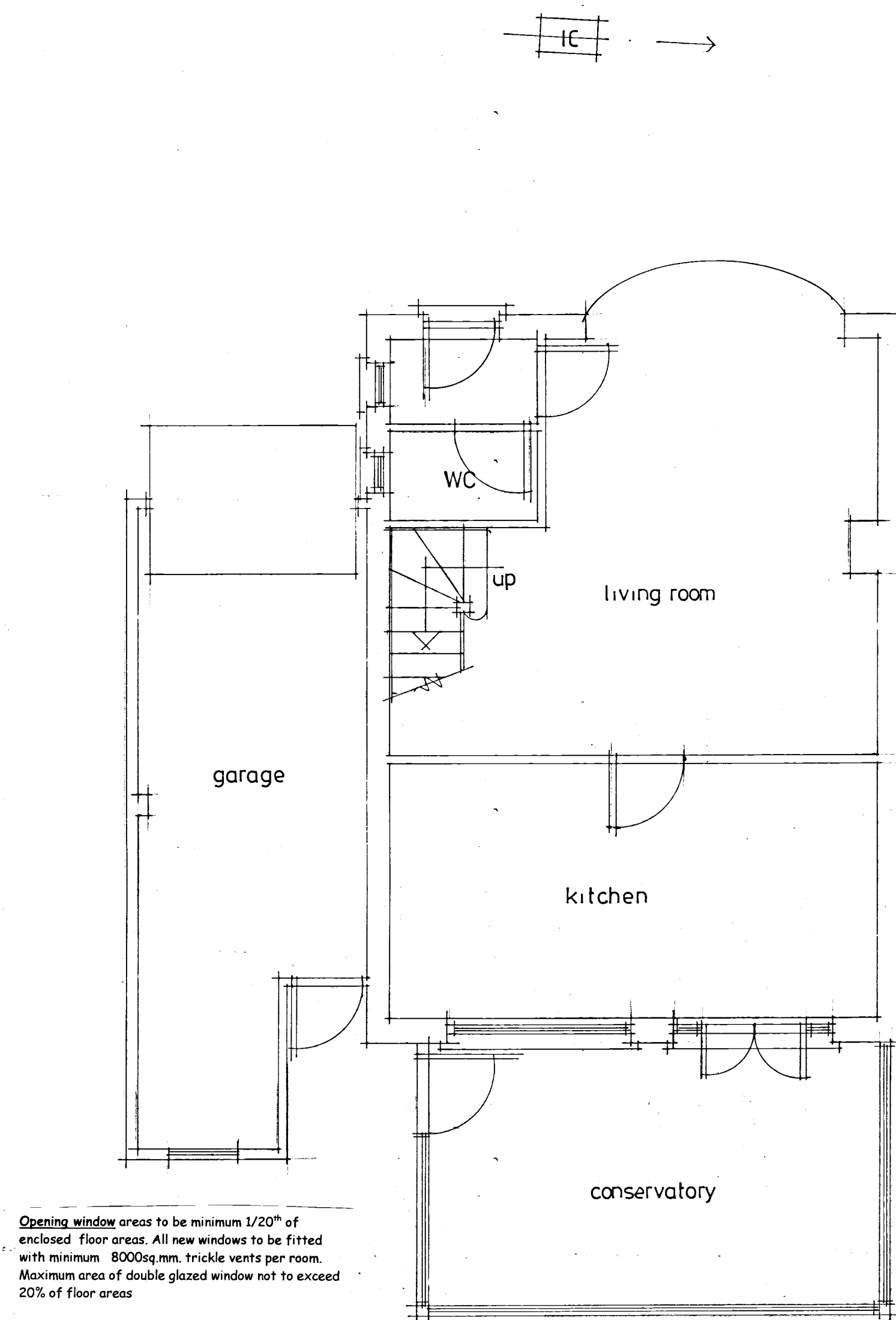




existing ground floor

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.

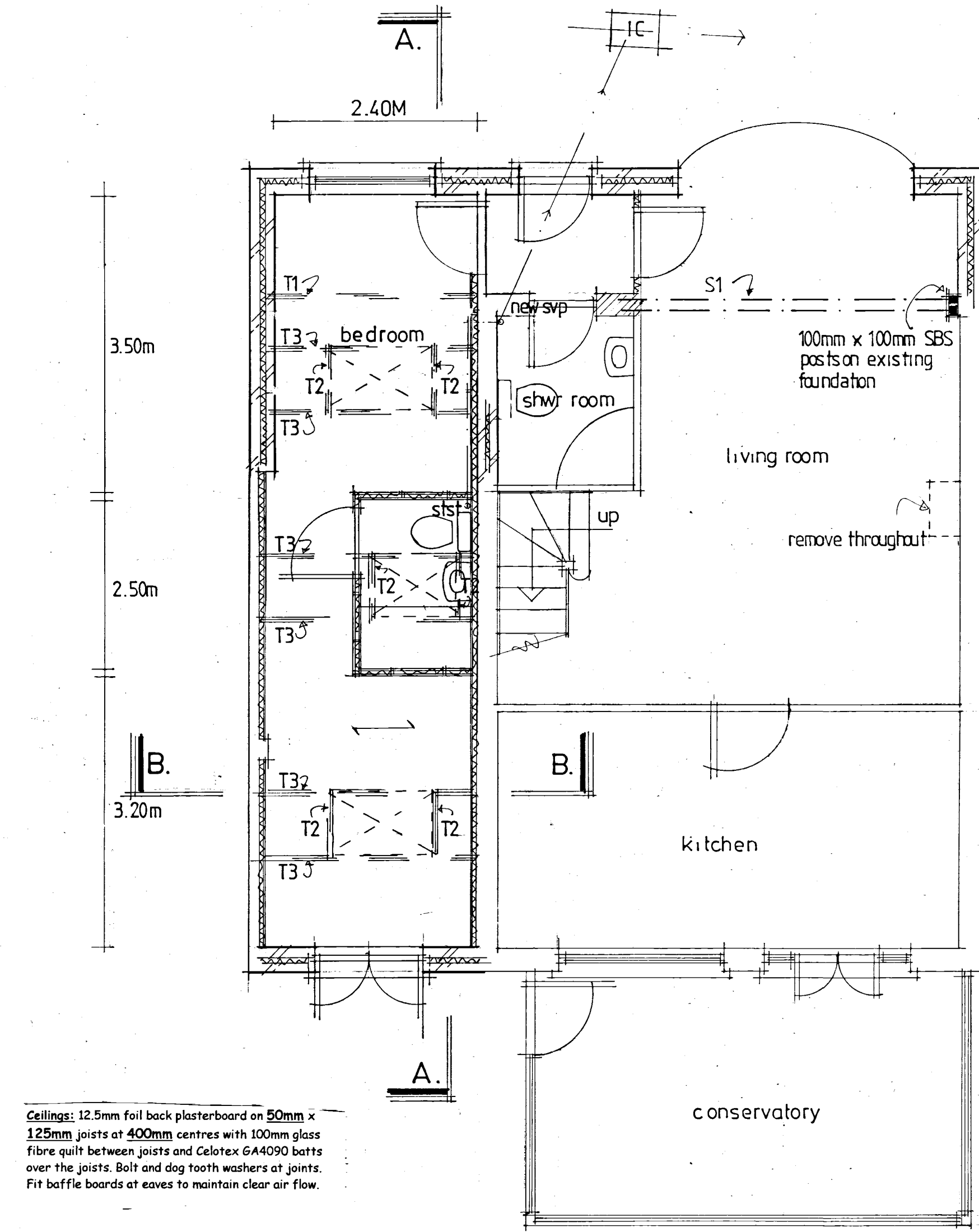
New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e. alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Duct mechanical extract from internal wc/bathroom rated to give min 3ach with up to 15minute overrun. Wired to light switch. Min 12mm air gap under door.

Steelwork: see structural calc 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.

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

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' on similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.



proposed ground floor

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.

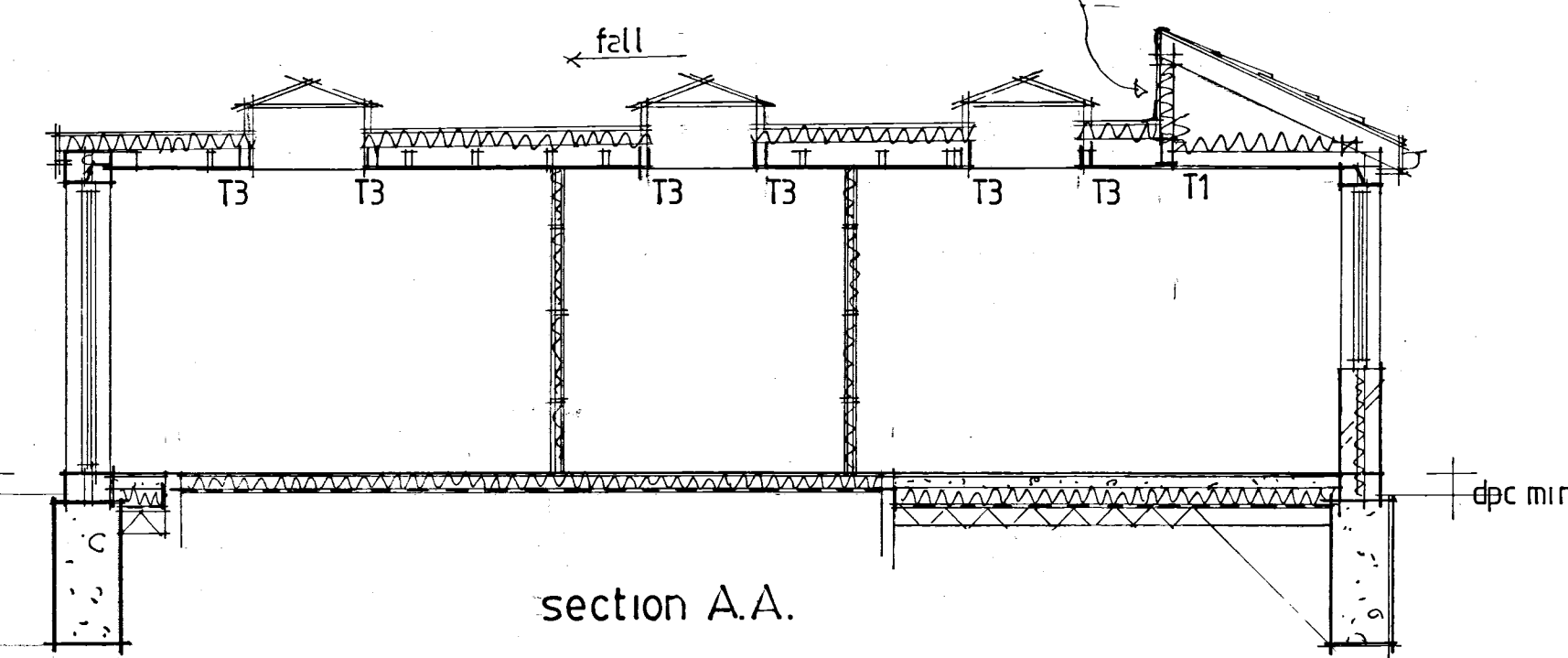
Flat roof: 13mm spar chippings on 3 layer high performance torch on felt to BS747 cpl44 part 3 1977 on Celotex XR4120 insulated roof decking on firings on 50mm x 125mm roof joists at 400mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres. Ensure that wall insulation is taken up to meet underside of Celotex to ensure warm roof construction.

Main roof: concrete tiles on battens on breathable felt on 50mm x 125mm rafters at 400mm centres. Strap down with 100mm x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

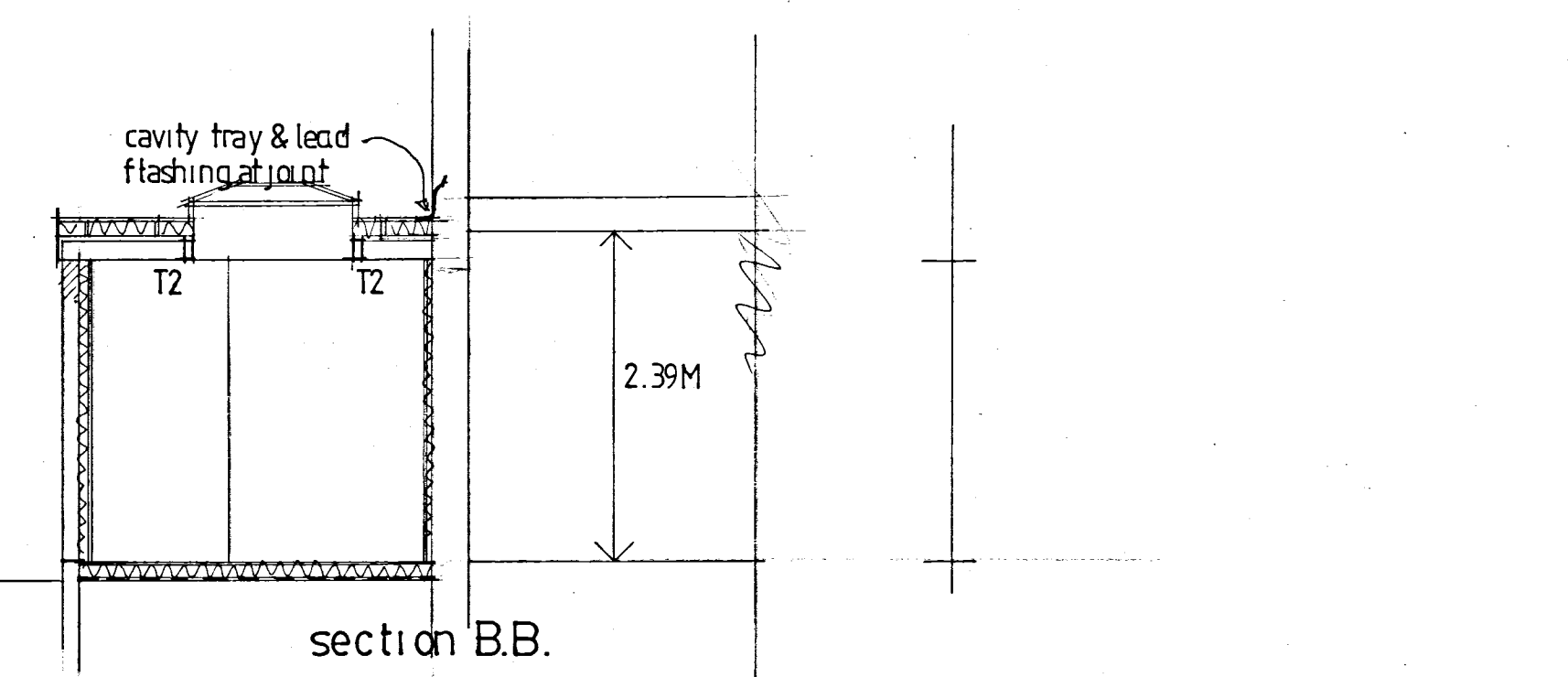
Roof insulation: roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles as shown.

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.

tile hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs.



section A.A.



section B.B.

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.

New 100mm diam. PVC soil and vent pipe to terminate min. 900mm above window heads and with rodding access at 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 (EEI: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
Fabrication details to be provided if required by building control.

Dry lining to consist of 12.5mm foilback plasterboard and set on 65mm celotex PL4000 (joints taped as VCL) board on timber battens on roofing felt and 3 layers of synthaprap to exposed brickwork

Raise level of floor to match house 21mm T&G fg chipboard on min 90mm celotex tuff R on screed on 1200g BPM continuous with new and existing DPCs on existing concrete slab.

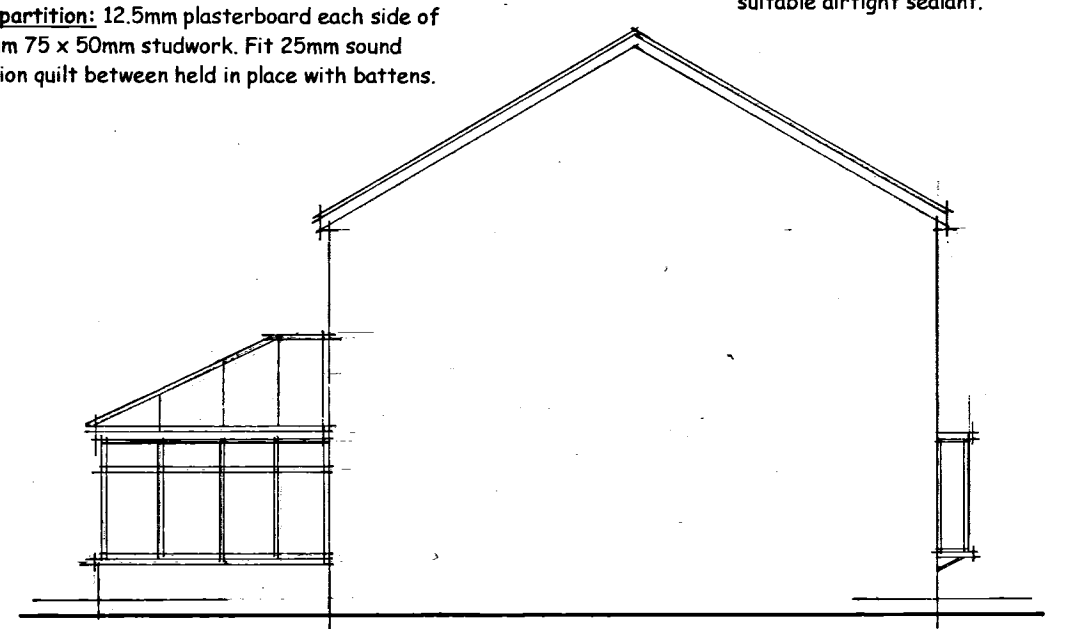
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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

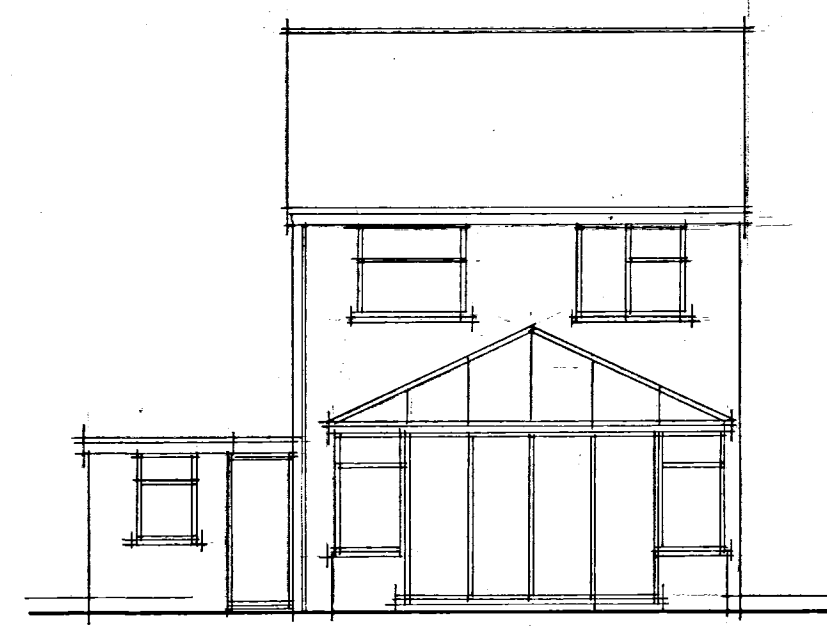
THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

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.

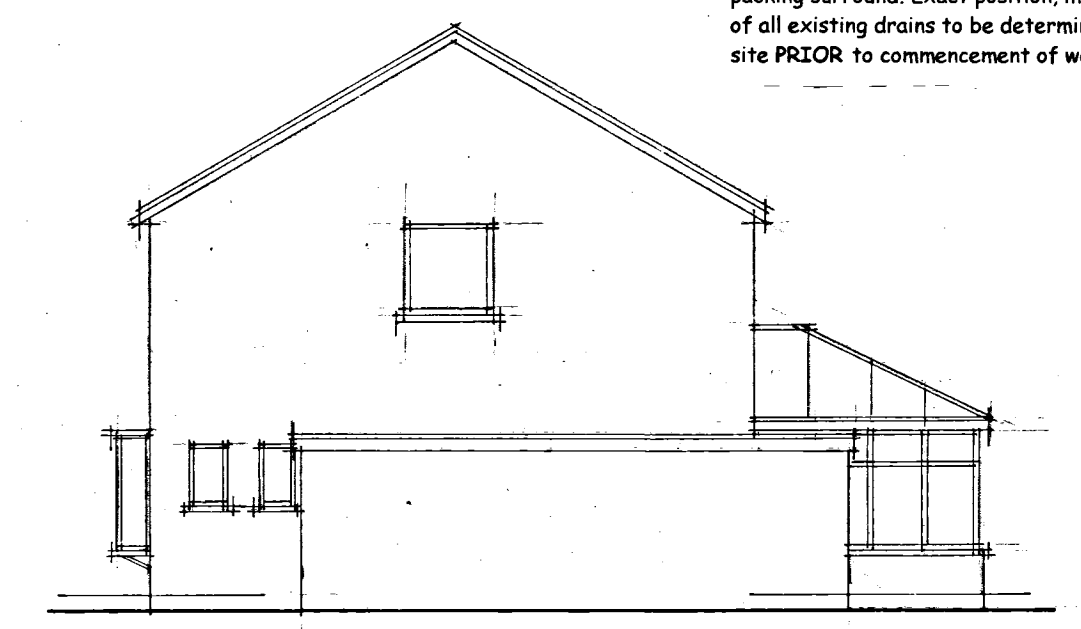
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



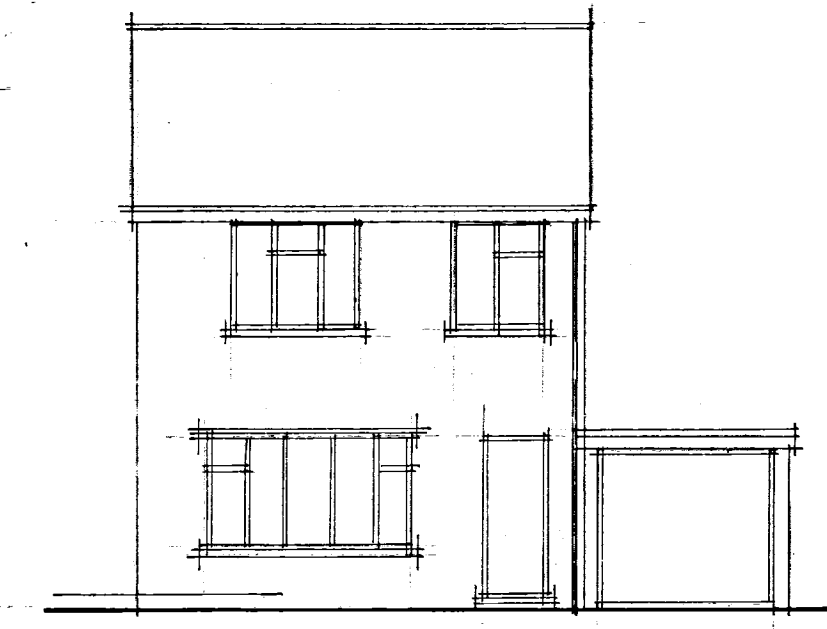
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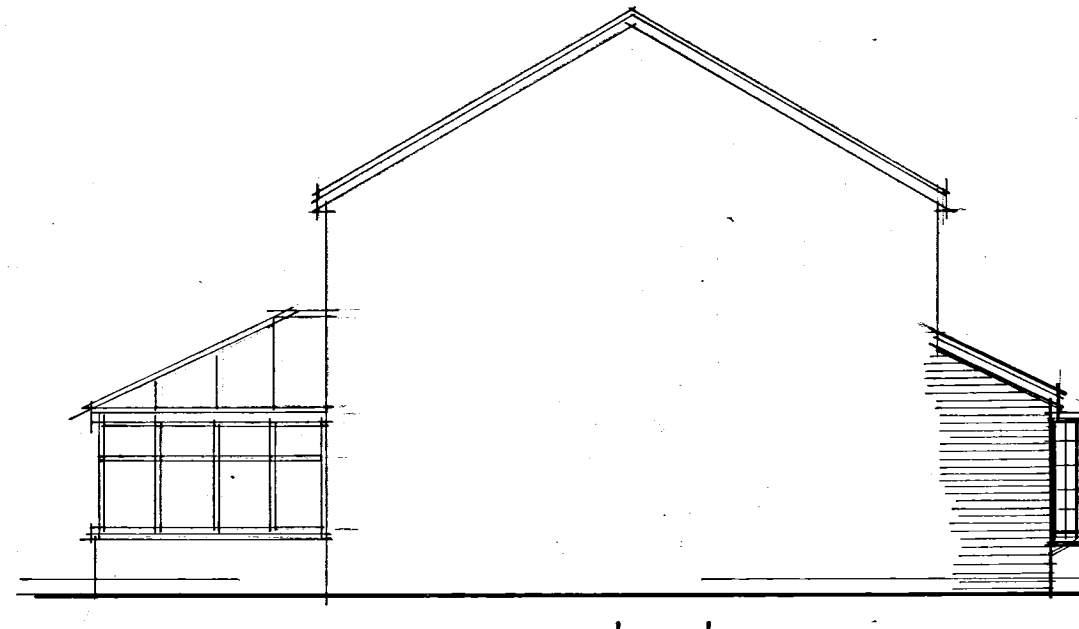
existing rear



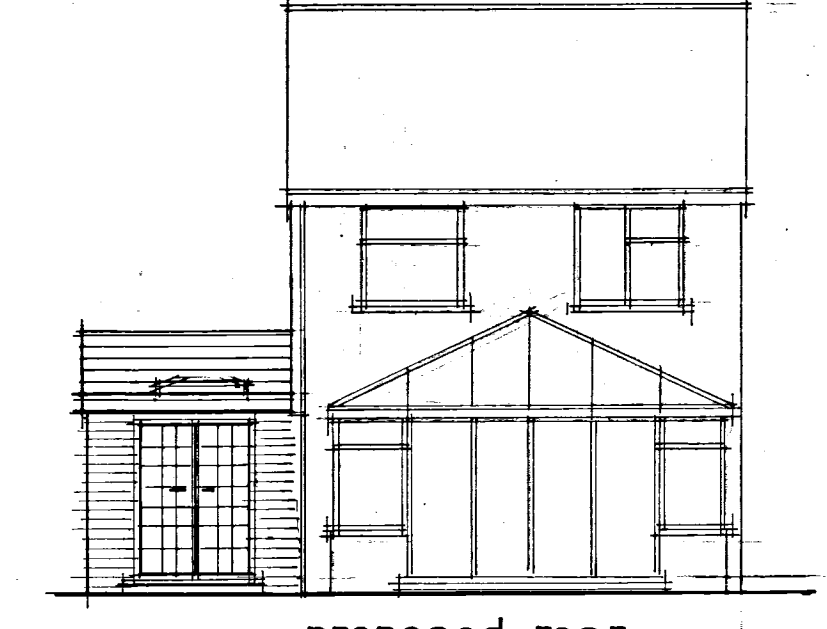
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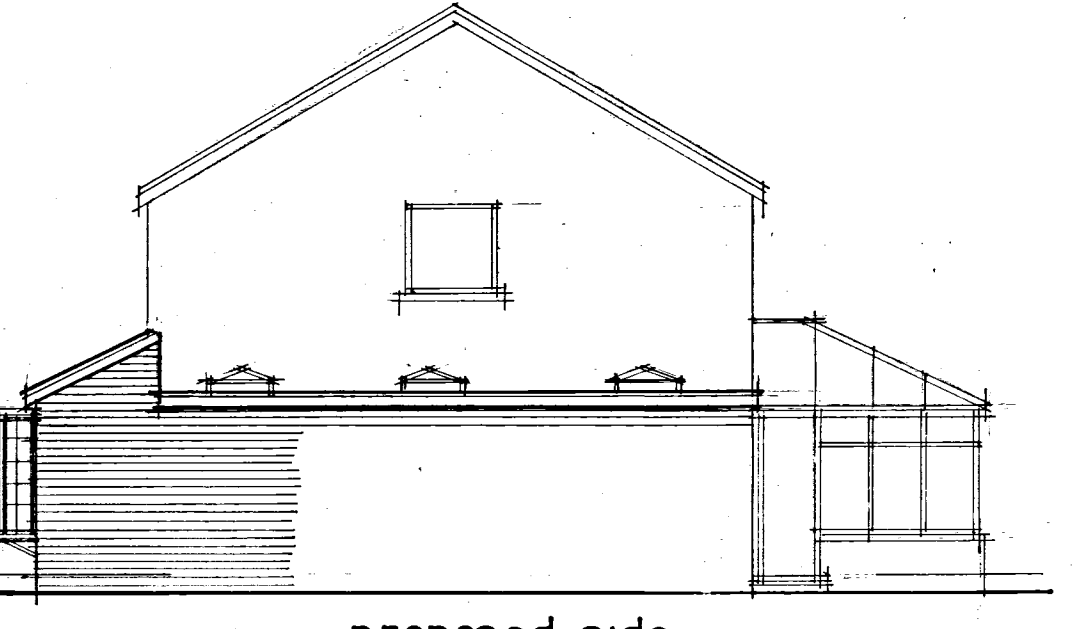
existing front



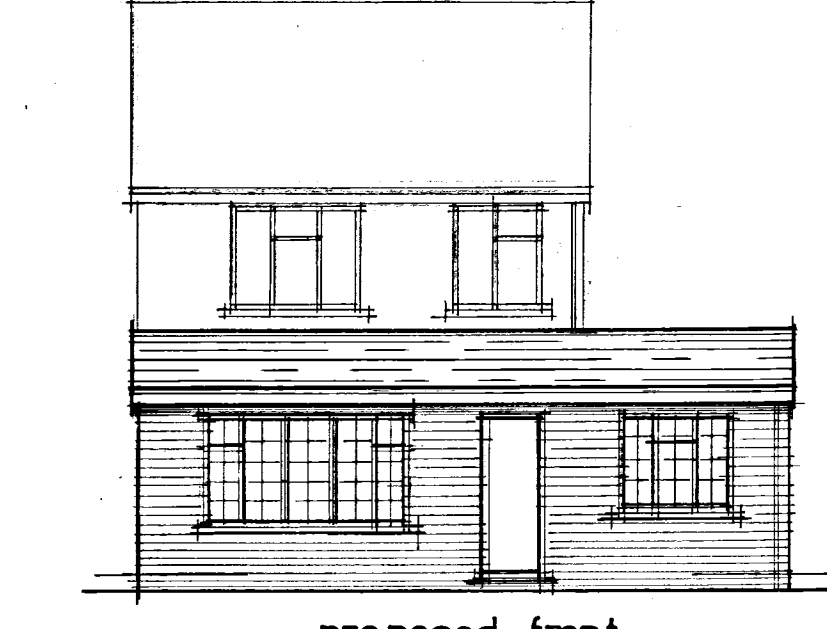
proposed side



proposed rear



proposed side



proposed front

C DEC 2017 DIMENSIONS	
D NOV 2017 CLIENT AMENDMENTS	
A NOV 2017 CLIENT AMENDMENTS	
Date	Revision
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Client	
MR & MRS MADISON	
Job Title	
47 ISLAND CLOSE HAYLING ISLAND	
Drawing Title	
FRONT EXTENSION & GARAGE CONVERSION	
Scale 1:100 1:50 AT A1	
Date NOV 2017	Drawn by RN
Drg. No. 1230-17	Rev. A