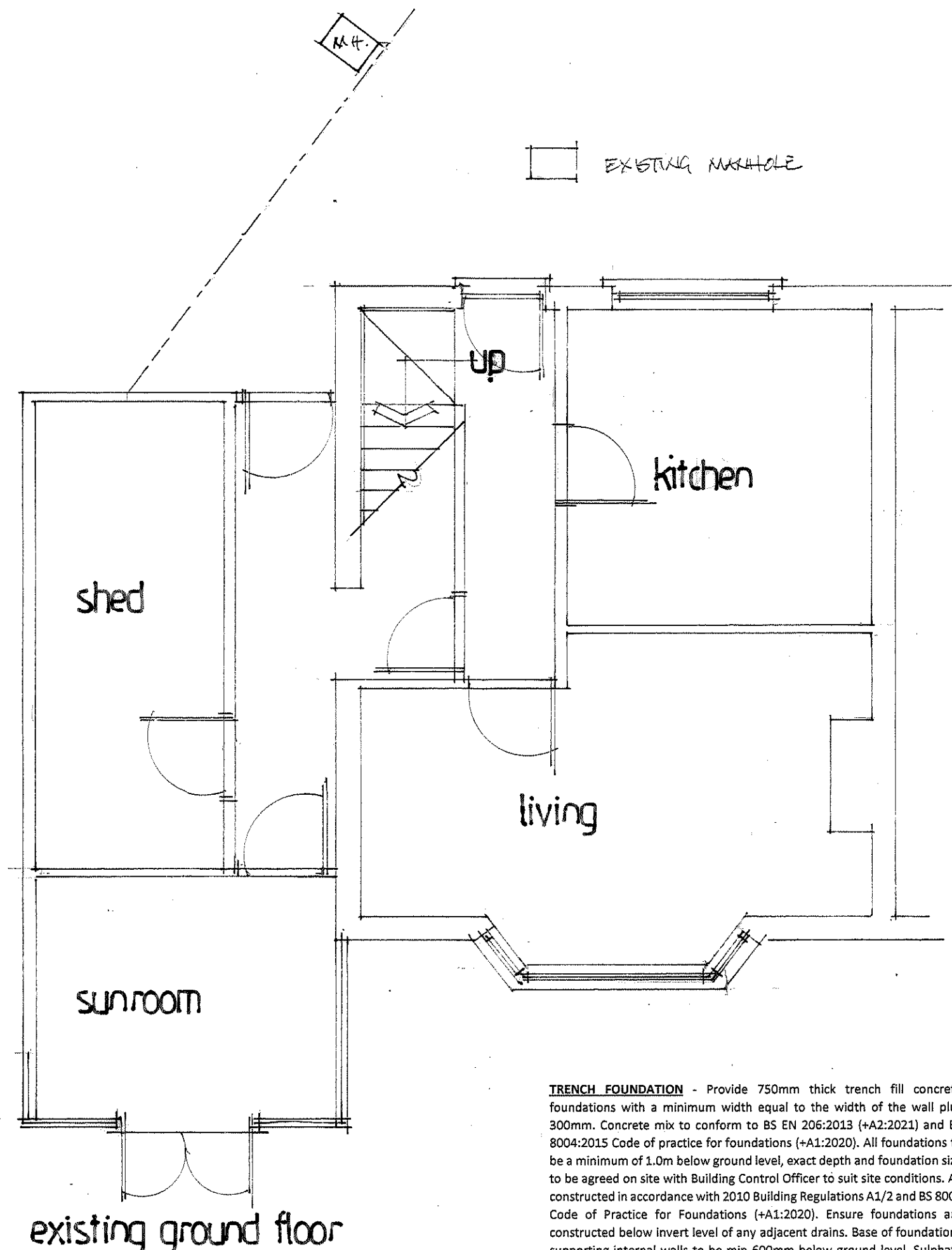
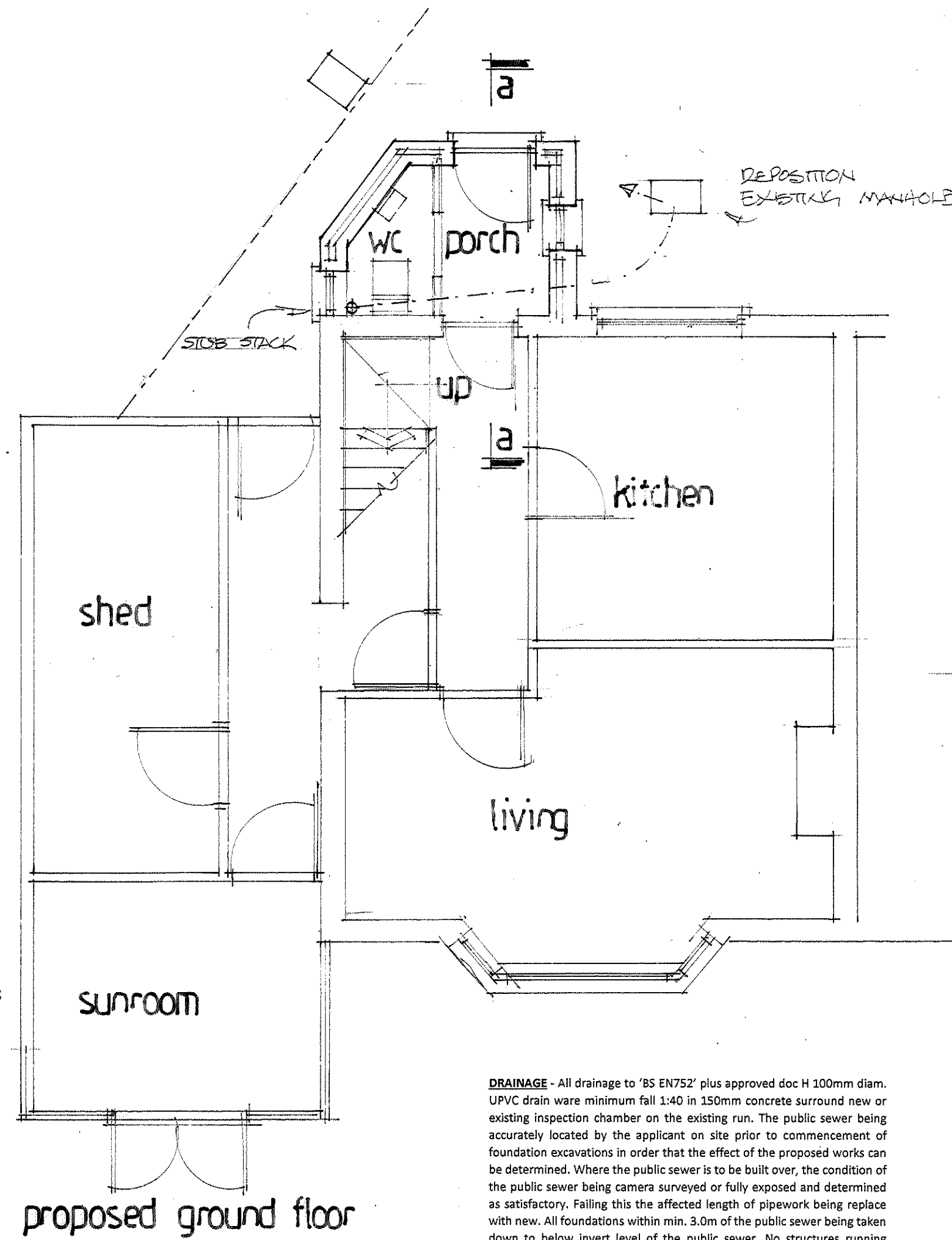




TRENCH FOUNDATION - Provide 750mm thick trench fill concrete foundations with a minimum width equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013 (A2:2021) and BS 8004:2015 Code of practice for foundations (A1:2020). All foundations to be a minimum of 1.0m below ground level, exact depth and foundation size to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A2/2 and BS 8004 Code of Practice for Foundations (A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be 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.

SOLID FLOOR (P/A 0.5) - Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8800-2 over a 1200-gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min. 90mm 'Celotex GA4000' insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia. UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

CAVITY BRICKWORK WALL - New cavity wall to comprise of 102mm suitable facing brickwork. Full fill the cavity with 90mm 'Celotex Thermacore Cavity Wall 21' full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. 'Celcon solar' or 'Thermalite turbo'. Internal finish to be 12.5mm plasterboard on dabs with 3mm skim plaster finish. Walls to be built with 1:1:6 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards. 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 mix 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 0.17W/m²K.



DRAINAGE - All drainage to 'BS EN752' plus approved doc H 100mm diam. UPVC drain were minimum fall 1:40 in 150mm concrete surround new or existing inspection chamber on the existing run. The public sewer being accurately located by the applicant on site prior to commencement of foundation excavations in order that the effect of the proposed works can be determined. Where the public sewer is to be built over, the condition of the public sewer being camera surveyed or fully exposed and determined as satisfactory. Failing this the affected length of pipework being replaced with new. All foundations within min. 3.0m of the public sewer being taken down to below invert level of the public sewer. No structures running parallel to the line of the public sewer being located within 500mm of the public sewer. Crossings being adequately supported using pre-cast or appropriately designed in-situ concrete lintels or beams flexible casting surround.

IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO APPLY TO THE MAINING WATER COMPANY FOR A "BUILD OVER AGREEMENT" PRIOR TO THE WORKS BEING CARRIED OUT. ADVICE CAN BE SOUGHT FROM THORNS YOUNG OR YOUR LOCAL BUILDING INSPECTOR.

LINTELS - Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 30 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Independent lintels to have an insulated cavity closure between the inner and outer lintel.

WALL TIES - All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2012. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

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.

PIPES PASSING THROUGH WALLS - Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively, where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a max. length of 600mm.

INSPECTION CHAMBER - Sizes to suit invert of drains min. sizes 600mm x 450mm internal with 102mm semi-engineering brickwork sides 215mm where invert exceeds 1m, built up from 150mm concrete slab base and fitted medium duty cover and frame. New and existing drains where passing beneath building encased in 150mm minimum of concrete.

UNDERGROUND DRAINAGE - Foul drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

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 IEE regulations.

MECHANICAL EXTRACT - Provide mechanical extract ventilation to WC/bathroom/shower room ducted to external air capable of extracting at a rate of not less than 15 l/sec. Vent to be connected to light switch and to have 25 minutes over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 12342-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

PLUMBING - All to 'BS EN 1058' plus approved doc H, 32mm dia. waste from wash hand basin, all with rodding access on alanges of direction and with deep seal traps. Run to new 100mm dia. Stub stacks finishing above highest appliance floor level with 'Durgo auto vent'.

RAINWATER GOODS - New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes to existing drainage system.

It is the client's responsibility to ensure the contractor has the latest set of drawings and calculations

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 sagging 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.

LEAD FLASHING AND CAVITY TRAY AT JOINT

section a-a



A	Date	Revision
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THORNS YOUNG ARCHITECTURAL		
THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyoun.co.uk		
Portsmouth 232 London Road North End PO2 9JQ Tel: (02392) 672 883		
Client		
MS. S. BASHNELL		
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