

SPECIFICATION

Contractor to be responsible for checking all dimensions on site prior to commencement.
 Plan for building regulations & planning consents only

Specification

New and existing foundations to be constructed in full accordance with BS 8004:1986. Subject to ground conditions and original foundation type concrete foundations to be constructed in full accordance with BS 5400:1979. Foundations to be stepped below any adjacent drain invert with reinforced concrete. Existing applied over as necessary with flexible and durable nodular bitumen. Existing foundations to be repaired and reinforced as necessary. Remedial foundations as necessary. Where building in the vicinity of trees NHBG Ch 4.2 to be followed. Should existing foundations require additional works full details to be agreed with local authority prior to works proceeding.

External Walls 104mm blockwork with coloured K render applied to external face. 100mm concrete base course. 100mm concrete inner leaf with 100mm thermal breakwork inner leaf with 12.5mm lightweight plaster finish internally (Provides max. U = 0.28 w/mk). Cavity wall to include stainless steel wall ties to BS EN 845 used in full accordance with BS 5400:1979. Cavity closers to be stainless steel. Horizontal openings via thermal cavity closers or thermal block return with vertical and horizontal DPC. Mild steel galvanised holding down straps 5mmx30mm to be incorporated at max. 2m centres and secured to roof wall plate and inner leaf. All roof openings to be secured to roof wall plate and inner leaf and noggled and secured over 2 members to be applied at gable eaves. The in to existing wall abutment to be via careful cut and tie in cavities reinforced or approved mechanical ties applied below DPC level. Specification. The quality shall only be as stated below DPC level.

Lights. Use Briley or other similar approved used in accordance with manufacturers specification. Existing lights subject to additional loading to be exposed and assessed for suitability prior to commencement.

Downpipe. New storm drainage in approved 100mm half round gutters with 75mm downpipes discharging into to existing system after rodding and tracing existing oil to BS 8501:1985. In UPVC approved system to BS 6522:1978 connected to UPVC approved below ground system to BS 8301:1985.

Roofed concrete interlocking tiles to match existing to be applied to manufacturers specification on 25x50 battens on Kingspan Nivert sarking felt on 170x50 C16 rafters at 400mm centres incorporating 170 Rockwool insulation between rafters. Finish with 12.5mm full backed plasterboard with 30x5 galvanised mild steel holding down straps to be secured to the roof wall plate and walls at 2m max. centres and similarly solid noggled restroffing straps at rafter and ceiling chook.

General. All electrics to current IEE regulations as per clients requirements. All work to be completed and certified as required with all relevant building regulations. All works and materials to comply with current building regulations and British Standards. All existing services to be accurately traced and isolated as necessary prior to commencement.

All lights supporting other than only roof loading to be provided with 30mm diameter steel by galvanised end/modified as required with current building regulations. All works and materials to comply with current building regulations and British Standards. All existing services to be accurately traced and isolated as necessary prior to commencement.

All new fenestration to provide the equivalent of 5% min. of floor area of new windows to be WER class C or better and doors to be DSRF class C or better to incorporate trickle vents of 4000 mm². All glazing to be in full compliance with BS 6262:1982. All works on an adjacent boundary. Existing inlets to be exposed and assessed for suitability prior to commencement where additional loading applied and where applicable repaired and rebuilt as necessary prior to any affected works. Gas and electric and water components to be contacted regarding any measures required relevant to meter and supply/service positions. All works to be completed in accordance with the requirements of the CDM regulations and ensure site safety at all times. The requirements of the Party Walls etc. Act 1996 are to be closely observed.

Refer to specification

Revisions

A	Mor 21	Bathroom reduced. Window to stairs.	Client
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Proposed kitchen extension at
 16 Vaughn Street
 Shildon
 County Durham

Plans as existing & proposed

1:100/50

PBR1

Electrical installation
 All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring regulations 18th edition). The works are to be undertaken in full accordance with BS 5266:1985. All electrical work to be undertaken and inspected alternatively by a suitably qualified person, with a certificate of compliance produced by that person to building control on completion of works

S Interconnected smoke alarm off separate fused circuit to Cat D.

H Interconnected fire of rising temperature alarm off separate fused circuit to Cat D.

The info existing via careful brick bond with cavities maintained in accordance with manufacturers specification with vertical cut in DPC behind outer leaf

Value rooflights including self cleaning glass with manufacturers specification.

Code 4 lead flash continuous with approved cavity trays

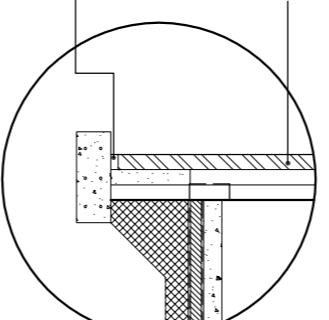
Solid noggled and packed 30x45 galvanised mild steel strips at 2m centres over 3 members of ceiling or rafter level

120mm C25 concrete fixed finished floor level with existing or 50kg visqueen sand membrane on 75mm Kingspan Thermatop TF70 applied to manufacturers specification on 120kg visqueen sand on 150mm applied 150mm above external finished ground level. Wall cavities to be filled to 75mm below external finished ground level.

N.B. It is likely that the existing boundary underpinning. This should be carried out in 1m bay lengths in 1,4,2,5,3 sequence with wall fully supported at all times. Existing wall to be underpinned by 600mm long 15mm dia. mild steel bars 3 top and 3 bottom with 300mm insert into concrete and 50mm cover.

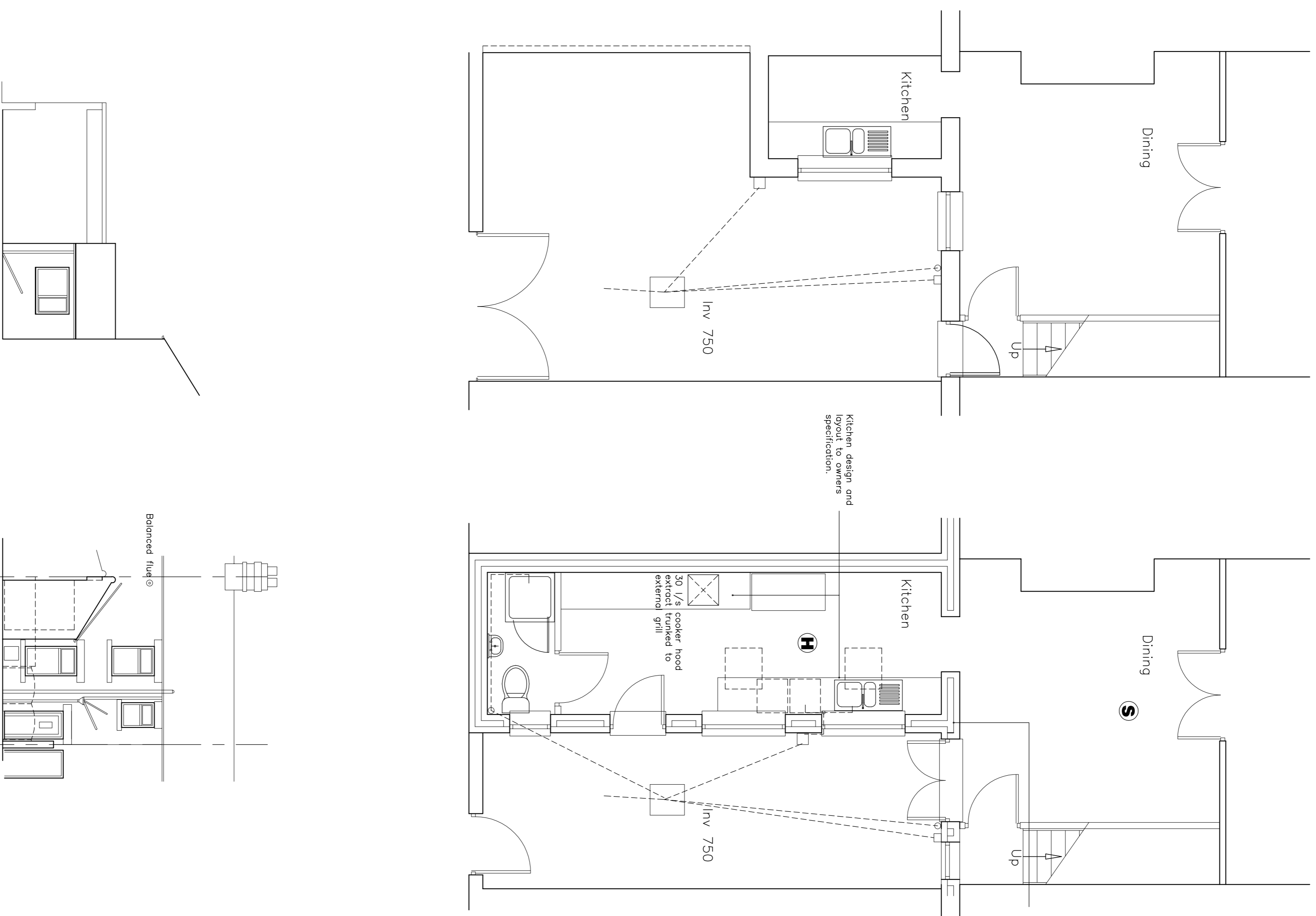
Complex expanding grout admix used in accordance with manufacturers specification to ensure wall is fully supported.

TYPICAL SECTION



Concrete manufacturing ties applied to manufacturers specification on 25x50 battens on 170x50 C16 rafters at 400mm centres incorporating 420mm Kingspan K7 insulation between rafters. Finish with 12.5mm full backed plaster board beneath finished with 5mm lightweight plaster skim.

Proprietary approved insulated inlets i.e. Briley applied to manufacturers specification



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION