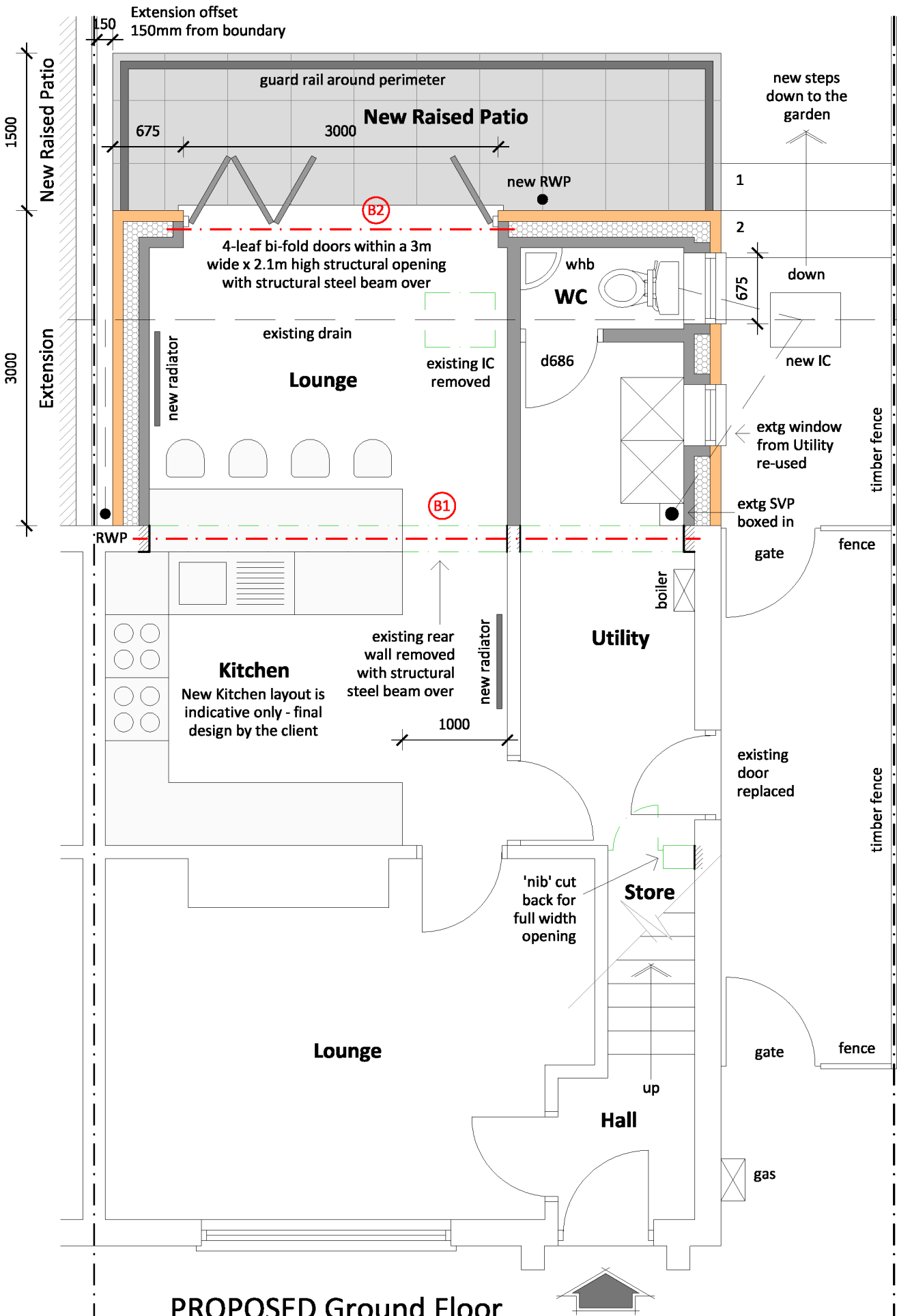


OUTLINE SPECIFICATION:-

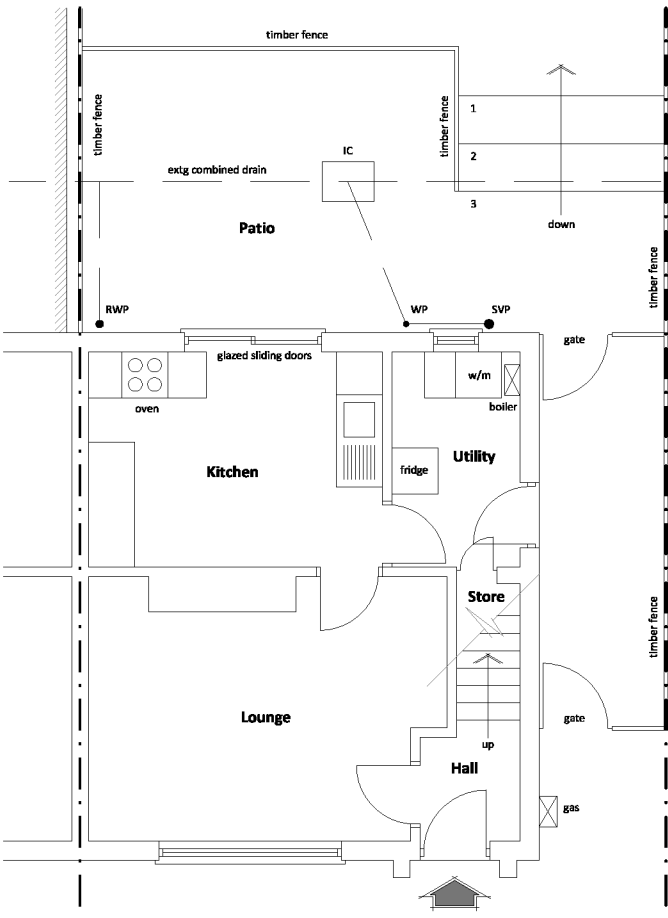
- 1 - Structural Steelwork:-**
New steel beams (B1 & B2) where indicated on drawing (Refer to Structural Engineer's design & calculations)
- 2 - Structural Steelwork Fire Protection (Part B):-**
Beams to be clad with 12.5mm Gyproc 'Fireline' plasterboard on 50 x 50mm softwood cradle (30mins. FR). Joints to be taped & finished with 3mm 'Thistle Board' plaster skim.
- 3 - Foundations:-**
650mm wide concrete (mix C25) trench fill foundations laid centrally under new cavity walls with the underside a min. 1m below ground level. Top of foundations to be a min. 150mm below ground level. Excavated trenches are to be inspected & approved by a Building Control Inspector prior to back-filling.
- 4 - Ground Floor Construction (U Value 0.13W/m2K):-**
65mm screed over 500g polythene separating layer over 150mm 'Celotex' (or similar) PIR insulation boards on 100mm concrete floor slab (mix C30) laid over 1200g polythene DPM on min. 150mm well-consolidated hardcore.
- 5 - External Cavity Walls (353mm) (U Value 0.18W/m2K):-**
103mm facing bricks outer leaf - 150mm cavity fully-filled with semi-rigid cavity slab insulation - 100mm concrete blocks (7N/mm2) inner leaf. Both leaves 'tied together'with stainless steel wall ties set @900mm crs horizontally & 450mm crs vertically (staggered) & 300mm crs vertically 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 level to be Class B Engineering bricks (blues).
- 6 - Lean-to Roof:-** min. pitch 15 degrees
Single lap concrete interlocking roof 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 re-inforced roofing felt. Refer to Structural Engineer's details for sizes of rafters & joists. Feet of rafters to be double-nailed & notched over 100 x 75mm softwood wallplates strapped down @900mm crs to the inner skin of the cavity wall. Head of rafters to be 'birdsmouthed' over 100 x 75mm wallplates bolted to the external wall of the house.
- 7 - Lean-to Roof Insulation (U Value 0.11W/m2K) (Part L):- (Cold Roof)**
300mm mineral fibre blanket insulation ('Rockwool' or similar) laid in 2 layers above ceiling level. (100mm layer between the joists & 200mm layer across the top of the joists)
- 8 - Lintels:-**
'Catnic' galvanised steel lintels (or similar approved) with built-in DPC inserted over all new door & window openings. Lintels bedded on mortar with min.150mm end bearing. Lintels to be manufactured & designed in accordance with BS 5977: Part 2: 1983.
- 9 - Windows:-**
All new uPVC framed double-glazed windows to be installed by a registered FENSA accredited contractor. Glazing to windows to comply with BS 6206: 1981 with toughened glass used within 800mm of FFL.
- 10 - Smoke Alarms (Fire Detection) (Part B1):-**
Ceiling-mounted smoke alarm detectors to be installed within the circulation area. Detectors to be positioned max. 7.5m from habitable rooms & at least 300mm from adjacent walls and light fittings. Detectors to conform with BS 5446 1:200 or BS 5446 2:2003 and to be 'interlinked' & permanently wired to a separate fused circuit with battery back-up supply.
- 11 - Bi-Fold Doors:-**
4-leaf aluminium- framed powder-coated bi-fold doors supplied & installed by specialist supplier. Colour:- White. Clear structural opening 3000 wide x 2100 high. Doors to be double glazed with a 16mm air gap with the inner pane having a soft low-E coating to achieve a U Value of 1.2W/m2K
- 12 - Mechanical Ventilation (Part F1):-**
Mechanical extract fans to be installed at 2m above FFL and discharging to the outside air as follows:-
Kitchen:- 60 litres / second (or 30 litres / second if incorporated within a cooker hood or within 300mm of the hob).
Utility Rooms:- 30 litres / second with a 15 minutes overrun & operated via. a light switch if no natural ventilation).
Toilet:- 15 litres / second with a 15 minutes overrun & operated via. a light switch if no natural ventilation.
- 13 - Underground Drainage (Part H1):-**
New underground drainage runs to be 100mm dia. (unless otherwise stated) 'Hepworth Supersleeve' with flexible water joints laid straight to min. falls 1:40 FW / 1:80 SW. Drains to be bedded on 100mm granular material & surrounded with 300mm selected fill (free from stones larger than 40mm, lumps of clay or vegetable matter) and backfilled to a min. cover depth of 600mm. Where pipes have a cover depth less than 600mm the pipes are to be surrounded with concrete to a thickness of at least the dia. of the pipe. Drainage runs within 1m of a building to have the trench backfilled with concrete. Where new drainage runs connect into existing drains prefabricated units are to be used to avoid the use of 'saddles'. New drainage runs to be inspected & approved by a Building Control Inspector prior to backfilling.
- 14 - Electrical Work (Part P):-**
All new electrical wiring & installation work is to comply with Part P of the Building Regulations ADs. All work is to be designed, installed, inspected & tested by a person competent to do so & to comply with the current edition of the I.E.E. regulations. Upon completion a 'Completion Certificate' should be issued by the Electrical Contractor bearing their NICEIC number.



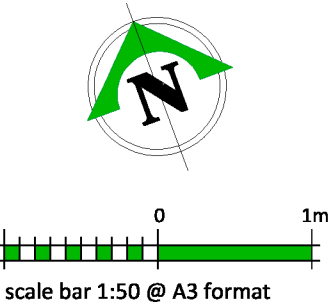
95

PROPOSED Ground Floor
@ 1:50 scale

99



EXISTING Ground Floor
1:100 scale



FLOOR PLAN

Single Storey
Rear Extension

97 Featherston Drive,
Burbage,
Hinckley LE10 2PW

dwg no:- 26.12.01A scale:- 1:50 (A3) date:- Feb 2026

