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Proposed Single Storey Side Extension

21 Kings Road, Hayling Island, Hampshire PO11 0PD

Clients: Mr R & Mrs N C Simpkin

Flood Proofing / Resilience Techniques

These notes have regard to the advice contained in “Improving the flood performance of new dwellings” and the measures recommended therein have been incorporated into the building design where appropriate and practical to do so.

Foundations:	600mm wide X minimum 600mm thick concrete strip foundations at depth to suit site conditions..
Walls Below Ground Floor Level:	Cavity wall of external skin of dense concrete block up to one brick course below ground level then facing brick up to dpc / ground floor level, 100mm clear cavity filled with concrete to minimum 150mm below dpc level, 100mm “Thermalite Shield 2000” block (or equivalent block by other manufacturer) inner skin.
External Walls Above Ground Floor / DPC Level:	Outer skin of good quality facing brick up to window cill level (not hand made clay bricks) with above painted render on 100mm lightweight block, 100mm cavity partially filled with filled with 50mm thick “Celotex” insulation board held against inner skin with proprietary wall tie clips built in as work proceeds, 100mm “Thermalite Shield 2000” block (or equivalent block by other manufacturer) inner skin, internal render 1 cement : 6 sand : 1 lime render coat with plaster finish. Stainless steel wall ties at 750mm horizontally and 450mm vertically staggered and every block course alongside openings.
Ground Floor:	50mm screed, 150mm concrete slab, 1200 gauge polythene dpm continuous with dpc with minimum 300mm laps with mastic taped joints on 80mm “Celotex 3000” insulation board with vertical insulation to external sides on minimum 100mm sand blinded, compacted hardcore.

Windows & External
Doors:

White PVC-U double glazed frames with minimum 16mm air gap to sealed units. Glazing to be in accordance with Part N, Building Regulations 2000 with safety glazing to all critical areas to BS6206: 1981. Provide mastic seal around all door and window frames. Openable elements of doors and windows to be fitted with draught stripping.

Fittings:

Internal doors to be hung on butt hinges to allow for easy removal. Kitchen design to consider appliances such as cooker, fridge, freezer raised above floor level.

Services:

Mains services are already connected to the existing dwelling. New pipework to extension to be run at first floor level and dropped down. New electrical installation and media and communication cables to be run at first floor level and dropped down to dado height outlets.

24 May 2012