

CONSTRUCTION SPECIFICATION/BUILDING REGULATION NOTES

EXTERNAL WALL

Cavity wall construction comprising outer skin of buff facing brickwork to match existing, 50 mm clear cavity and inner skin of 100 mm thick (max. weight per block 20 kg) solid concrete blockwork with 42 mm thick celotex double R CW2 partial fill cavity wall insulation board. 12.5 mm two coat plaster finish internally, overall wall thickness 330 mm, U value 0.30 W/sq.m.K. Wall ties generally to be safety type in stainless steel to BS.1243:1978 at not more than 750 mm centres staggered horizontally, 450 mm centres vertically, and 225mm centres vertically at all openings. DPM to be fully sealed to high performance polymeric DPC e.g. Hyload 2 or equal approved and discharge minimum 150 mm above ground level via weepholes at maximum 900 mm centres. Lintels to external walls over conventional door and window openings to comprise Catnic or equal approved proprietary stainless or galvanised steel units supporting inner and outer leaves and incorporating integral cavity tray DPC with stop ends and proprietary plastic weepholes.

SUB STRUCTURE, FOUNDATIONS, GROUND FLOOR

All strip footings/foundations shall be designed to B.S. 8004 1986 and found min 600mm below ground level or at least equal to the depth of existing. Exact depth to be determined on exposure of existing foundations and as agreed with Building Control. Ground bearing floor slab to be in-situ concrete laid on 2000 grade visqueen damp proof membrane with taped and sealed laps, min 300mm on 50mm thick DOW Floormate rigid insulation slabs on sand blinded hardcore all to achieve 'U' value better than 0.25w/m²K. Floor finished with 25mm thick natural wood boards on 50 x 50mm thick treated softwood battens at 400mm centres.

SUPERSTRUCTURE

Generally loadbearing masonry. Pitched roof to be supported on traditional rafter/purlin or purpose made truss assembly incorporating lateral bracing as required.

EXTERNAL WINDOW

Double glazed to match existing. Glazing to be clear in sealed double glazed units with 16 mm argon filled cavity to meet the requirements of the Building Regulations. Watertightness, air permeability and wind resistance shall all meet the requirements of B.S. 6375 Part 1, taking account of the building use and exposure category (severe). All windows to be fully weather stripped and tested to severe rating in accordance with B.S. 4315 Part 1. All frames throughout to be thermal break type. To comply in all respects with Building Regulations Part L to achieve average U value of 2.0W/sq.m.K. Window heads to incorporate trickle ventilation.

ROOF

Pitched roof, 38° approx concrete slate tiles to match existing fixed in accordance with B.S. 5534:1978 Code of Practice for Slating and Tiling on 50 x 25 mm treated timber tiling battens gauged to suit the tile size and degree of exposure of the site, on proprietary vapour permeable roofing membrane, non tenting type approved for use in unsupported or supported conditions (e.g. Proctor Roofshield, Tyvek Pro,) laid in accordance with manufacturer's instructions, on 50 x 38 mm treated softwood counterbattens running down the line of the rafter retaining 55 mm thick Kingspan Thermapitch TP10 insulation board in a single layer with taped joints directly over rafters. Counter battens to be nailed through insulation at 300 mm centres using anular ring shank nails giving 40mm penetration into rafter. A second layer of 50 mm thick Kingspan Thermapitch TP10 insulation board is first laid between the rafters supported by the use of Kingspan nailable sarking clips driven into upper surface of each rafter at 1 metre centres up the roof slope. The whole roof covering is to be supported on 38 x 150 mm grade SC3 rafters or purpose made trusses in treated softwood at 400 mm centres fixed to timber wall plates bolted to top of masonry walls and secured by galvanised m.s. straps down cavity. The overall 'U' value of the roof is 0.20 W/sq.m./K and the roofspace is unventilated.

RAINWATER GOODS/FASCIAS/SOFFITS

Gutters to be in white upvc to match existing. Fascia and soffit in painted exterior plywood all to match existing.

INTERNAL JOINERY

All internal joinery shall be interior quality softwood/hardwood to match existing. Skirtings and architraves in softwood/hardwood to match existing. Window boards to be softwood/hardwood to match existing.

WALL FINISHES

Walls generally to receive two coat 12.5 mm plaster finish comprising undercoat of 11 mm premixed lightweight bonding plaster to B.S. 1191: Part 2, type: Carlite Bonding, with a 2 mm finishing coat of lightweight finish plaster to B.S. 1191: Part 2 type: Carlite finish. Plastering work to be complete with all necessary stop and angle beads to B.S. 6452: Part1.

SERVICES

Electricity and heating systems extended from existing in accordance with latest regulations. Electricity system to incorporate energy efficient light fittings.

GENERAL

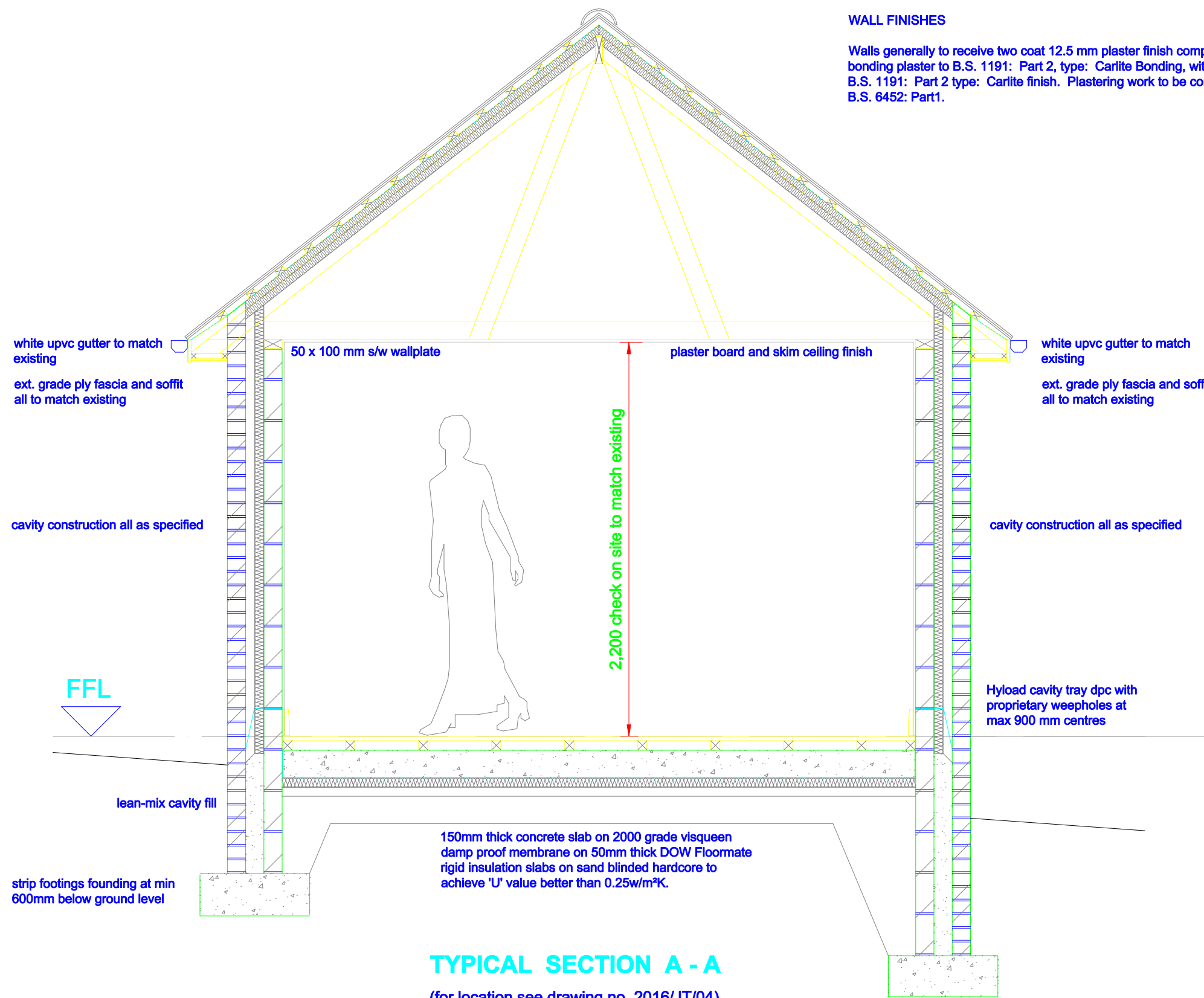
All concrete to have min. 330kg/m3 of ordinary portland cement and max. water/cement ratio of 0.5.

New masonry tooth and bonded to existing and any cavities maintained continuous.

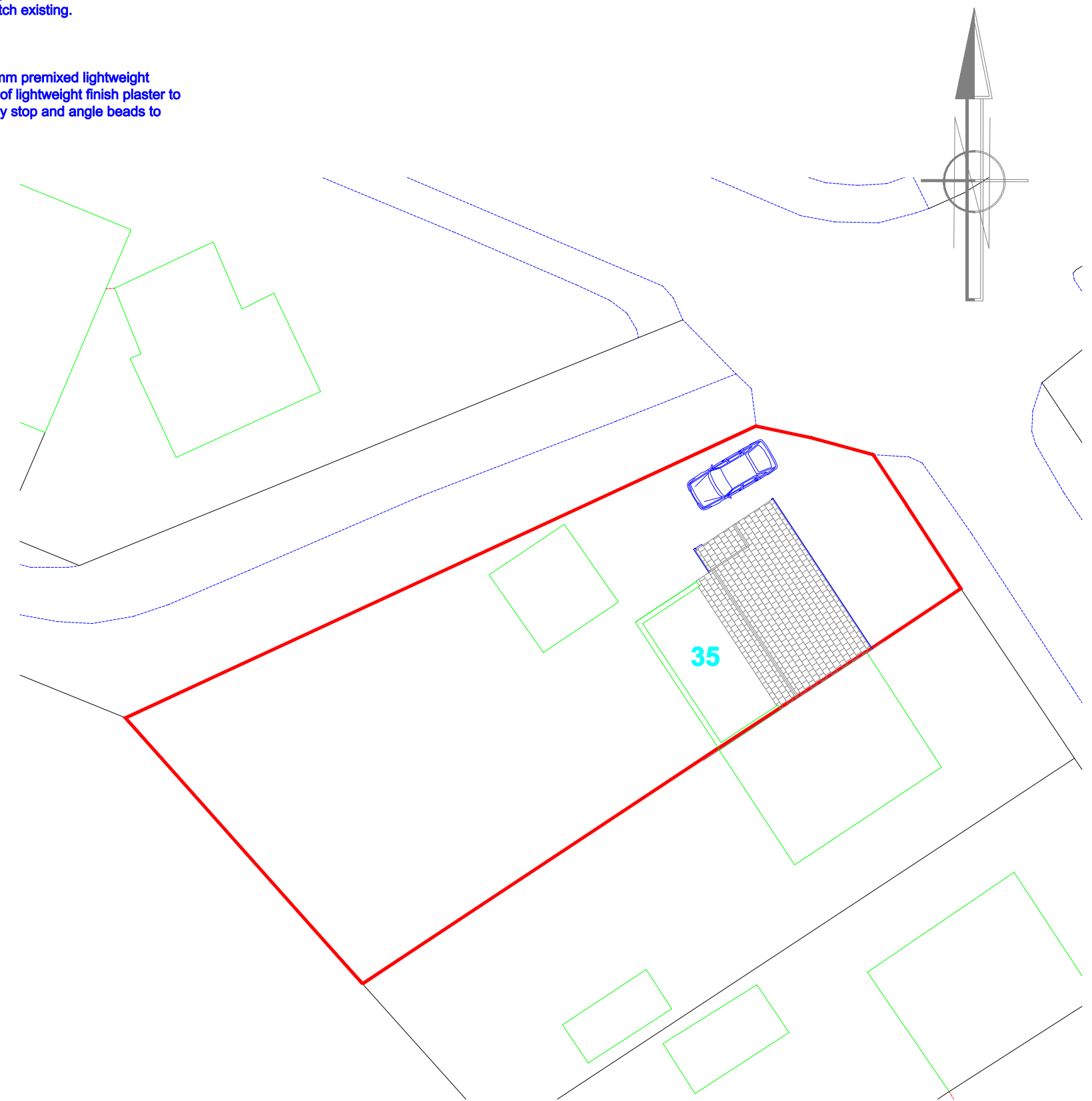
All door and window openings to have cavities closed and incorporate insulated dpc's.

All existing drainage where passing beneath extension to be exposed and encased in concrete and joints maintained flexible.

Water service pipes and other plumbing pipework within unheated spaces to be insulated as required.



TYPICAL SECTION A - A  
(for location see drawing no. 2016/JT/04)



BLOCK PLAN

scale 1 : 250

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