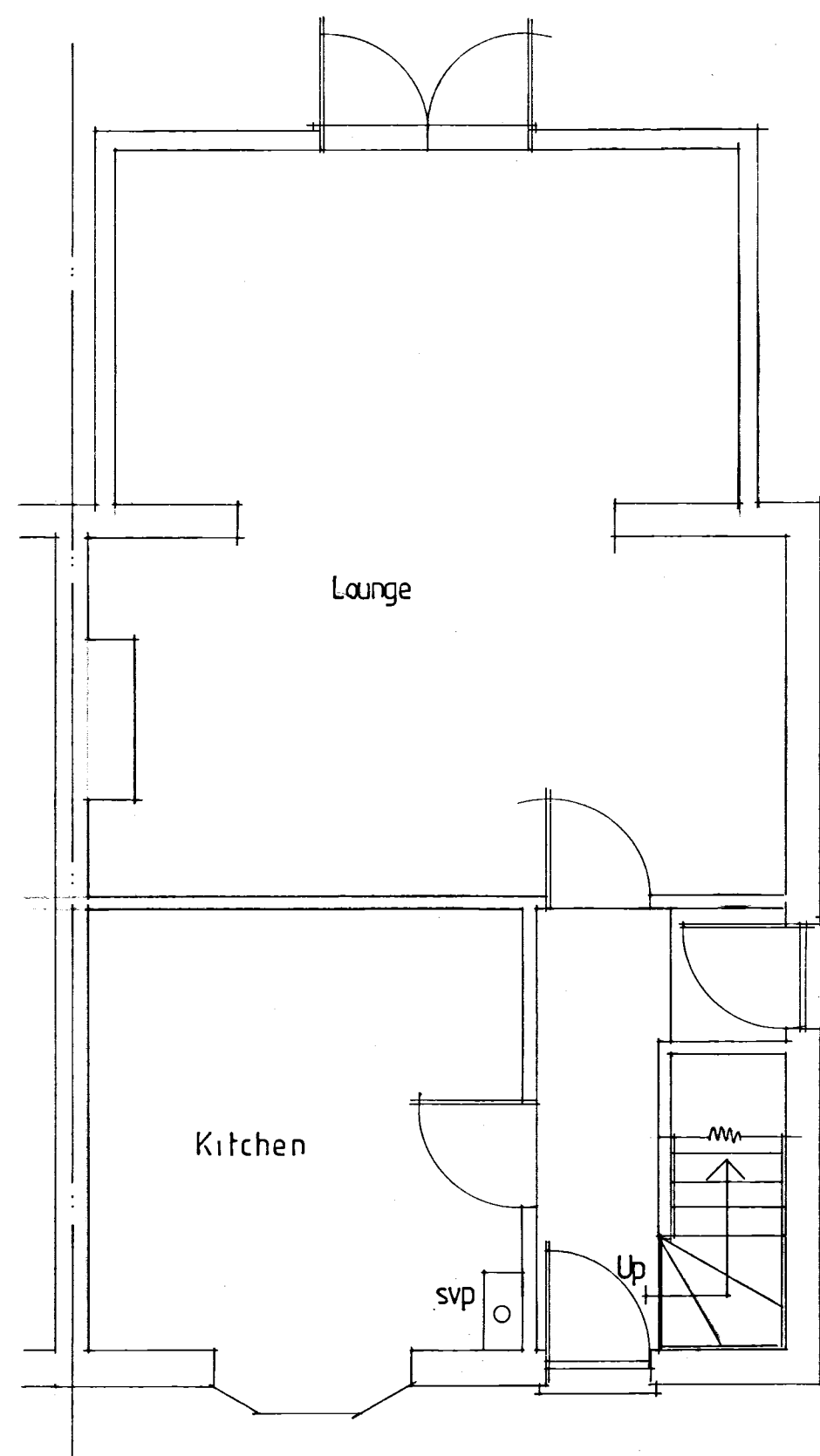
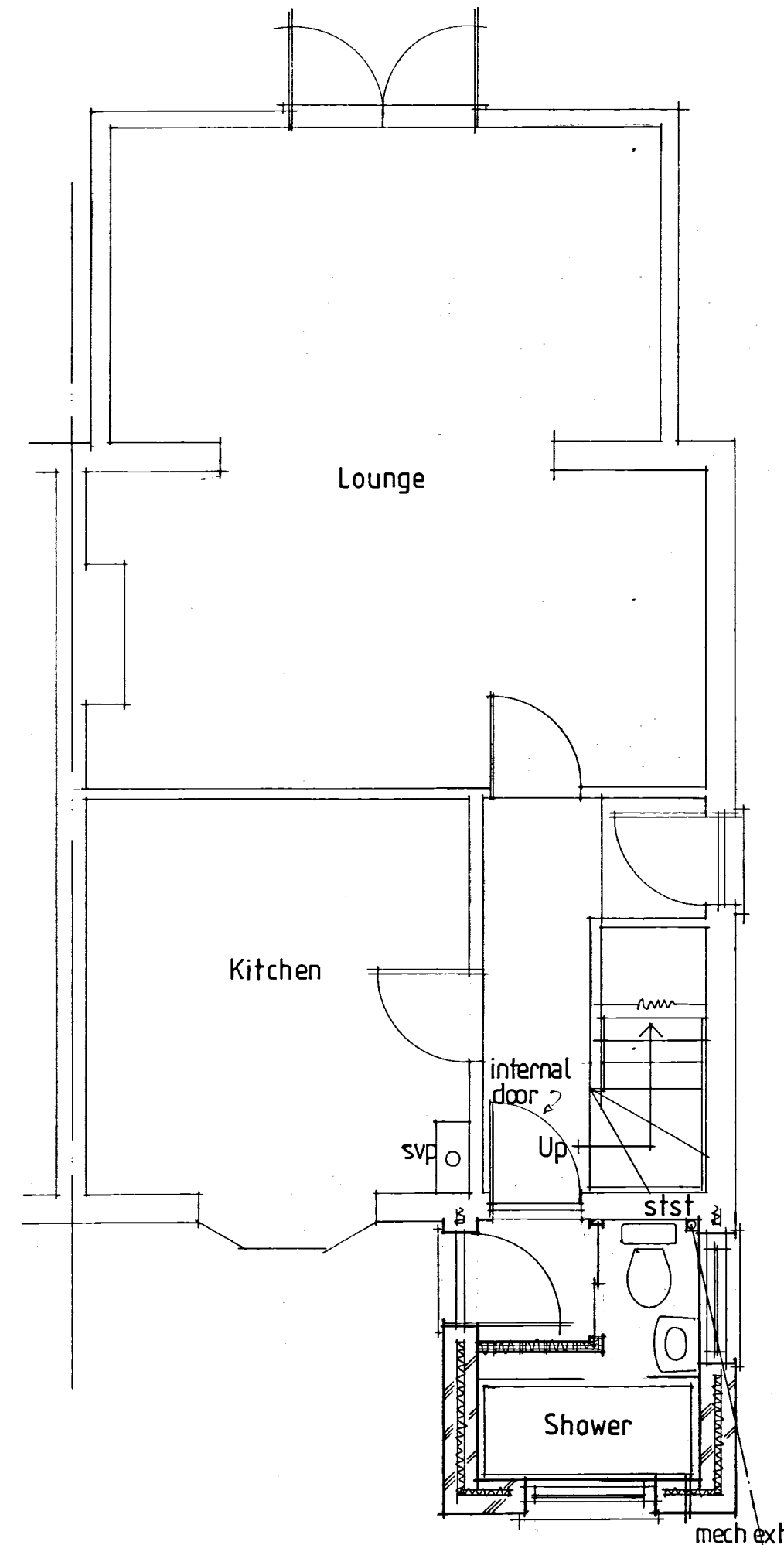
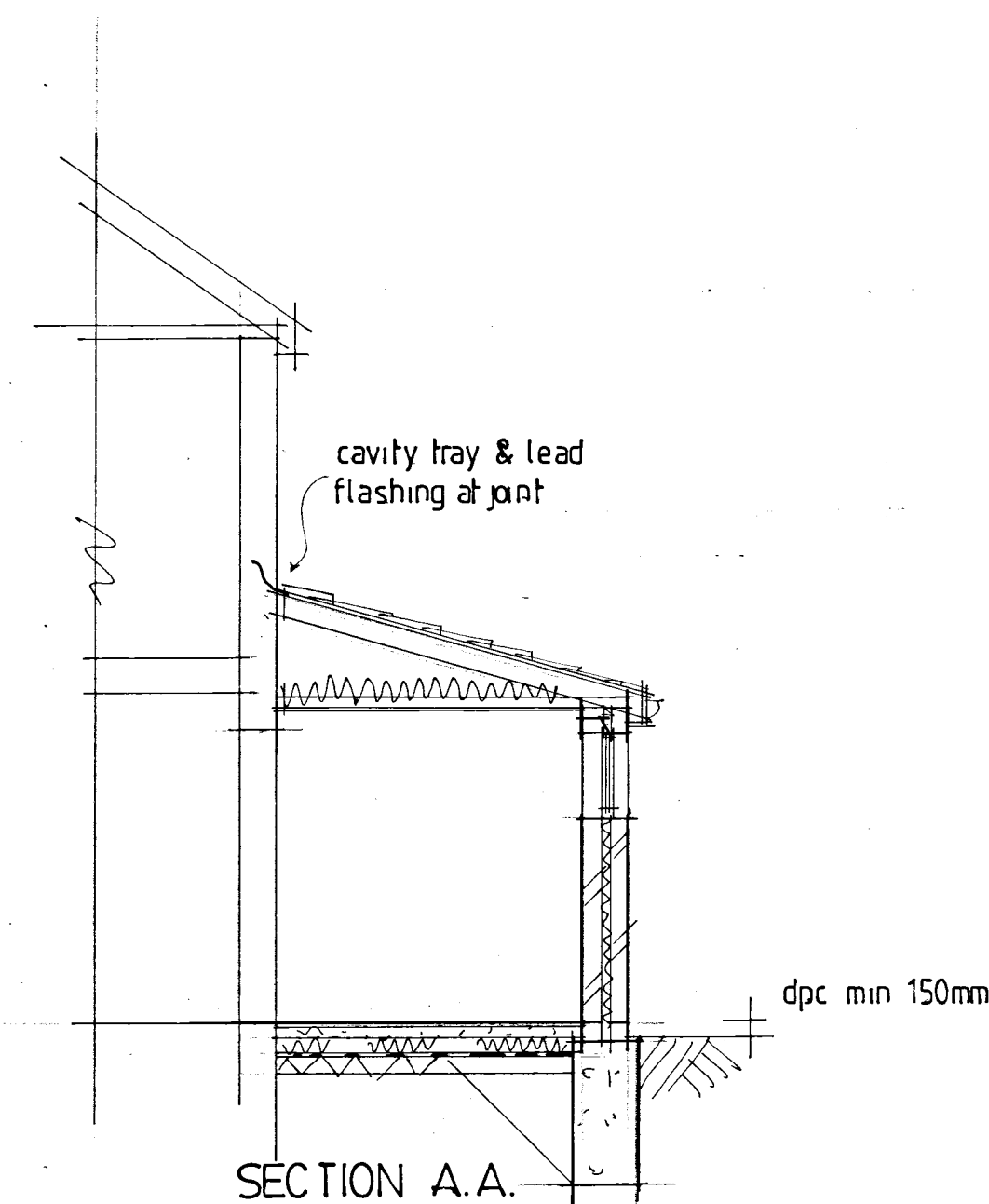




EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



SECTION A.A.

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 800sqmm. 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/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.

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

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

Ceilings: 12.5mm foil back plasterboard on 50mm x 125mm 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. Fit baffle boards at eaves to maintain clear air flow.

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

Floor: 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1200G 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: 112mm facing bricks to match existing as closely as possible, 100mm 'rockwool' batt filled 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 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. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Main roof: Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewolds' on battens on felt on 50mm x 150mm rafters at 400mm centres. Strap down with 1.00m x 32mm galvanised, ms. straps at max 1.20m centres around perimeter.

Fix roof joists at top and bottom plates with truss clips

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.

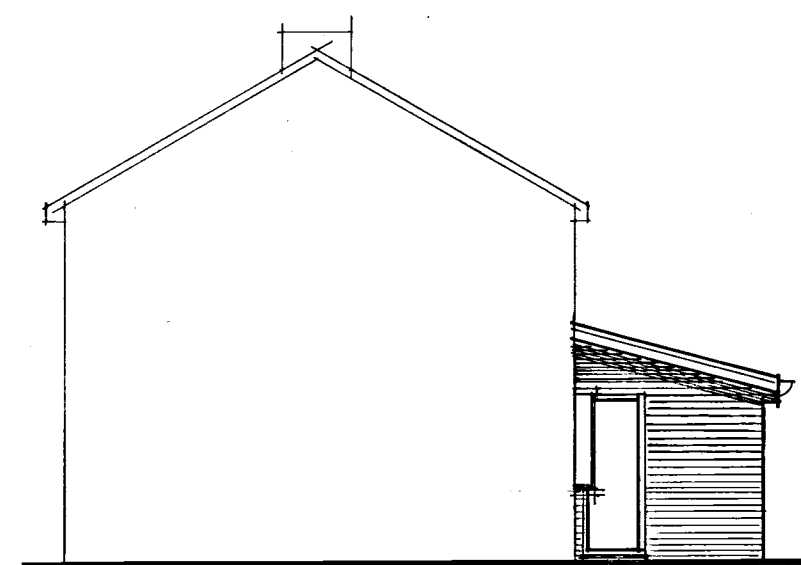
Run to 100mm diam stub stack terminating above appliance flood level with dargo autovent.

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

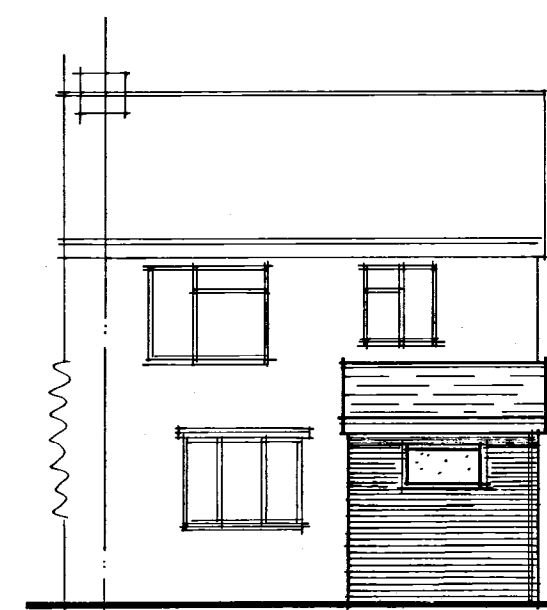
All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

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

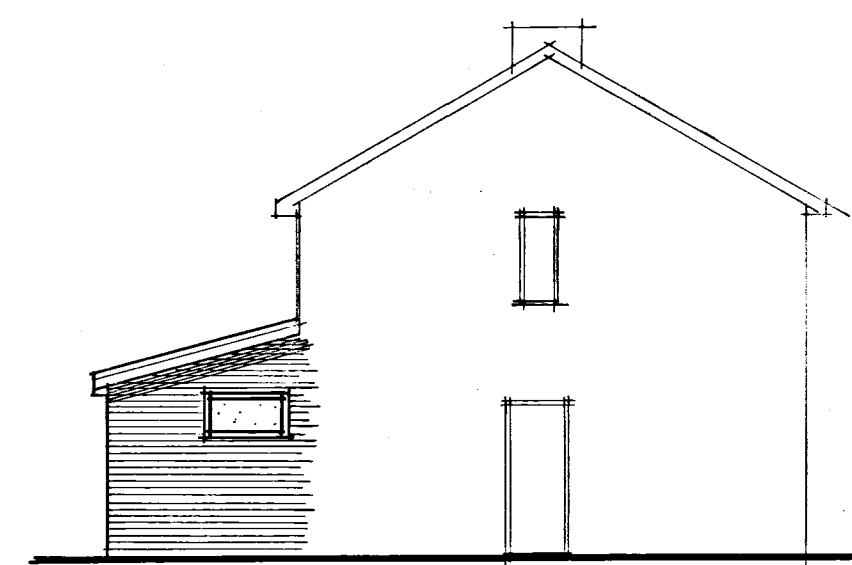
All new radiators to be fitted with TRVs



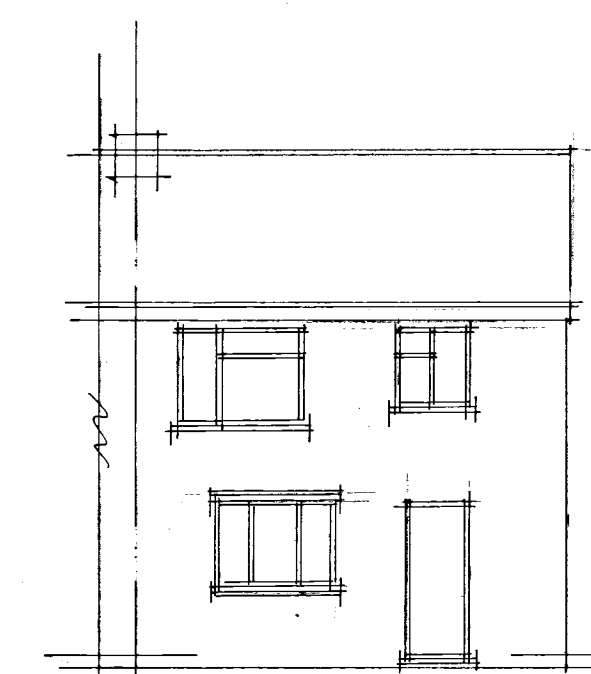
PROPOSED SIDE



PROPOSED FRONT



PROPOSED SIDE



EXISTING FRONT

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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
MR MARTIN PINHORNE

Job Title
**35 FOXCOTT GROVE
HAVANT**

Drawing Title
FRONT PORCH

Scale **1:50, 1:100 AT A1**

Date **MAY 18** Drawn by **CM**

Drg. No. **2096.18** Rev.