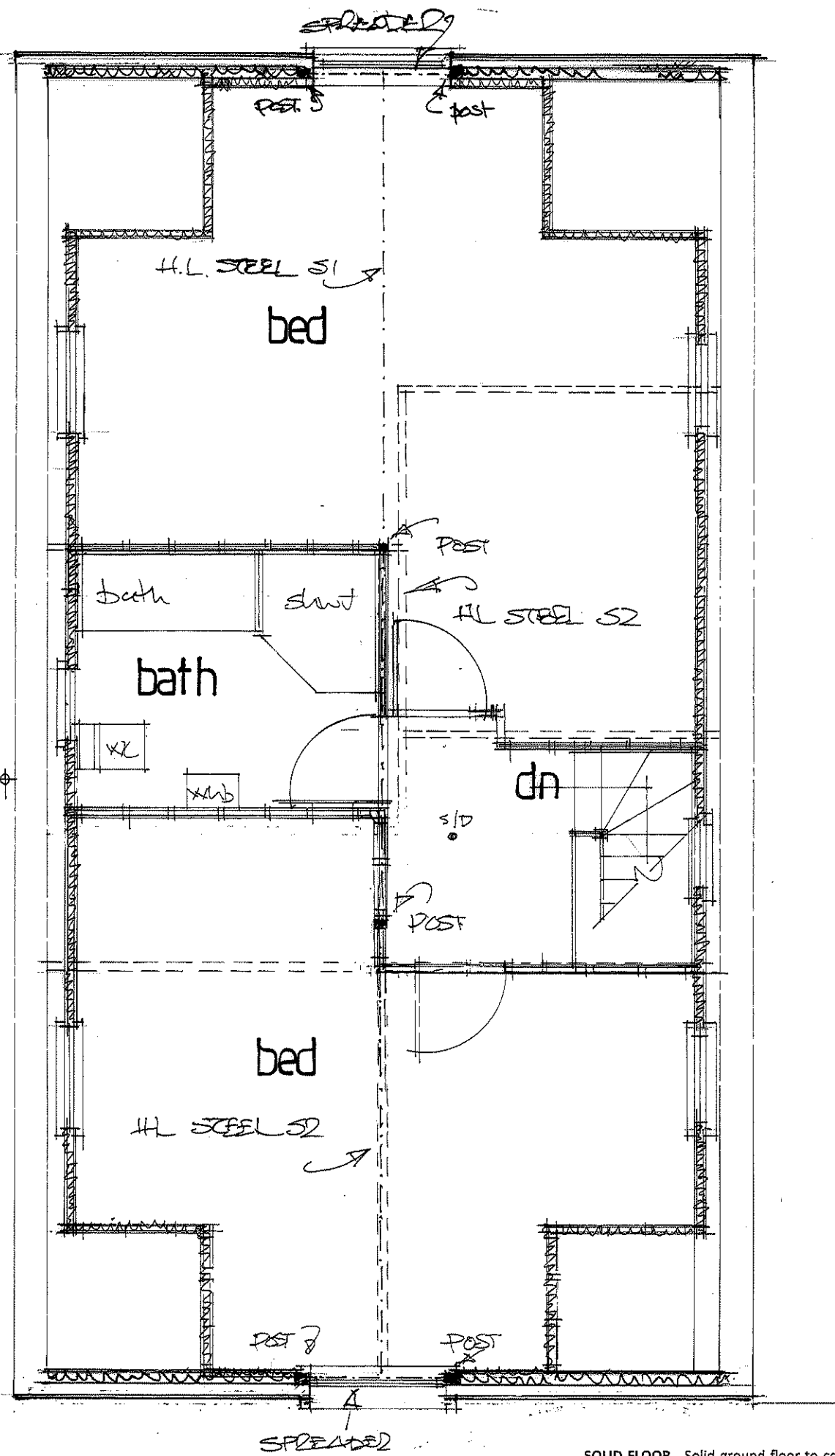
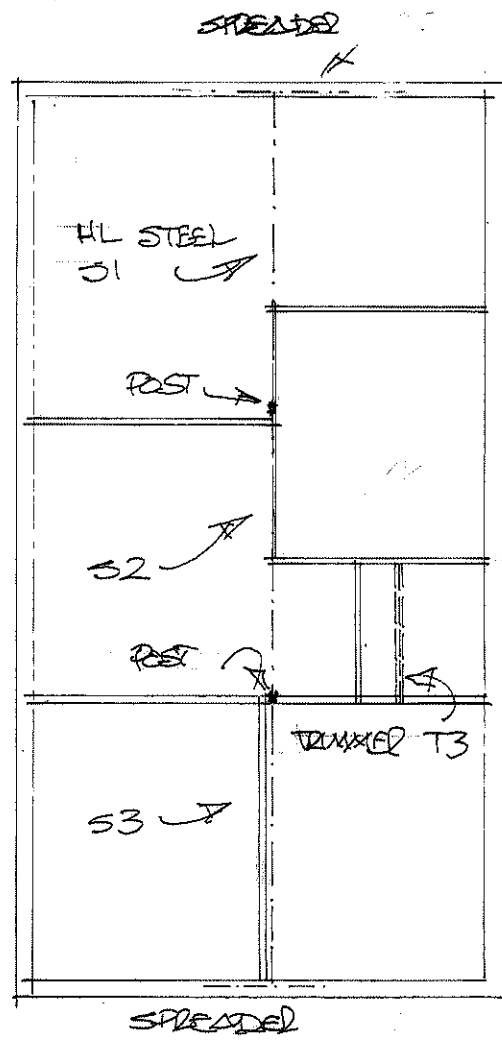


BUILD UP GABLES IN TIMBER FRAME WALL (CLADDING) - Cement board cladding fixed to 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity (if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNu/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm cts. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to be watertight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Walls within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2-hour fire resistance from both sides. Timber cladding to be treated with Fire Retardant Coating for Timber (ESVFR & QVFR) or similar paint system to achieve class 0 and 1 EU SBI/8/s1/40. TO ACHIEVE A U-VALUE OF 0.18W/m²K. Double 150 x 50mm as lintels over window and door openings.



proposed loft plan



structural layout n.t.s.

SOLID FLOOR - Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min. 30mm 'Celotex GA4000' insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting. All joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia. UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

TRENCH FOUNDATION - Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206 and BS 8500-2. All foundations to be min. 1.0m below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be 450mm x 225mm and min. 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

STEPPED FOUNDATION (TRENCH) - Stepped foundations should overlap by twice the height of the step, or 1m whichever is the greater. The height of the step should not be greater than the thickness of the foundation.

CAVITY BRICKWORK WALL - New cavity wall to comprise of 102mm suitable facing brickwork. Full fill the cavity with 90mm 'Celotex Thermaclass Cavity Wall 21' full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. 'Celcon solar' or 'Thermalite turbo'. Internal finish to be 12.5mm plasterboard on dabs with 3mm skim plaster finish. Walls to be built with 1:1.5 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted. All details including corner and junction to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards. All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm duty cover and frame. New and existing drains where passing beneath building encased in 150mm minimum of concrete.

NEW SVP - 100mm dia. UPVC soil and vent pipe to terminate min. 900mm above window heads and with rodding access at base.

TAPS - All hot water taps to be fitted on the left-hand side of the appliance with in-line blending valve to restrict hot water to a maximum of 48°C.

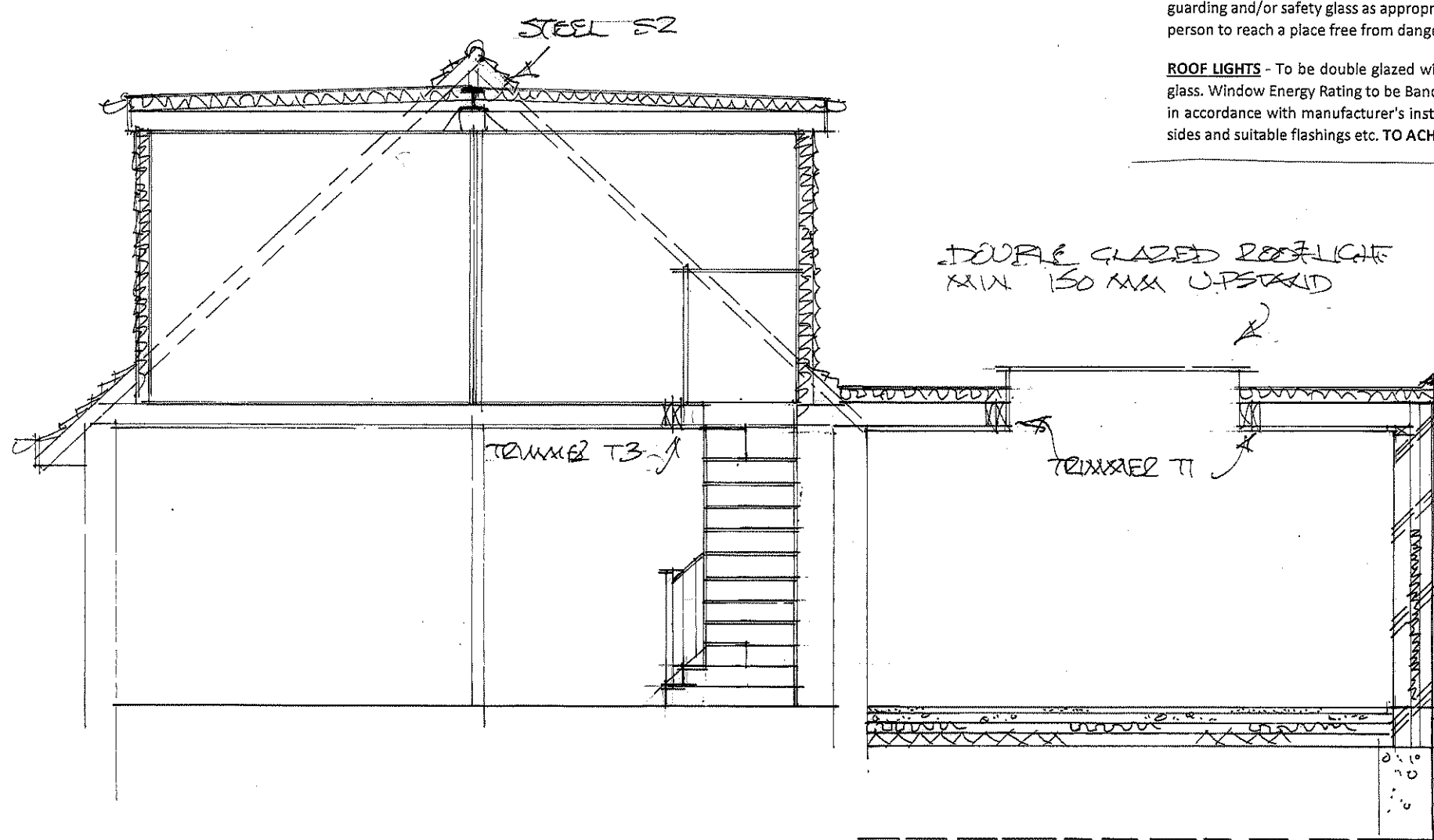
MECHANICAL EXTRACT - Provide mechanical extract ventilation to WC/bathroom/shower room ducted to external air capable of extracting at a rate of not less than 15 l/sec. Vent to be connected to light switch and to have 15 minutes over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

MECHANICAL EXTRACT (KITCHEN) - Kitchen to have mechanical ventilation with an extract rating of 60 l/sec or 30 l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body. If applicable utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/sec.

ELECTRICAL WORKS - All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

INTERNAL LIGHTING - Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. Any recessed ceiling lights to be 30-minute fire resisting.

HEATING - Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEE regulations. Gas fired combination boiler with balanced flow terminating min 300mm from windows. Boiler to have minimum 'SEDBUK' rating of 90%. Run 22mm diameter condensate pipe to foul drain via 75mm trap.



section a-a

DRAINAGE - All drainage to 'BS EN752' plus approved doc H 100mm diam. UPVC drain where minimum fall 1:40 in 150mm concrete surround new or existing inspection chamber on the existing run. The public sewer being accurately located by the applicant on site prior to commencement of foundation excavations in order that the effect of the proposed works can be determined. Where the public sewer is to be built over, the condition of the public sewer being camera surveyed or fully exposed and determined as satisfactory. Filling this the affected length of pipework being replace with new. All foundations within min. 3.0m of the public sewer being taken down to below invert level of the public sewer. No structures running parallel to the line of the public sewer being located within 500mm of the public sewer. Crossings being adequately supported using pre-cast or appropriately designed in-situ concrete lintels or beams flexible packing surround.

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.

PIPES PASSING THROUGH TRENCH FOUNDATIONS - The load-bearing capability of foundations must not be affected where services pass through. The pipe work should be sleeved and be provided with 'rocker pipes' at 150mm either side of the foundation concrete. The 'rocker pipes' should have flexible joints and be a max. length of 600mm. Alternatively, pipework should pass through a suitably strengthened opening in the foundation, i.e. foundation shuttered and a provided with suitable lintel over the pipe allowing for sufficient space for movement to ensure that the drain is capable of maintaining line and gradient. Opening should be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Advice from Building Control to be sought on suitability of pipe running through foundation before construction.

PIPES PASSING THROUGH WALLS - Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively, where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a max. length of 600mm.

INSPECTION CHAMBER - Sides to suit invert of drains min. sizes 600mm x 450mm. Internal with 102mm semi-engineering brickwork sides 215mm where invert exceeds 1m, 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.

NEW SVP - 100mm dia. UPVC soil and vent pipe to terminate min. 900mm above window heads and with rodding access at base.

GARAGE/KITCHEN WALL - To be 'Gyproc Jumbo' studwork, comprising of 146mm metal studs clad each side with 2no. layers of 12.5mm plasterboard with staggered joints and 6mm plaster skim coat. 100mm insulation between studs.

DOOR BETWEEN HOUSE AND GARAGE (*) - Door between garage and house to be FD30 self-closing with a 100mm step down into garage, fitted with 3 steel hinges, intumescent strips and smoke seals. Construction between house and garage to be 30 minutes fire resisting.

STEELWORK AND TIMBERS - Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the attached structural calculations and details. Minimum bearing 100mm on concrete padstones, prestressed concrete lintels or metal bearing plates. New steel beams to be encased in 12.5mm 'Gyproc FireLine' board with staggered joints, 'Gyproc FireCase' or painted in 'Nullifire S' or similar intumescent paint to provide 1/2-hour fire resistance as agreed with Building Control at floor levels. All fire protection to be installed as detailed by specialist manufacturer.

LENGTHS OF STEELS TO BE SITE MEASURED TO INCLUDE BEARINGS. FABRICATION DETAILS TO BE PROVIDED IF REQUIRED BY BUILDING CONTROL.

NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F. Local authority may insist on a SAP calculation to prove areas with large amount of glazing. This will involve extra fee if required. TO ACHIEVE A U-VALUE OF 1.4W/m²K.

SAFETY GLAZING - All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K of the current building regulations. E.g. 1.5m above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

ESCAPE WINDOWS (M.O.E.) - Windows to have an unobstructed openable area that complies with: min. height of 450mm, min. width of 450mm and min. area 0.33m². Bottom of the openable area should be above 800mm but no more than 1100mm above the floor or is provided with suitable guarding and/or safety glass as appropriate. The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS - To be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc. TO ACHIEVE A U-VALUE OF 1.6W/m²K.

NEW STAIRCASE - Stairs to comply with BS5885 and with Part K of the Building Regulations. Max. rise 220mm, min. going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least as the going on the straight. Min. 50mm going of tapered treads measured at narrow end. Min. clear width 800mm. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min. 2.0m headroom measured vertically above pitch line of stairs and landings. However, if there is not enough space to achieve this height the headroom will be satisfactory if the height measured at the centre of the stair width is 1.9m reducing to 1.8m at one side of the stair. Handrail on staircase to be 900mm above the pitch line, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Provide a clear width between handrails of min. 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Any wall or door glazing in the stair enclosure will be upgraded to achieve half-hours fire resistance. ALL DIMENSIONS AND CLEARANCES TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS.

WARM FLAT ROOF - Flat roof to be single ply membrane roofing providing AA fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 150mm 'Ecotherm Eco-Torch' insulation. Insulation bonded to VCL on 22mm external quality plywood decking or similar approved on firings to min. 1 in 80 fall on treated 200 x 50 mm C24 flat roof joists at 400mm cts. Underside of joists to have 12.5mm foil backed plasterboard and 5mm plaster skim. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of 30 x 5 x 100mm M.S. galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

PITCHED ROOF - Roofing tiles to match existing on 25 x 38mm tarred treated battens on sarking felt supported on 150 x 50mm C24 rafters at max. 400mm cts. Rafters supported on 100 x 50mm wall plates. Provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m centres. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

PITCHED ROOF (INSULATION AT RAFTER LEVEL) - Roofing tiles to match existing on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity (if required) fixed to breathable membrane and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm cts. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have watertight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised M.S. straps placed at 900 cts. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm 'Supalux' and 12.5mm 'Gyproc FireLine' board internally to achieve 1/2 hour fire resistance from both sides. Any existing flues that are still in use may have to be raised above by 900mm from the window opening. 200mm minimum measurement on roof slope from rear external face of dormer to fascia board must be maintained to avoid planning application. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

INNER PARTITIONS - 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/2 height or 450mm cts. Provide min. 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

LOADBEARING STUDWORK - Min. 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/2 height or 450mm cts. Provide min. 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. One side of wall to be faced with 12.5mm plasterboard and one side to be 12mm Plywood glued and screwed to studs both with 3mm skim plaster finish. Taped and jointed complete with beads and stops. Provide cross strapping with 100mm x 30mm x 5mm galvanised M.S. straps or other approved in compliance with BS EN 845-1 at max 2.0m cts.

PITCHED ROOF (INSULATION AT RAFTER LEVEL) - Roofing tiles to match existing on 25 x 38mm preservative treated battens on sarking felt supported on 150 x 50mm C24 rafters at max. 400 cts. Rafters supported on 100 x 50mm treated wall plates. Allow min. 20mm air space to allow for drape of breathable felt. Insulation to be 130mm 'Celotex XRA4000' between rafters and 50mm 'Celotex GA4000' under. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanised plasterboard nails. Finish with 5mm skim coat of finishing plaster. Joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m cts. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

WARM FLAT ROOF - Flat roof to be single ply membrane roofing providing AA fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 150mm 'Ecotherm Eco-Torch' insulation. Insulation bonded to VCL on 22mm external quality plywood decking or similar approved on firings to min. 1 in 80 fall on treated 200 x 50 mm C24 flat roof joists at 400mm cts. Underside of joists to have 12.5mm foil backed plasterboard and 5mm plaster skim. Provide cavity tray to existing house where new roof abuts existing house. Provide restraint to flat roof by fixing of 30 x 5 x 100mm M.S. galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

PITCHED ROOF - Roofing tiles to match existing on 25 x 38mm tarred treated battens on sarking felt supported on 150 x 50mm C24 rafters at max. 400mm cts. Rafters supported on 100 x 50mm wall plates. Provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m centres. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

PLUMBING - All to 'BS EN 2056' plus approved doc H 38mm dia. Wastes from the sink run to double seal gully with screw down cover, 38mm waste from bath, 22mm dia. waste from wash hand basin, all with rodding access on changes of direction and with deep seal traps. Run to new 100mm dia. Stub stacks finishing above highest appliance flood level.

FLOOR IN ROOF SPACE - Ensure first floor achieves modified half-hour fire resistance. Min. 20mm floor grade T&G chipboard, 2.3 grade in bathrooms on DOUBLE 200 x 50MM joists at 400mm cts. Joists to be doubled under and parallel to partitions over. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 1/2 of joist depth). 12.5mm foil backed plasterboard with 3mm skim plaster finish. Remaining roof spaces to be floored as the main area when joists extend out to outer walls. Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m cts, straps to be taken across min. 3no. joists. Straps to be built into walls. Provide 38mm wide x 4 depth solid noggins between joists at strap positions. 'Simpson strong-tie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made M.S. shoe/hanger where fitch beams join to steelwork or other fitch beams. To upgrade to half hour fire resistance and provide adequate sound insulation lay min. 150mm 'Rockwool' insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a min. depth of 20mm, in accordance with BRE Digest 208 1988. Joists to be 50mm min. from chimney breasts.

ASHLAR WALLS - Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm cts. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have watertight construction, seal all perimeter joints with tape internally and with silicon sealant externally. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

ROOF INSULATION - Insulation at ceiling level to be 150mm 'XRA4000 Celotex' between ceiling joists with a further 25mm over joists. 18mm chipboard to be provided over insulation. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. TO ACHIEVE A U-VALUE OF 0.16W/m²K.

DORMER FLAT ROOF (WARM) - Flat roof to be single ply membrane roofing providing AA fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 18mm exterior quality plywood (if required by manufacturer) over 150mm 'Ecotherm Eco-Torch' insulation. Insulation bonded to 18mm external quality plywood decking or similar approved on firings to min. 1 in 80 fall on treated 200 x 50 mm C24 joists at 400mm cts. Underside of joists to have 12.5mm foil backed plasterboard and 5mm skim. Provide restraint to flat roof by fixing of 30x5x100mm M.S. galvanised lateral restraint straps at max. 2000mm cts. fixed to 100x50mm wall plates and anchored to wall. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

DORMER WALL CONSTRUCTION (TILE HANGING) - Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity (if required) fixed to breathable membrane and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm cts. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' over. Provide VCL and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have watertight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised M.S. straps placed at 900 cts. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm 'Supalux' and 12.5mm 'Gyproc FireLine' board internally to achieve 1/2 hour fire resistance from both sides. Any existing flues that are still in use may have to be raised above by 900mm from the window opening. 200mm minimum measurement on roof slope from rear external face of dormer to fascia board must be maintained to avoid planning application. TO ACHIEVE A U-VALUE OF 0.18W/m²K.

INNER PARTITIONS - 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/2 height or 450mm cts. Provide min. 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

PITCHED ROOF (INSULATION AT RAFTER LEVEL) - Roofing tiles to match existing on 25 x 38mm preservative treated battens on sarking felt supported on 150 x 50mm C24 rafters at max. 400 cts. Rafters supported on 100 x 50mm treated wall plates. Allow min. 20mm air space to allow for drape of breathable felt. Insulation to be 130mm 'Celotex XRA4000' between rafters and 50mm 'Celotex GA4000' under. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanised plasterboard nails. Finish with 5mm skim coat of finishing plaster. Joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BS EN 845-1 at 2m cts. TO ACHIEVE A U-VALUE OF 0.15W/m²K.

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.

A	DATE	REVISION
1	MAY 25	CLIENT AMENDMENTS

© copyright

THORNS YOUNG
ARCHITECTURAL

THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS
Website: www.thornsyoun.co.uk

Portsmouth
232 London Road
North End
PO2 9JQ
Tel: (02392) 672 863

Client

MR D BROWN

Job Title

25 GREENFIELD CRE.
WATERLOO
POB 981

Drawing Title
25 GREENFIELD CRE.
LOFT CONVERSION
SIDE EXTENSION

Scale 1:50

Date MARCH 2023 Drawn by CML

Drg. No. 6222-22-2 Rev. A