

Oex. rwp

Foundation to be 600 x 225mm thick concrete strip foundations min 1 metre to underside of foundation from ground level. \* Reinforced with 2 layers mesh ref:A193 with min. 50mm cover to top -and bottom and well lapped at joints.

## **GROUND LEVELS**

Ground floor to be 65mm sand/cement screed on d.p membrane 300m.u lapped into d.p.c at edges.

70mm Celotex GA.3000Z to comply with perimeter / area ratio with 500g membrane placed on top of insulation all to achieve U.value of 0.22 W/m2K. Insulation turned up at perimeter edges 25mm thick to prevent cold bridging.

100mm thick concrete slab on 150mm well consolidated blinded

Floor to achieve U value of 0.22 W/m2K.

#### DPC's / LASHING

Hyload d.p.c in cavity walls minimum 150mm above ground level. Damcor vertical insulating d.p.c to all external openings to achieve a U. value of 1.2 W/m2K.

## **EXTERNAL WALLS**

Walls to comprise of 105mm outer leaf facing brickwork (in accordance 3921) with 90mm cavity with full cavity fill of Crown Dritherm. 100mm inner leaf of Topblock Toplite standard blockwork and 15mm

plaster internal finish. Staifix s/s wall ties 200mm HRT4 with retaining clips 750c/s horizontally & 450c/s vertically & 225c/s vertically around external openings (to B.S 1243) All to achieve U.value of 0.30 W/m2K.

### WINDOWS / DOORS

New windows to be p.v.c.u double glazed windows. Safety glazing to be provided where glazing is within: a) 800mm of finished floor level on windows b) 1500mm of finished floor level on doors c) 300mm of doors on side panels

All to be B.S.6206 and marked for checking. Ventilation to habitable rooms, opening lights to window to be min 1/20th floor area of the room and provide trickle vents to windows to give min. 8000mm background ventilation. All glass to be 'K' glass with min. 16mm cavity.

### LINTELS / BEAMS

Lintels over external openings to be Dorman Long ref: DLRI or similar and fixed with min. 150mm end bearing. Lintels to be supplied filled with insulation to achieve a U.value of 1.2 W/m2K.

Beams to be surrounded in 12.7mm Fireline board and skim to achieve half hour fire resistance.

### ROOFING

Roof coverings to be concrete interlocking tiles (to match existing) fixed in accordance with manufactures instructions on 38x25mm tanalized sw battens on untearable roofing felt on timber trussed rafters at 600c/s by specialist. Trussed rafters to be designed in accordance with B.S.5268 part 3 1985. Roof construction to be in accordance with TPA recommendations. Truss details and calculations to be provided prior to commencment of work. Provide 30x5mm galv.m.s anchor straps at max 1m centres as follows: a) at ceiling joist level

b) along verges of gables, max. 500mm from ridge and wall

Diagonal chevron and longitudinal bracing to be 100x25mm timber all to be twice nailed with galv. nails to each truss member. Provide timber noggins between two trusses at strap position at all gables and provide timber packers between two trusses and block

100mm crown wool laid between ceiling joists. 170mm crown wool laid over ceiling joists. Crown wool to link with wall insulation to avoid thermal bridge. Continuous roll eaves panel to add ventilation & ventilated soffit strip. All to achieve U.value of 0.20 W/m2K.

# VENTILATION

Provide mechanical extract ventilator to kitchen capable of extracting min.60 litres per second. & bothroom.

# DRAINAGE

All drainage to be in accordance with B.S.8301 and to be installed and tested to satisfaction of the Local Authority. All new drainage to connect into existing systems to the satisfaction of Local Authority.

All below ground drainage to be 100mm dia.'Supersleve' laid to falls of 1 in 40 and surrounded in 150mm granular material. Soakaways to be min.1m cubic capacity and to approval of Local Surface water-generally to be Cardon Terrain 2200 system gutters and down pipes to discharge via back inlet gully.

Manholes constructed of 225mm class A engineering bricks on 150mm conc.slab reinforced with 1 no. layer of A193 fabric.

# GENERAL

All dimensions to be checked on site by main contractor prior to commencing work. Notifiable electrical work to be designed, installed and tested by a person in a recognised competent person scheme as designed by part P of the building regulations & to B.S.7671. 450mm wide hyload cavity tray D.P.C for raydon gas protection and 2no. courses of blue Class A engineering bricks 1:3 mortar flush. New brickwork tied to existing with stainless steel ties and screws. No trees in proximity of building will affect the foundation design. No existing flue or heating vents affected by extensions. One light fitting to be fitted with energy efficient fitting.

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