

Mr C CUNNINGHAM

12 WELLS ROAD FAKENHAM NORFOLK

RE PROPOSED ALTERATIONS to the rear of 12 WELLS ROAD FAKENHAM.

Specifications for BUILDING CONTROL.

All Construction to comply with all of the provisions of the Current Building Regulations approved documents.

All Structural timber to be grade C16 unless otherwise stated preservative treated to British Wood Preserving & Damp proofing Commodity Specification C8 Service life 40 yrs.

Trussed rafters/joints with trussing rafters being doubled up between points of main support & bolted together with 12mm bolts & 50x50mm washer plates on neutral axis @ 600mm Cs applies to openings.

All products to comply to relevant British Standards.

Foundations - concrete trench fill BS EN 206-1 and BS 8500-2-Gen1 all to be agreed by Building Control

Ground bearing Slab to be 150mm Consolidated hardcore, 50mm Consolidated Sand, 300 micron Pifa Standard 6/83A certified polythene DPM, 100mm BS EN 206-1 and BS 8500-2-Gen1 Concrete Slab.

$P/R = 49/100 = 0.49$ inherent U Value = $0.79 \text{ W/m}^2\text{K}$ Overall Construction U Value = $0.20 \text{ W/m}^2\text{K}$.

Insulated Slab in proposed Kitchen extension to be 150mm Consolidated hardcore, 50mm Consolidated Sand, 300 micron Pifa Standard 6/83A Certified polythene DPM, 70mm Kingspan Kooltherm K103 floorboard $k = 0.0018 \text{ W/mK}$, Squeam membrane, 100mm Concrete Slab BS EN 206-1 and BS 8500-2-Gen1, 50mm Cement Screed, 1:3 Cement/Sand. float finish.

Insulated Slab to have 25mm Kingspan Kooltherm around edge.

DPM to be 150mm double folded & taped.

DPM to junctions with DPC & cavity tray 100mm laps bonded/sealed with mastic tape.

Insulation blocks with rendering to match existing to be agreed with Building Control. + 100mm Cavity with 100mm mineral Wool $k = 0.032 \text{ W/mK}$ full fill insulation + 100mm 3.5 Nmin blocks 750 kg/m^3 , $k = 0.190 \text{ W/mK}$ to BS 6073 PE1, use 3rd Course 100mm Class B Semi

Walls to be 11mm British Gypsum Hardwall or 12.5mm plasterboard dryline
+ 2mm Multi finish

Ceiling at ground floor kitchen extension 1 layer of 12.5mm plasterboard
with 150mm 10kg/m^3 mineral quilt between joists

250 micron vapour control layer/air leakage barrier.

or 150mm Kingspan Kooltherm K107 insulation $\text{K } 0.018\text{ W/mK}$ between rafters,
25mm air gap minimum between insulation + underside of Sarking + 250 micron
Vapour Control Layer.

Roof Void unventilated Provide polyolefin underlayment support tray at eaves.
Eaves to be packed with mineral wool to provide continuity between wall
and Ceiling Insulation.

Windows, UPVC glazed, hope to use existing ones coming out or
they will be glazed with 24mm hermetically Sealed 4mm Clear float
+ 16 Spacer + 4mm Clear float low emissivity glass to winter pane. Overall
Window U value $1.4\text{ W/m}^2\text{K}$.

Back ground Vent 5000mm^2 to habitable room.

Rainwater disposed UPVC 115mm and 63mm pipes

New R/Ws to discharge into existing system this has to be inspected + agreed
with Building Control on Site.

All Drainage Work to connect to existing pipework, all PVC-U to BS EN 1329-1
kite mark certified or BS 4514, Kite Mark certified for Soil/Vent pipework
and WC Branches.

75mm deep Sed traps to be used throughout.

Minimum branch size unless otherwise stated WHD-32mm dia Sink + Sinks.

Before commencing check all existing invert levels to ensure a Satisfactory
drainage outfall can be achieved

Drainage below ground - PVC-U to BS EN 1401-1 Class SN4 Kitemark certified

Drainage generally 600mm Cover in garden and 900mm under traffic areas
100mm bed and Surround 10mm granular material + 200mm Selected fill over.

Drainage with less than 900mm under traffic areas - 100mm Concrete
Surround with 18mm Compressible @ pipe joints.

Drainage under buildings 100mm 10mm granular bed, Surround to 100mm
above crown + 50mm Compressible materials.

Provide roller pipes where drains pass through walls to provide

lintels over, maintain 50mm gap fill with mineral wool + 15mm Calcium Silicate light fitting closure boards to both faces to prevent any ingress of Soil etc.

Electrical installation layout - Client to specify.

Electrical installations shall be designed, installed, inspected + tested by a person competent to do so in accordance with Approval document Part P. Submit BS 7671 electrical installation certificate to LA upon completion.

Light Switches Set @ 1050mm to CL above Ht., Sockets Set @ 450mm above Ht if not to worktop.

Interlinked mains operated with battery back up detection to BS 5839-6 2004 Grade 0 category L03 Standards mains operated in accordance with BS 5446-1 2000 or BS 5446-2 2003 to each

With in 7.5m of each habitable room Smoke detectors.

Internal + External light fittings to be low energy or either compact or linear fluorescent or LED^s

Kitchen to have intermittent mechanical extract ventilation 60 l/s or cooker hood 30/15

Utility rooms to have intermittent mechanical extract Ventilation 30/15

Heating to be linked to existing

All to the approval of Building Control.

If you have any queries to the plans or the specification please don't hesitate to contact me.

Agent

Mr N PARSONS
7 FULMORSTON ROAD
HAMOLVESTON
DEREHAM
NORFOLK
NR20 5BS