

Project Name:  
CS 4046 - 2 Slowwe Cottage

Construction Section  
1

Client:  
[Redacted]

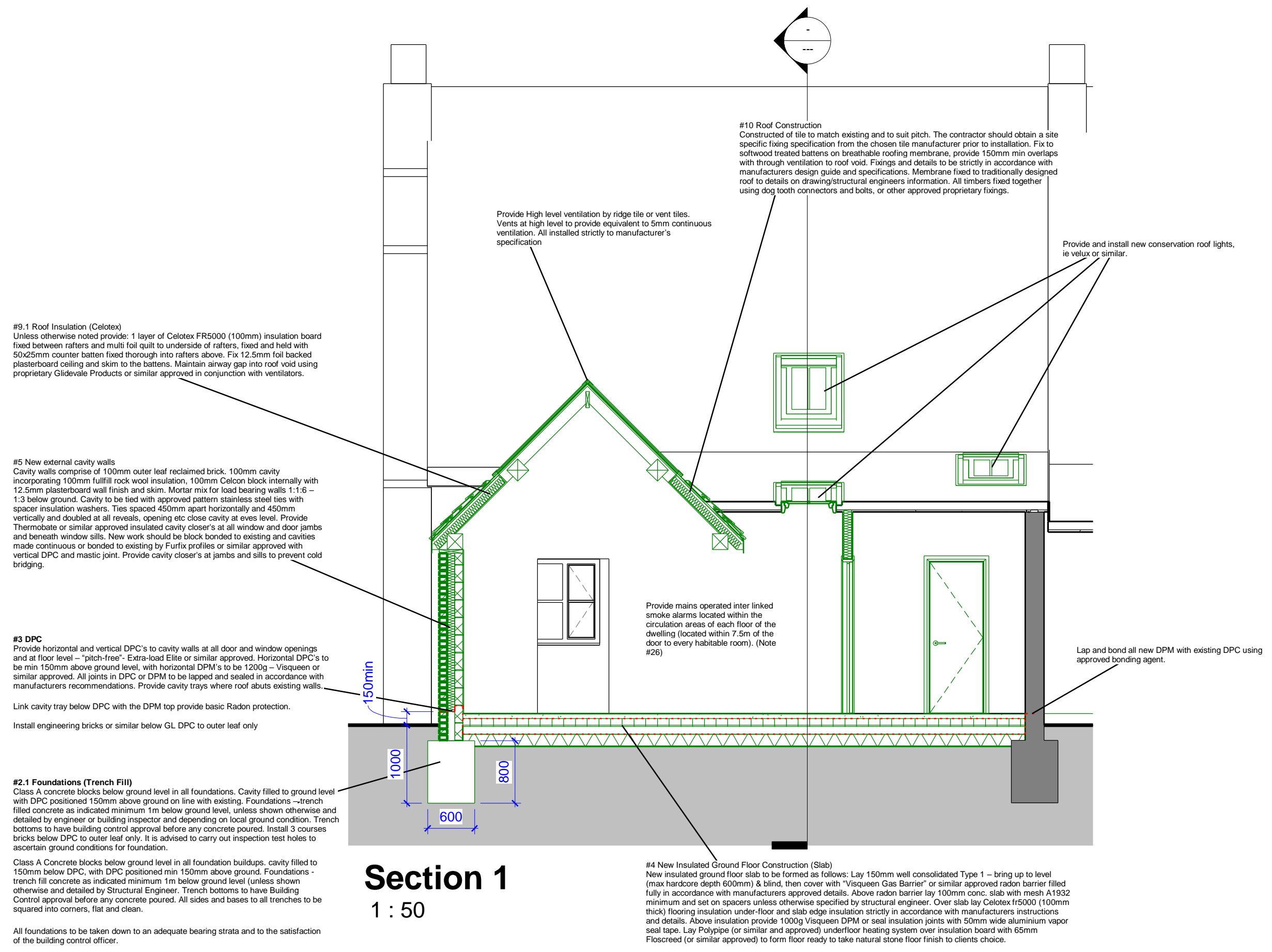
Date: 16/06/2022

Scale: 1 : 50 @ A3

Project Address:  
2 Slowwe Cottages, Silver Street, Arlingham,  
GL2 7JU

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only

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[Redacted]  
Unit 3, Milton End, Arlingham, GL2 7JH



**Section 1**  
1 : 50

**#9.1 Roof Insulation (Celotex)**  
Unless otherwise noted provide: 1 layer of Celotex FR5000 (100mm) insulation board fixed between rafters and multi foil quilt to underside of rafters, fixed and held with 50x25mm counter batten fixed thorough into rafters above. Fix 12.5mm foil backed plasterboard ceiling and skim to the battens. Maintain airway gap into roof void using proprietary Glidevale Products or similar approved in conjunction with ventilators.

**#5 New external cavity walls**  
Cavity walls comprise of 100mm outer leaf reclaimed brick. 100mm cavity incorporating 100mm fullfill rock wool insulation, 100mm Celcon block internally with 12.5mm plasterboard wall finish and skim. Mortar mix for load bearing walls 1:1.6 - 1:3 below ground. Cavity to be tied with approved pattern stainless steel ties with spacer insulation washers. Ties spaced 450mm apart horizontally and 450mm vertically and doubled at all reveals, opening etc close cavity at eaves level. Provide Thermobate or similar approved insulated cavity closer's at all window and door jambs and beneath window sills. New work should be block bonded to existing and cavities made continuous or bonded to existing by Furfix profiles or similar approved with vertical DPC and mastic joint. Provide cavity closer's at jambs and sills to prevent cold bridging.

**#3 DPC**  
Provide horizontal and vertical DPC's to cavity walls at all door and window openings and at floor level - "pitch-free"- Extra-load Elite or similar approved. Horizontal DPC's to be min 150mm above ground level, with horizontal DPM's to be 1200g - Visqueen or similar approved. All joints in DPC or DPM to be lapped and sealed in accordance with manufacturers recommendations. Provide cavity trays where roof abuts existing walls.

Link cavity tray below DPC with the DPM top provide basic Radon protection.  
Install engineering bricks or similar below GL DPC to outer leaf only

**#2.1 Foundations (Trench Fill)**  
Class A concrete blocks below ground level in all foundations. Cavity filled to ground level with DPC positioned 150mm above ground on line with existing. Foundations - trench filled concrete as indicated minimum 1m below ground level, unless shown otherwise and detailed by engineer or building inspector and depending on local ground condition. Trench bottoms to have building control approval before any concrete poured. Install 3 courses bricks below DPC to outer leaf only. It is advised to carry out inspection test holes to ascertain ground conditions for foundation.

Class A Concrete blocks below ground level in all foundation buildups. cavity filled to 150mm below DPC, with DPC positioned min 150mm above ground. Foundations - trench fill concrete as indicated minimum 1m below ground level (unless shown otherwise and detailed by Structural Engineer. Trench bottoms to have Building Control approval before any concrete poured. All sides and bases to all trenches to be squared into corners, flat and clean.

All foundations to be taken down to an adequate bearing strata and to the satisfaction of the building control officer.

**#10 Roof Construction**  
Constructed of tile to match existing and to suit pitch. The contractor should obtain a site specific fixing specification from the chosen tile manufacturer prior to installation. Fix to softwood treated battens on breathable roofing membrane, provide 150mm min overlaps with through ventilation to roof void. Fixings and details to be strictly in accordance with manufacturers design guide and specifications. Membrane fixed to traditionally designed roof to details on drawing/structural engineers information. All timbers fixed together using dog tooth connectors and bolts, or other approved proprietary fixings.

Provide High level ventilation by ridge tile or vent tiles. Vents at high level to provide equivalent to 5mm continuous ventilation. All installed strictly to manufacturer's specification

Provide and install new conservation roof lights, ie velux or similar.

Provide mains operated inter linked smoke alarms located within the circulation areas of each floor of the dwelling (located within 7.5m of the door to every habitable room). (Note #26)

Lap and bond all new DPM with existing DPC using approved bonding agent.

**#4 New Insulated Ground Floor Construction (Slab)**  
New insulated ground floor slab to be formed as follows: Lay 150mm well consolidated Type 1 - bring up to level (max hardcore depth 600mm) & blind, then cover with "Visqueen Gas Barrier" or similar approved radon barrier filled fully in accordance with manufacturers approved details. Above radon barrier lay 100mm conc. slab with mesh A1932 minimum and set on spacers unless otherwise specified by structural engineer. Over slab lay Celotex fr5000 (100mm thick) flooring insulation under-floor and slab edge insulation strictly in accordance with manufacturers instructions and details. Above insulation provide 1000g Visqueen DPM or seal insulation joints with 50mm wide aluminium vapor seal tape. Lay Polypipe (or similar and approved) underfloor heating system over insulation board with 65mm Floscreened (or similar approved) to form floor ready to take natural stone floor finish to clients choice.