

Site Preparation

Ground to be prepared for new works by removing all existing paving and decking, all unsuitable material, vegetable matter, tree or shrub roots and removing these to a depth which will prevent re-growth. Seal and cap off any existing redundant services as necessary. Take reasonable precautions to avoid any danger to health which might be caused by contaminants and ground gases eg landfill gases, radon, vapours which might be in or on the ground.

Ground floor construction (with wet underfloor heating)

Minimum 65mm sand cement screed, or 50mm liquid anhydrite screed on 1000 gauge polythene slip membrane (VCL) on 150mm Celotex floor insulation slabs, with 1200g DPM below on proprietary beam and block floor system with a minimum 150mm ventilated void to underside of beams. Provide 45mm insulated upstand to all internal penimeters. Note Polythene DPM to be linked to horizontal DPC material and well lapped

Below ground Foul Drainage

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall minimum. Surround pipes in 400mm pea shingle (900mm under drives). Shall pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below drainage to comply with BS7158 and BS8011. New vent pipe to open to air with vent pipe cap.

Pipework through walls

Where new pipework passes through external walls form rocker joints either side of wall face with maximum pipe length of 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast plank lintels over drain to form opening in wall to give 50mm space all round pipe. Mask opening both sides with rigid sheet material and compressible sealant to prevent entry of vermin.

Above Ground Drainage

All basins sinks, washing machine and dishwasher appliances to be connected to 40mm diameter plastic waste drainage with solvent welded joints. All appliances and sanitaryware/sink apparatus to be fitted with 75mm deep seal traps. All connections to WC's and soil pipes to be in 110mm diameter AG drainage. Where AAV's are indicated these are to be installed above the flood plan of the adjacent appliance. Ensure that all accessible rodding point access is available at all changes in direction. Any boxing in of pipework is to have removable covers at the required rodding access points. All above and below ground drainage is to be pressure tested on completion in the presence of the LA BCO.

Walls

New cavity walls in two leafs. 100mm Celcon standard blockwork (3.5kn) with 125mm cavity, external skin of 100mm facing brick work as planning approved. Insulation to be Celotex CW4000 50mm, leaving a clean and clear cavity. Cavity closed at plate level. Cavity trays to be incorporated and installed to manufacture guidance. Thermabate jamb fillers at window and door openings. Provide a movement joint every 6m, 3m from corners, with vertical DPC. External walls to meet the minimum U value of 0.18Wm2k. Proposed brckwork to be keyed into existing walls where abutting or a wall starter bracket to be connected to existing wall. Internal finish to be 12.5mm dot and dab plasterboard linings.

Wall Ties

All walls constructed with stainless steel vertical twist type retaining wall ties built in at 450mm centres vertically maximum, 900mm horizontally and 225 centres at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243. Where new brck cavity abuts existing walls ensure wall tie started plate is attached to existing wall.

Rainwater drainage

New rainwater goods to be 150 half round gutters taken to 89mm downpipes, material to match existing house. Rainwater to be taken to a combined sewer via 110mm diameter pipes surrounded in 150mm granular fill. If rainwater is proposed to be run via foul sewer, permission must be sought from Southern Water. All external rain water materials to be approved by LPA.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

Fire protection to steel beams

Fire protection to steel beams to be 1 hour via the use of a intumescent paint, Contego Passive Fire Barrier, or similar. To be applied in accordance with the manufactures details. Certification of the fire paint covering the structural steel sections is required to be handed to building control prior to completion.

Pitched roof

Timbers designed by structural engineer, built off. 50x100mm wall plate, with 30 x 5mm galvanized restraint straps screwed to the inner wall face at 1200mm centres. Provide and fit untearable roofing membrane over rafters laid horizontally with 150mm laps. Insulation to be 100mm Celotex laid between rafters, with a 25mm layer of insulation to under side of rafters to achieve 0.15 W/m2k. External finish to be concrete slate roof tiles built off 40 x 50mm soft wood treated battens. Ensure the 50mm air gap is maintained over the insulation between rafters. Eaves to have a 25mm wide continuous air gap with a 5mm continuous gap at the ridge to BS 5250, BS5534. Ridge and hips to have a dry fix ridge tile with 5mm air gap. Internal finish to be 12.5mm plaster board with 3mm skim finish. Engineers design and calculations to be provided to STG.

Roof valley

Gutter boards to be 19mm WBP plywood screwed to sw treated noggin supports at 450mm centres. Plywood to be finished so that all of the lead sheet covering is supported. Roofing membrane to be dressed over sw treated tilting fillet. Tile to oversail fillet by 50mm minimum. Valley to be dressed with Code 5 lead sheet installed and finished in accordance with the details and recommendations of the lead sheet association. Minimum clear width of valley between tile edges to be 125mm. Point tile edge to lead with 1:3 sand cement mortar with a smooth struck face.

Windows and doors

Any glassing in critical areas are to be of toughened or laminated glass in accordance with BS EN 12600. Window and door design is to be compliant with PAS 24 or equivalent security standard and installed in accordance with the manufactures detail and to be FENSA registered.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both leaves minimum 150mm above external ground level. New DPC to be continuous with floor DPM. Vertical DPC to be installed at All reveals where the cavity is closed.

Background and purge ventilation

Background ventilation-controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new bedrooms rooms at a rate of min 8000mm² WC's and utility rooms at a rate of 2500mm². Purge ventilation, new windows/rooflights to have openable area of in excess of 1/20th of their floor area if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the domestic ventilation compliance guide.

Cross Ventilation to New Roof Voids

Ventilation at eaves to be squeal to a continuous 25mm strip at eaves. Provide minimum 50mm clear ventilation void over all insulation surfaces to promote cross ventilation.

Smoke detection

Mains operated linked automatic smoke detection system to BS 5446-1:2000 and BS 5839-G:2009 category. LD3. Standard and to be mains powered with battery back up. If ceiling mounted, they should be 300mm from the walls and light fittings. An electrical certificate is to be supplied to the LABC BS7671 upon completion of the works.

SD DETECTOR SMOKE

HD DETECTOR HEAT

Insulated pipe work

All heated/hot water pipe work that runs out side of a habitable or heated room is to be sleeve insulated, as well all pipes running through voids are also to be insulated with sleeve insulation.

Thermal ratings

Windows and doors to be 0.14W/m2k
Floors 0.18W/m2k
Pitched roof/ flat roof 0.15W/m2k
Masonry walls 0.18W/m2k,
Roof light 2.2W/m2k
Thermal ratings to be checked prior to construction.

Internal Lighting

Install low energy light fittings that only take lamps having luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

Heating

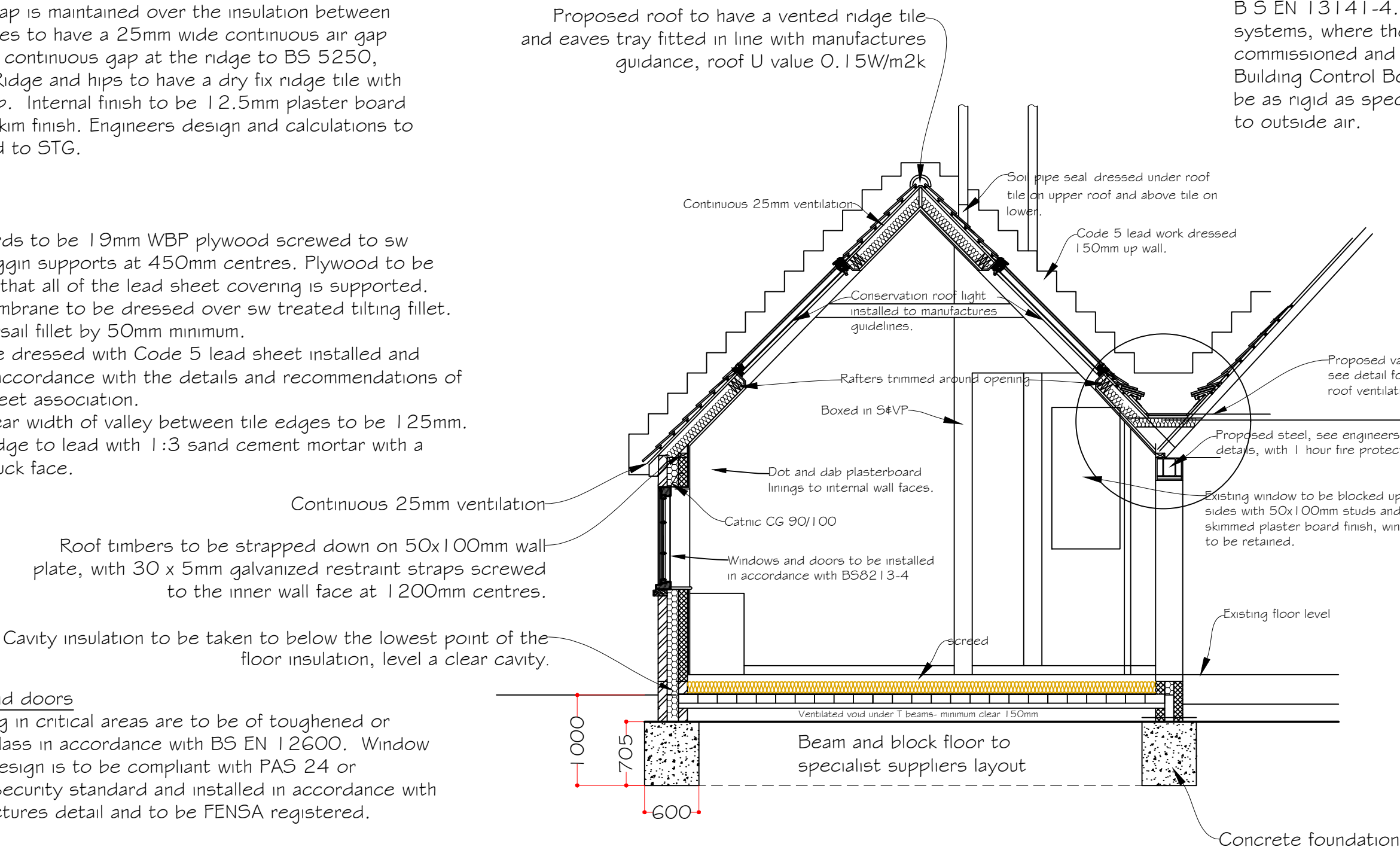
Heating system to main house to be extended, tested & fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, Gas safety requirements and IEEE regulations.

Extract to WC

Ground floor existing WC to have mechanical ventilation ducted to external air with an extract rating of 15 litres per second operated via the light switch, to have a 15 min overrun as window is to be blocked up. Internal doors to have 10mm air gap under. Intermittent extract fans to B5 EN 13141-4. All fixed and mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and commissioning notice given to the Building Control Body. All mechanical extract ducting to be as rigid as specified by the fan manufacturer and taken to outside air.

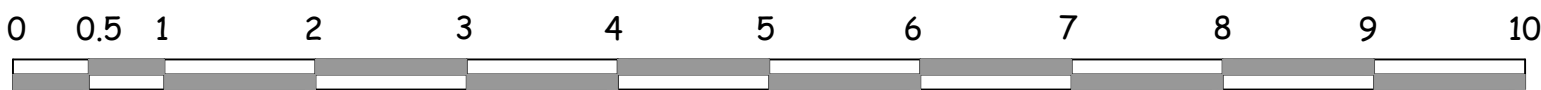
Extract to kitchen

Kitchen to be 30litrs/S operated via cooker hood ducted to external air. Internal doors to have 10mm air gap under. All fixed and mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and commissioning notice given to the Building Control Body. All mechanical extract ducting to be as rigid as specified by the fan manufacturer and taken to outside air.



Section A-A

Scale 1:100

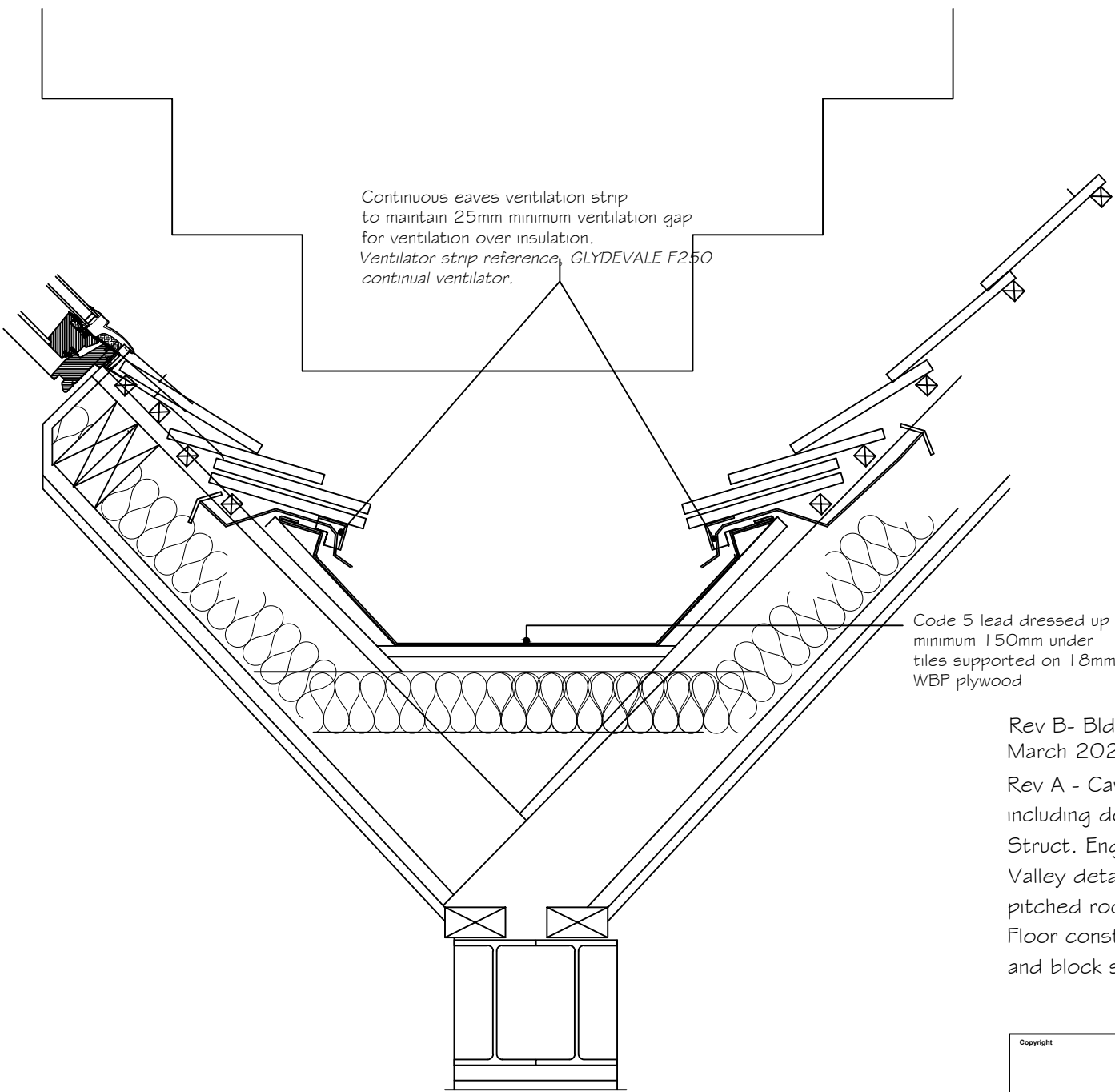


Lead to flank wall

To be Code 5 lead sheet dressed under external finish 150-200mm minimum, all installed and finished in accordance with the details and recommendations of the lead sheet association and to BS EN 12588.

Electcnal

All electrical work is required to meet the requirements of Part P and must be designed, installed, inspected and tested by a competent person registered under the competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BC7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Building Control Officer. Electrical consumer units are to be positioned between 1350-1500mm above floor level. Switches and sockets are to be installed between 450-1200mm above floor level.



Valley Section (ventilation of roof)
1:10

Rev B- Bldg. Req amendments (in bold and italic)
March 2024
Rev A - Cavity wall width increased by 25mm and including dot and dab plasterboard wall lining
Struct. Engrs information added to plan.
Valley detail section added (ventilation of pitched roofs).
Floor construction amended to beam and block system
Feb. 2024

Synergy Planning & Property Consultants Ltd Suite 6 Laser Quay Riverside City Centre Rochester Kent ME2 4HU		
Client	Mr D South	
Address	The Old Parsonage, Shorne	
Drawing title	Proposed section A-A	
Scale	1:50 at A1	
Date	February 2023	Drawn by
Drawing No	24/308/06	B