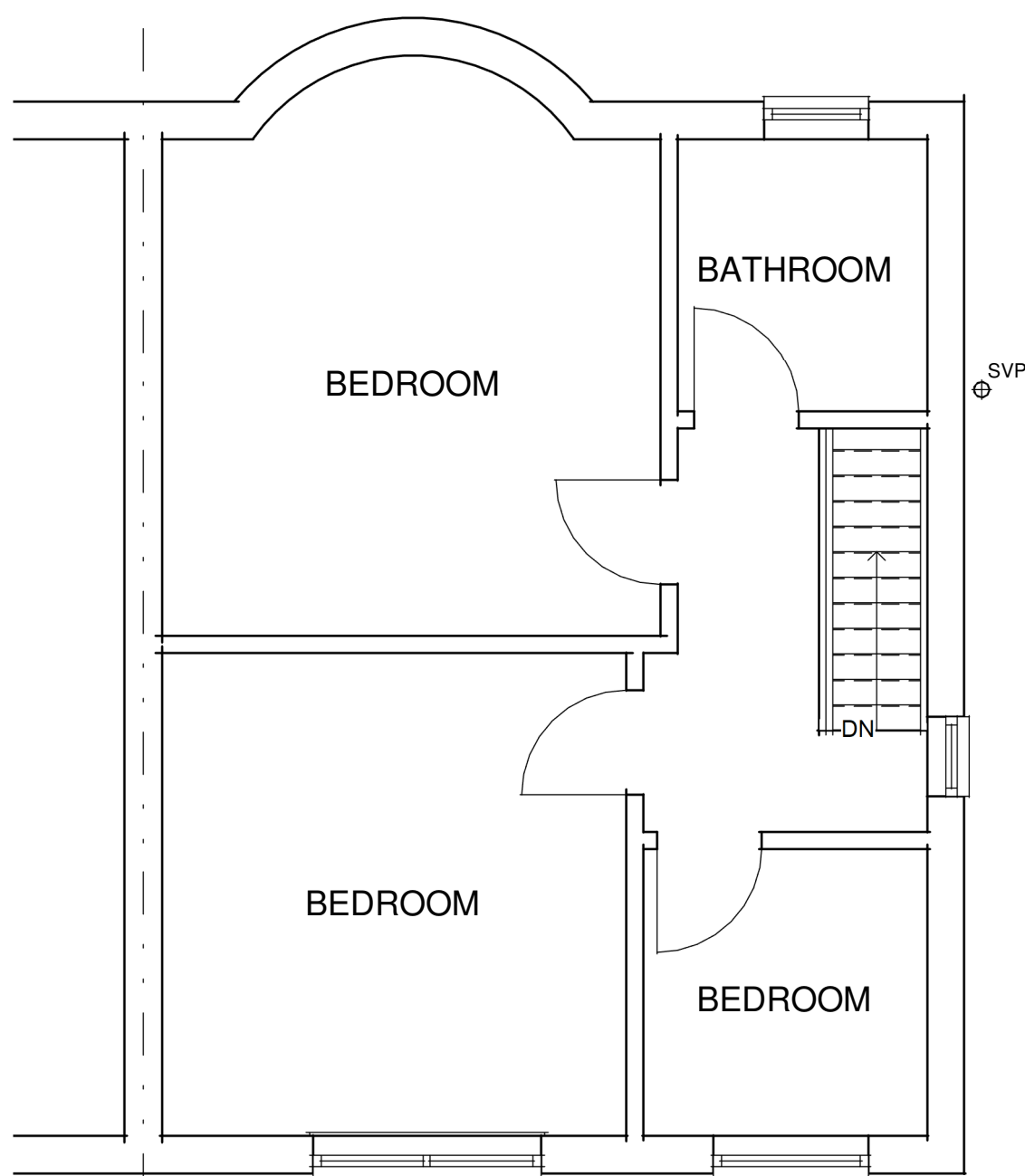
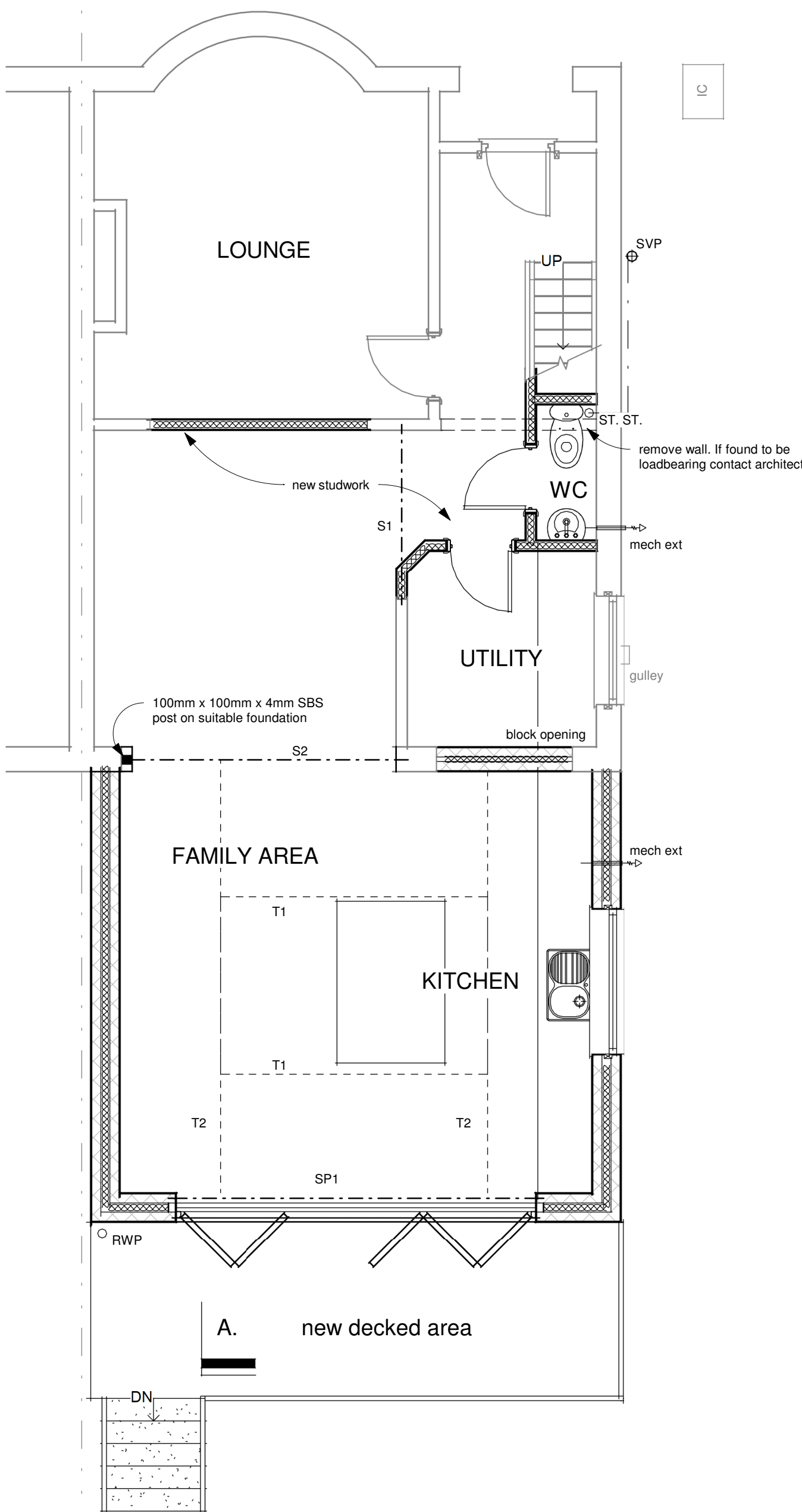


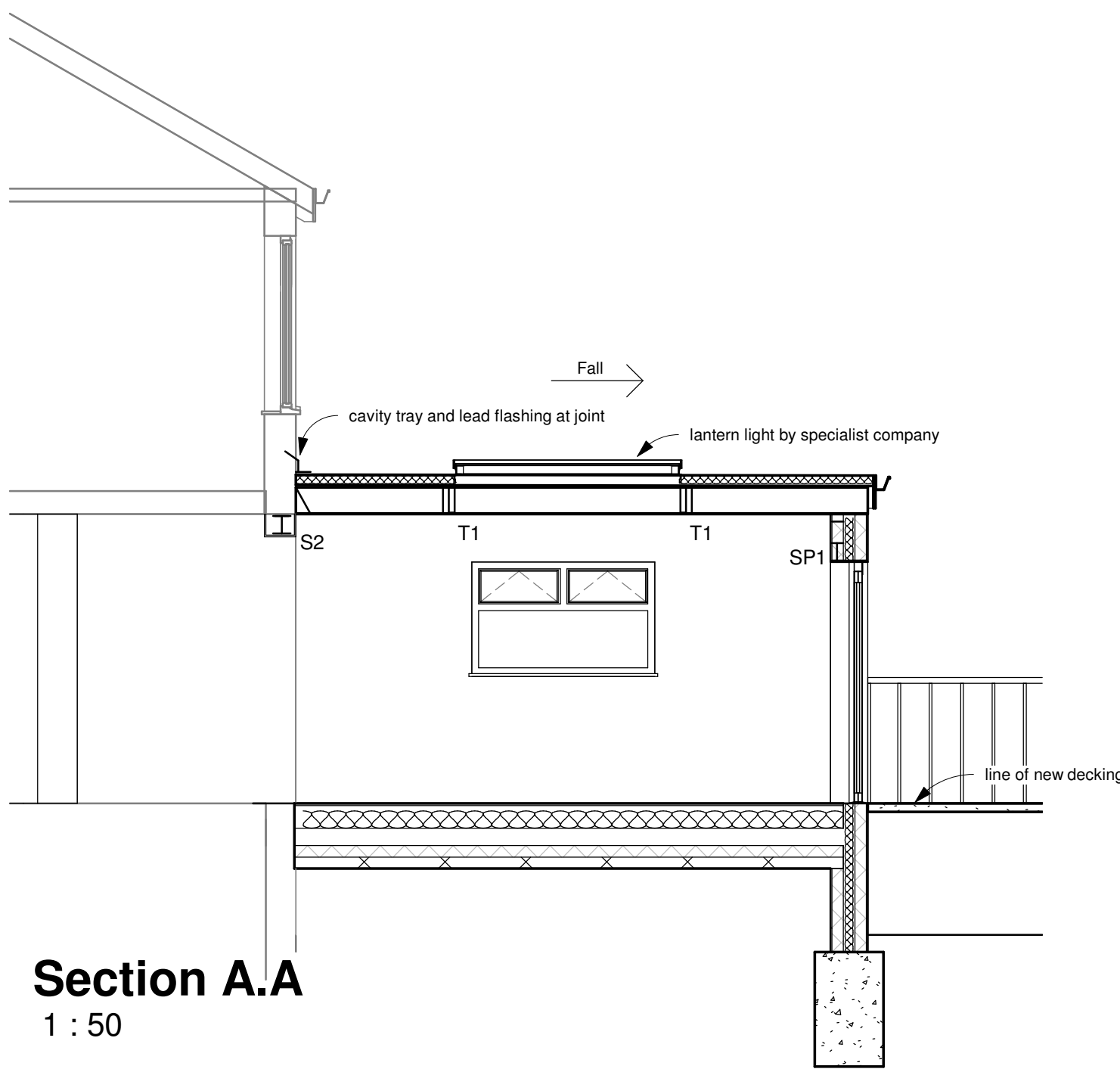
Existing Ground Floor
1 : 50



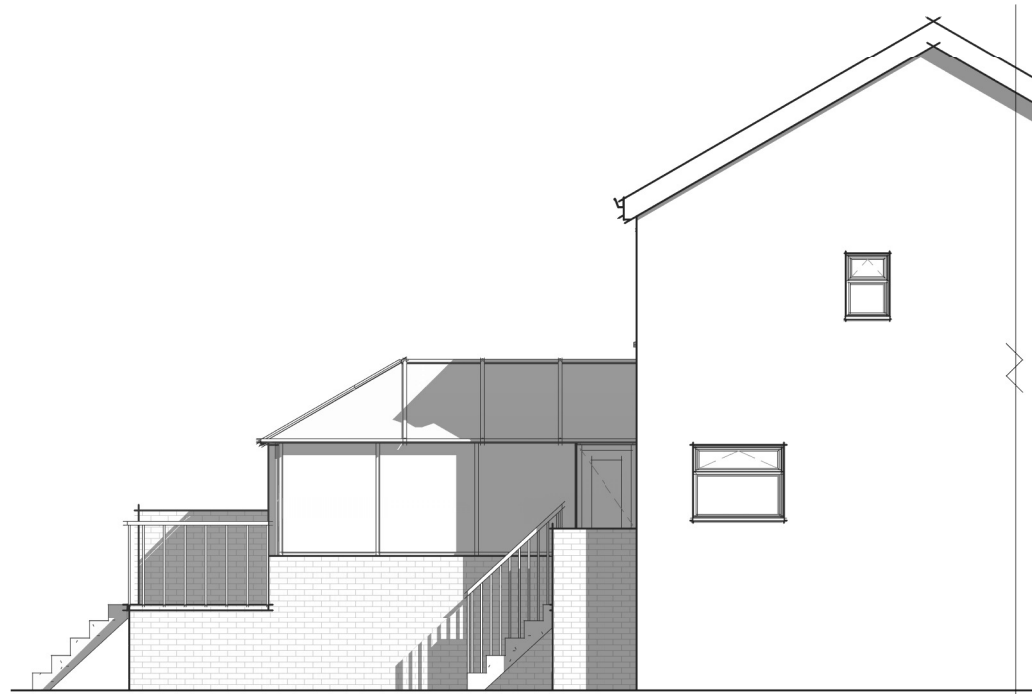
Existing First Floor
1 : 50



Proposed Ground Floor
1 : 50



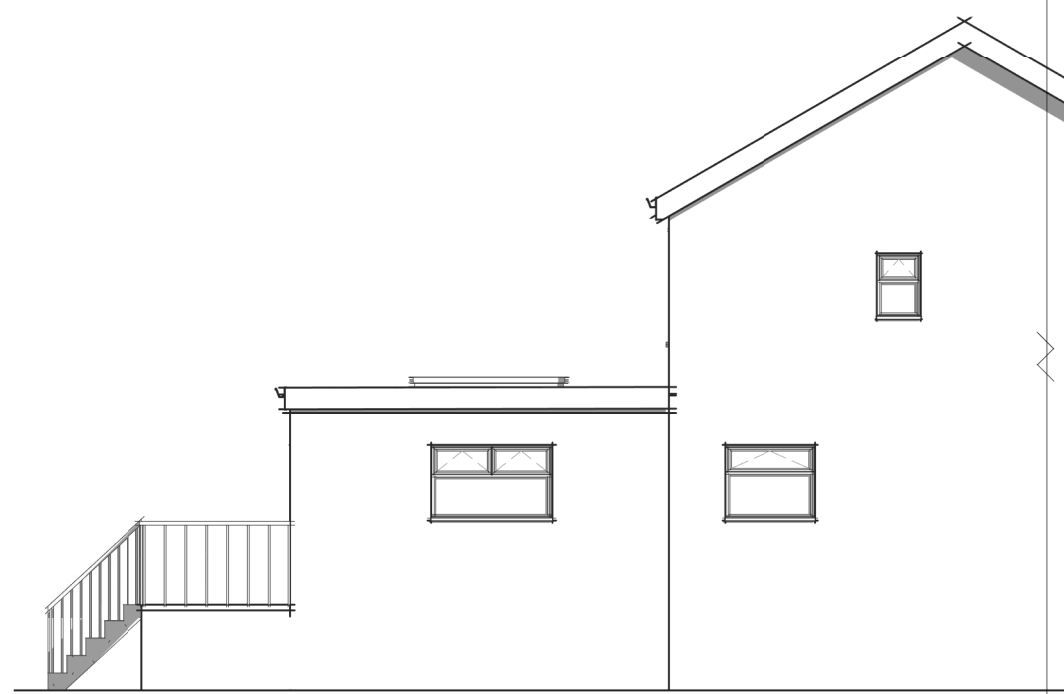
Section A.A
1 : 50



Existing Side
1 : 100



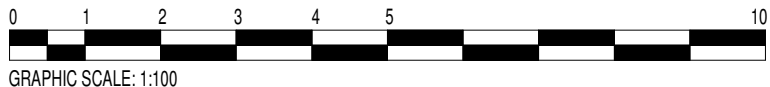
Existing Rear
1 : 100



Proposed Side
1 : 100



Proposed Rear
1 : 100



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/msq.k. 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.

Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

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.**

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

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) or to below invert level

External walls, two skins 100mm lightweight concrete blockwork (Celcon Solar, Thermalite Turbo or similar rated). 100mm rockwall batt filled cavity. Render and set internal, two coat render external. Insulated 'catnic' lintols over new openings, tooth into existing walls and maintain all cavities. Close cavities at eaves with non-combustible material. Wall ties to be at 900mm ctrs vertically and 450mm ctrs horizontally and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Flat roof, 13mm spar chippings on 3 layer high performance torch on felt to BS747 cp144 part 3 1977 on Celotex XR4120 insulated roof decking on firings on **50mm x 200mm** roof joists at **400mm** centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres. Ensure that wall insulation is taken up to meet underside of Celotex to ensure warm roof construction.

Suspended ground floor, prestressed concrete beams spanning into walls. 100mm lightweight concrete blocks as infill. Celcon solar or similar with min 65mm screed over Celotex GA4070 insulation. Celotex TB4020 edge upstands. All to manufacturers installation instructions minimum 150mm clear gap to 100mm concrete oversite on hardcore bed.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.

Taps: All hot water taps to be fitted on the left hand side of the appliance.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

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 three per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

All new radiators to be fitted with TRVs

Fabrication details to be provided if required by building control.

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 scaling from this drawing.

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

B Jan 21 client amendments

A Jan 21 client amendments

Rev.	Date	Description
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Client

MS N HOUNSELL

Job Title

15 RECTORY AVENUE
FARLINGTON

Drawing Title

EXTENSION

Scale As indicated Sheet **A1**

Date JAN 21 Drawn by RN/CM

Drg. No.	Rev.
4213 · 20 · 01	B