

FOUNDATIONS

Foundations to be minimum 1.0m deep and to suit site conditions
Minimum width of foundation 450mm wide
Foundation concrete to be a 1:2:4 mix cement sand aggregate min. strength 25N/mm²
Dense concrete blockwork below ground level
Concrete lean mix cavity fill to within 225mm of ground level
Provide concrete lintels over any drain run passing through footings
Foundation depth to be 150mm below any adjacent drain run.
No trees thought to affect foundation depth, however, if trees are deemed to influence foundation depth then depths to be in accordance with NHBC Chapter 4.2.

SOLID FLOOR

100mm well consolidated hardcore
1200 gauge polythene DPM on sand blinding, all joints taped. DPM lapped with DPC.
100mm oversite concrete reinforced with A142 mesh
75mm PIR insulation, Celotex or similar.
75mm reinforced screed floor
New and existing floors to run level through
Any airbricks are to be ducted through oversite to new external wall.

DRAINAGE TO GROUND FLOOR WC

Drainage to new WC to be via SANI-FLO macerator pumped to SVP to the rear of the property.

WALL CONSTRUCTION

100mm brickwork 100mm cavity 100mm blockwork
Cavity filled with 100mm Dritherm cavity insulation
Insulation blockwork to be thermalite turbo blocks or similar approved
Insulated cavity closers at reveals
Wall ties spaced at 450mm vertically and 750mm horizontally, 225mm at reveals
Walls internally plastered
DPC 150mm above external ground level
All cavities to be continuous and maintained.
For radon gas protection a cavity tray is to be installed at the bottom of the wall linked to the DPC and all joints to be taped, if required.

PITCHED ROOF CONSTRUCTION

150x50mm C24 rafters at 400mm centres, doubled either side of rooflights
At junction with existing external wall, plate bolted to wall and joist hangers provided or rafter birdsmouthed over.
Wall plate 100x50mm
100mm PIR insulation between the rafters with 50mm PIR insulation to the underside.
25mm continuous soffit vents
12.5mm plasterboard taped filled and set for ceiling finish
Breathable felt provided
50x25mm pre-treated tile battens
Tiles/slates to clients choice and to suit pitch of roof.
Lead flashing dressed up behind first floor wall cladding.

STEEL BEAMS

To engineers design and encased to provide 30 minute fire resistance with fireline boarding or two layer of ordinary plasterboard.

The wall between the hall and lounge may be provided with a foundation if deemed necessary to reduce span of steel beams.

RESTRAINT STRAPS AND LINTELS

Catnic galvanised steel straps 30x5mm mild steel at 1.6m ctrs to wall plates.
Insulated lintels over doors and windows

VENTILATION

4000mm² trickle vents in head of window to WC, 8000mm² to habitable rooms

Minimum 1:20 openable window to floor area ratio

Glazing in critical locations to be of safe breakage to BS6206

New windows to provide a U-value of 1.60w/m²k provided by double glazing with 16mm air gap and a "soft" low-E coating.

SURFACE WATER DRAINAGE

All gutters and downpipes to be UPVC

Downpipe to discharge to existing system which connects to a surface water sewer.

ELECTRICAL INSTALLATION

All electrical works to comply with the requirements of Approved Document P. Relevant BS7671 electrical installation certificate to be provided to the Council.

SMOKE DETECTION

Mains linked smoke detection with battery backup to be provided within all circulation areas.

FIRST FLOOR CLADDING

Existing tile hanging at first floor level to be replaced with Marley Cedral Weatherboard to clients choice of colour.