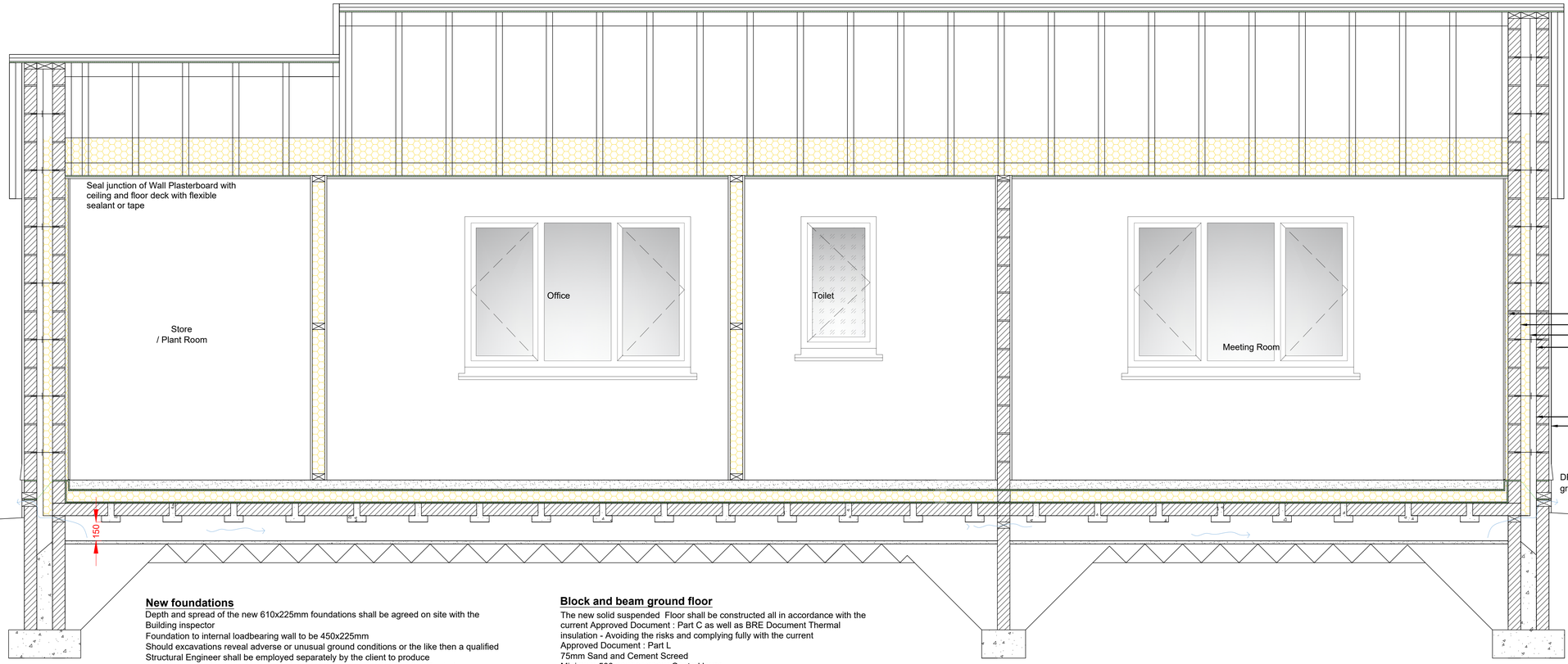

The external walls shall be generally constructed in 19mm thick cement/ sand render to BS 5262 with a Belcast formed all around base above DPC. (Note:- new render finish shall be provided with all necessary 'Movement Joints' as detailed in BS EN 13914-1:2016 with no render panels exceeding 5.0m high or wide.) Structural engineer to specify movement joints which exceed lengths of 12.0m

- Celotex PL4025 3.75mm insulated plasterboard on plaster dabs
- 100mm Blockwork (Lambda Value 1.13)
- 75mm Celotex CW4000 Insulation
- 50mm clear cavity with stainless steel wall ties at maximum 900mm centres horizontally and 450mm centres vertically and at each block course around openings
  Wall ties not spaced more than 300mm apart vertically within a distance of of 225mm from vertical edges, all openings, movement joints and roof verges.
  Wall ties to comply with BS EN 845-1 ref 1 or BS EN 845-1 Table A1
- 100mm Blockwork (Lambda Value 1.13)
- Painted Render

All to give U Value 0.17W/m2K

DPC minimum 150mm above ground level DPC and DPM to be linked

New foundations

Depth and spread of the new 610x225mm foundations shall be agreed on site with the Building inspector
Foundation to internal loadbearing wall to be 450x225mm
Should excavations reveal adverse or unusual ground conditions or the like then a qualified Structural Engineer shall be employed separately by the client to produce calculations/detail sheets for submission to and approval by the Building Control Department prior to the commencement of any site works.

All foundation trenches and concreting shall be fully inspected and approved by the Building Inspector prior to the construction of any walls or backfilling of excavations.

Where drain pipes or incoming services pass through the new foundation blockwork reinforced precast concrete lintels shall be inserted in both leaves of cavity wall where the openings cannot be adequately spanned by a full block and a minimum 50mm gap shall be left all round pipes with gap/void filled with compressible sealant and opening sealed with rigid sheet

Below floor slab

The new foundation block work below the underside of the bearing edge of the ground floor over-site concrete shall be formed in 100mm wide medium density concrete blocks with a minimum strength 7.0N/mm2 laid stretcher bond and bedded in cement/sand mortar (1 : 3 to 4 mix.) and 100mm blockwork, minimum strength 7.0N/mm2 for the outer leaf

DPC

New 150mm horizontal flexible polythene D.P.C's (minimum thickness of 0.5mm and lapped 150mm) shall be inserted minimum 150mm above outside finished Ground level with the D.P.C being effectively linked with the D.P.M in the Ground floor and the existing building to ensure a continuous and effective barrier against damp penetration
DPC's are to be stepped in appropriate places to accommodate all changes in Ground Level
A D.P.C is to be provided around all openings dressed into rebate and be lapped into the flexible sealant around the openings.

Block and beam ground floor

The new solid suspended Floor shall be constructed all in accordance with the current Approved Document : Part C as well as BRE Document Thermal insulation - Avoiding the risks and complying fully with the current Approved Document : Part L
75mm Sand and Cement Screed
Minimum 500 gauge vapour Control layer
Celotex FF4075 high performance thermal insulation with Celotex TB4020 insulated upstand all installed as manufacturers instructions
Radon Barrier/RIW DPM taken to extreme edge of external walls and linked to existing Radon Barrier to be a minimum 1600 gauge and a minimum thickness of 400mu
150mm concrete beam and block floor as designed by Specialist

Minimum 150mm deep ventilated airspace, ventilated on two opposing external walls
The openings should not be less than 1500mm2 run of external wall with sleeper wall continuing the ventilation

Minimum 150mm well compacted clean hardcore or ground treated with weed preventing membrane

All to give minimum U Value 0.22W/m2K

NOTES. THIS DRAWING IS COPYRIGHT

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS, DETAILS AND SPECIFICATIONS ISSUED FOR CONSTRUCTION PURPOSES BY OTHERS.
2. THIS DRAWING HAS BEEN PREPARED TO OBTAIN PLANNING AND BUILDING REGULATION DECISIONS ONLY ALL CONTRACTORS MUST VISIT THE SITE FOR THEIR OWN ASSESSMENT WHEN PRICING
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND FOR THE CORRECT SETTING OUT OF THE WORK ON SITE, ONLY FIGURED DIMENSIONS ARE TO BE USED. ANY DISCREPANCIES ARE TO BE REPORTED BEFORE PROCEEDING. DO NOT SCALE FOR CONSTRUCTION PURPOSES - IF IN DOUBT ASK!
4. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH CURRENT BRITISH STANDARDS AND CODES OF PRACTICE

rev B		
rev A	-	-

ISSUE
BUILDING REGULATION 4 of 4
NOT CONSTRUCTION DETAIL DRAWINGS

CLIENT / SITE
Portreath Parish Council
Former Public Conveniences
Sea Front, Portreath
TR16 4NN

PROJECT
Proposed demolition of existing toilet block and to be replaced with single storey parish building

DETAILS
Section B

PLAN Nº			
4280	13 / -	SCALES	1:20 @ A1
		DATE	February 2023
		DRAWN	NB

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