

97 x 47mm (C24) framing faced both sides with 12mm (10kg/m² min) plasterboard. Min 100mm thick Rockwool Flexi Acoustic partition slab infill to provide sound insulation. Studding at 450mm centres.

Rafters and Ceiling Joists:
47 x 150mm (C24) at 400 ctrs

New roof to be insulated with 300mm of Rockwool Rollbatts (or similar) and be contiguous with wall insulation at eaves (whilst maintaining cross-flow ventilation).

Galvanised straps to prevent roof spread

SK06 Velux low-pitch windows (1140x1180mm) to be installed in accordance with manufacturer's instructions. Double rafters bolted each side of structural opening.

Glidevale MR50 Monovent (or equivalent)

120mm Celotex FR5000 insulation between rafters (175 x 50mm C24 at 400ctrs from ridge to wall plate) with 50mm air gap (min) above and 60mm Celotex FR5000 insulation across underside of rafters providing a minimum U-value of 0.16W/m²K.

Suspended timber floor joists:
195 x 50mm (C24) at 400 ctrs with min 100mm Rockwool Flexi Acoustic partition slab infill between joists. 2 layers of plasterboard across garage ceiling below to provide half-hour fire resistance.

Garage

Bedroom

1.83m
(6ft)

Bedroom

Utility

Kitchen

Dining Area

1.83m
(6ft)

New areas of construction are to be constructed with no significant thermal bridges or gaps in the insulation layer(s) e.g. at joints between floor joists & walls and around window and door openings (in accordance with "Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings 2002"). The contractor to provide a suitable report, if required, by the Local Authority, to confirm that the work has been carried out in accordance with these details.

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

GAS SAFE registered person to carry out any work relating to repositioning of existing boiler if required.

New radiators to be fitted with thermostatic valves
If installation of a new boiler is necessary, a commissioning certificate is required, issued by a person competent to do so.

Existing foundations to be exposed to check their adequacy to take the additional load imposed by the new structure

Solid floors to be 75mm screed layer on 150mm concrete on 500g polythene on 200mm JABFLOOR 70 (turned-up at slab edges to prevent cold bridging) on 1200g damp proof membrane (contiguous with dpc's) on sand on 150mm hardcore to achieve 0.22W/m²K or better.

All foundations to be 600mm wide to suitable subsoil, 1000mm deep (min) if in clay, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity.
Depending upon subsoil conditions, the foundations may need to be in excess of 1m deep in accordance with NHBC practice note 4.2.
Foundations may require additional structural design in accordance with recognised guidelines for building close to trees should shrinkable sub-soils be encountered.
150 x 100mm r.c. lintel to be provided to each wall skin at point of any pipe crossing.
Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

Walls to be single brick to match existing, 100mm cavity with 100mm Rockwool cavity wall batts and 100mm 'Thermalite Shield' block providing a U-value of 0.28W/m²K or better. Contractor to ensure all scaffolding is securely attached when working at height. Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

3.6N blocks to be used for all walls up to two-storey high. For walls in excess of two-storeys, 7N blocks to be used at ground floor level.

Ties: 750 horizontal, 450 vertical, and double at all reveals. Reveals to have Thermabate Insulated Cavity Closers to prevent cold bridging and provide vertical dpc. All cavities to be clear 225mm below dpc level and closed at roof level. All brickwork to match existing.

1.2m galvanised steel straps to be provided at not greater than 2000mm centres, having a cross section of 30 x 5mm.

Contractor to ensure all scaffolding is securely attached when working at height. All Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

All beams to have 150mm (min) end bearings on C30 concrete padstones, painted with 2 coats of red oxide and covered with 12.5mm GYPROC FIRELINE plasterboard to achieve 30 minutes fire resistance, using batten fixings where necessary. Contractor to provide all lifting equipment, temporary support and Personal Protective Equipment for all people impacted by the installation of heavy steel beams, particularly when working at height.

All ceilings to be 12mm foil backed plasterboard.

All lintels over external openings to be insulated to prevent cold bridging.

Lintels to be heaviest manufactured gauge (i.e. extra heavy duty) unless shown otherwise.

Bolted triple joists for trimmers, and under studding.

All structural timber to be C24.

Code 4 lead flashings to be used throughout.

Floor joists with spans in excess of 2.5m to have solid or herringbone strutting.

Cavity trays at all abutments.

Cavity infill to finish at least 225mm below the level of the lowest dpc.



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	Title:	PROPOSED SECTION A-A	Scale: (A3) 1:50
	Drwg No:	PARRISH-0422-05	Rev: