

ROOF Building Regulation A1/A2 and TRADA technology.

Concrete or clay tiles to match existing on wooden battens on reinforced roofing felt to BS747 on 50 x 150 mm C16 rafters (table 16) or to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables.

25mm continuous ventilation or equivalent to all soffits continued into roof space.

Provide roof vents equivalent to 5 mm continuous gap full length of wall junction

Lead cavity trays to be fitted where roof of building joins any external wall and properly dressed over adjoining lead flashings, all to be code 4 lead.

1/2 hr Fire resistance to be provided to steel beams With 12.5mm fireline plaster board. All to engineer's detail

New beams

Depth of foundations 1m or to suit site conditions. Cavities to be filled with lean mix concrete 225mm from dpc. DPC to be 150mm above ground level.

Lintel over drain pipes in footings

Lintels and reveals to be insulated to prevent cold bridging.

SECTION A - A

FOUNDATIONS Building Regulation A1/A2.

295 mm Walls, 2 x 7N solid concrete blocks minimum cover to foundations 1 m or to local authority requirements. Cavities to be filled with lean mix concrete to a minimum level of 225mm from DPC. Foundations concrete 1 : 3 : 6 20 mm Premix 600mm wide x 225mm deep. DPC to be 150mm above ground level. If any trees are within 30m of the foundation the foundation depth will need to be increased as this may affect the design.

SOLID GROUND FLOORS Building Regulation C4.

75mm sand and cement screed on 100mm concrete 1 : 4 : 2 Pre-mix on 1200 polythene DPM on 70 mm GA4070 Celotex floor insulation Lounge extension and GA4065 Utility room minimum U - Value of 0.22 W/m2k With T-Break TB4000 between screed and walls on 1200 polythene DPM on 25 mm sand blinding on 100 mm hard core, all voids and excavation to walls filled with hardcore. Provide A142 mesh within the bottom of concrete slab over drainage runs.

EXTERNAL WALLS Building Regulation A1/A2.

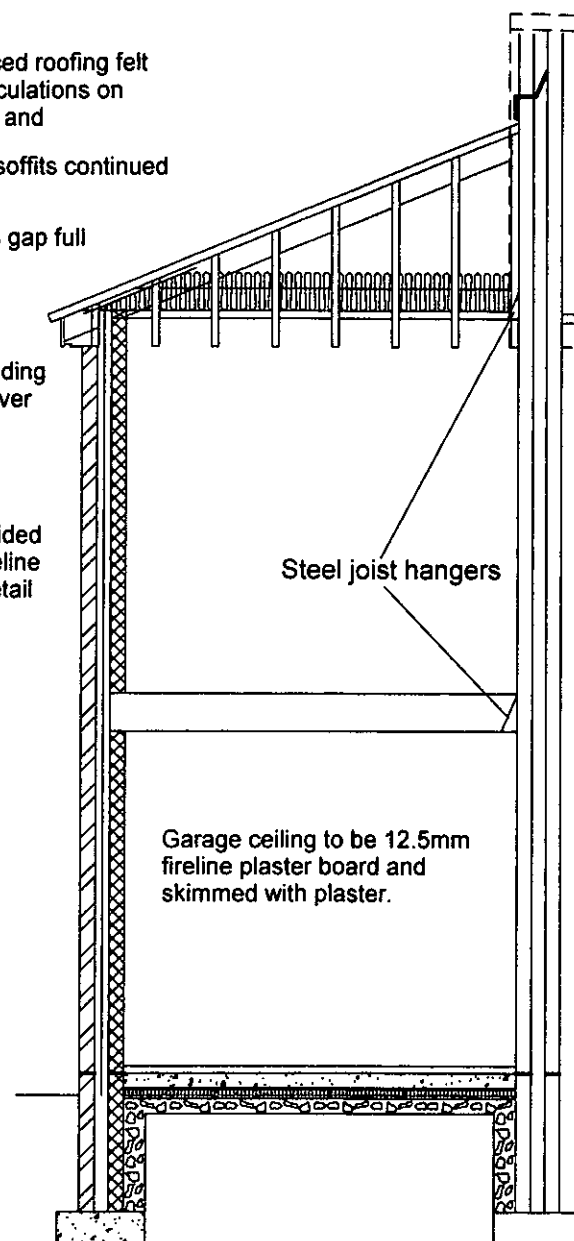
Outer skin to be approved brick and constructed to match existing. Inner skin to be 100mm Toplite GTI blocks with 45mm CW4045 Celotex cavity insulation, minimum U - Value of 0.28 W/m2k in a minimum 50mm from insulation wide cavity and a maximum of 95mm wide cavity including insulation. Wall ties to be stainless steel type 750 x 450mm c/c 225mm vertical spacing at reveals, insulated to prevent cold bridging. Fire stop to head of cavities.

LINTELS.

Reinforced concrete or steel to manufacturer's specification, 150 mm bearings either side. All installed to manufacturer's detail.

FIRST FLOOR JOIST Building Regulation A1 A2.

Joist to be 47 x 200mm @ 400mm c/c C16 Table 6 Double joist under partition walls Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the joist, to extend over 3 No. joist with noggings.



Steel joist hangers

Garage ceiling to be 12.5mm fireline plaster board and skimmed with plaster.

SECTION B - B

Provide double rafters either side of Velux roof lights.

FLASHING Building Regulation C4.

To be code 4 lead. Cavity tray to be provided between extension roof and joining wall, including chimney flashings. Chimney trays to be Code 6 lead.

STUD WALLS

External and internal stud walls to be in 50 x 100mm C16 timber

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Concrete or clay tiles to match existing on wooden battens on reinforced roofing felt to BS747 on 50 x 150 mm C16 rafters (table 28) 50 x 120mm C16 ceiling joist, (table 8) or to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables. 150mm fibreglass laid between joist with 100mm laid across joist. Continuous ventilation strip 25mm wide to all soffits.

Provide roof vents equivalent to 5 mm continuous gap full length of wall junction

PLUMBER Hot water and central heating Building Regulations G3/J and L.

Including Parts L1A and L1B April 2006.

The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified Gas Safe engineer. Central Heating and Hot and Cold water in copper to BS864.

Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property. Provide boiler commissioning Certificate on completion.

RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings, large area of roof must be proportional to the size of soakaway.

All underground drains to be Osma below ground type surrounded with pea shingle.

All traps from sinks, baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps. Bath, shower and sink waste pipe to be 40 mm dia. basin waste to be 32 mm dia. access plugs where necessary, 110 mm pipe soil and vent pipe. Building Regulation H1

ELECTRICITY. Building Regulation Part P (Electrical Safety)

To comply BS 7671 (I.E.E. Wiring Regulations 17th Edition). Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent: 30 litre /sec. adjacent to hob and 60 litres/sec. elsewhere in kitchens. 30 litres/sec. utility rooms, 15 litres/sec. for bathrooms/toilets. All switches and sockets to be positioned between 450mm and 1200mm above floor level. Certificate to comply with BS7671 to be issued after completion of the work.

Smoke alarms, mains operated and interconnected, to be fitted to ground and first floor, located not more than 3m from any bedroom and not more than 7.5m from any other room. Heat detector fitted in kitchen. Building Regulation B1.

New window opening sash ventilation to be not less than 1/20th of room floor area.

PLASTERING

Ceilings to be boarded with 12mm plasterboard and skimmed with plaster. Internal walls to be dry-lined with 12mm plasterboard.

GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing.

Windows and doors to be double glazed with 16 mm separation low emissive glass to give Windows 1.6 W/m2K, Doors 1.8 W/m2K U-Value. New windows opening sash ventilation not less than 1/20 of room floor area, doors and rooflights not more 25% of total floor area. Fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, all other rooms 4000mm2. All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening. All internal glass doors and screens to be in safety glass. All to BS6206 and supplied by FENSA approved installer.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.

All habitable rooms to incorporate opening sash for means of escape not less than .33 m2, width of opening not less than 450mm, window height from floor to cill not less than 800mm not more than 1100mm. except roof windows (bottom of opening 600mm above floor).

PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.

Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings. 25mm wool batts or quilt, minimum density 10 kg/m, suspended in cavity. Solid block walls type C minimum mass per unit area, excluding finish, 120 kg/m2 Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m3 laid between joist. Provide test certificate for Local Authority.

Soakaways will be 5m from any building and be designed to take into account the area of roof drained.

All underground drains to be Osma below ground type surrounded with pea shingle.

INSULATION SCHEDULE

Ground floors Concrete slab P/A Lounge extension = .69 = 70mm Celotex Utility extension = 58 = 65mm Celotex = 0.22 W/m2K, Celotex Tbreak TB4000 between screed/concrete and outside walls.

Cavity walls 90mm brick outside skin 100mm Toplite GTI inside skin 45mm CW4045 Celotex = 0.28 W/m2K.

Windows to achieve 'U' value of 1.6 W/m2K. Doors to achieve 'U' value of 1.8 W/m2K.

Roof space insulation 150mm fibreglass laid between joist and 100mm over joist. 25mm continuous ventilation or equivalent to all soffits continued into roof space.

Ceiling level to achieve 'U' value of 0.16 W/m2K.

Do not scale from drawings
(excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

No	Change	Date	Init

BKM PLANS architectural plans and drawing service

Title: 'Northfields'
Hook Lane
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West Sussex PO20 3TE

Scale:	1:50
Date:	22 May 2018
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Drawing 4 / 4

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