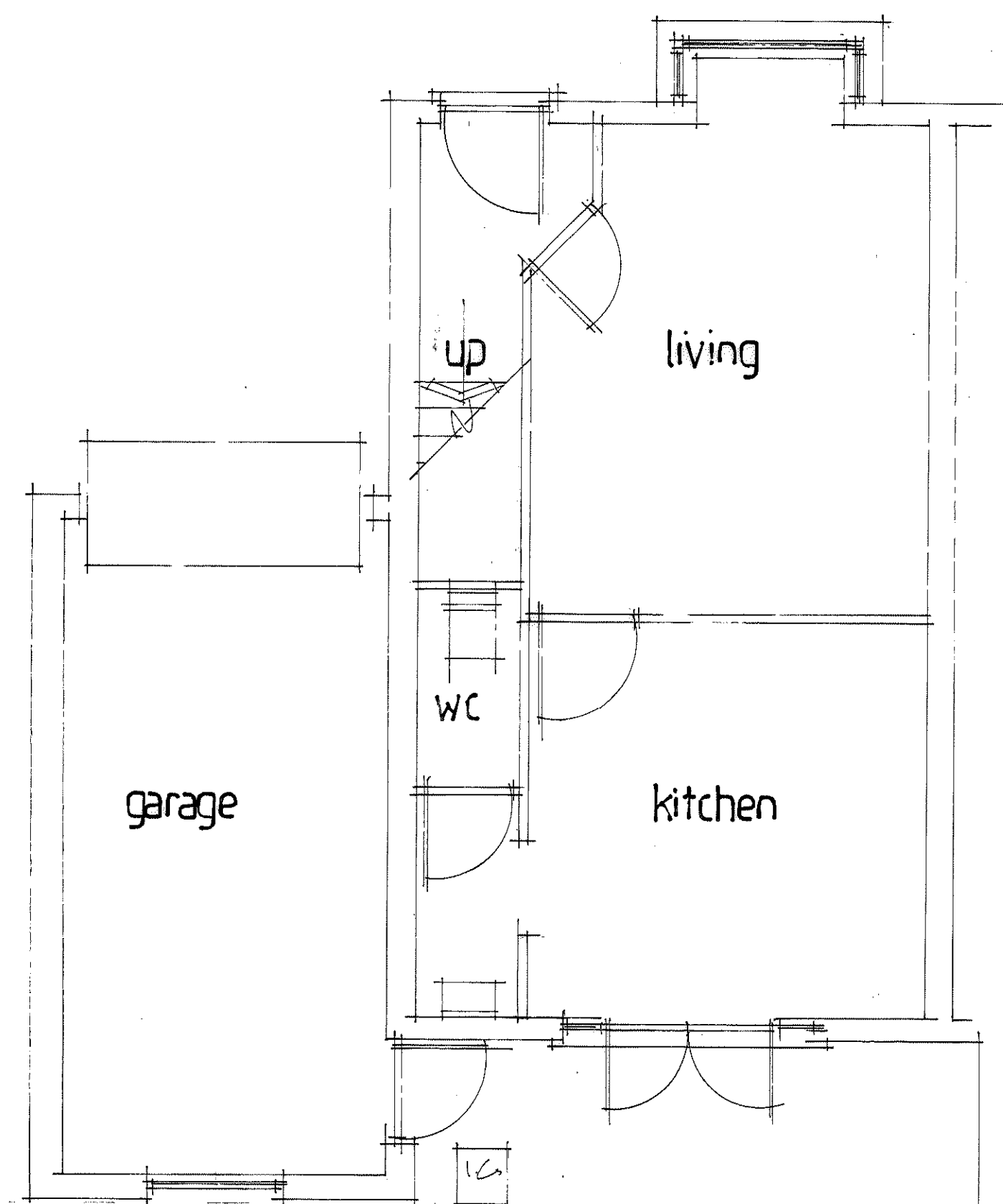


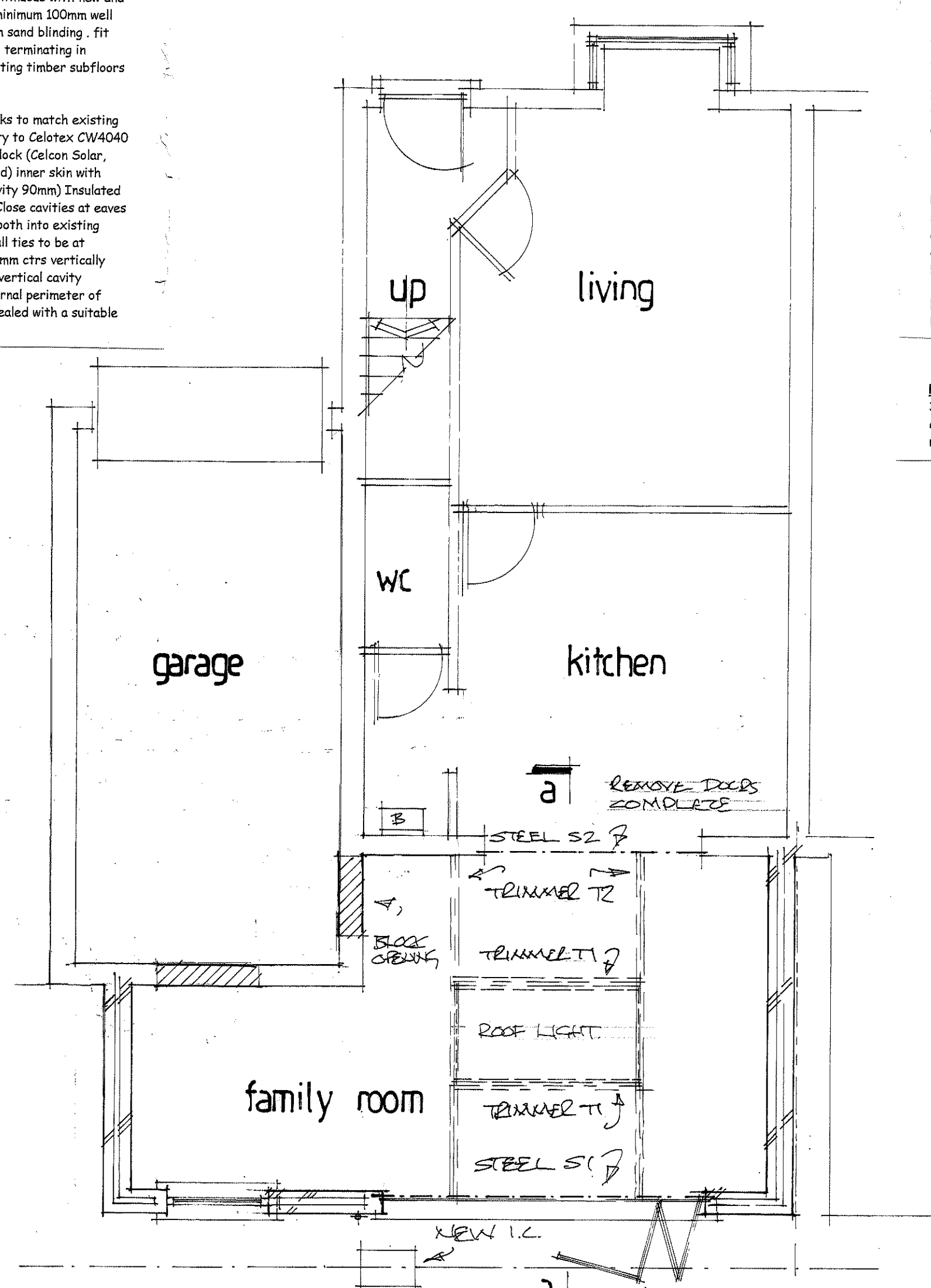


existing ground floor

Foundation: concrete trench fill, 600mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres x 600mm wide) or to below invert level of any adjacent drain run.

Floor: 50mm screed on 100mm concrete slab on Celotex 6A4070 insulation batts turned up at perimeter, on 1200G 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, 50mm cavity to Celotex CW4040 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. 'Carnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.



proposed ground floor

Drainage: all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain with 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.

The integrity of the existing sewer passing beneath the extension to be checked either by exposing the sewer or a CCTV camera survey prior to commencement of work.

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.

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 fit medium duty cover and frame.

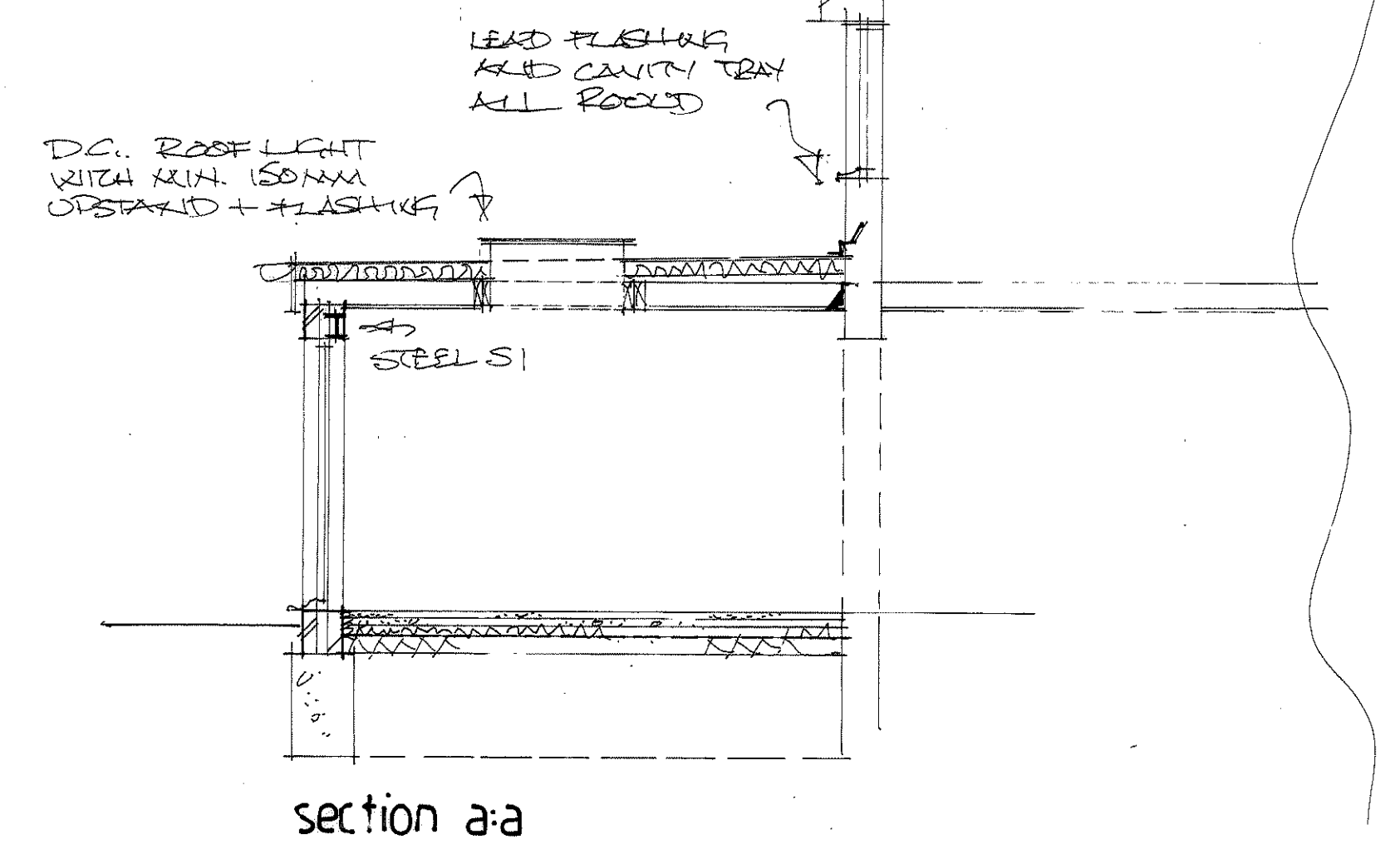
New and existing drains where passing beneath building enclosed in 150mm minimum of concrete.

Plumbing: all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, with rodding access on changes of direction and with deep seal traps. Run to new 100mm diameter stub stack.

All new electrical works: to be designed, installed, inspected and tested in accordance with BS7671 (IET 18th 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 one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

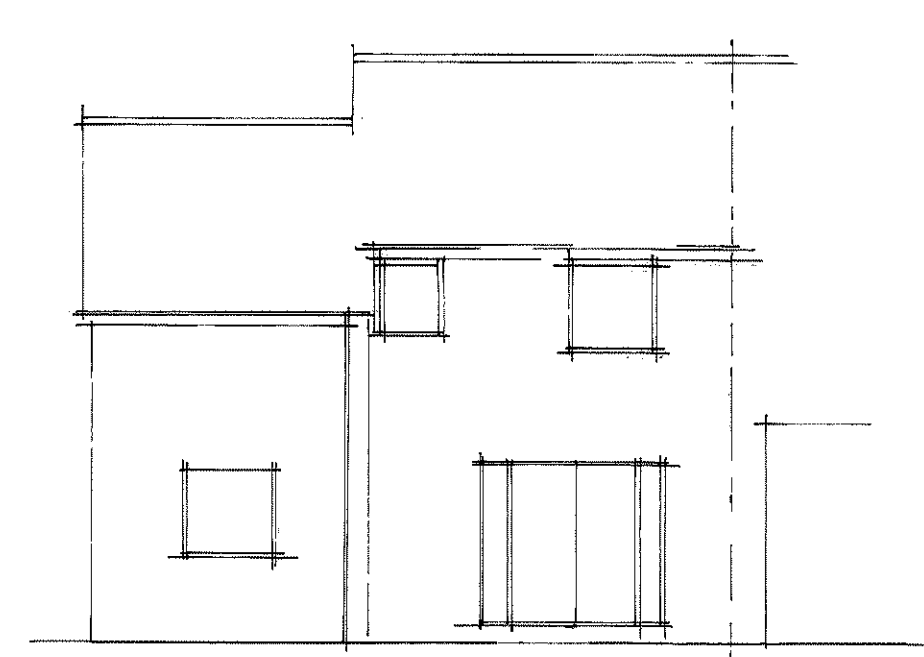
Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.



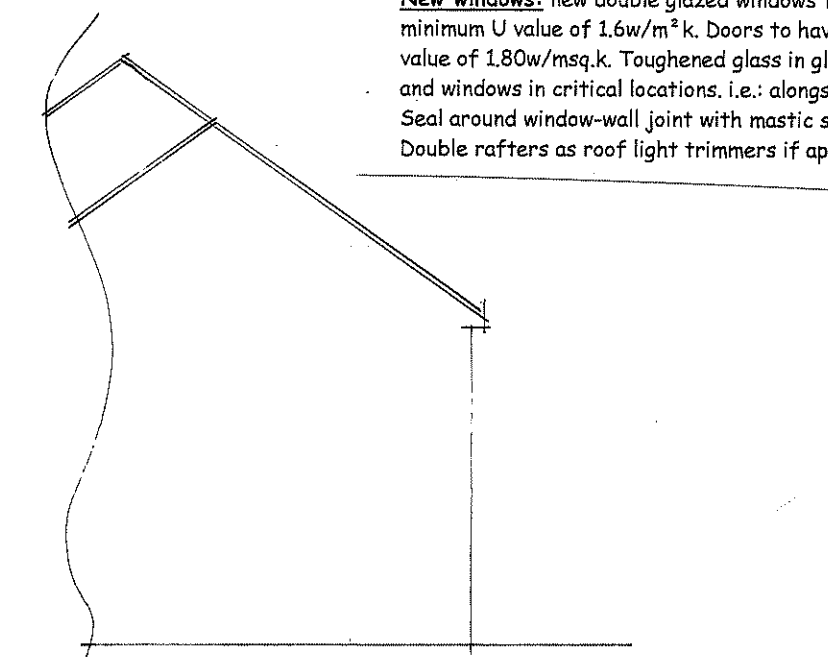
section a-a

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 side facing windows above ground floor level to be obscure and fixed below 1.7m.

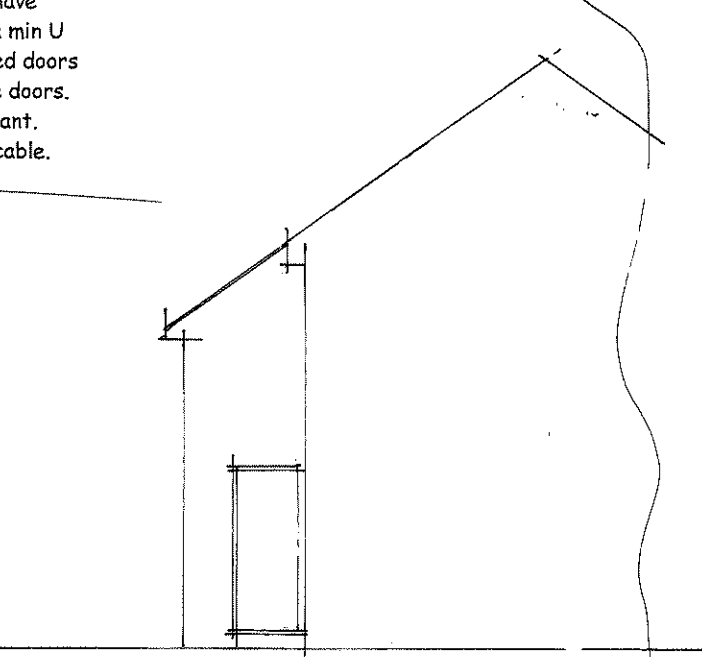
New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.



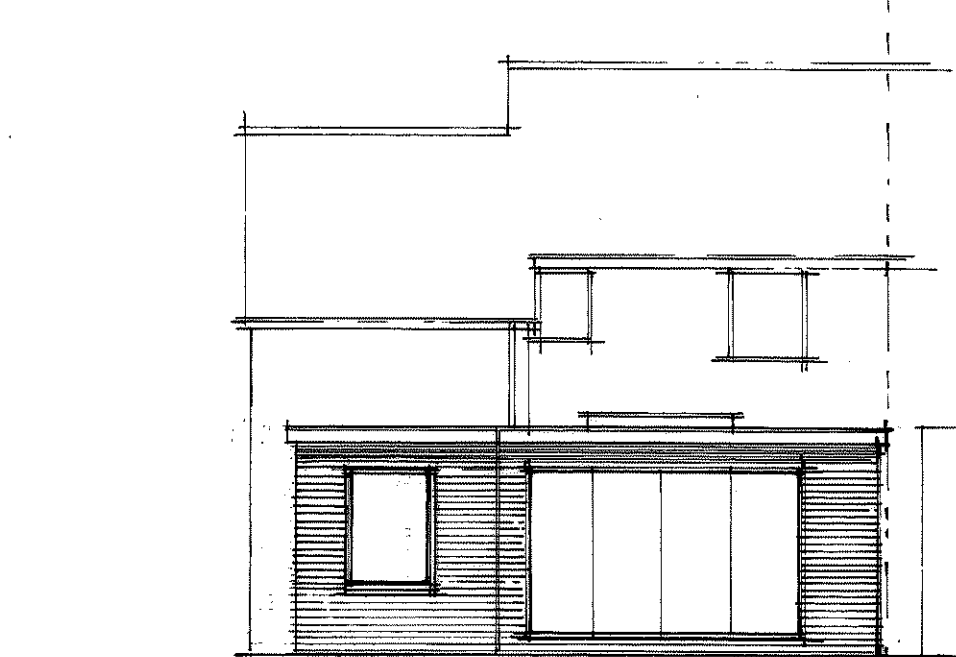
existing rear



existing sides



proposed rear



proposed sides

Steelwork/And Timbers: see structural calcs or notes 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. All timbers to be C24 grade minimum. Fabrication details to be provided to Building Control if required.

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.

Flat roof: 13mm spar chippings on 3 layer high performance torch on breathable felt to BS747 cp144 part 3 1977 on Celotex XR4120 insulated roof decking on firings on 175x50mm roof joists at 400mm 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. Flat covering should achieve AA, AB or AC clarification for fire protection.

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.

Principal 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 Principal Contractor's duty to ensure all works on site are approved by an appointed Building Control body.

Principal Contractor is to ensure dimensions are taken on site before procurement of any materials works proceeding. Structural members are not to be ordered scaling from this drawing.

Principal 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 Principal 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.

C JOSEPH utility area revealed

3	18/11/21	Client amendments
A	18/11/21	Client amendments
Date		Revision

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Client
MR & MRS. PHILIPS

Job Title
18 FIELD PLACE
HAYWARD
PO9 2RH

Drawing Title
EXISTING + PROPOSED
PLANS + ELEVATIONS.

Scale 1:50 + 1:100

Date 18/11/21 Drawn by CML

Drg. No. 5086:21 Rev. 1