

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE.

GENERAL

All works to be carried out in accordance with all current Building Regulations under the provisions of the Building Act 1984.

SUBSTRUCTURE

Foundations are to be of mass concrete and of continuous strip configuration.

Strip foundations are to be minimum 600 x 300mm deep. Underside of foundation to be minimum 100mm below finished ground level. Final depth and detail of foundations to be subject to site conditions and approval of Local Authority Building Inspector. Underside of foundation to be taken below invert level of any adjacent drainage runs.

Walls below D.P.C. to be of dense concrete blockwork and cavity to be filled with weak mix concrete up to ground level, different skin thicknesses to depend on skin thickness above D.P.C.; weepholes are to be provided to vertical joints in blockwork at maximum 900mm centres at ground level above cavity fill.

Where services or drainage runs pass through internal or external walls below D.P.C.; level the masonry is to be supported on a precast concrete lintel to give a minimum clearance of 50 mm around pipe or service. Openings of duct around pipe or service to be masked with a rigid sheet material.

GROUND FLOOR CONSTRUCTION

To be 150mm of well consolidated selected hardcore blinded with 25mm layer of sand; 80mm thick rigid insulation slab (Celotex FF4000) or similar approved to achieve a 'U' value of 0.18Wm²/K; 1200 gauge polythene damp proof membrane with all joints lapped 150mm minimum and taped; 100mm concrete slab (1:2:4) mix 50mm thick sand/cement screed (1:3) mix with trowelled finish.

NB: Insulation to be returned up against walls.

Damp proof membrane to be taken up side of slab against inner skin of the external wall and lapped under the horizontal damp proof course.

DAMP PROOF COURSE

All damp proof courses to comply with BS743. Finished ground levels to be minimum 150mm below D.P.C.; at external walls.

EXTERNAL WALLS CONSTRUCTION

To be blockwork outer skin with 100mm cavity; partially filled with 50mm Celotex CG 5000 insulation, internal skin of 100 mm 'Thermulic' insulation block dry lined with insulated plasterboard Celotex GD5025 (2.5mm insulation and 9.5mm plasterboard), with 5mm plaster finish. Provide stainless steel wall ties 750mm centres horizontally and 450mm centres vertically staggered. Provide additional ties around all openings and at top

edge of blockwork to gable walls. Construction to obtain U Value of 0.21Wm²/K

Provide galvanised steel lintels over all openings (to be "I.C. Lintels Ltd) minimum end bearing of 150mm.

Stop ends to be formed either side of lintel by means of extending and folding flexible d.p.c; alternatively proprietary plastic stop ends can be installed. Proprietary weep hole vents installed to perpendicular joints as required.

All openings to be provide with vertical and horizontal insulated D.P.C.'s at jambs and eills with a cavity tray D.P.C over all lintels.

Provide 100mm x 75mm treated softwood wallplate to top of internal skin fixed with galvanised mild steel straps 30 x 5 x 1200mm long fixed around wallplates and down internal face of internal skin blockwork at 3000mm centres.

At wallplate level provide 9mm x 150mm continuous "Supalux" cavity closer bedded in mortar.

Internal reveals and heads to be dry lined with 12.7mm insulated plasterboard (40mm insulation) to prevent cold bridging

New construction to be joined to existing by means of 'Furfix' profiles or similar approved, with disc cut through outer skin of existing cavity wall construction and 150mm d.p.c. inserted to form continuation of cavity.

ROOF CONSTRUCTION

To be interlocking concrete tile (To match existing); on 25 x 38mm treated softwood battens nailed to each rafter with 65 x 3.5mm galvanised nails to BS 1202. Roof pitch to be 21 degrees.

Battens to be minimum 1200mm long and butt jointed with joints located centrally over face of rafters, no more than 4no joints to any rafter. Rafters and ceiling joists to be installed at 400mm centres

Typex breathable roofing felt laid with minimum 150mm horizontal and vertical laps, carried well into gutters and fully supported at eaves with continuous tilting fillet so no troughs are formed.

100mm Celotex GA4000 insulation to be laid between ceiling joists, with a further 50mm FR5000 insulation to underside of joists give total insulation thickness of 145mm. 25mm batten to be fixed to underside of insulation to form an air gap between the insulation and plasterboard, all to achieve a 'U' value of 0.15Wm²/K. A 50mm airgap is to be maintained over roof insulation and at eaves and a continuous 50 mm airgap is to be maintained behind or above fascia to allow ventilation to roof void in conjunction with high level roof vents.

Wallplates to be restrained by means of galvanised steel straps at maximum of 2m centres

Lateral support to hip to be obtained by means of galvanised steel straps laid horizontal and fixed to noggin

positioned between ceiling joists, noggin to be fixed at 400mm centres.

Rafters to be doubled up where roof windows installed.

BELOW GROUND DRAINAGE

All below ground drainage to be designed and installed to BS EN752-1, 2, 3, 4, 5, 6 & 7

Manholes to be constructed in 215mm class 'B' engineering brickwork on a 150mm thick A142 mesh reinforced concrete base.

Brick arches to be formed over inlet and outlet. "Osma" 3/4 channel with concrete backing. Sand cement benching with 1 in 6 gradient falling to channel.

Drainage runs generally to be constructed in 100mm diameter "Osma" pipework systems. Drain runs to be formed with minimum fall of 1 in 40.

Where a drain trench passes within 1000mm of a building the trench is to be filled with concrete to surround pipe up to the lowest level of the foundation or where the trench is further than 1000mm from the building the trench is to be filled with concrete to surround pipe to a level below the lowest level for the foundation equal to the distance from the building less 150mm.

ABOVE GROUND DRAINAGE

All above ground drainage to be designed and installed to BS EN 12056/2:2000

Foul drainage above ground is to be formed in proprietary U.P.V.C; push fit system (eg "Osma").

100mm diameter soil and vent pipe to be provided at location shown on drawing. Wash hand basins to

discharge via 32mm diameter waste. Bath and sink to discharge via 38mm diameter waste, all fittings to be provided with proprietary U.P.V.C; 75mm deep seal bottle traps. All wastes to be provided in U.P.V.C.

Surface water drainage above ground is to be formed in a proprietary U.P.V.C; system. 100mm Squareline or Ogee section guttering with brackets screwed to fascia discharging into 68mm diameter rainwater pipes and to manhole via back inlet gully.

All new gullies have rodding access.

EXTERNAL JOINERY

U.P.V.C. double glazed doors and frames.

Windows to be double glazed U.P.V.C.

N.B. Windows to have minimum U value of 1.6Wm²/K.

Glazing to have 16mm air gap and soft low 'E' coating. Where glazing to windows is within 850mm above floor level safety glazing to BS6206 is to be installed

Where glazing to doors and side panels is within 1500mm above floor level safety glazing to BS6206 is to be installed.

Where windows installed at least one opening to

each habitable room to provide a secondary means of escape aperture of 850mm high x 500mm wide

Internal cill height to be minimum 800mm and max 1100mm from internal floor level

VENTILATION

Mechanical ventilation to be provide to Bathroom/ Ensuite or w.c. (if sepearte) at a rate of not less than 15 litres per second plus background ventilation.

Mechanical ventilation to be provide to Kitchen or utility room at a rate of not less than 60 litres per second plus background ventilation.

Windows to incorporate rapid ventilation by means of openable area a minimum of one twentieth of floor area of room being served.

Background ventilation of 8000sq/mm minimum to habitable rooms to be provided by means of trickle ventilators to windows.

ELECTRICAL INSTALLATION

New or works to existing electrical circuits or systems must be designed, installed, tested and certified to comply with the current editions of BS 7671 or the IEE Regulations by a competent person.

A competent electrician or a member of a competent person scheme must test and certify all such works. The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and a copy must be forwarded to the Local Authority Building Control Surveyor for approval at completion so as to allow the Building Control completion certificate to be issued.

All switches and sockets to be fixed between 450mm and 1200mm above floor level and accessible consumer units should be fitted with a childproof cover or installed in a lockable cupboard.

SMOKE DETECTION

To be mains operated with battery back up. Location to be agreed with local authority Building Control Officer.

RADON GAS PROTECTION

Basic Radon gas protection to be obtained by means of continuing damp proof membrane of floor through cavity wall construction, and stepped down to external skin of construction to form cavity tray so as to prevent water ingress.

Minimum 1200 gauge dpm to be used d.p.m. to be folded at corners and any joints or tears to be overlapped and taped/sealed to local authority inspectors satisfaction, also any service pipework and/or penetrations through membrane to be sealed and taped.

HEATING INSTALLATION

All new radiators installed to be fitted with thermostatically controlled radiator valves.

FIRE PROOFING TO STEEL BEAMS

To be formed with timber grounds or framework fixed to steel beams and 2 layers of 12.7mm plasterboard with staggered joints and finished with 5mm plaster skim

RAINWATER SOAKAWAY

To be positioned minimum 5metres from property and constructed as follows:-

Size to be 1000mm wide x 1200mm long x 1000mm deep.

Top of soakaway excavation to be set at invert level of incoming drainage pipe. Excavation to be lined with Teram or similar membrane and filled with clean rubble/hardcore.

Soakaway to be topped with further layer of Teram/membrane and spoil reformed over construction as required.

CONSEQUENTIAL IMPROVEMENTS

Where an existing dwelling is extended or converted, as a result increasing the habitable area by no more than 10m², if there is no loft insulation, or it is less than 200mm thick, provide 250mm of loft insulation.

Where an existing dwelling is extended or converted, as a result increasing the habitable area by more than 10m², the following energy efficiency improvements should be undertaken:-

- if there is no loft insulation, or it is less than 200mm thick, provide 250mm of loft insulation.
- If the dwelling has uninsulated walls or partially insulated cavity walls, fill with insulation where suitable).
- Upgrade any hot water cylinder insulation to provide 160mm insulated jacket to cylinder, or if cylinder has factory fitted foam less than 25mm thick them further insulate with 80mm insulated jacket