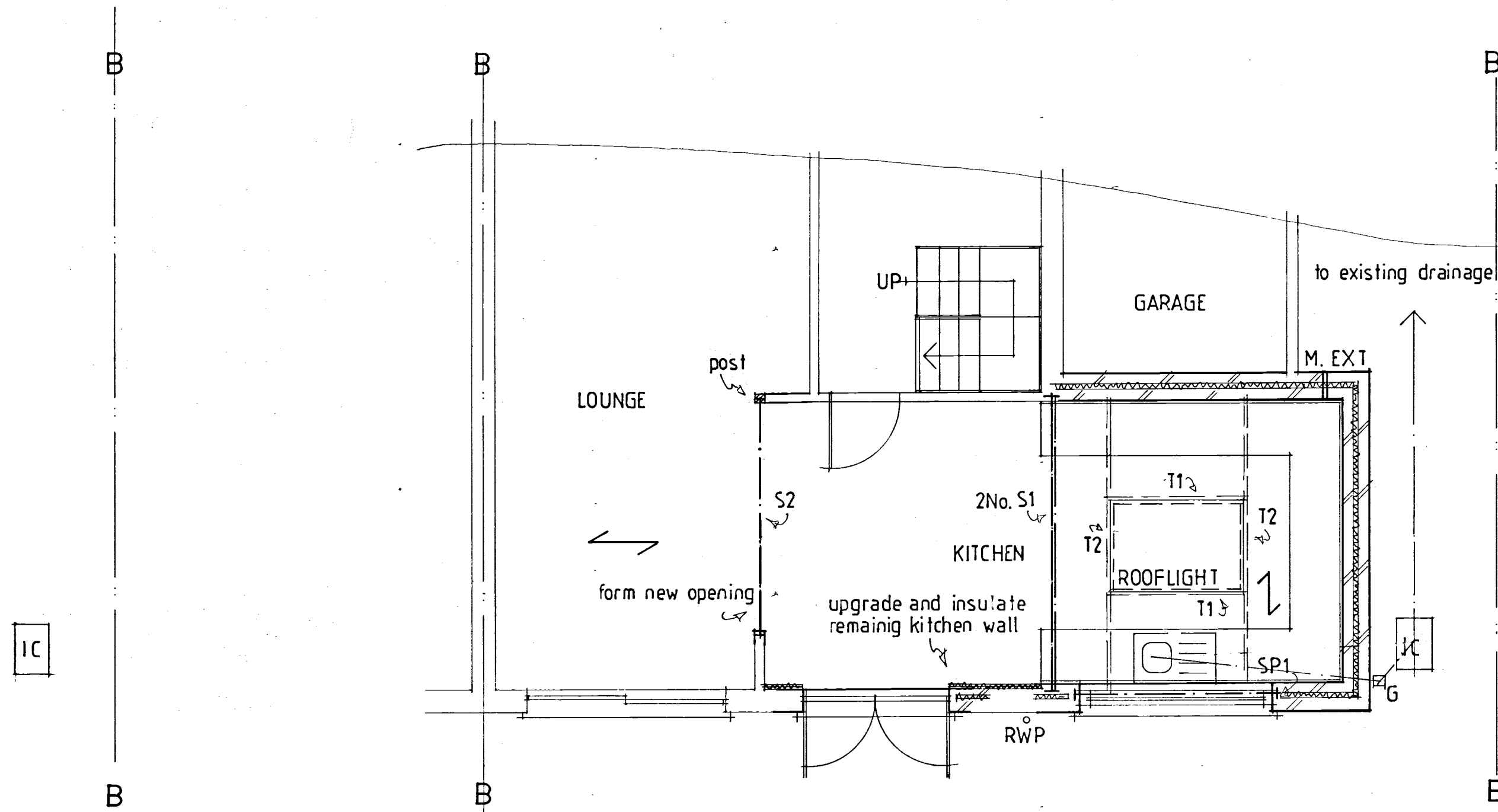
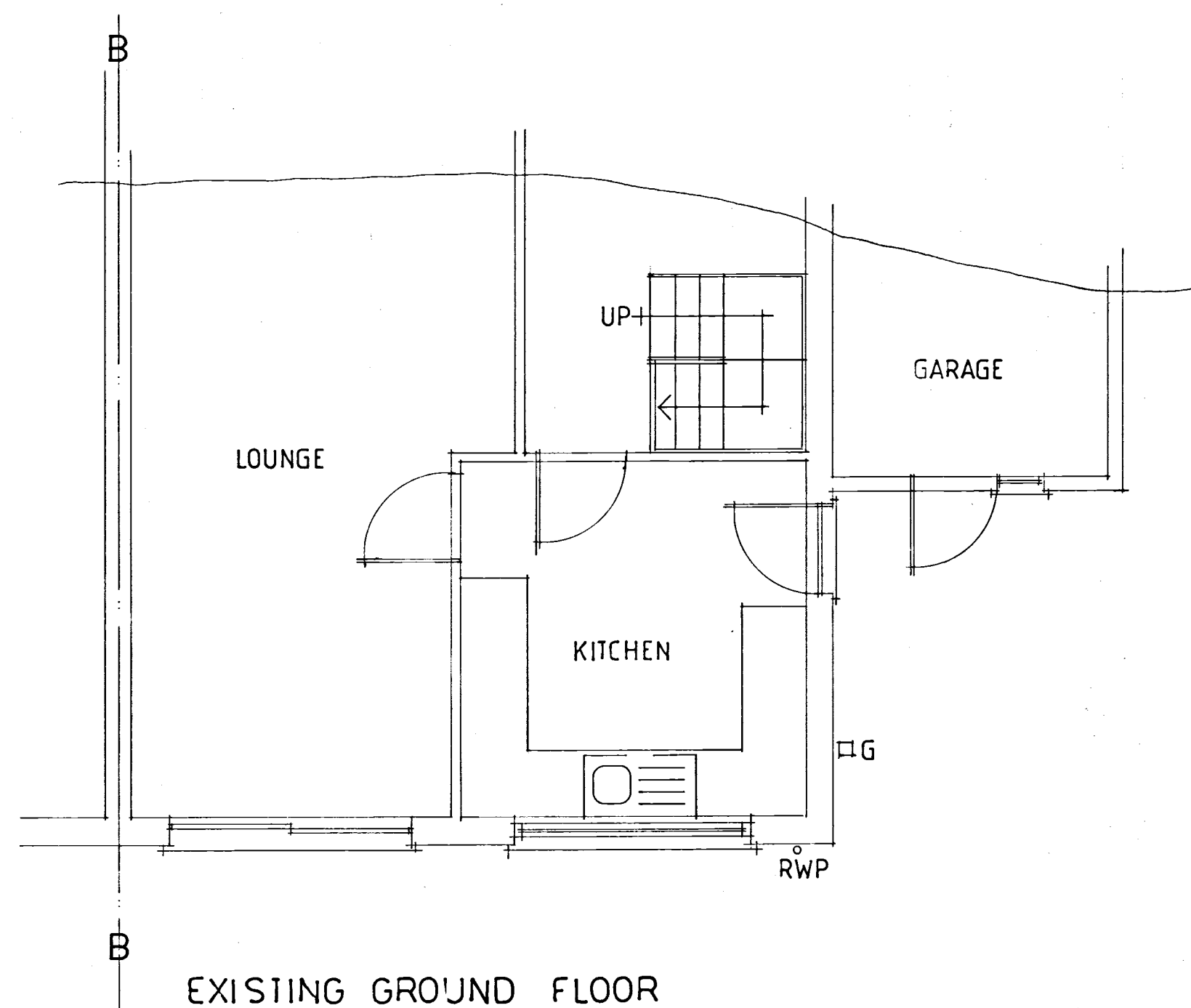




Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8m² trickle vents per room. The maximum area of the double-glazed window not to exceed 20% of total floor area.

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.

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

Steelwork: Minimum bearing 100mm on concrete padstones, prestressed concrete lintels 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 of adjacent drain run.

Floor: 50mm screed on 100mm concrete slab on 'Celotex GA4070' insulation battens on 1,200G damp proof membrane continuous with new and existing damp proof course, on min' 100mm well-consolidated hardcore with 50mm sand blinding. Fit 100mm diam PVC ducts under slab terminating in 225mm x 75mm airbricks to vent existing timber subfloors when required.

External walls: 112mm facing bricks to match existing as closely as possible, 100mm 'Rockwool' battens filled a cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated). Inner skin with render and set finish (overall cavity 90mm). Insulated 'Catnic' lintels 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 centres horizontally and 450mm centres 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.

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 firings 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.

Drainage: All drainage to 'BS EN752' plus approved doc H 100mm diam. PVC drain ware minimum fall 1:40 in 150mm concrete surround new or existing inspection chamber on the existing run. Bridge with concrete lintels 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 the commencement of works.

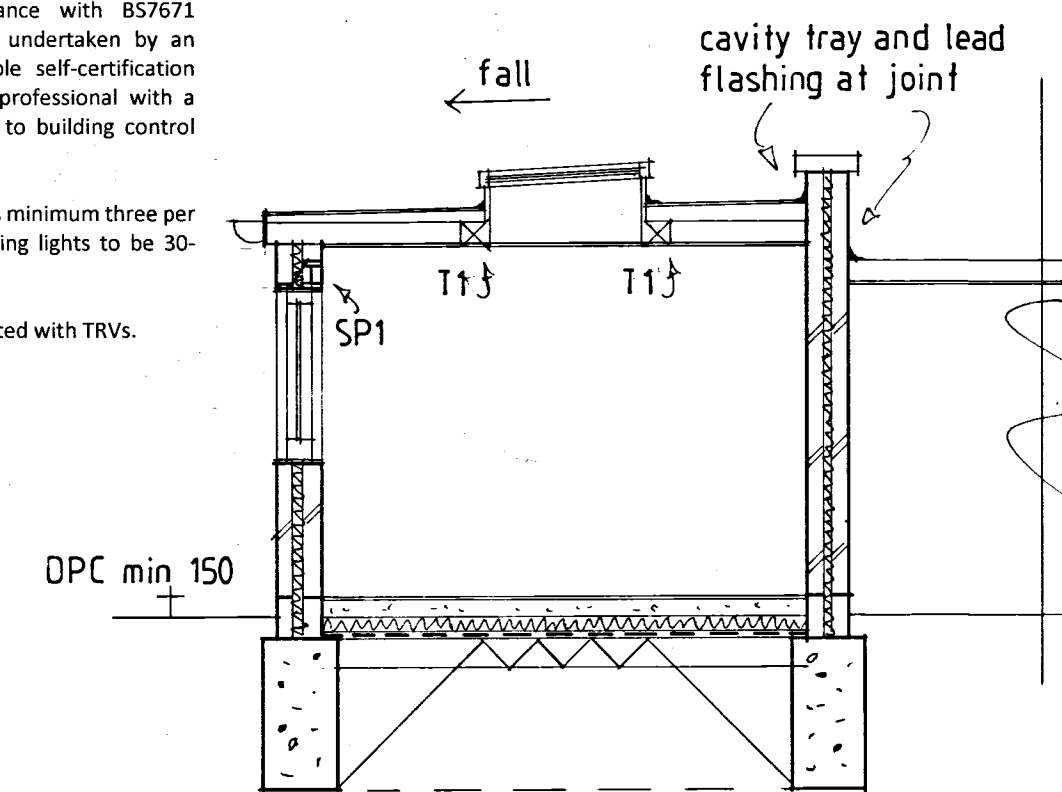
Plumbing: All to 'BS EN 2056' plus approved doc H 38mm diam'. Wastes from the sink, bath and shower, 32mm diam'. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam PVC syp terminating min 900mm above nearest window head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

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.



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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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Client

MISS PERRIN

Job Title

67 SALIMARSH LN.
HAYLING ISLAND

Drawing Title

REAR EXTENSION

Scale 1:50, 1:100 AT A1

Date AUG 18 Drawn by CM

Drg. No. 2173.18 Rev.