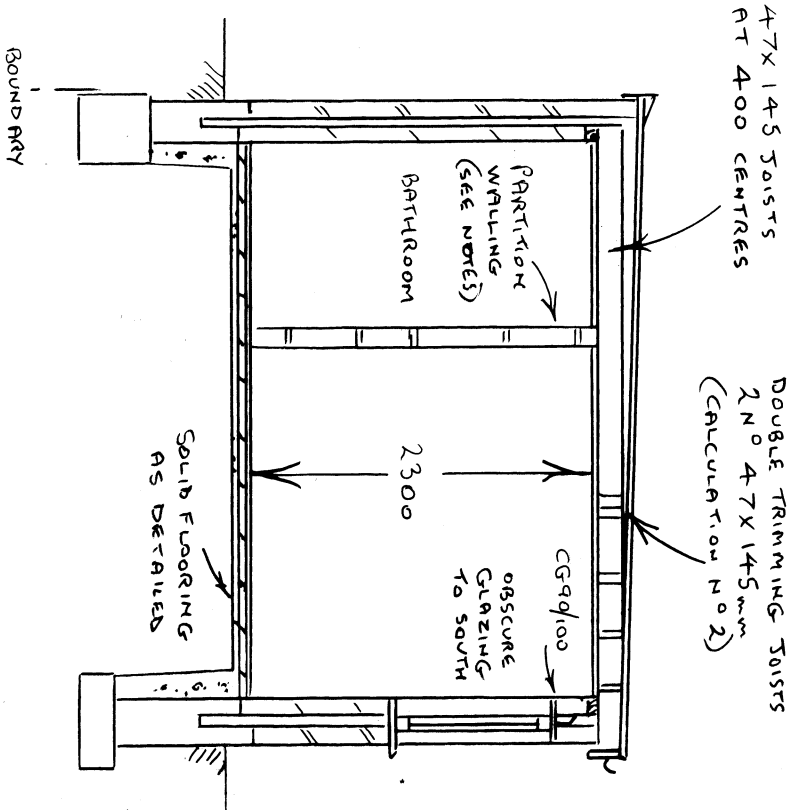
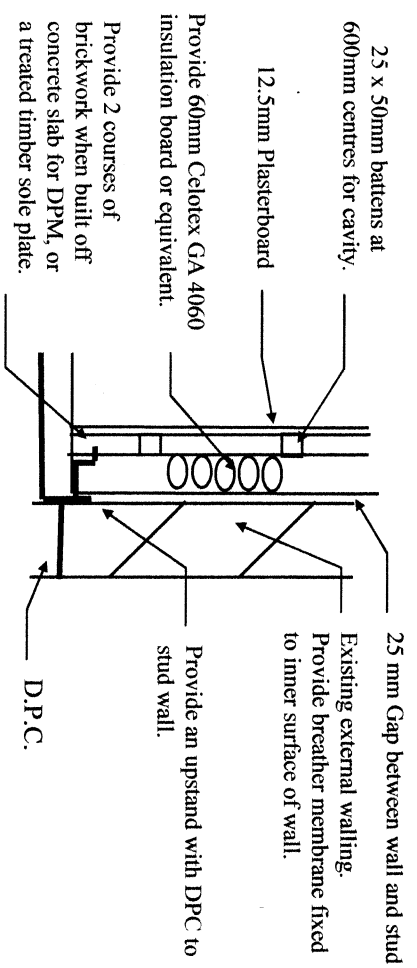


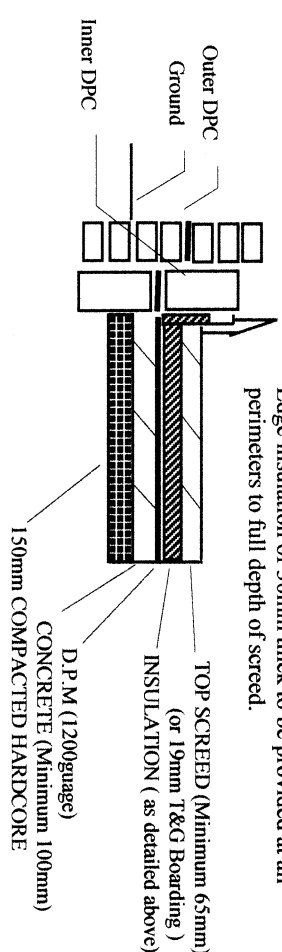


SECTION A – A 1:50



DETAIL OF DRY LINING
(IF PROVIDED TO EXISTING GARAGE WALLING)
To achieve U-value 0.28 W/m² K

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

VENTILATION:-
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.

FLAT ROOF WITH COLD DECK CONSTRUCTION TO HAVE EAVES VENTS EQUIVALENT TO 25mm STRIP WITH A CONTINUOUS 50mm VOID ABOVE INSULATION.

BATH OR SHOWER ROOM TO HAVE ADDITIONAL MECHANICAL VENTILATION WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC WHICH MAY BE OPERATED INTERMITTENTLY.

GLAZING:-
TOUGHENED SAFETY GLASS TO BS.6206 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 1.6W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE D/G.

DRAINAGE:-
TO BS 8301, - AS DETAILED ON PLANS.
PROVIDE NEW TRAPPED GULLEY. 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 BATH WITH THERMOSTATIC MIXING VALVE AND 40mm UPVC DISCHARGE PIPE. PROVIDE 32mm WASHBASIN UPVC DISCHARGE PIPE. TAKE BOTH VIA DEEP SEAL TRAPS TO TRAPPED GULLEY.

COLD BRIDGING:-
COLD BRIDGING EFFECT TO BE AVOIDED ACROSS CILLS 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 (CIRCUT WATT).

HEATING:-
INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIAATORS 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.

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.

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.

EXISTING FOUNDATIONS:- EXISTING FOUNDATIONS TO BE EXPOSED TO ASSESS THEIR SUITABILITY FOR INCREASED LOADS, AND STRENGTHENED OR REPLACED AS NECESSARY.

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 BEDROOM OR BATHROOM AND ANY OTHER ROOM.
USE SOLID WALLING IN AIRCRETE BLOCKWORK, OR PARTITION WALLING WITH MINIMUM 75mm STUDWORK FILLED WITH A SUITABLE INSULATION MATERIAL SUCH AS 65mm ISOWOOL APR 1200.

FLOORING:-
SOLID FLOOR (U VALUE 0.22 W/m²K)
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON DPM 1200g ON INSULATION BOARD e.g. 85mm CELOTEX FF3000 OR EQUIVALENT.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT 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 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.

FLAT ROOFING:-
(U VALUE 0.18 W/m²K) 3 LAYERS ROOF FELT TO BS747 WITH TOP LAYER FELT TYPE ZE MINERAL SURFACE AND BITUMEN BEDDED STONE CHIPPINGS.

PROVIDE EITHER COLD DECK CONSTRUCTION:-
19mm ROOFING GRADE QUALITY DECKING ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
MAINTAIN 50mm VOID ABOVE INSULATION AND VAPOUR CHECK BARRIER BY USE OF ADDITIONAL BATTENS ABOVE JOISTS WHERE NECESSARY. INSULATION TO BE 100mm CELOTEX GA 4000 BETWEEN JOISTS AND 50mm CELOTEX GA 4000 BELOW JOISTS
OR PROVIDE WARM DECK CONSTRUCTION:-
126mm CELOTEX TEMPCHER TD 4000 ROOF DECKING ENCORPORATING VAPOUR BARRIER ON FIRING PIECES GIVING MINIMUM 1:60 FALL.
ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING.

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 240/396 / 2

Section & Details
Scale : 1:50

PROPOSED ANNEX
252 MILTON ROAD
COMPLAIN