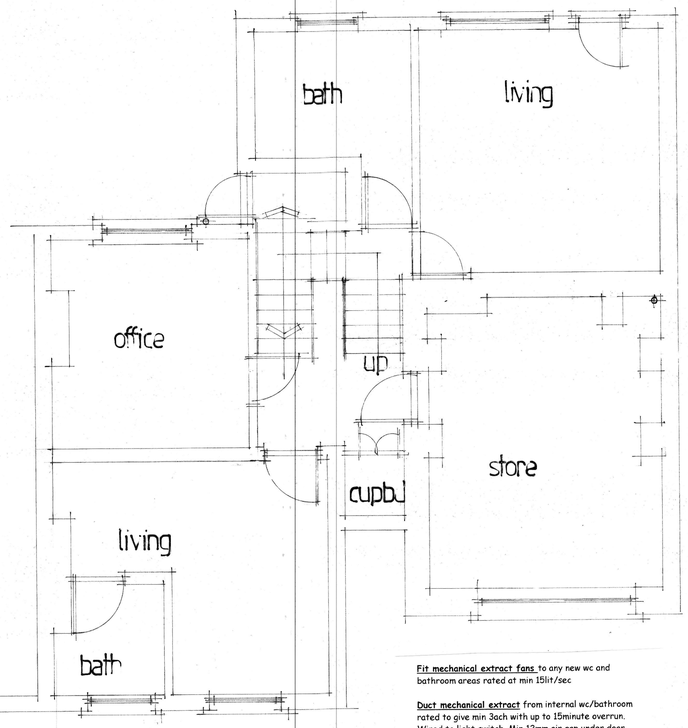
Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

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.



existing lower ground floor

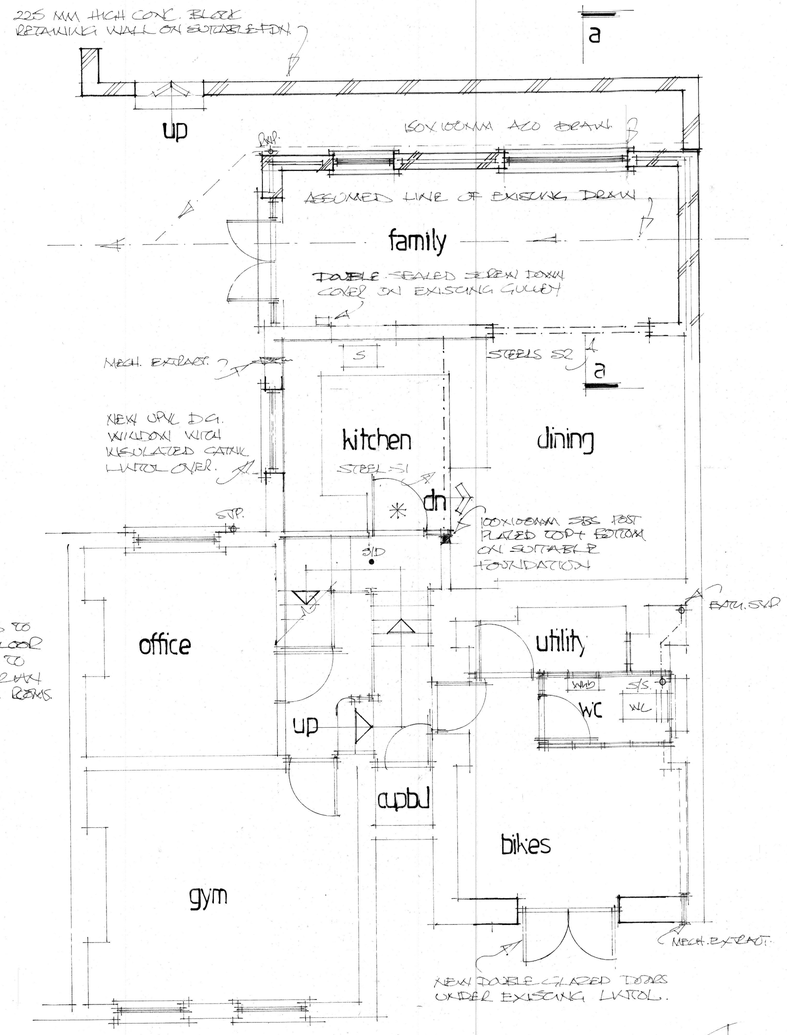
Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres) or to below invert level of adjacent drain

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding . fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

External walls: "no skins 100mm Celcon blocks rendered externally, with 100mm Rockwool batt filled cavity. Insulated Catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm centres horizontally and 450mm centres vertically and staggered. Cathic or similar vertical thermal cavity closers at openings. External perimeter of door and window openings to be sealed with mastic.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works.

The integrity of the existing sewer passing beneath the extension to be checked either by exposing the sewer or a CCTV camera survey prior to commencement of work.



proposed lower ground floor

EXISTING STAIRS TO LOWER GROUND FLOOR TO BE ALTERED TO IMPROVE PEDESTRIAN FLOW BETWEEN ROOMS

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

Duct mechanical extract from internal wc/bathroom rated to give min. 3ach with up to 15minute overrun. Wired to light switch. Min 12mm air gap under door.

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.**

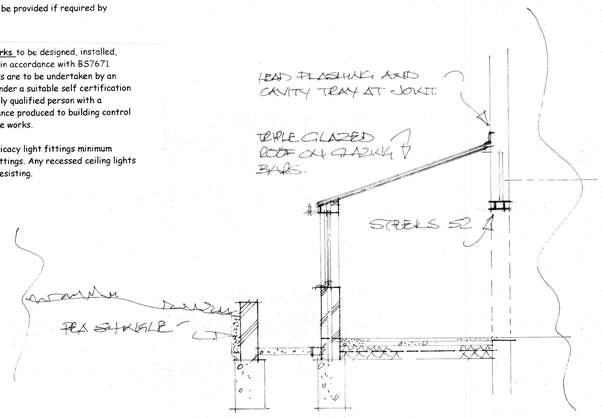
Fabrication details to be provided if required by building control.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17TH Ed) 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.

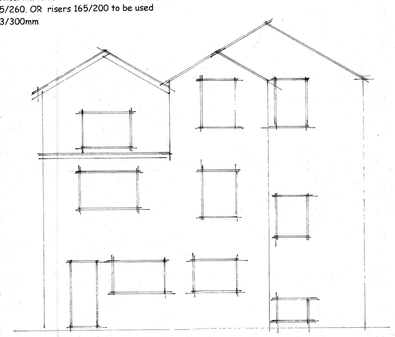
Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink . 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access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

SD O smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839.6.2004 To be over 300mm from doors, walls and light fittings



section a:a

Stair practical limits: Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260. OR risers 165/200 to be used with goings 223/300mm



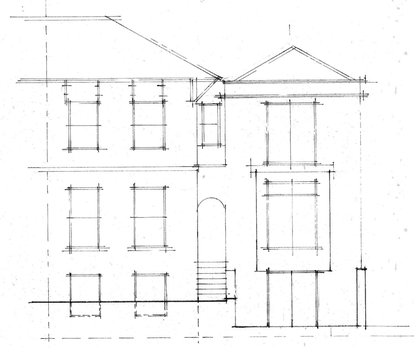
existing rear

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

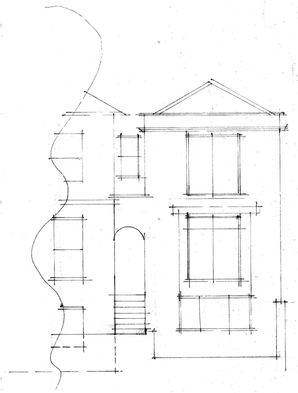
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

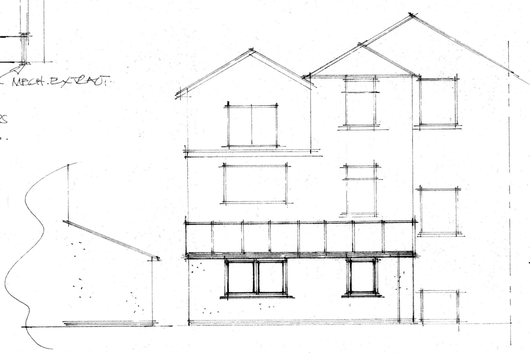


proposed front



existing front

Extension roof: To be triple glazed panels on glazing bars to be supplied and installed by specialist contractor.
Insulation in main roof to be doubled in compensation.



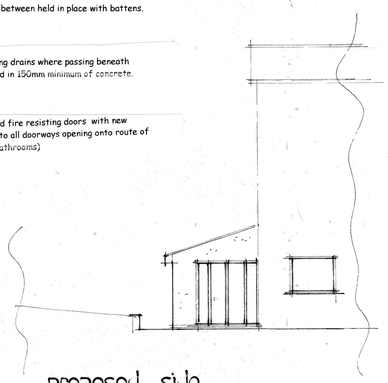
proposed side

proposed rear

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

New and existing drains where passing beneath building encased in 150mm minimum of concrete.

*** fit 20/30** rated fire resisting doors with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)



proposed side

E	March 15	Planning amendments
A	March 15	Clients amendments
	Date	Revision

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THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS
232 London Road, North End, Portsmouth PO2 9JQ
Tel: (023) 9267 2883 Fax: (023) 9266 3457
Website: www.thornsyoung.co.uk

Client
MR AND MRS. HOUGHTON

Job Title
28, VICTORIA ROAD
NETLEY ABBEY
SOUTHAMPTON.

Drawing Title
EXISTING AND PROPOSED PLANS AND ELEVATIONS. SECTION

Scale 1:50 + 1:100

Date MARCH 2015 Drawn by CWC

Drg. No. 8044 : 15 Rev. A B

ARCHITECTURAL 594 x 841mm A1.