

Document No. 5 - 14MA - New Proposed Porch Application
14 Malvina Avenue, Gravesend, DA12 5AP
Mr & Mrs Chapman

To be read in conjunction with **Plans 14MA – Porch - 01 to 11 & Documents 1-5** inclusive

FOUNDATION

Foundation to be dug to a minimum depth of 800mm & 600mm wide – mass filled with concrete. No part of the proposed foundation shall bridge the boundary line.

GROUND FLOOR

The floor is to be constructed as detailed on the plan and existing air bricks are to be ducted through the new over site concrete.

The floor is to be constructed with an 85mm reinforced screed, over 80mm Celotex floor grade insulation on 100mm of oversite concrete.

A breather membrane is to be provided over the floor insulation.

Concrete is to be laid over 150mm of well compacted hard core blinded with 20mm of sand with 1200g polythene over the blinding and under the concrete.

Any existing air bricks to the adjacent existing suspended timber floor are to be maintained by ducting through the new oversite concrete to the new perimeter walls.

WALLS

Walls below the damp proof course will consist of two skins of 102mm Class B semi engineering bricks [1:3 mortar mix] or trench blocks with 100mm cavity. Cavity will be filled with lean mix concrete to 225mm below the damp proof course and finished off with a splayed top. The damp proof course is to be a minimum of 150mm above the external ground level.

Walls above ground will consist of one skin of brickwork externally [matching as close to existing as possible] and one skin of blockwork internally.

The cavity to proposed wall is to be insulated with cavity batt insulation. The wall construction is to achieve a thermal U value of 0.28w/msqK.

The inner skin is to be 100mm width lightweight block work such as Celcon or thermalite Turbo.

Blockwork is to be placed in accordance with the blockwork manufacturers specifications in respect to reinforcement, mortar mix and expansion joints.

The inner face is to be plastered with two coats of lightweight plaster.

CAVITY

Provide cavity tray over opening. All cavities to be closed at eaves and reveals. Provide vertical DPC around opening. Cavity tray must have 150mm up stand and suitable cavity weep holes.

BONDING

The new and existing walls are to be connected using Fir-Fix type strong hold connectors. 100mm DPC is to be inserted into a 50mm grind and offered under the new externa profile. The junction is to be provided with mastic pointing to match in colour.

DAMP PROOF COURSE

Plastic damp proof course is to be provided as described above.

REVEAL

A minimum 100mm DPC is to be used at door reveal and where the cavity is closed.

LINTEL

New lintel is a Catnic CG70/100 or similar IG lintel.

New tray with stop ends & vertical purp end weep holes are provided in accordance with lintel manufactures recommendations.

FIRE PROTECTION TO ROOF TIMBER

Timber provided with fire protection in the form of one layer of 12.5mm fire line board with a skim coat of plaster.

CEILING

Ceiling provided with 12.5mm plasterboard to provide a modified half hours fire resistance.

FLASHING

Code 4 lead flashing to be used at the junction of existing front elevation structure and new pitched roof. The lead is to be a minimum up stand 150mm.

ROOF COVERING

Timber pitch vaulted gable end roof. Finish felt covered in plain concrete roof tiles.

RAINWATER DISPOSAL

Rainwater gutters are to be half round 100mm diameter plastic connected to 75mm down pipes discharging on driveway.

ELECTRICAL WORKS

All electrical works are to be carried out in accordance with Building regulations and the latest edition of the I.E.E Regulations, by an I.E.E qualified electrical engineer.

Sockets and switches are to be placed to clients' requirements.

The electrician carrying out the work is to self-certify their work in accordance with option1 of Part P of the Building Regulations.