Proposed Detached House at 3 Christine Close, Bottesford, DN17 2RN (rear of 5 High St)

General Notes (04/03/15)

- Foundations: minimum 600mm wide 230mm thick concrete foundations for external and internal walls to have 450mm x 150mm strip foundations. Depth will be subject to ground conditions and inspection by Building Control.
- Site Boundary: 2000mm x 215mm brick / block walls to be built on north and south boundaries. 2000mm high timber fencing along east and west boundaries.
- Cavity walls: below ground level will be class A concrete blocks.
- External leaf: below d.p.c. level to be class B engineering bricks.
- External walls: 100mm red multi facing bricks (in keeping with local area). 100mm cavity and 100mm Thermalite blocks internal skin.
  Staifix stainless steel wall ties minimum 225mm provided at 750mm centres horizontally and at 300mm vertically.
  The south elevation to be 1000mm away from the new boundary wall
  Provide cavity tray and weep holes above d.p.c. at 1200mm centres.
  Cavity filled up to 225mm below lowest d.p.c. with weak concrete and remainder filled with 100mm Dritherm insulation which will continue to at least 150mm below internal finished ground floor and be supported on Staifix stainless steel wall ties
- Lateral restraint straps, complete with timber noggins to be provided to gable block work at floor, ceiling and verge level at 2000mm centres.
- Internal block walls: 100mm Thermalite blocks supported on 450mm x 150mm concrete foundation.
- D.p.c: British Board of Agreement Certificate standard. Cavity closures and d.p.c. cavity trays over openings and abutment between roof and external wall.
  Vertical d.p.c. at cavity closers and d.p.c. over openings and lead flashing minimum 150mm high at abutment between single story roof and external wall
- Ground floor construction (including store): 65mm fibre reinforced concrete screed floor finish on 500g d.p.m. on 120mm Kingspan insulation board on 100mm concrete (with 25mm perimeter insulation board) on 1200g d.p.m. (linked to wall d.p.c) on 25mm blinding on 150mm hardcore.
  Garage floor 100mm concrete on 1200g d.p.m. on 150mm hardcore to finish 100mm below floor of store
- First floor construction: 21mm sw boarding on 200mm x 50mm sw joists at 400mm centres
- All windows and external doors: UPVC double glazed with Pilkington K external and low-E coating internal glass incorporating minimum argon cavity to achieve a maximum u-value of 1.6 W/m2K and opening sashes equal to 1/20th of the room floor area, trickle vents equal to 8000mm2 and security lock handles.
  All habitable rooms with escape windows with an unobstructed opening area of at least 0.33m2 (at least 450mm high and 450mm wide) with the bottom of the opening 1100mm or less from the floor
  All door and window glazing below 800mm to be safety glass
- The windows and door frames to overlap cavity closer by 30mm along with sealant to the front and back of frames / cills.

- Plaster: 12mm Plasterboard to all walls (except garage) and ceilings, minimum skim mass 10kg/m3
- Roof construction: Grey concrete interlocking tiles on 50mm x 25mm battens on breathable membrane to BS747 on timber trussed rafters at 450mm centres designed to BS5268 including all necessary binders and bracings to stabilise the roof.
  Second floor dormer insulated with Kingspan 100mm between the rafters then internally clad with TLX Silver multi-foil 30mm insulation blanket.
- Loft Insulation: (Fibreglass) to meet wall insulation between the rafters and proprietary eaves ventilation system. Two layers of insulation, 100mm between ceiling joists, 200mm layer at right angles over the top.
- 4 x Velux windows built into the main roof to manufacturer instruction.
- Dormer roof: (to bedroom 2) roof to be finished and insulated as per main roof / dormer
- Lead Flashing: A lead flashing and cavity trays at abutment between garage roof, external canopy and main building.
- Fibreglass roof valleys on 12mm lay board
- Trussed rafter design to be submitted to Building Control prior to installation
- Galvanised roof holding straps at 2000mm centres to be 1000m in length down internal walls from wallplate. Roof trusses strapped to internal block work in all gables.
- First and second floor construction: 21mm boarding on 200mm x 50mm timber joists at 400mm centres. Double joist trimming at stairwells.
  Solid strutting to mid span and 100mm insulation between joists. 120mm Kingspan insulation board and 500g vapour barrier between floor joists above garage.
- Steel straps fitted between block work and floor joists at 2000mm centres
- Staircases: 225mm treads, 195mm rise, handrail 900mm above pitch line and 1100mm above landing with vertical balustrade at less than 100mm apart. Headroom minimum 2000mm above pitch line.
- Surface water: Discharged into new soakaway designed in accordance with BRE Digest 365
- Lintols: Catnic insulates type with 150mm end bearing
- Gutters: Minimum 100mm wide with 65mm outlet.
- Smoke alarm: Mains connected in accordance to BS 5839-6:6004 and approved Boc.B Building Regulations 1992.
- Heating: Gas Safe approved and installed gas combi boiler and water filled wall mounted radiator system and towel rails in bathrooms.
- Electrical work: NICEIC approved and installed, with all lights LED low voltage.
- Construction methods: in accordance with ‘Robust Construction’ for Thermal Performance details and limiting thermal bridging air leakage at junctions and openings. The building fabric is to be constructed so that there are no significant thermal bridging or gaps in the insulation layers within and at the edges of the various elements.
- Reasonable provision should be made to reduce unwanted air leakage from the building by providing a continuous barrier to air movement around the habitable space that is in contact with the inside of the thermal insulation layer. The must without prejudice to the need to provide for adequate ventilation for health (PtF) and adequate combustion air to heatng appliances (PrJ)