

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:-

1) Existing Conservatory to be carefully removed as indicated on drawings. 2) Existing WC & whb to be disconnected & removed from site with all redundant pipework 'capped off'. All waste material to be completely removed from site.

3) Structural Steelwork:-

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

4) Structural Steelwork Fire Protection (Part B):-

Beam 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 c/s horizontally & 450mm c/s vertically (staggered) & 300mm c/s 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) DPC (Part C):-

Polymer-based DPC to be laid @ 150mm above ground level in new cavity walls. DPC to be 'tapped' min. 100mm at joints & to overlap DPC in adjacent walls by min. 100mm and sealed with adhesive. Cavity trays & vertical DPCs to be inserted around all new window & door openings with sealed joints. Weepholes to be formed in outer leaf of cavity walls @ every 4th perpend above DPC & above the head of all openings.

9) Internal Walls (Concrete Blockwork):-

100mm medium density concrete blocks to be 'toothed in' to existing walls at abutments (or 'tied' with stainless steel fixings). Both faces finished with 12.5mm plasterboard with taped joints & finished with 3mm 'Thistleboard' skim. Concrete floor slab below new walls to be strengthened by increasing depth to 200mm.

10) 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. 200 x 50mm rafters @400mm c/s (Class 24). Feet of rafters to be double-nailed & notched over 100 x 75mm softwood wallplates stripped down @900mm c/s 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.

11) Lean-to Roof Insulation (U Value 0.11W/m2K) (Part L):-

Vaulted Ceiling
150mm 'Celotex' (or similar) PIR insulation boards friction-fitted between rafters - maintaining a 50mm ventilation gap above. A further 50mm 'Celotex' PIR insulation boards fixed across the underside of the rafters - Total Insulation Thickness = 200mm.

12) Velux Rooflights:-

3 No Top-hung Velux rooflights - (140cm x 78cm) - installed within roof planes where indicated on drawing. Installation to be in accordance with the manufacturers recommendations, complete with flashings, fixings & fittings. Rafters to be 'trimmed' & 'doubled-up' either side of openings.

13) Lintels:-

'Carnic' 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.

14) Window:-

uPVC framed double-glazed window to be installed where indicated on drawing by a registered FENSA accredited contractor.

15) Bi-Fold Doors:- (Colour TBA)

4-leaf aluminium-framed powder-coated bi-fold doors supplied & installed by specialist supplier. Clear structural opening to be 3500 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

16) Sockaway (to BRE 365) (Part H3):-

New RWP's to discharge to a new sockaway as a priority. Sockaway 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 sockaway. If the ground is deemed unsuitable then the RWP's are to discharge into the existing drainage system.

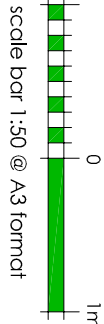
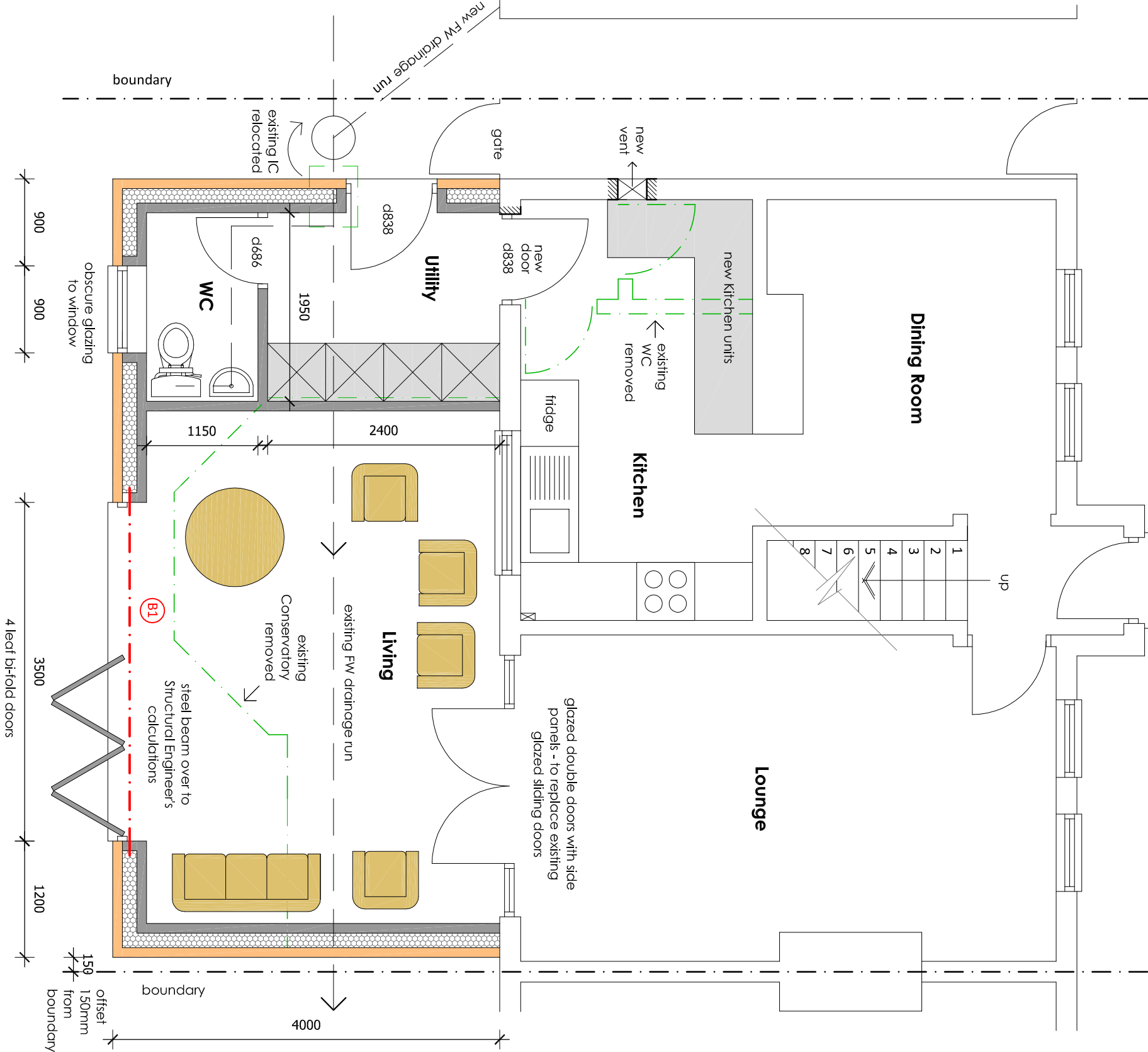
17) Electrical Work (Part P):-

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.

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PROPOSED GROUND FLOOR PLAN

Single Storey Rear Extension

47 Byron Street, Barnwell LE9 8FE

dwg no:- 26.16.02 scale:- 1:50 (A3) date:- May 2026

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