

Building Regulations Specification

For Ms J. Garland

**Works At : 3 The Poplars
Ferring
BN12 5QL
West Sussex**

Building Regs Specification

Existing foundations & lintols to be exposed & assessed for adequacy where additional loadings are imposed.

Matching blockwork constructed off min 225 deep Gen3 concrete min 1000 below ground level to match existing & suit site conditions.

Face blockwork rendered to elevations 50mm cavity fully filled with Crown Drytherm insulation, stainless cavity ties at 600 horizontal 450 vertical centers doubled at openings. 100 lightweight blockwork ('Thermalite Turbo' or similar); Catnic CN series lintols to openings, Hyload DPC matching existing at min 150 above ground level. Two skins blockwork to upper level.

Form movement joint at junction with existing with 'Furfix Profile' or similar. Terracotta air bricks installed max 2m centers (one to each wall if less than 2m) sleeved through cavity with purpose made 'periscope vent sleeves'.

Suspended timber floor formed ex 47 x 200 c 16 tanalised joists at 400 centers supported by galvanised metal hangers where meeting walls, separated from wall where below dpc by Hyload placed behind the bracket. Infill between joists with 100 celotex GA4000 supported on timber battens screw fixed to joists. Solid bridging at mid span with 30 x 5 galvanised straps built into walls.

New PvcU windows & Doors to match existing style with 20mm gap low e double glazed units to achieve U of 1.6 or better, with integral 8000mm² background vent in head and 5% opening areas, 'Critical areas' in or adjacent doors & below 800 high glazed in laminated safety glass to BS 6206. Roof light double glazed as per windows.

New and existing flat roofs formed in 47 x 147 C16 joists at 400 centers with firings at 1: 60 fall, 120 Celotex TD4000 insulated decking, 3 layer hot bonded HT elastomeric felt covering with solar reflective chippings finish. Ensure eaves fitted with 100 celotex insulation to provide airtight seal around perimeter. Ceiling lined with 12.5 vapour control plasterboard.

100 half round PvcU guttering, 63mm downpipes discharging into existing soak away if required ; min 1.5 M3 designed in accordance with BRE 365.

Electrical installation to be designed & installed by certified Electrical contractor to BS & compliance certificate issued on completion. Mains maintained battery backed smoked detectors to both levels.

Existing wet central heating extended to serve new areas, installed & commissioned by competent registered installer. New radiators to be fitted with TRV's.

New lighting to be provided with min 75% efficient luminaries.