

GROUND FLOOR
 - maintain ventilation under the existing suspended timber floor. If necessary replace proposed concrete screed which bears block.
Concrete Screed:
 - 75mm sand/cement concrete screed on 500 Gauge polythene separation membrane on min. 25mm perimeter insulation and on 100mm "Celotex GA4000" (or equiv.) insulation boards tightly but jointed over DPM on 1200 Gauge polythene DPM, tie in to DPC and lapped with existing DPM on 150mm concrete slab with A393 mesh in top, min. 150mm Type 1 granular infill + max. 150mm thick layers of Type 2 to remove made ground soft spots (TBC by S/E). Thickness of gravel infill max. 900mm altogether otherwise use SteamBlock.
 - Allow for floor finishes. New and existing floor levels to align.
 - Cavity insulation to extend below DPC level by min. 150mm (optimum 300mm).
 - Minimum 225mm cavity clearance below DPC.
 - Proposed approx. U=0.17W/m²K - complies (required for new fabric elements in existing dwelling U=0.18 W/m²K).

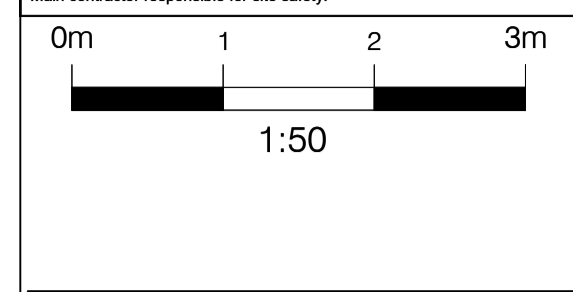
NEW EXTERNAL CAVITY WALLS
 Construction has approx. U=0.18W/m²K = complies in Conversions/Extensions: required max. U=0.18 W/m²K, (as per BR AD L1a, Table 4.2)
 - Outer leaf of 100mm brick to match existing, 100mm cavity partially filled with 50mm Celotex Thermacore 21 (or equiv.) PIR rigid insulation boards with min. 10mm residual cavity (as specified by the manufacturer) (use self-adhesive breathable tape at all joints and wall ties locations as per manufacturer's instructions) with inner leaf of 100mm ThermaShield (or Calcon or equiv.) lightweight blockwork strength to be 7.3N blocks below and above DPC, subject to S/E.
 Finish externally, with facing brick to match existing.
 Finish internally, with 13mm lightweight plaster.
 Wall ties to be spaced:
 - in general wall area - max. 900mm horizontally and max. 450mm vertically.
 - at jamb openings, movement joints, parallel to the top of the gable walls, etc. - max. 225mm horizontally and max. 300mm vertically.
 Below DPC level use:
 - if using concrete blocks use frost resistant blocks.
 - if using bricks use either engineering bricks or frost resistant bricks F2/S2 to BS EN771-1.
 Use frost resistant brick F2/S2 category.
 - below ground level DPC, sills, coping/cappings, beneath cappings, in projecting details (e.g., plinths, cornice), in exposed site locations, retaining walls, fence wall, chimney above roof line.

LANDSCAPING
 All landscaping works to be discussed and agreed with the client. If patio is proposed to be flush with GFL contractor is to ensure flush threshold and ACO aluminum drain (including maintenance access points as required) connected to below ground drainage.

NEW FIRST FLOOR
 - Allow for floor finishes (to client's choice)
 - Floor to align with existing.
 - Lay 18mm 1&g flooring grade OSB3 boards on new joists (to SE's design and instructions).
 100mm quilt sound insulation Knauf Insulation Acoustic Roll (or equiv.) with minimum density of 10kg/m³ between joists extended to full area of floor.
 - Install resilient sound isolation clips with 1x 12.5mm Gyproc SoundBloc plasterboard, (for improved sound insulation)
 - Underlay with 12.5mm Gyproc fireline plasterboard (Gyproc FRMR: fire & moisture resistant type in bathrooms/kitchen) with all joints taped and filled and finish with 3mm skim to underside of ceiling. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard.
 - Double up joists under the partition walls that are running parallel with floor joists and under the bath tub.

INTERNAL TIMBER STUDS PARTITIONS
 - 100x50mm sq studs @ max. 600mm oc lined each face with 12.5mm plasterboard (moisture resistant type in wet rooms). Gyproc Fireline Gyproc FRMR where applicable.
 - All joints taped and filled and finish with 3mm skim. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard.
 - 100mm quilt sound insulation Knauf Insulation Acoustic Roll (or equiv.) between studs.
 - Add additional noggings to support radiators, cabinets or other heavy features.

This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction. If in doubt contact main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications. Main contractor responsible for site safety.

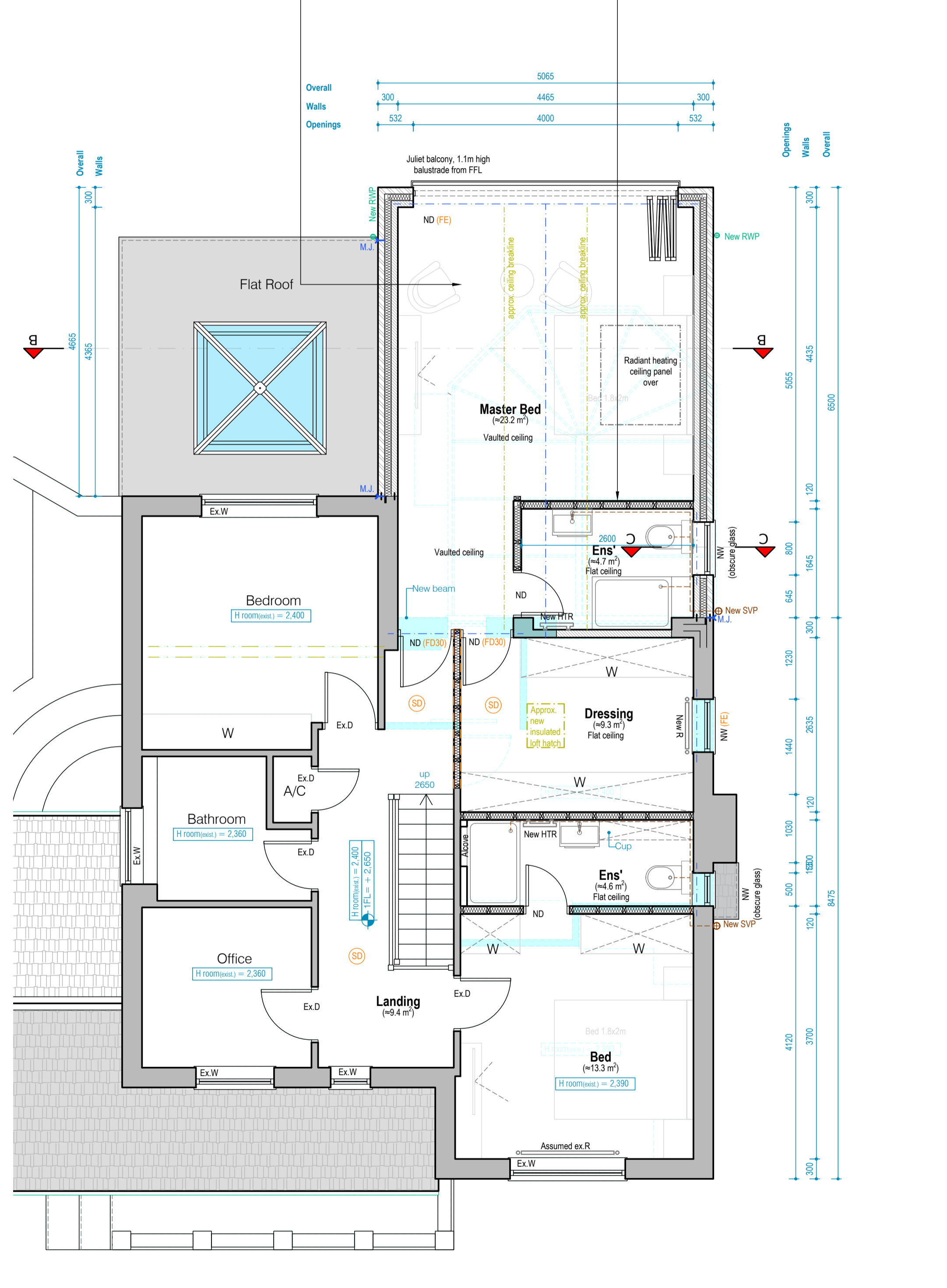
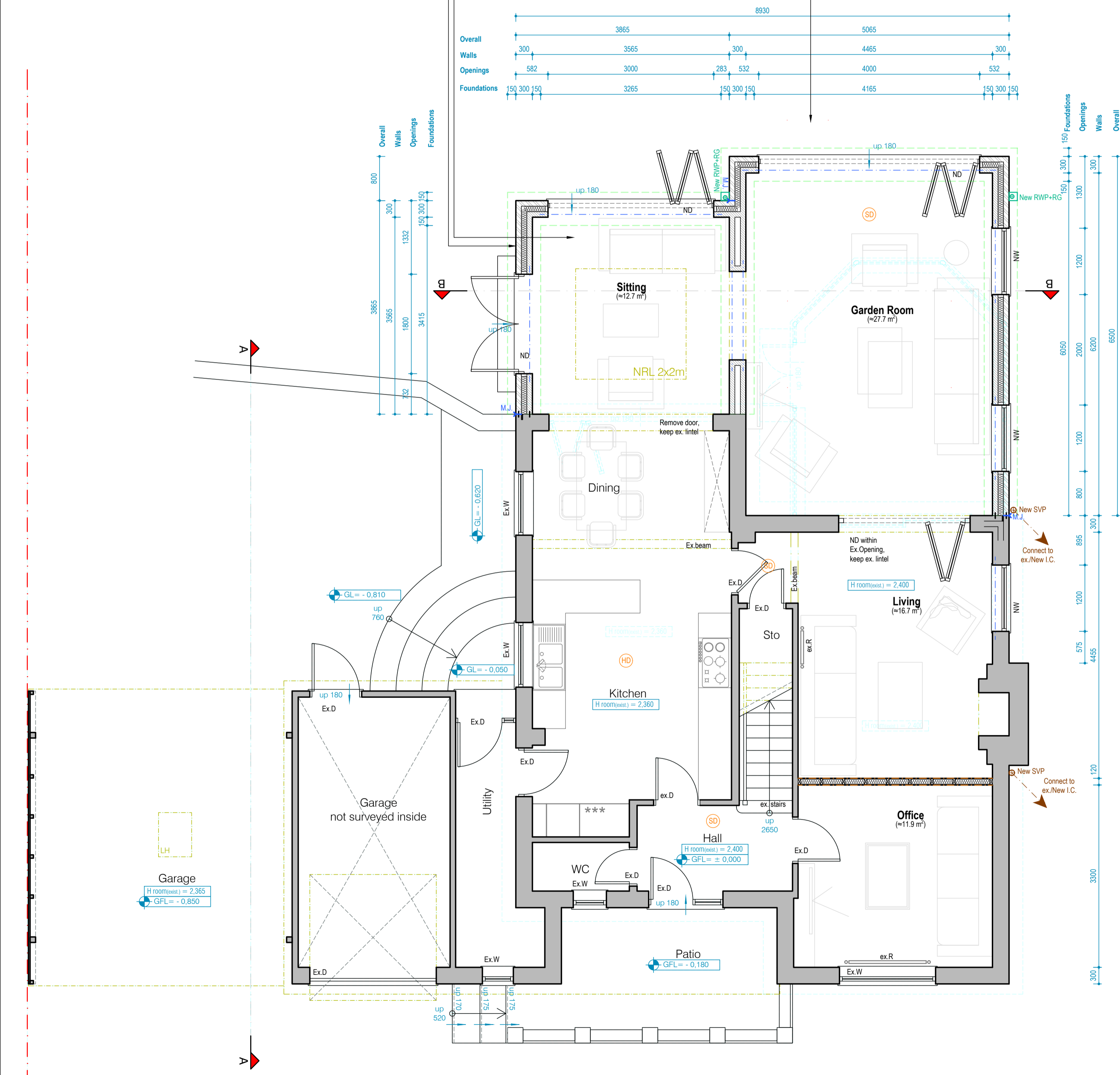


General key:
 - Existing structures
 - Demolished / As existing underlay
 - New structures
 - New foundations - for all foundations refer to SE drawings and details
 - Approx. Boundary line
 - Structural engineers notes (S/E) notes
 - Movement joint

Drainage key:
 I.C. - Inspection chamber
 R.G. - Roddable gully
 AAV/Durgo - Durgo air admittance valve
 SP/SVP - Soil pipe / Soil vent pipe
 RWP+RG - Rain water pipe + Roddable gully
 Proposed FW (foul water) drains
 Proposed RW (rain water) drains

Heating key:
 - Radiator / Heated Towel Rail

Fire strategy key:
 - All doors (including bathroom) leading to the fire escape route to be min. E20.
 - New doors to be FD30.
 - All structural Walls/ Ceilings/ Roofs and all walls enclosing fire escape route to be min. 30 mins. fire resistant.
 (SD) (HD) - Smoke / Heat detector (approx. position)
 - Provide Carbon monoxide detector to rooms with fire burning appliance if any.
 ND (FD30) / ND - New fire door / New door
 NW (FE) / NW - New window (Fire Escape type) / New window



Rev.	Date	Revisions
A	Oct 23	updated with SE details

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TITLE
 Mr. & Mrs.
 Road
 Cheltenham

DESCRIPTION
 Proposed extension and internal alterations
BUILDING REGULATIONS as PROPOSED

DATE	FORMAT
July 2023	@ A1
DRAWN	CHECKED
VH	PSK

-----BR01A