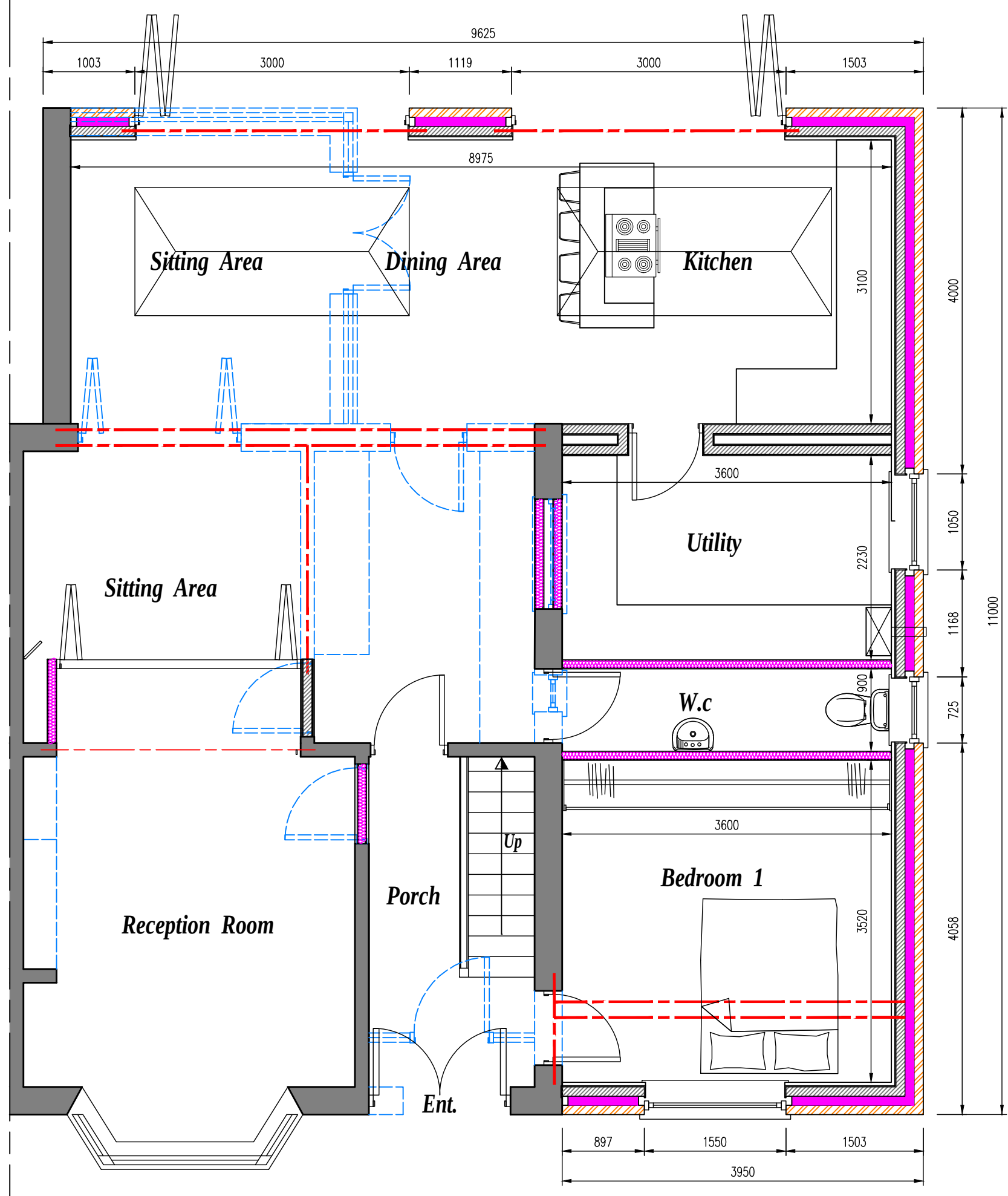
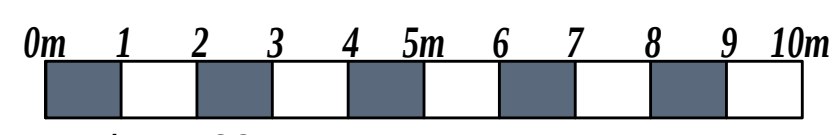


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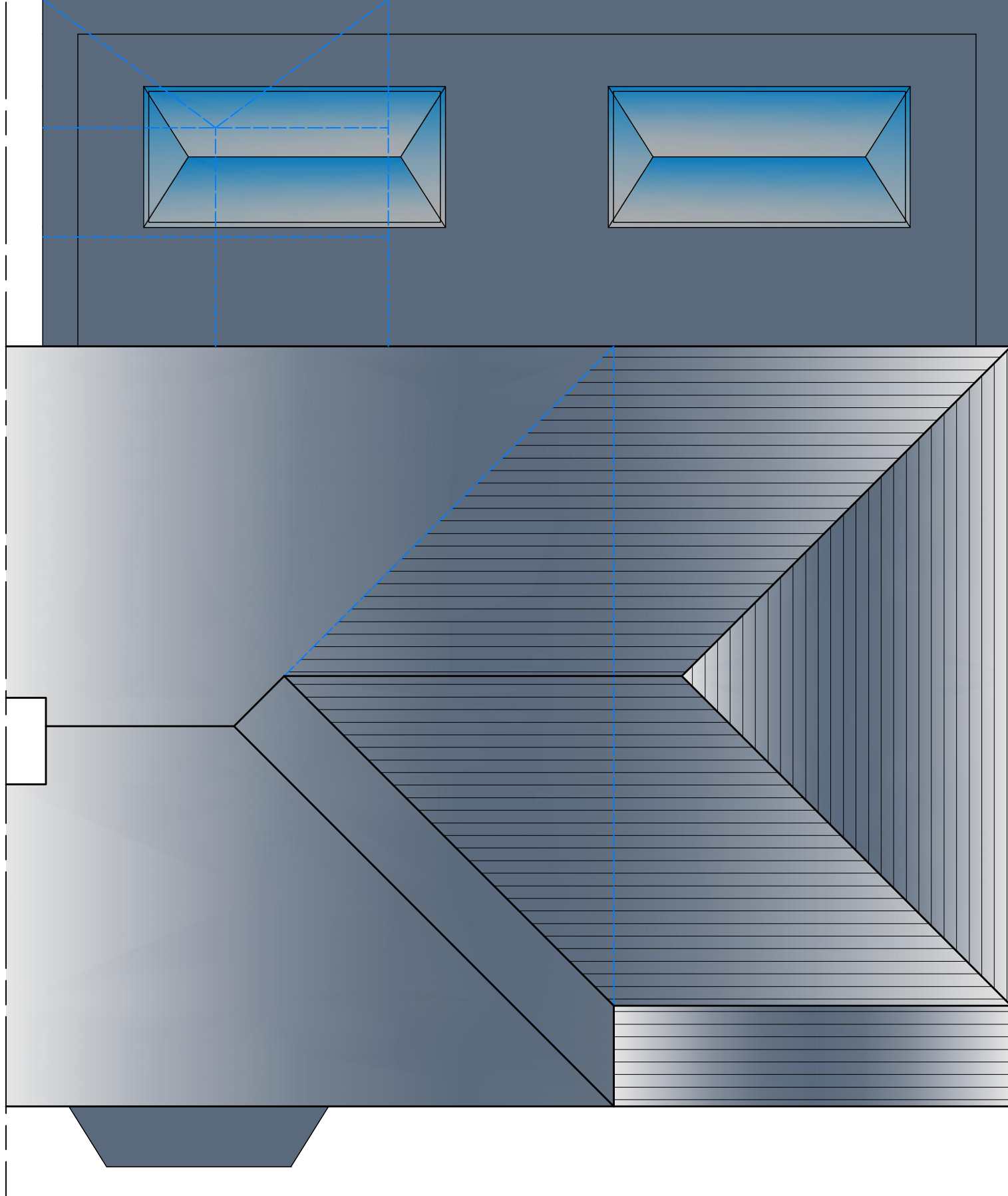


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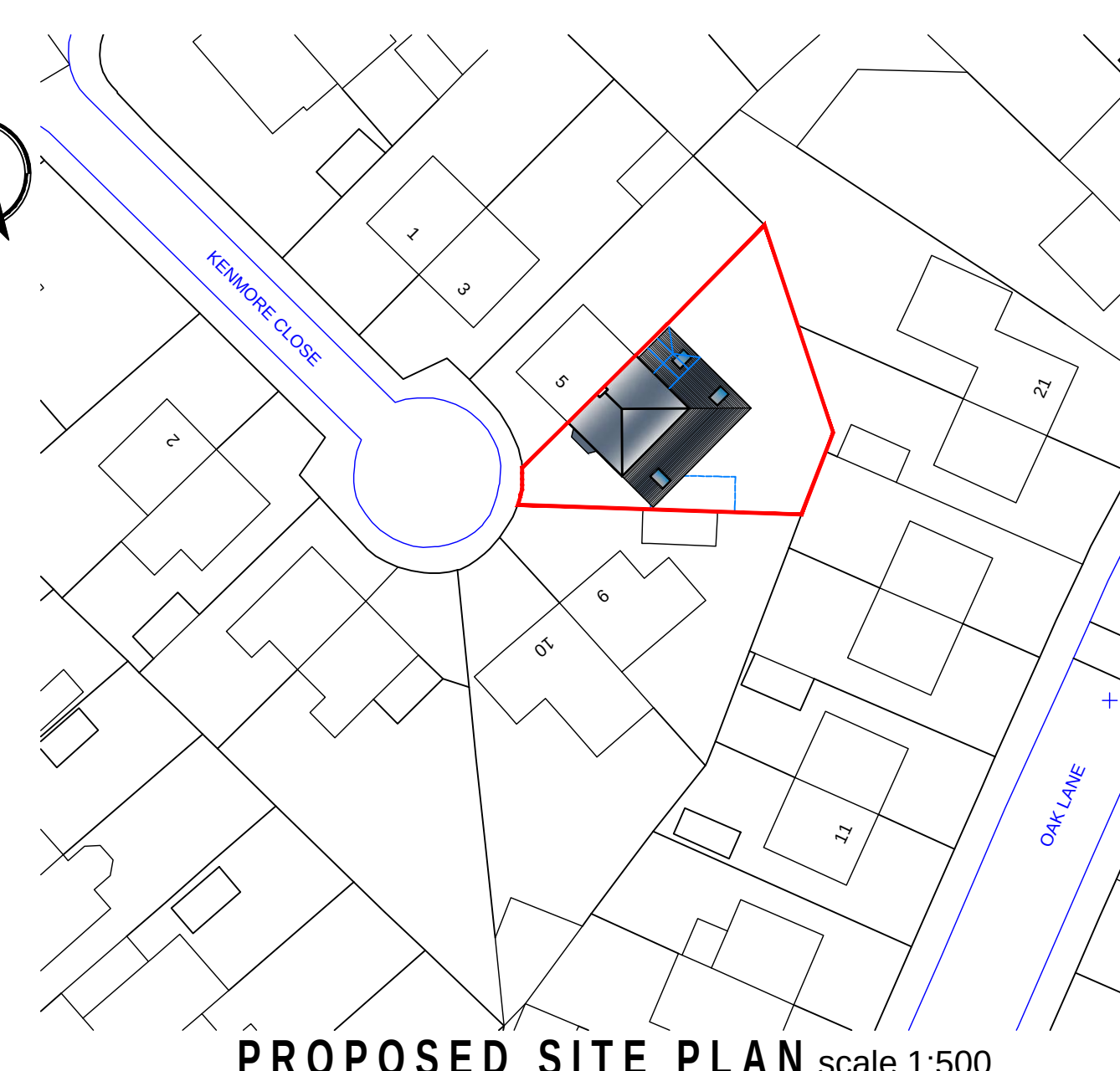


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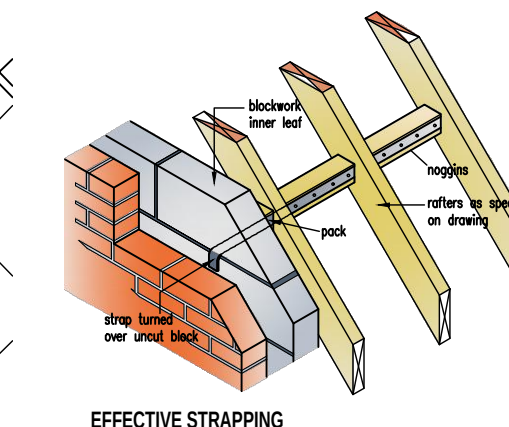
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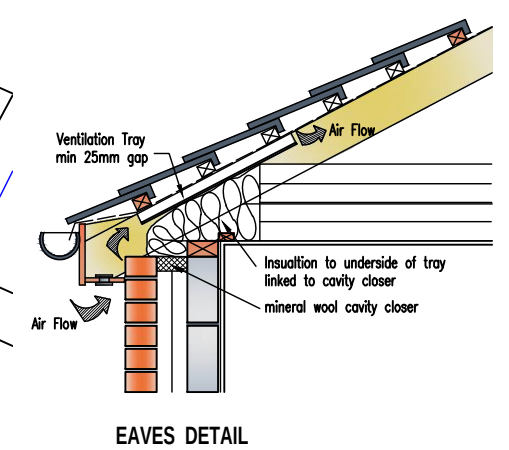
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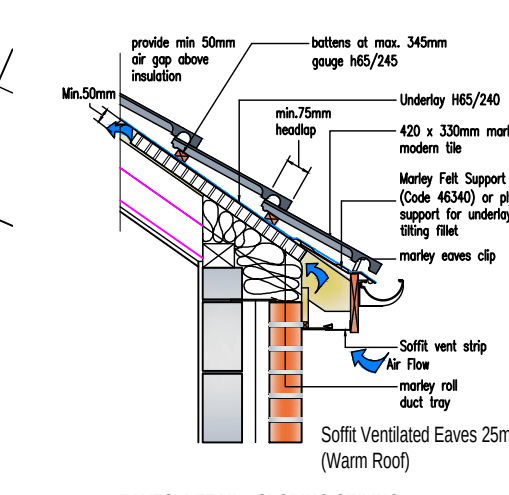
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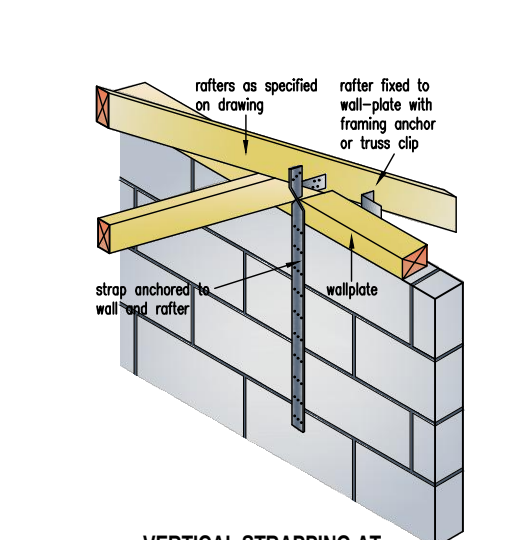
EFFECTIVE STRAPPING AT GABLE WALL



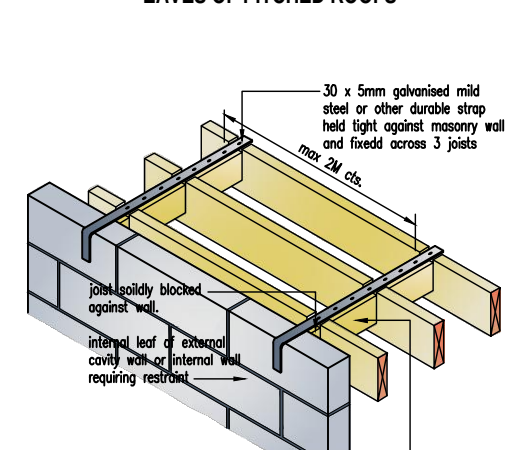
EAVES DETAIL



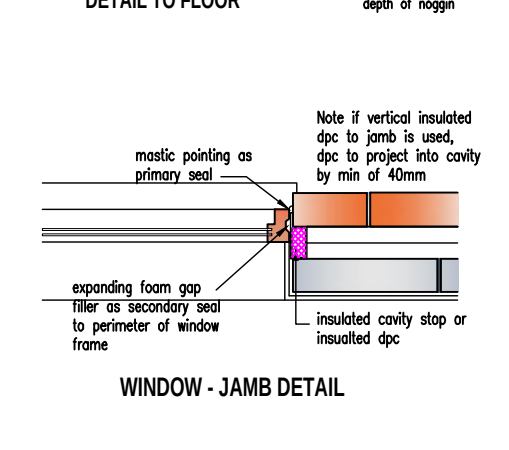
EAVES DETAIL - SLOPING CEILING



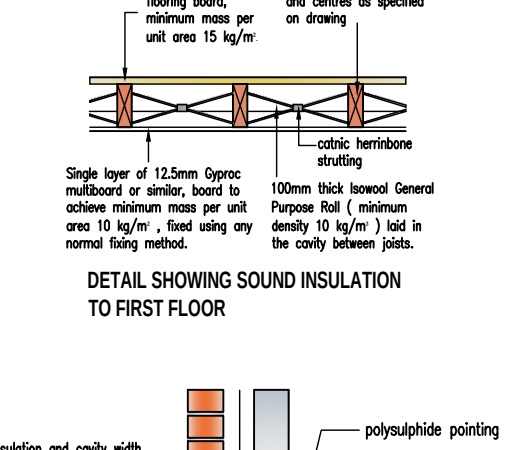
VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS



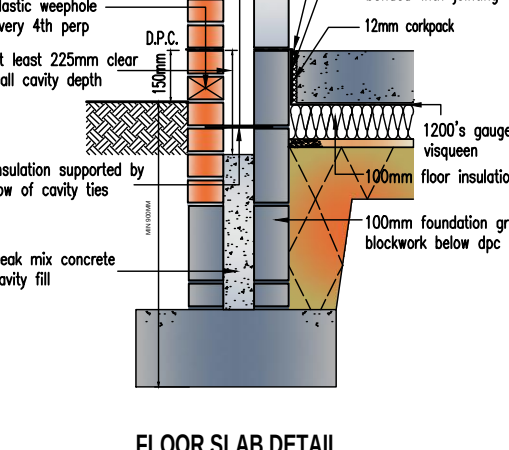
LATERAL SUPPORT DETAIL TO FLOOR



WINDOW - JAMBS DETAIL



DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



FLOOR SLAB DETAIL

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE. Reference should be made to the revised BS 5250 and "Limiting thermal bridging and air leakage: robust details" and BR 262 "Thermal insulation: avoiding risks".

ROBUST CONSTRUCTION DETAILS

- GENERAL NOTES
- FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be 900mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown in the drawing, these should be checked and approved and for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once final hole has been dug. Alternative Foundations to be designed by Structural Engineer.
 - Concrete mixes to be in accordance with BS 8001-1.
 - CONDITIONS RELATING TO THE GROUND
 - These should be:
 - non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
 - weaker or more compressible ground at such a depth below the foundation as could impair the stability of the structure.
 - Where new foundations are in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.
 - All exposed timbers to be treated with a suitable preservative to BS 1292:1975.
 - All new drains to be closed with 9mm supalux, all new cavities to be linked with existing.
 - All new drains to be covered with a 100mm diameter drain to fall in 40. 150mm diameter drains to fall in 40. New drains to be encased in min 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete inlets inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.C. 100mm diameter U.P.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ledge terminal or roof vent the latter to be 75mm deep sealed and vent pipes. All plumbing installations are to comply with BS 5572. All housing in for convenience service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. (Refer to item 4 of diagram of 4 of the Approved Document L1, Deep flow gutters and 64 75 mm diameter P.V.C. rainwater pipes).
 - Insulated D.P.C.'s inserted to all heads, joints and cills of new external openings or thermatec doors.
 - All disurbed surfaces to be made good.
 - All new rain water pipes to be trapped galley's.
 - 75 x 100mm wallplate to be strapped to wall at 2m centres with 38 x 5mm mild steel straps.
 - Opening lights to be min 120mm total floor plan area.
 - All glazing to critical zones to be toughened or laminated to BS 6206. The glass to doors within 1200mm of finished floor level and within 300mm of either side of doors and where greater than 500mm wide max 5.0sqm in doors, and to screens windows within 900mm of finished floor level.
 - Steelwork as noted on plan to comply with BS444, BS5959 & be encased in 2 layers of 12.5mm plasterboard with angle brads and 3mm plaster coat to give 172 hour resistance. Limits to have minimum 150mm and bearings at each end or as specified by Structural Engineer or steel manufacturer.
 - Carry tray to be fitted to linets within external wall with stop ends and weepholes at each end and @ 900mm c/s. Loadbearing internal wall to be 100mm concrete blockwork.
 - D.P.C.'s to outer leaf to be min 150mm above ground level and at significant level in inner leaf.
 - Facing brickwork/stonework to extend min 2 courses below ground level.
 - New concrete lintels over new openings to BS5977 Part 2:1996 (150mm or 225mm) deep where shown.
 - Stainless steel wall ties to be spaced at 750mm centres horizontally (staggered) and 450mm centres vertically. Wall ties to comply with BS 1234:1978 and to have proprietary Upvc retaining clips to secure the insulation to the inner leaf. Joints to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around door / window openings and at movement joints. Cavities to be closed at eaves level to comply with Building Regulations.
 - Notches and holes in timber joists to be within the following limits: notches - no deeper than 1/25 times depth of joist and not cut closer than 0.07 of the span, nor further than 1/25 times the span. Holes - should be no greater diameter than 1/25 times the depth of joist and be drilled at the normal axis and should be no less than 3 diameters (centre to centre) apart, and be located between 1/25 and 0.4 times span from the support. No notches or holes to be cut in roof rafters, other than supports where the rafter may be braced to a depth not exceeding 0.33 the rafter depth.
 - All joinwork incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK).
 - All masonry work to comply with BS 5628: P3. Clay bricks to BS 5621, Engineering bricks to BS 3821. Concrete bricks BS 6870. Manufactured stone complying with BS 6457.
 - Mortar: Selection of mortar used below dpc to be in accordance with BS5628: Part 3.
 - Substrate-recessing cement to be used where recommended by brick manufacturer and where stipulated are present in the ground.
 - DPM below slab to BS 6515: when the membrane is located below the slab a blinding layer of sand should be provided. The continuity of the membrane as follows:
 - polyethylene should be 300mm and joints sealed, where necessary, membrane beneath slab should link with wall dpc's
 - STARCASE Equal risers (Max rise 220mm) Equal risers (Min going 220mm) Min Going to Tapered risers of 50mm. 2000mm headroom to stair measure along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.
 - Flues (if applicable) Flues blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (30 degree preferred), offset at base. bedded in cement mortar grout to comply with S.S. 118:1971. All floor and roof linings will be trimmed 40mm clear from the outer face of chimneys and flues.
 - Chase Vertical chases should not be deeper than 1/3 of the wall thickness or in cavity walls, 1/3 of the thickness of the leaf. Horizontal chases should not be deeper than 1/5 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.
 - All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for the purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
 - The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
 - Contractor to visit site prior to commencement of work and check all dimensions and facilities in respect with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.
 - Trade Ventilation Replacement windows - background ventilators to be provided as follows: Habitable rooms - 8000mm² equivalent area Kitchen, Utility room and bathroom - 4000mm² equivalent area Addition of a habitable Room (not including a conservatory) to an existing building. Background ventilators to be provided to new windows as follows: If the Additional room is connected to an existing room that has no window opening to external air, the room can be ventilated through another room or conservatory (background ventilation is provided) ventilators - 8000mm² equivalent area to opening between rooms and to new windows, and Purge ventilation is provided comprising of 1 or more openings with min total floor area as follows: Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 4% of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 4% of the room floor area. External doors the height x width of opening part should be at least 4% of the room floor area. If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 4% of the room floor area. Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame. Openings between habitable rooms and conservatories must be closable. Note: Airbracing ventilators to be used if close to sustained noise (e.g. main road) as detailed in Approved Document F.
 - Trickle Ventilation 1200's gauge draught
 - 100mm floor insulation
 - 100mm foundation grade blockwork below dpc
 - polyphosphate pointing
 - dpc to lap dpm by 150mm bonded with jointing tape
 - 12mm carpark
 - 1200's gauge draught
 - 100mm floor insulation
 - 100mm foundation grade blockwork below dpc
 - weak mix concrete cavity fill

What does the Party Wall Act say if I want to build up against or across the boundary line?

If you plan to build a party wall or party fence wall outside the boundary line, you must inform the Adjoining Owner by serving a notice. You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but up against the boundary line.

The Act contains the enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.

How long in advance do I have to serve the notice?

At least one month before the planned starting date for building the wall. The notice is only valid for a year, so do not serve it too long before you wish to start.

What happens after I serve notice about building against the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall outside the boundary line, the work (as agreed) may go ahead. The expense of building the wall may be shared between the owners where the benefits and use of that wall will be shared. The agreement must be in writing and should record details of the location of the wall, the allocation of costs and any other agreed conditions. If the Adjoining Owner does not agree, in writing, within 14 days, to the proposed new wall outside the boundary line, you must build the wall wholly on your own land, and wholly at your own expense. However, you have a right to place necessary footings for the new wall under your neighbour's land subject to compensating for any damage caused by building the wall or exposing the foundations. There is no right to place reinforced concrete under your neighbour's land without their express written consent.

You may start work one month after your notice was served. What does the Act say if I want to excavate near neighbouring buildings?

If you plan to excavate, or excavate and construct foundations for a new building or structure, within 3 metres of a neighbouring owner's building or structure, where that work will go deeper than the neighbour's foundations, or excavate, or excavate for and construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, where that work will cut a line down downwards to 450mm from the bottom of the neighbour's foundations, you must inform the Adjoining Owner or owners by serving a notice. 'Adjoining Owners' may include your next-but-one neighbour if they have foundations within 6 metres. The notice must state whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the Adjoining Owner. Plans and sections showing the location and depth of the proposed excavation or foundation and the location of any proposed building must also accompany the notice.

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