

Masonry Work

- Bricks are to have the following characteristics :
- Frost Resistance Class F to BS3921;
- Soluble salt content Class L to BS3921
- Brickwork above DPC level is to have a minimum compressive strength of 20 N/mm2
- Brickwork below DPC level have to be in class B Engineering Bricks;
- Blocks are to be 3.5N/mm2 compressive strength;
- Party Walls Block Density to be sufficient to achieve an as-built mass of at least 415kg PER m2 of Elevation;
- Non-load bearing partition blocks to have a maximum density of 750kg/m3;
- Inner leaf of external wall density to be specified below to suit flanking sound requirements;
- Bricks and blocks are to be manufactured at least 28 days prior to use in the works;
- Mortar in Masonry walls is to be 1:1:6 CEMENT:LIME:SAND Mix above DPC and 1:3 cement:sand mix below DPC;
- Mortar for capping's, copings, and cills is to be a 1: ¼:3 Cement:Lime:sand mix; All cavity wall ties in External walls are to be stainless steel Double-Triangular type with 4mm Wire diameter to BS1243;
- Spacing is to be 900mm Centers horizontally and 450mm centers vertically staggered at reveals and expansion joints ; also at 225mm Vertical centers and 225mm away from the reveal or joint;
- ALL NEW BRICKWORK BELOW DPC LEVEL TO BE 'CLASS B' ENGINEERING BRICK IN MORTAR DESIGNATION (ii) (TYPICAL)

CAVITY WALLS

Insulation to extend full height of wall and to underside of floor insulation.

1. Insert stainless steel wall ties BS 1243 minimum length of 450mm centres vertically 900mm centers horizontally.
2. External skins of cavity walls and solid brick/block walls are to have Movements joints built in at 6.0m centres along the wall, joints to be a min 3.0m away from corners. movement joints to be 10mm wide and have 200x40x1.5 mm galvanized mild steel strap ties in alternative courses at 300 mm intervals. joints to be filled with mastic.

Provide cavity tray (DPC) all over openings. Close cavity at top with 100mm block. Cavity to be filled to within 225mm of DPC.

At locations where ceiling parallel to wall; the wall is to be restrained by 30x5x1200mm m/s straps @ 1200mm c/c.

Foundation Work

EXCAVATION FOR FOUNDATION

Basic workmanship for excavating shall comply with Eurocode 7: Geotechnical Design. Before beginning general excavation or filling excavate top soil from required area to full depth and keep separate from excavated subsoil.The temporary support of trenches should be provided where necessary.

FOUNDATIONS

Use concrete strip (1:3:6 mix) GN3 nominal, use sulphate resistance cement if ground condition dictate. Foundations to below invert level of any adjacent drains and no foundations to be built over any drains. The depth of the foundations are to be dependant on site conditions and constructed to Local Authority approval. Foundations to be constructed in accordance with current Eurocodes EN1992/1997. Foundations also to comply with Approved Document A and BRE Digest 298 and NHBC practice Note 3 guidelines. Where any roots present, continue foundations down to 800mm below the roots. Foundations should not be made on made ground or wide variation in type of subsoil within the loaded area.Note there are trees within 30M of the proposed works.

The following design provisions relate to foundations:

- a. Foundations should be centrally situated under the walls;
- b. Strip foundations should have a minimum width of 800mm;
- c. The soil is firm sandy clay, can be moulded by substantial pressure with the fingers and can be excavated with graft or spade and the loading (D.L. + I.L.) is less than 60kN/m2 run.
- d. Concrete should be composed of cement to BS12:1978 and fine and coarse agregate confirming to BS882:1983:
- e. The minimum thickness of foundation to be 750mm;
- f. Foundations of piers, buttresses, and chimneys etc., should project as indicated on the drawings.

Concrete Work

1. USE CONCRETE GRADE C30/40 EVERYWHERE
2. PROVIDE 30mm NOMINAL CONCRETE COVER AND 50mm WHERE IN CONTACT WITH SOIL
3. ALLOW 47 HOURS FOR PAD STONES TO CURE BEFORE STRIKING TEMPORARY SUPPORT TO STEEL BEAMS BEARING ON THE PAD STONES
4. FOUNDATION TO BE CONSTRUCTED IN MINIMUM 100 kN/m2 SOIL AND DEPTH OF FOUNDATION TO BUILDING CONTROL RECOMMENDATIONS
5. WITH ADJACENCY TO TREES FOUNDATIONS TO BE CONSTRUCTED AT A MINIMUM DEPTH OF 1.7m TO BCO RECOMMENDATIONS
6. PROVIDE MINIMUM 100mm TO STEEL FRAME CONSTRUCTED IN FOUNDATIONS AND WHERE IT COMES IN CONTACT WITH SOIL.
7. CONTRACTOR TO PRODUCE FULL REBAR SCHEDULE AND REINFORCEMENT DETAILS AND SUBMIT TO THE APPROVAL OF THE SE OR BCO PRIOR TO CONSTRUCTION
8. ALL BASEMENT WORKS AND ASSOCIATED DAMP PROOFING IS CONTRACTOR DESIGNED AND TO BE UNDERTAKEN BY AN APPROPRIATE SPECIALIST



Notes :

1. All Dimension are in millimeters.
2. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
3. All references to drawings refer to current revision of that drawing.

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Rev.	Date	Revisions

Client - SCL Project - 62 High Street, Trent Way, West End, Southampton, SO30 3DT		
Scale -	Date - 27-06-2026	
Drawn By - KM Renovations & Surveys	Checked By -	
Project No.	Drawing No. 11	Revision -
Project Description - CONSERVATORY EXTENSION AND CHIMNEY BREAST WALL REMOVED		

General Notes