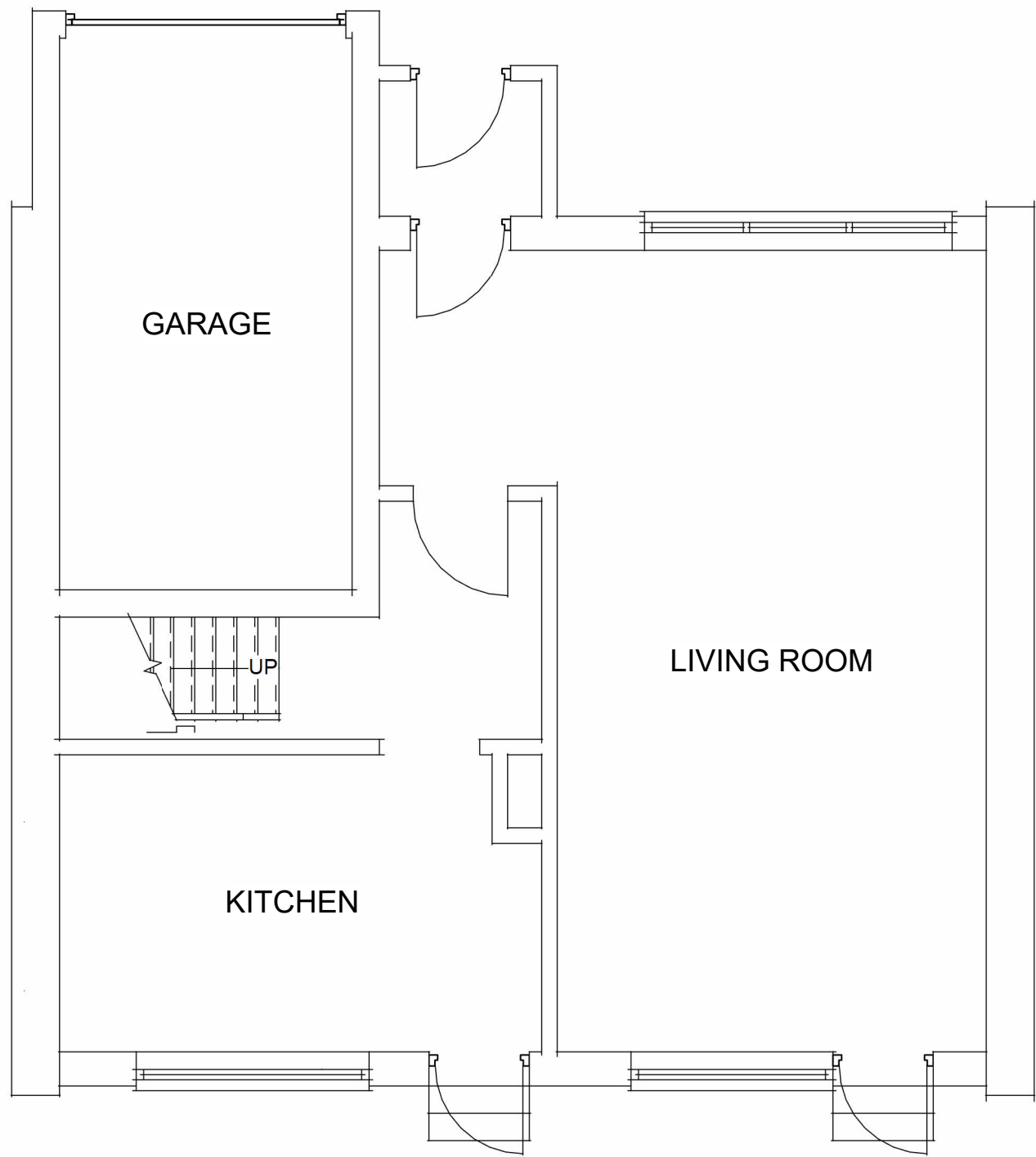
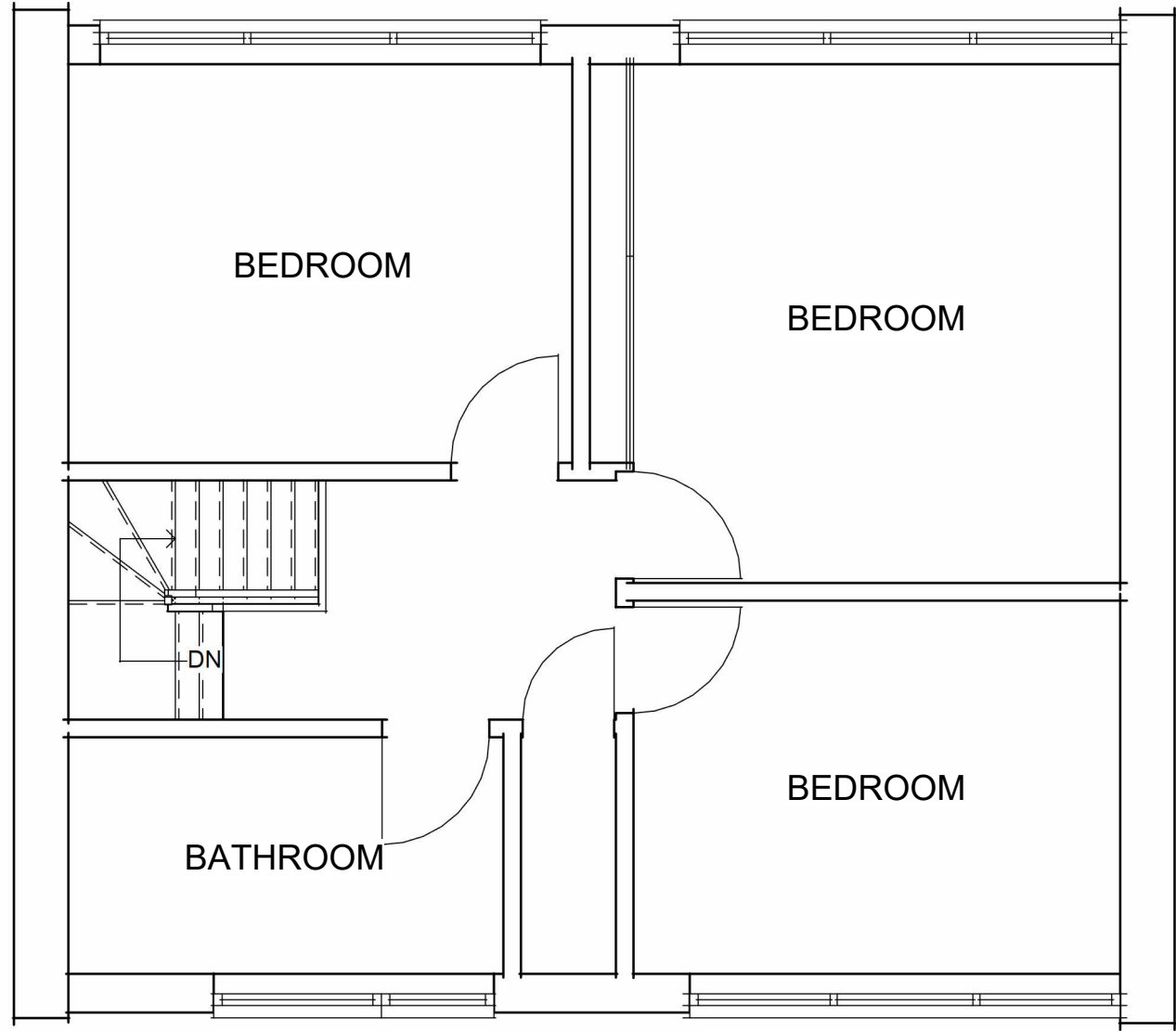




IC

Existing Ground Floor
1 : 50



First Floor
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 new W.C. areas rated at minimum 15lit/sec.

Fit mechanical extract fan: From kitchen area rated at minimum 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room to be rated at 30 lit/sec if applicable.

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.

Foundations: Concrete trench fill, 600mm wide to min¹ depth of 2.4m on rear wall and reducing to 1.8m on side wall of extension.

Suspended Timber Ground Floor: 22mm floor grade T & G chipboard on **50mm x 200mm** joist at **400mm** centres with 90mm 'Celotex GA4000' insulation between joists. Minimum 150mm ventilated air space between underside of joists and oversite. Minimum 100mm oversite concrete on 100mm hardcore, 225mm x 75mm air bricks at maximum 1.5m centres around the perimeter of the building. Brick or block sleeper walls in floor space at max 1.5m centres on DPC and floor slab thickened to 150mm.

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 'Caltic' lintels over new openings. Close cavities at eaves with non-combustible material. Toothing into existing walls and maintain all cavities. Wall ties to be at 750mm centres horizontally and 450mm centres vertically and staggered. 'Caltic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Extension roof: Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Regents' on battens on breathable 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 the perimeter. Fit 'Celotex GA4100' battens between rafters and 'Celotex TB4035' battens beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to the underside of roof covering.

Plumbing: All to 'BS EN 2056' plus approved doc H 38mm diam¹. Wastes from the sink, bath and shower, 32mm diam¹. 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 syp terminating min 900mm above nearest window head and with rodding access at the base.

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.

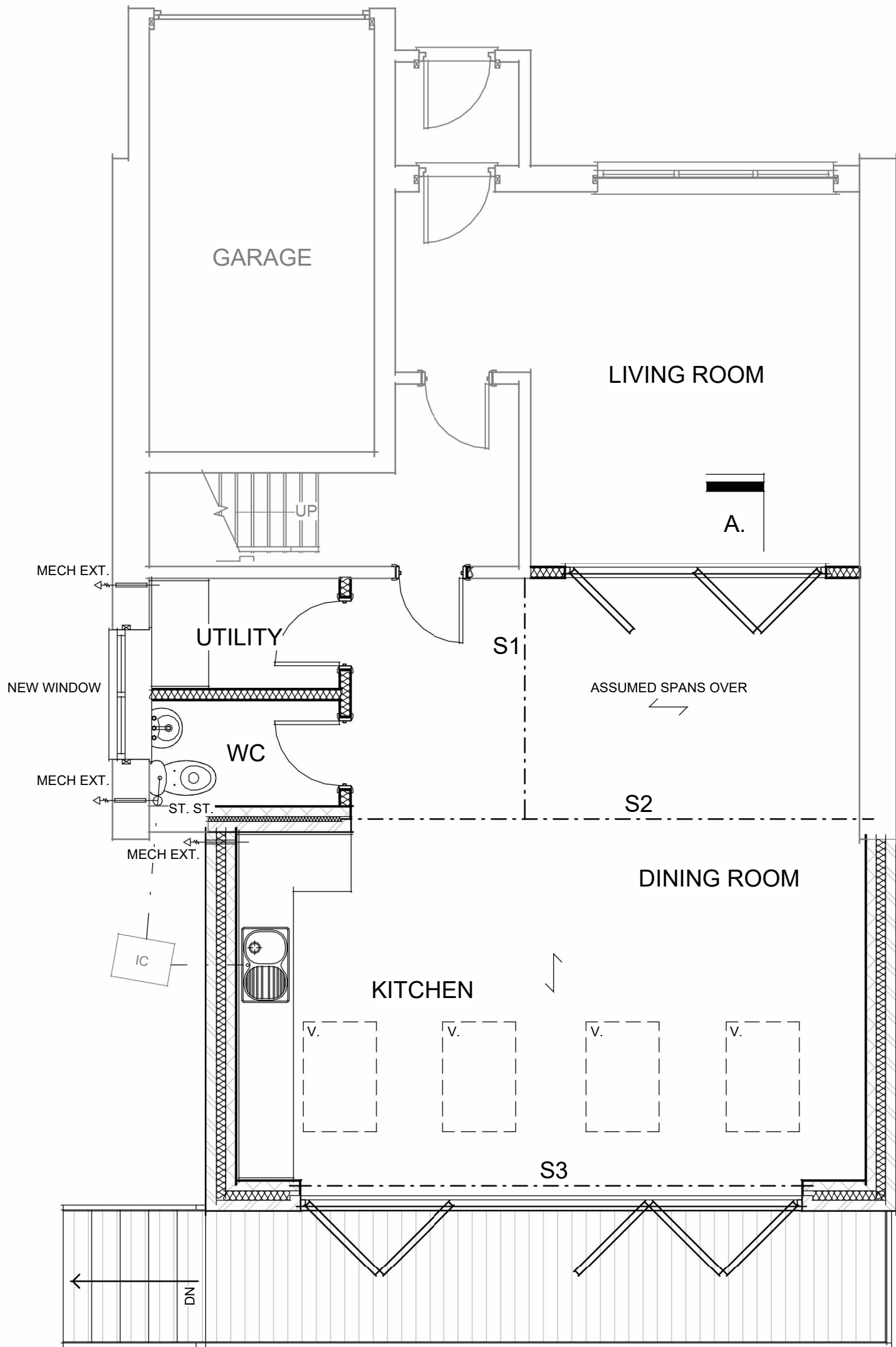
Stub Stack: Run to 100mm diam stub stack terminating above appliance flood level with 'Durgo auto-vent'.

Rainwater goods: Run new 100mm diam PVC rainwater guttering and 70mm diam downpipes to existing drainage system.

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.

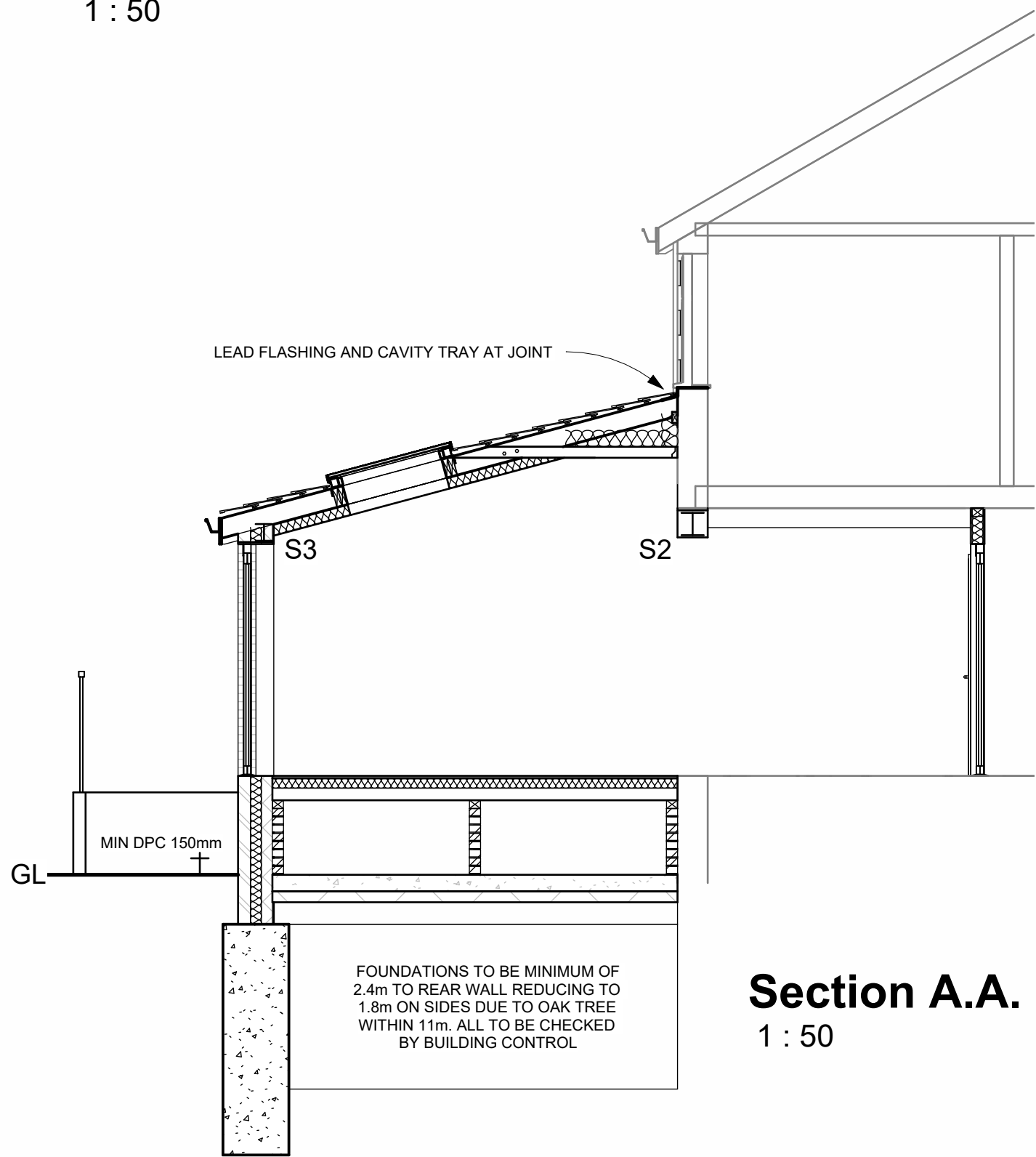
Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRV's.



A.

Proposed Ground Floor
1 : 50



Section A.A.
1 : 50

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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.

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

Rev.	Date	Description

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ARCHITECTURAL

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Client

Mr Pollard

Job Title

12 Bramley Close
Waterlooville

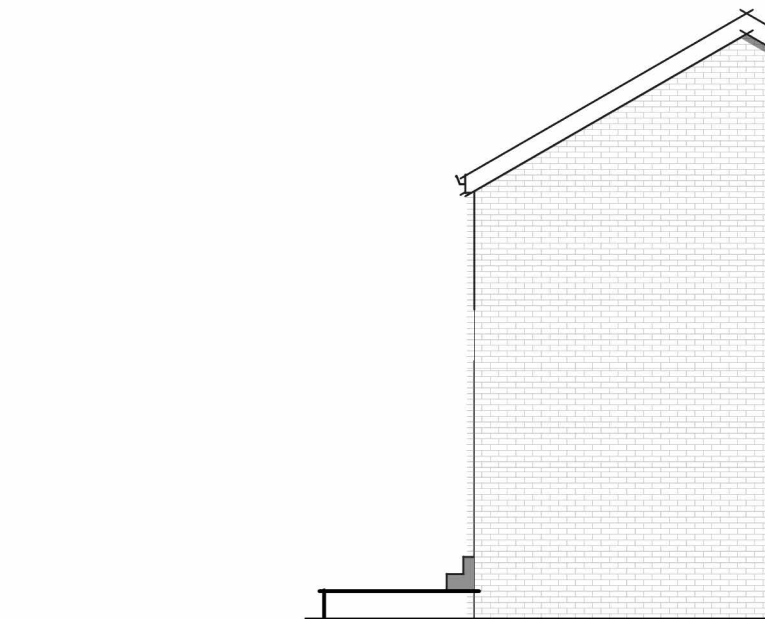
Drawing Title

Rear Extension

Scale As indicated Sheet **A1**

Date NOV 20 Drawn by CM

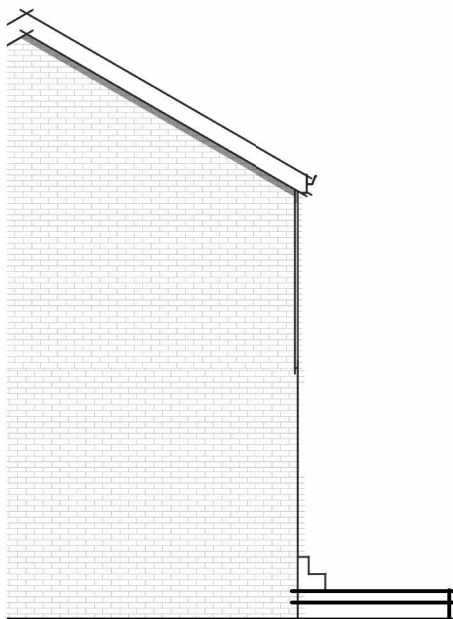
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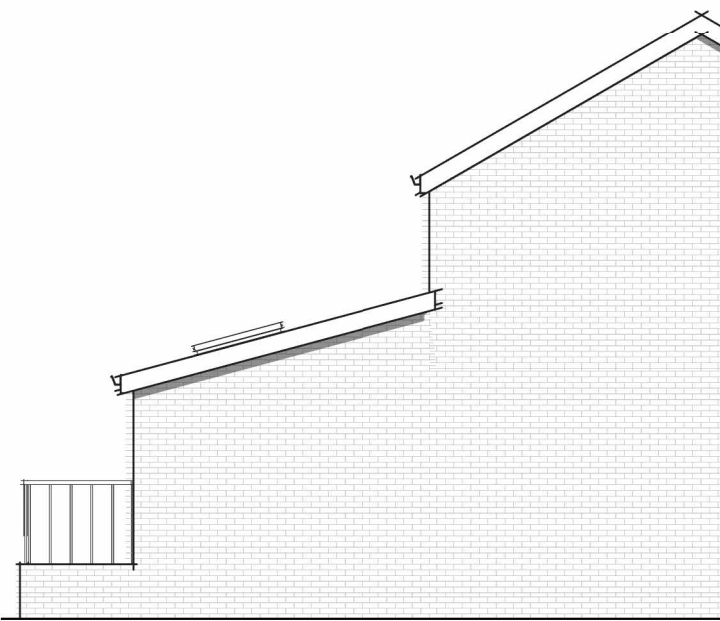
Existing Side (West)
1 : 100



Existing Rear (North)
1 : 100



Existing Side (East)
1 : 100



Proposed Side (West)
1 : 100



Proposed Rear (North)
1 : 100



Proposed Side (East)
1 : 100

