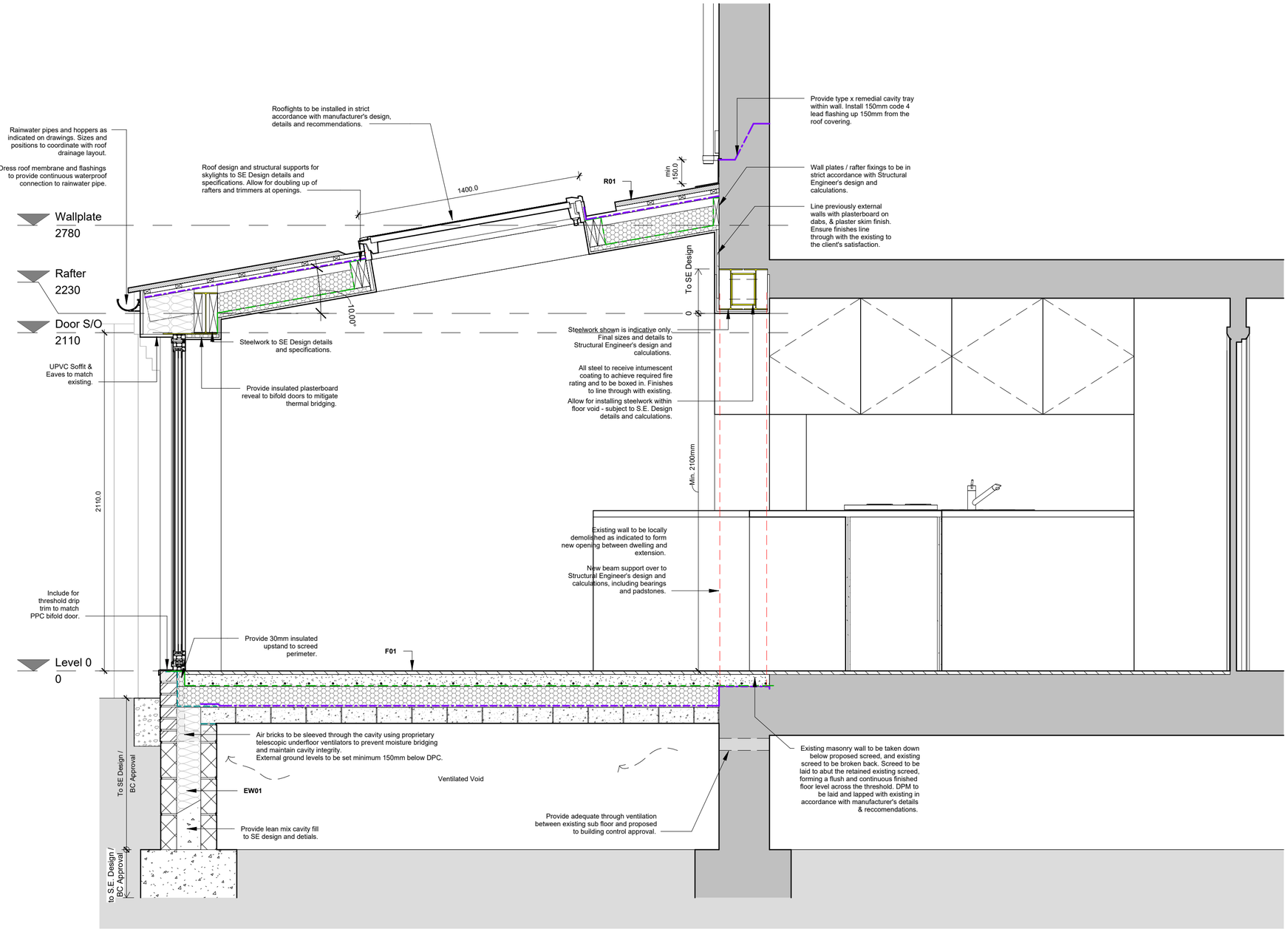


1 | Section AA | 1 : 20

General Note: Drawing to be read in conjunction with (100)001 General Notes document. Any discrepancies should be reported to the architect.

Foundations
Foundations depicted are indicative only. To be in strict accordance with Structural Engineer's design, details and calculations, to the satisfaction of the Building Control Officer, taking care not to undermine existing foundations.

Sub Floor Void
Through-ventilation to be provided to the extension sub-floor void via connection to the existing dwelling sub-floor void to maintain continuous cross-flow of air.
New openings to be formed in the existing sub-floor sleeper walls as required to prevent dead air pockets.
Ventilated air bricks to be installed at max 2.0m centres (or 1500mm² per metre run minimum equivalent free area), positioned to achieve effective cross ventilation.
Air bricks to be sleeved through the cavity using proprietary telescopic underfloor ventilators to prevent moisture bridging and maintain cavity integrity.
External ground levels to be set minimum 150mm below DPC.

Precast Beam and Block Floor
Precast concrete beam and block floor system installed strictly in accordance with S.E. Design and the manufacturer's current technical literature and span tables.
Bearings to achieve minimum end bearing as specified by the manufacturer, typically 90–100mm onto loadbearing masonry.
Beams to sit on a continuous DPC at bearing level, linked to the wall DPC to maintain continuity of the damp proof envelope.
Perimeter infill blocks and closure blocks installed as required.

WALLS BELOW FFL
Walls below ground to be dense concrete foundation quality blockwork as specified by the Structural Engineer, with cavity filled with weak concrete mix up to 225mm below lowest DPC. Visible brickwork below FFL to be matching facing brickwork (minimum F2 quality).

DPM/DPC :
DPCs should:
- be the correct width
- lap the DPM where appropriate
- be laid on a wet, even bed of mortar, free from projections which could puncture or adversely affect the DPC material; with masonry above bedded on wet mortar to ensure the DPC material is 'sandwiched'
- at ground level, generally be a minimum of 150mm above finished ground or paving level
- where intended to prevent rising damp, joints should have 100mm lapping, or be sealed or welded
- be considered in the design of masonry wall panel
- be used in accordance with the manufacturer's recommendations.

The concrete fill in a cavity wall should stop at least 225mm below the base DPC. This may be reduced to 150mm where special foundations, such as rafts, are used.

F01
Ground Floor Construction:
- Notional 22mm Floor Finish to Client Approval
- 75mm Sand cement screed (allow for underfloor heating to client approval)
- Separation layer
- 130mm Kingspan Kooltherm K103 insulation
- Visqueen DPM / Gas Barrier - or similar approved - to suit existing ground conditions
- Precast Beam and Block Concrete floor to S.E. design, details, and calculations.
- 150mm (minimum) Ventilated Sub-Floor Void
- Drainage to Sub-Floor (where required by building control)

EW01
External Wall Construction 01:
- Internal
- 12.5mm plasterboard w/ 3mm thistle multi-skim finish on dabs
- 100mm Blockwork to SE design, specification and calculations
- 150mm full filled cavity w/ Knauf Drithrerm 32 Cavity Slab Insulation, provide cavity wall ties to SE design, details and specification.
- 102.5mm Brickwork to match existing dwelling to client approval
- External

To achieve a max U-Value 0.18W/m²K

WEEPHOLES
Weepholes in cavity walls should be the equivalent of a full brick perpend joint, eg 65mm x 10mm where exposed within the cavity. The size of the discharge opening in proprietary weepholes may be smaller, provided it is designed to discharge any water collected, safely. The end of the weephole within the cavity should be kept clear of mortar droppings.

Weepholes to cavity walls should be provided:
- to cavity trays above openings and penetrations through the wall (such as sub-floor vents, ducts, or flues), at least two per opening at not more than 450mm centres
- at least one to the bottom tray in a series of stepped cavity trays, eg at pitched roof abutments
- on cavity trays in parapet walls or at horizontal roof abutments at not more than 1m centres
- to cavity trays above inset gas meter boxes, a minimum of 180mm from the edge of the meter box at not more than 1m centres.

CAVITY TRAYS
Cavity trays should be provided at all interruptions to the cavity (eg window and door openings and air bricks) unless otherwise protected (eg by overhanging eaves). Cavity trays should:
- meet the requirements of BS EN 14909 and hold certification from an appropriate independent technical approvals authority accepted by NHBC confirming suitability for use as a cavity tray
- provide an impervious barrier and ensure that water drains outwards
- always be provided with stop ends where discontinuous
- project sufficiently beyond lintel ends and cavity face of the cavity closer or vertical DPC; forming a stop end in the nearest naturally occurring perpend joint
- be laid on a wet, even bed of mortar, free from projections which could puncture or adversely affect the DPC material; with masonry above bedded on wet mortar to ensure the DPC material is 'sandwiched'
- provide drip protection to door and window heads
- have a 140mm minimum upstand from the inside face of the outer leaf to the outside of the inner leaf
- not be low-density polyethylene (LDPE) to BS 6515
- be shaped to provide 100mm minimum vertical protection above points where mortar droppings could collect
- be provided where the cavity is bridged by air bricks, etc and the DPC should extend 150mm beyond each side of the bridge where not otherwise protected (eg by a roof at an appropriate level), be provided over meter boxes
- be in one continuous piece or where necessary have sealed or welded joints which are provided with rigid support and lapped at least 100mm
- be preformed where used at complicated junctions
- be used in accordance with the manufacturer's recommendation.

Windows & Doors
Ensure that **all new doors and windows** meet the security requirements of Approved Doc Q. New windows, and glazed doors to give max U-Value of 1.4W/m²K. New Semi-glazed doors to give max. U-value of 1.2 W/m2/K. New Opaque doors to give max. U-value of 1.0 W/m2/K. New rooflights to give max. U-value of 2.2 W/m2/K. With ventilation openings (part of which to be min. 1750mm above floor level) equal to1/20th of floor area of room. Each window to incorporate controllable trickle vents giving free area of ventilation equal to min. 400 mm2/ to m2/ of floor area.

Ensure that all internal and external wall openings have suitably sized supports to S.Eng's specification. Sizing and calculations to be provided by the S.Eng to Building Control for approval.

MOVEMENT JOINTS
Movement joints should be included in long lengths of walling to control expansion or contraction of masonry panels and reduce unsightly cracking and detailed so that stability is maintained, to be designed by Structural Engineer.

Where possible, joints should be hidden in corners, or behind rainwater pipes, and:
- run the full height of the superstructure masonry wall
- should not coincide with window and door openings
- continue from those provided in the substructure to the superstructure (movement joints may be needed in the superstructure and not in the substructure, providing suitable allowance is made for relative movement).

Vertical movement joints should be provided in the outer leaf, in accordance with Table 1 of the NHBC Standards 2024 (Section 6.1.3).

R01
Pitched Roof Construction:
Internal
- 42.5mm insulated plasterboard with 3mm Thistle Multi-Finish skim coat, Kingspan K118 or similar approved.
- Continuous vapour control layer, lapped and taped, with all penetrations sealed
- Assumed 47 x 170mm C24 timber rafters/joists at 400mm centres, laid to a 10° pitch, to Structural Engineer's design, details and calculations.
- 120mm Kingspan Kooltherm K107 insulation laid between rafters/joists.
- Minimum 50mm continuous ventilated air space above insulation, with ventilation to eaves/ridge or high-level outlet as required.
- ONDUTISS AIR breathable membrane, or equivalent breathable membrane confirmed by Onduline as compatible with the ISOLINE LOW LINE system, installed in accordance with manufacturer's details. Support battens/counter battens to Onduline's ISOLINE LOW LINE installation requirements, minimum sizes and fixing centres.
- Low-pitch under-tile waterproofing system suitable for 10° roof pitch, Onduline ISOLINE LOW LINE or similar approved, installed strictly in accordance with manufacturer's details, laps, fixings and tested system requirements.
- Counter battens and tiling battens sized and fixed strictly in accordance with tile and underlay manufacturer's 10° low-pitch specification
- Interlocking low-pitch roof tiles suitable for use at 10° pitch, slate grey, La Escandella Planum Clay Interlocking Low Pitch Tile or similar approved, installed to manufacturer's recommended headlap, fixing pattern, verge, eaves and abutment details.

External
To achieve a max U-Value 0.16W/m²K

0m 0.4m 0.8m 1.2m 1.6m 2m

VISUAL SCALE 1:20 @ A2

GENERAL NOTES:

1. The Principle Contractor is responsible for managing health and safety risks during the construction phase and must have the skills, knowledge and experience to carry out the work.
2. All works to be carried out in a workmanlike manner in accordance with all relevant current British Standard Codes of Practice including BS 8000 and Building Research Digests and Information Papers and to the approval of the Local Authority, Architect and all Statutory Undertakings.
3. The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
4. This drawing must be checked and read against any structural or specialist drawings provided.
5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfactory of the Local Authority.
6. Contractor is to notify Building control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
7. Should the indicated thermal elements construction (walls/floors/ceiling/roofs/windows/doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum U-values for each element.
8. Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.
9. Locate and make safe any water, electricity and telecom services if present ensuring that there are no live services which could present a hazard during future works. Carefully remove all existing rubbish, weeds, bushes, grass etc and cart away all unwanted material. Excavate down to new formation levels, to structural engineer's specification. No site clearance work other than that indicated to be put in hand without the prior consent of the architect.
10. Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.
11. All new heating and hot water systems by suitably qualified specialists. To CIBSE and Building Regulation requirements.
12. Provide draught-stripping to frames of openable parts of new windows/doors; ensure boxings for concealed services are sealed at floor & ceiling levels and sealing piped services where they penetrate or project into voids. All hatch covers to be insulated and provided with vapour seal around hatch perimeter.
13. All new softwood timber to be minimum C16 strength class to BS EN 338 and to be treated as follows:
Joists; noggins; partition frames, timber in contact with ground etc. to be pressure impregnated with Tanalith 'E'. All joinery and machined timber i.e. Skirtings, architraves, windows and door frames etc. to be treated with the'Vac-Vac' system. In each case to be in accordance with the recommendations of Arch Timber Products and the relevant British Standards.
14. Pillars and any steel beams supporting walls to be painted to give 60 min. fire resistance. Where any electrical trunking, soil, vent, waste pipes; gas or water pipework passes through the 60 min. fire resisting walls it must be protected/fire stopped to maintain 60min. fire resistance.
15. Cast aluminium downpipes, gutters and fittings to be made from commercial, LM2 and LM6 grades of aluminium alloy to BS EN 1559:1997; BS EN 1676: 1997 and BS EN 1706: 1998. Manufactured in accordance with BS 2997: 1958 (1980).
16. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
To each new extension provide energy efficient light fittings to 1 per 25m2 of floor area or 1 per 4 fixed units, whichever is the greater.
17. Large/ Heavy Glazing Units require specialist lifting equipment to install.
18. Window cleaning to be by long reach pole from firm level ground.
19. Future maintenance of windows, gutters, roofs and fascias requires specialist access equipment such as fixed scaffolding.
20. All dimensions for Windows, Kitchen, Bathroom and specialist joinery and to be check on site prior to fabrication.

rev	date	issued	description
B2	June '26		Revision to Roof Build Up
B1	April '26		Initial Building Regs Issue

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A2
Original Sheet Size

STATUS
Building Control

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- Where any drawing is to be read in conjunction with another, including specialists, the two drawings shall be cross-checked and any descrepancies reported to the architect before the work is put in hand
- All dimensions are in millimeters, all levels are in metres, unless shown otherwise
- Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the Guy Taylor Associates and or the engineer in writing for clarification
- Drawing prepared solely for the use of client, as detailed in text box, and is not to be copied, lent or used by any third party without written permission

PROJECT
31 Ecclesbourne Meadows
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Duffield
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DE56 4GJ

CLIENT
D. Webb

DRAWING TITLE
Proposed GA Section A-A

SCALE	DATE	DRAWN	CHK
As indicated	April '26	JF	OL

DRAWING NUMBER
812.1513.1-(21)101

REVISION
B2

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