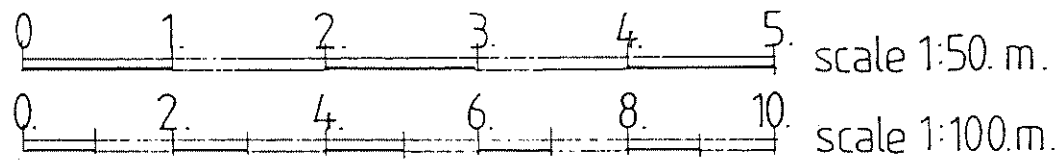
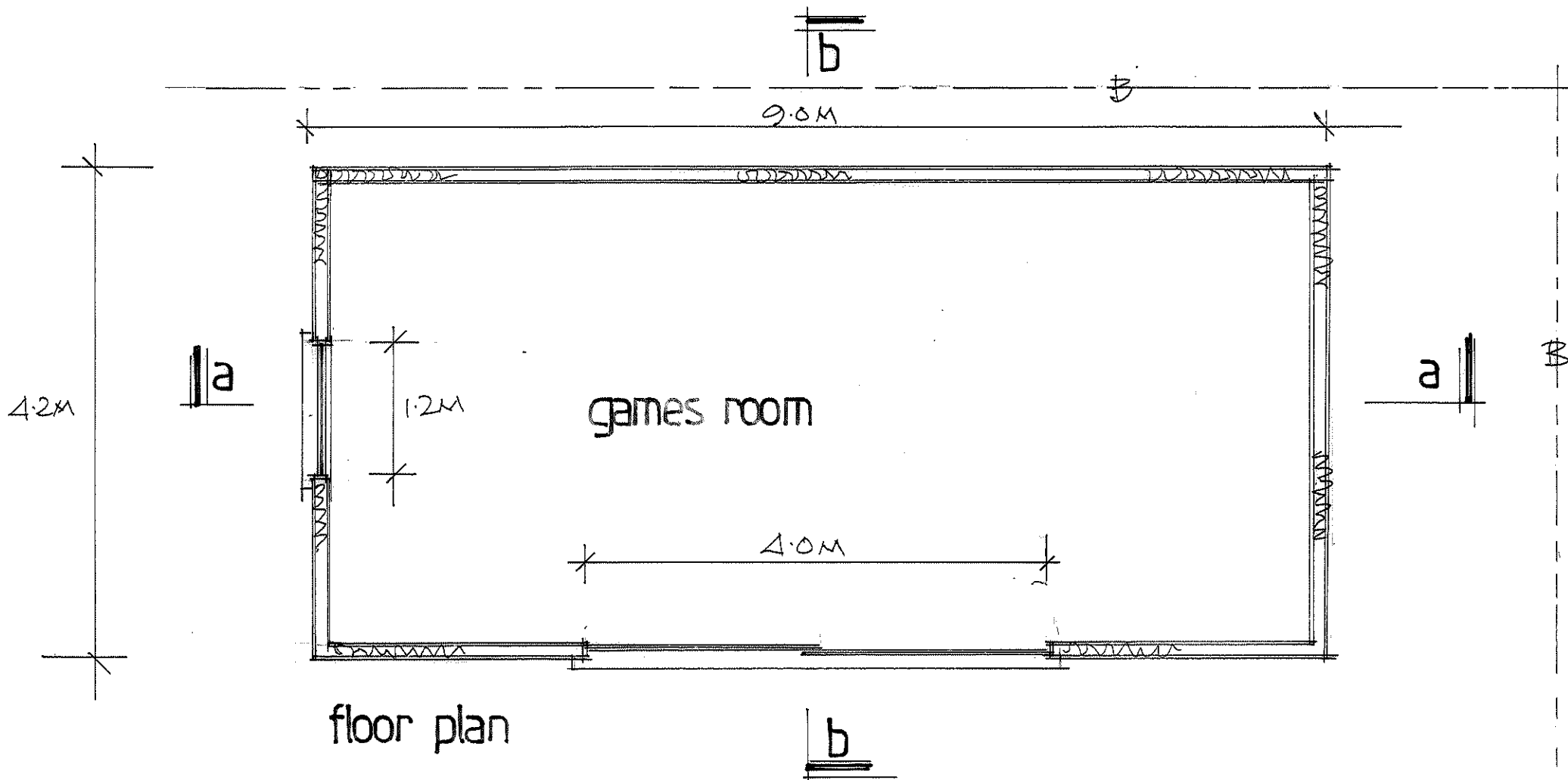
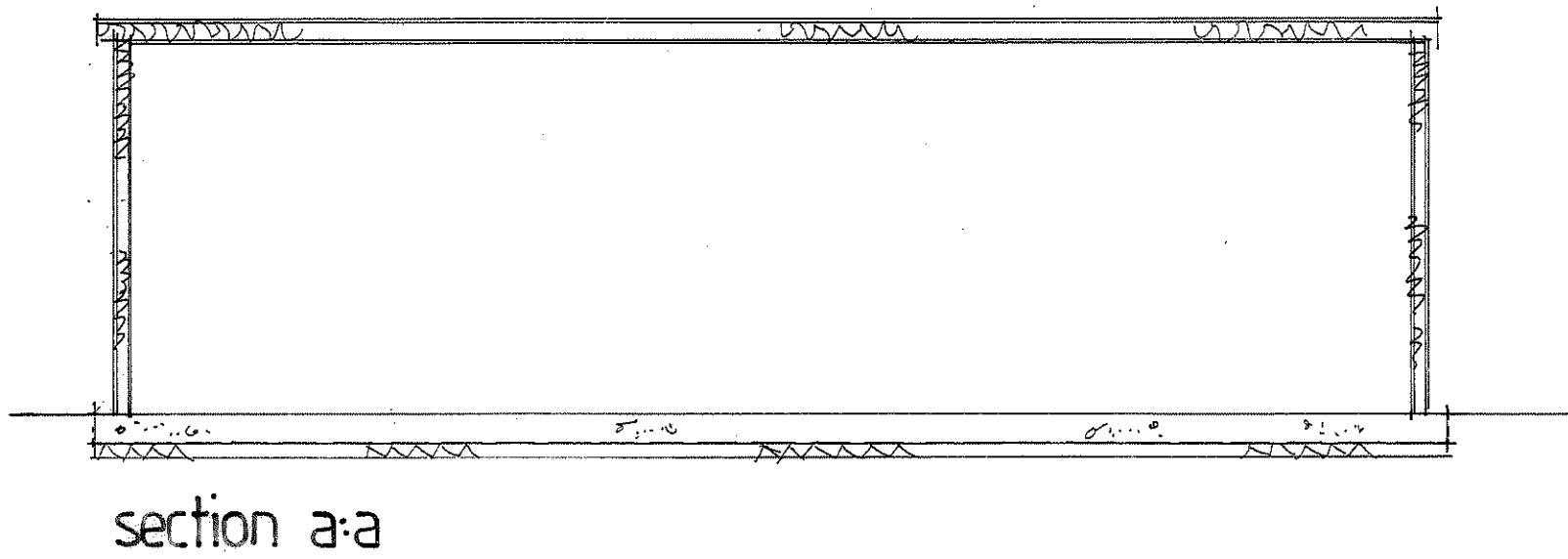
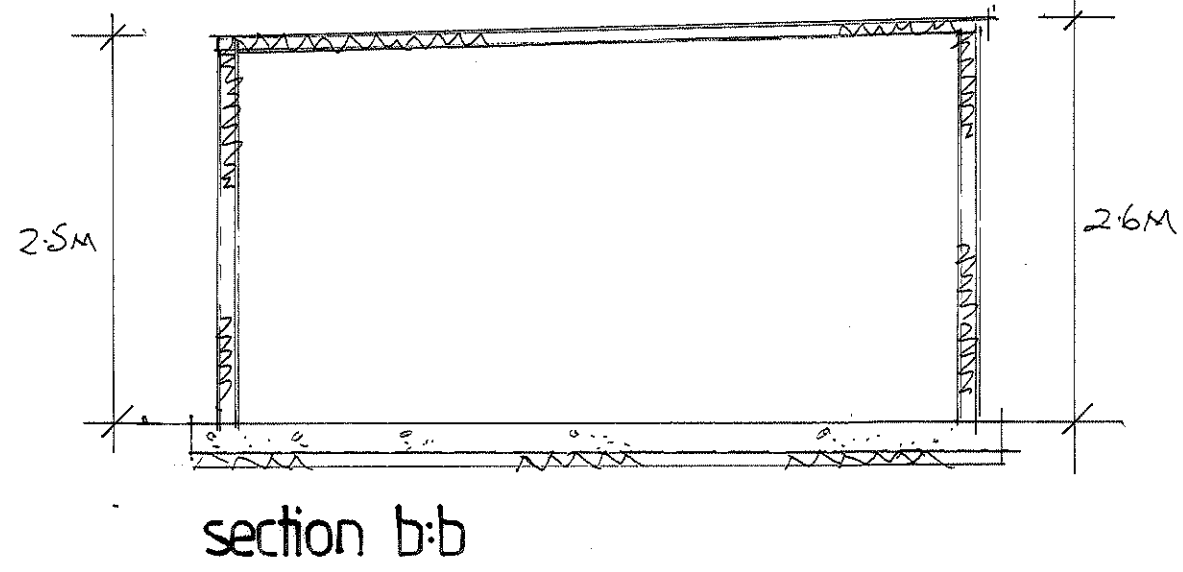
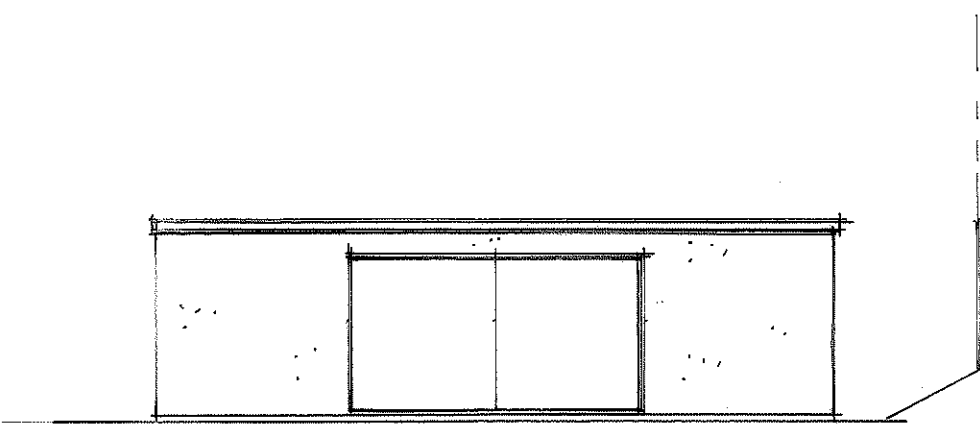


NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. The door and window openings should be limited 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 8000mm² 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.

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 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.

RAINWATER GOODS (SOAKAWAY) - New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

ROOF: 100mm Kingspan quadcore flat roof panels.

FOUNDATION SLAB: 200mm concrete on 200g dpm on 150mm blinded hardcore.

WALLS: Thin coat render system (cream) on Tyvec house wrap on "Y" wall cement board on 100mm SFS studs at 600mm centres with 100 mm insulation on Tyvec air guard with 15mm plasterboard and setting coat.

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 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 solely from this drawing.

Existing structure including foundations, beams, walls and linings 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
Oct 26		Client amendments

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ARCHITECTURAL

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Client
MR. P. KIMBER.

Job Title
A FURLAND RISE
BEDHAMPTON.
POA BLD

Drawing Title
PROPOSED GAMES ROOM

Scale 1:50 + 1:100

Date OCT 2026 Drawn by CMC

Org. No. 1196:26 Rev. A