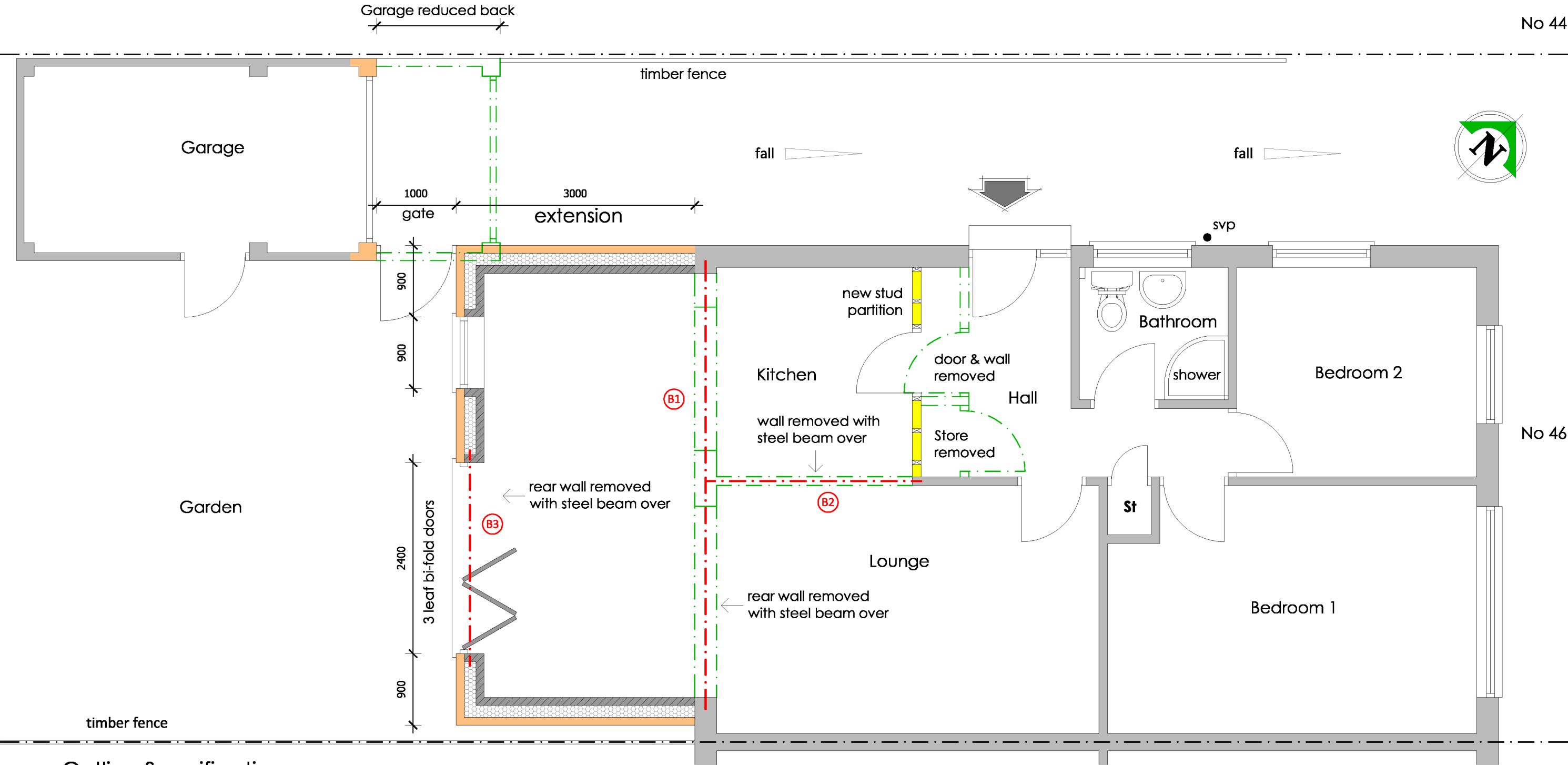




Outline Specification:-

1) Regulation 7:-

All building work must be carried out with adequate & proper materials in a workmanlike manner in compliance with Regulation 7 of the Building Regulations.

2) Demolitions / Removals:-

Existing garage 'cut back' by approx 1450 to accommodate the proposed extension. All waste material to be completely removed from site.

3) Structural Steelwork:-

New steel beams where indicated on drawing (Refer to Structural Engineer's design & calculations)

4) 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.

5) 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.

6) 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.

7) 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).

8) Warm Deck Flat Roof (U Value 0.11W/m2k):- Seamless fully-bonded resin top coat applied over GRP fibreglass chopped strand matting laid over 18mm plywood decking (OSB3-TG4) fixed over 150mm 'Celotex' (or similar) PIR insulation boards over Visqueen 1000g vapour control layer over 12mm plywood decking (OSB3). 195 x 50mm softwood joists (Class 24) @400mm crs

9) Bi-Fold Doors:-

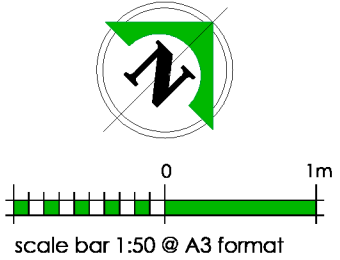
3-leaf aluminium framed powder-coated bi-fold doors supplied & installed by specialist supplier. Clear structural opening 2400 wide. Doors to be double glazed with a 16mm air gap with the inner pane having a soft low-E coating to achieve a U Value of 1.2W/m2K

10) Soakaway (to BRE 365) (Part H3):-

New RWP to discharge to a new soakaway as a priority. Soakaway to be located at least 5m from the building in ground at least level to (preferably lower than) the building. Percolation tests to be carried out to determine size & construction of the soakaway. If the ground is deemed unsuitable then the RWP is to discharge into the existing drainage system.

PROPOSED FLOOR PLAN

46 Twycross Road,
Burbage LE10 2SG
Single Storey Rear
Extension



dwg no:- 26.10.02 scale:- 1:50 (A3) date:- May 2026

pgs design