

## SPECIFICATION.

**GENERAL:-** Single storey rear extension. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

### 1. EXTERNAL WALLS AND FOUNDATIONS:-

The external walls are to be in a facing render/brick to match existing comprising of 100mm blockwork/103mm brickwork to the external leaf with 1.1.6

cement/lime/sand. 130mm cavity with 75mm Kingspan Kooltherm K108

Cavity Board insulation - partial fill cavity. 100mm thermal insulating blockwork Celcon or Thermalite using AIRCRETE blocks on the inner leaf with mortar as before and finished internally with 12.5mm plasterboard and skin finish (plasterboard to be fixed on dabs to inner face of blockwork), all to achieve a 'U' value of 0.18. Cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. All external and internal leafs are to be securely retained by

approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in trench-blocks or class 'B' engineering brickwork. Any existing suspended ground floor ventilation blocked by new ground floor structure to be extended by ducting 100mm diameter pipes through new solid floor. Foundations in accordance with BS8004. Foundation depth and type depends on existing ground conditions and nearby trees, an engineering design may be required if existing conditions are not favourable. Foundations depth and type to be in accordance with NHBC chapter 4.2 and to Building Control approval. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. Unsuitable load bearing strata will necessitate separate structural design.

(a) Concrete trench fill founds to all load bearing cavity walls to be min. 600 x 1000mm deep. Use concrete grade ST2 or GEN 1 to BS 8500-1.

### 2. DAMP PROOF COURSES:-

Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

### 3. DRAINAGE:-

The existing drainage system is assumed to be a single line combi system (to be confirmed on site). UPVC fittings to BS 4514, BS EN 1329-1. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. W/C pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m anti-siphon traps to be fitted. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS EN 1401-1 or similar. Laid on granular bed material to BS EN 12620:2002. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1:2 cement mortar to 1:12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS EN 771-1 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS EN 752:2017. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

### 4. SOLID FLOOR SLAB:-

75mm concrete screed, on 500 gauge vapour check layer, 100mm GA4000 Celotex insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 150mm re-inforced concrete slab (grade ST2 or GEN 1 to BS 8500-1.) on 1200 gauge DPM lapped to wall DPC. Sand blinding and 150mm clean compacted hardcore (for hardcore deeper than 600mm, further advice is required from the structural engineer). All to give 'U' value of 0.18.

### 5. TIMBER PARTITIONS:-

100x50mm SC3 vertical softwood studs at 600mm c/c secured to 100x50mm SC3 head and sole plates. Noggin at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions.

### 6. LINTELS:-

Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel beams are used they are to be braced together 350mm from each bearing point and at mid span and set to concrete padstones each end as per Structural Engineer's drawings and details. Half hour fire protection to steelwork as above.

### 7. LATERAL RESTRAINT TO FLOOR AND ROOF:-

All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey construction).

### 8. PITCHED ROOF CONSTRUCTION:-

Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. "TYVEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate strapped down to the external cavity walls and to existing house wall via wallplate bolted at 400mm c/c. Rigid connection (use truss clips) to be provided between top of rafters and wallplate. 100mm Celotex GA4100 insulation set between rafters with min 25mm ventilation gap maintained to underside of breathable membrane and fixed across face of rafters with a further 60mm Celotex PL4000 insulation and finished with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs about new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. New velux windows as per plan. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

DRAWING STATUS	CONSTRUCTION	GENERAL NOTES
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REV.	DATE	NAME	DESCRIPTION
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OBJECT BUILDERS LTD.	
SUITE 9, HAMLIN HOUSE, BEADLES	
LANE, OLD OXTED, RH8 9JU	
Tel: 0203 8220825	
office@object-builders.co.uk	
7. Where walls involve demolition to ensure that all elements of the building and supporting structures are accounted for and that all necessary propping and temporary works are in place. So not scale of this drawing on the scaling may be off.	
8. Works carried out under a building notice or prior to approval of drawings are of the contractor/owner risk. (all OB Ltd drawings must be approved before works commence)	
9. Any discrepancies, either between written and the illustrations or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of OB Ltd before executing the structural, drainage, mechanical and electrical works. On the commencement and purchase of building control or the engineer before works can commence.	
10. All OB Ltd structural designs are subject to building being in place. However the existing foundation type and building control either a part or full plan foundation, this design is subject to an engineer's approval on additional work being implemented on site.	
11. All new/old walls having a load bearing or non-load bearing status before purchase of steel/s, if non-load bearing then steel/s should not be ordered. No refund or claim can be given against OB Ltd on the design/modifications changed for these steel/s.	
OTHER NOTES:	
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed heights and levels shall be in accordance with the drawings. All new proposed walls and foundations proposed without shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development, left design the former designed on this drawing is set back from the street by 20mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	
No inspection of the underground drainage was not possible on survey. Contractor should check drawings for any other services that may be present in the ground. All services shown on drawings are assumed to be correct. All services shown on drawings are assumed to be correct. All services shown on drawings are assumed to be correct. All services shown on drawings are assumed to be correct.	
ITEMS - This drawing has been created by OB Ltd for the "client" only. A formal contract has been made between both parties in which a signed contract for creation of works involving person/-working hours for this drawing has been made, no further work will be done or claim made of drawing and any other drawings relating to this project for whatever reason can be made. OB Ltd is not responsible for any errors or omissions in this drawing. OB Ltd is not responsible for any errors or omissions in this drawing. OB Ltd is not responsible for any errors or omissions in this drawing. OB Ltd is not responsible for any errors or omissions in this drawing.	
12. All drawings connections is assumed & is subject for checking by builder, Thomas water & building control, by building control inspector/builder for load bearing or non-load bearing status before commencement. All drawings connections is assumed & is subject for checking by builder, Thomas water & building control, by building control inspector/builder for load bearing or non-load bearing status before commencement.	
THIS DRAWING, CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & OBJECT BUILDERS LTD	

SITE ADDRESS	69 WARWICK ROAD, BARNET, HERTS, EN5 5EH
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DRAWING TITLE	SPECS.
DRAWN BY	DRAWN BY
SCALE as shown	02. APRIL. 2024
DRAWING NO.	11
REVISION	-
WWW.OBJECT-BUILDERS.CO.UK	