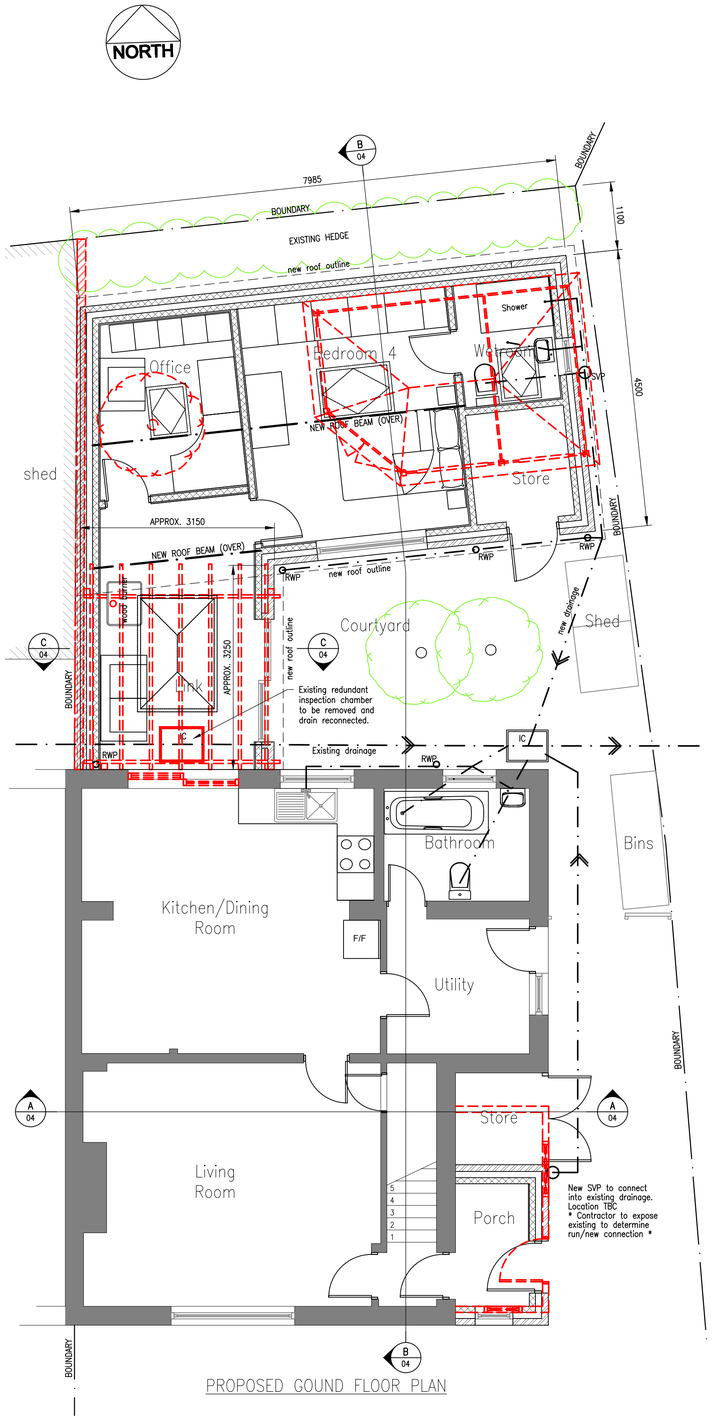
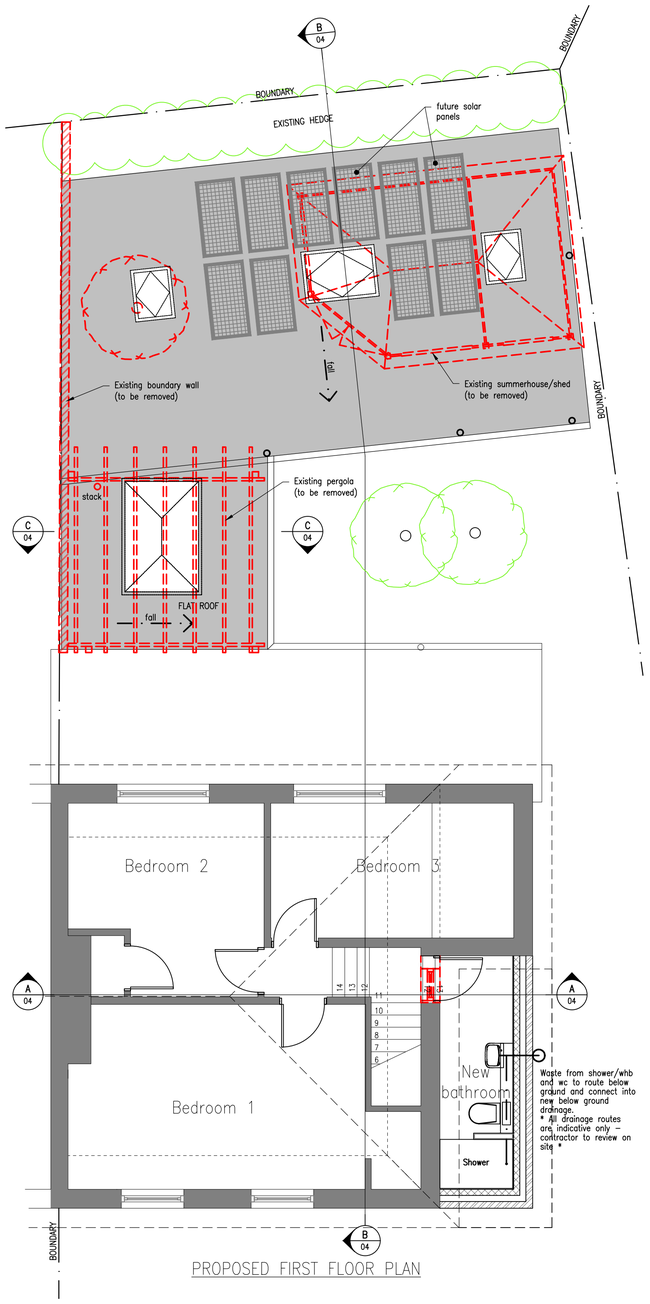




SITE PREPARATIONS
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

FOUNDATIONS
Concrete strip foundations to be constructed in accordance with 2004 Building Regulations Approved Document A1 / 2 and BS 8004:1986 Code of Practice for Foundations.
Concrete strip foundations, size and depth to Structural Engineers information and drawings. * Depth TBC by S/ENG * Should any adverse soil conditions or major tree roots be found in any excavations the Building Control Officer is to be notified.

GROUND FLOOR CONSTRUCTION
Ventilated suspended ground floor construction to achieve U value of 0.22W/m^2K in accordance with 2010 Building Regulations Approved Document L1B.
75mm sand/cement screed on separation layer on 75mm thick insulation board (Kingspan Thermafloor TF70 or similar approved. Installed in accordance with manufacturers recommendations) on dpm membrane (RIW Sheetseal or similar approved. Installed in accordance with manufacturers recommendations. Sheet to be continuous, joints to be fully lapped and sealed. Sheet to be lapped and sealed with dpc) on beam and block suspended floor. Beams to bear on hyload dpc on inner leaf of blockwork /
sleeper walls. Minimum 250mm ventilated void beneath floor with telescopic cavity ventilators. 50mm gen 1 blinding over ground.
Ventilation – Provide cross-ventilation of the underfloor void to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings to have an opening area of 1500mm^2 per metre run of perimeter wall or 500mm^2 per square meter of floor area, whichever is the greater.

Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation. 100mm/215mm sleeper walls to be minimum 7.0N/mm^2. * TBC by S/Eng *
NOTE: Should radon gas be present an appropriate radon gas membrane is to be used in place of the dpm (RIW or similar approved).

EXTERNAL WALLS
New external wall construction to achieve U value of 0.28W/m^2K in accordance with 2010 Building Regulations Approved Document L1B.
Outer leaf to be 102.5mm clay facing brickwork to match existing.

100mm thick cavity with 75mm thick insulation board (Kingspan Kooltherm K8 cavity board or similar approved. Installed in accordance with manufacturers recommendations).

Cavities to be closed with non-combustible Kingspan Kooltherm insulated cavity closers (or similar approved) 25mm clear cavity to be maintained throughout.

Inner leaf 100mm blockwork 3.5N/mm^2 * Depth TBC by S/ENG *finished with 12.5mm plasterboard on dabs with skim plaster finish.

Wall ties to be stainless steel to BS 1243 spaced at 900mm c/cs horizontally and 450mm c/cs vertically. Wall ties to incorporate insulation restraint clips. Wall ties to be provided at max 225mm from any openings spaced at 225mm c/cs vertically. Provide wall ties at each block course at corners and movement joints.

Provide horizontal strip polymer (hyload) damp proof course to both the inner and outer leafs 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at abutments and all reveals where cavity is closed.

Provide cavity trays over all openings and above DPC. All cavities to be closed at eaves and around all openings as described above with non-combustible Kingspan Kooltherm insulated cavity closers (or similar approved).
All cavity trays must have 150mm upstands and suitable cavity weep holes at max 900mm centres.
New cavity tray / weep holes to be inserted into existing wall at abutment between new extension roof and existing side wall of the property.

Cavity to be filled with weak mix concrete up to external ground level and sloped towards the outer leaf.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved where new walls abut the existing walls provide a movement joint with vertical DPC. All walls to be adequately tied into existing construction with suitable proprietary stainless steel profiles.

GROUND FLOOR INTERNAL WALLS
Internal partitions to be 100mm minimum 3.5N/mm^2 blocks. Walls faced throughout with 12.5mm plasterboard with skim plaster finish.
All plasterboard to be taped and jointed complete with stop beads.

LINTELS
All internal lintels to be reinforced precast type, sized in accordance with manufacturers guidelines to suit requirements. Minimum bearing of lintels to be in strict accordance with manufacturers guidelines. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of works on site.
All lintels to external walls to be IG supergalv insulated lintels (or similar approved) – refer to Structural Engineers information.
Minimum bearing of lintels to be in strict accordance with manufacturers guidelines. Lintels to incorporate integral insulation to close cavity and built in internal plaster key. Cavity tray with stop ends and weep holes to be provided above all externally located lintels.

STEEL BEAMS
New steel beams to Structural Engineers information. All new beams / columns to be encased in 12.5mm Gyproc Fireline board (or similar approved) with staggered joints to achieve 1/2 hour fire resistance.
* Steel beams/columns/goal post sizes TBC by S/Eng *

CONTINUITY TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE
Construct the building fabric so that there are no readily available thermal bridges in the insulation layers caused by gaps within various elements, at joints between the elements and at the edges of elements such as doors, windows and where services penetrate the structure.
Construct the building fabric to minimise air leakage through the thermal element in accordance with the DCLG accredited construction details.
Provide a report at completion indicating that the construction checklists have been completed to a satisfactory standard and submit to Building Control.

STRUCTURAL TIMBERS
All timbers where concealed are to be pressure impregnated with 'Tanalith' (or similar approved), all cut ends are to be given 2no. coats of the same on site before fixing. All structural timbers to be Grade C24 in line with Structural Engineers information to BS 5268: Part 2 2002 and stamped to indicate their strength class.
All structural timbers to be Class 1 of 2 and clearly marked "Dry" or "KD" (Kiln Dried). * All sizes TBC by S/Eng *

WINDOWS
Windows to be white UPVC to match existing and conform to BS6375 (class C) severe weather rating, windows to be double glazed with 16mm argon filled cavity and soft coat low-E glass. Windows to achieve U value of 1.6 W/m^2K.

IRONMONGERY
Locking handles to external windows to meet BS7950 for enhanced security performance.

ROOF CONSTRUCTION
Flat (imposed load max 0.8 kN/m^2 – dead load max 0.9 kN/m^2) to achieve U value of 0.16 W/m^2K.
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breather membrane (Tyvek or similar approved) supported on
47 x 170mm grade C24 rafter/flat roof joists at 400mm centres in line with Structural Engineers information. Rafters supported on 100 x 50mm sw wall plates.
Insulation at ceiling level to be 150mm Rockwool insulation laid between joists with a further 170mm layer over joists (cross direction).

Ceiling finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster.
Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Roof to have ridge / high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.
Restraint strapping – 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

INTERNAL DOORS
Doors to be moulded panel doors to match existing (By Howdens or similar approved), 44mm thick with solid core.
All ground floor door structural openings to match existing
Softwood door framing 32mm x width of internal partitions

INTERNAL FINISHES
* All finishes and materials TBC with client prior to installation *.
WALLS:Matt Emulsion paint to all walls and ceilings, final colour choice TBC.
SKIRTINGS, DOOR FRAMES, ARCHITRAVES and SILL BOARDS:White matt paint finish.
FLOOR: Type TBC

BACKGROUND AND PURGE VENTILATION
All ventilation to be provided in accordance with Part F of the Building Regulations.
Background ventilation – Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm^2, and to kitchens, bathrooms, WCs and ensuites at a rate of 2500mm^2.

Purge ventilation – New Windows to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30° internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

TIMBER TRIMS
MDF skirtings, architraves and sillboards (By Howdens or similar approved)
Skirtings – to match existing
Architraves – to match existing
* Skirting width and architrave width to match *
Finish – white matt paint

0mm 500 1000 1500 2000 2500
1:50 @ A1

REV.	DATE	DESCRIPTION
A	01.10.2024	PLANNING ISSUE

CLIENT: MR M NGUYEN
ARCHITECT: -
PROJECT TITLE: 2 THORNSCROFT STEYNING, BN44 3RP
DRAWING TITLE: PROPOSED FLOOR PLANS
SCALE AT A1: 1:50
DATE: OCT 2024
DRAWN: MVN
CHECKED:
PROJECT NO.: 24001
DRAWING NO.: 03
REV.: A

ORIGINAL DRAWING SIZE A1 – PLOT AT 1:1