PITCHED ROOF

Provide concrete tiles to match existing & to suite pitch of existing /new roof.Fix 20x40mm SW tile battern with aluminum aloy nails at every course with minimum headlap of 75mm to tiles,fixing gauge & headlap to suite manufacturers recommendations.Tiling batterns to be fixed to rafters through layer of Tyvec Breather membrane to British Standard 747 with a minimum 150mm laps, dressed over 150x50mm SW rafters,strength class SC3 at max 400mm cnts. Support rafters at ridge with min 32mm thick soft wood ridge board and at eaves with 100x50 soft wood plate. provide support at mid-span with SW purlin strength class SC3 size as indicated on section propped to load bearing walls or steelwork with 100x50 SW struts strength class SC3 at max 1.5 mtr ctrs.
Provide 100x50 SW collars strength class SC3 at max 1.2mtr crs if indicated on section. Provide SW strength class SC3 Ceiling joists at max 400mm crs size as indicated on section. Support Ceiling Joists with SW strength class SC3 binders, supported by SW strength class SC3 hangers, position & size shown on section if necessary.provide uPVC fasia & soffit
fitted to manifacturers instructions or 25mm SW facia boards & ply soffits painted to clients requirments.Provide British Standard code 5 lead
flashings to all wall abuttments,valleys & around chimney stacks.For details of any box gutters refer to sectionon drawing all lead work to conform with L.D.A details & specfications. Roof to be held down at eaves by strapping down wall plates at 1800 cnts. Walls to be restrained at rafters & ceilinglevels by strapping 3 end raftersat max 1800mm cnts. All to be in accordance with the relevent British Standard Code of Practice 111.
All roof works to be to the satisfaction of the Local Authority Building Control Officer on site.

EXTERNAL WALL CONSTRUCTION

Below DPC 2 skins 102mm semei engineering bricks with concrete filled cavity up to ground level.
100mm HI7 aerated concrete block outer leaf and a 2 coat sand and cement render finish ,with 100mm cavity completely filled with Crown Dritherm 37 glass mineral wool insulation batts,with 100mm Celcon Standard aerated block inner skin.with two coats plaster finish internally. (U-Value =0.30W/m2k or better).Stanless Steel wall ties provided at 900mm centres horizontally & 450mm centres vertically, wall ties spaced not more than 300mm apart vertically & no more than 225mm from sides of all openings & unbonded jambs.
Thermabate PVC-U Insulated cavity Closers with proprietary fixing ties to be provided to all cills & Jamb cavities. IG Insulated Galvanised steel lintels type L1/S75 as appropriate generally.
Provide proprietary cavity trays with stop ends to cavity lintels(Where necessary),with weepholes @ 900mm c/c fitted with plastic weepvents.
Below suspended floor inner skin to be constructed in seme engineering bricks. DPC to be 150mm minimum above ground level,with lean-mix concrete fill to cavity below ground level. Cavity weepvents to be installed below DPC level at every forth perpend.
Provide lateral restraint to walls at floor & roof levels with 30x5mm mild steel restraint straps
at 1.8m cnts, all in accordance with B.S.code of practice 111. all to the satisfaction of the Local Authority Building Control Officer on site.

INTERNAL WALLS

150mm hi 7 airated concrete blocks to all load bearing walls in all other cases 100mm 3.5kn airated concrete blocks , laid in sand and cement mortar.

SURFACE WATER DRAINAGE

new uPVC 68mm plastic rain water pipes & hopper heads discharging into existing gullies where possible.existing drainage to be extended to collect surface
where possable, in other cases a new soakaway is to be formed 5m minimum from the nearest structure

WALL & CEILING FINISHES

Make good any damaged caused by the works.
15mm backing coat existing walls in light weight plaster with 3mm universal finish coat trowelled to a smooth even finish.
Studwork walls: Clad both sides with 10mm plasterboard (double layer 12.5mm with taped staggered joints where fire rated) all joints filled & self adhesive scrimmed plaster with 3mmthistleboard finish.
Ceilings: 500g polythene vapour barrier, 12.5mm Gyproc Fireline board fixed @ 300mm cts. all joints filled and self adhesive scrimmed, plaster with 3mm thistleboard finish trowelled as for walls.

WINDOWS

All new windows to be white uPVC supplied with 28mm double glazed units outer pane in low E glass. All windows to be fitted with headline ventilators to provide trickle/background ventilation of 8000 sqmm to habitable rooms 4000sqmm to remainder. Where window cills are less than 800mm from the finished floor level the double glazed units are to be supplied with both panes in toughened 4mm glass.
Glazed doors and side pannels within 1.5m of F.F.L.to be glased in safety glass.
Bedroom windows to have fire excape sash opening.
New loft room to be fitted with suitable escape window, providing an unobstructed opening that is at least 0.33msq and at least 650mmx650mm. The bottom of the escape window openings to be located no less than 600mm and no more than 1100mm from finished floor level. Bottom of velux to be located no more than 1700mm from eaves level.

Electrical Installation

All new electrical work is to be designed,installed, inspected and tested in accordance with BS.7671 (IEE Wiring Regulations 16th Edition).The works are to be undertaken by an installer regestered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on compleation of the works".

EAVES

New white uPVC facia and soffet boards, depth to suit, to new roof construction.

VENTILATION

Provide to all wet area's mechanical ventilation with 15 min overrun ,giving a minimum of
60lt/sec to kitchens & 30lt/sec to toilets,shower rooms & bathrooms.
Kitchen fan to be linked to light switch.
background ventilation to kitchens and basthrooms 2500mm2 AND 5000mm2 to all other habitable rooms.

GROUND FLOOR CONSTRUCTION

75mm sand & cement screed on 100mm floormate insulation on 105mm concrete slab on 1200gauge polythene sheet DPM turned up the walls & lapped onto DPC corse, on 25mm compacted soft sand bead, on 150mm well compacted crushed concrete. Where laid next to suspended floors ducts to be run thro floor to atmosphere to maintain ventilation.

JOINERY & INTERNAL DOORS

Generally 32mm softwood prepaired door linings, depth to suit,25x19mmstops increased to 25x25mm where $\frac{1}{2}$hrfrsc doors fitted. Generally all new doors to be 762/686x1981mm.
All doors fitted with one pair butts (100mm) & lever latch set.

New door to loft room(where applicable) to be $\frac{1}{2}$hr fire resisting self closing door fitted with intumescent strips and smoke seals.
Provide 25mm bull nosed cills to windows, softwood skirtings and architrave's to match existing.

FIREPROOFING (where applicable)

New steelwork to be painted with nullifire or similar approved intumescent paint providing $\frac{1}{2}$hr fire resistance. Or to be clad in double layer of 12.5mm plasterboard with taped staggered joints.

PLUMBING

32 mm dia wastes to basins (increased to 50mm where runs exceed 3.0m),
38mm dia waste to shower. All waste pipes to be trapped with 75mm deep seal traps and anti-syphonic traps fitted to shower.
All wastes to have rodding access at changes of direction & air admittance valve at head of runs.
100mm waste fitted to toilet and connected to existing underground soil .
Extend existing heating system, heating engineer to size new radiators all with thermostatic valves.

EXTERNAL WALL CONSTRUCTION

Below DPC 2 skins 102mm semei engineering bricks with concrete filled cavity up to ground level.
100mm Hi 7 Lightweight blocks (20mm sand and cement render finish to external face) outer leaf t ,with 100mm cavity completely filled with Crown Dritherm 37 glass mineral wool insulation batts,with 100mm Celcon Standard aerated block inner skin.with two coats plaster finish internally. (U-Value =0.30W/m2k or better).Stanless Steel wall ties provided at 900mm centres horizontally & 450mm centres vertically, wall ties spaced not more than 300mm apart vertically & no more than 225mm from sides of all openings & unbonded jambs.
Thermabate PVC-U Insulated cavity Closers with proprietary fixing ties to be provided to all cills & Jamb cavities. IG Insulated Galvanised steel lintels type L1/S75 as appropriate generally.
Provide proprietary cavity trays with stop ends to cavity lintels(Where necessary),with weepholes @ 900mm c/c fitted with plastic weepvents.
Below suspended floor inner skin to be constructed in seme engineering bricks. DPC to be 150mm minimum above ground level,with lean-mix concrete fill to cavity below ground level. Cavity weepvents to be installed below DPC level at every forth perpend.
Provide lateral restraint to walls at floor & roof levels with 30x5mm mild steel restraint straps
at 1.8m cnts, all in accordance with B.S.code of practice 111. all to the satisfaction of the Local Authority Building Control Officer on site.

FOUNDATIONS

500mm wide mass concrete footing (sulphate resistant as required) as details on drawings depths at a minimum of 1000mm below ground level dependant on site conditions. Foundations to be bridged over all below ground drains so as load will not be applied to pipework.
Foundations to be excavated below Invert levels of drains passing thro or local to the foundation.
NOTE
Based on the trees within a 30m radius taking the worst case I have used the NHBC foundation depth design for trees & the depth prescribed is 1200mm.

Roof Windows

Velux roof window installed to manufactures instructions achiving a U value of 1.9 W/m2K electrically operated including rain sensors.

09 MAY 2016
SUPPORT SERVICES

ALAN GITTINS AND ASSOCIATES

Building + Planning + Design

4 Grassmere Road
Hornchurch
Essex
RM11 3DP
Tel 07450 896 891

Project:
11 Queen Anne's Grove
Hullbridge
Hockley SS5 6DS

Title:
Notes

Drawn:	Date:	Scale:
A.J.G.	25-02-16	1:50 @A3

Drawing No: SZ/ 16 /A008

Status: