

ROBUST DETAILS

Robust details are to be used in accordance with Robust Details Ltd. Subject to conformation.

The scheme is to be registered and the details applied in accordance with the details given by Robust details Ltd.

- At the junction of Party Walls with the outside cavity walls - detail E-WM-16.1 to be used.
- At the top of the party walls at the junction with the roof - detail E-WM-16.7 to be used.

Cavities to party walls to be fully filled with mineral wool, density 40kg/sqm.

Accredited details shall be used throughout.

Internal ensuite's to have ceiling mounted extract fans rated at remove 30 litres/ sec., linked via convoluted tubes to a tile vent. To be wired into the lighting circuit, set to have 15 mins over run.

MJ - Movement/expansion joint formed using Furfix or similar preformed sections and ties, installed to manufacturers details, including additional wall ties, every course within 215mm of joint. Proprietary sealant.

Damp proof courses to be to BS 6515, 150mm above finished ground level, well lapped with dpm in floor.

Foundations: Concrete strip foundations to be provided to all solid ground floor walls, taken down to load bearing strata with 600mm min. cover. Under cavity walls - 750x225mm min. Under 100mm walls - 600x225mm min.

All concrete to be GEN1.

Steps to be 225mm high with 600mm overlap.

Waste pipes in upvc, 75mm deep seal traps, with access points on all bends. SVP to be in upvc, 100mm dia, terminating in a cage, 900mm above nearest window with patent flashing at roof penetration. SVP(D) denotes durgio valve to SVP above cistern flood level.

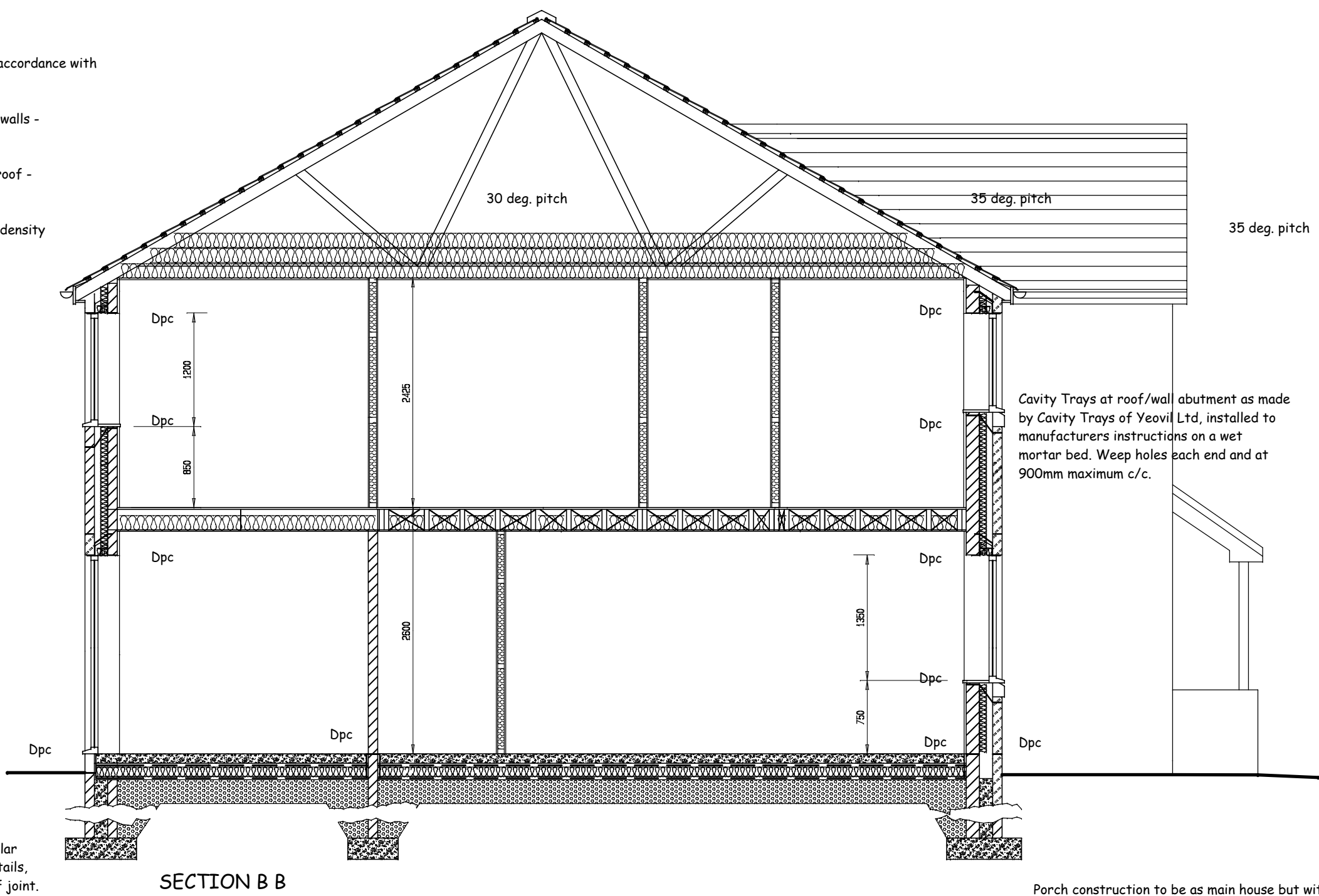
Drains to be in 100mm dia pvc-u pipes, laid at 1:40 true and even gradient on 150mm pea gravel bed. Under vehicular areas and under the building, the pipes are to be surrounded in 200mm concrete. Where pipes pass through walls the foundations are to be taken under the pipe invert, with rocker pipes each side P.C. plank lintols over. New Inspections chambers made by Hepworth Ltd, installed on a pea gravel base, medium duty cover and frame.

Short front returns to have innerleaf increased to 200mm, with the foundations widened locally to 1000mm.

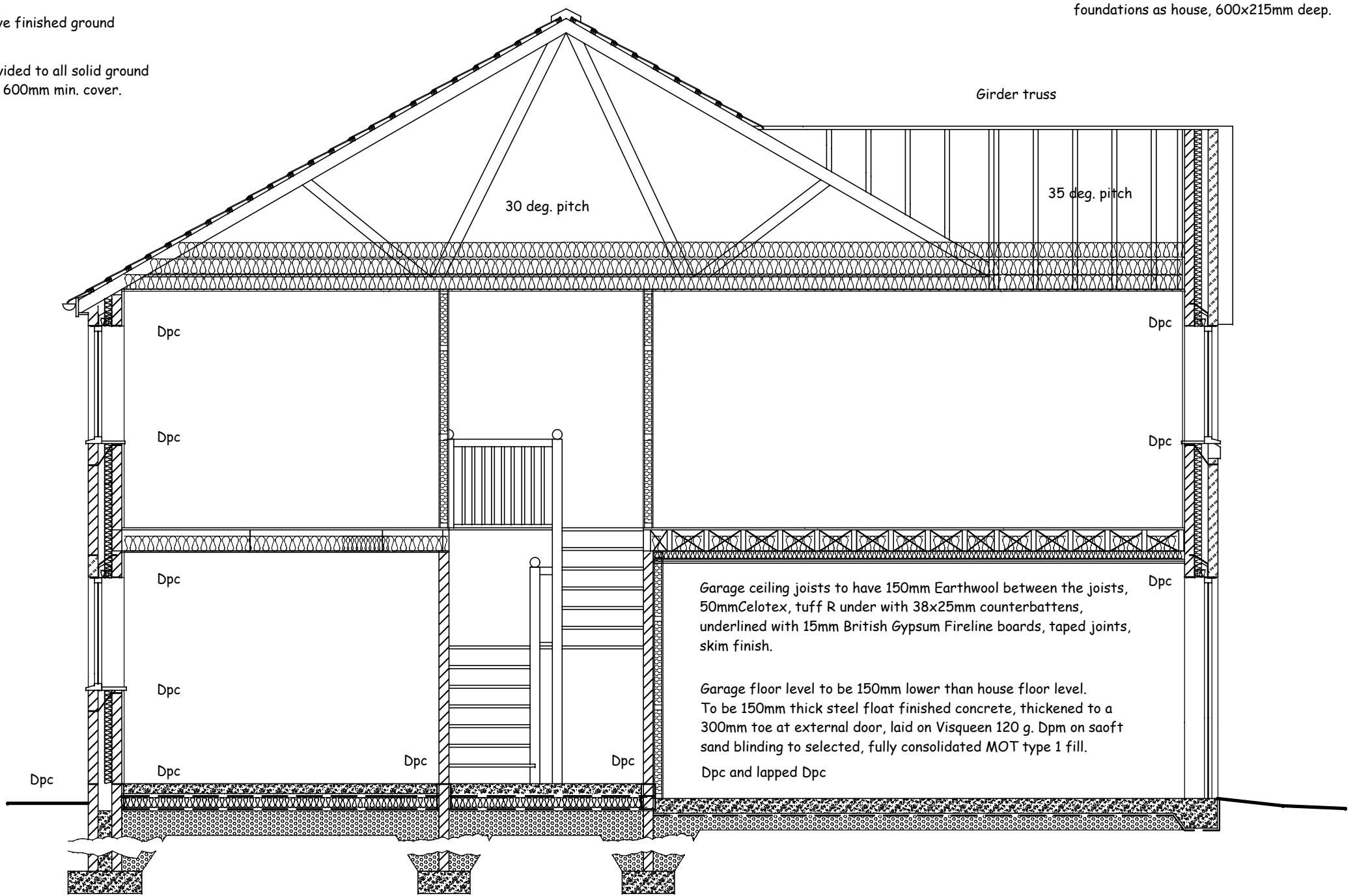
Where SVP's passes through garage ceiling an intumescent collar to be fitted. Box out in 15mm Gyproc Firelineboard, taped joints and a skim finish.

All front and rear entrance doors to give 800mm clear opening, to have level entry thresholds with a minimum flat external area of 1200mm x 1200mm.

All ground floor internal doors to be 900mm doorsets.



Porch construction to be as main house but with roof formed in 100mmx50mm spars at 400mm c/c with matching ceiling joists. 125x50mm bearer Rawlbolted to wall at 600mm maximum c/c with M12 bolts. ex125x125mm treated timber posts with galvanised steel shoes built into top of 215mm brickwork, foundations as house, 600x215mm deep.



SECTION B B

All works involving gas engineering shall be carried out and certified on completion by a GAS SAFE gas engineer. Boiler to be a condensing combi boiler SEDBUK rating 90.4% or greater.

Full zone control (time and temperature) using a minimum of 2 zones. All radiators to have thermostatic valves and a wall mounted thermostat to be fixed in the hallway.

Controls package to comply with the latest edition of the Domestic Building Services Design Guide.

All pipes to be insulated in non heated voids, openings into these voids to be fully sealed.

A notice plate (adjacent to boiler) to be provided detailing the heating system and the most economic use of the system. A commissioning notice for the fixed services, (heating and hot water) to be deposited with the Local Authority on completion of the work.

Plumbing installed to meet BS8000 part 13 and BS5572. Hot and cold service pipes in copper to BS 5572.

Wholesome water to be provided to any place where drinking water is drawn off - ie all sinks and wash basins in accordance with the water supply (water fittings) Regulations 1999 (SI1999/1148) as amended and to the Private water supplies Regulations 2000 (SI2009/3101).

Hot Water supply to all fixed baths to be limited to a maximum of 48 degrees C by use of an in-line blending valve or other appropriate temperature control device.

A wholesome water calculation ensuring that the usage does not exceed 90 litres/day shall be submitted to Building Control, for approval, within five days of the approved works being completed.

Electrics to be installed to clients own layout.

All light fittings to be installed to take low wattage lighting. Low energy lighting to have lamps with average efficacy not less than 45 luminares per circuit-watt.

Low energy lamps to be fitted in external lights with internal switches and controlled by day light cut-off sensors.

Switches and power outlets to be positioned to be not lower than 450mm and not higher than 1200mm, measured to the centre line of the unit.

Mains wired self contained Smoke and Heat Detectors, wired back to a dedicated supply and together, with integral sounders.

Extract ventilation giving:- Bathroom and WC's to be rated to extract 30 litres/sec ducted to the outside air and internal WC fans to be linked to the light switch, giving a timed 5 minute over run. Kitchen fans to extract 60 litres/sec, ducted to the outside air.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (IEE Wiring Regulations 17th edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of self compliance produced by that person to the L.A. Building Control section on completion of the works.

Roof Construction : Flat grey concrete tiles, matching ridge and verge system, fixed using alloy or stainless steel nails giving 100mm minimum headlap. 50x37mm treated s w battens, Tyvek breathable underlay with reinforced apron, laid over a trussed rafter system, as made by an approved manufacturer, design, fixing and gracing to BS 5268 part 3 1985 over side roof sections, at 600mm c/c. Trusses to be of the fink type, 175x25mm valley lay boards, code no 4 lead valley's or preformed tile valley's.

30x5mm galvanised m.s. straps set at 1.8m max. c/c taken over 3 trusses min. (with solid noggin under between wall & trusses and between trusses). Truss feet fixed in a similar way with hooked and twisted using 1.5m straps.

450mm mineral wool insulation to roof void, laid 150mm between and 150mm over ceiling ties, with vapour barrier to warm side of insulation. Insulated loft hatch above landing - located by client. Left hatch to have draught sealing strips and be lockable, U value as roof void.

Lintols: Lintols over openings in cavity walls to be Catnic Cougar combined, insulated, galvanised, 150mm/225mm min bearing - as noted in manufacturers specification. All lintols immediately under trusses to be heavy duty grade. Stepped dpc over, weep holes at 900mm c/c.

Over internal openings to be prestressed concrete, 150x 100mm, 2no. 12mm bars and 100mm min. end bearings, unless detailed.

Windows and external doors: White upvc frames, reinforced, with weather and draught stripping, silicone sealed to openings and fixed using galvanised cramps.

A rated windows and doors.

Glazing to give a min u value of 1.4w/sqmdgk to all doors and windows and to be BS 6206 1981 with safety glazing in all critical locations including all doors and windows that are lower or part lower than 900mm above finished floor level. 1no. 8,000 sq.mm trickle vent to all rooms, WC to have a be 2500sq.mm.

All first floor rooms to have a least one opening pane in the window per room fitted with emergency escape hinges (giving a min. of 0.33 sq. m. of opening, 450mm min. high and 450mm min. wide) with the bottom of the opening between 800mm and 1050mm from finished floor level. Safety restrictors to opening panes.

Stud partitions to be built in 75x50mm studs at 400mm c/c and noggins at 900mm c/c. Rockwool quilt to void, 12.5mm Gyproc 10 plasterboard around WC and bathrooms. 12.5mm Gyproc wall board elsewhere, skim with taped joints to both sides. Double floor joists under run of partition.

Superstructure : Cavity Walls - 100mm concrete blocks (with render finish), or face brickwork, 140mm cavity, part filled with 80mm Celotex Tuff R insulation (unprinted side into cavity), neatly cut and carefully fixed and held in place against cavity face of inner leaf with plastic discs -

Stairfix or similar stainless steel ties set at 600mm max. horizontal and 450mm vertical c/c and staggered, additional ties placed 150mm from corners and around openings.

100mm Thomas Armstrong Airtex seven concrete blockwork to inner leaf (or equivalent) carefully pointed and finished with a with bucket handle joint. Internal finish to be 12.5mm British Gypsum wallboards with taped joints and a skim finish, fully edge sealed when dabbed to solid walls.

Upper floor finished in 22mm weyroc sheets fixed using annular ring shank nail and glued joints or 22mm T&G softwood, well cramped and fixed with oval nails. Space joists or similar manufactured joists with noggins, to manufacturers details and schedule, hung from galvanised mild steel hangers, cut into party walls with all holes filled with twist nails.

Staircase opening trimmed using doubled up joist as above, hung and laid side by side to manufacturers details

BAT M305 mild steel straps, noggins under nailed to 4no. joists as a minimum, straps at 1.8m c/c, where joists are parallel to walls.

Ceilings in 12.5mm British Gypsum wallboards with taped joints and a skim finish.

Staircase: to be in timber, at 42 deg max. 200mm max rise, 230mm min going ex 38mm strings. 2000mm min. headroom through out.

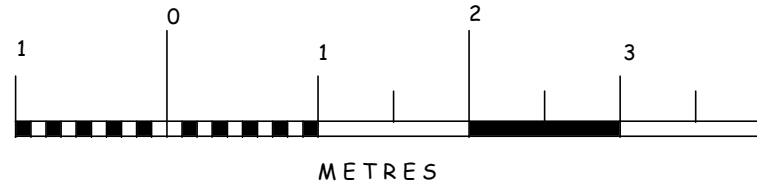
Handrails to be 900mm min. above pitch and landing, solid sided balustrade at landing level using 75x50mm frame work at 400mm c/c, top and bottom plates with central noggins. 12.5mm British Gypsum wallboard, taped joints and a skim finish.

Underline stairs with 12mm plasterboard and skim

Substructure: Inner leaf in 100mm solid dense blockwork, 100mm dense concrete blocks to external leaf 130mm cavity with lean mix concrete cavity fill up to 225mm below dpc (or 340mm wide trench blocks).

Ground Floor to be in 100mm concrete screed, with TDP anti cracking fibres, laid on Visqueen isolation membrane on 150mm Xtratherm rigid insulation, with taped joints on Visqueen 2000 grade dpm (well lapped with dpc in walls) on 25mm clean soft sand blinding to selected Type 1 hardcore fill, laid and fully compacted in 150mm layers.

A strip of 30mm thick Celotex Tuff R 63000Z insulation to be installed vertically between Visqueen and the concrete screed edge.



Alan B Freeman Ltd

01946 692800 alanbfreeman@gmail.com
63 Elizabeth Crescent Whitehaven Cumbria CA28 6JQ

Architectural Technology, Building & Design Consultancy

The Contractor is responsible for setting out. Any discrepancies to be reported to the above practice immediately.

This drawing is copyright. No copies can be made without prior approval of the above practice.

PROPOSED PAIR OF DWELLINGS ON
PLOTS 40,41 and 42, FORMER WHITE
SCHOOL SITE KELLS WHITEHAVEN.

SCALE 1/50, A1 original

DWG NO. 2017.735.028

REV. A Building Regulation notes
B Roof angle and eills amended. External SVP