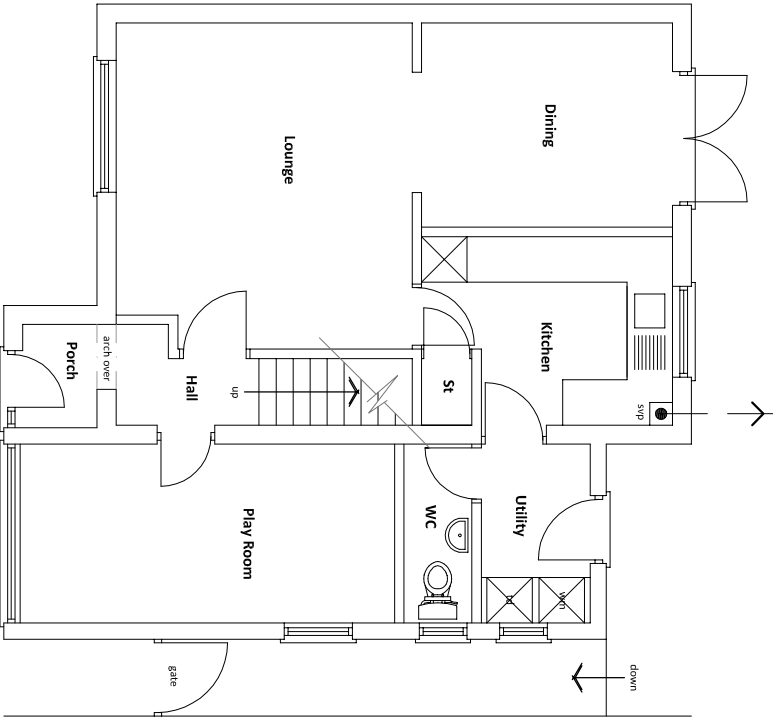
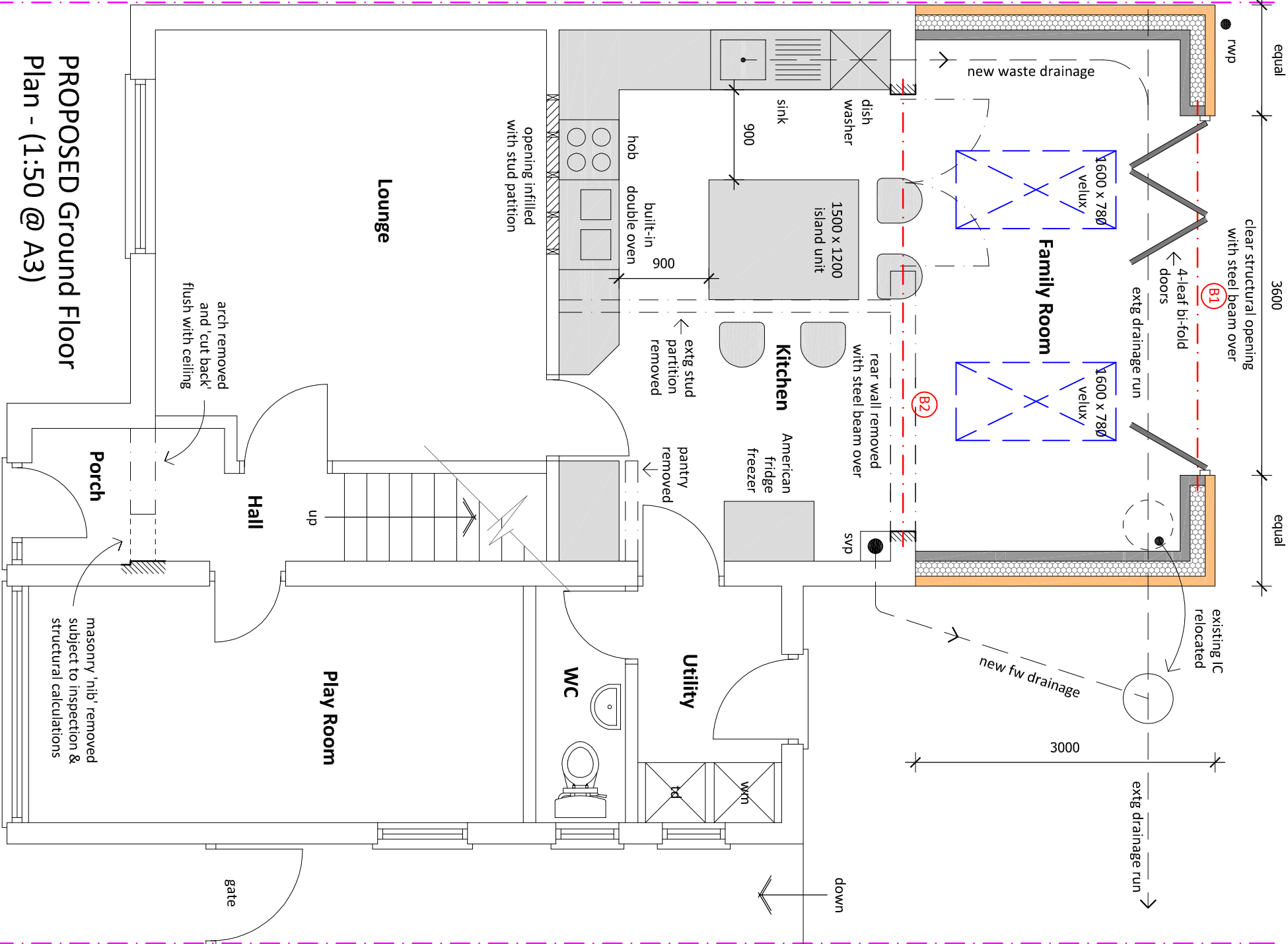


OUTLINE SPECIFICATION

- 1 Foundations:-
650mm wide concrete (mix C25) trench fill foundations laid centrally under external walls with the underside a min. 1m below ground level. Top of foundations to be a min. 150mm below ground level.
- 2 Ground Floor Construction:-
65mm screed over 500g polythene separating layer over 150mm Kingspan insulation boards over 100mm concrete floor slab (mix C30) over 1200g polythene DPM on min. 150mm well-consolidated hardcore.
- 3 External Cavity Walls (353mm):-
103mm facing brickwork outer leaf / 150mm fully-filled cavity (Crown 'Drift-Therm' semi-rigid cavity slab insulation) / 100mm Thermalite concrete blockwork (7N/mm2) inner leaf. Both leaves 'tied' together with stainless steel wall ties set at 900mm crs vertically / 450mm crs vertically (staggered) and 300mm crs vertically around all new openings. Cavities 'closed' at eaves level with masonry & around openings with insulated cavity closers. Cavities below Ground Level to be filled with a lean mix concrete fill up to 225mm below DPC level. Outer leaf below DPC to be Class B Engineering bricks (Blues).
- 4 Lean-To Roof (Roof Tiles):-
Single lap concrete interlocking roof tiles (to match existing) fixed in accordance with the manufacturers recommendations to 38 x 25mm softwood preservative-treated battens butt-jointed over the softwood preservative-treated battens butt-jointed over the centre of the rafters with no batten less than 1200mm. Battens fixed across 25mm softwood counter battens fixed along the length of each rafter on 'Tyvek' breathable reinforced roofing felt. Rafters to be 200 x 50mm @ 400mm crs (Class C24). Feet of rafters to be double nailed & notched over 100 x 75mm softwood wallplate strapped down @ 900mm crs to the inner leaf of the cavity wall. Head of rafters to be 'birdsmouthed' over 100 x 75mm wallplate bolted to the external wall of the existing house.
- 5 Lean-to Roof (Construction):-
Tiles fixed in accordance with the manufacturers recommendations to 38 x 25mm softwood preservative-treated battens butt-jointed over the centre of the rafters with no batten less than 1200mm. Battens fixed across 25mm softwood counter battens fixed along the length of each rafter on 'Tyvek' breathable reinforced roofing felt. Rafters to be 200 x 50mm @ 400mm crs (Class C24). Feet of rafters to be double nailed & notched over 100 x 75mm softwood wallplate strapped down @ 900mm crs to the inner leaf of the cavity wall. Head of rafters to be 'birdsmouthed' over 100 x 75mm wallplate bolted to the external wall of the existing house.
- 6 Vaulted Ceiling (Insulation):-
150mm Kingspan K7 (or other approved) rigid insulating boards friction-fitted between 200 x 50mm rafters (C24) @400mm crs (maintaining a 50mm ventilation gap above) A further 50mm Kingspan K7 rigid insulating boards fixed across the underside of the rafters (total thickness of insulation = 200mm). Vapour control barrier membrane laid over.
- 7 Velux Rooflights:-
2 No top-hung Velux rooflights (1600mm x 780mm) installed within vaulted ceiling as per manufacturers recommendations complete with flashings, fixings & fittings. Rafters to be trimmed & doubled-up either side of opening.
- 8 New Structural Beams:-
New steel beams (to Structural Engineer's calculations) clad with 12.5mm Gyproc 'Fireline' plasterboard on 50 x 50mm softwood cradle (30mins FR) joints taped & finished with 3mm 'Thistle Board' plaster skim
- 9 Lintels:-
'Catnic' (or similar approved) lintels with built-in DPC inserted over new window openings. Lintel bedded on mortar with min. 150mm bearing on each end.
- 10 Windows:-
uPVC framed double-glazed window installed by a registered FENSA accredited contractor to comply with Parts F & N of the Building Regs AD's
- 11 Bi-fold Doors:-
4-leaf aluminium-framed, powder-coated bi-fold doors installed by Specialist Supplier. Clear structural opening 3600 wide x 2100 high
- 12 Soakaway (to BRE 365)
New rwp to discharge to new soakaway. Soakaway to be located min. 5m from the building in ground at least level (preferably lower than) the building. Percolation tests to be carried out (to BRE 365 standards) to determine size & construction of the soakaway. If the ground is deemed unsuitable for a soakaway then the rwp to discharge into existing drainage system



LEGEND

new Kitchen layout is indicative only - final design TBA by the client

2 No 1600 x 780 Velux rooflights

new steel beams to Structural Engineer's calculations

GROUND FLOOR PLAN

Proposed Single Storey Rear Extension & Internal Alterations

Mr & Mrs Taylor
26 Pyeharps Road,
Burbage,
Hinckley LE10 2LE

dwg no:- 24.14.01 scale:- 1:50 (A3) date:- July 2024

scale bar

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pgs design

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