

Flats :- 3 & 4, 12 Derby Rd. Eastleigh, Hampshire. SO50 5LY

Stud walls

Fabricate using 50 x 100 studs @ 400 ctrs.

50 x 100 head & sole plates and suitable noggins

Sound insulate between studs with 100 thk Mineral wool, Min density 10Kg/Cu M.

12.5 plasterboard with paster skim.

Windows and Doors (Anthracite)

All new windows and door glazing UPVC. U-value of 1.4w/m²k,

Bedroom windows to satisfy AD part B.

Fire escape, min clear opening of 450mm x 750mm, Cill 80 & 1100mm above floor

All new doors to be AD part M disabled, compliment.

Ventilation

Ventilation of habitable rooms via opening windows and doors min. 1/20th of floor area with 8000 Sq.mm trickle vents.

Ventilation of WC area, extractor fan providing 15 Ltrs/sec. connected to light switch, with 15 minute over-run.

Kitchen area to be ventilated via cooker hood, min 30ltr/sec, ducted to external air.

Existing floor construction

Cement/sand screed 3:1, 100 the concrete slab 1:2:4, celotex FL3080z insulation on 1200 gauge DPM and 1000 gauge over celotex all lapped to D.P.C. 150 the compacted hardcore on sand binding. (copy of original approved plans, enclosed).

Walls

New cavity walls, built off existing, to match existing. Maintaining cavity at all junctions, Cavity part filled with 50 Thk. Kingspan k8 insulation, inner leaf 100 Thk themalite blocks, Inside finished with light weight plaster. Wall ties type DD 140, Max ctrs, horizontal 750, vertical 450 closed to 225 around openings,

Close cavities with thermabate.

New exterior walls, to achieve a u value of 0.18w/m²k.

Drains.

Where new and existing drains run through external walls, provide precast concrete lintels over both skins with 50 mm space all round.

Allow 150mm max from face of each wall rocker joint/pipe toe max length of 600mm to next joint, mask wall opening either side to prevent entry of fill or vermin, fill void with compressible material to prevent entry of gas. New FW drains to be 100mm dia to existing stack and IC. Foul water toilets 100 mm dia & sinks 40mm dia outlets with 75mm deep anti symphonic traps, min slope 18mm/Mtr.

Surface/rainwater to existing.

Sound test

An existing sound testing certificate is available and included.

Electrics

All electrics to comply with the latest edition of IEE regulations & installed by suitably qualified electricians. All rooms to have economy saving lights fitted. All power points, light switches etc...to be fitted between 450mm & 1200mm above FFL.

Space heating and hot water provided by electric Combi boiler. All new radiators to be fitted with thermostatic valves. To be fitted by qualified engineer.

An electrical test certificate to be completed and forwarded to Local Authority BC dept

Smoke alarms.

A wired smoke/heat alarm system is installed covering new and existing, to comply with latest guidelines.

Exterior Walls

Ground floor, front & rear elevations to be clad (light grey) fibre cement exterior cladding or K render to suit BUilding Control Surveyor.

Access

To comply with AD part M, a slope, to provide level access not more than 15 degrees and/or hand rails fitted to both sides of entrance.

Key elements.

All key elements of the existing structure, such as foundations and or lintels to be exposed for inspection as directed by Local Authority Building Control surveyor.