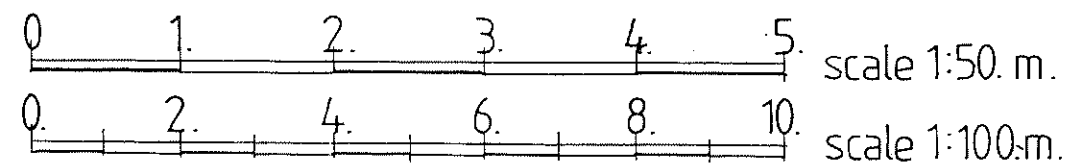
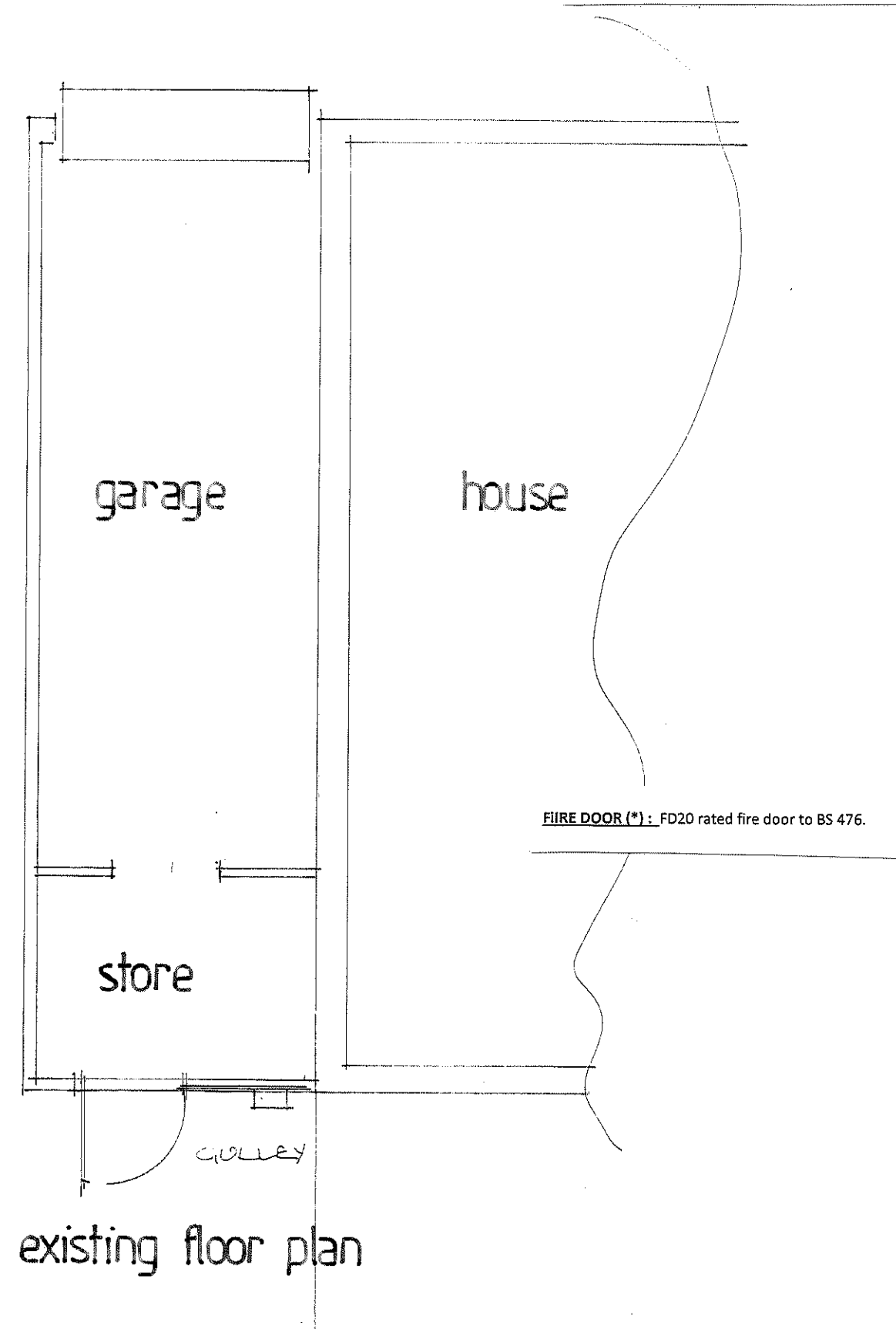
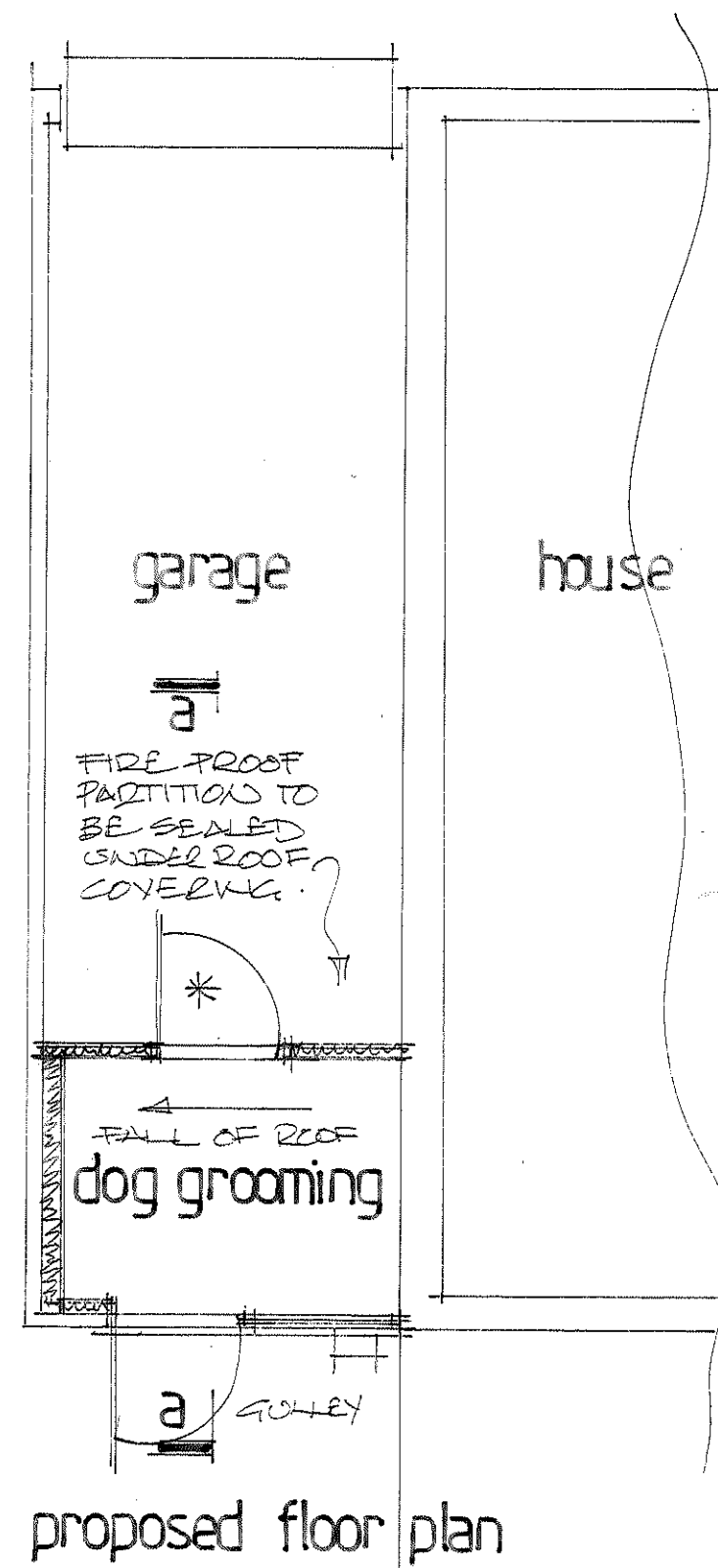
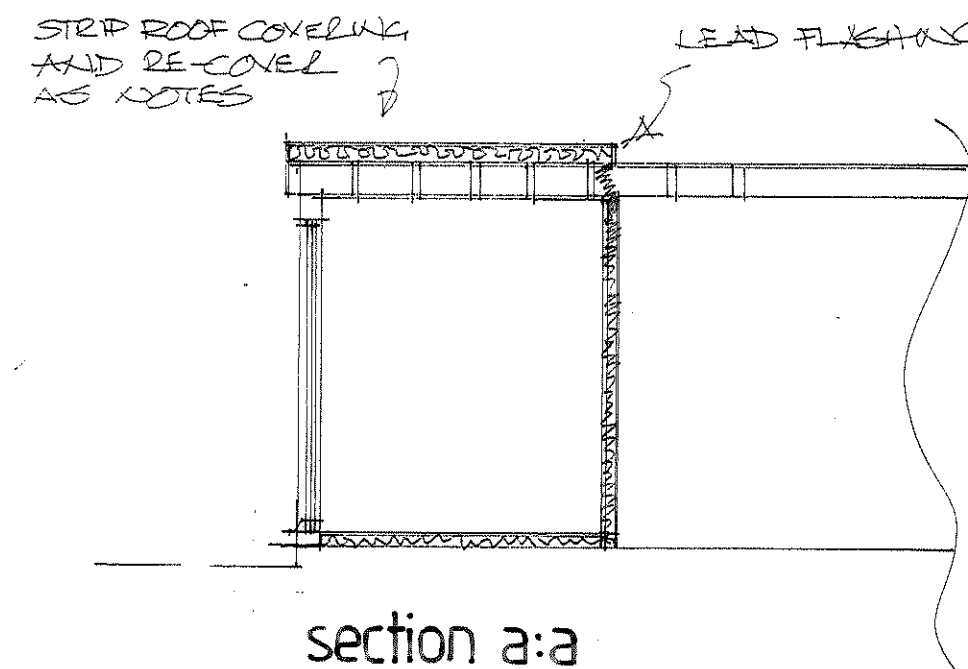
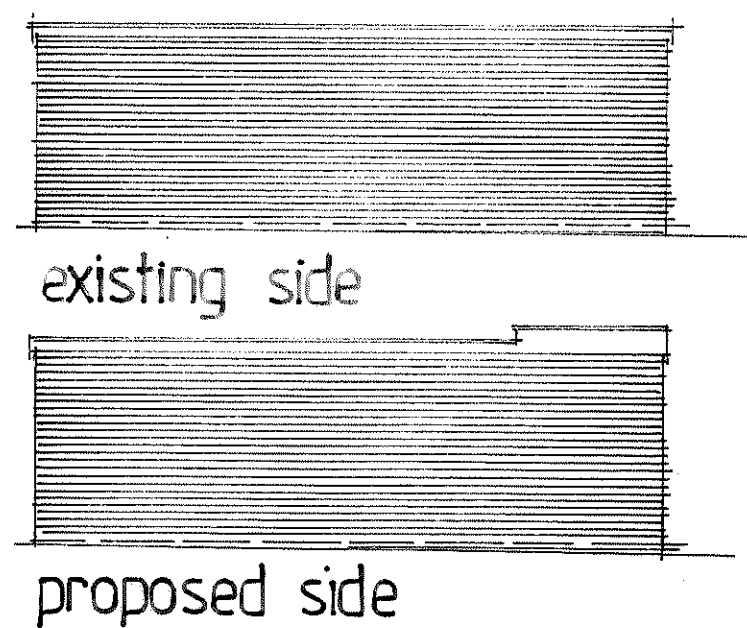
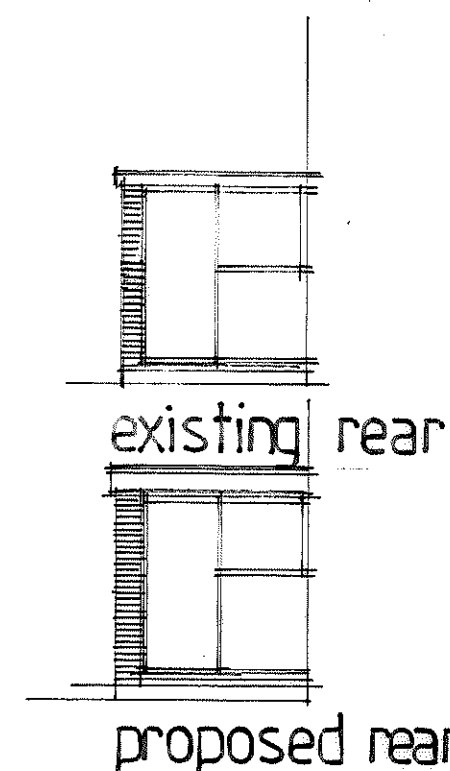




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Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

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

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked by Principle Contractor before commencing the works for adequacy prior to commencement of work and as required by the Building Control Officer. Any discrepancies please contact Thorns Young.

Principle 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 Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department.

A	Date	Revision
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THORNS YOUNG ARCHITECTURAL		
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Portsmouth 232 London Road North End PO2 9JQ Tel: (02392) 672 883		
Client MS. C. HAMMOND		
Job Title 14 YOELLS LAKE LOVEAN. PO8 5SP		
Drawing Title PROPOSED DOG GROOMING STUDIO		
Scale 1:50		
Date NOV. 2025		Drawn by CML
Drg. No. 9256: 25		Rev.

WALL UPGRADE - Existing 102mm brickwork with new 100mm x 50mm studwork with 'Celotex GA4075' insulation battens (50mm cavity between brickwork and studwork). 12.5mm foil backed plasterboard with 3mm skim plaster finish. Joints to be taped and filled.

FLOOR UPGRADE: Lay 20mm T and G moisture resistant chipboard over 100mm Celotex GA4000 on 1200g dpm.

UPGRADE ROOF OVER GROOMING PARLOUR: Strip existing roof down to roof joists. Resurface with 3 layer high performance roofing felt achieving BROOF (t4) designated fire rating for surface spread of flame with mineral-finished top layer for UV and weather resistance, in accordance with BS EN 13707:2013, on 18mm external quality ply (ply optional, see manufacturers details) over 150mm Celotex XR4000 insulation. Insulation to be installed over vapour control layer (VCL) and fixed to 18mm exterior grade plywood laid on firrings to create a 1:40 fall. Underside of joists to be fitted with a vapour barrier and finished with 12.5mm plasterboard and a plaster skim coat. Cavity trat to be installed where new roof meets the existing structure. **TO ACHIEVE A U-VALUE OF 0.15W/M2K.**

GARAGE/SALON WALL - Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs. Insulation to be 90mm 'Celotex GA4000' between studs with 50mm 'Celotex GA4000' and VCL over. Fix 12.5mm 'Gyproc FireLine' plasterboard to both faces of the stud wall. 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. These walls need to go full height and be fire stopped against the roof above. **TO ACHIEVE A U-VALUE OF 0.18W/m²K.**