

## Outline Specification

Any reference to specific manufacturers shall also mean :- or equal and approved.

The term approved shall mean :-  
'approved in writing by John Crowther & Associates.'

### Roof Construction.

Concrete ridge tiles on Redland/Marley or equal interlocking tiles to match existing with all ridge and roof tiles mechanically fixed to comply with BS 5534 on 25x50 treated SW batten on one layer Tyvek breathable roofing felt to BS 5741, on standard SW 100mm gyp/insp/ceiling plaster to BS 5400. Provide 250 x 50x100 cherron binder to each roof slope.

Provide 600mm of bituminous felt at eaves level

Form ceilings with 125mm foil backed plasterboard and 3mm plaster skim with all joints taped and filled.

Insulate all flat areas with 200mm + 200mm fibreglass insulation quilt in 2 layers 1 between the joists, 1 over the joists at 90deg increase insulation to existing loft as described above

Contractor to ensure a min. 50 mm. air gap between the insulation and roof covering, for cross ventilation purposes.

Form Bergeboards and Fascias in white PVCu and line soffits with PVCu to match existing. Provide 25mm continuous patent eaves ventilation with fly screens to all air gaps. Provide proprietary ventilation tiles at max. 6000mm centres to provide roof ventilation area equal to not less than 0.03% of roof plan area.

All valleys & flashings to be 1.8 mm. lead. Lead soakers to be provided to abutments & to comply with BS 1178. Provide one additional layer of roofing felt to run down full length of all valleys.

### External Wall Construction.

Decorated rough cast render on 75mm dense concrete blockwork weather skin 125mm clear cavity insulated with 75mm Kingspan Kooltherm insulation, 100mm medium dense 7.6g pumice blockwork inner skin finished in 16mm render and set to provide 0.20 W/sqm K. max U value.

The skins together with stainless steel, solid vertical mist type Hesp at 450mm centres, 225mm horizontal Kingspan Kooltherm insulation and 25mm plasterboard horizontally. Provide additional ties at 300 c/s commencing at eaves for full length and parallel to gable the gable ladder.

Provide patent I.G. galvanised steel lintels to all openings with a min 150mm end bearing.

Provide tiled/stepped and finished vertical DPCs to head, jamb and sill of all external openings. With stepped DPC cavity trays to all places where lower roofs adjoin cavity walls.

Provide 10x75mm patent UPVC weep holes at 900mm c/c at floor levels & at all external lintels & cavity tray situations.

Close head of all cavities with 9mm monolux to form fire stop.

Provide lateral restraint to full perimeter of the building at 1800 c/c at first floor, ceiling and roof level with 6 x 50mm galv. MS strips, built into walls, turned down into cavities and securely fixed to floor, rafters, etc. carry over & fix to tin. joists with solid blocking under.

Line the existing store internally with 50x100 SW studing maintaining a 50mm cavity. Insulate with 100mm Kingspan and line with 15mm plasterboard and skim on 25mm kingspan.

### Internal Wall Construction.

Ground floor walls to be 100mm medium dense concrete block work finished in 16mm render and set.

### Ground Floor Construction.

Floor finish on 65 sand/cement screed on 1000 gauge Visqueen DPM on 120 Kingspan Thermalor insulation on 150 CSA oversite concrete once reinforced with DPC fabric mesh on 1200 gauge Visqueen DPM on 50 sand blinding on 150mm clean well consolidated hardcore fill.

Clean off existing slab in the store apply ventrol or 1200 gauge Visqueen DPM and lay 65mm reinforced sand/cement screed. Provide DPC under the studing and up the face of the new inner skin.

### Foundations.

**NB ALL FOUNDATIONS WITHIN 3.000 OF THE FW SEWER ARE TO BE TAKEN DOWN BELOW THE INVERT LEVEL OF THE SEWER**  
Depth and detail subject to local authority requirements and site conditions, but generally 300x600 Gen 3 strip concrete footings at 1000 min depth to top of concrete.

### Radon Gas Protection ( subject to L.A. confirmation)

1200 gauge Visqueen DPM with all joints taped and sealed laid continuous with stepped cavity DPC to form radon gas protection layer. The Visqueen to be carried across cavities at party walls to maintain protection.

### Fire and sound Barriers

Provide patent fire barriers incorporating Dpc's around full perimeter of dwellings horizontally at head of all external and party walls including full length of gables.  
Provide patent fire and sound barriers incorporating Dpc's for the full vertical height of the dwellings at party wall and external corner position.

### Drainage.

FW drainage to be 100\150 UPVC pipes to BS 4660 with patent flexible joints, laid to fall a max. 1:40. Bedded and surrounded in 150 granular fill, and connected to existing FW drainage

Provide RC lintol over all Drainage passing through external walls seal anti we traps to bath sinks, showers and whis's. Connect to drains via SKVP, waste to W.C.'s and 40mm wastes with deep All gullies to be roddable.

All stub stacks to be fitted with 'Dergo' air-admittance devices.

Main SKV stack to be carried up direct to external air via vent tile.

Provide 100mm gutters to match existing with dia. 75 down pipes discharged direct into water butts at each downpipe with overflow connected to SW drainage system.

SW drainage to be 100 upev pipes to BS 4660 as above and to discharge into existing SW drainage system

### Heating Appliances, Flues, Ventilation, & Fire Alarms.

Hot water provided by a Pilon under sink electric water heater sited under the MIB. Space heating to be provided with electric heating system to specialist design

All baths, WBH's and sinks to be fitted with restrictor taps

The hot water system and any cylinders will be designed, constructed and installed to resist the effects of temperature and pressure

Any hot water cylinders will incorporate suitable precautions to prevent the stored water exceeding 100degc and fitted with a safety discharge device taken to a safe feasible discharge point

The hot water supply must not exceed 48degc

All WC flushing tanks will be of the low capacity type

Automatic mechanical ventilation to be fitted to windowless W.C.'s to provide 15lts/sec with 15minute over-run and 10mm air circulation gap under doors.

All electrical fittings to be installed in a zone 450 min and 1200 max from finished floor level.

NB 100% of light fittings must be low energy.

A smart meter must be fitted at the incoming main position

The central heating system to be fitted with a slow start room stat

All fridges and freezer's must be A+ rated

All washing machines and dish washers must be B+ rated

**THE ELECTRICAL INSTALLATION MUST BE CARRIED OUT COMPLETE BY A NIC EIC REGISTERED ELECTRICIAN UNDER THE COMPETENT PERSONS SCHEME.**

The Electrician will issue the appropriate BS 7671 electrical inspection certificate upon completion of the works

Provide 225x225 non-closeable ventilators in living room and utility room.

Provide mains electrically-operated, self-contained inter-linked smoke/heat alarms with battery back-up in positions shown on plans to comply with BS 5446 and indicated thus @ @carbon monoxide monitors shown thus @

Provide total background ventilation of at least 152500 sq MM provide an underrool equivalent to 7600 sqMM under all internal doors.

### Timber, Joinery and Glazing.

All structural timber to be C24 grade and stamped accordingly.

All timber to be pressure impregnated with Celcure, Protim or Tanalith.

All Windows to be high performance double glazed white PVCu side hung sash windows to match existing complete with secure trickle vents of not less than 8000 sq.m. and finished with white and fitted with friction hinges/restrictor sashes and lockable handles.

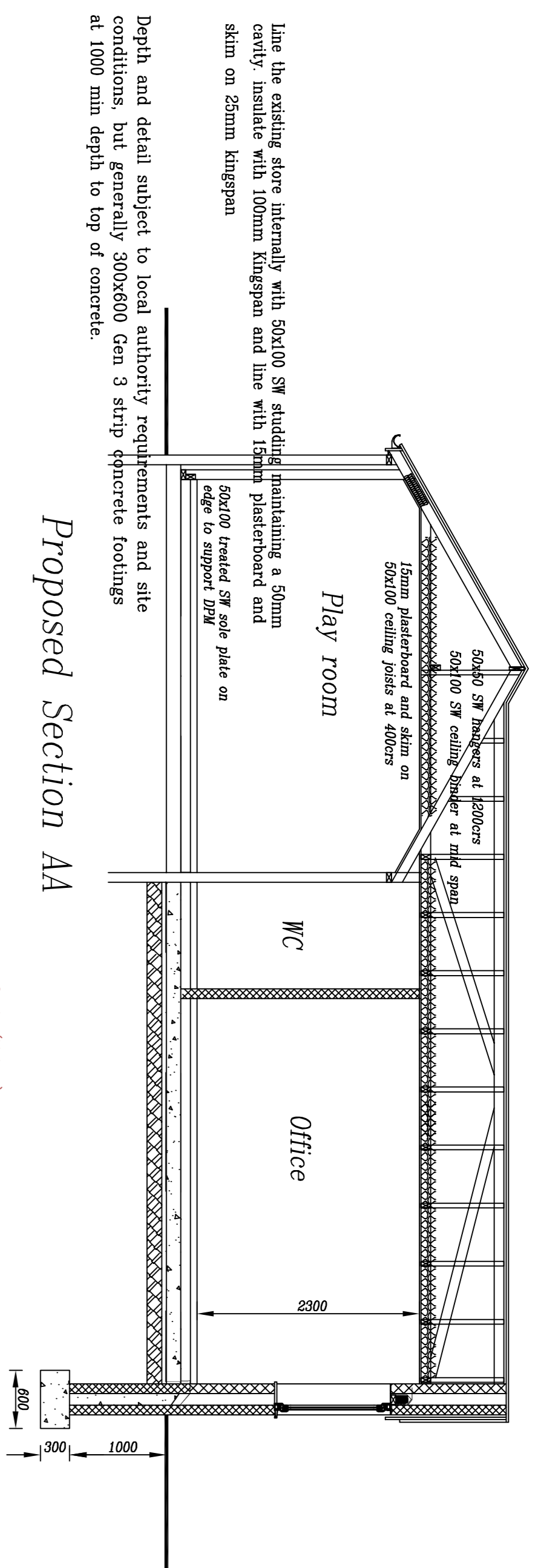
Provide each room with opening lights to not less than 1/20th of the floor area of each room.

Provide escape window to playroom 600x1050 high min and 1050 max to cill from floor level

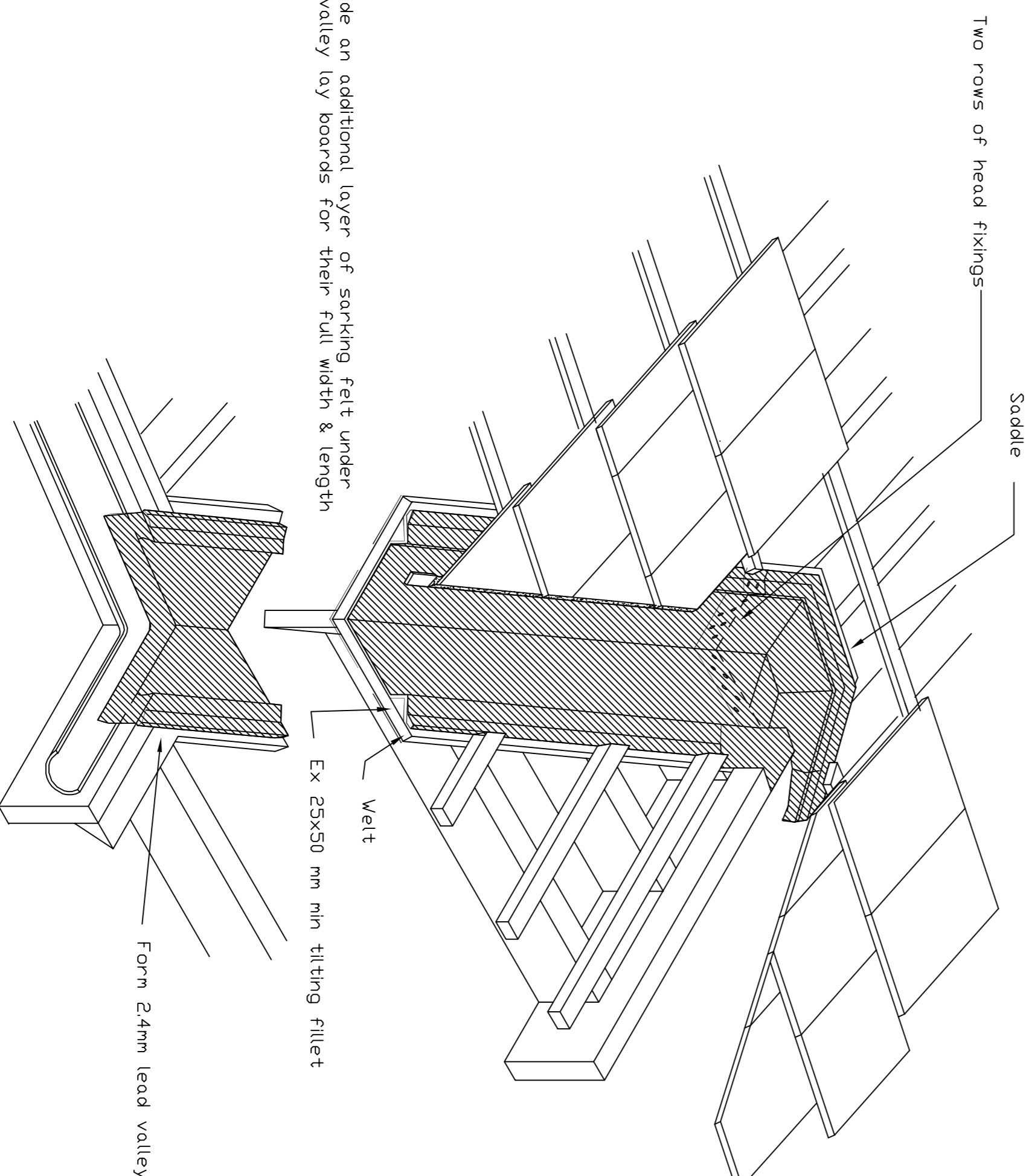
All external doors & windows to be set back from face of building to provide 100mm external reveal.

All windows to be double glazed. All glazing must comply with current codes of practice and provided with 'K' low energy glass to provide 1.6 max U value  
All external doors to have 1.2 max U value

All glazing in doors screens and below 1000 from FFL to be firm GWP. Firm toughened, or firm laminated double glazed safety glass.  
Obscure glass to be provided to bathroom



Note: In the event the any of the works are to be carried out in close proximity to a boundary neighbouring property or to a party wall it will be necessary to notify all relevant parties of the impending works. Formal agreement to the works as required under the party wall act 1986 is to be obtained prior to commencing on site.  
If necessary a conditional survey of the neighbouring land or structures should also be undertaken prior to the works commencing.



Please refer to additional details for specification & location of all materials, components, fixings etc.)

## Lead-lined pitched valley gutter and saddle

PLEASE READ THE FOLLOWING INSTRUCTIONS VERY CAREFULLY & ENSURE THEY ARE IMPLEMENTED.

DO NOT SCALE.

All measurements & levels shown are subject to checking on site by the contractor. Figured dimensions to take precedence over scale.

All working dimensions must be taken from, checked &/or verified by the main contractor on site prior to the manufacture of all items & the placing of all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy, please refer to the architect, surveyor, supervising officer or consultant for instructions.

The main contractor must ensure that all appropriate architects, surveyors, supervising officer, consultants &/or specialist drawings are read in conjunction with this drawing.

All work is to comply with the current building regulations, local authorities by-laws stipulations & requirements of statutory bodies.

Serve all notices to the authorities concerned.

All work is to comply with the current editions of the British Standards Institution codes of practice.

All materials & components to comply with the current editions of the Building Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & to locate the positions and lines of all services (e.g. water, gas, electricity, telephone, redefinition, sewage etc.), on, over, under & around the site which could in any way affect the positioning of the buildings. Copies of the correspondence & a full report of the findings must forwarded to the architect, surveyor, supervising officer or consultant before building works commence.

This drawing is copyright.

### AMENDMENTS

rev.	date.	description.

**M. John Crowther & Associates.**  
**Architect, Surveyors**  
**Planning Consultants**

Suite 2, Cobb House, 82 Newport Road, Colchester, Essex, NP8 4BR  
(0291) 423656 (0291) 423737 email: [crowth@lincsone.net](mailto:crowth@lincsone.net)  
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**Proposed Alterations and Extensions to**  
**1 Sunnyer-oft, Portskewett,**  
**Monmouthshire. NP26 5RY**

### Element/Worksection

**Outline Specification, Section AA**  
**and Valley detail**

PLANNING		Scale
Drawn	Date	1:50 @ A1:100 @ A3
MJC	26/11/21	C:\CAD\1466\1466-12
Checked	Date	Drawing No. 1466-12