

SPECIFICATION

GENERAL

- ALL DIMENSIONS TO BE SITE CHECKED BEFORE COMMENCING ANY WORK.
- DO NOT SCALE FROM THIS DRAWING.
- ALL CONSTRUCTION WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH GOOD PRACTICE, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

FOUNDATIONS

- REMOVE VEGETABLE SOIL AND REDUCE LEVELS TO GOOD BEARING STRATA.
- MASS CONCRETE FOUNDATIONS TO BE PROVIDED MINIMUM 1000MM BELOW GROUND LEVEL AND TO THE SATISFACTION OF THE BUILDING INSPECTOR.
- FOUNDATIONS TO BE MIN 600MM WIDE.
- WHERE DRAINS RUN CLOSE TO AND PARALLEL WITH WALLS FOUNDATIONS TO BE TAKEN DOWN BELOW DRAIN LEVEL IF REQUIRED BY THE BUILDING INSPECTOR.
- ANY DRAIN PASSING UNDER BUILDING TO BE ENCASED WITH 150MM CONCRETE AND WHERE PASSING THROUGH EXTERNAL WALLS TO BE LINTELLED OVER. 50MM CLEARANCE GIVEN AROUND PIPES. MASK OPENINGS BOTH SIDES WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF FILL OR VERMIN. DRAINS TO HAVE FLEXIBLE JOINTS.
- EXISTING FOUNDATIONS TO BE EXPOSED AND CHECKED FOR ADEQUACY WHERE TAKING ADDITIONAL LOADING.

SOLID FLOOR CONSTRUCTION

- 75MM THICK (1:3)CM/SD SCREED TO SUIT LEVEL OF EXISTING GROUND FLOOR UNDER FLOOR HEATING PIPES (TO SPECIALIST DETAILS) ON VAPOUR CONTROL LAYER ON 150MM CELOTEX GA4000 TO P/A RATIO REQUIREMENTS FLOOR INSULATION ON 100MM THICK (1:2:4) MASS CONCRETE SLAB ON 1200 GAUGE POLYTHENE DPM ON 50MM SAND BLINDING ON 150MM WEL CONSOLIDATED HARD CORE.
- INSULATION SHOULD BE TURNED UP VERTICALLY AT EDGE OF SCREED AND TAKEN TO LEVEL OF DPC TO AVOID COLD BRIDGING.
- JOINTS IN DPM TO BE LAPPED 150MM AND TAPED.
- DPM TO BE LAPPED WITH HORIZONTAL DPC.
- 'U' VALUE NOT TO EXCEED 0.13W/M SQ DEG K.

FIRST FLOOR CONSTRUCTION

- REFER TO STRUCTURAL ENGINEERS DESIGN FOR FIRST FLOOR AND ROOF STRUCTURE.
- 'L' SHAPED RESTRAINT STRAPS TAKEN THROUGH BLOCKWORK TO AFFORD TWO WAY SUPPORT AT 1500MM C/C.
- CEILING TO BE 12.5MM PLASTERBOARD (DENSITY 10KG / M SQ) SCRIM AND 5MM THICK SKIM TO GIVE HALF HOUR FIRE RESISTANCE.
- WHERE SPAN OF FLOOR JOISTS EXCEEDS 2.5 METRES STRUTTING TO BE PROVIDED.
- 100MM INSULATION QUILT TO BE PROVIDED IN SECOND FLOOR VOID. (DENSITY 10KG / M CUBED)

CAVITY WALL CONSTRUCTION

- NEW CAVITY WALL COMPRISING 103MM FACING BRICKWORK TO MATCH EXISTING WHERE SHOWN, 150MM CAVITY TO BE FILLED WITH 150MM THICK CROWN DRITHERM 32 ULTIMATE CAVITY SLAB INSULATION BATS AND 100MM THICK THERMALITE SHIELD BLOCKWORK-COMPRESSIVE STRENGTH 3.6N/MMSQ THERMAL CONDUCTIVITY 0.15W/MK.
- WALLS ALSO TO CONSIST OF TWO SKINS OF 100MM THERMALITE SHIELD BLOCKWORK WITH 100MM CAVITY CONTAINING 100MM THICK CROWN DRITHERM 32 ULTIMATE BATS. MORTAR MIX TO BS 5628 PART 3 1985 (1:1:6) CEMENT/HYDRATED LIME/SAND BY VOLUME WITH RAKED JOINTS TO PROVIDE KEY FOR RENDER/PLASTER FINISHES.
- EXTERNALLY WALLS TO HAVE TWO COAT WEATHERPROOF RENDER 20MM THICK (1:1:6) CEMENT/LIME/SAND TO BS 5262. SAND TO BS 1199 1976. RENDER FINISH TO MATCH EXISTING.
- NOTE - DPC NOT TO BE BRIDGED BY RENDER, BELLMOUTH PROVIDED OVER DPC.
- NOTE - IF EXISTING WALLS TO BE RENDERED ACHIEVE A U VALUE WORSE THAN 0.70W/M SQ DEG K (BUILDER TO CONFIRM ON SITE) EITHER CAVITY FILL OR INTERNAL DRY LINING TO BE PROVIDED TO UPGRADE THE EXISTING WALLS U VALUE TO 0.30W/M SQ DEG K.
- 'U' VALUE TO BE LESS THAN 0.18W/M SQ DEG K
- BELOW DPC CLASS B SEMI ENGINEERING BRICKWORK OR DENSE BLOCKWORK TO BE USED FOR BOTH SKINS.
- CAVITY FILL TO STOP 225MM BELOW THE LOWEST DPC UNLESS WEEP HOLES ARE PROVIDED.
- S/S CAVITY WALL TIES TO BS 1243 TO BE PROVIDED AT 750C/C HORIZONTALLY AND 450C/C VERTICALLY, 225C/C AT JUNCTIONS WITH EXISTING BUILDING AND DOOR AND WINDOW OPENINGS.
- FURFLEX PROFILES BY ALLMAY LTD OR SIMILAR TO BE PROVIDED WHERE NEW CAVITY WALL IS TIED TO EXISTING REF: 1FUR100 (INTERNAL SKIN) 1FUR100 S (EXTERNAL SKIN).
- HYLOAD DPC OR SIMILAR TO BE PROVIDED MIN 150MM ABOVE GROUND LEVEL WITH 150MM LAPS, ALSO LAPPED WITH EXISTING DPC WHERE PROVIDED, AND WITH DPM.
- MORTAR TO BS 5628 PART 3 1985 TYPICALLY (1:1:6) ABOVE GROUND (1:1/4:3) BELOW GROUND.
- INTERNAL BLOCKWORK JOINTS TO BE RAKED OUT TO RECEIVE 2 COAT CARLITE PLASTER FINISH.
- CAVITY KEPT OPEN AT TOP TO AVOID COLD BRIDGE.
- ENSURE WALL AND ROOF INSULATION ABUT AT EAVES.
- WHERE CAVITY REVERTS TO SINGLE SKIN SLATE CAVITY CLOSURE TO BE PROVIDED WITH DPC TRAY OVER. WEEP HOLES TO BE PROVIDED AT 900C/C.
- PROVIDE THERMABATE INSULATED CAVITY CLOSERS AT ALL EXTERNAL DOOR AND WINDOW OPENINGS INCLUDING INTEGRAL DPC BY RMC PANEL PRODUCTS OR SIMILAR.

INTERNAL WALLS

- STRUCTURAL ENGINEER TO ADVISE ON THE REQUIREMENT FOR ANY LOAD BEARING WALL AT THE GROUND FLOOR LEVEL.
- INTERNAL STUDWORK PARTITIONS TO CONSIST 100X50S/W STUDS AT 400C/C WITH 100X50 HEAD AND SOLE PLATES NOGGINS PROVIDED AS NECESSARY @ TYPICALLY 600C/C.
- INTERNAL PARTITIONS BETWEEN BEDROOMS OR WC AND ANY OTHER ROOMS TO BE INSULATED WITH 25MM GLASS MINERAL WOOL WITH DENSITY OF 19.5KG/M CUBED ISOVER APR 1200 TO PROVIDE A MINIMUM 40 RW DB SOUND REDUCTION. ALL PLASTERBOARD TO HAVE DENSITY OF 10 KG/SQ M.
- FOR INTERNAL WALLS WITHIN BATHROOMS THAT ARE TO BE TILED ALLOW FOR HARDIBACKER TILEBACKER BOARD IN LIEU OF PLASTERBOARD.

VENTILATION

- VENTILATION OPENINGS TO NEW ROOMS TO BE MORE THAN 1/20TH NEW FLOOR AREA WITH SOME PART AT HIGH LEVEL TYPICALLY 1.75M AFFL.
- BACKGROUND VENTILATION PROVIDED TO ALL HABITABLE ROOMS VIA TRICKLE VENTILATORS TOTAL AREA NOT LESS THAN 8000MM SQ.
- BACKGROUND VENTILATION PROVIDED TO ALL BATHROOMS, KITCHENS AND UTILITY ROOMS VIA TRICKLE VENTILATORS TOTAL AREA NOT LESS THAN 5000MM SQ.
- BATHROOM MECHANICAL VENTILATION PROVIDED @ NOT LESS THAN 15 LITRES PER SECOND AND BACKGROUND VENTILATION NOT LESS THAN 4000MM SQ. IT SHOULD ALSO BE CAPABLE OF PROVIDING 4 AIR CHANGES PER HOUR, WHERE ROOM HAS NO EXTERNAL WINDOW FAN TO HAVE 15 MINUTE OVERRUN AUTOMATICALLY CONTROLLED.
- KITCHEN MECHANICAL VENTILATION PROVIDED 30 L/SEC ADJACENT HOB OR 60L/SEC ELSEWHERE INTERMITTENT TOGETHER WITH BACKGROUND VENTILATION NOT LESS THAN 4000MM SQ.
- MANUFACTURERS INFORMATION FOR HOB EXTRACTOR TO BE CHECKED IF THIS METHOD BEING PROVIDED.
- ALL NEW MECHANICAL EXTRACT FANS TO BE AIR FLOW TESTED IN ACCORDANCE WITH REGULATION 42.
- UTILITY ROOM MECHANICAL VENTILATION PROVIDED WITH MINIMUM INTERMITTENT RATE OF 30 LITRES/SECOND.
- NEW CENTRAL HEATING BOILER AS SHOWN TO BE BALANCED FLUE ROOM SEALED TYPE MIN 600MM FROM ANY WINDOW OPENING, AND TO COMPLY WITH GAS COUNCILS RECOMMENDATIONS.

LINTELS

- ALL NEW LINTELS TO BE "CATNIC" REFER TO DRAWING FOR REFERENCE NUMBERS. ALL TO BE SUPPLIED WITH INSULATION TO ACHIEVE 0.18 W/M SQ DEG K.
- UNDERSIDE OF LINTELS TO HAVE TWO LAYERS OF PLASTERBOARD SCRIM AND 5MM THICK SKIM TO GIVE HALF HOUR FIRE RESISTANCE AND AVOID COLD BRIDGES.
- EXISTING LINTELS TO BE EXPOSED WHERE SUBJECT TO ADDITIONAL LOADINGS TO ASSESS SUITABILITY.
- PROVIDE DPC TRAYS ABOVE ALL EXTERNAL LINTELS

PITCHED ROOF CONSTRUCTION

- NEW TILES TO MATCH EXISTING ON 50X25MM S/W TREATED BATTENS ON TYVEK SUPRO HIGH PERFORMANCE ROOFING FELT (COLD ROOF BUT NO VENTILATION REQUIRED) TYVEK EAVES CARRIER OR WIDE SECTION OF DPC TO BE PROVIDED AT EAVES.
- 'U' VALUE NOT TO EXCEED 0.15W/M SQ DEG K.
- SLOPING SECTIONS OF ROOF TO BE INSULATED USING 100MM CELOTEX GA4000 BETWEEN CEILING JOISTS AND 60MM CELOTEX GA 4000 BELOW RAFTERS WITH 12.5MM PLASTERBOARD AND SKIM FINISH. U VALUE NOT TO EXCEED 0.15W M SQ K.
- FLAT SECTIONS OF ROOF TO HAVE 300MM OF ROCKWOOL INSULATION QUILT 200MM PROVIDED BETWEEN JOISTS AND 100MM ON TOP AT RIGHT ANGLES TO ACHIEVE U VALUE OF 0.15W/M SQ DEG K.
- NEW TIMBER RAFTERS AND CEILING JOISTS TO S/E DESIGN.
- 100X50MM WALL PLATE HELD USING 1000X30X5MM GALV M/S HOLDING DOWN STRAPS AT MAX 2M C/C.
- LATERAL RESTRAINT STRAPS TO BE PROVIDED BY 1200X30X5MM GALV M/S STRAPS AT 2 METRE C/C INCLUDING PACKERS AND NOGGINS WHERE RAFTERS ARE PARALLEL TO GABLES.
- WHERE ROOFLIGHTS ARE LOCATED WITHIN 6 METRES OF BOUNDARY THEIR GLAZING CLASSIFICATION TO BE AA RATING.

DRAINAGE / WATER SERVICES

- WHOLESOME WATER ONLY (NOT SOFTENED) TO BE PROVIDED TO KITCHEN SINK.
- NEW SVP'S TO BE 100 DIAMETER TO TERMINATE 900MM ABOVE HIGHEST WINDOW IF WITHIN 3 METRES AND BE FITTED WITH WIRE GAGES. ACCESS FOR RODDING PURPOSES TO BE PROVIDED AT LOW LEVEL AND ABOVE SPILL OVER LEVEL. WHERE LOCATED INTERNALLY IT SHOULD BE TESTED FOR AIRTIGHTNESS TO THE SATISFACTION OF BUILDING INSPECTOR.
- 75MM DEEP SEAL TRAPS TO BE PROVIDED FOR WC, SINK, WASH HAND BASIN, BATH AND SHOWER.
- 32 DIAMETER WASTE PROVIDED FOR SHOWER AND WASH HAND BASIN.
- 40 DIAMETER WASTE PROVIDED FOR BATH AND SINK.
- 100 DIAMETER WASTE PROVIDED FOR WC.
- ANTI SYPHON TRAPS TO BE PROVIDED WHERE LENGTHS OF WASTEPIPE RUNS EXCEED THOSE STATED IN APPROVED DOCUMENT H.
- WHERE MANHOLES ARE LOCATED INTERNALLY NEW DOUBLE SEAL BOLT DOWN COVER AND FRAME TO BE USED.
- RODDING POINTS FOR ACCESS TO BE PROVIDED ON ALL SECTIONS OF PIPEWORK THAT CANNOT BE REACHED BY REMOVING TRAPS.
- ACCESS TO BE PROVIDED BELOW SHOWER TRAY TO ALLOW TRAP AND WASTE PIPE TO BE READILY MAINTAINED.
- SURFACE WATER DRAINS TO BE 100 DIA FLEXIBLE JOINTS UPVC PIPES FALL NOT LESS THAN 1:100 BEDDED AND SURROUND PEA SHINGLE WITH SELECTED MATERIAL BACKFILL.
- FOUL DRAINS AS ABOVE WITH FALL NOT LESS THAN 1:40.
- NEW SOAKAWAY TO BE AQUACELL LITE (ECO) BY WAVIN PRODUCTS CAPACITY TO SUIT ROOF AREA DRAINED AND ALLOWING FOR ROOF PITCH.
- NEW SOAKAWAYS TO BE MINIMUM 5 METRES AWAY FROM BUILDING.
- PROVIDE OSMO OR SIMILAR APPROVED POLYPROPYLENE INSPECTION CHAMBERS WHERE INDICATED.
- NEW UPVC RAINWATER GOODS TO CONSIST OF 150MM DIAMETER GUTTERS AND 90MM RWP'S.

STAIRCASE

- NEW PURPOSE MADE STAIRCASE PITCH NOT TO EXCEED 42 DEG.
- TYPICAL ARRANGEMENT RISE 190MM GOING 220 MM).
- UNOBSTRUCTED WIDTH TO BE 800MM.
- BALLUSTRADE TO ONE SIDE ONLY MINIMUM HEIGHT 900MM FLIGHT AND LANDING, MAXIMUM DIMENSION BETWEEN BANISTERS OR BACK OF TREADS 100MM.
- 2000MM CLEAR HEADROOM REQUIRED BETWEEN NOSING LINE AND ANY BULKHEADS.
- PROVIDE TWO WAY SWITCHED LIGHTING TO STAIRS AND LANDING.

FIRE PRECAUTIONS

- ALL FIRST FLOOR HABITABLE ROOM WINDOWS TO HAVE MEANS OF ESCAPE FACILITY WITH OPENABLE WINDOW AREA 0.33M SQ AND MINIMUM DIMENSION 450MM CILL HEIGHT MAXIMUM 1100MM AFFL.
- MAINS LINKED SMOKE DETECTORS TO BE INSTALLED TO GROUND AND FIRST FLOOR LANDINGS AND HEAT DETECTOR TO BE PROVIDED WITHIN KITCHEN IN ACCORDANCE ALARM SYSTEM GRADE D TYPE LD3 AS DESCRIBED IN BS 5839 PART 6 2019.

WINDOW/GLAZED DOORS

- ALL NEW WINDOWS/GLAZED DOORS TO BE DOUBLE GLAZED WITH U VALUE OF 1.4W/M SQ DEG K FOR WINDOWS AND 1.4 W/M SQ DEG K FOR DOORS WITH MORE THAN 50% GLAZING. GLAZING TO ALL NEW WINDOWS TO BE LOW EMISSIVITY GLASS.
- WINDOW AND DOOR FRAMES TO BE SEALED AT PERIMETER BOTH INTERNALLY AND EXTERNALLY.
- ALL GLAZING TO COMPLY WITH APPROVED DOCUMENT K. ALL GLAZING TO WINDOWS AND SCREENS BELOW 800MM ABOVE FLOOR LEVEL TO BE TOUGHENED TO COMPLY WITH BS 6399 AND BS 6180. ALL GLAZING TO DOORS BELOW 1500MM ABOVE FLOOR LEVEL AND WITHIN 300MM TO THE SIDES TO BE TOUGHENED. OBSCURE GLAZING TO WC'S AND BATHROOMS, CLEAR GLAZING ELSEWHERE. OBSCURE GLAZING TO BE A MINIMUM LEVEL OF OBSCURITY TO CONFORM TO PILKINGTON GLASS LEVEL 4 OR EQUIVALENT PRIOR TO OCCUPATION.

HEATING/LIGHTING/FIRE/ELECTRICAL

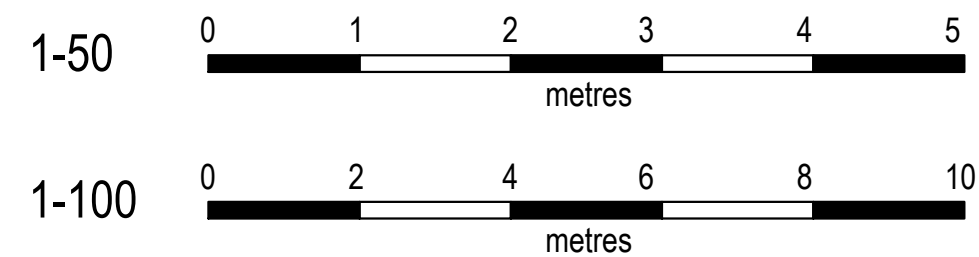
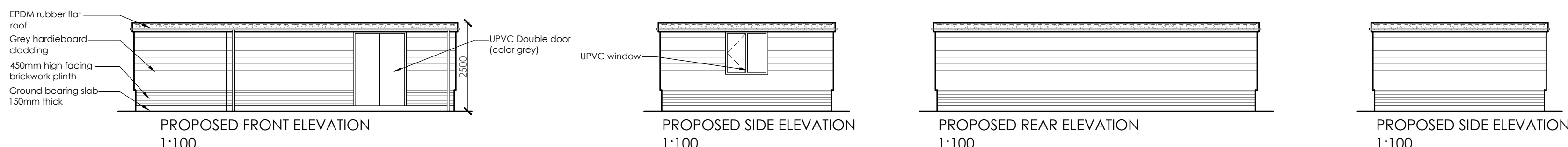
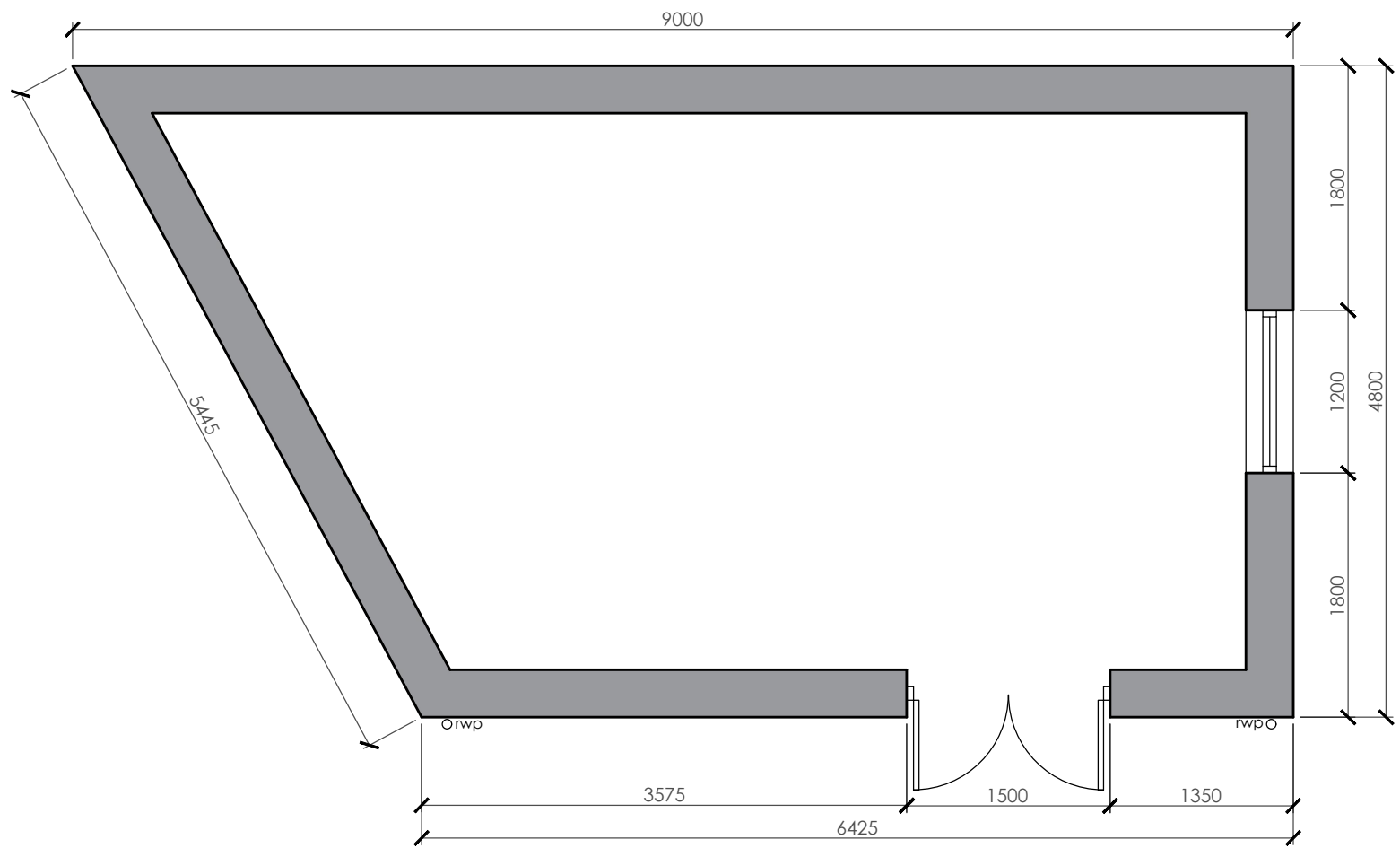
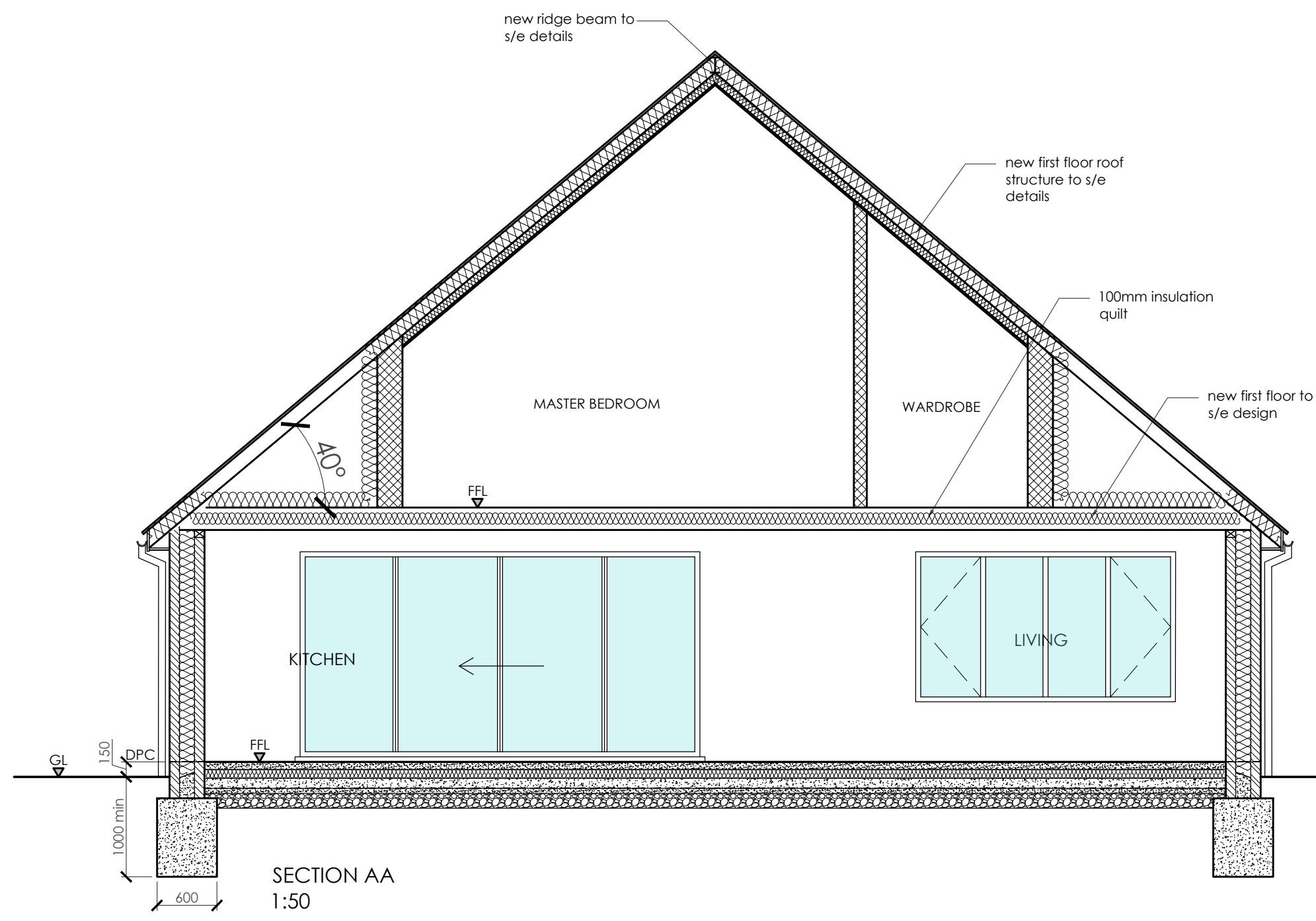
- MODIFIED HEATING AND HOT WATER SYSTEMS TO BE COMMISSIONED AND A CERTIFICATE CONFIRMING THIS TO BE ISSUED TO THE CLIENT AND BUILDING CONTROL UPON COMPLETION.
- INSTRUCTIONS TO BE ISSUED TO THE CLIENT ON OPERATION AND MAINTENANCE OF THE HEATING AND HOT WATER SYSTEM.
- THERMOSTATIC RADIATOR VALVES TO BE PROVIDED TO ALL NEW RADIATORS. ALL NEW RADIATORS SIZED TO SUIT NEW ROOM VOLUMES.
- DETAILS OF THE BOILER AND ITS EFFICIENCY RATING TO BE SUBMITTED TO BUILDING CONTROL WHEN KNOWN TO BE MINIMUM 88% EFFICIENCY AS RECOMMENDED IN THE DOMESTIC HEATING COMPLIANCE GUIDE.
- NEW BOILERS TO BE INSTALLED AND CERTIFICATED UNDER A SUITABLE COMPETENT PERSONS SCHEME.
- DETAILS OF HEATING AND HOT WATER SYSTEM INCLUDING PIPE INSULATION AND TEMPERATURE CONTROLS TO BE SUBMITTED TO BUILDING CONTROL WHEN KNOWN.
- HOT WATER INSTALLATION TO INCLUDE ANTI SCALDING TEMPERATURE CONTROLS THAT WILL NOT ALLOW THE DELIVERY OF HOT WATER TO A BATH OR SHOWER THAT EXCEEDS 48°C.
- WHERE HOT AND COLD TAPS ARE PROVIDED ON SANITARY APPLIANCES THE HOT TAP SHOULD BE ON THE LEFT HAND SIDE
- ANY NEW EXTERNAL LIGHTING TO BE LIGHT SENSITIVE.
- EXTERNAL LIGHTINGS SHOULD COMPLY WITH THE REQUIREMENTS OF PART L IT SHOULD EITHER NOT HAVE A LAMP CAPACITY NOT EXCEEDING 100 WATT PER LIGHT AND SHOULD AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT AND WHEN IT IS NOT REQUIRED AT NIGHT, OR IT SHOULD HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS WITH AN EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT WATT
- LOW ENERGY LIGHT FITTINGS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS WILL BE PROVIDED IN ACCORDANCE WITH THE DOMESTIC SERVICES COMPLIANCE GUIDE THROUGHOUT.
- ELECTRICAL INSTALLATION TO BE CARRIED OUT BY AN INSTALLER CAPABLE OF PROVIDING A BS 7671 CERTIFICATE OR BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.

DISABLED PROVISIONS

- SOCKETS, TV POINTS, BT POINTS AND SWITCHES TO BE BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL.
- FUSE BOX WILL BE POSITIONED BETWEEN 1350MM AND 1450MM ABOVE FINISHED FLOOR LEVEL.
- EXTERNAL BELL PUSH TO BE LOWER THAN 1200MM ABOVE PAVING LEVEL.
- NO RADIATORS OR OTHER OBSTRUCTIONS TO BE PLACED SO AS TO OBSTRUCT ACCESS FOR WHEELCHAIR USERS.

SECURITY

- ALL NEW EXTERNAL DOORS AND WINDOWS TO BE MANUFACTURED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS AND PAS 24:2012. (APPROVED DOCUMENT Q1)
- THE PRINCIPAL ENTRANCE DOOR WILL BE PROVIDED WITH A DOOR VIEWER AND A DOOR CHAIN OR DOOR RESTRICTOR IN ACCORDANCE WITH APPROVED DOCUMENT Q. (Q1)
- EXTERNAL DOOR SETS WILL BE PROVIDED WITH A MULTIPOINT LOCKING SYSTEM IN ACCORDANCE WITH APPROVED DOCUMENT Q. (Q1)



DO NOT SCALE FROM THIS DRAWING.
CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES TO BE NOTIFIED TO LYNWOOD ASSOCIATES IMMEDIATELY.
THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM LYNWOOD ASSOCIATES LTD

REV	DESCRIPTION	DATE
	PROJECT: PROPOSED SINGLE STOREY REAR EXTENSION, LOFT CONVERSION AND NEW OUTBUILDING 15 MERE CLOSE GREAT BARTON IP31 2PE	DATE: SEPT 2023
	CLIENT: MR & MRS HUNT	DRAWN: TS
	TITLE: PROPOSED OUTBUILDING PLANS AND ELEVATIONS, SECTION AND SPECIFICATION	CHECKED: DB
		SCALE: 1-50/100 @A1
		DRG. NO.: 2370-06
		REVISION:

Lynwood House
Murray Park
Newmarket
Suffolk, CB8 9BU
T - 01638 661 044
E - info@lynwoodassociates.co.uk
W - www.lynwoodassociates.co.uk