

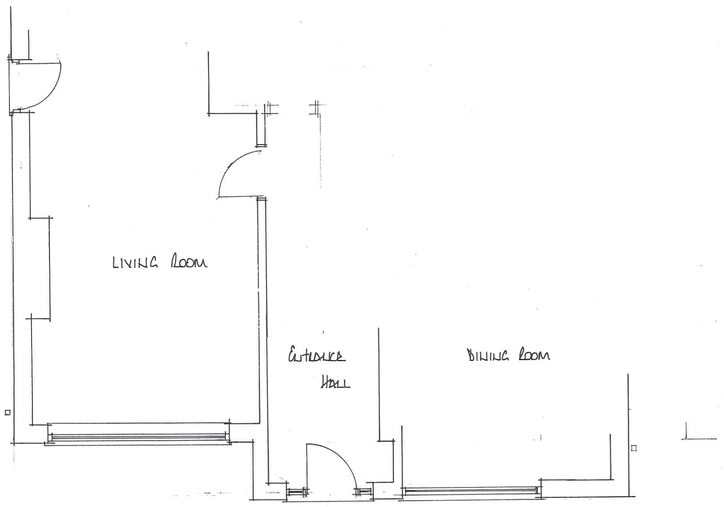
PROPOSED



EXISTING

W S WEST

S S EAST



EXISTING

GROUND FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For cavity walls foundations to be 700 x 230mm

Foundations to be taken down to a firm load-bearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
75mm min sand/cement screed reinforced with chicken wire mesh
1200g polythene separating membrane
150mm Celotex fast-R FF3000 floor insulation
100mm oversite concrete
1200g polythene damp proof membrane lapped with dpc in walls
25mm sand blinding
100mm min compacted hardcore, where a greater depth is required, up to a maximum of 600mm, it is to be laid and compacted in layers not exceeding 150mm

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 300mm o/a constructed as follows :-

100mm facing brick, FFL quality below ground level
10mm low emissivity cavity
90mm Celotex Thermoclass Cavity Wall 21 insulation
100mm load bearing insulation blocks i.e Tarmac Topblock Supabloc k = 0.11

All to be tied together using stainless steel wall ties positioned at distance not exceeding 750mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12.5mm plasterboard dot and dab to walls with skim finish to give a min 'U' value of 0.13W/mK

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment and lintels.

LINTELS

Lintel to be Catnic CG90/100, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturer's instructions with a dpc cavity tray over where applicable.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS

Windows to be purpose made upvc, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
Windows to achieve a U-value of 1.40W/m².K or less.

Double glazing manufacturer's certificate to be provided to prove compliance of the glazing to that specified.

Ground floor and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown by test to meet the security requirement of the British Standards publication PAS 24:2012

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less that 1/10th of the floor area.

BACKGROUND VENTILATION

Background ventilation is to be provided by trickle vents set within the construction of the windows. The area of the trickle vents living room is to be a minimum of 10000mm²

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

The lighting is to be installed in compliance with the Domestic Building Services Compliance Guide
Internal light fittings should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit watt

All fixed light fittings should be fitted with low energy lamps.

External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

HOT WATER/CENTRAL HEATING/WATER PROVISION & FLOW RATES

the space heating is to be an extension of the extg system

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking conc tiles to match extg laid to gauge in accordance with manufacturer's instructions and specifications

Battens
Approved quality tanal s/w battens, 38 x 50mm, are to be laid to a gauge to suit the tiles and fixed with 90 x 3.35mm nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved breathable membrane,ie Tyvak or similar, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles. Provide Ryton over fascia ventilator ref OFV1000, Ryton combed bird/insect and vermin guard (if necessary) in conjunction with Ryton Rafter Roll, RRV250 to enable adequate ventilation to the roof space. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide cementitious strip onto which is bedded the slates which form the verge projecting approx. 50mm over gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with proprietary grp valley supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

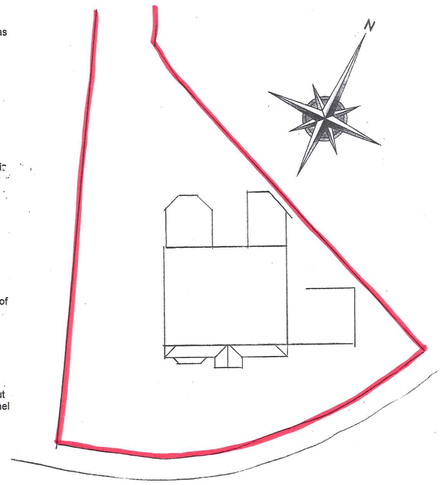
Insulation
200mm Knauf Loft roll 40 (lambda +0.040W/mK) between the ceiling ties with a further layer of 200mm laid at right angles over the top to give a U value of 0.11W/m²k

Ceilings
15mm plasterboard, fixed in accord with manufacturer's instructions with all necessary noggins etc. and skim finish

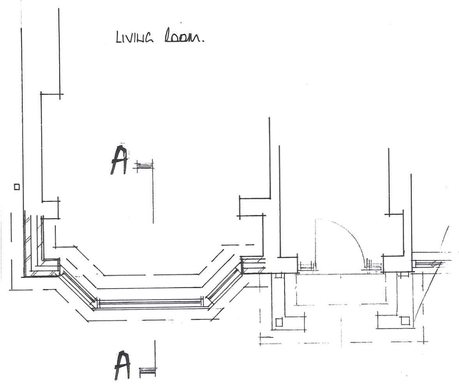
Rainwater Goods
Supply and fix 115mm pvc gutters to brickwork with all necessary rise and fall brackets, stop ends, outlets etc. Gutter to discharge into extg down pie

Supply and fix 64mm pvc downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

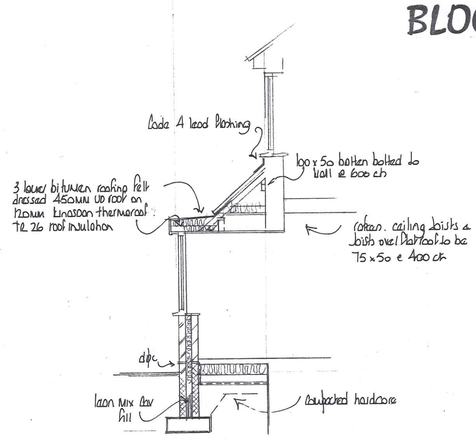
Strapping
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min 150mm. Similar straps to be used at 1800mm cts. to hold down the wall plate.
Straps to be 30 x 6mm galv. m.s.



BLOCK PLAN



PROPOSED



SECTION A–A

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

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Spalding
Lincs
PE11 3JA

Tel :- 01775 767968
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Client
Mr & Mrs Carr

Project
Proposed extension, porch and bouday wall at
1 Sherwood Drive
Spalding
PE11 1QW

Drawing
Plan and elevations of proposal
Existing and proposed

Block plan

Scale
1 : 50, 1 : 100 & 1 : 2 5 0

Date
February 2024

Drawn
AL

Dwg No.

Rev

1226/01