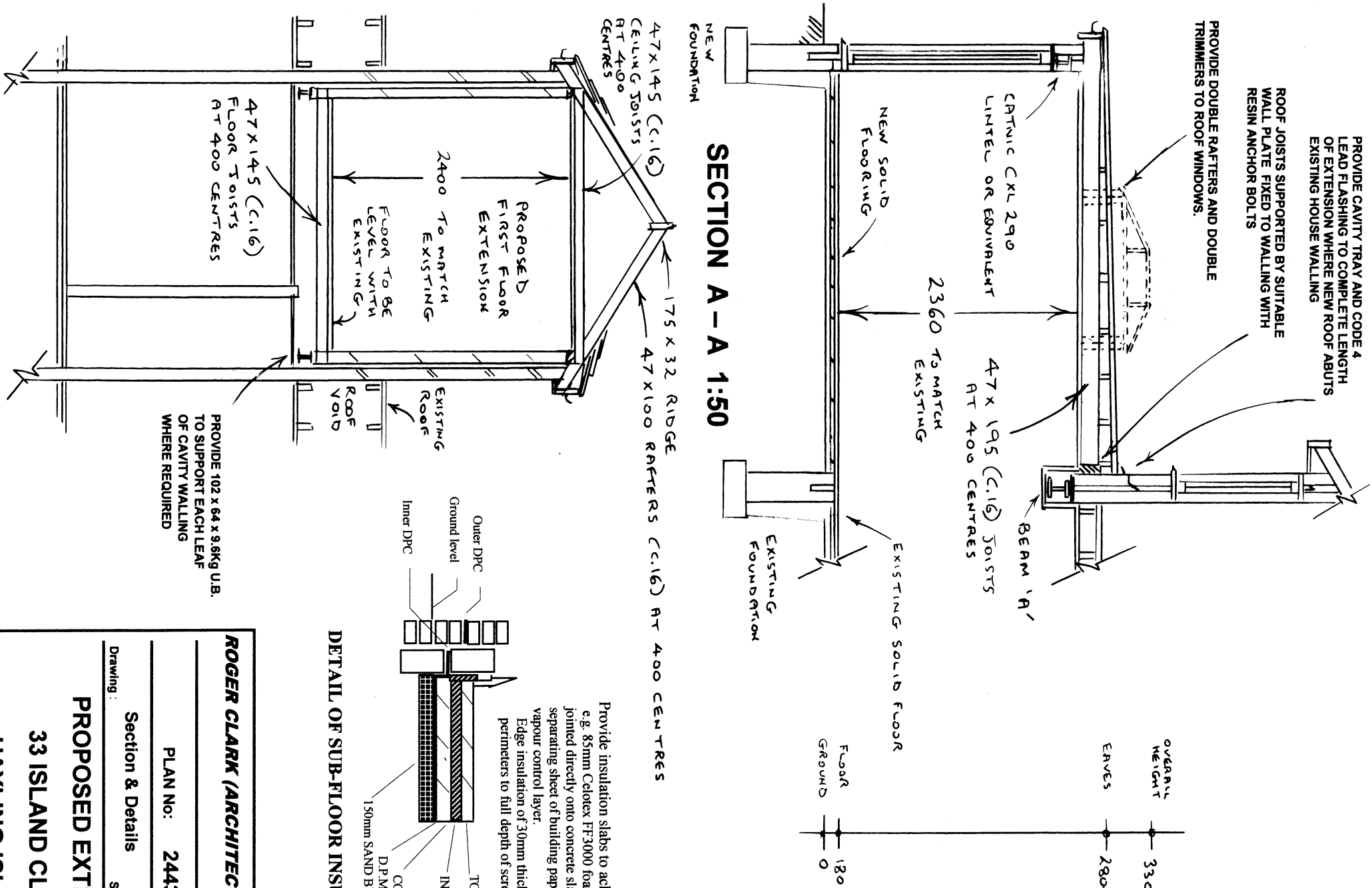


- FOUNDATIONS:-** TRENCH FILL FOUNDATION 450MM WIDTH OR PROVIDE STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK. FOUNDATIONS NOT TO PROJECT OVER THE BOUNDARY. FOUNDATIONS WITHIN 1 METRE OF DRAIN TO BE AT OR BELOW INVERT OF THAT DRAIN. STANDARD FOUNDATION DEPTH 1m OR TO SUIT SITE SOIL CONDITIONS AND L.A. APPROVAL. ANY SEWER PASSING THROUGH FOUNDATION WALLS TO BE PROTECTED BY CONCRETE LINTELS AND 50mm GAP. ALL DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.
- 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.
- DRY LINING:-** (U VALUE 0.28 W/m²K) PROVIDE DRY LINING TO EXPOSED WALLING WITH 25mm CAVITY MAINTAINED BY BATTENS AT 400 CENTRES AND 50mm CELOTEX GA 3000 INSULATION BETWEEN STUDS PLUS 20mm CELOTEX TB 3000 INSULATION BOARD AND 12.5 PLASTERBOARD OVER STUDWORK, OR EQUIVALENT.
- FLOORING:-** SOLID FLOOR (U VALUE 0.22 W/m²K) MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON INSULATION BOARD e.g. 85mm CELOTEX FF3000 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
- UPGRADE GARAGE FLOOR:-** RAISE EXISTING GARAGE FLOOR TO LEVEL OF MAIN HOUSE PROVIDE INSULATION AS ABOVE
- 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. WALLING DPC MINIMUM 150mm ABOVE GROUND LEVEL. HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.
- PITCHED ROOFING:-** INSULATION ON CEILING JOISTS (U VALUE 0.16 W/m²K) 270mm FIBREGLASS INSULATION BETWEEN AND OVER CEILING JOISTS. TILES TO MATCH EXISTING ON 38 x 25mm BATTENS ON APPROVED REINFORCED UNDERLAY. ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING. REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.
- FLAT ROOFING:-** (U VALUE 0.18 W/m²K) PROVIDE WARM DECK CONSTRUCTION:- EPDM RUBBER ROOF OR FIBREGLASS COVERING ON 125mm CELOTEX TEMPCHER TD 4000 ROOF DECKING INCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1.80 FALL. ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING. PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.
- FIRST FLOOR:-** 21mm T&G BOARDING ON FLOOR JOISTS. WITH INSULATION BETWEEN JOISTS TO ACHIEVE MINIMUM 45dB AIRBOURNE SOUND TRANSMISSION. E.G. 100mm ISOWOOL. APR 1200 GLASS MINERAL WOOL. 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.
- VENTILATION:-** PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER BATTENS. KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION TO D.V.C.GUIDE 2010, (OR 30 LITRES/SEC IF INCORPORATED IN A COOKER HOOD) SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED BY LIGHT SWITCH AND WITH 15 MINUTE OVER-RUN DEVICE PLUS MINIMUM 10mm AIR GAP UNDER DOOR.
- GLAZING:-** TOUGHENED SAFETY GLASS TO BS.6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1800mm 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 DIG.
- STEEL & TIMBER BEAMS:-** 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 6572. - PROVIDE 40mm SHOWER AND 32mm WASHBASIN UPVC DISCHARGE PIPES VIA ANTI-VAC TRAPS TO NEW SOIL PIPE.
- COLD BRIDGING:-** COLD BRIDGING EFFECT TO BE AVOIDED ACROSS GILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES.
- LIGHTING:-** 75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE BE 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.



Provide insulation slabs to achieve 0.22 W/m²K e.g. 85mm Celotex FF3000 foamboard, laid tight but-jointed directly onto concrete slab and covered with a separating sheet of building paper to BS 1521 plus a 500g vapour control layer. Edge insulation of 30mm thick to be provided at all perimeters to full depth of screed.

DETAIL OF SUB-FLOOR INSULATION

ROGER CLARK (ARCHITECTURAL SERVICES)

Tel: 023 9237 3841

PLAN No: 24439 / 6

Section & Details

Scale: 1:50 @ A3

PROPOSED EXTENSIONS

33 ISLAND CLOSE

HAYLING ISLAND