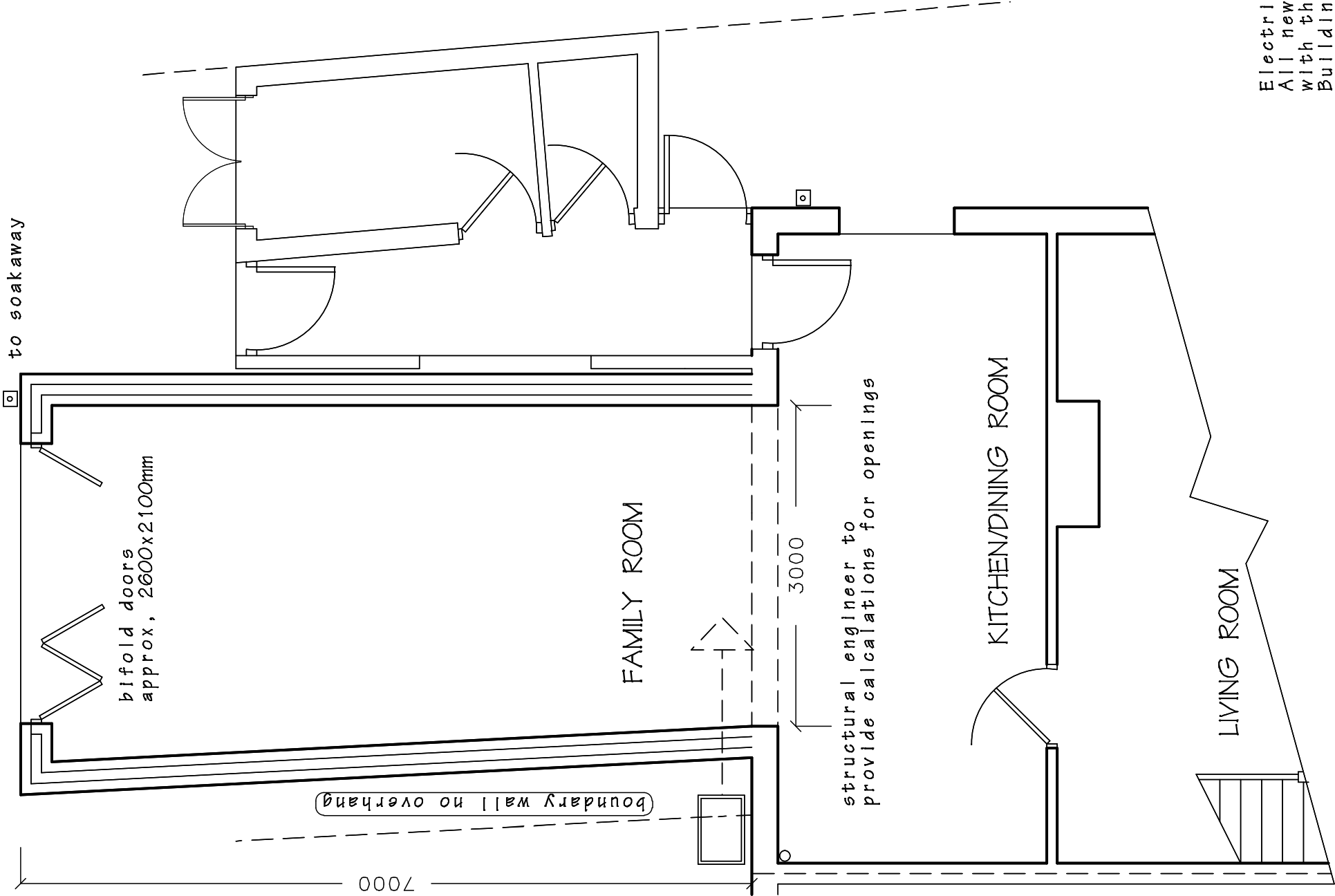




Strip Foundations should generally be 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations minimum 750mm deep or 1000mm if shrinkable clay type soil, exact depth to be agreed on site with Building Control Officer. Note. Precautions should be made for nearby trees; drains or poor ground conditions may also be required, depending upon location. Ensure foundations are constructed below invert level of any adjacent drains.

Partial fill cavity wall.
To achieve U Value of 0.18W/m2K.
20mm two coats sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm medium block, 0.45 W/m2K.
Ensure 50mm clear residual cavity and provide 90mm Kingspan Kooltherm insulation fixed to inner 100mm medium blockwork.
Wall ties should be stainless steel type at 750mm horizontal and 450mm vertical centres with 300mm vertical centres at reveals.

Damp proof course (DPC) should be installed a minimum 150mm above ground level, clear cavity should extend 225mm below lowest DPC. Suitably sized and insulated lintels over opening.
DPC to reveals should be insulated.
For opening up to 4000mm wide, a minimum return from corner of 780mm, measured externally, is required.
For any opening over 4000 mm, this will need increasing.

Concrete Floor
To achieve U Value of 0.15W/m2K.
Typical floor construction will be 150mm blinded, well compacted hardcore, 1200 gauge damp proof membrane (DPM) linked with wall DPC.
As a rough guide, with two external walls, use 75mm polyurethane. Manufacturer's advice should always be sought and their websites usually have tables that make the selection easier.
The insulation can be placed under the concrete or between the concrete and screed.

100mm concrete slab.
Floor to be insulated over DPM with 100mm thick Kingspan K103 insulation.
25mm insulation to continue around floor perimeters to avoid floor thermal bridging.
65mm lightly reinforced screed on 500 gauge polythene isolating membrane or wood flooring finish.

Ventilation
Ventilation openings should be provided to each room.
There is no minimum size for kitchens, utility rooms or bathrooms but other rooms require a ventilation opening of at least 1/20th of their floor area. Generally, background ventilation is required to habitable rooms at a rate of 5000mm2 and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm2.
Suitably sized mechanical ventilation ducted to external air or passive stack ventilation is required to bathrooms and shower rooms (15 litres per second), kitchens (60l/s or 30 if incorporated in a cooker hood), utility rooms (30l/s) and WCs (6l/s).
Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Electricity
All new electrical work should comply with the requirements of Part P of the Building Regulations and be carried out by a competent person.

PROPOSED EXTENSION AT 46 LAKE ROAD,
PORT TALBOT, SA12 6AF.
Mr.C.GRIFFITHS.

DRAWING TITLE
PROPOSED LAYOUT

SCALE
1 to 50 @ A3

DATE
January 2024.

DRAWING No.
2024/02

DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.