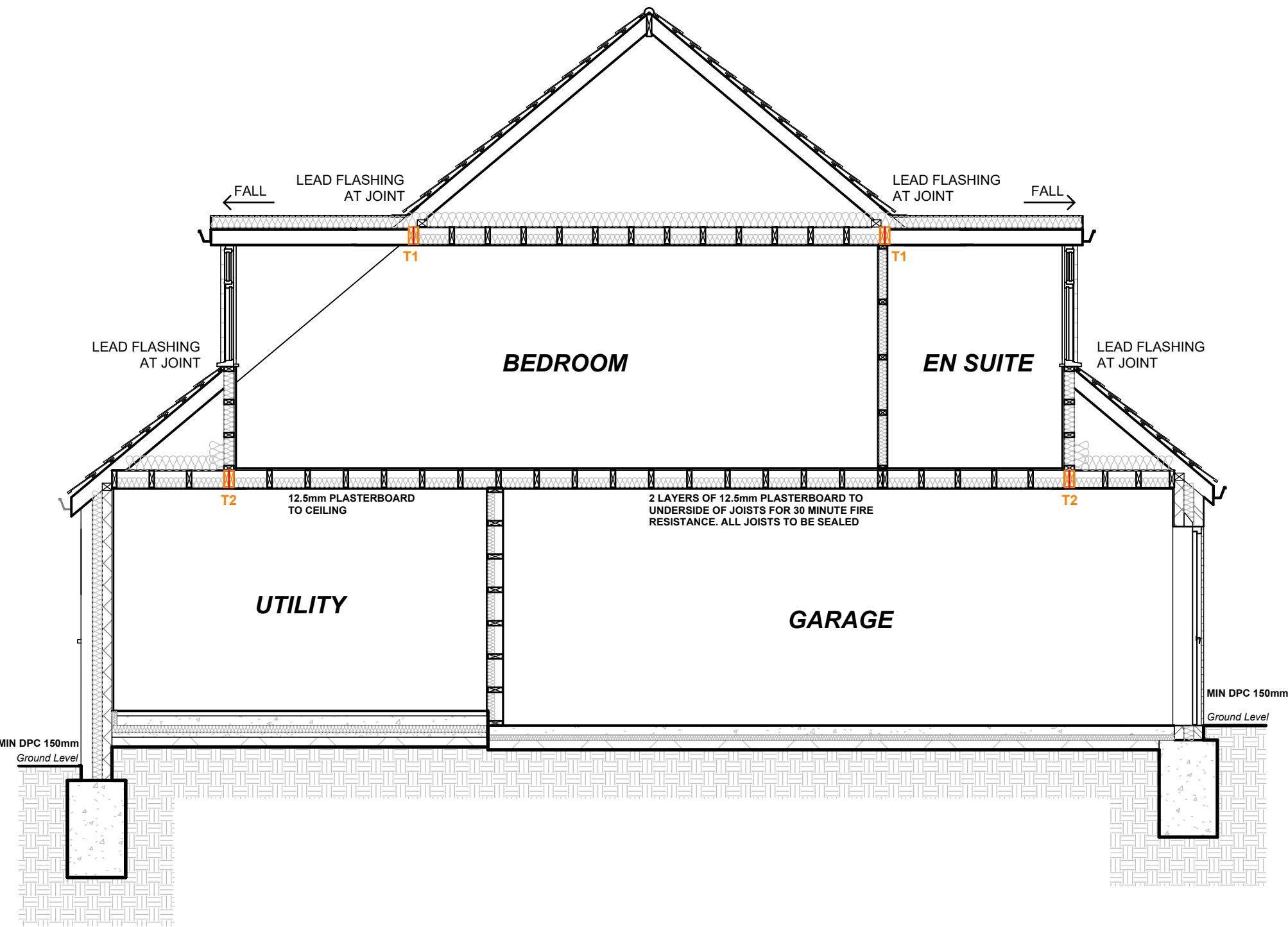




Section A.A.
1 : 50

Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sqmm 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.

Minimum full opening: Size of escape window 0.33m² minimum clear dimension of edge 450mm with sill below 1.10m from the floor and above 800mm.

Fit mechanical extract fans: To any new en-suite area rated at minimum 15lit/sec.

Steelwork and Timbers: Minimum bearing 100mm on concrete padstones, prestressed concrete lintols 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.**

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

Outer studwork: 100mm x 50mm studwork with ‘Celotex GA4075’ rigid battens vertically between the studwork flush with the outer face of studs (25mm cavity) with ‘Celotex TB4012’ battens across the studwork face. Tape and mastic joints 12.5mm foil back plasterboard finish.

Ceilings: 12.5mm foil back plasterboard on **50mm x 175mm** joists at **400mm** centres with 100mm glass fibre quilt between joists and 150mm fibreglass insulation quilt over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Dormer walls: Cladding on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over ‘Celotex GA4070’ battens between studs’ flush with the outer face of studs’ (30mm cavity) and ‘Celotex TB4012’ across the face of the studs’. Tape and mastic joints (12.5mm plasterboard on cheeks where within 1.00m of the boundary). Also, fit 6mm master board web under cheek felt where within 1m of the boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support. **200mm minimum measurement on roof slope from rear external face of dormer to fascia board must be maintained to avoid planning application.**

Dormer warm flat roof: Three-layer built up felt to ‘BS747 CP144 PT3’ on ‘Celotex TD4126’ decking on firings on minimum **50mm x 150mm** joists at **400mm** centres. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable. Flat covering should achieve AA, AB or AC clarification for fire protection.

Foundations: Concrete trench fill, 600mm 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 with vapour control layer above (insulation to be returned up at perimeter) 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. Gable to be built with lateral support straps 1.00m x 32mm galv m.s. at maximum 1.20m centres up slopes.

Ground floor wall upgrade: Existing 112mm face brickwork with 100mm ‘Rockwool’ battens filled a cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) under 12.5mm foil back plasterboard finish with taped and filled joints. **EXISTING FOUNDATIONS TO BE UNCOVERED AND INSPECTED BY BUILDING CONTROL FOR SUITABILITY.**

Garage wall: 150mm x 50mm studwork with 12.5mm plasterboard finish internally and 8mm masterboard finish to garage side. Fit ‘Celotex GA4070’ battens between studs. Build up to achieve 30min fire resistance.

First floor: 21mm floor grade moisture resistant T & G chipboard on mininum **50mm x 175mm** floor joists at **400mm** centres. 1m x 32mm galvanised mild steel straps at 1.2m centres around the perimeter as lateral support. Fit 100mm mineral wool battens as sound insulation between.

Main roof: Concrete tiles on battens on breathable felt on minimum **50mm x 150mm** rafters at **400mm** centres. Strap down with 1m x 32mm galv. ms straps at max’ 1.2m centres around the 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 to the apex 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 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 replace with new. All foundations within minimum 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 packing surround.

In some circumstances it may be necessary to apply to the managing 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.

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 svp 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 1.0cu.m. soakaways formed min 5m from building via BIG and 100mm diam’ drain ware.

Garage floor where integral: 100mm concrete slab on 1200-gauge PVC damp proof membrane over 50mm ‘Celotex’ insulation battens on min’ 100mm well-compacted hardcore. 350mm deep x 300mm wide concrete front edge beam.

All new electrical works: To be designed, installed, inspected and tested in accordance with BS7671 (IEE:18thEd). 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.

Heating: Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have minimum ‘SEDBUK’ rating of 90%. Installer to be registered on the **GAS SAFE REGISTER**. Run 22mm diameter condensate pipe to foul drain via 75mm trap.

Conservatory roof: Replace existing roof with new lightweight tiled roof with glazed panels. Built up with structural insulated panels. To be installed as per manufacturer’s instructions.

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 Contractor’s 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.

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 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

Rev.	Date	Description
------	------	-------------

THORNSYOUNG

ARCHITECTURAL

THORNS-YOUNG LTD

CHARTERED BUILDING CONSULTANTS

www.thornsyounge.co.uk

info@thornsyounge.co.uk

02392 672883

230 - 232 London Road

North End

Portsmouth

PO2 9JQ

Client

Mr C Forshaw

Job Title

91 Roundway,
Waterlooville

Drawing Title

Section & Specification

Scale	1 : 50	Date	MAY 22
-------	--------	------	--------

Drawn by	CM	Checked by	BT	A2
----------	----	------------	----	----

BUILDING REGS	
Drg. No.	Rev.
6109 · 22 · 3	