

**SPECIFICATION:**

**FOUNDATIONS**

600mm x 225mm thick concrete strip footings. Any new foundations to be at a minimum depth of 900mm to underside of concrete from outside ground floor level.

Depth of foundation must be to the satisfaction of the Building Control Officer.

Foundations to be stepped where necessary to allow any new or existing drainage to pass over.

All foundation design to be completed by a competent structural engineer and design calculations to be submitted to Building Control prior to any works commencing on site.

**EXTERNAL DRAINAGE**

Any drains running under the floor of the proposed extension will be surrounded with 100mm pea gravel. Top of foundations will be below the invert level of any drains that are under or adjacent to the proposed extension.

**EXTERNAL WALLS**

Outer leaf 100mm common facing brick. Inner leaf 100mm Thermalite block, Turbo or shield. Cavity width 100mm with full fill Dri-Therm cavity wall insulation.

External rendered finish (Colour: Off-White). 2 coat plaster finish or dry lining to internal walls. 'U' value of 0.27W/m<sup>2</sup>K.

New blockwork walls to be properly bonded and all cavities to be continuous.

Vertical DPC at all external door & window jambs. Celotex thin board to insulate jambs and prevent cold bridge.

Horizontal DPC to both inner and outer leaf of wall at minimum 150mm above external finished level.

Stainless steel wall ties at 750mm horizontal centres and 450mm vertical spacing. Wall ties required at maximum 300mm vertical centres within 225mm of structural openings.

Continuity of insulation and air tightness. Adopt design details such as those set out in the TSO Robust Details Catalogue.

**GROUND FLOOR**

100mm thick concrete floor on 1200 gauge polyethylene vapour barrier. Membrane/insulation to be laid on 150mm thick layer of Type 1 granular fill, to be well compacted, and brush blinded with fines. Polyethylene vapour barrier to be lapped with DPC. Alternative suspended timber floor to be advised by customer/building contractor.

**FIRST FLOOR CONSTRUCTION**

Timber floor joists to be adopted with span and size to be confirmed by the structural engineer.

Joists to have all necessary longitudinal ties and wind bracing.

170mm Crown Wool laid in between joists. JOISTS TO BE DESIGNED AND CALCULATIONS BE SUBMITTED TO BUILDING CONTROL PRIOR TO CONSTRUCTION WORK START ON SITE.

OSB tongue and groove boarding to be laid over joists and fixed as per manufacturers recommendations.

**WINDOWS**

Window frames constructed of White UPVC with double glazed units using Pilkington Low 'E' glass. 'U' value of 1.8W/m<sup>2</sup>K.

Any external and internal door glazing to be toughened glass.

Any windows with glazing at cill level which is below 800mm above finished floor level to be glazed with toughened glass.

**VENTILATION**

Windows & doors to have trickle ventilators at head (minimum 1.75mm above floor level). To provide the following background ventilation: Habitable room - 8000m<sup>3</sup>

**ROOF**

Timber rafter roof construction. Rafters to comply with BS5268 parts 2 & 3. Rafters to have all necessary longitudinal ties and wind bracing.

RAFTERS TO BE DESIGNED AND CALCULATIONS BE SUBMITTED TO BUILDING CONTROL PRIOR TO ROOF START ON SITE.

Tyvek Supro breathable membrane laid over rafters with 25x50mm battens (treated). 100mm Crown Wool insulation laid between ceiling joists.

170mm Crown Wool laid in opposite direction over ceiling joists.

12.7mm Thermal plasterboard and skim ceiling. Crown Wool to link with wall insulation to avoid thermal bridge. 'U' value of 0.13W/m<sup>2</sup>K.

Lead/GRP special flashings to be provided at all wall/roof abutments to provide a watertight junction & cavity tray.

Finished with traditional slate tiles. Rafters to be fixed to perimeter wall plate with suitable brackets/fixings.

SMOKE ALARMS

Mains wired self contained (to be interlinked & battery back-up) smoke alarm required to the proposed property.

**HEATING & LIGHTING**

Thermostatic radiator valves to be used on all new radiators if existing heating system is extended.

All light fittings to be energy efficient type. Having a luminous efficacy greater than 40 lumens per circuit-Watt.

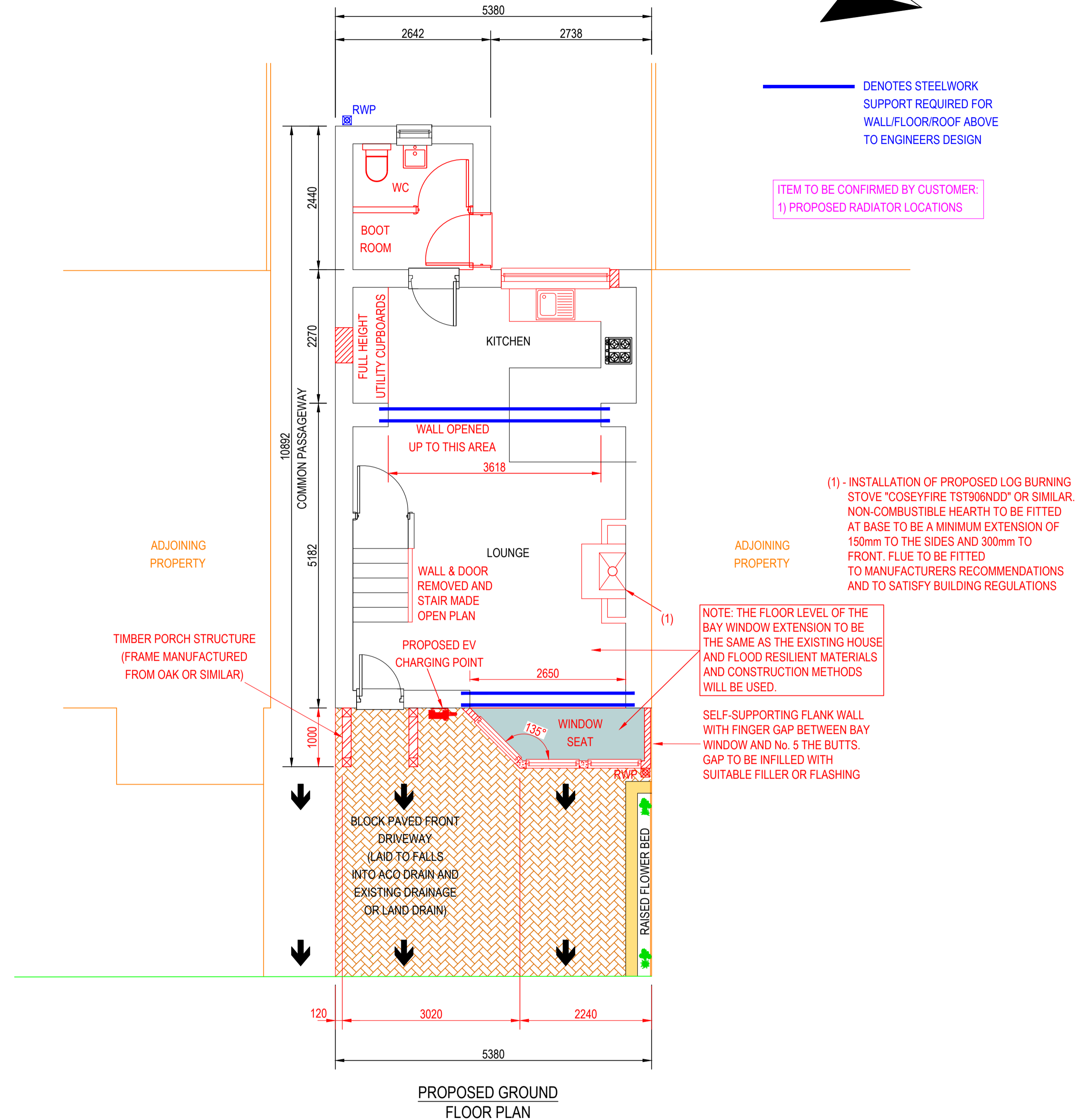
Electrical Work

All electrical work must meet the requirements of Part P (Electrical Safety) and must be designed and installed, inspected and tested by a competent person to do so.

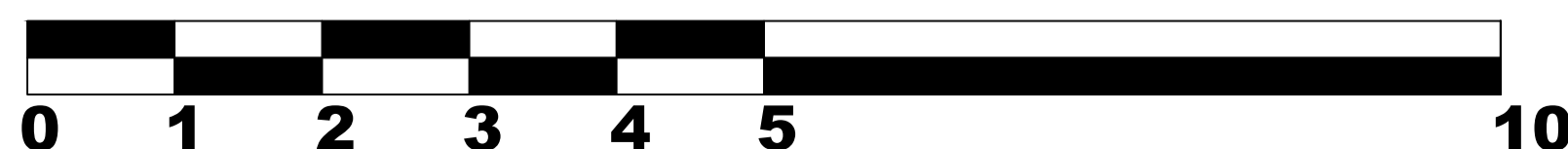
Prior to completion the Council should be satisfied Part P has been complied with. This requires that an appropriate electrical installation certificate is issued for the work by a person competent to do so, and a copy submitted to the Building Control of the relevant Local Authority. A BS7671 certificate may be required.

**GAS & PLUMBING WORK**

All works to gas appliances to be carried out by GSR or British Gas approved installers only.



**SCALE BAR 1:50**



D	FLOOR LEVEL AND CONSTRUCTION NOTES ADDED TO PLAN TO SATISFY FRA	20-03-23
C	BAY WINDOW AMENDED TO SUIT CUSTOMER COMMENTS	05-02-23
B	UPDATED TO SUIT CUSTOMER COMMENTS	11-01-23
A	UPDATED TO SUIT CUSTOMER COMMENTS	24-10-22
REV MARK	REVISION DESCRIPTION	REVISION DATE

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DRAWING TITLE	PROPOSED GROUND FLOOR PLAN		
CONTRACT	KATE AVERY, 2 THE BUTTS WARKWROTH, NE65 0SS		
MODELLED BY	JAG	ISSUE DATE	
CONTRACT NO	C1124	SCALE	1:50 @ A1
DRAWING No	09	REVISION No.	D