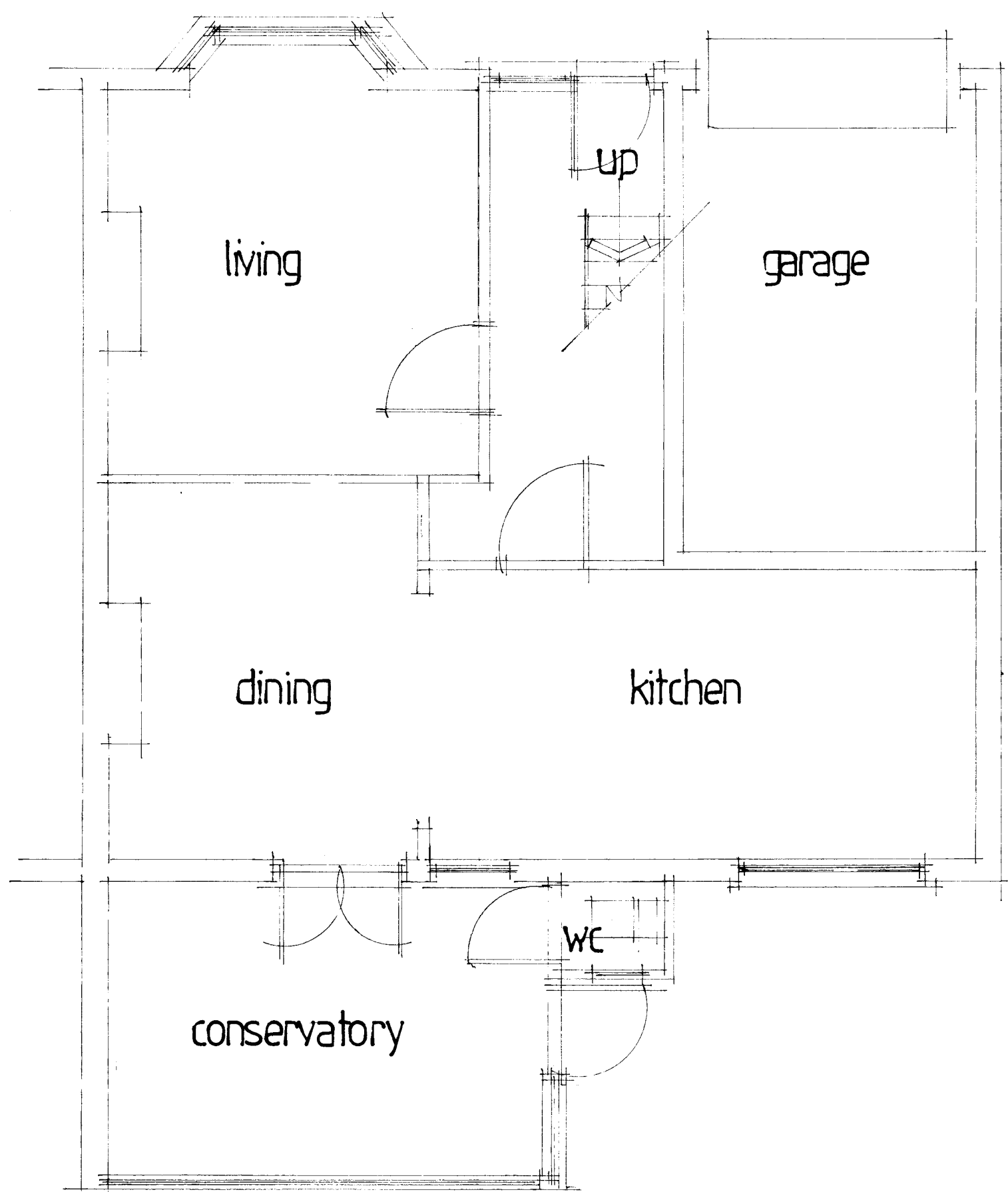




existing ground floor

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 closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

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.

Roof; concrete tiles to match existing on battens on breathable felt on 175 x 50mm rafters at 400mm centres. Rafters to be fixed to wallplate with truss clips or similar.

Ceiling; 12.5mm foil back plasterboard on 100 x 50mm joists at 400mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Sloping ceilings; Sloping ceilings, 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.

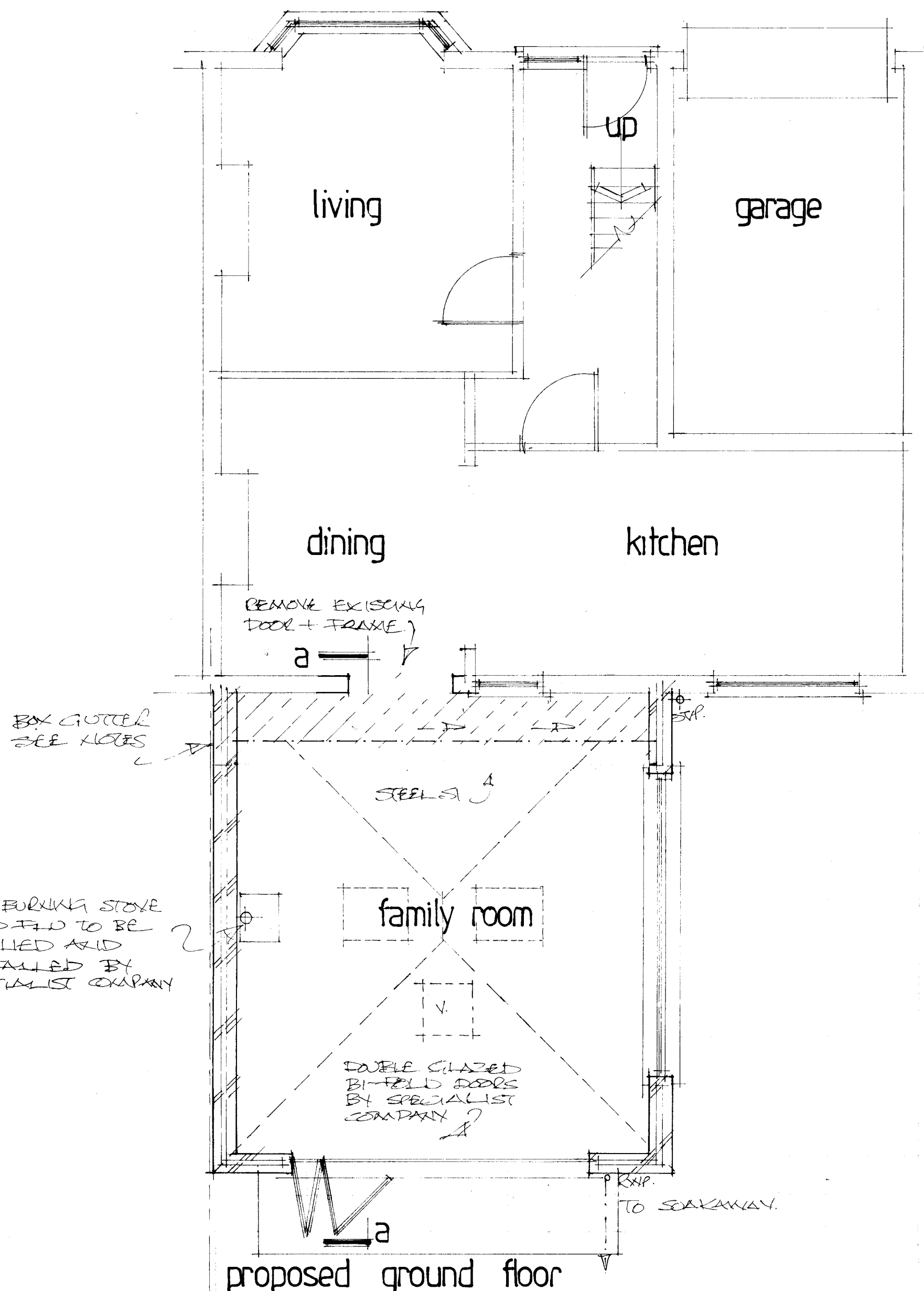
Box gutter to be formed where shown. Code 4 lead lining on 18mm ply base min.200mm wide, 90mm celotex Tuff R insulation under. Carry lead up roof slopes min 300mm. Fall to outlet.

Rain water goods; run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainware.

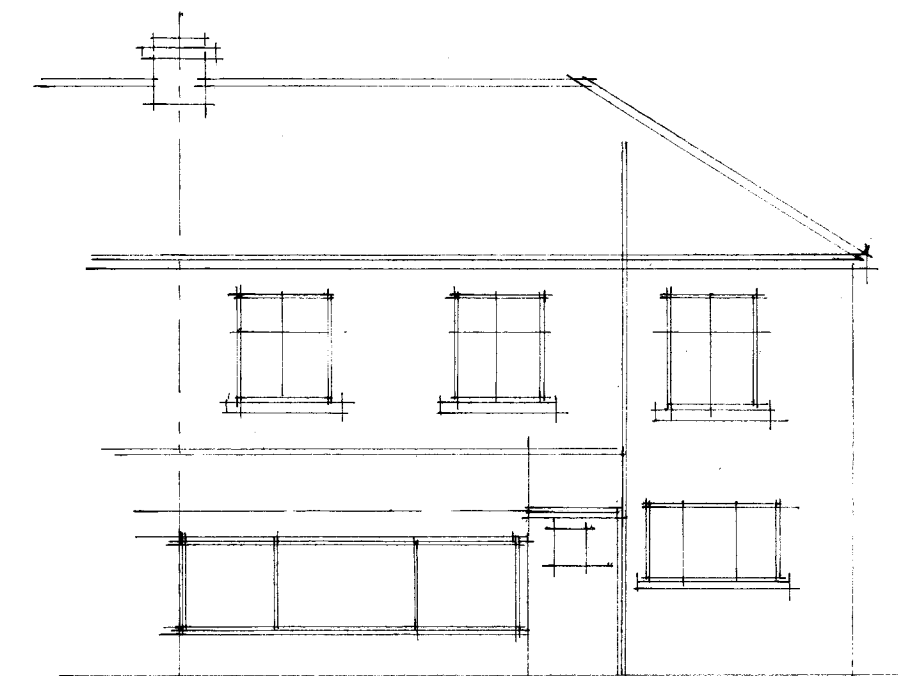
All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE:17thEd) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting; Fit high efficacy light fittings minimum 75% of new fittings. Any recessed ceiling lights to be 30minute fire resisting.

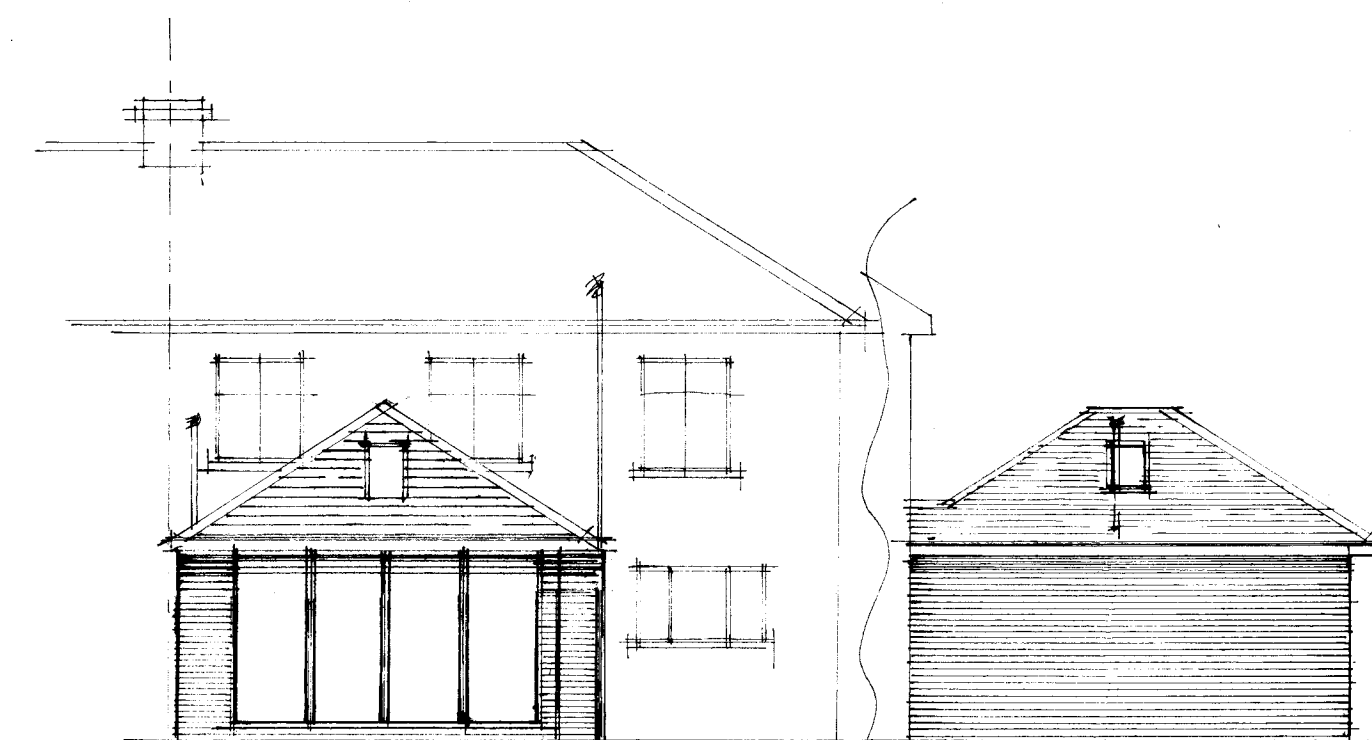
Steelwork; see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.



proposed ground floor



existing rear



proposed rear

proposed side

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

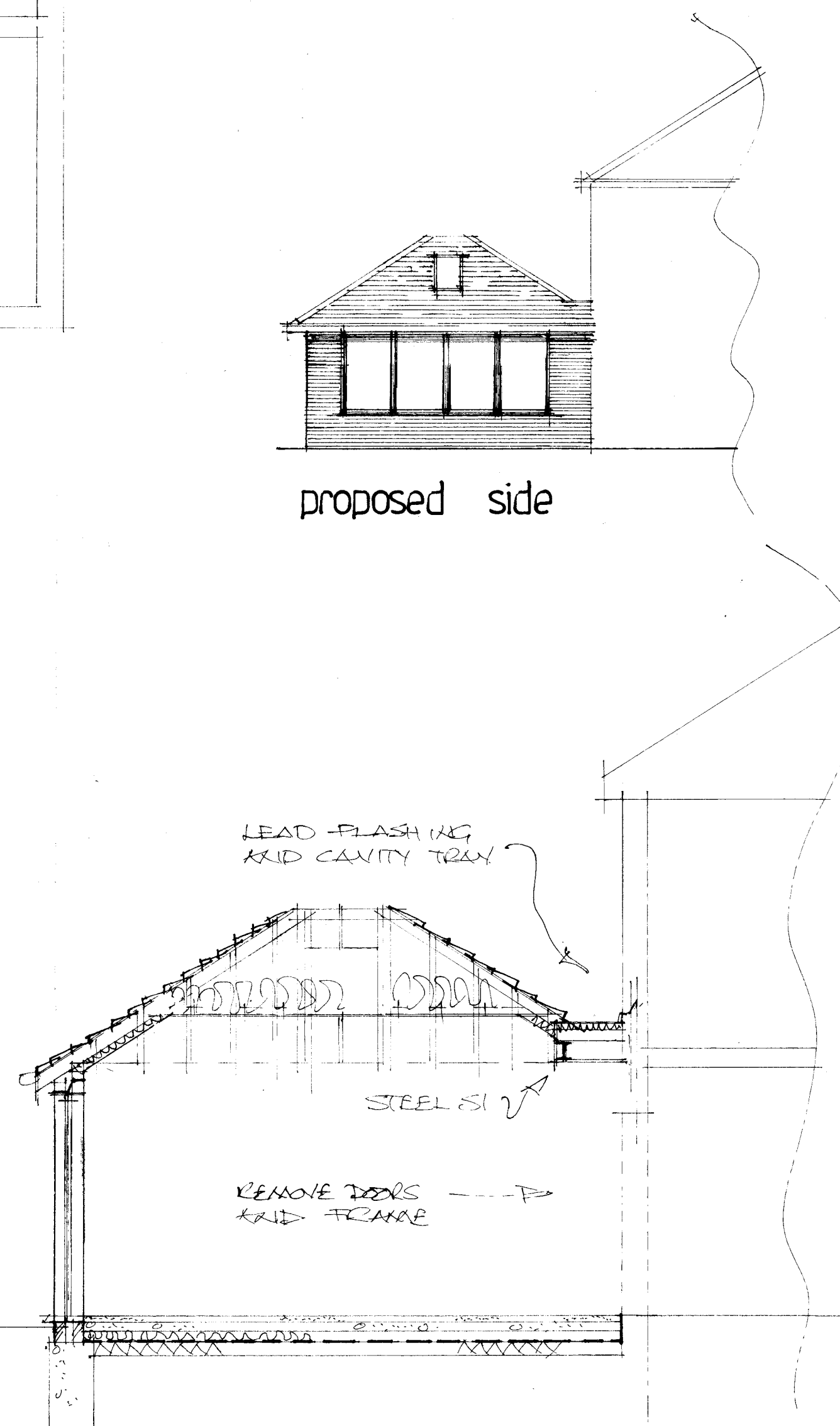
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

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 EXPED 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.

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



section a:a

B	12.2015	Planning permission
A	12.2015	Client's agreement
	Date	Revision

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ARCHITECTURAL

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Website: www.thornsyong.co.uk

Client

MR AND MRS. BAXTER.

Job Title

10, LESTER AVENUE
BEDHAMPTON
HANTS

Drawing Title

SINGLE STOREY
REAR EXTENSION
WITH PITCHED ROOF.

Scale 1:50 + 1:100

Date 14.04.2015 Drawn by CHC.

Orig. No. 8241:15 Rev. 1