

existing side

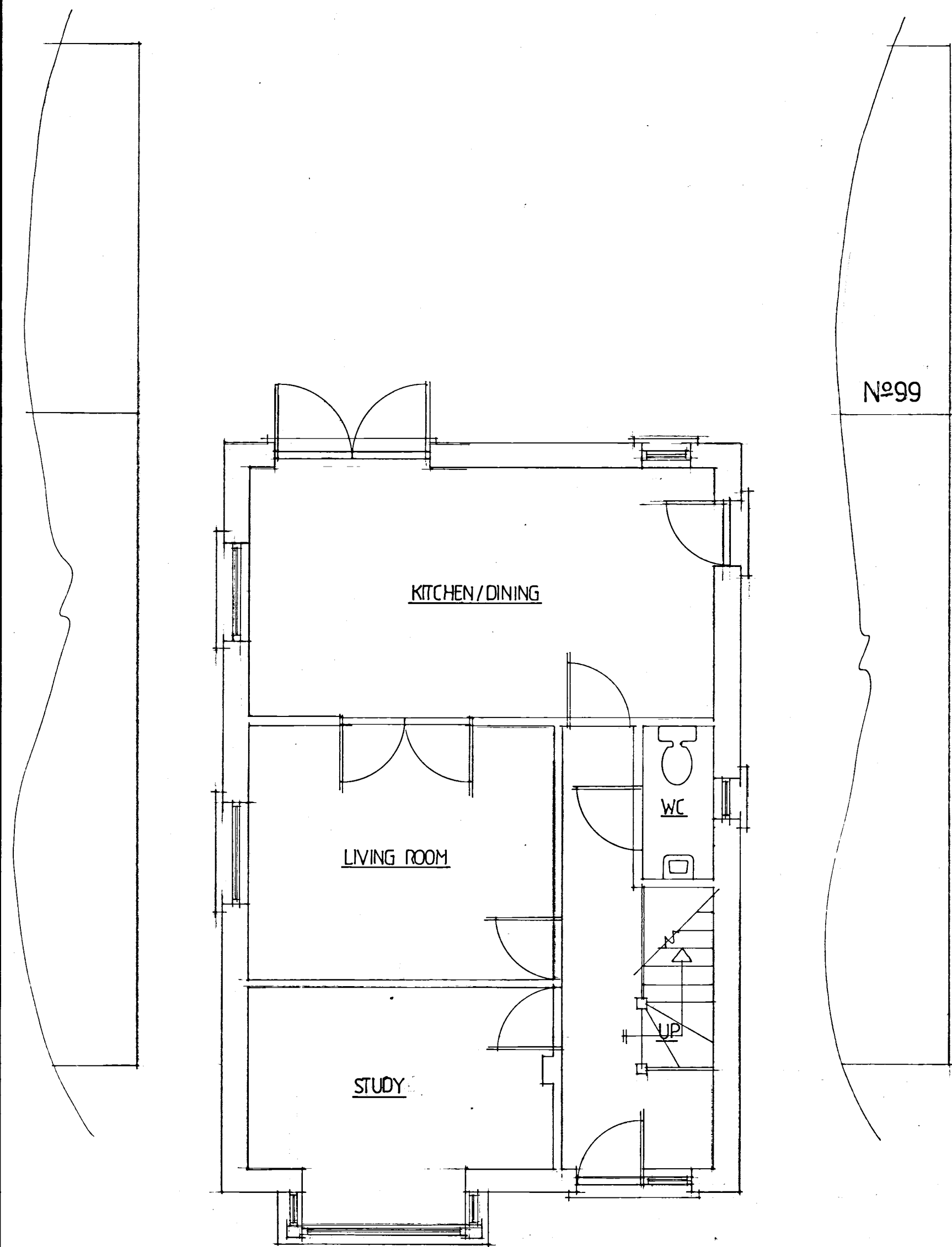
existing rear

existing side

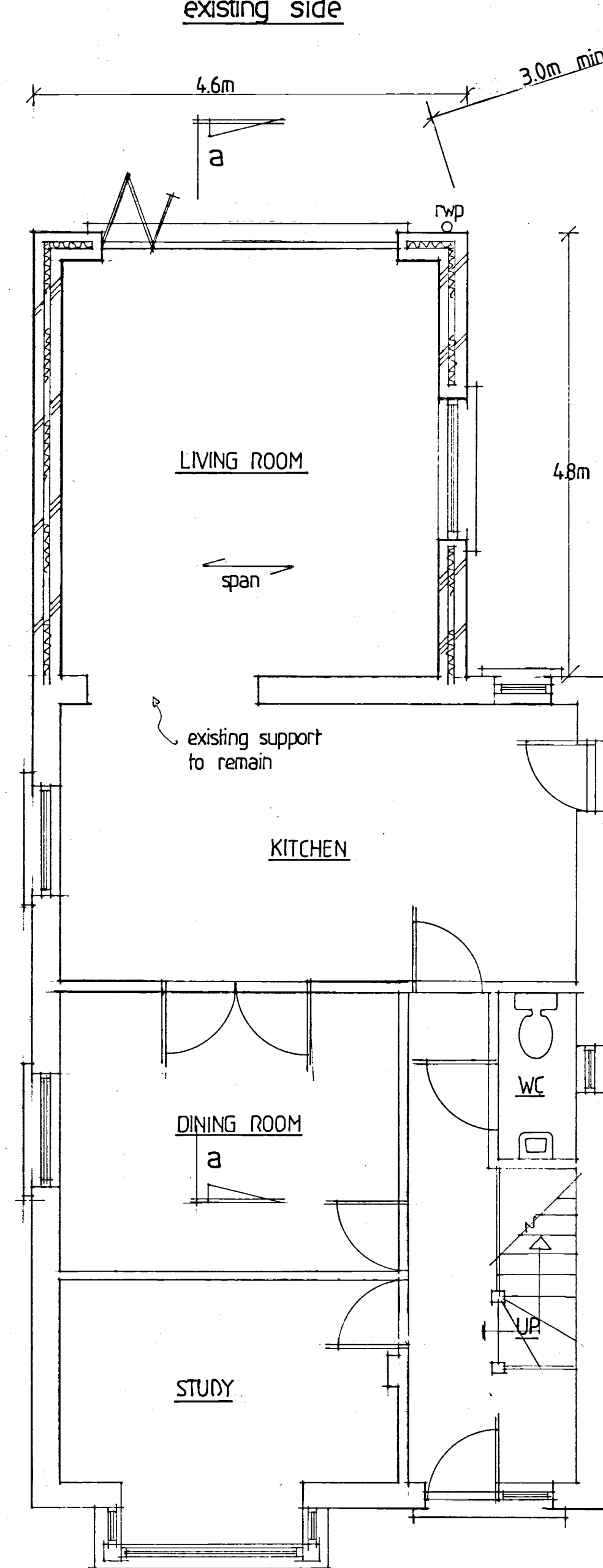
proposed side

proposed rear

proposed side



existing ground floor



proposed 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.

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 of adjacent drain run.

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

Flat roof, 13mm spar chippings on 3 layer high performance torch on felt to BS747 cp144 part 3 1977 on Celotex TD4126 insulated roof decking on firrings on 50 mm x 200 mm roof joists at 400 mm 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.

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.

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 syp terminating min 900mm above nearest window head and with rodding access at the base.

Rain water goods: run new 100mm diam pvc rain water gutting and 70mm diam downpipes to existing drainage system.

Suspended ground floor, prestressed concrete beams spanning into walls, 100mm lightweight concrete blocks as infill. Celcon solar or similar with min 65mm screed over Celotex GA4070 insulation. Celotex TB4020 edge upstands. All to manufacturers installation instructions minimum 150mm clear gap to 100mm concrete oversite on hardcore bed.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE: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

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

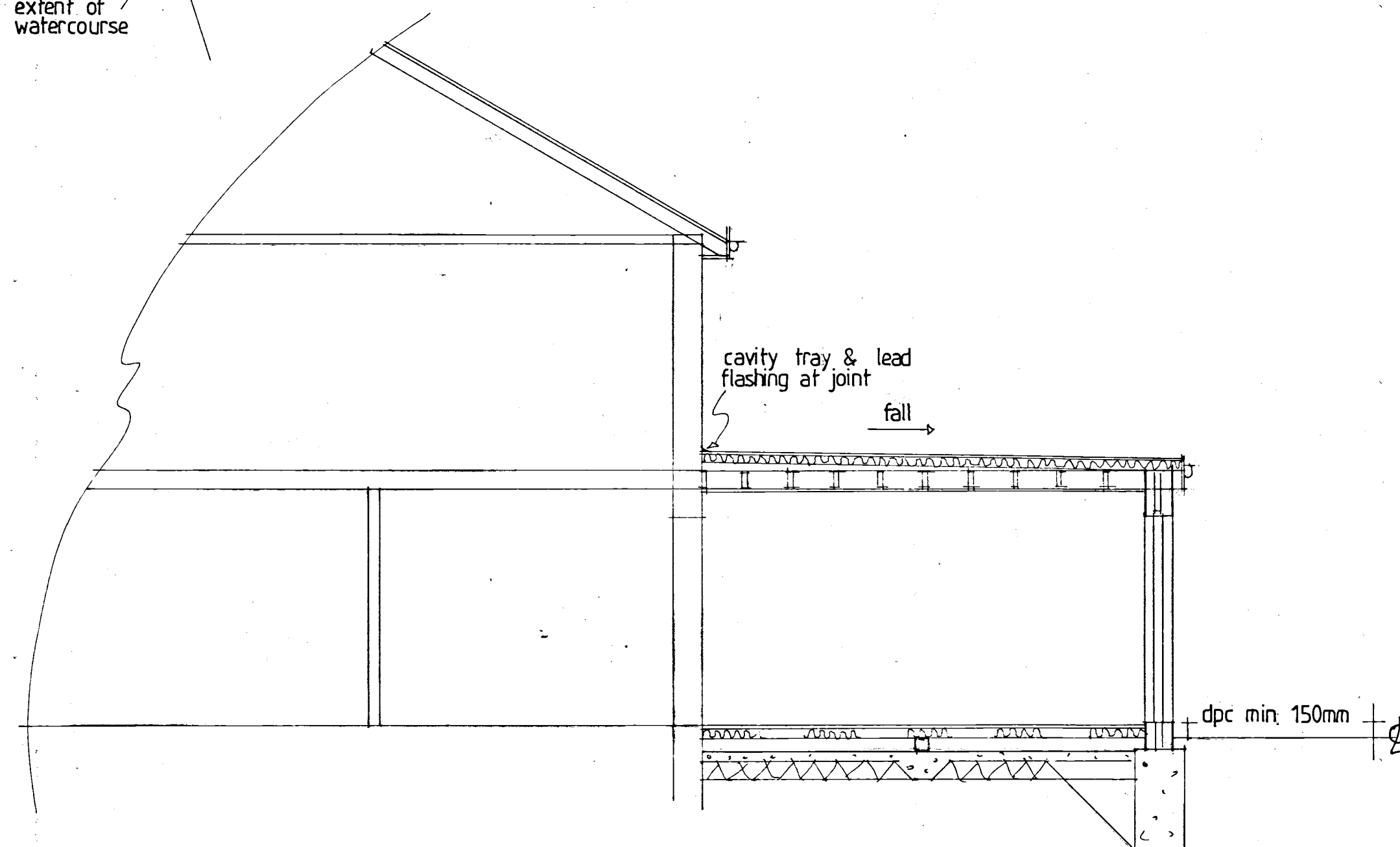
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

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.

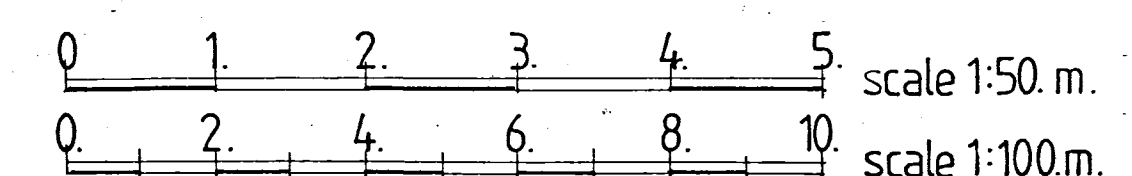
EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

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.

extent of watercourse



section a.a



A		Date	Revision
© copyright			
THORNS YOUNG ARCHITECTURAL THORNS YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyoun.co.uk Fareham 21 Middle Road Park Gate SO31 7QH Tel: (01329) 888 322 Portsmouth 232 London Road North End PO2 8JQ Tel: (02392) 672 883			
Client			
Mr & Mrs Magee			
Job Title			
101 Church Road Hayling Island			
Drawing Title			
Rear extension			
Scale 1:50 + 1:100 at A1			
Date Aug 2016 Drawn by CP			
Org. No.		Rev.	
9169.16			