

CAVITY WALL ABOVE GROUND LEVEL

External wall formed above ground in 300mm cavity construction, 2 no. skins 100mm 3.5N/mm² blockwork with 100mm cavity insulated with 100mm thick 'Dritherm 34' cavity batts. Wall ties to BS 1243 at 750mm horizontal centres and 450mm vertical staggered centres. Marley Aquaguard or equal DPC installed at a minimum of 150mm above ground level.

WINDOWS & DOORS

Windows / Sliding doors to be purpose made polyester powder coated aluminium. Openable doors to provide purge ventilation equivalent to 1/20th of the rooms floor area. Background ventilation generally to provide an equivalent area of 8000mm². Ventilators to be fitted into fixed window panes frames & be controllable and secure. Windows / doors to be double glazed with low emissivity glazing, with an adequate air gap to give an average U value of 1.8W/m²K.

All glazing to comply with Part K of the Building Regulations 2013 Edition, with laminated or toughened glass to BS6206:1981 in critical locations, e.g. up to a height of 1500mm in doors, including windows or side screens if within 300mm of door openings and in windows and screens within 800mm of floor level, all in accordance with Diagram 1, Section 1 of Part N of the Building Regulations.

HEATING

The existing heating system is to be renewed in line with Client requirements. Once complete this is to be extended into the proposed extension.

All works associated with the installation and commissioning of gas hob (if prevalent) is to be carried out by a CORGI registered installer, in strict accordance with all relevant British Standards and Codes of Practice.

The installation is also to comply with Approved Document J1 and J3 of the Building Regulations 2013.

ELECTRICAL INSTALLATION WORKS

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, and tested by a person competent to do so. Prior to completion the Council need to be satisfied of compliance with Part P. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

PLUMBING

All pipe work to be uPVC, whb's within 1.7m of the stack to have 32mm wastes, or 40mm if waste pipe length is between 1.7m and 3m. 40mm wastes to baths, showers and sink units where they are positioned within 3m of the stack, or 50mm if waste pipe length is between 3-4m. All to be fitted with 75mm deep sealed anti-syphonic traps. All common branch pipes serving more than one appliance are to be min. 50mm.

PARTY WALLS

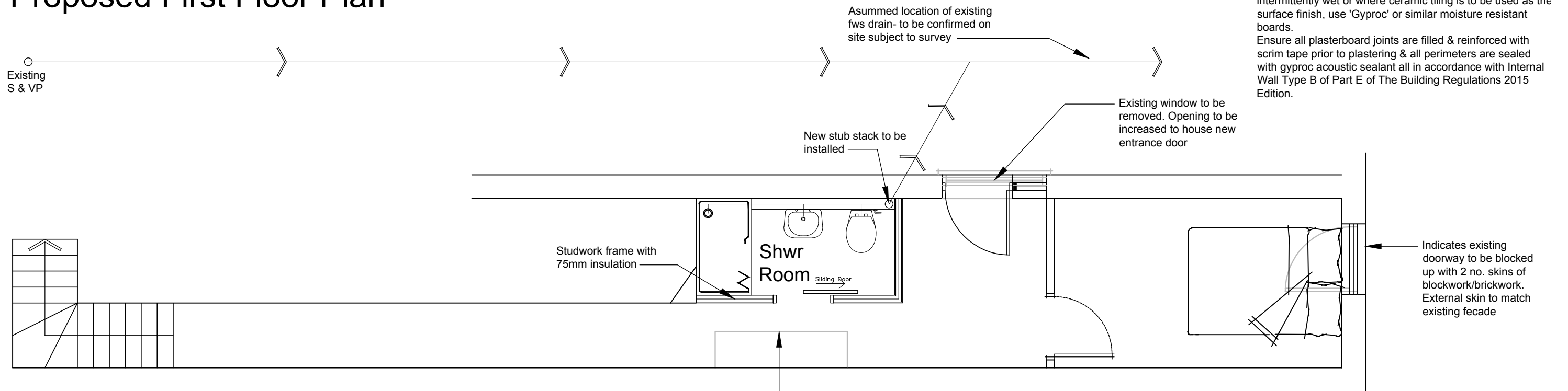
As the dwelling is a terraced house, a common shared party wall exists. The client & neighbouring land owner have been made aware of The Party Wall Act 1996. It is understood that a mutual agreement has taken place with regards to construction works taking place, as the owner of the adjoining property is to undergo similar works in the immediate future.

TIMBER STUDWORK PARTITIONS

50mm x 75mm softwood timber framework at 600mm centres vertically and 450mm centres horizontally with 12.5mm GYPROC wallboard (min mass per unit area of 10kg/m²) and skim both sides, with 25mm of unfaced mineral wool batts/quilt (min density 10kg/m³) between framing. Softwood head and sole plate fixed to ceiling and floor members respectively. If the rooms is to be intermittently wet or where ceramic tiling is to be used as the surface finish, use 'Gyproc' or similar moisture resistant boards.

Ensure all plasterboard joints are filled & reinforced with scrim tape prior to plastering & all perimeters are sealed with gyproc acoustic sealant all in accordance with Internal Wall Type B of Part E of The Building Regulations 2015 Edition.

Proposed First Floor Plan



Proposed Ground Floor Plan

~~Indicates existing chimney to be removed. Check if chimney extends above. Steel beam to carry chimney over if required to be designed and installed in accordance with Struc Eng dwgs~~

Proposed Internal Remodel Kingsbridge

Proposed Floor Plans			
1:100 @ A3	January 2019	JHS	drawing
03BF - 18 - 03			drawing no.