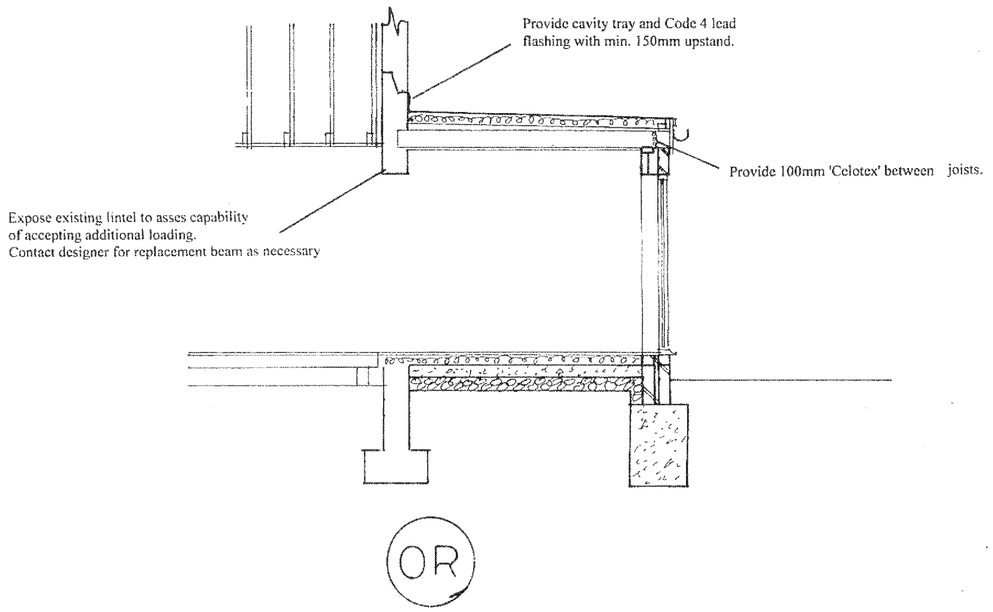
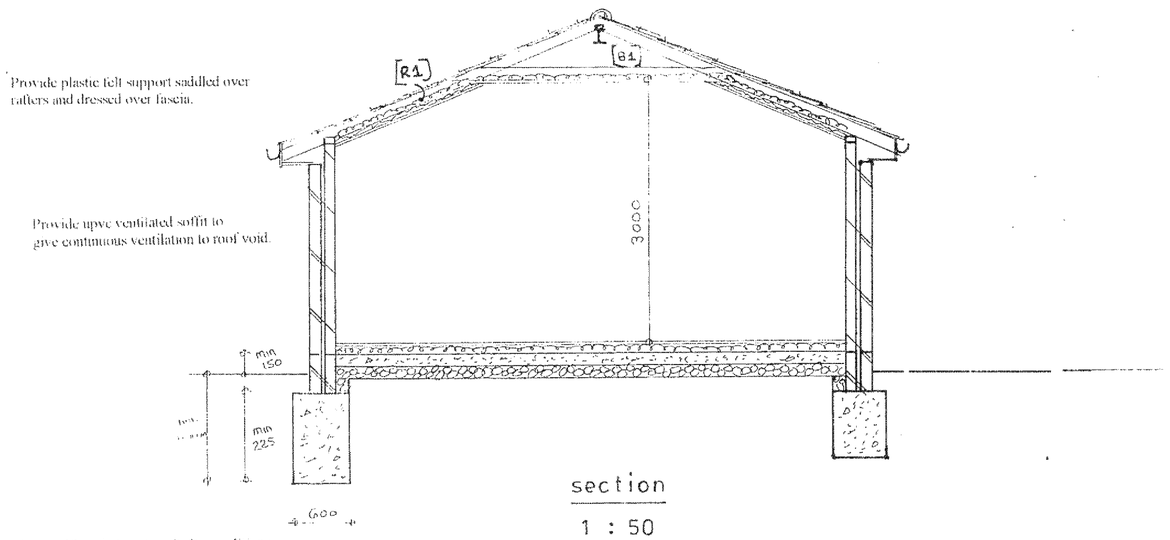


Provide high level tile vents both sides of ridge to give equivalent of 5mm continuous ventilation



section

1 : 50

Depth and size of foundations to suit site conditions and to Building Control Officer's on site instruction.
Depth of foundations to be taken to depth of 1.20 metres due to close proximity of neighbours' 4 metre high Leylandii hedge and topped fir tree reducing by 300mm each 2.00 metres away from tree OR to the natural water table but to a min. depth of 1.00 metre deep
No steps to be within 1.00 metre of corner.

SPECIFICATION:-

TILED ROOF:- Concrete interlocking tiles to match existing on 50 x 25mm sawn treated battens on 'Tyvec' OR similar breather felt to BS747 on 175 x 50mm C.16 rafters [R1] @ 400mm c/c. with designed 178 x 102 x UB19 ridge beam. Provide lateral bracing at gable with 32 x 6mm m.s. straps @ 800mm c/c. built into blwk. and spanning min, 3No rafters and ceiling joists with solid strutting below straps. Provide 100mm 'Celotex' insulation laid between joists and 45mm 'Celotex' [0.20W/m2K] fixed continuously to underside of joists and 12.5mm plbd. and set coat over. Provide 'Glidevale' continuous ventilation strip at soffit to give continuous cross ventilation to roof void.

300mm fibreglass with 100mm laid between ceiling joists and 200mm laid over 150 x 50 C.16 ceiling joists @ 400mm c/c. Provide M10 bolts with toothed timber connectors between all ceiling joist to rafters connections.

ALTERNATIVE

FLAT ROOF:- GRP fibreglass laid in-situ with top resin coat to AC fire resistant designation OR 12mm mineral chippings bitumen bedded on 3 Layers of built up bitumen felt roofing to BS 747 on 'Celotex' Tempchek TD3126 [0.18Wm2K] decking on to twin mastic beads on 11mm OSB boarding on 50mm wide firring pieces to give min. 1:60 fall on 150 x 50mm C.16 joists @ 400mm c/c.

OR

GRP fibreglass laid in-situ with top resin coat to AC fire resistant designation OR 12mm mineral chippings bitumen bedded on 3 Layers of built up bitumen felt roofing to BS 747 on 18mm OSB boarding 11mm OSB boarding on 50mm wide firring pieces to give min. 1:60 fall on 150 x 50mm C.16 joists @ 400mm c/c. Provide 100mm 'Celotex' between joists with min. 50mm ventilated air gap above and provide 45mm continuous 'Celotex' to underside of joists to 12.5mm plbd. and set coat. Provide 50mm wide continuous ventilation strip at soffit to give continuous ventilation to roof void.

Note: This will lower the ceiling height by 60mm.

WALLS:- Below G.L. cavity construction of 'Thermalite' standard blwk. OR Class A dense conc. blwk. Lean mix concrete cavity fill to min. 225mm below d.p.c. Above G.L. outer skin of facing brickwork to match existing, 100mm cavity filled with 'Dritherm 37' fibreglass cavity wall batts [0.28W/m2K] and inner skin of 100mm AND 150mm 'Thermalite' Turbo blwk. dry-lined with 12.5mm plbd. and set coat.. New cavities to run continuously. Stainless steel wall ties @ 750mm horz., 450mm vertical and 225mm c/c. at reveals, at abutments to existing timber framed wall and both sides of expansion joints. Designed over opening with upvc insulated cavity closers at reveals. Bed 100mm horz. d.p.c. min. 150mm above G.L. Bed 100 x 50mm wall plate tied to blwk. with 32 x 6mm galv. m.s. straps @ 1800mm c/c.

Note: Alternative cavity insulation of 50mm clear cavity and CW3045 'Celotex' wall batts positioned against inner skin with plastic wall tie clips.

FLOOR:- 22mm t & g water resistant chipboard with fully glued joints on GA3080 'Celotex' [0.22W/m2K] on 3 coats of 'Cementone' water based d.p.m. on 100mm concrete [Gen1] oversite slab on well compacted hardcore OR rejects. Provide positive link between d.p.m. and new and existing d.p.c's. ADJUST HEIGHT OF OVERSITE SLAB TO ENSURE THAT FLOOR LEVELS RUN CONTINUOUS WITH EXISTING SUSPENDED TIMBER FLOOR. Provide 100mm dia. air ducts @ 1800mm c/c. positioned below oversite slab to give continuous ventilation to existing suspended timber floor terminating in external skin of cavity wall with 225 x 75mm air brick.

STORMWATER DRAINAGE:- 100mm dia h.r. pvc gutters to 65mm downpipes to 100mm dia. 'Osma' underground pipe laid to 1:40 falls with 100mm bed and surround of 10mm peashingle to GEO lined cellular soakaways min. 1 cubic metre per 20 sq.metres of roof area below invert and min. 5.00 metres from building.

VENTILATION:- Provide min. 1/20th floor area ventilation to all habitable rooms. Provide background ventilation with 5000 sq.mm trickle vents to habitable room fitted into head of window frame.

GLAZING:- Provide double glazed argon gas filled sealed units with toughened glass in external door and in all positions less than 800mm above FFL. Provide 'Kappafloat' glass to all windows to give 1.60Wm2K. All glazing to comply with BS 6206.

HEATING:- Extend fully pumped central heating system with thermostatic radiator valves in accordance with the Domestic Heating Compliance Guide 2010.

ELECTRICAL:- Provide 75% Energy efficient light fittings to both new and replacements with min. 45 lumens per circuit watt.. All electrical work to be installed, inspected and tested by NEC Registered Electrician including provision of BS7671 electrical installation certificate. Provide heat detector in kitchen fitted into smoke detector circuit.

SMOKE DETECTORS:- Provide mains operated smoke detectors fitted into single electrical independent circuit with the activation of one alarm triggering all other alarms positioned max. 7.50 metres from lounge and 3.00 metres from bedrooms. Detectors to be installed min. 300mm from walls and light fittings.

[R1] 175 x 50mm C.16 rafters @ 400mm c/c.

[B1] 178 x 102 x UB19 bearing on eng. brick padstones.
[B2] 305 x 165 x UB46 with 10mm plate stitch welded to underside of beam to carry external skin of cavity wall all with 150mm bearing on to 300 x 150 x 150mm deep concrete padstones. Beam and plate to be fully galvanised. Provide cavity tray with vertical weep holes.

BEAMS TO BE INSTALLED AS PER SEPARATE STRUCTURAL CALCULATION SHEETS WITH ALL DETAILS AND BEAM SIZES DOUBLE CHECKED.

INSTALLATION OF BEAMS TO BE INSPECTED BY BUILDING CONTROL OFFICER.

BEAMS TO BE INSTALLED TO HEALTH AND SAFETY STANDARDS WITH HEAVY LIFTING EQUIPMENT UTILISED FOR INSTALLATION OF HEAVY BEAM..

Note: Class A dense concrete blocks are NOT deemed to be padstones.

PROPOSED SINGLE STOREY EXTENSION AT 14, TRURO CRESCENT, ALDWICK FOR MRS. HAMPTON

[redacted]

ARUN DISTRICT COUNCIL AW/247/15/NMA