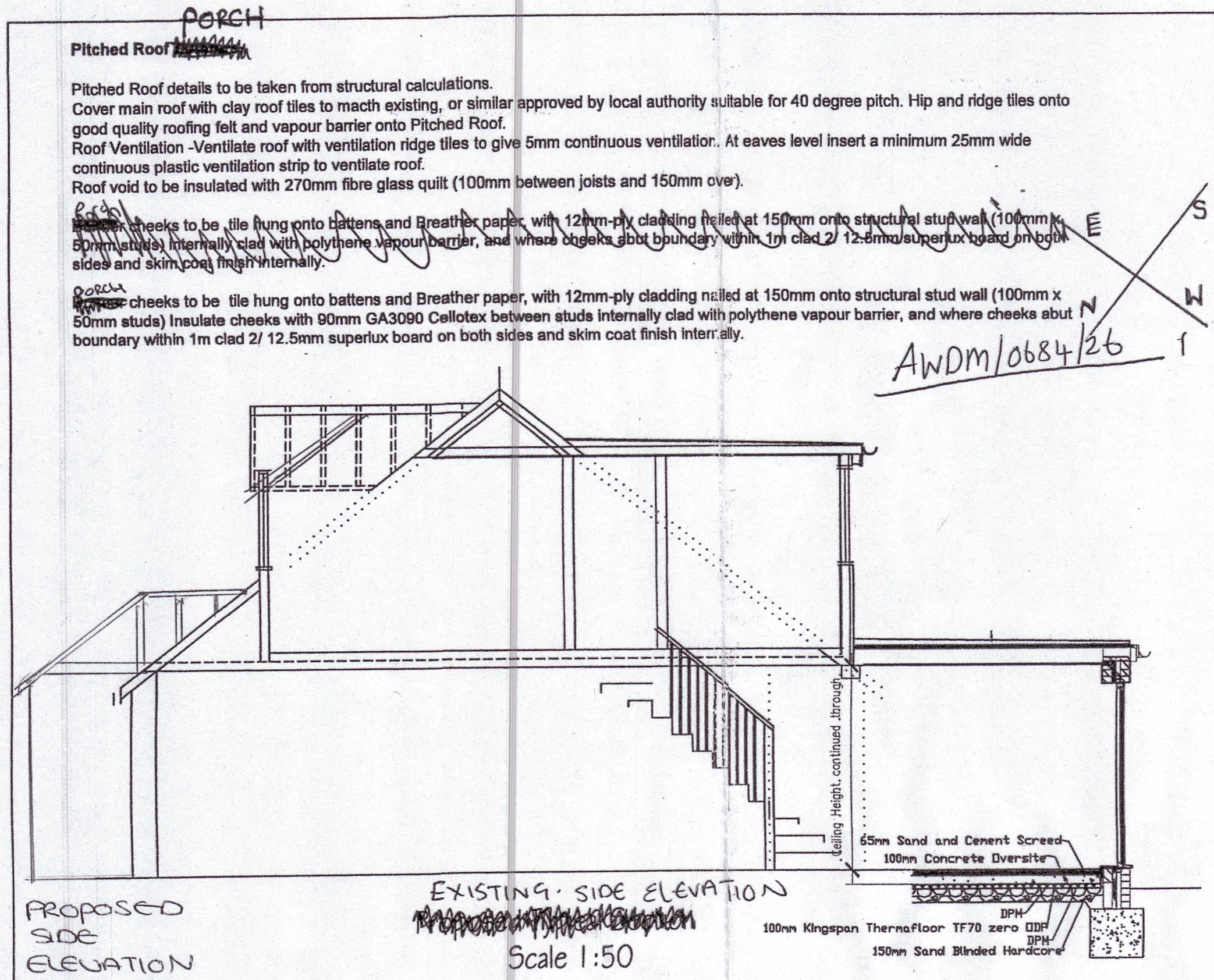


AWDM/0684/26



Foundations
Trench fill with 1:3:6 concrete to the following dimensions Cavity Wall - 500mm (deep) x 450mm (wide). Foundation blockwork 225mm x 440mm x 100mm.
Formation of foundation excavation to be minimum 1M deep from finished GL, or to suit individual site conditions, confirmed on site by building control officer.

Floor of Extension, Porch
Ground floor to be constructed with min 150mm hardcore, blinding with sand to receive 1200 gauge polythene DP membrane. Insulate floor with 100mm Kingspan Therafloor TF70 zero ODP. Perimeter up stand of at least 25mm thick Kingspan Therafloor TF70 zero ODP to be provided around perimeter of new ground floor.
Further 500 gauge membrane placed over insulation to protect during pouring of concrete.
100mm (1:3:6) concrete oversite, with A142 mesh.
Finish with 65mm Sand/ Cement Screed.

Floor of Garage
Ground floor to be constructed with min 150mm hardcore, blinding with sand to receive 1200 gauge polythene DP membrane. 100mm (1:3:6) concrete oversite, with A142 mesh.

Cavity Walls
Cavity walls to comprise of external skin of 100mm Thermalite shield 2000, with render finish.
95mm wide cavity with 45mm Celotex Tuff-R GA3000Z clipped to stainless steel wall ties set at 750mm (max) horizontally, 450mm (max) vertically, and 225mm at reveals and openings.
Internal skin to be 100mm Thermalite Turbo blockwork (3Kn), rendered and set internally.
Horizontal min 2000 gauge DPC to be provided at 150mm min above surrounding ground level.
Thermabate, or similar, cavity closers are to be used around all masonry openings.
All mortar joints to be weathered or lucket handle, due to exposure of site.
New cavity walling to be attached to existing building with stainless steel profiles.
All cavities to be continuous, or a vertical chase to be cut and a vertical dpc inserted.

Internal Walls
New internal walls to be studwork, 100mm x 50mm studs, with 80mm mineral wool between studs. Clad both sides with 12.5mm British Gypsum Wall Board 10, or similar (10kg/m3).

Flat Roof
Flat roof to BS 747 with 12.5mm chipbricks bedded into bitumen, onto 3 layers of felt onto shuttering ply and firing pieces to give minimum gradient of 1 in 40, onto 220 x 38 C16 roof joists @ 400mm centres.
The flat roof is to be covered with 12.5mm of bituminous bedded mineral spar chippings, or treated with another suitable product to achieve an AC surface spread of flame classification.
Insulate between roof joists with 120mm between Double-R GA3000Z Celotex insulation bats, with 25mm Celotex T break under. All to maintain a 50mm air gap and promote cross ventilation of roof joists.
Mushroom vents to be used at rear of flat roof to allow for cross ventilation of roof space.
100mm x 50mm softwood wallplate to be anchored to blockwork with 30mm x 5mm mild steel straps @ max 1800mm centres carried down the wall a minimum of 900mm.

Habitable Room Ventilation.
Roof Ventilation - 25mm continuous ventilation strip to be provided along soffit.
Habitable Room - Rapid Ventilation to be 1/20th of the room area. trickle ventilation minimum 8000mm². Rapid ventilation minimum 1750mm above floor level.
Kitchen - Mechanical Ventilation to give 30 litres per second ducted from cooker hood. Trickle ventilation 5000mm².
Bathroom to have mechanical extraction, min 15 litres/second, ducted to outside atmosphere, operated by pull switch, with 15 min overrun.
Doors & Windows
FD1 - 5000mm wide french doors, details of support taken from structural calculations.
Any Glazing within 800mm of finished floor level, or 1500mm from finished floor level for doors and windows immediately adjacent to doors to be toughened or laminated to comply with BS6206:1981.
All new glazing to be Pilkington 'K' glass, achieving an average area weighted U value of at least 1.8 W/M² C.
Insulated cavity closers are to be installed at the reveals and openings & cavity to be closed at roof level to ensure air tightness.

Rain Water.
Rainwater to discharge into gutters / rainwater down pipe surrounded by pea beach / and rainwater drainage gullies and into existing soak-away constructed with well broken hardcore with 50mm Concrete over. Capacity of soak-away 2M³ to be located at least 5M from the building.

Electrical Work
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
Every 1 in 4 new light fittings are to be high efficiency light fittings, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

General
Building should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between the elements and at the edges of elements, such as those around window and door openings. Reasonable provision should be made to reduce unwanted air leakage through the new envelope parts.

- All dimensions must be checked on site and not scaled from this drawing, apart from by Local Authority.
- No work is to be commenced until full Planning Permission/ Building Regulations have been approved and any conditions discharged. Any work started prior to approval is entirely at clients/ contractors risk.
- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work. Any discrepancies are to be reported back to Roberts & Wrigley Associates prior to commencement of works.
- Where approval of materials by Local Authority is a condition of the Planning Consent, samples must be supplied to the relevant officer or approved in writing before relevant works are commenced.
All building work is to be carried out to the satisfaction of the local authority building control officer & in accordance with the current building regulations, and as such additional unforeseen building works may be required on site.
- It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.
Drawings have been produced for Planning Permission / Building Regulations submissions only and do not constitute full working drawings.
All drawings are copyright of Roberts & Wrigley Associates & may not be copied by and third party without prior written consent.

ROBERTS & WRIGLEY ASSOCIATES
27A BORING ROAD, BORING BY SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240199 EMAIL: rwaassociates@btinternet.co.uk

CLIENT
MR BARTLET
Company
Site Address
16 THIRLMERE CRESCENT
LANCING
WEST SUSSEX
BN15 9UE

DRAWING TITLE
PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS, AND ADDITION OF TWO PITCHED ROOF DORMER WINDOWS TO FRONT ELEVATION (LOFT CONVERSION EXISTING).

DRAWN
SIMON WRIGLEY
DATE
16TH NOV 2007
SCALE
1:50
JOB No.
06/000

DRAWING No.
DRAWING 1
PROPOSED FLOOR PLANS

REV.
AMENDMENTS ADDED.
Date
16TH NOV 2007

