

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.

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

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

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

Floor: 50mm screed on 100mm concrete slab on Celotex 6A4070 insulation batts on 12006 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 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 pt144 part 3 1977 on Celotex TD4126 insulated roof decking on firings on 50 mm x 125 mm roof joists at 400 mm centres. 12.5mm fall 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.

Extension roof: concrete tiles on battens on breathable felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 100m x 32mm galv. ms straps at max 1.20m ctrs. Around 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 apex as shown.

Build up gable wall: in cavity work. Face brick outer skin to match existing, 50mm 'Dritherm' batt filled cavity. 100mm Celcon Solar block inner skin. Line inner surface with Celotex 6A4050 batts and 12.5mm fall back plasterboard. Tie to roof joists with 1000 x 32 x 5mm M.S. galvanised straps at 1200mm centres. Fit cavity tray at horizontal junction with existing cavity wall if not insulated.

All new radiators to be fitted with TRVs

Fabrication details to be provided if required by building control.

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.

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.

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.

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

All new electrical works: to be designed, installed, inspected and tested in accordance with BS7671 (IEE:17thEd) 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.

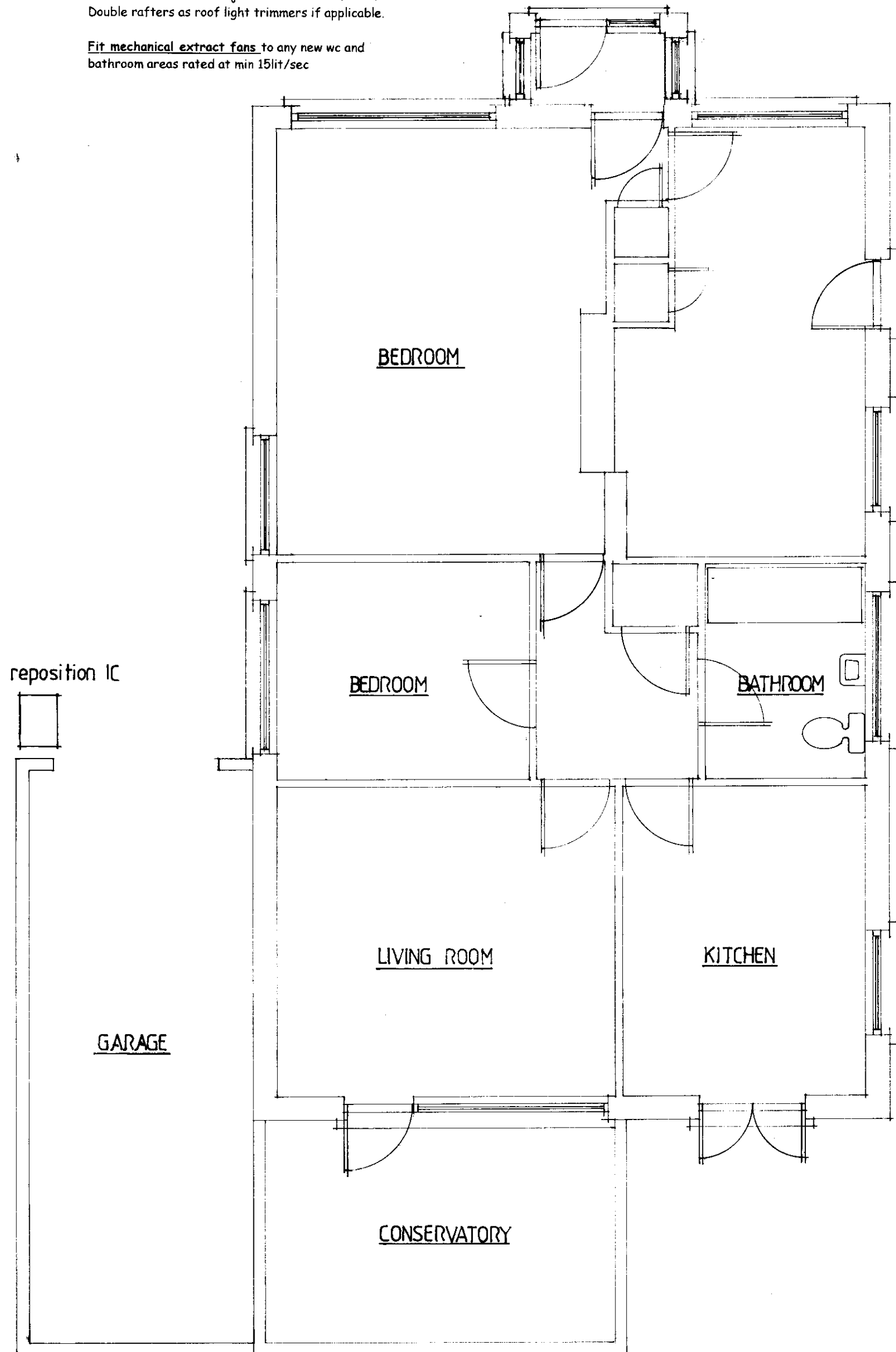
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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

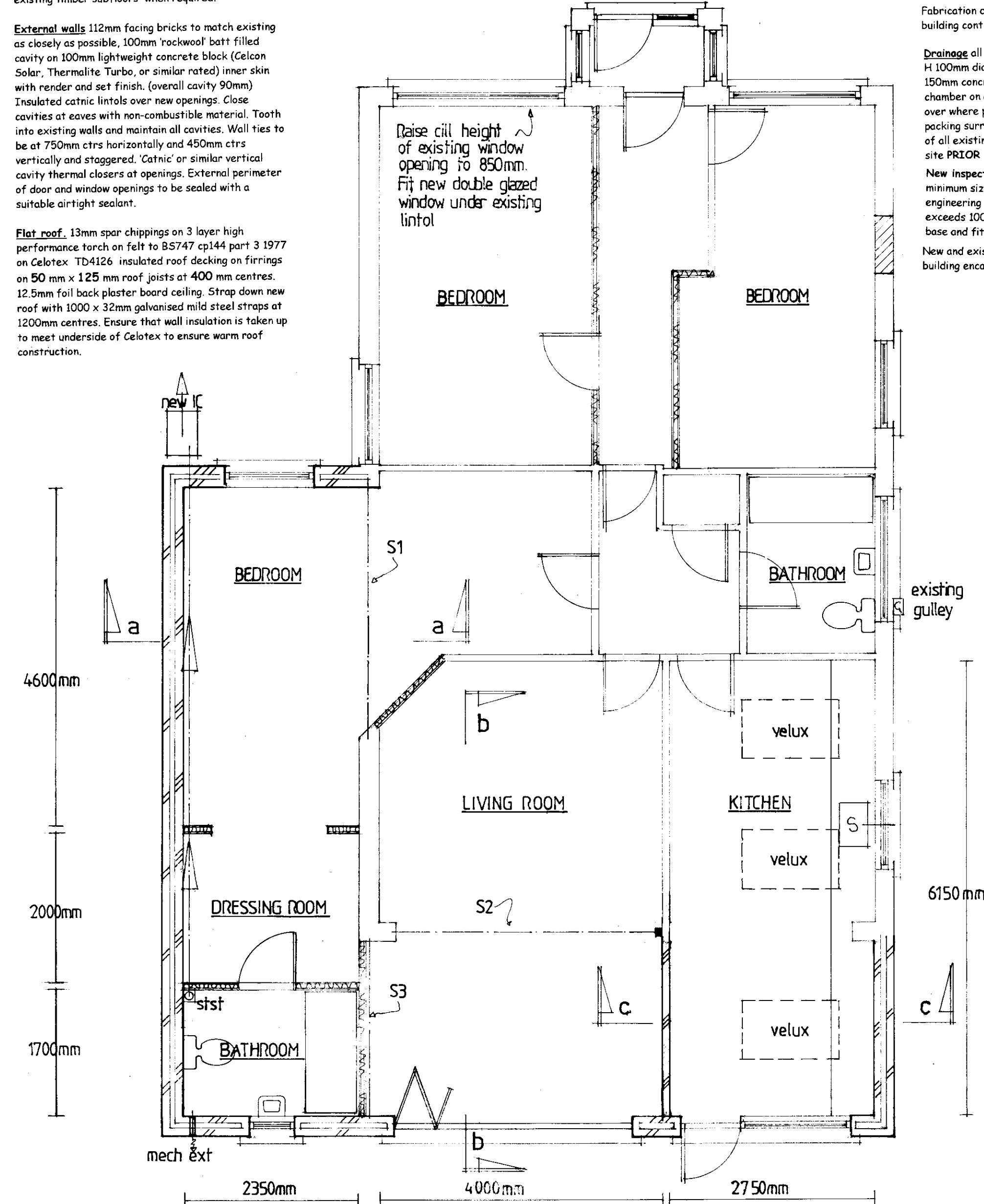
THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

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.

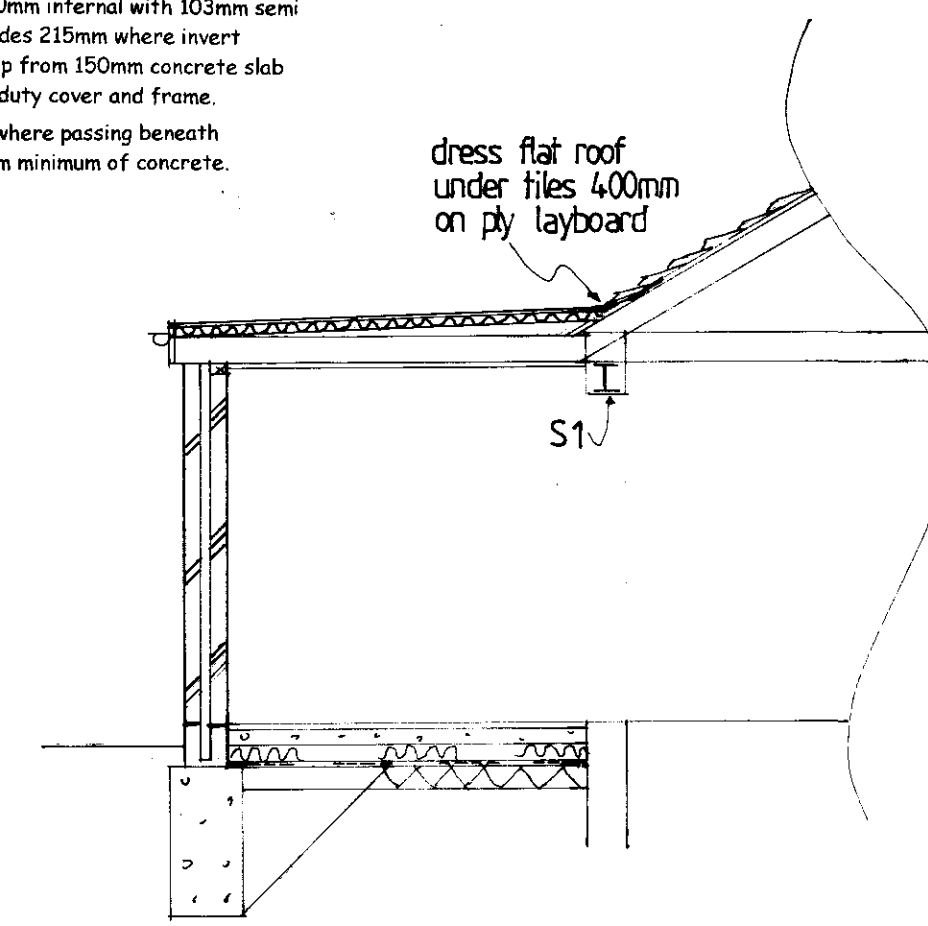
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



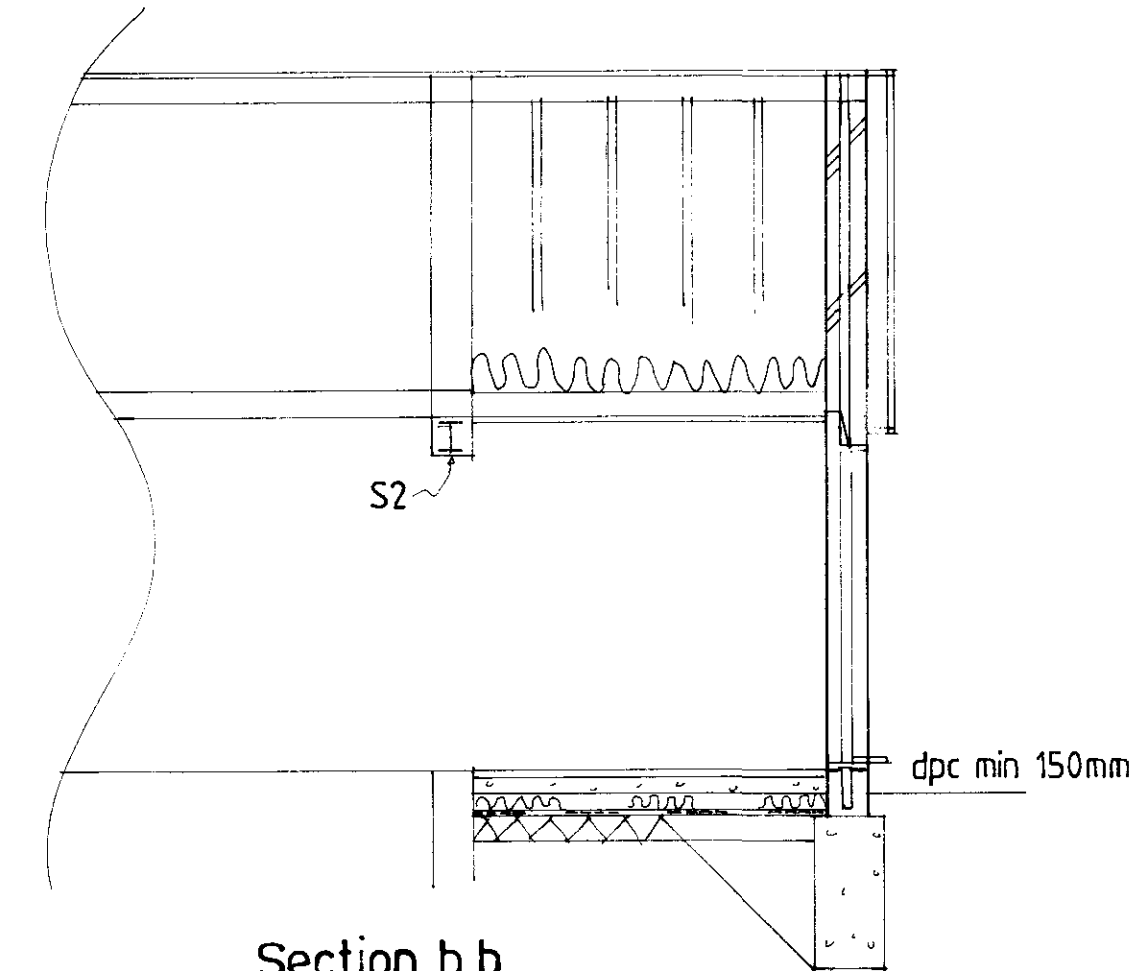
Existing ground floor



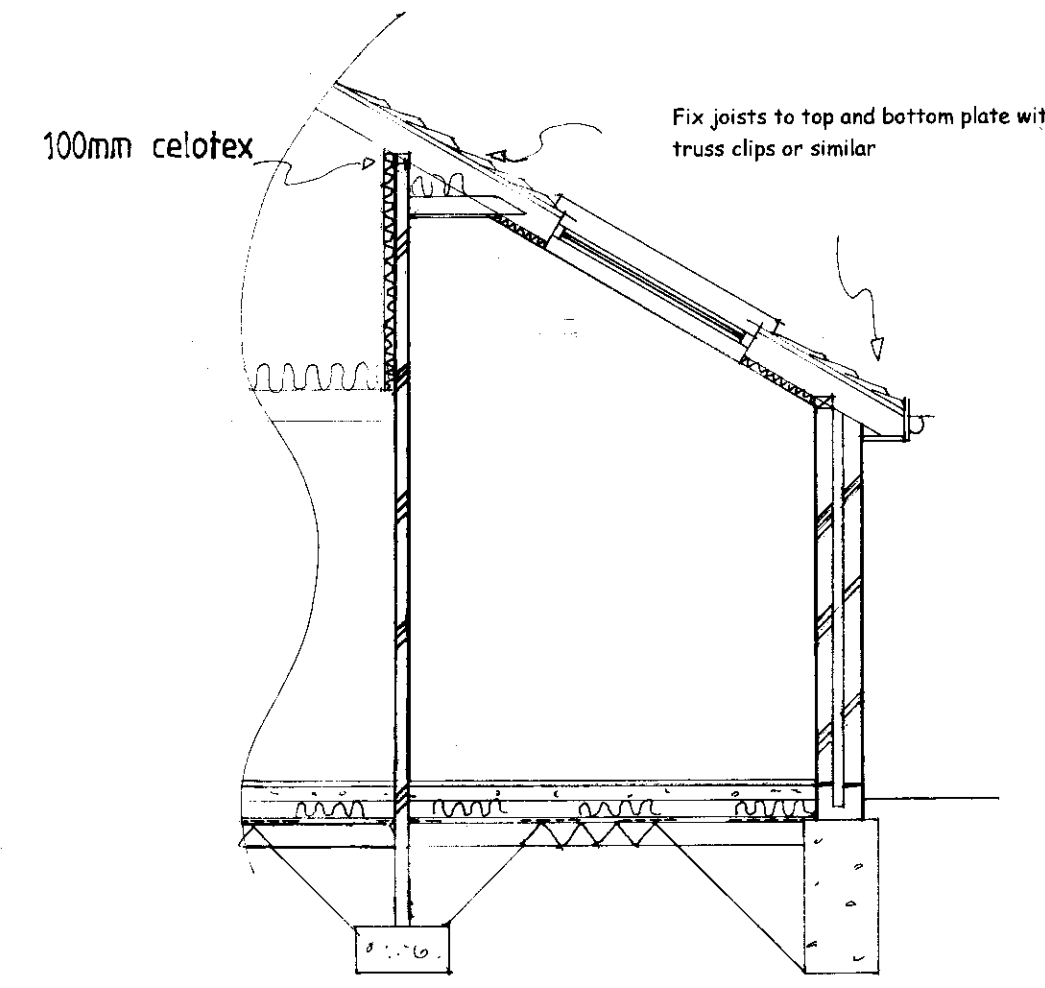
Proposed ground floor



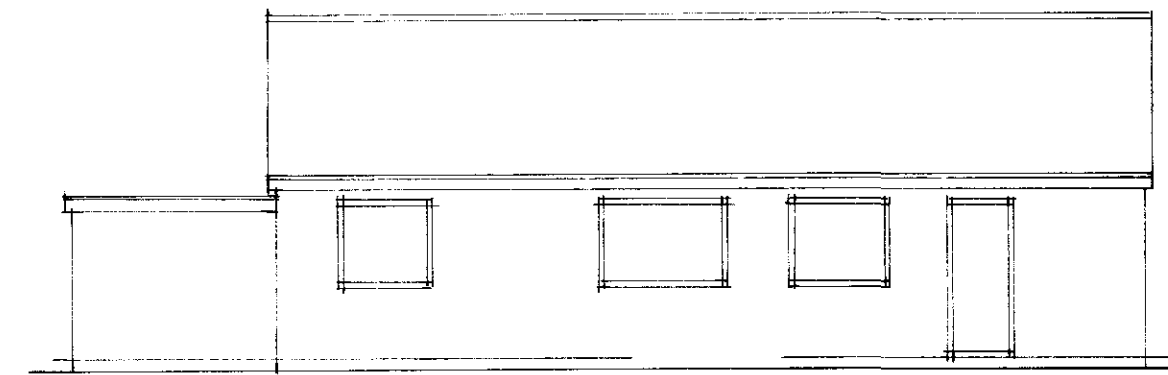
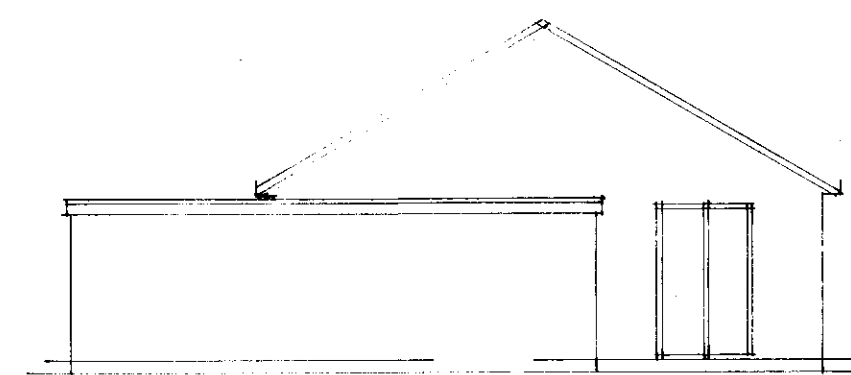
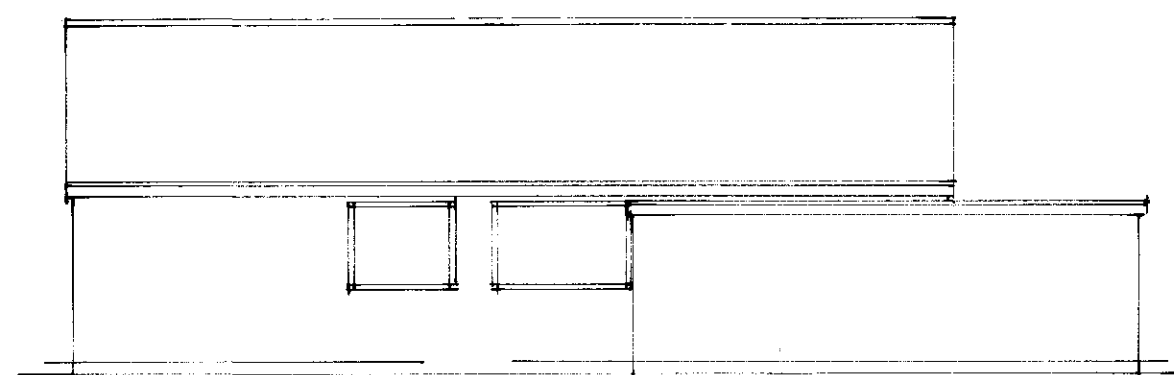
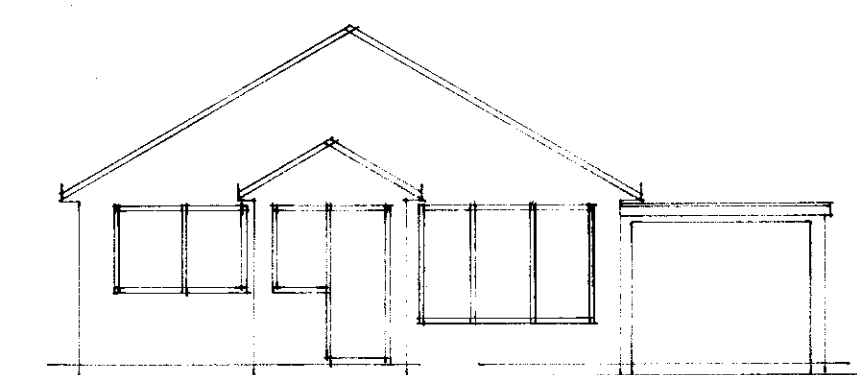
Section a.a



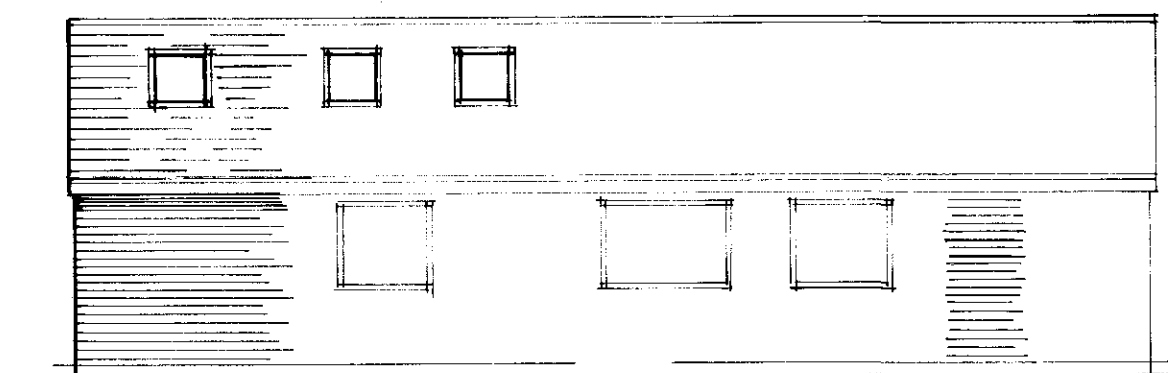
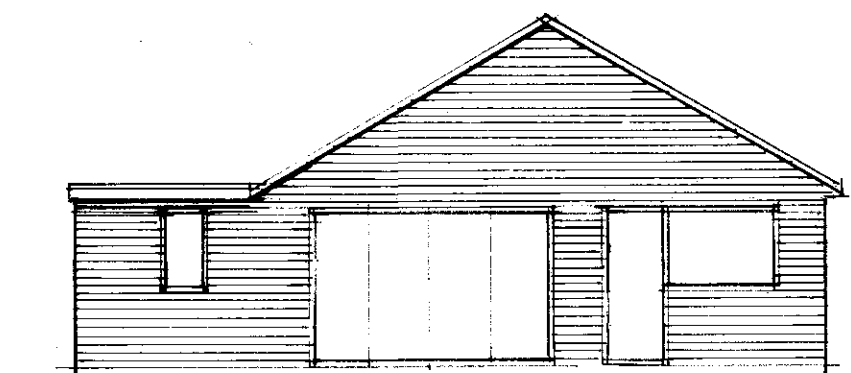
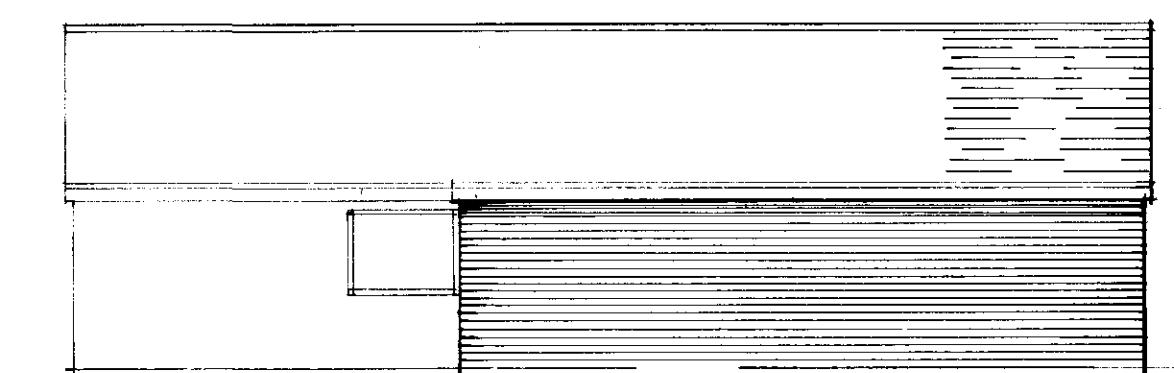
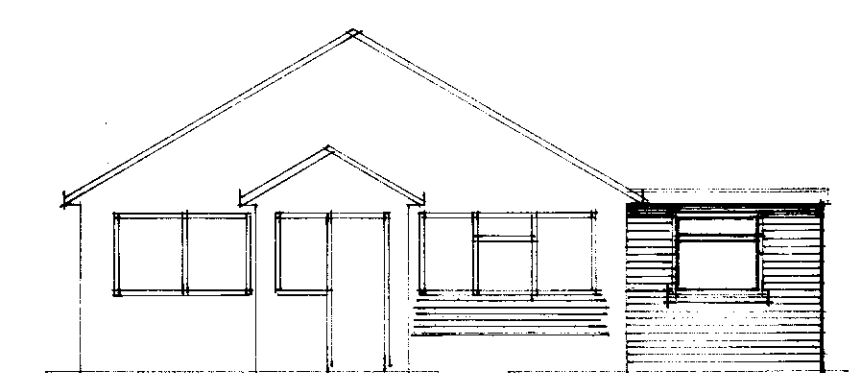
Section b.b



Section c.c



Existing front, side, rear & side elevations



Proposed front, side, rear & rear elevations

B	MAY 2016	CLIENT AMENDMENTS
A	MAY 2016	Revision
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THORNS YOUNG ARCHITECTURAL		
THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyoun.co.uk		
Fareham 21 Middle Road Park Gate SO31 7GH Tel: (01329) 888 322		Portsmouth 232 London Road North End PO2 9JQ Tel: (02392) 672 883

Client
Mr L Stanistreet

Job Title
5 Birch Close
Waterlooville

Drawing Title
Rear & side extension

Scale 1:50 + 1:100 at A1

Date April 2016 Drawn by CP

Dwg. No	Rev.
9089.16	6