

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept.

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 265mm o/a constructed as follows :-

100mm loadbearing insulation blocks i.e. Memotite
85 mineral wall insulation i.e. Dritherm ($k = 0.036$)
100mm loadbearing insulation blocks i.e. Memotite ($k = 0.44$)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5262 : 1976

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Party Walls

Provide an independent leaf consisting of 2 layers of 12.7mm thickness plasterboard fixed to 75 x 50 framework. The plasterboard joints are to be staggered and a gap of 13mm maintained between the extg brick wall and the inside face of the studwork. 25mm thickness absorbent material i.e. mineral wool, with a density of 10kg/m³ is to be fixed within the framework against the plasterboard.. the perimeter of the independent leaf should be sealed with tape or mastic

Stud Partitions

to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm nogginns equally spaced
75mm glassfibre insulation within framework face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doublet up floor joists (bolted together at 1.0m cts) at first fl. or level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

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.

Ceilings

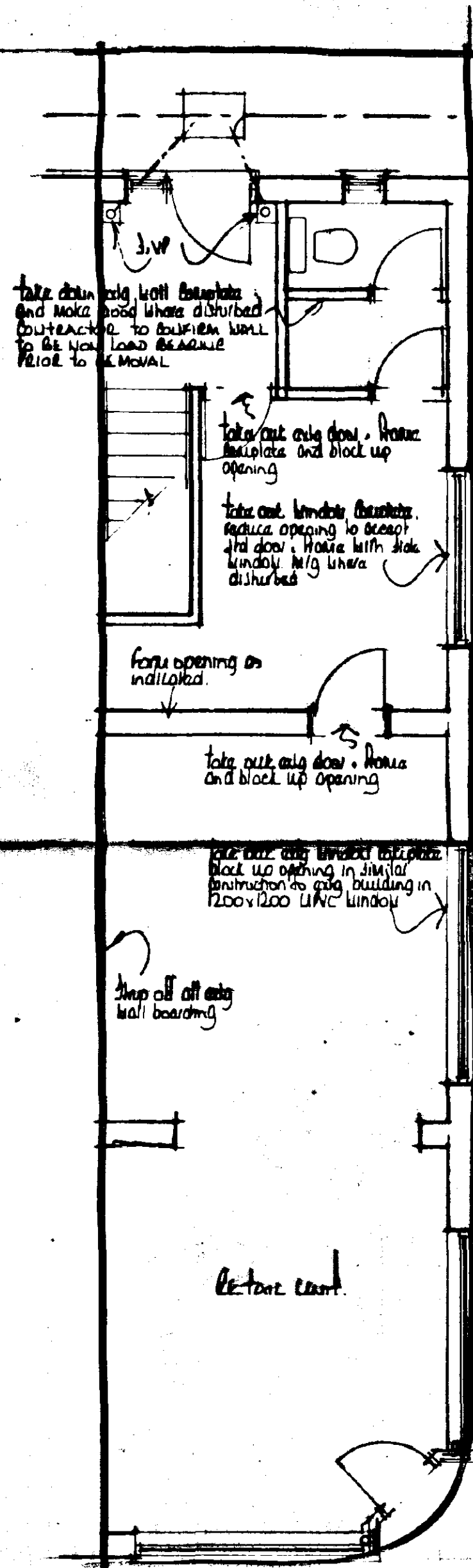
Provide new ceiling throughout independent to the existing constructed as follows with the joist to the new ceiling a min. 25mm below the extg.
175 c 50 joists at 400 cts
100mm thickness mineral wool laid between joists and having a density of 10kg/m³
2 layers plasterboard having a min thickness of 30mm with the joints staggered and artex finish

LINTELS

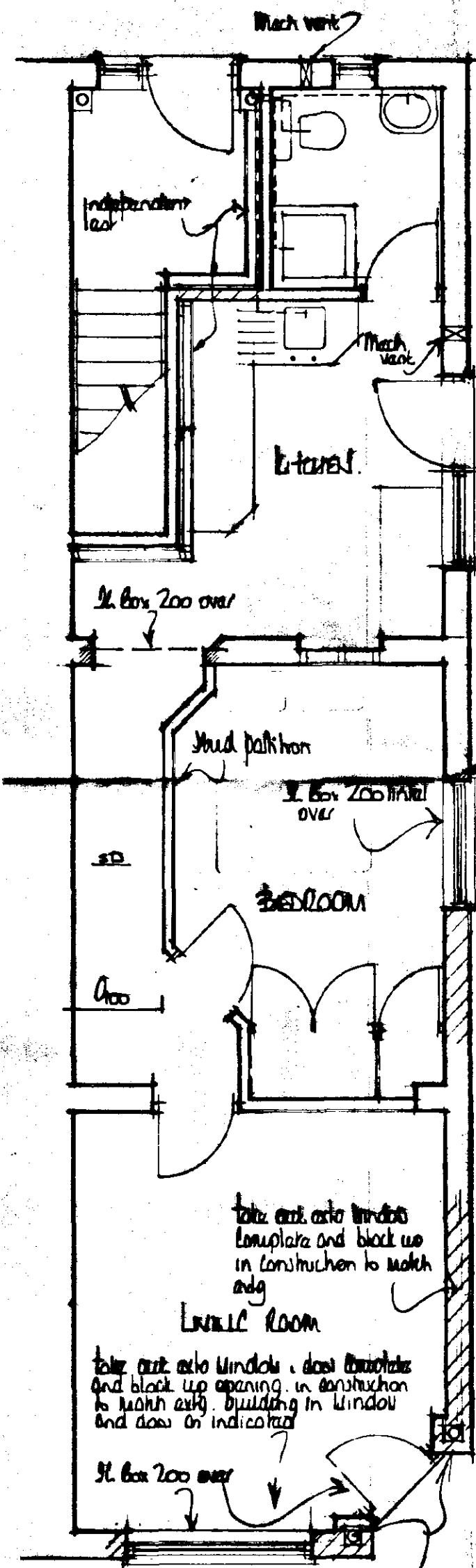
Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be as specified on plan.

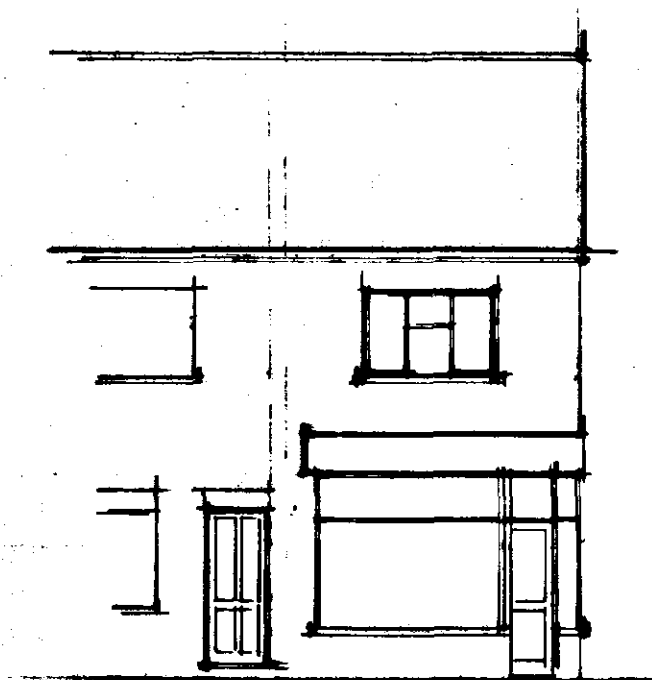
Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.



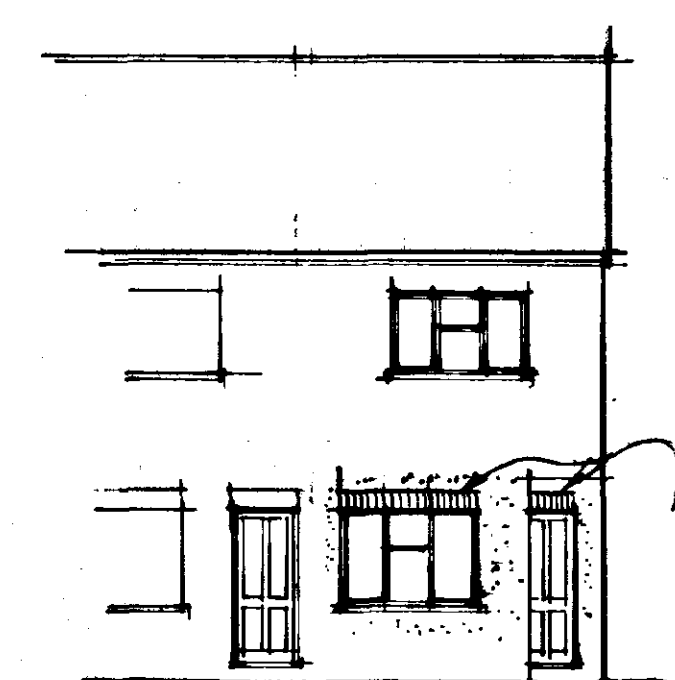
EXISTING
FLOOR PLAN



PROPOSED

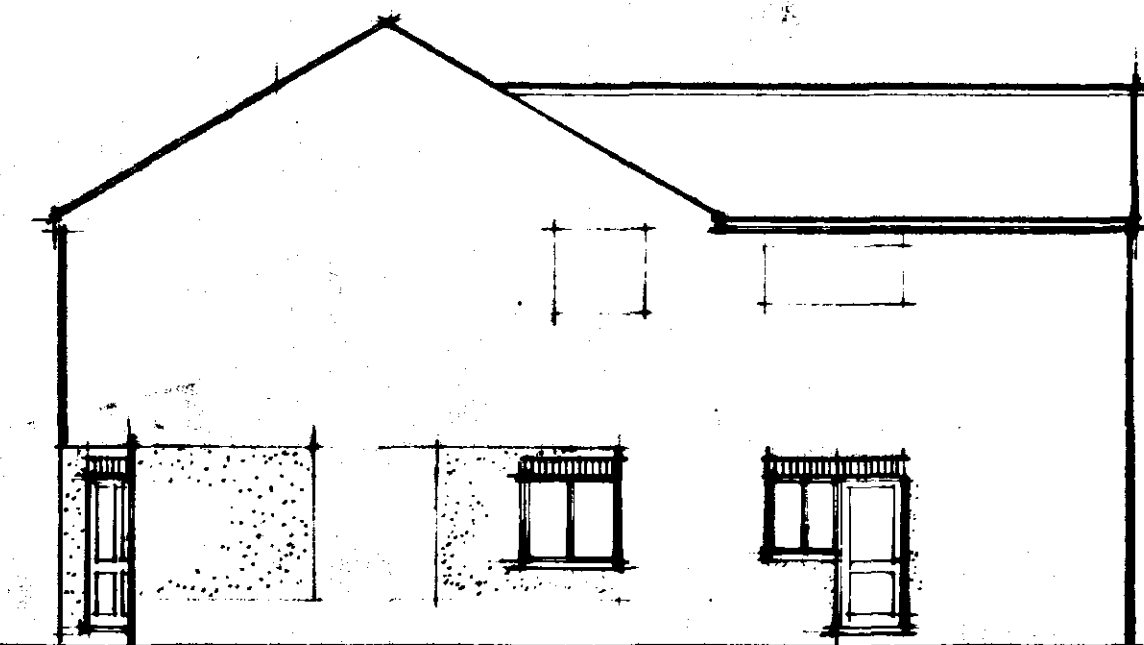


EXISTING



PROPOSED

Smooth and abate course over window & door



WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with 12mm air gap to sealed units and weather stripped. Note windows are to open inwards.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm². 4900mm² to non habitable rooms

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 80 litres/sec or 30 litres/sec if in a cooker hood

The shower room is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

HEATING, HOT WATER

All space heating and hot water to sink, whb and shower to be electrically heated

DRAINAGE - Foul

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level

Install 40mm diam. pvc waste to sink and shower.
(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste), 32mm diam. pvc waste to hand basins all with 75mm deep traps.
Unless specified other wise on plan.

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1976
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

DETERMINED
PLAN

Ref: 105
20 OCT 1998
SOUTH HOLLAND DC
HOUSING & PLANNING

Date		Revisions	
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East Midlands Design Associates			
"Wool Lodge", Horsehoe Road, Spalding, Lincs. PE11 3JA Tel: Spalding (0775) 787988			
Client		M. H. Woods	
Job Title		Alteration of use & alteration to form one bed flat at 11, Lawson Road, Spalding, Lincs.	
Drawing Title House Alterations			
Scale 1:50 & 1:100			
Date	01/09	Drawn by	AL
Dwg No.	AA/33/02	Rev	