

Rose Cottage, 72 Ford Road, Arundel, West Sussex, BN18 9EX

Flood Resilient Construction:

Generally

The construction of the new extension shall generally be carried out in accordance with the recommendations contained in CLG Improving the Flood Performance of New Buildings 2007.

It should be noted that the proposed works comprise a modest extension to an existing chalet bungalow.

The existing bungalow is of rendered masonry construction with a solid ground floor.
The existing dpc is approximately 150mm below finished floor level.
The existing finished floor level is approximately 150mm above finished ground level.
Retained doors are of PVCu.

The new extension has been designed to match the finishes of the existing bungalow

It is proposed that the intended construction will prevent entry of water up to finished floor level; however above that level water will enter via doors and other openings.

Construction above finished floor level will be designed to dry out as quickly as possible with minimal replacement of the fabric required.

Foundations:

Foundations shall be designed and constructed in strict accordance with the recommendations of the Structural Engineers.

It is anticipated that the foundations shall be of concrete strip formation; the precise design and detail of the foundations shall suit the conditions encountered on site and to the approval of the Local Authority.

Sub-Structure:

Substructure cavity walls to be built from foundation to dpc level.

Substructure walls shall be constructed with an external leaf of 100mm dense concrete blocks and an internal leaf of 100mm concrete blocks with a strength of 7.0N/mm² to BS 6079 laid in 1:3 cement mortar, incorporating a min 100mm cavity.

External leaf dpc shall be a minimum of 150mm above finished ground level, stepped as necessary. The new dpc shall adequately lap with the existing.

The cavity between leafs shall be filled with lean mix concrete to a height of 215mm below the lowest dpc level, sloped towards the outer leaf.

Substructure below internal load bearing walls and sleeper walls shall be built from foundation to upper dpc level in dense concrete blocks to the same specification as blockwork in the external wall and sized as indicated on the drawings.

Ground Floor Slab:

The new ground floor area shall be formed to match the finished level of the existing floor comprising: min. 75mm sand/cement screed incorporating a light mesh reinforcement as appropriate, laid in accordance with BS 8204 Parts 1 and 2, on min 125 micron/500 gauge polythene vapour control membrane, on a rigid closed cell insulation board, with joints tightly butted to prevent cold bridging; with 20mm perimeter insulation for the full depth of the screed.

The boards shall be laid on 2 No coats of RIW LAC brush applied damp proof membrane or equal approved damp proof membrane (to be applied in strict accordance with the recommendations of the manufacturers), dressed up wall faces and well lapped and sealed with DPC's/cavity tray to provide a continuous damp proof junction. Care should also be taken to ensure that the new DPM adequately laps the existing floor membrane and DPC's.

The DPM must be compatible with the insulation and allowed to completely dry prior to laying the boards.

The DPM shall be applied to a levelled 150mm thick cast insitu concrete floor slab, reinforced as necessary; on min 200mm of well consolidated and blinded granular fill.

The precise thickness of the concrete slab and the decision on whether to incorporate any mesh reinforcement shall be determined when the excavations have been completed on site and the soil conditions established.

The complete installation shall be in accordance with the recommendations of the Structural Engineers/Local Authority

External Masonry Walls:

The external cavity wall shall be 300mm overall thickness comprising an outer leaf of 100mm 7.0N/mm² concrete block; 100mm cavity, partially filled with a closed cell rigid insulation board; with a 100mm lightweight blockwork inner leaf, Celcon Standard or equal approved; finished internally with 12.5mm plaster. Mortar shall be 1 part cement: 4 parts sand and ½ part lime.

The compressive strength of the blockwork shall accord with the Structural Engineer recommendations.

The two leafs shall be tied together with stainless steel wall ties to BS 5628 Pt 3 and DD140-2, spaced at 450 mm centres vertically and at 750 mm horizontally. Wall tie centres shall be doubled at jambs, junctions, movement joints, corners etc. in accordance with good practice. All ties shall slope downwards towards the outer leaf. No less than 3 ties per m².

Cavities shall be closed at door, window cill and jamb positions with a fully insulated proprietary cavity closer in accordance with the manufacturer's recommendations.

Damp Proof Course:

Damp proof courses shall be continuous to BS 743 with min. 150mm end laps and shall be provided to all internal and external walls passing through or past the damp proof membrane. DPC's to the outer skin of external walls shall be positioned min. 150mm above adjacent finished ground level, projecting through the external render finish and stepped as appropriate.

2 No coats of RIW LAC shall be dressed up the external face of the inner skin from dpc level to finished floor level to provide a watertight barrier

Vertical DPC's shall be provided at all reveals in external walls.

Drainage:

No changes to the foul drainage system are proposed

It is intended that the existing surface water downpipes shall be used to drain the roof of the new extension

Fittings and Fixtures:

It is anticipated that the existing fixed white goods, hob and oven within the existing part of the kitchen shall be retained and re-used.

White goods sited within the extension shall be movable where possible.

Sockets and other electrical sockets, including aerial and satellite sockets etc, shall be positioned as high as possible but within the requirements of the Building Regulation approved documents.

External doors shall be PVCu

There are no new internal doors within the extension.

External Hard Paving:

The extent of external hard paving will be reduced by the of the extension footprint.