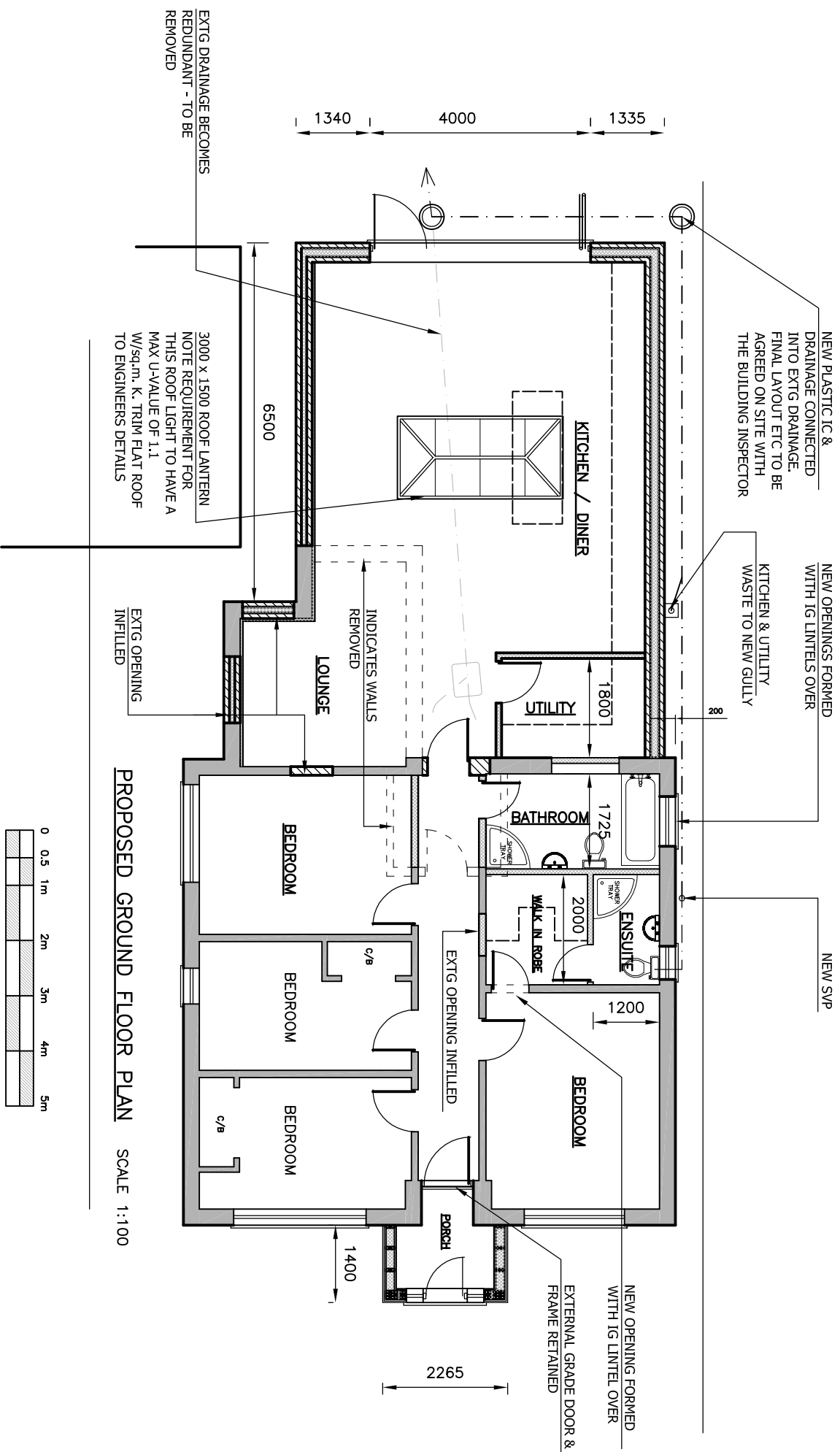


DO NOT SCALE



DRAINAGE (FOR A SINGLE DWELLING ONLY)  
To be in accordance with BS8301 (latest edition) Section H Building Regs 2002 edition

Any drain beneath building/extension to be surrounded with 150mm of GEN 1 grade concrete divided with 25mm compressible board at joints.

Any pipe passing through the foundation to be sleeved and surrounded with 50mm of fibreglass wool insulation to maintain flexibility, rigid board to be placed either side of foundation at pipe entry & sealed with compressible sealant to prevent intrusion by soil, gas or vermin, provide proprietary RC Builders Unlets over pipes passing through brickwork (sieved as through foundations). New pipes to be 100mm internal diameter UPVC (to BS4660 by an approved manufacturer, i.e. 'OSHA' with watertight joints), laid to a fall of not less than 1:40 and have 150mm bedding and backfill of pea shingle. Excavation backfilled with DOT Type 2 material or approved selected excavated granular material. (Pipes to have 100mm GEN 1 grade concrete surround divided with 25mm compressible board at pipe joints, under driveways). Any redundant drains are to be sealed up to Local Authority Building Control Officers satisfaction.

Inspection chambers are to be constructed of minimum 450mm diameter approved proprietary UPVC chambers by same manufacturer as pipework, with a 150mm bedding and surround of GEN 1 grade concrete. Manholes to be fitted with a 430mm x 430mm cover. (Max. depth for this form of construction to be 1200mm).

Provide 150mm bedding and surround of GEN 1 grade concrete with 25mm compressible board at flexible joints to back inlet gullies. Provide rodding access to back inlet gullies.

All drainage to be air/water tested in accordance with section H Building Regs 2002 Edition and Local Authority Building Control Officer's approval.

**MOVEMENT JOINTS**

New walls to be tied into existing by "Furrks" (or equal approved) superstructure wall brackets. (Fixed in accordance with manufacturer's instructions). Provide stainless steel brackets to external leaf, galvanised brackets to internal leaf. Provide horizontal ties into new mortar beds at 450mm centres vertically. Provide 10mm compriband or expandible expansion foam (or equal approved) between horizontal ties, and seal externally with a 2 part polysulphide sealant and finish internally with approved plaster stopped joint.

**EXTERNAL WALLS (350mm Cavity Wall) (max. "U" value 0.18 W/sq.m K).**

External leaf of 100mm Leca blocks or similar approved, with breather paper, 50x25mm battens & central dabling installed in accordance with the manufacturers written instructions, 150mm cavity (fully filled cavity), and 100mm Thermite Turbo blockwork (with Lambda value of 0.11 W/mK) internal leaf. Bulk off Hybrid or similar approved dpc posttored a min. of 150mm above external ground level, lapped min. 100mm with existing dpc. Provide foundation quality bricks below ground level. Brick cavities below ground level to be filled with lean mix concrete to 225mm below dpc. Dpc's and dpm's are to be bonded together over internal leaf. All new works to be properly tied to existing (see note). 150mm wide vertical dpc's and insulated cavity closers to be provided at reveals of all doors and windows. Stainless steel wall ties to be positioned at 750mm centres horizontally and 450mm centres vertically, additional ties to be provided at not less than 300mm centres to reveals of all openings through wall. Thermal insulation to be achieved by 150mm Df-therm 32 insulation fixed in accordance with the manufacturers written instructions. Unlets to be Galvic Cougar (or similar approved) steel type Bitumastic painted with expanded polystyrene infill, with minimum 150mm end bearing (width to suit overall wall thickness). Loads and spans are not to exceed the manufacturer's specification. Cavity wall insulation is to be contiguous with roof insulation, to avoid cold bridging. Internal wall surfaces to be finished with a 2 coat Gypsum plaster finish o/a thickness 13mm. Provide brick reinforcement to reveal less than 550mm.

Refer to drainage note for pipe penetration solution. Mortar to be 1:3 cement/sand below dpc and 1:6 cement/sand with approved plasterer above dpc.

**REVISIONS**

REV	DATE	DESCRIPTION
A	OCT 23	MINOR AMENDMENTS
B	OCT 23	MINOR AMENDMENTS

**Ridgeway**

Building Design Limited

Tel: 01621 810175

Mobile: 07846 743715

chris@ridgewaybuildingdesign.co.uk



**RIDGEWAY**  
BUILDING DESIGN LIMITED

AS SHOWN	Drawn	Date
ON AS	C. ROBARDS	OCT 2023

Project **TYNESON, BELLS LANE, GLEMSFORD, SUFFOLK CO10 7QA**

Client **MR J RENDALL**

Title **PROPOSED SINGLE STOREY REAR EXTENSION, FRONT PORCH & ALTERATIONS**

Drawing No. **2594 - 03**