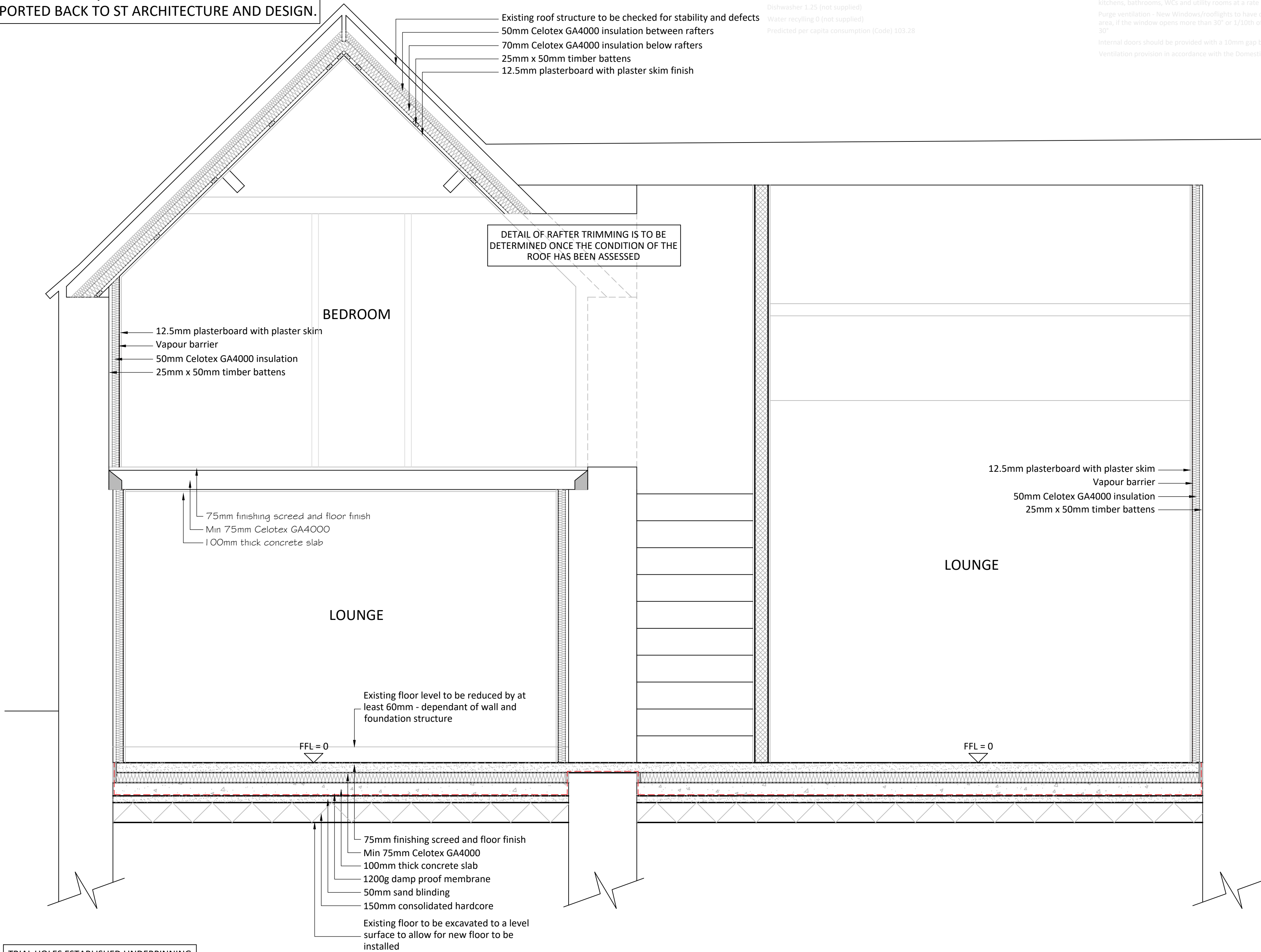


THE CONDITION OF THE EXISTING BUILDING IS TO BE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ADDITIONAL REMEDIAL WORKS ARE REQUIRED - ALL FINDINGS ARE TO BE REPORTED BACK TO ST ARCHITECTURE AND DESIGN.



Section A-A

BUILDING REGULATIONS NOTES

GENERAL NOTE
Whilst every care has been taken to ensure accuracy, no responsibility will be accepted for any errors contained in this drawing and it should not be relied upon for ordering of any materials. All details and dimensions must be checked on-site before any building work or material ordering. This drawing is copyright the property of the Client. All dimensions to be checked on site before proceeding.
Contractor to check and adjust dimensions of new work to suit existing conditions.
Do not assume existing structure or details are plumb, square or level.
Contractor must notify the Agent of any discrepancies before proceeding.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and free 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 also 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.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal envelope, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

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.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, ceilings, and partitions in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc Fireline board with staggered joints, Gyproc FireCase or painted in Bullfinch 5 or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

OPENINGS AND RETURNS
A new opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 100mm below ground level and extend depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION OVER SLAB
To meet min U-value required of 0.22 W/m²K
Solid ground floor to consist of 150mm compacted well-trimmed hardcore. Blinded with 50mm sand blinding. Provide 100mm 375 or denser ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000.
25mm insulation to continue around floor perimeter to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting. All joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 115mm air bricks with cavity tray over.

UPGRADE OF SOLID EXTERNAL WALL
To achieve min U-value 0.30W/m²K
Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 50mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.
Fix a vapour control layer on the warm side of the insulation. Finish with 12.5 plasterboard and a plaster skim. All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

BASIC RADON PROTECTION
Provide a 1200g (100 um) radon membrane under floor slab lapped 300mm double welted and lapped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

Rev	By	Chk	App	Date	Description
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Project

Drawing

Section A-A

Drawn by	ST	Date:	
Designed by	ST	Date:	
Checked by		Date:	
Approved by		Date:	

Drawing No.

Revision

A

Drawing Scale: 1:20

Sheet size A1

DO NOT SCALE FROM DRAWING