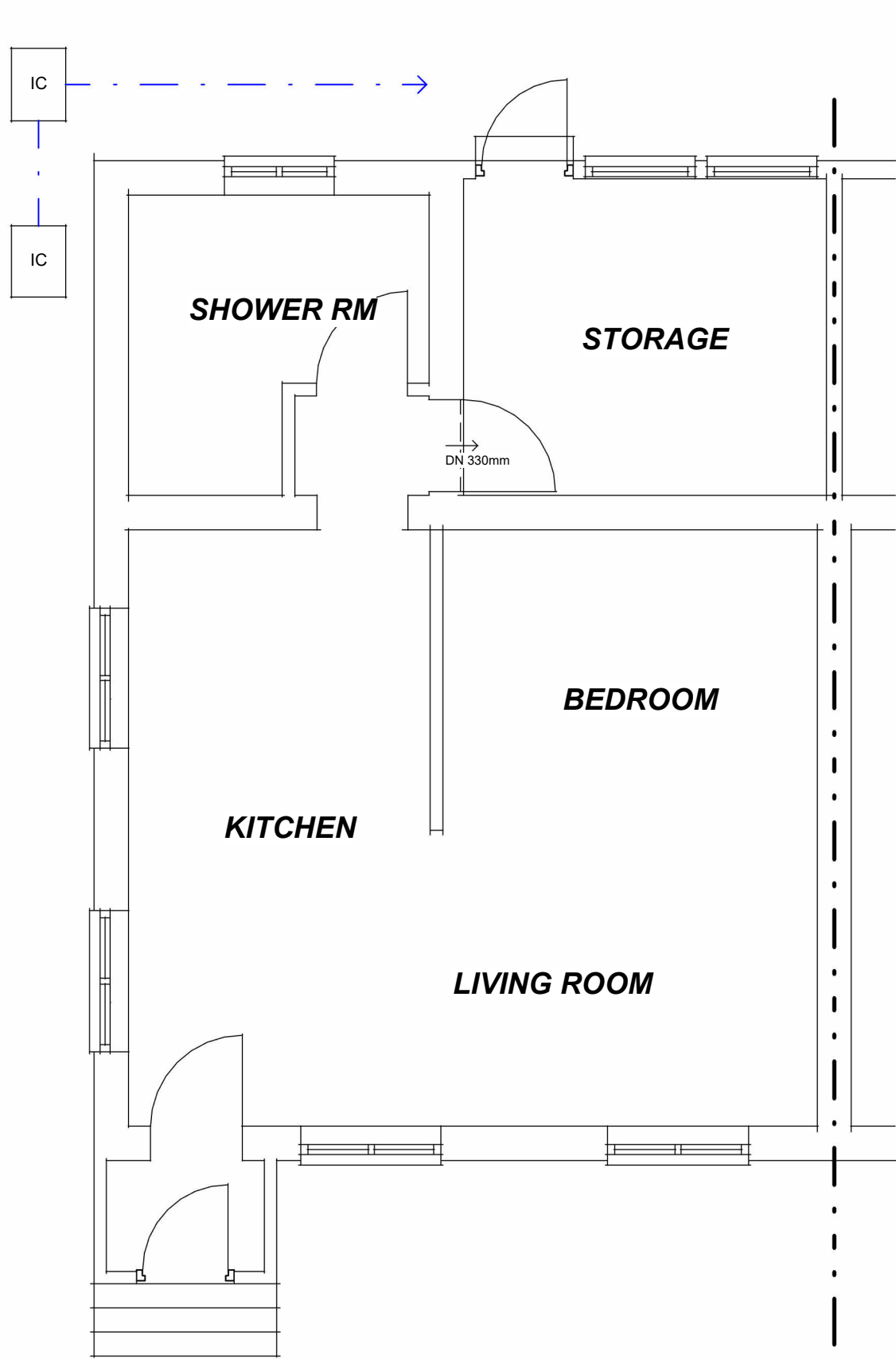
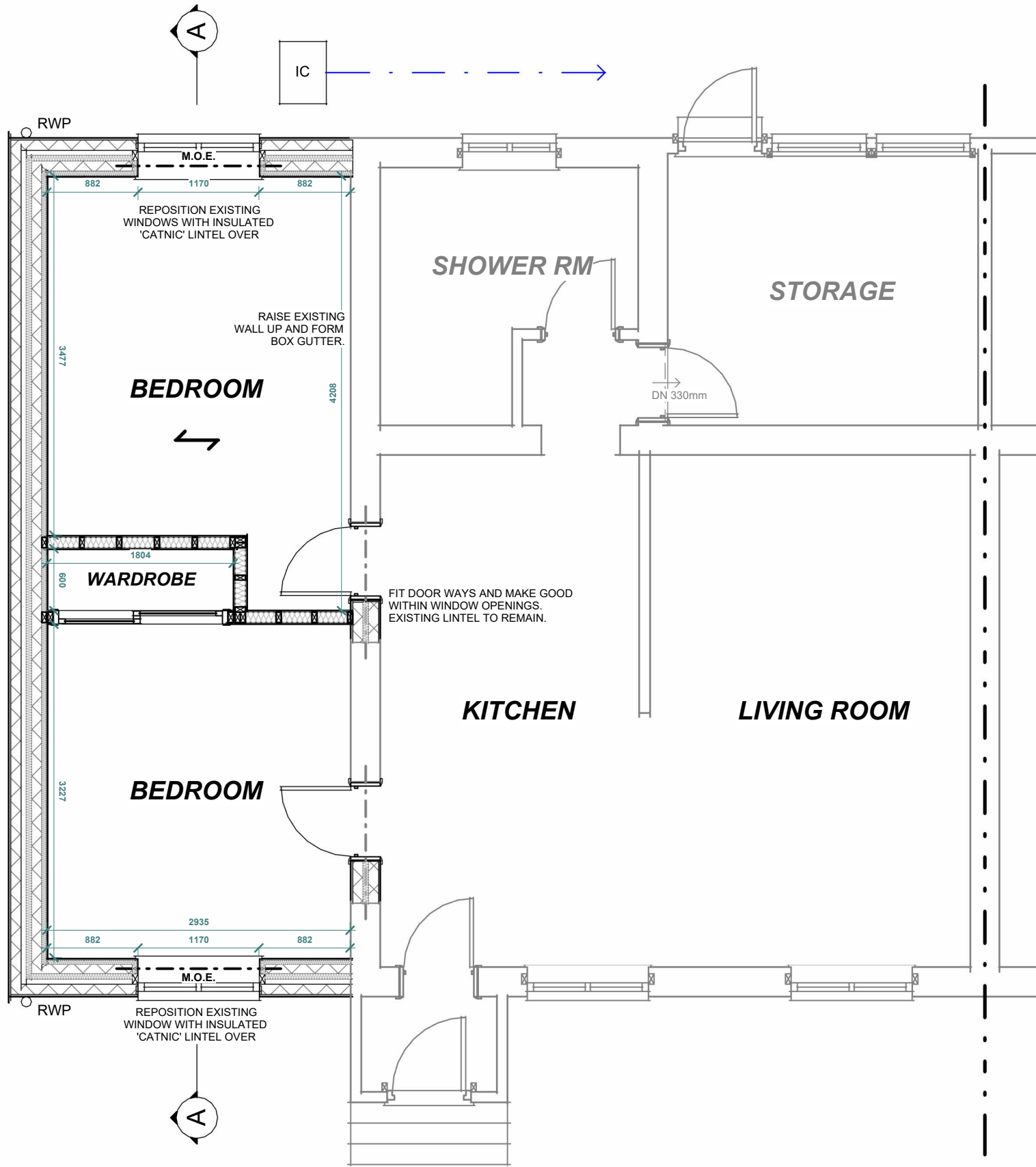




Existing Ground Floor
1 : 50



Proposed Ground Floor
1 : 50

TRENCH FOUNDATION - Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206 and BS 8500-2. All foundations to be min. 1.0m below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be 450mm x 225mm and min. 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

TIMBER SUSPENDED FLOOR - Remove topsoil and vegetation, apply weed killer and 150mm min. thick sand blinded hardcore, then either provide concrete ground cover of at least 100mm thick or prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200-gauge polyethylene, laid on a bed of fine blinding material. Floor construction - min. 20mm tongue and groove softwood boards or moisture resistant particlechipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 80mm x 150mm C24 joists at max. 400mm cts. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm cts. If required, floor joists also to be supported on 100mm x 50mm treated wall plates and DPC fixed to masonry honeycombed sleeper walls built on thickened oversite concrete. Joists to be infilled with 130mm 'Celotex XFR4000' insulation between joists fixed with Celotex clips. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover. Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1.5m² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under-floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier. **TO ACHIEVE A U-VALUE OF 0.18W/m²K.**

CAVITY RENDER WALL - 20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm lightweight block, 0.15 W/m²K e.g. 'Celcon solar', 'Toplite Standard'. Ensure a 50mm clear residual cavity and provide 50mm 'Celotex CW4000' insulation fixed to internal leaf constructed of 100mm, 0.15 W/m²K lightweight block e.g. 'Celcon solar', 'Thermallite turbo'. Provide additional 40mm PIR insulation over VCL e.g. 'Celotex G4400' internally. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar. All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes. **TO ACHIEVE A U-VALUE OF 0.18W/m²K.**

INNER PARTITIONS - 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at ½ height or 450mm cts. Provide min. 10kg/m² densely acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

PIPES PASSING THROUGH TRENCH FOUNDATIONS - The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a max. length of 600mm. Alternatively, Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F. Local authority may insist on a SAP calculation to prove areas with large amount of glazing. This will involve extra fee if required. **TO ACHIEVE A U-VALUE OF 1.4W/m²K.**

ESCAPE WINDOWS (M.O.E.) - Windows to have an unobstructed openable area that complies with; min. height of 450mm, min. width of 450mm and min. area 0.33m². Bottom of the openable area should be above 800mm but no more than 1100mm above the floor or is provided with suitable guarding and/or safety glass as appropriate. The window should enable the person to reach a place free from danger from fire.

PIPES PASSING THROUGH TRENCH FOUNDATIONS - The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a max. length of 600mm. Alternatively, Pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

RAINWATER GOODS (SOAKAWAY) - Run new 100mm dia. UPVC rainwater guttering and 70mm dia. downpipes to 1.0cu.m. soakaways formed min. 5m from building via BIG and 100mm dia. drain ware.

BOX GUTTER - To be formed where shown. Code 4 lead lining on 18mm ply base min. 200mm wide x 90mm 'Celotex Tuff R' insulation under. Carry lead up roof slopes min. 300mm. Fall to the outlet.

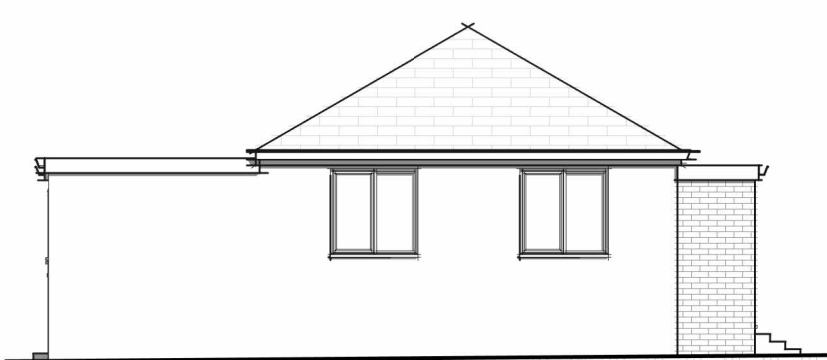
ELECTRICAL WORKS - All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

INTERNAL LIGHTING - Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. Any recessed ceiling lights to be 30-minute fire resisting.

HEATING - Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations. Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have minimum 'SEDBUK' rating of 90%. Run 22mm diameter condensate pipe to foul drain via 75mm trap.



Existing Front (North)
1 : 100



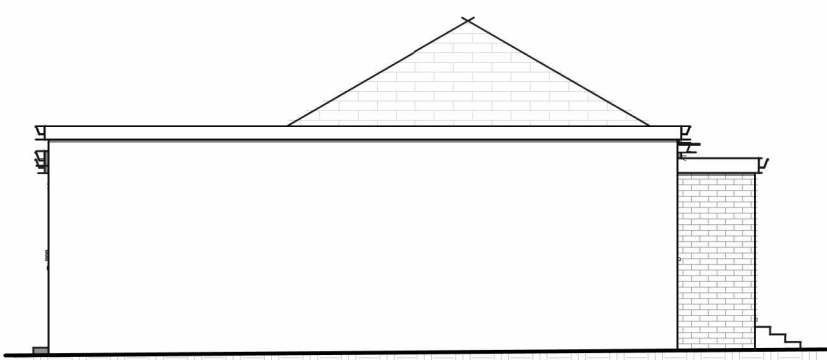
Existing Side (East)
1 : 100



Existing Rear (South)
1 : 100



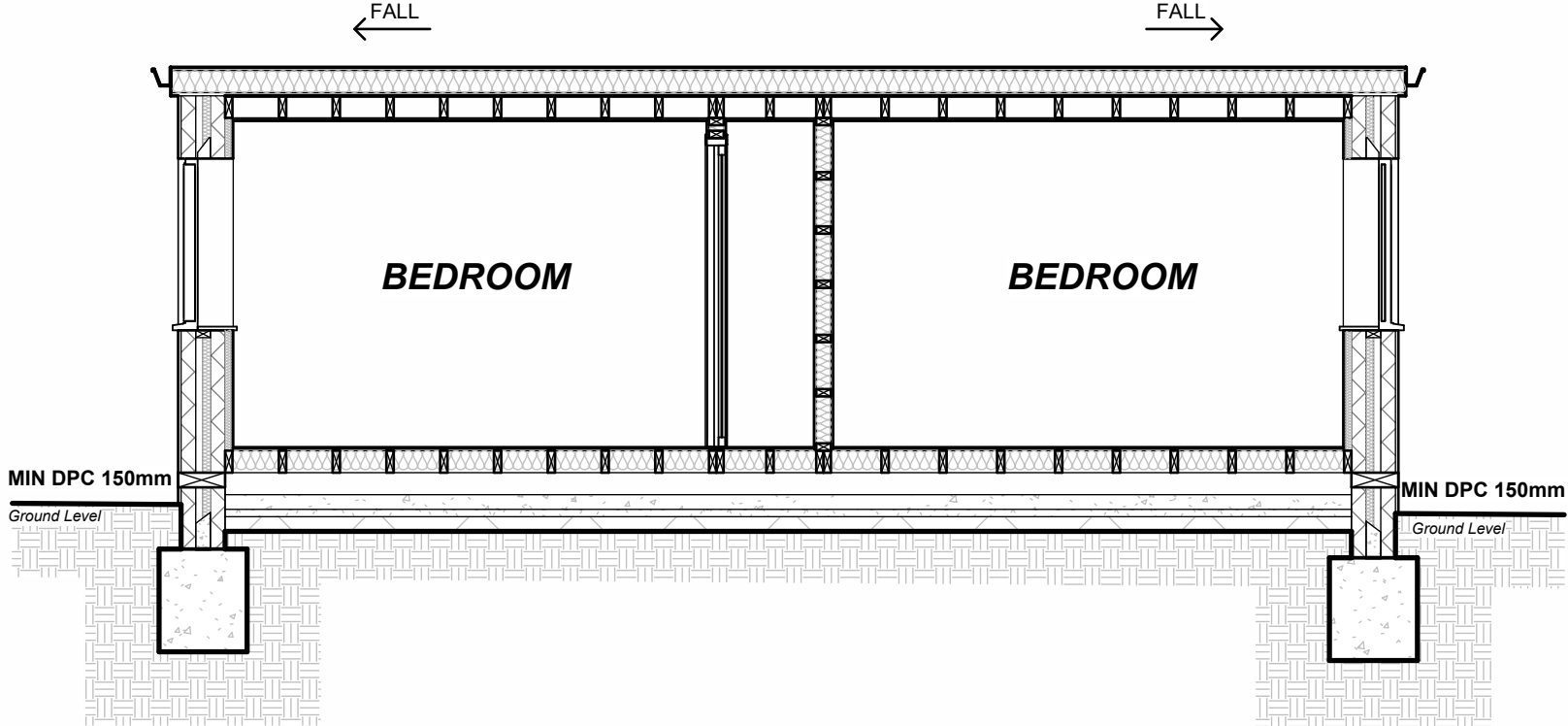
Proposed Front (North)
1 : 100



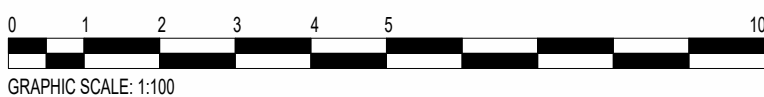
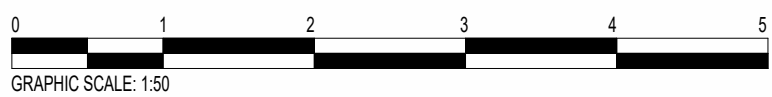
Proposed Side (East)
1 : 100



Proposed Rear (South)
1 : 100



Section A.A.
1 : 50



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.

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.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked by Principle Contractor before commencing the works for adequacy prior to commencement of work and as required by the Building Control Officer. Any discrepancies please contact Thorns Young.

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.

ATTENTION
THE BUILDING REGULATIONS HAVE
CHANGED AS OF 15th JUNE 2022.
PLEASE READ THROUGH THE
SPECIFICATION CAREFULLY BEFORE
PROCEEDING WITH THE WORKS.

Rev.	Date	Description
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Client

Ms Melinda Meare

Job Title

4 Wheatlands Avenue,
Hayling Island

Drawing Title

Side Extension

Scale As indicated Date AUG 22

Drawn by CM Checked by BT A1

BUILDING REGS

Drg. No.	Rev.
6157 · 22 · 1	