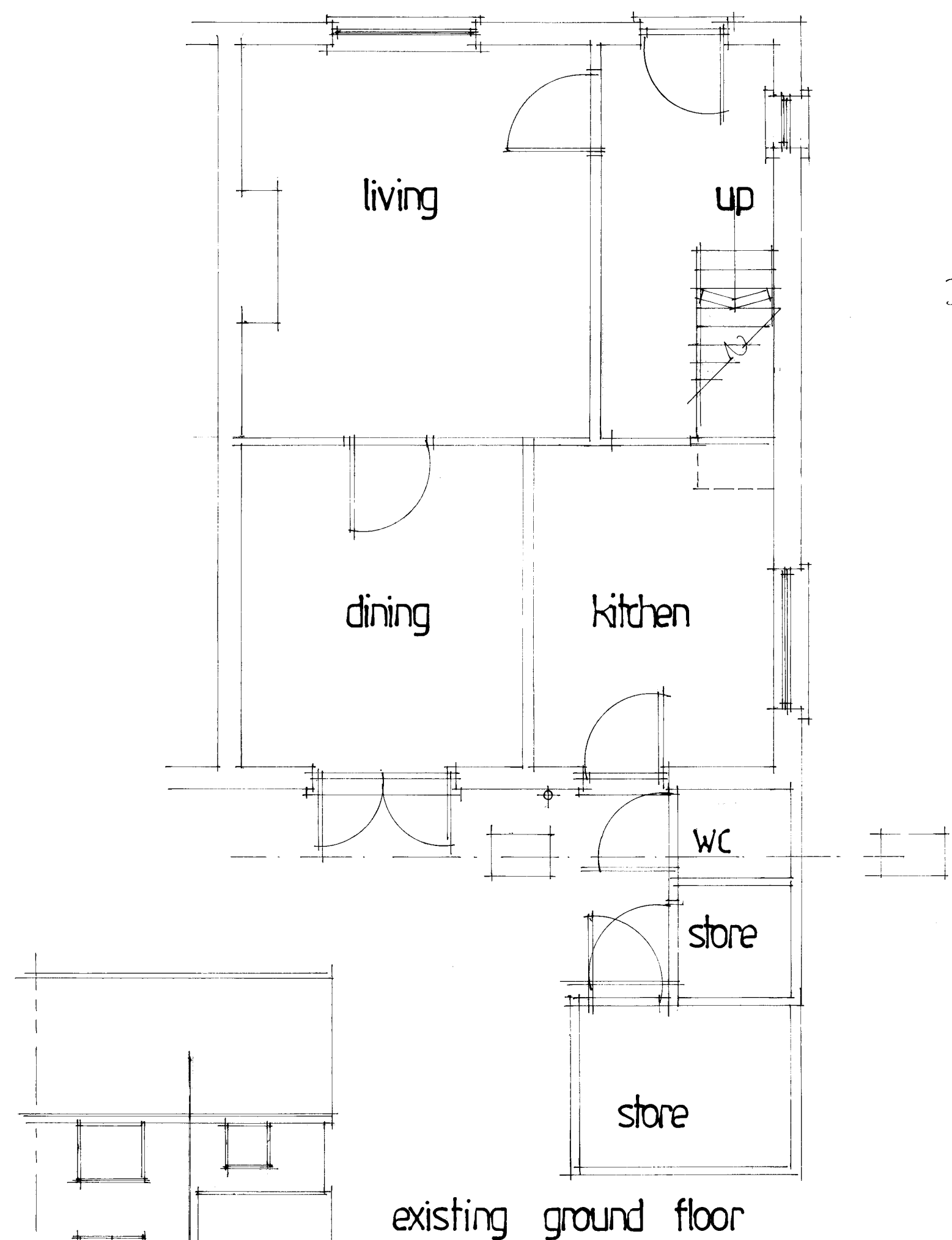
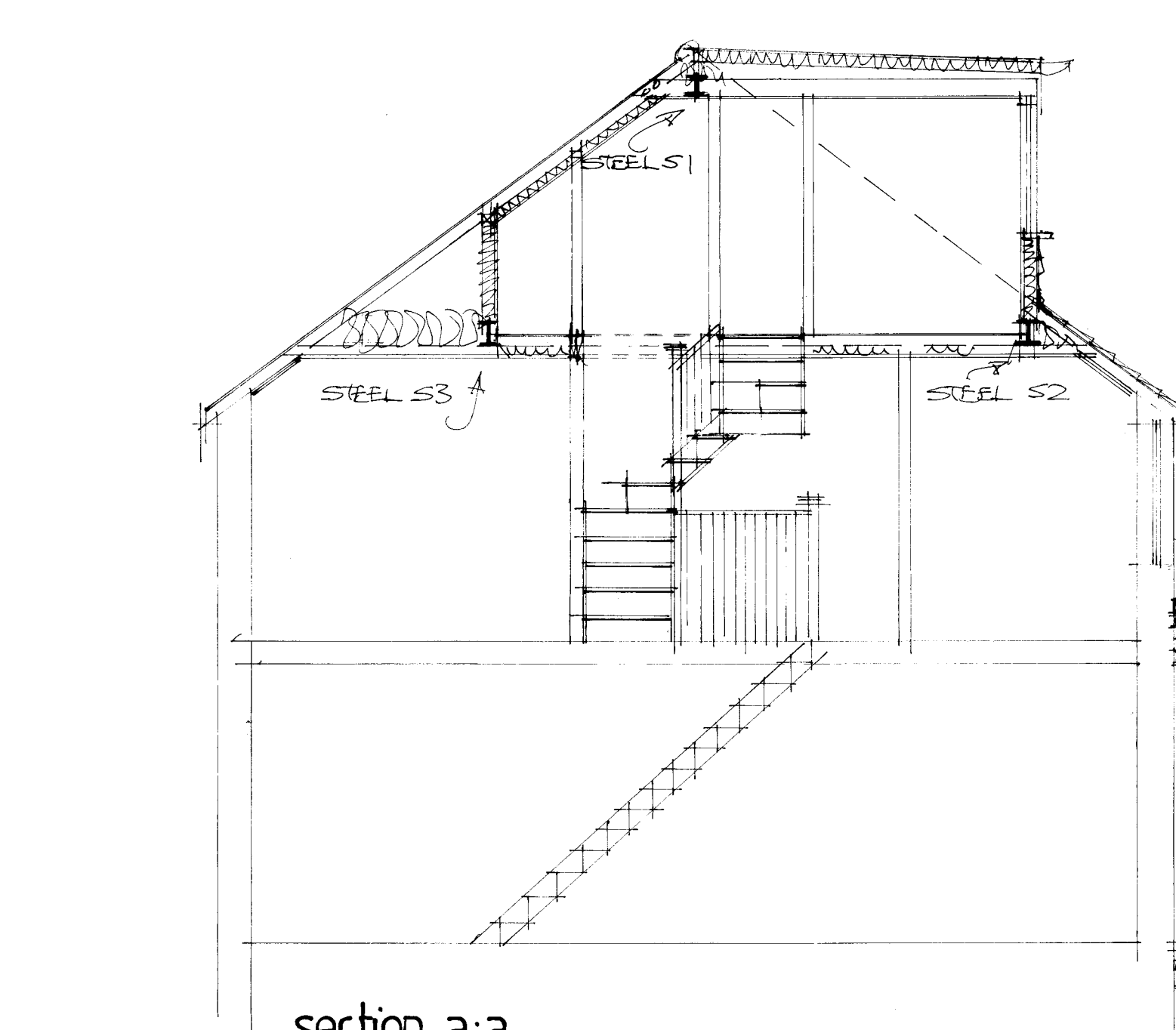


THE LARGER EXTENSION APPLICATION ONLY
REFERS TO THE REAR EXTENSION NOT THE
LOFT CONVERSION.

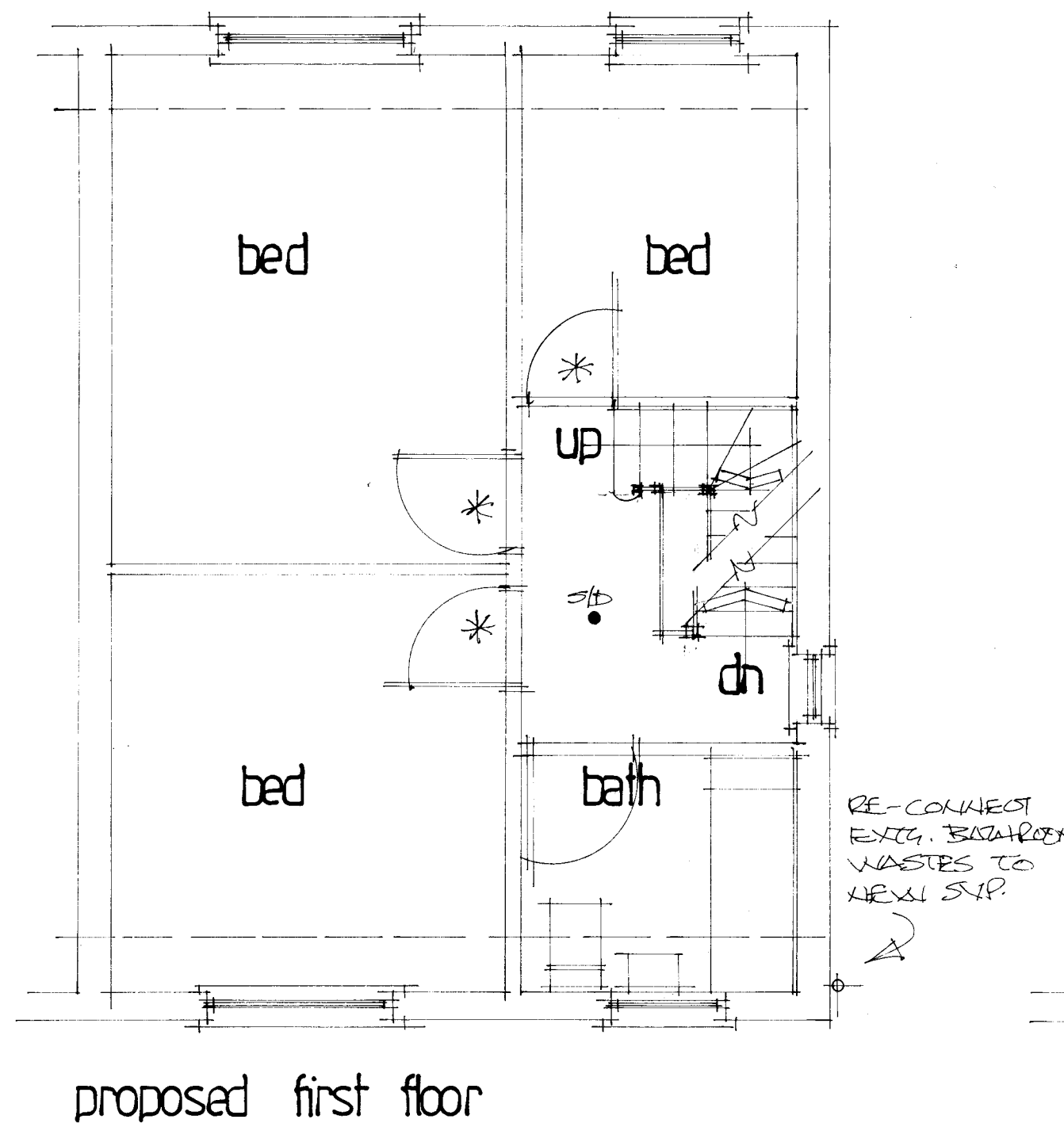


existing rear



section a:a

Existing gable walls to be lined with 12.5mm foil
back plasterboard over Celotex GA4050 insulation
batts on 25x50mm treated battens at 600mm ctrs.
(25mm air gap) Tape joints before plasterboarding.



proposed rear

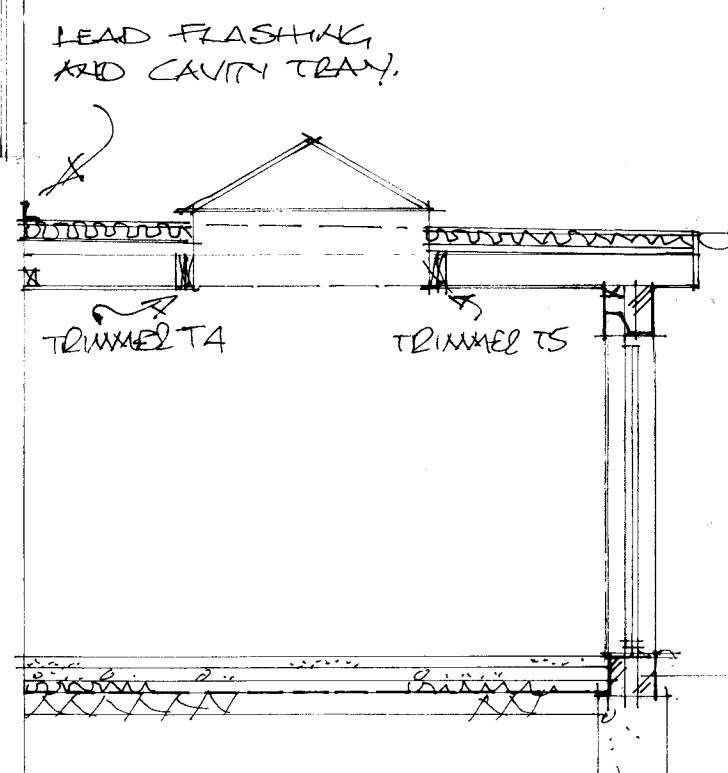
proposed side

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.

Minimum full opening size of escape window
0.33sq.m. min clear dimension of edge 450mm with
cill below 1.10m from floor and above 800mm.

Fit mechanical extract fans to any new wc and
bathroom areas rated at min 15lit/sec



Fabrication details to be provided if required by
building control.

Floor in roofspace: 21mm floor grade tongued
and grooved chipboard, 2.3 grade in bathrooms on
200 x 50mm joists at 400mm centres where span
does not exceed 4.2m, double up where span
exceeds 4.2m. Joists to be doubled where under
and parallel to partitions over. Solid strut at third
centres of joists spanning more than 2.40m.
Remaining roof spaces to be floored as main area
when joists extend out to outer walls. 'Simpson
strongtie' or similar galvanised joist hanger
connection to steelwork where applicable. Purpose
made ms shoe hanger where filch beams join to
steelwork or other filch beams. Fit min 100mm
mineral wool batts between joists for sound
insulation.

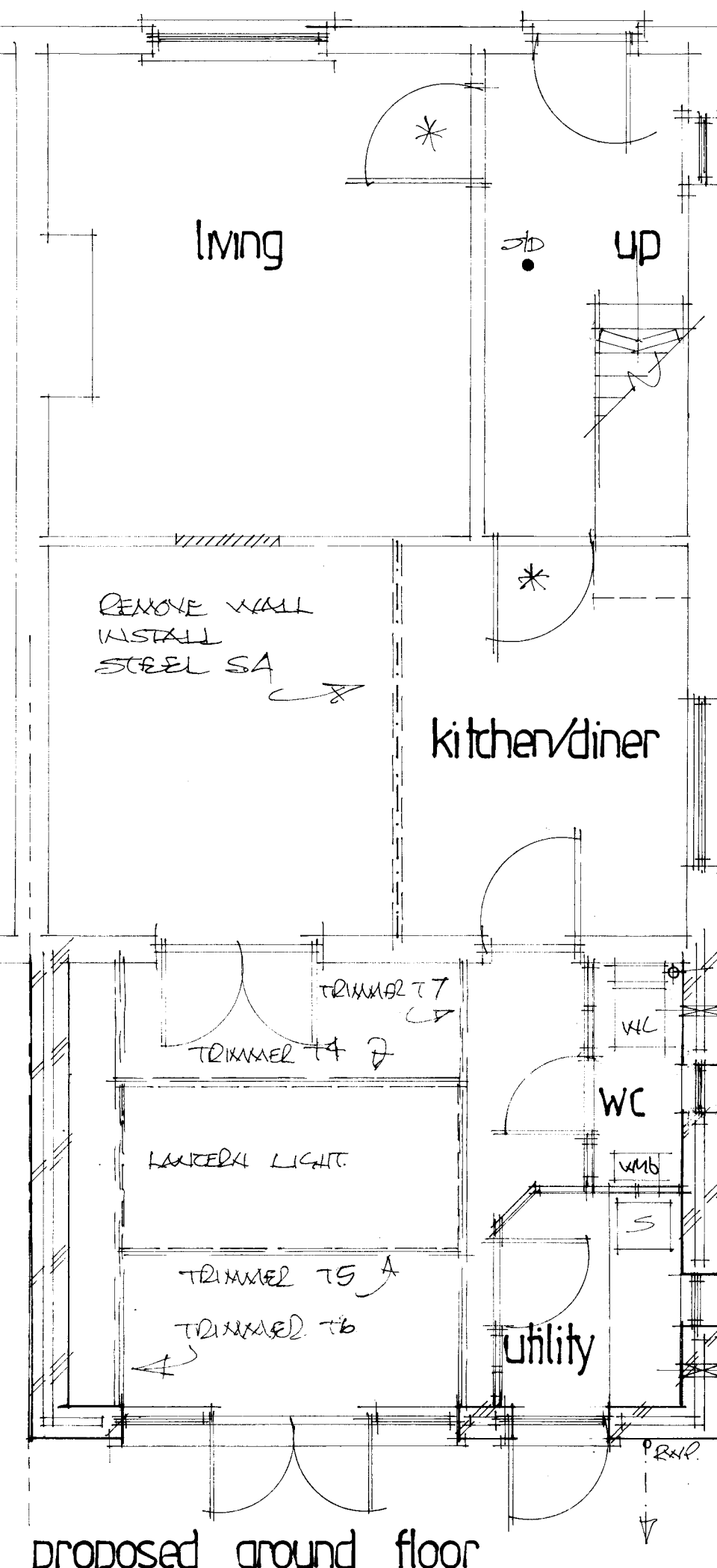
Studwork enclosing stairwell: 12.5mm
plasterboard each side of minimum 75 x 50mm
studwork with taped and filled joints for minimum
half hour fire resistance.

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

Existing ceilings: if good condition plaster and lath
ceilings, to remain. If 9mm plasterboard, to be over
laid between joists with 60mm mineral wool batts
on chicken mesh support in areas not covered in
flooring note.

Dormer walls: tile/slate hanging on battens and
breathable felt on 100mm x 50mm studwork with
12.5mm foil back plasterboard finish over Celotex
GA4070 batts between studs flush with 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 boundary). Also fit 6mm
masterboard web under cheek felt where within
1.00m of boundary. Triple rafters under cheeks.
Sheath with 12.5mm marine ply under felt for
additional lateral support.

Dormer warm flat roof: Three layer built up felt to
BS747 pt144 p13 on Celotex TD4126 decking on
firings and 100mm x 50mm joists at 600mm ctrs.
12.5mm foil back plasterboard ceiling. Seal warm
roof from existing vented roof space at join if
applicable.



proposed ground floor

Conversion of existing roofspace:
Sloping ceilings. Plant on, or fit alongside existing
rafters to achieve 150mm depth. See section for
detail. Fit Celotex GA4100 batts between rafters
and Celotex TB4035 beneath rafters. 12.5mm foil
back plasterboard finish. Maintain 50mm air gap to
underside of roof covering.

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
75% of new fittings. Any recessed ceiling lights to
be 30minute fire resisting.

SD O smoke detectors: fit smoke detector system
wired to mains supply and to each other with
battery back up system. One per floor minimum. All
installed to BS 5839 6:2004 To be over 300mm
from doors, walls and light fittings

Party walls to be lined with 12.5mm foil back
plasterboard over Celotex GA4050 insulation batts
on 25x50mm battens at 600mm ctrs. (25mm air
gap) Tape joints before plasterboarding

Stairs: New staircase dimensions to be confirmed
on site prior to manufacture. Maximum rise 220mm,
minimum going on tread 220mm with minimum
16mm nosings. minimum going on winders 50mm.
Minimum clear width 1000mm, maximum pitch 42
degrees, minimum 2.0m clear vertical headroom off
pitchline over new and existing stairs. Handrails
minimum 900mm with vertical balusters at
maximum 100mm centres. Allow to pack off
party/outer wall to accommodate any required dry
lining of wall above.

Stair practical limits: Stair risers and goings to be
within the practical limits of risers 155/220 to be
used with goings 245/260. OR risers 165/200 to be
used with goings 223/300mm

Outer studwork: 100x50mm studwork with
Celotex GA4075 rigid batts vertically between the
studwork flush with outer face of studs (25mm
cavity) with Celotex TB4012 batts across the
studwork face. Tape and mastic joints. 12.5mm foil
back plasterboard finish.

* fit 20/30 rated fire resisting doors with new
25x38mm stops, to all doorways opening onto route
of escape (except bathrooms)

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)

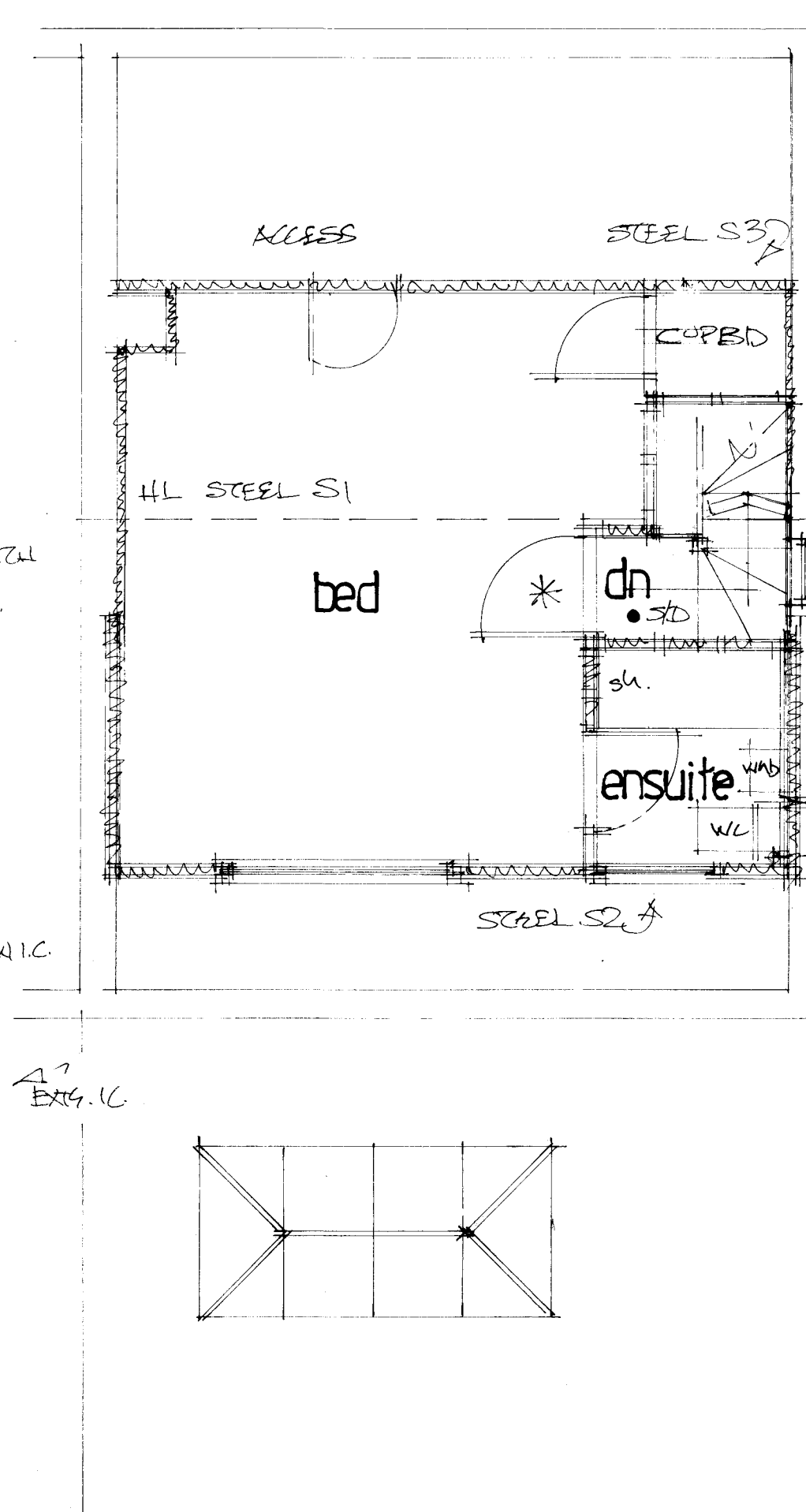
Floor 50mm screed on 100mm concrete slab on
Celotex GA4070 insulation batts on 1,200G damp
proof membrane continuous with new and existing
damp proof course, on minimum 100mm well
consolidated hardcore with 50mm sand blinding. fit
100mm diam pvc ducts under slab terminating in
225x75mm airbricks to vent existing timber
subfloors when required.

External walls: 112mm facing bricks to match
existing as closely as possible. 100mm Rockwool
batt filled cavity and 100mm Celcon (or similar
approved) inner skin. 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. 'Catic' or similar vertical cavity thermal
closures at openings. External perimeter of door and
window openings to be sealed with a suitable
airtight sealant

Roof lantern: Double glazed unit constructed on
timber trimmers (as specified in calculations with
minimum 150mm up-stand and suitable flashing.

Flat roof: 13mm spar chippings on 3 layer high
performance torch on felt to BS747 pt144 part 3
1977 on Celotex TD4126 insulated roof decking
on firings on 75mm x 50mm roof joists at 600
mm centres. 12.5mm foil back plaster board ceiling.
Strap down new roof with 1000 x 32mm galvanised
mild steel straps at 1200mm centres.

Rain water goods: run new 100mm diam pvc rain
water guttering and 70mm diam downpipes to
1.00m. soakaways formed min 5m from building
via big and 100mm diam drainware.



proposed loft

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.

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

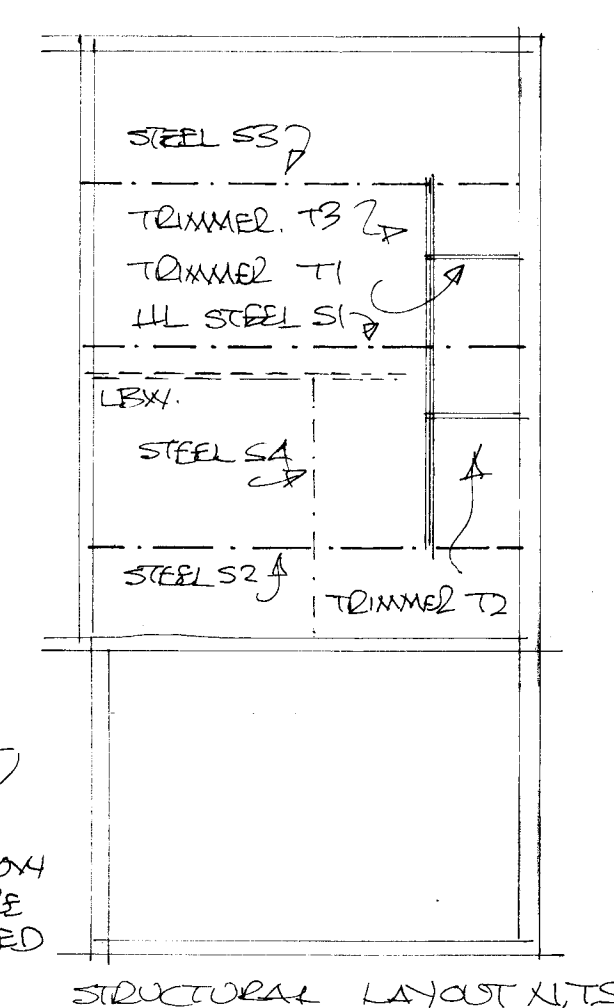
Steelwork: see structural calcs for sizes. Minimum
bearing 100mm on concrete padstones,
prestressed concrete lintols or metal bearing plates.
Encase in minimum two layers 12.5mm
plasterboard for half hour fire resistance when fitted
at floor levels. Lengths of steels to be site
measured to include bearings.

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 svp terminating min 900mm above nearest
window head and with rodding access at the base.
Thermostatic control device fitted to bath supply.

New inspection chamber sizes to suit invert of
drains minimum sizes 600 x 450mm internal with
103mm semi engineering brickwork sides 215mm
where invert exceeds 1000mm, 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.

ALL FOUNDATION EXCAVATION WORKS WILL
NOT ENCROACH OVER OR UNDER EXISTING
ADJACENT BUILDING.



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 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.

A	Middle	Client
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. D. MOTH

Job Title
10, ST. CHRISTOPHERS ROAD
BEDHAMPTON
HANTS.

Drawing Title
PROPOSED LOFT
CONVERSION AND
REAR EXTENSION

Scale 1:50 + 1:100

Date FEB 2016 Drawn by CML

Drg. No.
9014: 16
Rev.
A