

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 lintols or metal bearing plates. New steel beams to be encased in 12.5mm 'Gyproc Fireline' board with staggered joints, 'Gyproc Firecase' or painted in 'Mullifire 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 min 8000mm³ 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.

CAVITY BRICKWORK WALL - New cavity wall to comprise of 302mm suitable facing brickwork. Full fill the cavity with 90mm 'Celotex Thermocore Cavity Wall 21' 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 1:1.6 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 below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes. TO ACHIEVE A U-VALUE OF 0.17W/m²K.

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 NICEIC certification Ltd, BS, 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 efficacy 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 regulations and IEEE regulations.

A	Date	Revision
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ARCHITECTURAL

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MR R PLASTER

Job Title
**30 HASLAR CRESENT
WATERLOOVILLE
PO7 6DH**

Drawing Title
**PROPOSED REAR
EXTENSION**

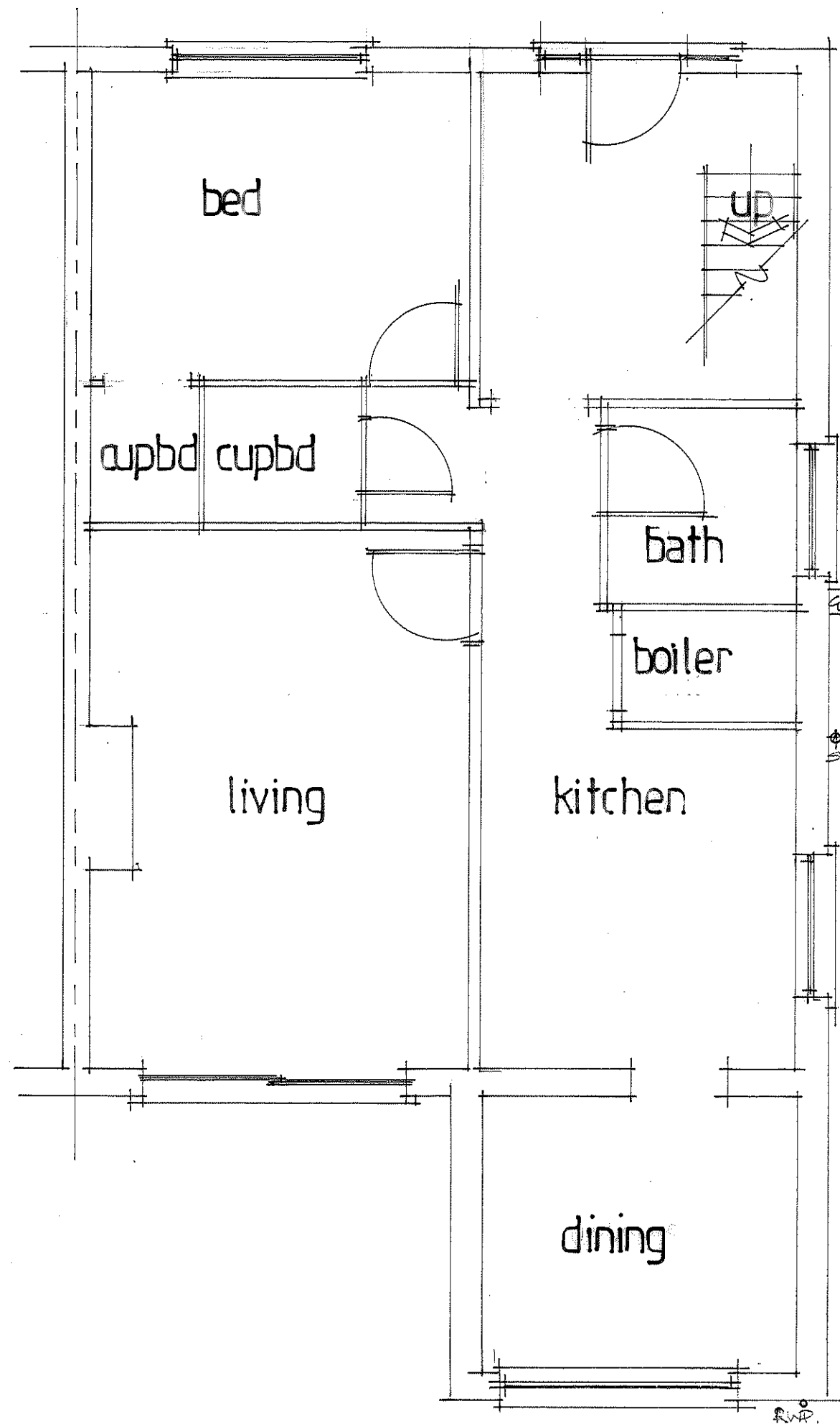
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Date
NOV 2016

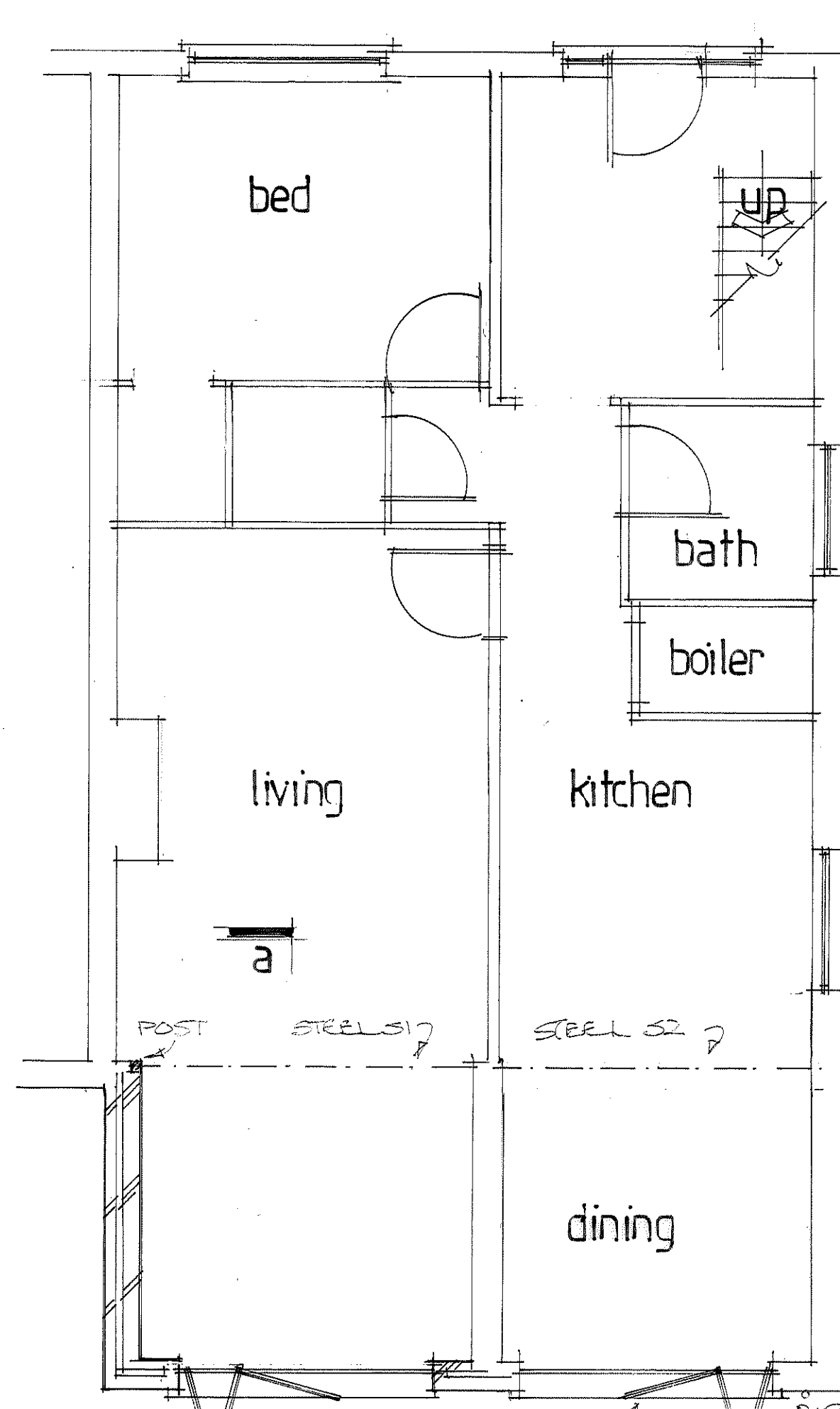
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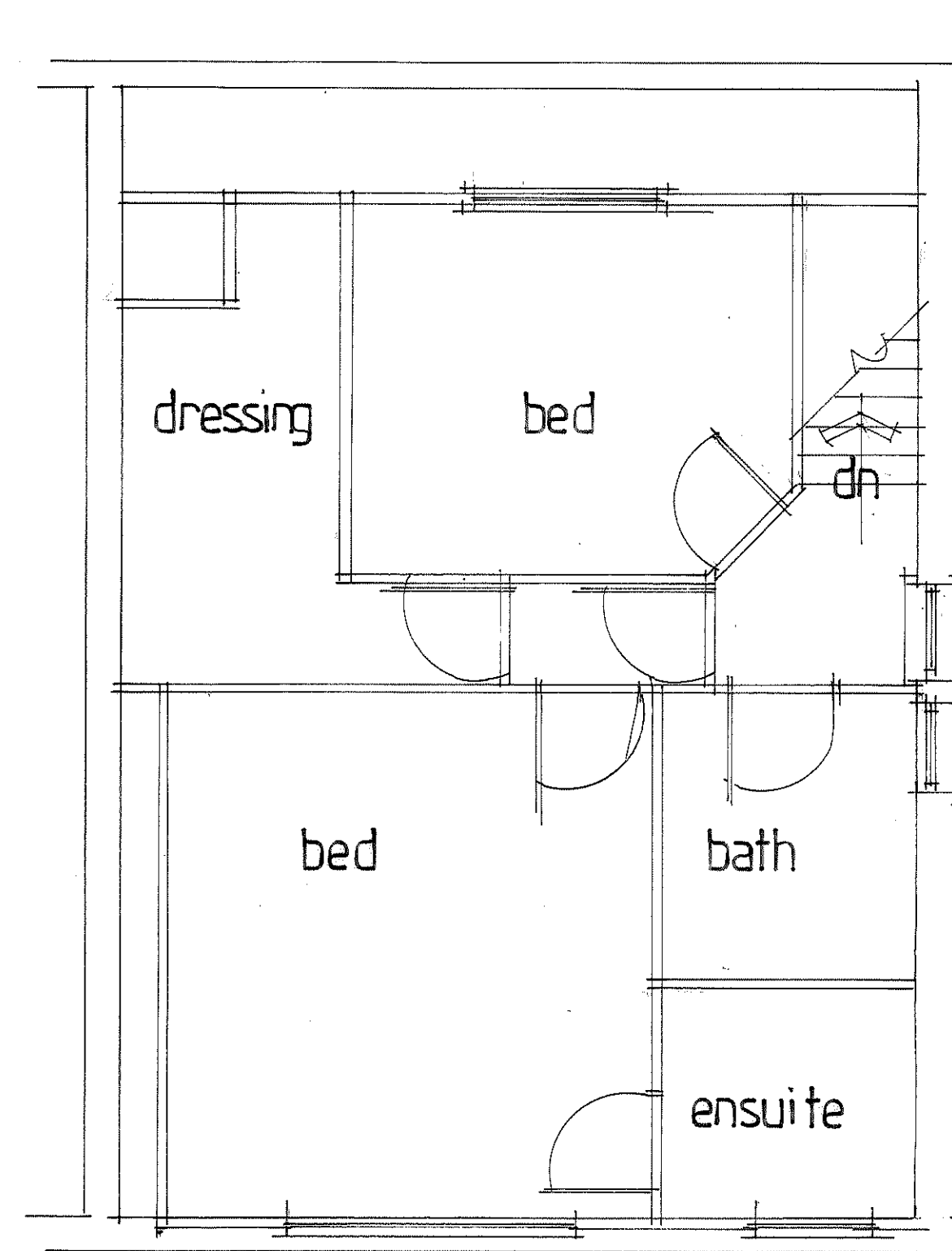
Rev.



existing ground floor



proposed ground floor

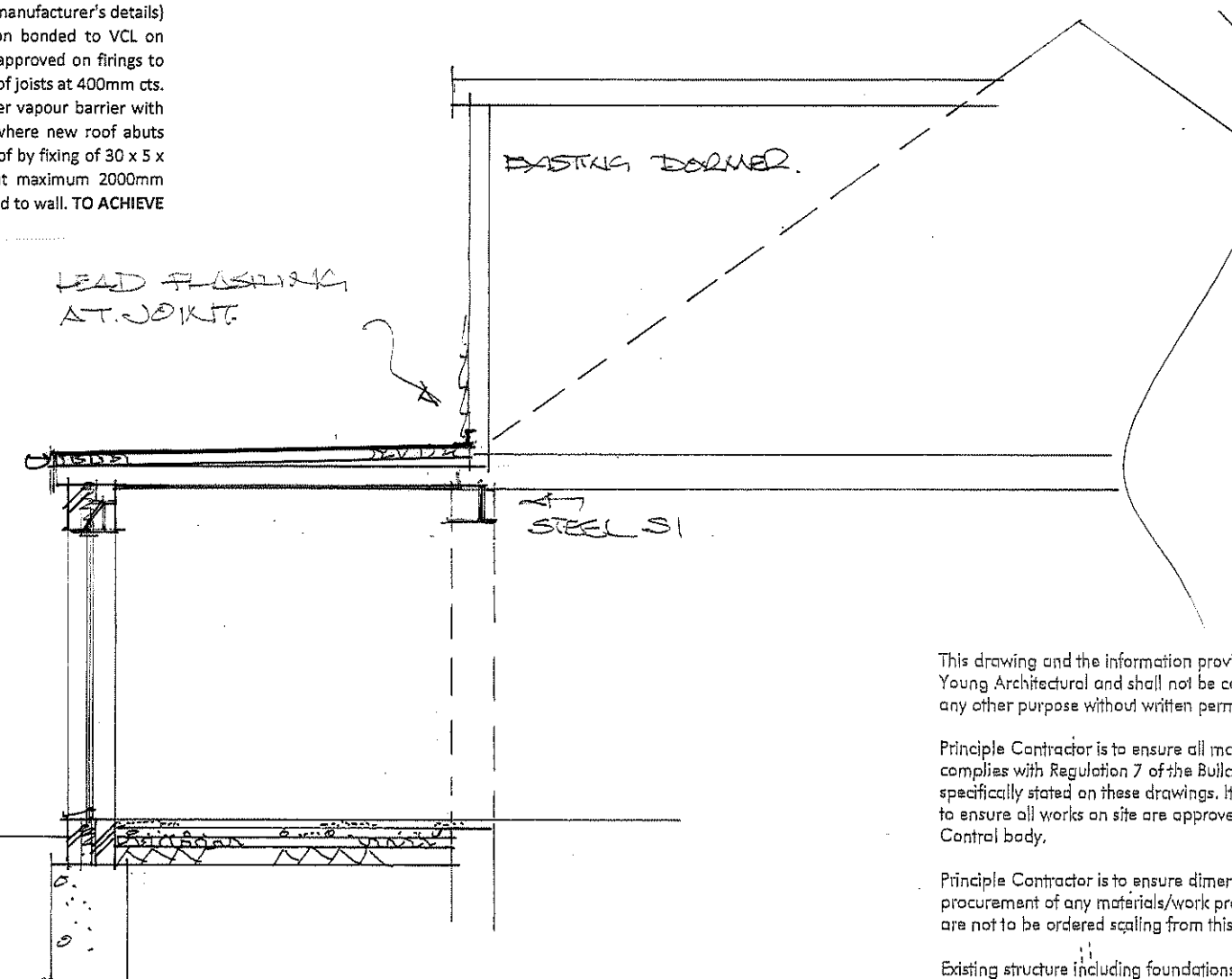


first floor

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. 10mm 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.

WARM FLAT ROOF - 12.5mm solar reflective chippings to achieve AA designated fire rating for surface spread of flame with a current BBA or WIMAAS Certificate and bedded in bitumen on three layer felt to BS 6229 laid on 18mm external quality ply (ply optional, see manufacturer's details) over 150mm 'Celotex XR4000' insulation. Insulation bonded to VCL on 18mm external quality plywood decking or similar approved on firings to min. 1 in 40 fall on treated '180 x 50mm C24' flat roof joists at 400mm cts. Ceiling construction to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide suitable lead flashing where new roof abuts existing roof and dormer. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm 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.

SOLID FLOOR (R/A 0.5) - 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. 90mm '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.



section a-a

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.

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 Contractor's 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 CDH Regulations (2015) if the project requires.

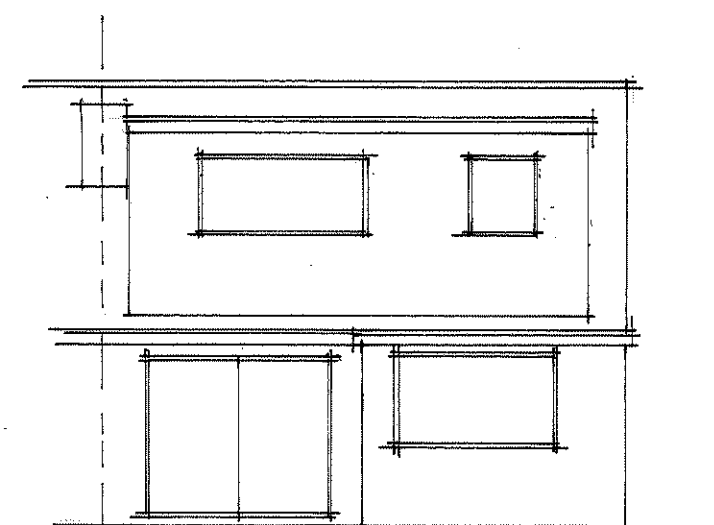
This drawing, unless noted, does not represent compliance with the Party Wall Act 1999 and if required, all agreements are to be in place before works commence.

It is the Principle 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 accept no responsibility.

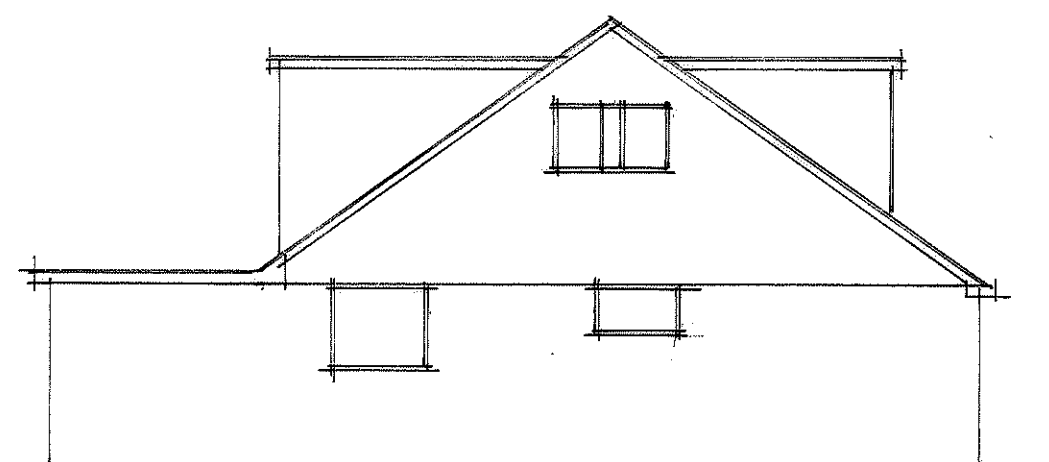
Do not scale from this drawing except for the purpose of Local Authority Planning department.

RAINWATER GOODS - New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes to existing drainage system.

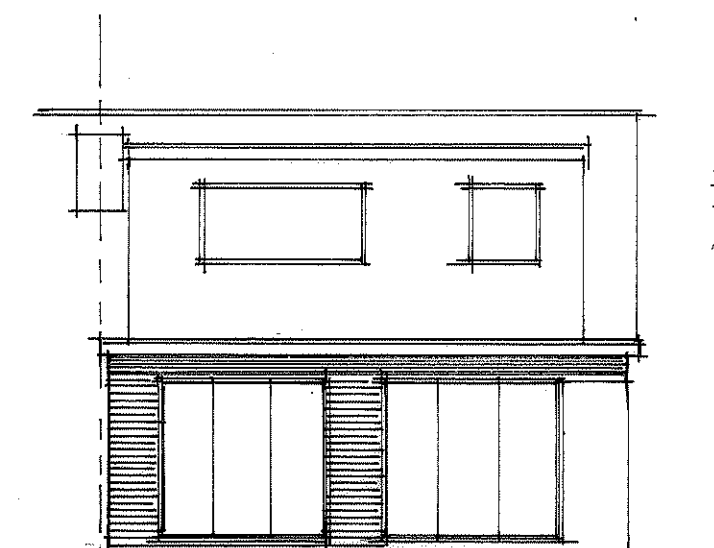
IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO APPLY TO THE MANAGING WATER COMPANY FOR A "BUILD OVER AGREEMENT" PRIOR TO THE WORKS BEING CARRIED OUT. ADVICE CAN BE SOUGHT FROM THORNS YOUNG OR YOUR LOCAL BUILDING INSPECTOR.



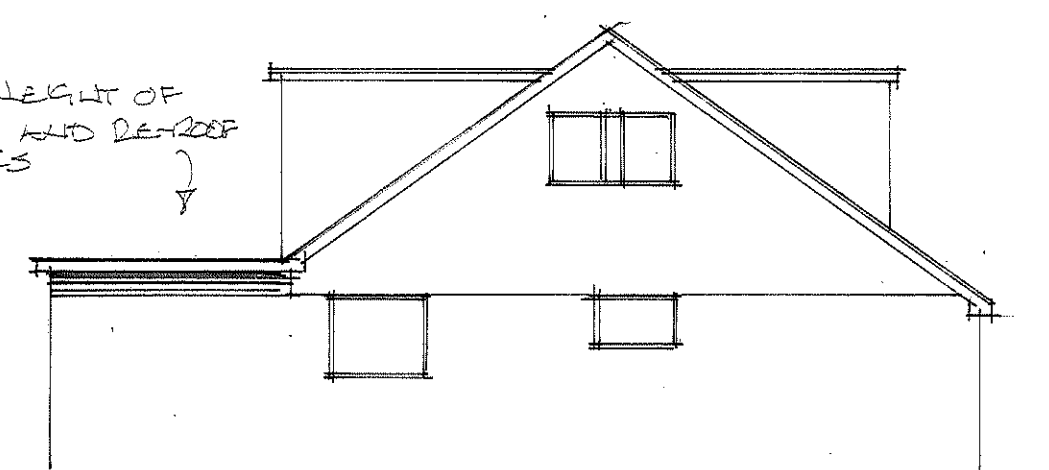
existing rear



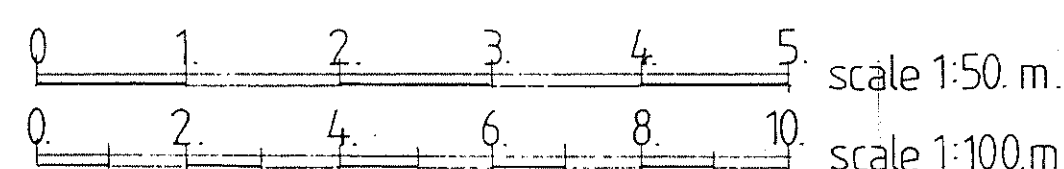
existing sides



proposed rear



proposed sides



scale 1:50 m.

scale 1:100 m.