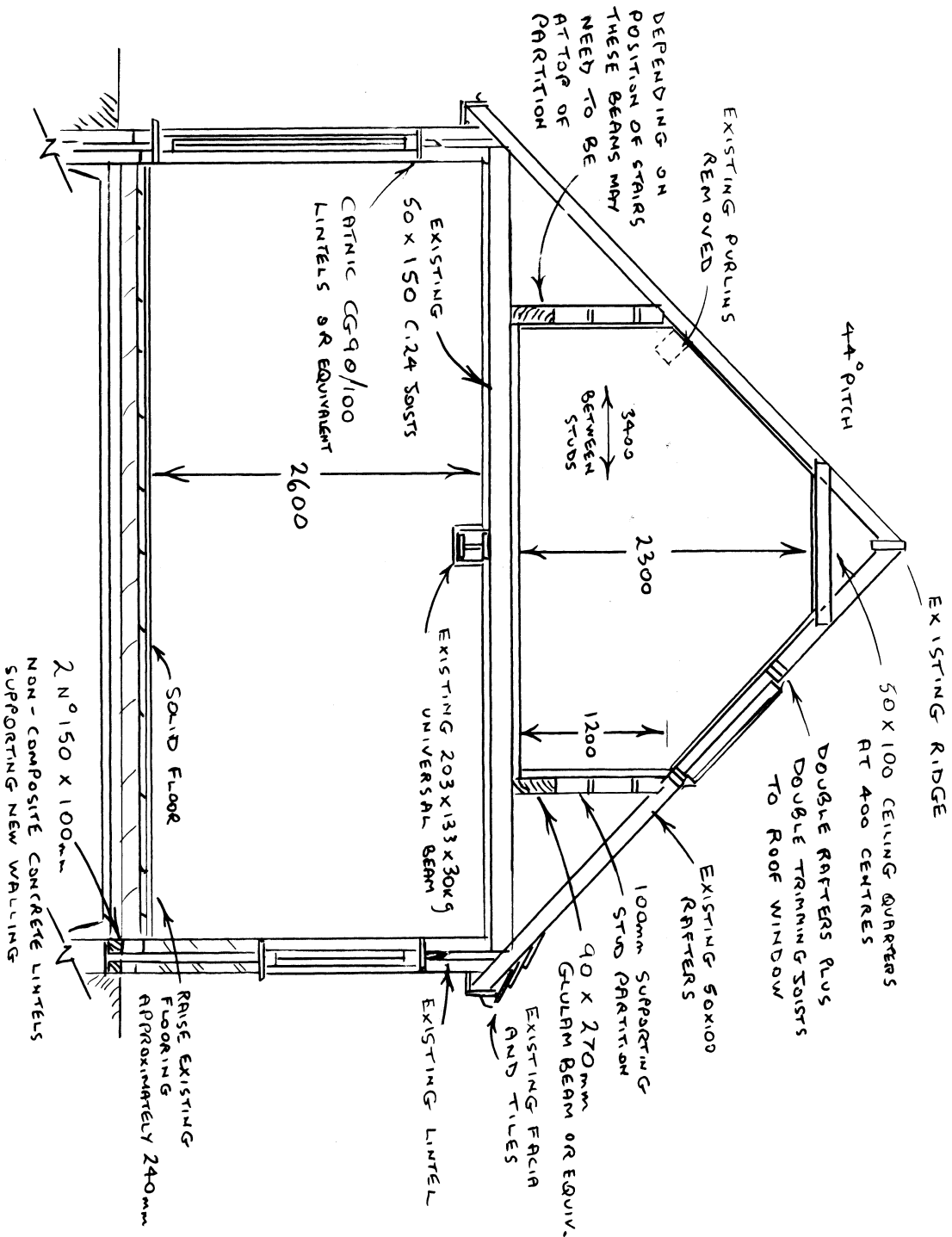




SECTION A – A 1:50

NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants calculations.
The suitability of existing doors or windows for re-use is not guaranteed.

CAVITY WALLING:-

CAVITY WALL (U VALUE 0.28 W/m²K)
100mm BRICK OUTER, MINIMUM 50mm CAVITY, PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK. BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL WITH NON COMBUSTIBLE CONSTRUCTION. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 600mm HORIZONTAL AND 450 VERTICAL CENTRES, PLUS 225mm CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm BELOW LOWEST DPC.

INTERNAL WALLING:-

PROVIDE A MINIMUM OF 40dB SOUND INSULATION TO ANY INTERNAL WALLING BETWEEN A BATHROOM AND ANY OTHER ROOM. USE PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.

LOFT STUD WALLS:-

STUD WALLS ADJACENT TO ROOF SPACE TO ACHIEVE U VALUE 0.28W/m²K USING 100mm STUDWORK WITH EQUIVALENT INSULATION TO 60mm CELOTEX FR 5060 FLUSH WITH BACK OF STUDS, LEAVING 40mm CAVITY, PLUS 25mm CELOTEX FR5025 WALL LINING WITH INTEGRAL VAPOUR BARRIER. PLUS 12.5mm PLASTERBOARD.

LOADBEARING STUD WALLS TO HAVE MIN 450mm BETWEEN STUDS AND 15mm BRACING PLYWOOD

FLOORING:-

SOLID FLOOR (U VALUE 0.22 W/m²K)
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON INSULATION BOARD e.g. 85mm CELOTEX FR3000 OR EQUIVALENT ON 1200g DPM.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUT JOINTED DIRECTLY ONTO MINIMUM 100mm CONCRETE SLAB WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED HARDCORE

D.P.C.:-

FLOORING D.P.M. 1200g POLYTHENE AT A LEVEL NOT LOWER THAN SURFACE OF GROUND, AND CONTINUOUS WITH WALLING D.P.C. WITH SAND BLINDING BETWEEN HARDCORE AND D.P.M. WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL.
HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.

PITCHED ROOFING:-

INSULATION BETWEEN RAFTERS (U VALUE 0.18 W/m²K)
PROVIDE BREATHABLE MEMBRANE WITH 75mm GA 4075 CELOTEX BETWEEN RAFTERS, AND 60mm CELOTEX GA 4060 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT.

INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K)
270mm FIBREGLOSS INSULATION BETWEEN AND OVER CEILING JOISTS.

VENTILATION:-

REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.

NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.

GLAZING:-

PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

TOUGHENED SAFETY GLASS TO BS.5206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY PATIO AND GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.

ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO ACHIEVE A 'U' VALUE OF 1.8W/m²K. WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS. PLUS ALL REMAINING GLASS TO BE D/G.

STEEL BEAM:-

PROVIDE MINIMUM 30 MIN FIRE PROTECTION ENCASEMENT TO ALL BEAMS EQUIVALENT TO 19mm PLASTERBOARD PLUS 7mm SET OR 2 LAYERS OF 12.5mm PLASTERBOARD.

DRAINAGE:-

TO BS 8301 - AS DETAILED ON PLANS.
PROVIDE NEW INSPECTION CHAMBER CONNECT TO EXISTING SEWER WITH 110mm UPVC SOIL PIPE LAID TO FALLS ON BED OF, AND ENCASED WITH 150mm GRANULAR FILL. MINIMUM FALL 1:40

PLUMBING:-

TO BS 5572 -
PROVIDE 40mm SINK AND 32mm WASHBASIN UPVC DISCHARGE PIPES VIA DEEP SEAL TRAPS TO NEW SOIL PIPE OF A NEW TRAPPED GULLEY.

- SMOKE DETECTION:- ENSURE MAINS OPERATED INTERLINKED SMOKE DETECTORS WITH BATTERY BACKUP ARE PROVIDED TO THE CIRCULATION AREA ON EACH FLOOR.
- COLD BRIDGING:- COLD BRIDGING TO BE AVOIDED ACROSS CILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES. PLUS CAVITY WALL INSULATION TO MEET WITH ROOF INSULATION.
- LIGHTING:- 75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE THE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).
- HEATING:- INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIATORS FITTED IN NEW AREAS, PLUS ANY NEW BOILER TO BE CONDENSING TYPE WITH A MINIMUM EFFICIENCY OF 92% AND INSTALLED BY GAS SAFE PERSON.
- ELECTRICAL WORK:- ALL NEW ELECTRICAL WORK IS REQUIRED TO MEET PART P (ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. A COPY OF THE ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671:2008 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 24460 / 3

Section & Details Scale: 1:50 @ A3

PROPOSED ALTERATIONS

159 PARK AVENUE

PURBROOK